



CITY OF OREGON CITY PLANNING COMMISSION AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, May 13, 2024 at 7:00 PM

REGULAR MEETING OF THE PLANNING COMMISSION

Ways to participate in this public meeting:

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email ocplanning@orc.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)*
- *Email ocplanning@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CALL TO ORDER AND ROLL CALL

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the Planning Commission but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the Chair/City Staff. The Commission does not generally engage in dialog with those making comments but may refer the issue to the City Staff. Complaints shall first be addressed at the department level prior to addressing the Commission.

MEETING MINUTES

1. Meeting Minutes approval for April 8, 2024.

GENERAL BUSINESS

2. McLoughlin Boulevard Enhancements Project Update
3. Park Place Concept Plan Code Refinement

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY PLANNING COMMISSION MINUTES - DRAFT

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Monday, April 08, 2024 at 7:00 PM

CALL TO ORDER AND ROLL CALL

Vice Chair Espe called the meeting to order at 7:00 PM.

Present: 7 – Vice Chair Paul Espe, Commissioner Dirk Schlagenhauser, Commissioner Bob La Salle, Commissioner Karla Laws, Commissioner Brandon Dole and virtually: Chair Greg Stoll and Commissioner Daphne Wuest

Staffers: 2 - Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardner, City Attorney Bill Kabeisman (Virtual)

PUBLIC COMMENT

None

PRESENTATION

Update on the Parks Master Plan from the consultant Neelay Bhatt was presented. They had over 700 participants in the Public Engagement Process. For the next 10 years, needs exist for Neighborhood parks, trails, pickleball courts, multi-purpose fields, fenced dog park so those are seen as the priorities as they make the plans. Moving forward they are exploring diverse revenue opportunities, constructing an all-inclusive staffing plan, formulate an exhaustive maintenance strategy, design a strategic plan for marketing and branding and making a master/business plan for the End of the Oregon Trail Interpretive Center and Mountain View Cemetery.

Commissioners did not have questions but expressed appreciation for the information presented. The only request was to see additional land acquisition for future developments in the future report. Neelay responded indicated that they are mindful of the need for additional acreage, and it will be included in the final report.

MEETING MINUTES

1. Meeting Minutes for Approval: February 26, 2024

A motion was made by Commissioner LaSalle, seconded by Commissioner Schlagenhauser to approve the meeting minutes.

The motion carried by the following vote: Yea: 7 - Commissioner LaSalle, Commissioner Wuest, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

PUBLIC HEARING

2. GLUA-23-00038 LN-23-00005 CI-23-00001 Lithia Subaru (Code Interpretation and Non-Conforming Use Review)

Vice Chair Espe opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest to declare. There were none.

Senior Planner Christina Robertson-Gardner presented the staff report. The applicant is seeking clarity on the code regarding “expansion” and “intensification” with regards to them wanting to add additional service bays and parts storage. This is a pre-existing non-conforming use and they are not adding additional services. If the use is approved, then the applicant will submit a Type II Site Plan and Design Review Packet for processing.

Lithia attorney, Chris Kobak, gave a verbal presentation on behalf of the applicant. There was a team present to answer questions as needed. He provided background information and communicated the desire to continue to be a good community member of Oregon City. They want to modernize and urbanize the old dealership which will enhance service to customers and the look of the neighborhood.

Approving this does not change a zone or a policy. It is specific to this land use. There is no code that says that expansion is limited to something specific.

Public Hearing was closed and deliberations followed.

A motion was made by Commissioner Schlagenhauser, seconded by Commissioner LaSalle to approve GLUA-23-00038, LN-23-00005 and CI-23-00001 with conditions recommended by Staff.

The motion carried by the following vote: Yea: 7 - Commissioner LaSalle, Commissioner Wuest, Commissioner Laws, Commissioner Dole, Commissioner Schlagenhauser, Vice Chair Espe and Chair Stoll

DISCUSSION TOPICS

3. Annual report to the City Commission of Planning Commission activities in calendar year 2023 and presentation of the 2024-2025 work plan.

Community Development Director Aquilla Hurd-Ravich went through the presentation that would be presented to City Commission on April 9 by Vice Chair Espe.

COMMUNICATIONS

There will not be a meeting on April 22nd, but there are items on the agenda for the May 13th meeting.

McLoughlin Blvd Enhancement project is working with City Commission April 9th, so you can check on the progress by watching online or a recording after it is over.

ADJOURNMENT

Vice Chair Espe adjourned the meeting at 8:30 PM.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Planning Commission **Agenda Date:** 05/13/2024
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

McLoughlin Boulevard Enhancements Project Update

BACKGROUND:

The project is located on OR 99E, also known as McLoughlin Boulevard, an Oregon Department of Transportation facility. The corridor is designated as a Regional Bikeway and Pedestrian Parkway, with frequent transit service running parallel to the corridor. However, the final phase of the [McLoughlin Boulevard Enhancement Plan](#) has proven to be the most challenging, as it is intertwined with the OR 99E viaducts and crosses the Highway 43 bridge alignment. Transit users and pedestrians often feel unsafe due to inadequate lighting, narrow sidewalks, and deteriorating railings that fail to provide a barrier from adjacent fast-moving traffic.

The McLoughlin Boulevard Enhancement Plan was adopted in 2005. Phases 1 and 2 of the plan have been completed. Unfortunately, the viaducts, located between 8th and 10th Streets, are not expected to be replaced with an expanded structure supporting a widened sidewalk, which is necessary to provide the needed width for safe bicycle and pedestrian access. Attaching a new path to the existing viaduct is also not feasible due to its age and structural design.

To address this critical gap in our active transportation network, the City needs to update the options within this section of the corridor. These options could include a separate structure that runs parallel to the viaduct at the same or different grade.

The project has two main goals that address barriers to investing and revitalizing properties that front McLoughlin Boulevard in Oregon City:

- Close the gap and provide safe pedestrian and bicycle access by identifying the best location for a shared-use path adjacent to the viaduct.
- Provide a conceptual complete street design for McLoughlin Boulevard (both sides) from 10th Street to the 99E tunnel/Railroad Avenue.

This project will enable the City to complete the Alternatives Identification and Evaluation phase to determine how to address this gap. Once a preferred alternative is identified, the City will proceed with a more detailed design and apply for grants to build all or portions of the section.

Project Update

After the December virtual open house, the design team began the hard work of ground-truthing the most promising shared-use path alignments along McLoughlin Blvd. What they found was an overlapping of complexity at the existing river's edge. This was not a complete surprise, but it definitely necessitates a nonstandard approach to designing a solution.

None of the designs from the open house were able to move forward due to the complexity of the area. At the April 9 City Commission Worksession, the design team outlined two promising alternatives that met the City's Commission goals: **1.** Conventional Viaduct + 2 Signature Spans and **2.** Long Span

While both options provide a path along the river, only the long-span approach significantly minimized foundation excavation, reduced/removed in-water work, and provided a more compatible design with the historic arch bridge.

Watch the [April 9 work session](#) video and read the [consultant presentation](#) for more detailed information.

Given the complexity of the feasibility analyses completed to date, the nature of viable alternatives, and the need to gain the proper understanding of trade-offs, staff is proposing a multi-step process to allow the Commission time to fully digest the tradeoffs between potential pathways forward and provide guidance before moving forward to the next stage of the project:

- **April 9 Work Session** - Present the structural, geotechnical, environmental, historical, and constructability analysis findings and resulting viable alternatives.
- **One-on-one Staff Briefings(April 9 through May 1)** – Allow each Commissioner the opportunity to meet with staff to ask technical questions.
- **May 15 Work Session** – Review and discuss the potential pathways forward and have the Commission provide guidance to staff.

If there is no desire to move forward on a riverside shared-use path, the most likely approach will be to design streetscape improvements (trees, landscaping, sidewalks) on the non-viaduct portions of 99E and use wayfinding to send bicycles and pedestrians over to Main Street. Bicycles would share the road via painted [sharrows](#).

More information on the project can be found on the project website:
<https://www.orcity.org/1853/McLoughlin-Blvd-Enhancements>



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Planning Commission **Agenda Date:** 05/13/2024
From: Aquilla Hurd-Ravich, Community Development Director
Pete Walter, Planning Manager

SUBJECT:

Park Place Concept Plan Code Refinement

STAFF RECOMMENDATION:

At this time, staff recommends Planning Commission consider the information and presentation and provide direction as staff proceeds with code refinements.

EXECUTIVE SUMMARY:

The Park Place Concept Plan (PPCP) was adopted through Legislative File 08-01 in 2008. At the time the Oregon City Municipal Code was amended to implement the principles of the concept plan. Since, land use regulations in the State of Oregon have changed and the City reviewed its first land use application in the concept plan area. That review illuminated some of the areas in code that need refining 16 years after the initial adoption of the concept plan. At this meeting, staff will present an overview of the work to date, the process moving forward to adopt code refinements, and three chapters of code with proposed amendments.

BACKGROUND:

This project came about as the result of a master plan application that was denied by the City Commission for various reasons but overall the decision was that the application did not properly implement the principle Key Elements of the Concept Plan.

When the PPCP was adopted in 2008, the Oregon City Municipal Code (OCMC) was amended to implement the concept plan. The Park Place Concept Plan was implemented through Legislative File 08-01 which updated, revised, and added new code sections to OCMC, and adopted Comprehensive Plan designations for areas within the concept plan. Land in the North Village which has annexed to the City has a zoning designation of Neighborhood Commercial (NC), R-5 (Medium Density Residential), and R-10 (Low Density Residential). In 2008, OCMC 17.10 was amended to add a new R-5 zone district to allow for greater diversity of housing types. The

existing Neighborhood Commercial zone district in OCMC 17.24 was refined to increase the number of permitted uses, restrict the size of stand-alone commercial buildings, and allow live-work units. Multi-family is allowed in Neighborhood Commercial, but it cannot be more than 50% of the building square footage on-site.

The PPCP was built principally on 11 Key elements:

1. Two primary north-south connections between Holcomb Boulevard and Redland Road (Swan Avenue and Holly Lane)
2. Two distinct mixed-use neighborhoods (North Village and South Village) that accommodate 1,459 new dwelling units
3. Neighborhood-oriented commercial nodes that integrate commercial land uses, residential land use, and public open space.
4. An area for a new civic institution, such as a library or community center
5. A mix of housing types and ranges of affordability
6. An extensive system of off-street and on-street trails and pedestrian/bicycle connections
7. Innovative, “green” on-site stormwater treatment methods
8. Protected sensitive areas, including drainages and steep slopes
9. Streets and buildings oriented for solar access
10. The use of green edges to define neighborhoods and buffer developments
11. Integration of parks and open spaces into existing and future neighborhoods

In 2008 some of these key elements were codified, some were implemented through design standards, while others were envisioned to be implemented by future zone changes. Following the adoption of the PPCP, multiple infrastructure master plans were updated and adopted and these plans accounted for growth and new development in Park Place for example the 2013 Transportation System Plan and the 2020 Stormwater and Grading Design Standards.

However, since 2008 the land use paradigm in Oregon has shifted and multiple new regulations apply. For example, HB 2001 Middle Housing mandates were adopted by the City in 2022 allowing duplex, triplex, quadplex, townhomes, and cottage clusters on lots in single family zones. In 2017 Senate Bill 1051 changed the application of clear and objectives standards to apply to all housing development and not just needed housing. Discretionary standards are no longer applicable to any housing development regardless of the classification of “needed” housing. (*Needed housing means housing by affordability level, as described in ORS 184.453 (4), type, characteristics and location that is necessary to accommodate the city’s allocated housing need over the 20-year planning period in effect when the city’s housing capacity is determined. 197A.018*). Most recently, in 2024 SB 1537 requires jurisdictions to grant “mandatory adjustments” if a development meets certain thresholds.

Taking most of these changes into account since 2008, staff has endeavored to propose revised code that will more completely implement the 11 Key Elements while remaining clear and objective. The attached memo, Implementation Narrative, dives

more deeply into each of the Key Elements, how they were codified, and any proposed code revisions that staff has so far identified.

Staff has identified seven OCMC chapters and one change to the TSP that could be revised through this code refinement process:

1. 17.04 Definitions
2. 17.10 Medium Density Residential Districts (R-5 and R-3.5)
3. 17.21 Residential Standards- Park Place Concept Plan
4. 17.24 Neighborhood Commercial
5. 17.62 Site Plan and Design Review
6. 16.08 Land Divisions
7. 17.65 Master Plans
8. Transportation System Plan- Trails and multimodal connectivity

The process going forward will take the form of a typical legislative process. The Planning Commission will review proposed code revisions. Staff will bring the proposals back to City Commission for a check-in before beginning the legislative hearing process. Additionally, we will make a presentation to the Citizen Involvement Committee prior to the legislative hearings. The amount of code to review is large and we will break it up into sections to allow for adequate review and discussion of proposed code language. The May 13th Planning Commission meeting will cover OCMC Chapters 17.04- Definitions, 17.10 Medium Density Residential, and 17.21 Residential Standards. At the conclusion of the code review, staff will return to the Planning Commission with amended chapters that reflect your feedback and direction.

Process Overview:

- Planning Commission Code Review: Spring/Summer
- City Commission Work Session check-in: Summer
- Planning Commission legislative hearings: Summer/Fall
- City Commission adoption hearings: Fall 2024

Next Steps:

- Staff will present chapters 17.24 Neighborhood Commercial, 17.62 Site Plan and Design Review, 16.08 Land Divisions, and 17.65 Master Plans at the June 10, 2024 meeting.



MEMORANDUM

To: City and Planning Commissioners

From: Aquilla Hurd-Ravich, Community Development Director
Pete Walter, Planning Manager

RE: Park Place Concept Plan Key Elements Integrating Clear and Objective Standards into Oregon City Municipal Code

Date: May 7th, 2024

The purpose of this memo is to identify and describe sections of the Oregon City Municipal Code that need revisions in order to refine and implement key elements from the Park Place Concept Plan (PPCP).

The 2008 Park Place Concept Plan identified 11 key elements:

1. Two primary north-south connections between Holcomb Boulevard and Redland Road (Swan Avenue and Holly Lane).
 2. Two distinct mixed-use neighborhoods (North Village and South Village) that accommodate 1,459 new dwelling units.
 3. Neighborhood-oriented commercial nodes that integrate commercial land uses, residential land use, and public open space.
 4. An area for a new civic institution, such as a library or community center.
 5. A mix of housing types and ranges of affordability.
 6. An extensive system of off-street and on-street trails and pedestrian/bicycle connections.
 7. Innovative, “green” on-site stormwater treatment methods.
 8. Protected sensitive areas, including drainages and steep slopes.
 9. Streets and buildings oriented for solar access.
 10. The use of green edges to define neighborhoods and buffer developments.
 11. Integration of parks and open spaces into existing and future neighborhoods.
- (PPCP p21)

Background



When the PPCP was adopted in 2008, the Oregon City Municipal Code (OCMC) was amended to implement the concept plan. The Park Place Concept Plan was implemented through Legislative File 08-01 which updated, revised, and added new code sections to OCMC, and adopted Comprehensive Plan designations for areas within the concept plan. Land in the North Village which has annexed to the City has a zoning designation of Neighborhood Commercial (NC) and R-5 (Medium Density Residential). OCMC 17.10 was amended to add a new R-5 zone district in 2008 to allow for greater diversity of housing types. The existing Neighborhood Commercial zone district in OCMC 17.24 was refined to increase the number of permitted uses, restrict the size of stand-alone commercial buildings, and allow live-work units. Multi-family is allowed in Neighborhood Commercial, but it cannot be more than 50% of the building square footage on-site.

Key Elements and Corresponding Code Sections and Explanation

1. Two primary north-south connections between Holcomb Boulevard and Redland Road (Swan Avenue and Holly Lane)

How was this implemented?

The extensions of Holly Lane and Swan Avenue are adopted in the 2013 Transportation System Plan (TSP). Holly Lane is adopted as Planned Minor Arterial and Swan Avenue is shown as a Planned Collector. Minor Arterial Roadways are intended to serve local traffic traveling to and from major arterial roadways. This classification provides greater accessibility to neighborhoods, often connecting to major activity generators and provide efficient through movement for local traffic. A Collector Roadway connects neighborhoods to minor arterial roadways.

Holly Lane is an adopted TSP project that connects Redland Rd to Holcomb Blvd. It is identified as project #D48 Holly Lane North Extension and described as a residential minor arterial with newly created street connections to Cattle Drive and Journey Drive. The funding priority is listed as “Long-term”. Swan Avenue extension is also an adopted TSP project connecting Livesay Rd to Redland Rd and Redland to Morton Rd. These projects are identified as #D49 and #D50 and described as residential collectors. The funding priority is also “Long-term”.

Long-term projects are those that are “likely to be implemented beyond 10 years from the adoption of [the TSP]. These projects are important for the development of the transportation network, but unlikely to be funded in the next 10 years [2023]”. (TSP p63 Volume II 2 of 2)

Development can pay for a portion of these extensions where a rational nexus exists and in rough proportionality to the impact of development. Chapter 16.12 Minimum Public Improvements and Design Standards and specifically sections 16.12.010 and 16.12.011 would apply to any development paying for portions of or all of these road extensions.

OCMC Chapter 16.12.015 requires development to “provide any necessary dedications, easements or agreements as identified in the transportation system plan, trails master plan,



and/or parks and recreation master plan and this chapter, subject to constitutional limitations.” These limitations refer to established case law requiring rough proportionality and a rational nexus when requiring development to provide public improvements.

Known issues with this element: All of Swan Lane and most of Holly Lane are outside of City limits and connect to roads in Clackamas County’s jurisdiction. Clackamas County has not yet adopted these projects in their TSP and also does not have planned improvements on Redland Road that could handle additional trips. The County has not indicated if these projects will be considered in the next TSP Update.

Options:

1. No further action because the two connecting roads are adopted in the Oregon City TSP and will be constructed as development occurs.
2. When the TSP and CIP are updated in the next two years, reprioritize these important connections to be a short-term priority. Potentially invest SDC funding in the projects D48, D49, and D50.
3. Establish and codify a maximum number of trips that trigger construction of the full extent of roads and public improvements even when it is outside of the development area. If this option is considered, the trigger should be limited to the Park Place Concept Plan Area.

2. *Two distinct mixed-use neighborhoods (North Village and South Village) that accommodate 1,459 new dwelling units.*

How was this implemented?

The portion of the North Village that is annexed (92 acres) is zoned R-10 Low Density residential (9.5 acres), R-5 Medium Density residential (77.5 acres) and NC- Neighborhood Commercial (4.5 acres). The portions that have not been annexed[PW1] have comprehensive plan designations of low and medium density residential and mixed-use corridor. As land annexes to the City a zoning district will be assigned. The concept plan recommended a range of densities in order to provide attractive and affordable housing for a variety of incomes and household types. It recommended adopting a new medium-density zone R-5 and modifications to design standards for attached single-family housing and multi-family housing. These actions were adopted in 2008 through Legislative File 08-01.

The intent of this element is implemented by the Comprehensive Plan Map and the zoning chapters that implement OCMC 17.10 Medium Density Residential District, and 17.24 Neighborhood Commercial District. The intent of each element is captured in current zoning code Chapter 17. The mix of densities envisioned in the north and south villages can be achieved through the low, medium, and neighborhood commercial zones.



Proposed Code Revisions:

1. Additional revisions are proposed to 17.10 (R-5, R-3.5) for clear and objective standards
 - a. Previously, multi-family residential (i.e. 5 units or more per parcel) was allowed in the R-3.5 zone through a Master Plan review in 17.65. Chapter 17.65 Master Plan is highly discretionary Type III decision, and the remedy to provide a clear and objective review is to allow multi-family residential as a permitted use, subject to site plan and design review standards in OCMC 17.62.
 - b. Additional revisions will implement clear and objective standards to implement a range of housing types while respecting existing residential development outside the Concept Plan Area.
2. Revisions are proposed to 17.20 Neighborhood Commercial to implement the concept plan as well as create clear and objective standards.

Notes:

1. After conversations with Metro staff and due to revisions to Metro Title 11 of the Urban Growth Functional Plan, it is no longer necessary to meet the very precise number of units identified in the PPCP. Rather, the city can remain consistent with Metro requirements by maintaining the residential capacity allowed in the City's R-10 and R-5 zones and retain the adopted minimum densities for those zones.

3. *Neighborhood-oriented commercial nodes that integrate commercial land uses, residential land uses, and public open space.*

How was this implemented?

Neighborhood Commercial zoning is codified through OCMC Chapter 17.24 and the Comprehensive Plan has identified two areas of Mixed-Use Corridor in the Concept Plan where NC will be applied when annexed to the City. NC uses include commercial, residential, and parks. Additionally, there is a maximum allowable residential use of 50% of square footage on any one site which ensures that residential uses cannot be the predominant building type in the NC area.

The uses envisioned to make up the Livesay Main Street, small scale commercial businesses, a civic building, and a park or *Village Green*, in the North Village are permitted uses in Neighborhood Commercial. The South Village also envisioned a small Neighborhood Commercial node with a park. Main street design standards are codified in 17.62.055 as described in the original Park Place land use implementation appendix. Including store front windows, street-level entrances, streetscape elements such as weather protection and street trees, and restrictions on mid-block driveways to ensure an attractive, walkable environment.



In March 2024, staff requested a market analysis of the Neighborhood Commercial area in the North Village from the firm Johnson Economics. The analysis indicates this area is “expected to be limited to tenants serving the local community, largely residents south of Holcomb and north Redland roads.” The analysis goes on to estimate that commercial demand “will need a substantive amount of planned residential development to be completed, as well as the Holly Road connection between Holcomb and Redlands before commercial development is viewed as viable at the site.” See analysis from Jerry Johnson of Johnson Economics with further details about what type of commercial uses might locate in the area.

Proposed Code Revisions:

1. Revisions are proposed to 17.24.060 Neighborhood Commercial to include additional standards for the Park Place Concept Plan area.
 - a. Residential uses are limited to no more than 50% of the total building square footage. Additional standards for landscaping, setbacks, residential uses, and parking are included. Building entrances and architectural standards are proposed to create and urban design aesthetic that supports a main street type development. Features such as locating entrances near the corner of a building and incorporating elements such as height or massing, cupolas, turrets, or pitched roofs. Proposed requirement to cut the corner of a building and include weather protection, special paving materials, street furnishing, plantings. Architectural features such as increased windows and glazing and canopies and overhangs are intended to create visual interest at the street level. Proposed code also includes specificity about materials, streetscape trees, lighting, seating, signage, and awnings.

Options:

1. Does the City want to consider constructing a civic “anchor” to fulfill the vision of the Concept Plan and attract other commercial activity?
2. Should the City consider prohibiting or limiting certain uses that take up the NC land? For example storm water facilities or other utilities?

4. *An area for a new civic institution, such as a library or community center*

How was this implemented?

OCCM 17.24 Neighborhood Commercial allows civic institutions with a square footage limit of 10,000 square feet any one building unless the use is a grocery store. Note that civic uses could be owned and managed publicly, privately or by not-for-profit entities. Civic uses could also include such uses as childcare, education, environmental and art programs as discussed below.

Proposed Code Revisions:



1. Revisions are proposed to 17.24.060 Neighborhood Commercial to include additional standards for the Park Place Concept Plan area.
 - a. Permitted uses identify potential Civic Uses such as public, private, non-profit organizations that run museums, art galleries, indoor and outdoor music theater and venues, child care facilities, health and fitness clubs, clubs and lodges, mobile food units, and outdoor markets.

Options:

1. Does the City want to consider constructing a civic space that could act as an “anchor” for commercial activity?

5. A mix of housing types and ranges of affordability

How was this implement?

Adopted zones in the Low Density and Medium Density allow for a range of lot sizes and types of housing. The Residential Standards for the Park Place Concept Area (OCMC 17.21) apply design types for residential development. The purpose of OCMC 17.21 is to ensure new residential development implements the goals and policies of the Park Place Concept Plan, promote high quality residential development and construction, protect property values, encourage visual variety and architectural compatibility; ensure diversity of housing types and promote an integrated character in the Park Place Concept Plan Area.

The PPCP noted that “while the Park Place Concept Plan allows for opportunities to meet affordable housing needs without subsidy, the reality of the housing market in Oregon City and the Portland Metro Region is that some subsidy by public agencies and non-profit organizations will be required to achieve affordable housing goals for this area.” (PPCP p61). To date, the City has not implemented any affordable housing subsidy, therefore we are reliant on non-profits and other governmental subsidy programs to create affordable housing. Since the adoption of the PPCP, middle housing standards were adopted which could bring additional housing diversity to the area, which could be either market rate or publicly subsidized.

Proposed Code Revisions:

1. Revisions are proposed to 17.10 (R-5, R-3.5) for clear and objective standards
 - a. Section 17.10.050(B)(5) is proposed to allow an affordable housing density bonus through clear and objective standards. This proposed revision supports the PPCP aspiration to encourage production of affordable housing.
 - b. Section 17.21.105 Housing Diversity Requirements are proposed for a percentage of proposed total housing as middle housing depending on the size of the subdivision.

Options:



1. The PPCP suggests allowing average density calculations for subdivisions over 25 units to promote a variety of lot sizes (PPCP p62). However, lot averaging was in the code but subsequently removed due to the unworkable overburdensome nature of the allowance[PW2].
 - a. Is this something the Commission would like to re-consider at this time?
2. Consider density bonuses for developers who provide affordable housing units. (PPCP p63)
 - a. If this is a concept the Commission is interested in, staff will develop options for the Commission to consider.

6. *An extensive system of off-street and on-street trails and pedestrian/bicycle connections*

How this was implemented/Actions:

Park Place Concept Plan trails were adopted in the Oregon City Conceptual Trails Map. TSP Figure 8 Multi-Modal Street System shows the on-street trails and pedestrian and bicycle connections. In the 2013 TSP Figure 5 Multi-modal Connectivity Plan does not include off-street trails. OCMC 16.12.016 identifies sidewalks and bike lanes for Minor Arterials and Collector Road classifications.

The concept plan envisioned a network of off-street and on-street trails and pedestrian/ bicycle connections. These systems are illustrated in Figures 3-8 and 3-9 of the PPCP. The on-street system of pedestrian/ bicycle connections is clearly identified and adopted through the road classification system in the TSP and OCMC 16.120.016. The on-street network follows the main transportation connections identified in the plan Holly Lane, Swan Lane and Livesay Rd. Holly Lane from Redland to Holcomb is identified as a planned Minor Arterial which does include sidewalks and bicycle lanes. Swan Lane from Livesay to Morton is identified as a planned Collector which also includes sidewalks and bicycle lanes. The off-street trails were identified in the Oregon City Trails Master Plan adopted in 2004 but are not reflected in the 2013 TSP. This would be an area for improvement and should be included during the next TSP update.

A portion of L2 Holcomb Ridge Loop Trail is within the PPCP area and shown on adopted Oregon City Trails Master Plan. Additionally, L5 Park Place Creek Loop trail is within the area and is intended to stretch between Redland Rd and the Park Place Development. L6 Park Place Development trail system encompasses the off street trails identified in Figure 3-8.

Options:

1. Update the TSP with off-street trails identified in the Concept Plan. This action could take place during the next TSP update. If City Commission desires to see this update sooner than the next TSP update, staff will need to hire consultants who can perform a cost analysis for the trails that can be included with the TSP update.



2. Update code standards to require proportional dedication of land for trails at the time of subdivision or site plan review.
3. Acknowledge that the specific locations of off-street trails, and the ownership and maintenance requirements for these trails, is typically determined during site specific development plan review.

7. Innovative, “green” on-site stormwater treatment methods

How this was implemented?

The Park Place Concept Plan was developed in a manner that minimizes impacts to the existing hydrological conditions of the study area. Moreover, the stormwater concept plan and recommendations seek to utilize existing natural drainage features and low-impact development best practices to mimic existing hydrologic functions.

Chapter 13 of OCMC addresses Public Services including water, sewer, and storm. These chapters are applicable during site plan and design review but are not listed as applicable chapters to address during general development or detailed development land use review. Updates to Chapter 17.65.050 and 17.65.060 are needed to include references to these chapters and specifically chapter 13.12 Stormwater management.

Since the adoption of the Concept Plan, stormwater management standards were adopted and went into effect in 2015 as well as the Stormwater and Grading Design Standards which emphasize low-impact development (LID) practices. Stormwater LID techniques approved for use in Oregon City mimic natural drainage systems by keeping rainwater close to where it falls and attenuate stormwater runoff.

Stormwater is addressed in section 13.12.020 of the OCMC:

- OCMC 13.12.020 allows the City Commission to adopt the Stormwater and Grading Design Standards, which have been adopted in 2015 and an update in 2019/2020.

Stormwater and Grading Design standards prescribes a Stormwater Management Strategy that development must address. “Given suitable site and soil conditions, the City requires that the stormwater management strategy prioritize infiltration of stormwater runoff to recharge groundwater mimic pre-development hydrologic conditions” (p38 Stormwater and Grading Design Standards). The City’s stormwater Management Hierarchy closely matches the desired stormwater management in the PPCP.

Level 1- Onsite retention of the 10-year design storm using LID for infiltration



Level 2- Onsite stormwater management using LID to meet water quality and flow control standards

Level 3- Offsite or Regional Facilities

Level 4- Fee in Lieu

The PPCP identified the desire for Green Streets which integrate the management of stormwater into street design itself that would provide a stormwater management benefit as well as an urban design element. Green streets typically take the form of vegetated swales along the street with curb cuts to allow street runoff to enter. However, this type of stormwater management may not be appropriate for the PPCP area due to topography and soil type. The slope of Holly Lane is anticipated to be 15% which is comparable to Pearl Street within the City. It will be very steep. Stormwater planters require a design that is not conducive to steep slopes. While stormwater planters are the modern version of stormwater swales, infiltration may not be the best or wisest solution to stormwater management due to the existing geologic hazards and natural resources in the area.

8. *Protect sensitive areas, including drainage and steep slopes*

How this was implemented?

Three chapters in OCMC have been adopted and apply to the PPCP area including Natural Resource Overlay District (OCMC 17.49), Geologic Hazards (OCMC 17.44), and the Flood Management Overlay District (OCMC 17.42). The Concept Plan suggested adding definitions for landslide materials, landslide areas, unstable slopes, unstable soils and debris fans based on certain studies included in the Concept Plan. These studies are referenced in Chapter 44 specifically in 17.44.050(A)(1)(a-h). (PPCP p58) OCMC 17.44.050 requires these resources to be used as part of a geologic assessment.

9. *Streets and buildings oriented for solar access*

One of the principles in the Park Place Concept Plan is to design for solar access. “Maximizing solar access provides better daylight and ventilation, opportunities for using renewable energy systems (i.e. solar power) and improves the energy-efficiency of buildings.” (PPCP p 23)

The Park Place Concept Plan appendices suggested code to address this element. At the time of concept plan drafting, a code section existed for residential building solar access OCMC 17.54.070 but it has since been removed. The solar access code was removed due to the difficult nature of implementation. If there is a desire to add the language back into the code the Concept Plan appendix provides some sample language.



Language from the Appendix p222:

“Supplemental zoning regulations in the City’s existing code (OCMC Section 17.54.070) already establish solar access standards (maximum shade point heights and maximum shade height on solar features) for single family residential development. In order to maximize passive solar heating of homes proposed as part of a PUD or subdivision and to reinforce the street layout proposed for Park Place, it is recommended that solar orientation standards be added to this existing set of solar regulations.

The following is sample solar orientation regulation language from the Oregon Department of Energy and Boulder, Colorado. These criteria would need some revisions to be clear and objective and fit Oregon City’s Municipal Code

Siting Requirements:

All planned unit developments and subdivisions shall be designed and constructed in compliance with the following solar siting requirements:

- A. All new residential units shall have a roof surface that meets all of the following criteria:
 - i. Is oriented within 30 degrees of a true east-west direction;
 - ii. Is flat or not sloped towards true north; 100 square feet of un-shaded solar collectors for each individual dwelling unit in the building; and
 - iii. Has unimpeded solar access consistent with the requirements of Section 8.0370.2 or through easements, covenants, or other private agreements among affected landowners that the city manager finds are adequate to protect continued solar access for such roof surface.”

New code sections are needed to implement streets oriented for solar access in chapter 16.12 Land Divisions and Public Improvements. The concept plan appendix suggested the following language on p223:

- b. Street Orientation Requirement:
New residential streets in planned unit developments and subdivisions, shall be predominantly oriented within thirty degrees of true east-west in order to maximize the number of homes with the major walls and windows facing south.

Options:

1. Consider adding back into the code for Master Plan/ Planned Unit Developments code requirements for solar access.



10. The use of green edges to define neighborhoods and buffer developments

How this was implemented?

The Concept Plan envisioned green edges as areas consisting of sensitive habitat and drainage areas that frame pockets of development. The Concept Plan states that this open space “can be realized through local regulation, sensitive development practices, and through public acquisition. From Chapter 4 of the Concept Plan, a policy identified conserving and protecting natural areas, including environmentally constrained areas unsuitable for development.” The PPCP identifies areas with slopes of 25% or more as open space that will remain undeveloped. P56

This element is implemented by recognizing the Natural Resource Overlay District and Geologic Hazards Overlay District within the Concept Plan area. Density transfers have been codified for the NROD to allow these areas to remain open. See p240 of the PPCP Appendices.

Proposed Code Revisions:

1. Revisions are proposed to 17.10 Medium Density District (R-5, R-3.5) for clear and objective standards
 - a. Section 17.10.080 Additional Standards for Park Place Concept Plan are proposed to provide a transition area and buffer new development from existing development outside the concept plan area. Proposed code may requires a transition area contain a combination of landscaping and screening. Lot sizes are also required to maintain a minimum area in order to provide enough room for a landscaped transition area.

Options:

1. Consider amending chapter 17.44.060 (H) to add language that prohibits development on slopes greater than 25% to implement the open space concept in the Concept Plan. This will limit development, and shift and concentrate density outside these areas, and could prohibit transportation connections. If the Commission directs staff to consider this amendment, an analysis will be needed to determine if any constitutional takings could result from such a revision.

11. Parks and Open Space

How this was implemented?

The Concept plan identified the need for two neighborhood parks, one in the North Village and one in the South Village. The North Village park land need is 8-10 acres and within walking



distance of Livesay Main Street. The South Village park is 3-5 acres and surrounded by medium/high density residential.

Proposed Code Revisions:

1. Revisions are proposed to 17.62.059 to add a new section of code requiring dedication of public park, trail, and open space requirements in Park Place Concept Plan area. Similar revisions are proposed for OCMC 16.08.040 that would require dedication at time of a land division.

New Definitions for PPCP Implementation (and elsewhere)

17.04.124 - Awning

"Awning" means a roof-like structure of fabric, metal or other materials stretched or connected over a rigid frame projecting from the elevation of a building designed to provide continuous overhead weather protection.

17.04.173 - Camouflage. (Note – this a renumbered existing definition, was 17.04.175)

"Camouflage" for the purposes of OCMC 17.80 means the design and construction of a wireless communications facility (WCF) to resemble an object that is not a wireless communication facility and which is typically present in the environment.

17.04.175 - Canopy

"Canopy" means a roof-like covering over a door or an opening of a structure intended and used for the purpose of sheltering persons or inanimate objects from the rays of the sun and from rain and weather. Entrance canopies shall be attached to the building and may be supported from the ground up or cantilevered out from the wall of a building using structural support integral to the building.

17.04.271 - Cupola

"Cupola" means a relatively small, most often dome-like, tall structure on top of a building. Often used to provide a lookout or to admit light and air, it usually crowns a larger roof or dome.

17.04.287 – Dedication

"Dedication" means the intentional appropriation or conveyance by an owner or developer of private land for public use, and the acceptance of land for such use by the City over the public function for which it will be used. Dedications for roads, parks, utilities, or other public uses often are made conditions for approval of a development by the City.

17.04.317 - Distribution

"Distribution" means a use where goods are received and/or stored for delivery to the ultimate customer at remote locations.

17.04.345 - Eco-roof.

"Eco-roof" or "green roof" means a lightweight vegetated roof system consisting of waterproofing material, a growing medium, and specially selected plants. An eco-roof or green roof is one of various stormwater low impact development techniques intended to reduce runoff, improve water and air quality, provide wildlife habitat, and save energy. See also Low Impact Development. Eco-roofs may also be used on constrained urban sites in lieu of traditional landscaping.

17.04.503 - Gazebo

"Gazebo" means a type of open sided accessory structure consisting of pillars or posts supporting an enclosed roof system, which offers full protection from the elements. The sides are fully open to allow airflow.

17.04.537 - Green roof.

See "Eco-roof" as defined in OCMC 17.04.345.

17.04.609 - Kennel^[PW1]

"Kennel" means any premises where five or more dogs, cats, or other small animals are kept for board, propagation, training or sale.

17.04.912 – Pergola

"Pergola" means a type of open sided accessory structure consisting of pillars or posts supporting a partially open roof system. A pergola may be attached to a primary structure or detached.

17.04.967 - Plaza

"Plaza" means an area generally open to the public on a controlled basis and used for passive recreational activities, events and relaxation. Plazas are paved areas typically provided with amenities, such as seating, drinking and ornamental fountains, art, trees, and landscaping, for use by pedestrians. A plaza area is wholly or partly enclosed by a building or buildings and has openings to the sky.

17.04.941 - Portico

"Portico" means a covered porch or roofed structure leading to the entrance of a building, or extended with a roof structure over a walkway, supported by columns or enclosed by walls.

17.04.1063 - Roof pitch

"Roof pitch" means the steepness of a roof expressed as a ratio of inch(es) rise per horizontal foot (or their metric equivalent), or as the angle in degrees its surface deviates from the horizontal. A flat roof has a pitch of zero in either instance; all other roofs are pitched.

17.04.1161 - Special Event Permit

"Special event permit" means a permit issued by the Public Works Department or by the Parks and Recreation Department for events that are proposed on public property, or which have the potential to impact public property and rights-of-way.

17.04.1473 - Warehouse

"Warehouse" means a facility or facilities characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or nuisances such as dust, noise, and odors, but not involved in manufacturing or production.

17.04.1497 – Wholesale, wholesaler

"Wholesale" or Wholesaler" means the selling and/or distributing of merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies, other than a consumer. This means an entity that buys and sells at wholesale.

Other terms we might want to consider including:

Massing

"Massing" means the perceived three-dimensional form of a building as influenced by size, scale, and shape. – (Note: including this definition will require renumbering subsequent definitions).

Chapter 17.10 MEDIUM DENSITY RESIDENTIAL DISTRICTS¹

17.10.010 Designated.

The R-5 and R-3.5 residential districts are designed for medium density residential development.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)

17.10.020 Permitted uses.

Permitted uses in the R-5 and R-3.5 districts are:

- A. Single-family detached residential units;
- B. Accessory uses, buildings and dwellings;
- C. Duplexes;
- D. Triplexes;
- E. Quadplexes;
- F. Townhouses;
- G. Cottage clusters;
- H. Manufactured home parks or subdivisions in the R-3.5 district only;
- I. Multi-family residential in the R-3.5 district only, subject to the applicable standards in Site Plan and Design Review in Chapter 17.62.
- ~~I~~J. Residential homes;
- ~~J~~K. Parks, playgrounds, playfields and community or neighborhood centers;
- ~~K~~L. Home occupations;
- ~~L~~M. Family day care providers;
- ~~M~~N. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- ~~N~~O. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- ~~O~~P. Transportation facilities.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)

¹Editor's note(s)—Ord. No. 18-1009, § 1(Exh. A), adopted July 3, 2019, amended Chapter 17.10 in its entirety to read as herein set out. Former Chapter 17.10, §§ 17.10.010—17.10.040, pertained to the R-8 single-family dwelling district, and derived from Ord. No. 08-1014, adopted July 1, 2009; Ord. No. 13-1003, § 1(Exh. 1), 7-17-2013 and Ord. No. 16-1008, adopted October 19, 2016.

17.10.025 Conditional uses.

The following uses are permitted in the R-5 and R-3.5 districts when authorized by and in accordance with the standards contained in OCMC 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facilities;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions;
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients;
- K. Live/work dwellings.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)

~~17.10.030 Master plans.~~

~~The following use is permitted in the R-3.5 district when authorized by and in accordance with the standards contained in OCMC 17.65.~~

- ~~A. — Multi-family residential.~~

~~(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)~~

17.10.035 Prohibited uses.

Prohibited uses in the R-5 and R-3.5 districts are:

- A. Any use not expressly listed in OCMC 17.10.020, 17.10.025 or 17.10.030.
- B. Marijuana businesses.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)

17.10.040 Dimensional standards.

Dimensional standards in the R-5 and R-3.5 districts are as follows:

Table 17.10.040

<u>Standard</u>	<u>R-5</u>	<u>R-3.5</u>
<u>Minimum lot size¹</u>		
<u>Single-family detached and duplex</u>	<u>5,000 square feet</u>	<u>3,500 square feet</u>

<u>Triplex</u>	<u>5,000 square feet</u>	<u>5,000 square feet</u>
<u>Quadplex and cottage cluster</u>	<u>7,000 square feet</u>	<u>7,000 square feet</u>
<u>Townhouse</u>	<u>1,500 square feet</u>	<u>1,500 square feet</u>
<u>Maximum height: All</u>	<u>35 feet</u>	<u>35 feet</u>
<u>Except cottage cluster unit</u>	<u>25 feet</u>	<u>25 feet</u>
<u>Maximum building lot coverage</u>		
<u>Single-family detached and duplex</u>	<u>50%</u>	<u>55%</u>
<u>With ADU</u>	<u>60%</u>	<u>65%</u>
<u>Triplex, quadplex and townhouse</u>	<u>70%</u>	<u>80%</u>
<u>Cottage cluster</u>	<u>None</u>	<u>None</u>
<u>Minimum lot width</u>		
<u>All, except</u>	<u>35 feet, except</u>	<u>25 feet, except</u>
<u>Townhouse</u>	<u>20 feet</u>	<u>20 feet</u>
<u>Minimum lot depth</u>	<u>70 feet</u>	<u>70 feet</u>
<u>Minimum front yard setback</u>	<u>10 feet, except</u>	<u>5 feet, except</u>
	<u>5 feet — Porch</u>	<u>0 feet — Porch</u>
<u>Minimum interior side yard setback</u>	<u>5 feet, except</u>	<u>5 feet, except</u>
<u>All, except</u>	<u>0 feet (attached)/5 feet (side)</u>	<u>0 feet (attached)/5 feet (side)</u>
<u>Townhouse</u>		
<u>Minimum corner side yard setback</u>	<u>7 feet</u>	<u>7 feet</u>
<u>Minimum rear yard setback</u>	<u>20 feet</u>	<u>20 feet</u>
<u>Porch</u>	<u>15 feet</u>	<u>15 feet</u>
<u>ADU, cottage cluster</u>	<u>10 feet</u>	<u>5 feet</u>
<u>Cottage cluster unit</u>	<u>10 feet</u>	<u>10 feet</u>
<u>[AH1][PW2]Garage setbacks</u>	<u>20 feet from ROW, except</u>	<u>20 feet from ROW, except</u>
	<u>5 feet from alley</u>	<u>5 feet from alley</u>
<u>Minimum separation from between existing dwelling unit abutting the Park Place Concept Plan boundary and new unit</u>	<u>40</u>	<u>40</u>

<u>Standard</u>	<u>R-5</u>	<u>R-3.5</u>
<u>Minimum lot size¹</u>		
<u>Single-family detached and duplex</u>	<u>5,000 square feet</u>	<u>3,500 square feet</u>
<u>Triplex</u>	<u>5,000 square feet</u>	<u>5,000 square feet</u>
<u>Quadplex and cottage cluster</u>	<u>7,000 square feet</u>	<u>7,000 square feet</u>
<u>Townhouse</u>	<u>1,500 square feet</u>	<u>1,500 square feet</u>
<u>Maximum height: All</u>	<u>35 feet</u>	<u>35 feet</u>
<u>Except cottage cluster unit</u>	<u>25 feet</u>	<u>25 feet</u>
<u>Maximum building lot coverage</u>		
<u>Single-family detached and duplex</u>	<u>50%</u>	<u>55%</u>
<u>With ADU</u>	<u>60%</u>	<u>65%</u>
<u>Triplex, quadplex and townhouse</u>	<u>70%</u>	<u>80%</u>
<u>Cottage cluster</u>	<u>None</u>	<u>None</u>
<u>Minimum lot width</u>		
<u>All, except</u>	<u>35 feet, except</u>	<u>25 feet, except</u>
<u>Townhouse</u>	<u>20 feet</u>	<u>20 feet</u>

Minimum lot depth	70 feet	70 feet
Minimum front yard setback	10 feet, except	5 feet, except
	5 feet — Porch	0 feet — Porch
Minimum interior side yard setback	5 feet, except	5 feet, except
All, except	0 feet (attached)/5 feet (side)	0 feet (attached)/5 feet (side)
Townhouse		
Minimum corner side yard setback	7 feet	7 feet
Minimum rear yard setback	20 feet, except	20 feet, except
	15 feet — Porch	15 feet — Porch
	10 feet — ADU, cottage cluster	10 feet — Cottage cluster
		5 feet — ADU
Garage setbacks	20 feet from ROW, except	20 feet from ROW, except
	5 feet from alley	5 feet from alley

Notes:

1. For land divisions, lot sizes may be reduced pursuant to OCMC 16.08.065.
2. Public utility easements may supersede the minimum setback.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 21-1007, § 1(Exh. A), 4-21-2021; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)

17.10.045 Exceptions to setbacks.

- A. Projections from buildings. Ordinary building projections such as cornices, eaves, overhangs, canopies, sunshades, gutters, chimneys, flues, sills or similar architectural features may project into the required yards up to twenty-four inches.
- B. Through lot setbacks. Through lots having a frontage on two streets shall provide the required front yard [setback](#) on each street. The required rear yard [setback](#) is not necessary.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)

17.10.050 Density standards.

- A. Density standards in the R-5 and R-3.5 districts are as follows:

Table 17.10.050

Standard	R-5	R-3.5
Minimum net density	7.0 du/acre	10 du/acre
• All, except	7.0 du/acre	10 du/acre
• Multi-family		17.4 du/ac
Maximum net density		
• All, except	8.7 du/acre	12.4 du/acre
• Townhouse	25 du/acre	25 du/acre
• Multi-family		21.8 du/acre
Affordable Housing Bonus		26.2 du/acre

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B. Exceptions.

1. Any dwelling units created as accessory dwelling units do not count towards the minimum or maximum density limits in Table 17.10.050.
2. Duplexes triplexes and quadplexes shall count as a single dwelling unit for the purposes of calculating maximum net density. Total dwelling units within a development may count for the purposes of calculating minimum net density, and also for the purposes of calculating minimum housing diversity.
3. Cottage clusters are exempt from maximum net density standards.
4. Multi-family residential development shall comply with the applicable Site Plan and Design Review standards in OCMC 17.62.
5. Affordable housing density bonus. Multi-family residential projects in the R-3.5 zone with five or more units on a single lot are eligible for a density bonus in exchange for developing affordable housing. A bonus of one additional dwelling unit per affordable unit included in the project, up to a maximum twenty percent increase from maximum net density up to 26.2 du/acre, is allowed. Projects containing exclusively affordable units may develop to the maximum twenty percent increase or 26.2 du/acre. Affordable units shall be affordable to households earning equal to or less than eighty percent of the area median income as defined by the U.S. Department of Housing and Urban Development, adjusted for household size, and guaranteed affordable for a minimum term of 30 years through restrictive covenant or other similar guarantee approved by the community development director. [AH3][PW4]

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)

17.10.060 Conversion of existing duplexes.

Any conversion of an existing duplex unit into two single-family attached dwellings shall be reviewed for compliance with the land division requirements in Title 16 and the underlying zone district.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)

17.10.070 Additional standards for Thimble Creek Concept Plan Area.

- A. Applicability. This section applies to all development in the R-5 district within the Thimble Creek Concept Plan Area.
- B. Relationship of Standards. These standards apply in addition to and supersede the standards of the R-5 zone within the Thimble Creek Concept Plan Area. In the event of a conflict, the standards of this section control.
- C. Southern Perimeter Transition. Along the southern boundary of the Thimble Creek Concept Plan area between Beaver Creek Road and the eastern-most point of Tax Lot 00316, located on Clackamas County Map #32E15A, additional standards apply to create a perimeter transition.
 1. Where any portion of a lot is within twenty feet of the southern boundary, uses shall be limited to residential uses and roads, parks, trails, and open space.
 2. Where any portion of a lot is within twenty feet of the southern boundary, the minimum lot size for residential uses shall be six thousand square feet for single-family detached dwellings, duplexes and triplexes. Minimum lot size shall be one thousand five hundred square feet for townhouses. Minimum lot size shall be seven thousand square feet for quadplexes and cottage clusters.
 3. Where any portion of a lot is within twenty feet of the southern boundary, all primary structures shall be set back a minimum of forty feet from the southern boundary.

-
4. Within the forty-foot wide setback from the southern boundary, a combination of landscaping and screening shall be provided to buffer the perimeter. The landscaping and screening shall meet one of the two standards:
 - a. Utilize existing vegetation in compliance with OCMC 17.41, resulting in preservation of a minimum of twelve inches total DBH per lot with trees spaced an average of one tree for every thirty linear feet along the southern property line. These trees may be located on the residential lots or an abutting tract created for tree preservation consistent with OCMC 17.41.050.B or other similar landscaping or open space purpose.
 - b. Provide a combination of new landscaping and screening to include:
 - i. A minimum of twelve inches of total DBH, or a minimum of an average of one tree with minimum caliper of two inches DBH for every thirty linear feet along the southern property line, whichever is greater; and
 - ii. A minimum six-foot tall, decorative, sight-obscuring fence or wall running parallel to the southern boundary. The fence or wall shall be constructed of wood, stone, rock, or brick. Other durable materials may be substituted with the community development director's approval. Chain-link fencing with slats shall not be allowed to satisfy this standard.
 5. An alternative southern perimeter transition may be proposed as part of a master plan per OCMC 17.65, provided it is consistent with the goals of the adopted Thimble Creek Concept Plan.

(Ord. No. 21-1006, § 1(Exh. A), 7-1-2020)

17.10.080 Additional standards for the Park Place Concept Plan Area.

- A. Applicability. This section applies to all development in the R-5 district within the Park Place Concept Plan Area.
- B. Relationship of Standards. These standards apply in addition to and supersede the standards of the R-5 zone within the Park Place Concept Plan Area. In the event of a conflict, the standards of this section control.
- C. Northern Perimeter Transition. Within the North Village area along the northern boundary of the Park Place Concept Plan area between existing subdivisions, additional standards apply to create a perimeter transition.
 1. Where any portion of a lot is within twenty feet of the northern boundary abutting an existing subdivision outside of the concept plan area boundary, uses shall be limited to residential uses and roads, parks, trails, and open space.
 2. Where any portion of a proposed lot [AH5][PW6] abuts an existing subdivision outside of the concept plan area boundary, the minimum lot size for residential uses shall be a minimum of ~~eight~~five thousand square feet [AH7] for single-family detached dwellings, duplexes and triplexes. Minimum lot size shall be ~~one thousand five hundred~~ square feet for townhouses. Minimum lot size shall be ~~seven thousand~~ square feet for quadplexes and cottage clusters.
 3. Where any portion of a proposed lot abuts an existing subdivision outside of the concept plan area boundary, all primary structures shall be set back a minimum of forty feet from existing dwelling units outside the plan boundary. [AH8]
 4. Within the forty-foot setback from the northern boundary, a combination of landscaping and screening shall be provided to buffer the perimeter. The landscaping and screening shall meet one of the following standards:

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-
- a. Utilize existing trees in compliance with the OCMC 17.41, resulting in preservation of a minimum of twelve inches total DBH per lot with trees spaced an average of one tree for every thirty linear feet along the southern property line. These trees may be located on residential lots or in an abutting tract created for tree preservation consistent with OCMC 17.41.050.B or other similar landscaping or open space purpose; or
 - b. Preserving or planting native vegetation within or adjacent to the Natural Resources Overlay District in compliance with OCMC 17.49, provided that there is a minimum of twelve inches total DBH per lot with trees spaced an average of one tree for every thirty linear feet along the northern property line. These trees may be located on residential lots or in an abutting tract created for tree and habitat preservation consistent with OCMC 17.49 or other similar landscaping or open space purpose; or
 - c. Provide a combination of new landscaping and screening to include:
 - i. A minimum of twelve inches of total DBH, or a minimum of an average of one tree with minimum caliper of two inches DBH for every thirty linear feet along the northern property line, whichever is greater; and
 - ii. A minimum six-foot tall, decorative, sight-obscuring fence or wall running parallel to the southern boundary. The fence or wall shall be constructed of wood, stone, rock, or brick. Other durable materials may be substituted with the community development director's approval. Chain-link fencing shall not be allowed to satisfy this standard.
5. An alternative northern perimeter transition may be proposed as part of a master plan per OCMC 17.65, provided it is consistent with the goals of the adopted Park Place Concept Plan.

Diversity standards are a separate set of draft amendments.

[AH9] size, except as described above in 17.10.080(C)(2) [AH10] [PW11]

Chapter 17.21 RESIDENTIAL STANDARDS—PARK PLACE CONCEPT PLAN AREA

17.21.010 Purpose.

The ~~intent of this chapter is~~ standards of this section are intended to ensure new residential development implements the goals and policies of the Park Place Concept Plan area, promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; ensure diversity of housing types, and promote an integrated character in the Park Place Concept Plan area. Specifically, the standards shall:

- A. Provide clear and objectives standards for residential development.
- B. Promote new residential developments that are distinctive, have character, and relate and connect to established neighborhoods in Oregon City;
- C. Provide variety and visual interest in the exterior design of residential buildings;
- D. Provide for a variety of lot sizes and housing types for a range of households and age groups;
- E. Enhance the residential streetscape and diminish the prominence of garages and parking areas;
- F. Enhance public safety by preventing garages from obscuring main entrances or blocking views of the street from inside residences; and
- G. Improve the compatibility of new residential development with the residential character of surrounding neighborhoods. and the historic architectural styles of Oregon City.

Appropriate architectural styles include: Western Farmhouse/Vernacular, Bungalow, Queen Anne Vernacular and Foursquare. The 2006 Historic Review Board's Design Guidelines for New Construction include additional architectural descriptions of historic single family structures in Oregon City. [PW1]



Western Farmhouse/Vernacular



Bungalow (Craftsman)



Foursquare



Queen Anne Vernacular

~~(Ord. No. 08-1014, §§ 1-3 (Exhs. 1-3), 7-1 2009; Ord. No. 18-1009, § 1 (Exh. A), 7-3 2019)~~

17.21.020-Applicability.

A. These standards apply to all new residential construction within the the Medium and Low Density Residential Districts within the adopted boundaries of the Park Place Concept Plan area. Additions of more than 50% of the existing floor area for homes existing prior to the adoption of this chapter in the Park Place Concept Plan area are subject to this section.

B. These standards are applicable in addition to the following residential design standards. In the event of conflicting standards, this Chapter shall control.

1. Single-family detached and duplex residential units shall comply with the applicable standards in OCMC Chapter 17.14.
2. Townhouses, triplexes, quadplexes, and cottage clusters in any zone shall comply with the applicable standards in OCMC Chapter 17.16.
3. Accessory dwelling units, live/work dwellings, and manufactured home parks shall comply with the applicable standards in OCMC Chapter 17.20.

~~A. This chapter applies to all new detached single-family residential units, duplexes, triplexes, quadplexes, townhouses, accessory dwelling units, and cottage clusters located within the Park Place Concept Plan areas. Additions to homes existing prior to the adoption of this chapter in a concept plan area or new residences outside of a concept plan area may choose review under this section or OCMC 17.14, OCMC 17.16, or OCMC 17.20 as applicable.~~

~~Residential plans that conform to the following standards may be approved as a Type I Decision. Residential plans that require approval of an exemption shall be processed as a Type II Land Use decision at time of land division or building permit application. [AH2]~~

~~(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)~~

17.21.025 Review Process

- A. ~~Residential plans that conform to the following standards may be approved as a Type I Decision or with a building permit application. Residential plans that require approval of an exemption or modification may be approved as a Type II Land Use decision at time of land division, or through a Type II modification to prior to building permit application. [AH3]~~
- B. ~~Modifications that will better meet design standards. An applicant may propose modified residential designs and housing mixes that differ from these standards through a Type II review process at the time of land division or building permit application. Modifications that are denied through Type II design review may be requested as a Planning Commission variance process pursuant to Chapter 17.60, or as a master plan adjustment pursuant to OCMC 17.65.070, if applicable.~~
1. ~~Criteria for modification to the standards:~~
- i. ~~The modification will result in a development that better meets the applicable design standard or housing diversity standard.~~
- ii. ~~The modification or modifications are consistent with the purpose and intent of this Chapter as discussed in section 17.21.010 above.~~

17.21.030 - ~~Roof design~~ [PW4][PW5].

- A. ~~Primary roofs shall be pitched at a minimum ratio of five-twelfths, except for non-gabled dormers, covered porches, or secondary masses. Roofs with a lower pitch are acceptable if they contain multiple roof lines, gables, dormers or other features that serve to reduce the visual impact of the lesser pitched roof.~~
- B. ~~Flat roofs and shed roofs are permitted on accessory structures and for carports.~~
- CB. ~~Solar Access. Primary roof designs shall also comply with the solar access requirements of section 17.21.100 - Solar Access Standards.~~

~~Exemption: An exemption from the roof standard of subsection A above may be approved by the community development director if the resulting plan is consistent with the architectural style. [AH6][PW7]~~

~~(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)~~

17.21.040 - ~~Modulation and m~~Massing. [PW8]

New residences shall have a massing and footprint that is compatible with the envisioned pedestrian friendly neighborhoods of the concept plan area.

- A. ~~Residences with footprints over one thousand two hundred square feet (not including porch or deck areas) shall provide for secondary massing (such as cross gabled wings or sunroom/kitchen/dining room extensions) under separate roof-lines. Each secondary mass shall not have a footprint larger than six hundred square feet.~~

~~B. Exemption: An exemption from the massing standard of subsection A above may be approved by the community development director if the resulting plan continues to provide for a pedestrian friendly design and provides sufficient architectural details to mitigate the impact of a residence with a large mass on the surrounding neighborhood.~~

~~(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)~~

17.21.050 – Porches and entries^[PW9].

- A. Each residence shall contain a front porch with a front door that faces the street that is a minimum of twenty-four inches above average grade with skirting and is at least eighty square feet with no dimension under six feet with the wider dimension parallel to the street. Porch railings are required. The front porch shall be covered.
- ~~B. Exemption: Residence styles that do not contain a front porch or require a reduction in the size of the porch or its location may request an exemption from the community development director from subsection A above, if another type of pronounced entryway is provided. Pronounced entrances may include a rounded front door, canopy or other articulated entrances, columns, and/or other similar features provided they are compatible with the architectural style of the house. A reduced porch may be allowed if there is sufficient architectural or topographical reason to reduce the size of the porch.~~
- C. All subdivisions shall have at least seventy-five percent of the housing utilize front porches as approved under subsection A above.
- D. Each residence shall have a separate delineated pedestrian connection from the front door of the unit to the sidewalk a minimum width of three feet. The pedestrian connection shall be separate from a driveway.

~~(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)~~

17.21.060 – Architectural details^[PW10].

A. Residences shall contain architectural details. Each of the types of details listed below are worth one point unless otherwise noted. Residences ~~must~~shall achieve the equivalent of five points worth of architectural details.^[PW11]

- ~~4. A.~~ Stonework detailing on columns or across foundation.
- ~~5. B.~~ Brick or stonework covering more than ten percent of the front facade.
- ~~6. C.~~ Wood, clad wood, or fiberglass windows on all four elevations of the building (two points).
- ~~7. D.~~ Decorative roofline elements (choose two): Roof brackets, rake board at edge of all roof and porch, eaves, roof eaves that extend at least eighteen inches.
- ~~8. E.~~ Decorative siding elements (choose two): Barge board/frieze boards (minimum eight inches) under eaves, waterboard at foundation line and between floors (minimum six inches), corner board at all corners.
- ~~9. F.~~ Decorative porch elements (choose one): Scrolls, brackets, or wrapped and finished porch railings and posts.

10. G. —Decorative shingle design covering ten percent of the facade.

~~H. — Exemption: Other architectural detailing may be approved by the community development director if they are constructed with quality material, have a high level of craftsmanship and are consistent with the architectural style of the residence.~~

~~(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 22-1001, 1(Exh. A), 6-1-2022)~~

17.21.070 Approved siding materials^[PW12].

A. Approved siding materials include the following.

1. A. —Brick.
2. B. —Basalt stone or basalt veneer.
3. C. —Narrow horizontal wood or composite siding (five inches wide reveal or less); wider siding will be considered where there is a historic precedent. Both -smooth siding or textured siding is acceptable but shall not be permitted together on the same building.
4. D. —Board and batten siding (wood or composite).

~~E. — Exemption: Other materials may be approved by the community development director if they are consistent with the quality of the approved siding materials and have historic precedence in Oregon City. ^[AH13][PW14]~~

~~(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)~~

17.21.080 - Windows^[PW15].

~~A. All windows on all elevations must be recessed at least two inches from the facade and incorporate window trim at least four inches in width. All elevations must~~shall~~ provide an average of one window every fifteen feet of linear elevation on each floor of each elevation. If shutters are used, they shall be half of the window opening each such that the entire window opening is covered when they are closed.~~

~~B. — Exemption: An exemption may be granted by the community development director from the window standard of subsection A above if the proposed windows provide for some amount recess depth and the side elevation is consistent architecturally with the front elevation of the house in window prominence.~~

~~C. — All subdivisions shall have at least seventy-five percent of the housing meet the standards under subsection A above.~~

~~(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 18-1009, § 1(Exh. A), 7-3-2019)~~

17.21.090-17.21.090 – Garages Orientation and Accessory Structures^[PW16].

- A. ~~A.~~ Garages ~~must~~ shall be detached, side entry or rear entry. For side entry garages: The garage area shall not be located in front of the living area.
- B. Modification to Garage Orientation standard permitted for existing topographic or geologic conditions. Modifications may be granted from the garage orientation requirements of subsection 17.21.090 through a Type II process if the following conditions exist that prevent the construction of detached, rear entry or side entry garages on-site.
1. If any portion of the proposed lot falls within the Geologic Hazard Overlay District regulated under OCMC 17.44; and
 2. the development activities are not exempt from Geologic Hazard Overlay District review under OCMC 17.44.035(A) through (H); and
 3. The modification(s) complies with the criteria for modifications under Subsection D.1. of this Chapter.
 4. Mitigation. Any modification that allows a front-loaded garage onto a public street shall propose a design that mitigates the impact that a front-entry attached garage has on the pedestrian environment. If attached, garages shall not project farther forward than the living area. No individual garage door shall be wider than **ten feet**.
 5. Front loaded garages are not permitted on any road designated as a collector, neighborhood collector, minor arterial or arterial street. Front loaded garages shall not be proposed when abutting a public street that abuts a public park.

17.21.095 - Accessory Structures

- A. Detached Accessory structures over 200 square feet in size shall be designed consistent with the primary residence. Consistency of design includes the use of similar roofing, siding, and trim. For the purposes of this section, detached garages may be connected by a breezeway but consequently, will be subject to the setbacks of the underlying zone.

B. ~~Exemption: An exemption may be granted by the community development director from the garage requirement of subsection A above if topographic or pre-existing lot layout prevents the construction of detached, rear entry or side entry garages on-site or if the applicant proposes a design that mitigates the impact a front entry attached garage has on the pedestrian environment. Any alternative attached garage design shall not project farther than the living area and shall be limited to garage door widths of ten feet or less.~~

(Ord. No. 08 1014, §§ 1–3(Exhs. 1–3), 7 1 2009; Ord. No. 18 1009, § 1(Exh. A), 7 3 2019)**17.21.100 - Solar Access Standards**^[PW17]

- A. Siting Requirements: All residential subdivisions shall be designed and constructed in compliance with the following solar siting requirements:
- B. All new residential units shall have a roof surface that meets all of the following criteria:
1. Is oriented within 30 degrees of a true east-west direction;
 2. Is flat or not sloped towards true north; 100 square feet of un-shaded solar collectors for each individual dwelling unit in the building; and

3. Has unimpeded solar access consistent with the requirements of Section 8.0370.2 or through easements, covenants, or other private agreements among affected landowners that the city manager finds are adequate to protect continued solar access for such roof surface.

17.21.105 – Park Place Concept Plan Housing Diversity Standards

A. Purpose

1. To promote a more diverse community through the provision of a variety of housing types.
2. To discourage developments that are dominated by a single type of home or dwelling unit with a narrow range of price points and densities.
3. To encourage “neighborhood-oriented” residential developments that incorporate a variety of housing types, including duplex, tri-plex, quad-plex, cottage clusters, live-work units, townhomes, apartments, and single-family dwelling units in a range of sizes.

B. Applicability of Diversification standards:

1. Diversification standards shall not apply to:

Residential developments that have been approved with modifications per subsection 17.21.025.(B).

Any housing units proposed within the Neighborhood Commercial zone (NC).

Residential development parcels, including parcels part of a phased development, shall provide a minimum mix of housing, based on the size of the development as required in table X :

<u>TABLE X : Minimum Housing Diversity within the Park Place Concept Plan Area</u>	
<u>Net Developable Area*</u>	<u>Required Minimum % of Middle Housing**</u>
<u>0—2 Acres</u>	<u>1 housing type</u>
<u>2 to 10 Acres</u>	<u>15%</u>
<u>10 to 30 Acres</u>	<u>20%</u>
<u>30 Acres+</u>	<u>25%</u>

*The Development Site is based on the Net Developable Area and may comprise multiple parcels or properties. See Definition in OCMC 17.04.810, "Net developable area".

**See Definition in OCMC 17.04.752, "Middle housing" means duplexes, triplexes, quadplexes, townhouses and cottage clusters.

(NOTE – THE FOLLOWING IS NOT PROPOSED CODE LANGUAGE)

POSSIBLE ALTERNATIVE HOUSING DIVERSITY IDEAS:

1. Adopt Vertical Housing Development Zone into the code, like Milwaukie: <https://ecode360.com/43855435> (Milwaukie’s is in Title 3 – Finance).
2. Develop a set of pre-approved housing designs which have reduced review fees if used by builders.

3. Incentivize Middle Housing through scaled SDCs.

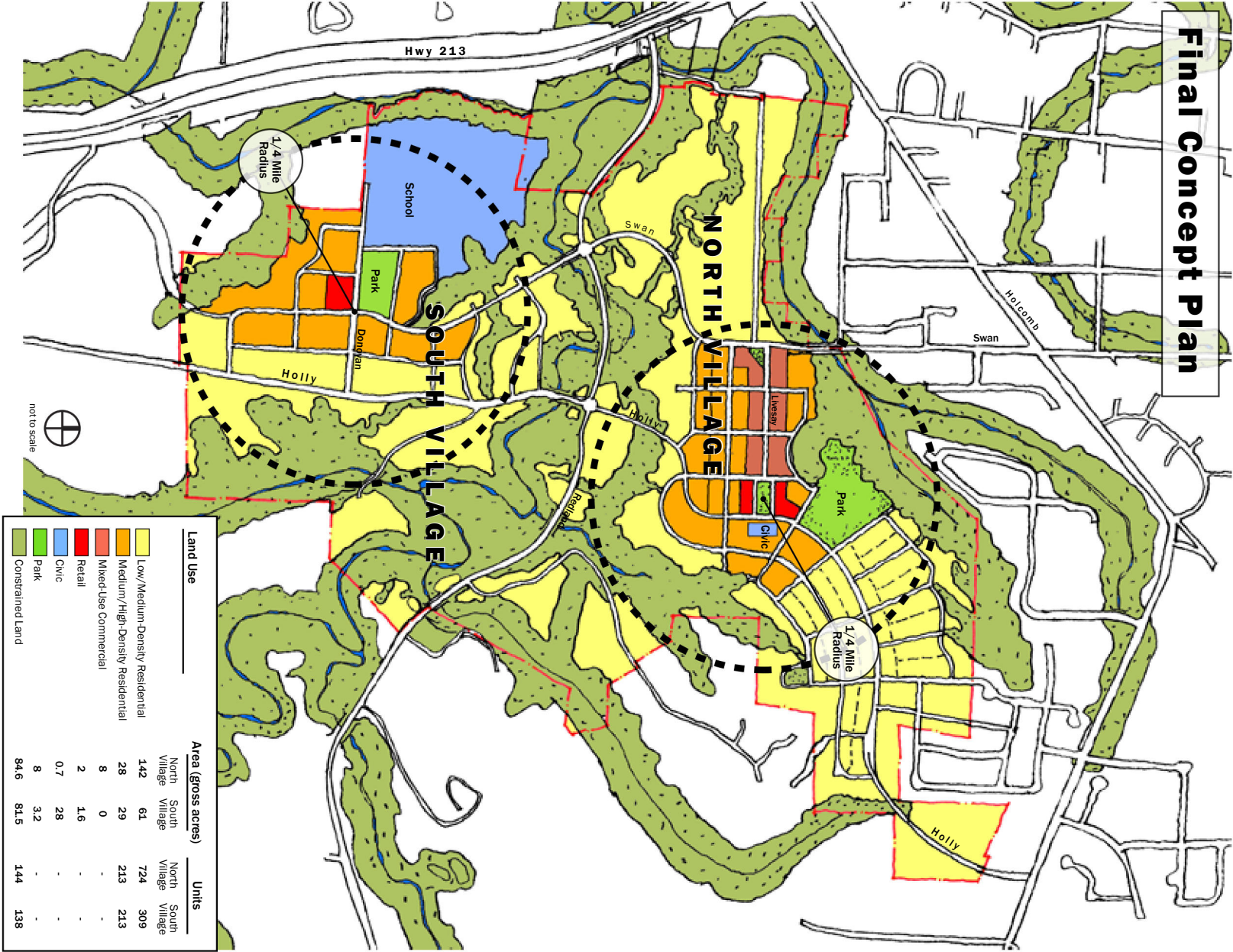


Figure 1-1. Park Place Concept Plan Urban Growth Diagram

This map is for concept planning purposes only. The specific locations of natural resource boundaries, open space, parks, land uses, roads, trails, infrastructure and related improvements may change and is subject to on-site verification and design at the time of development.

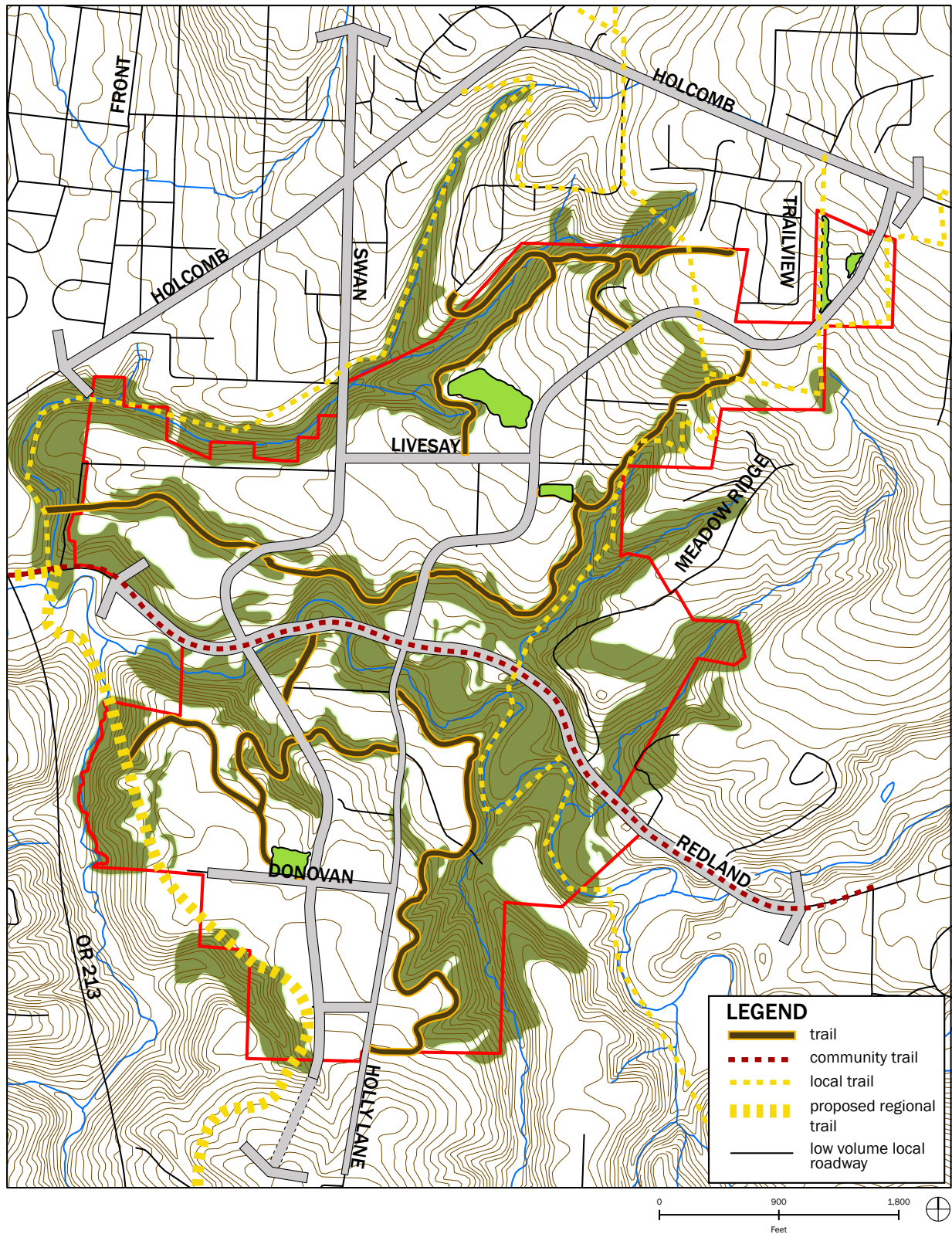


Figure 3-8. Proposed Trail System

This map is for concept planning purposes only. The specific locations of natural resource boundaries, open space, parks, land uses, roads, trails, infrastructure and related improvements may change and is subject to on-site verification and design at the time of development.

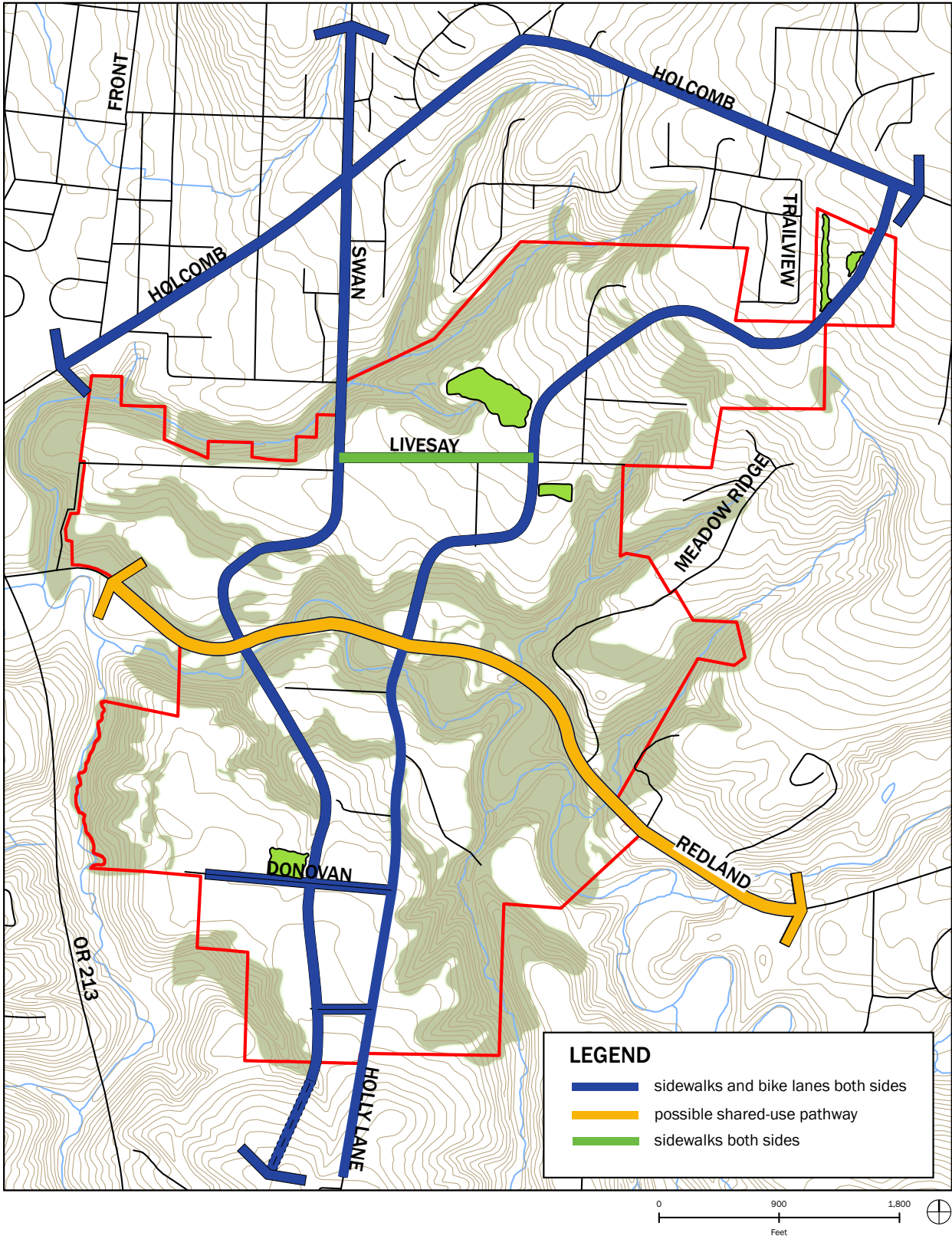


Figure 3-9. Proposed Bicycle and Pedestrian System

This map is for concept planning purposes only. The specific locations of natural resource boundaries, open space, parks, land uses, roads, trails, infrastructure and related improvements may change and is subject to on-site verification and design at the time of development.

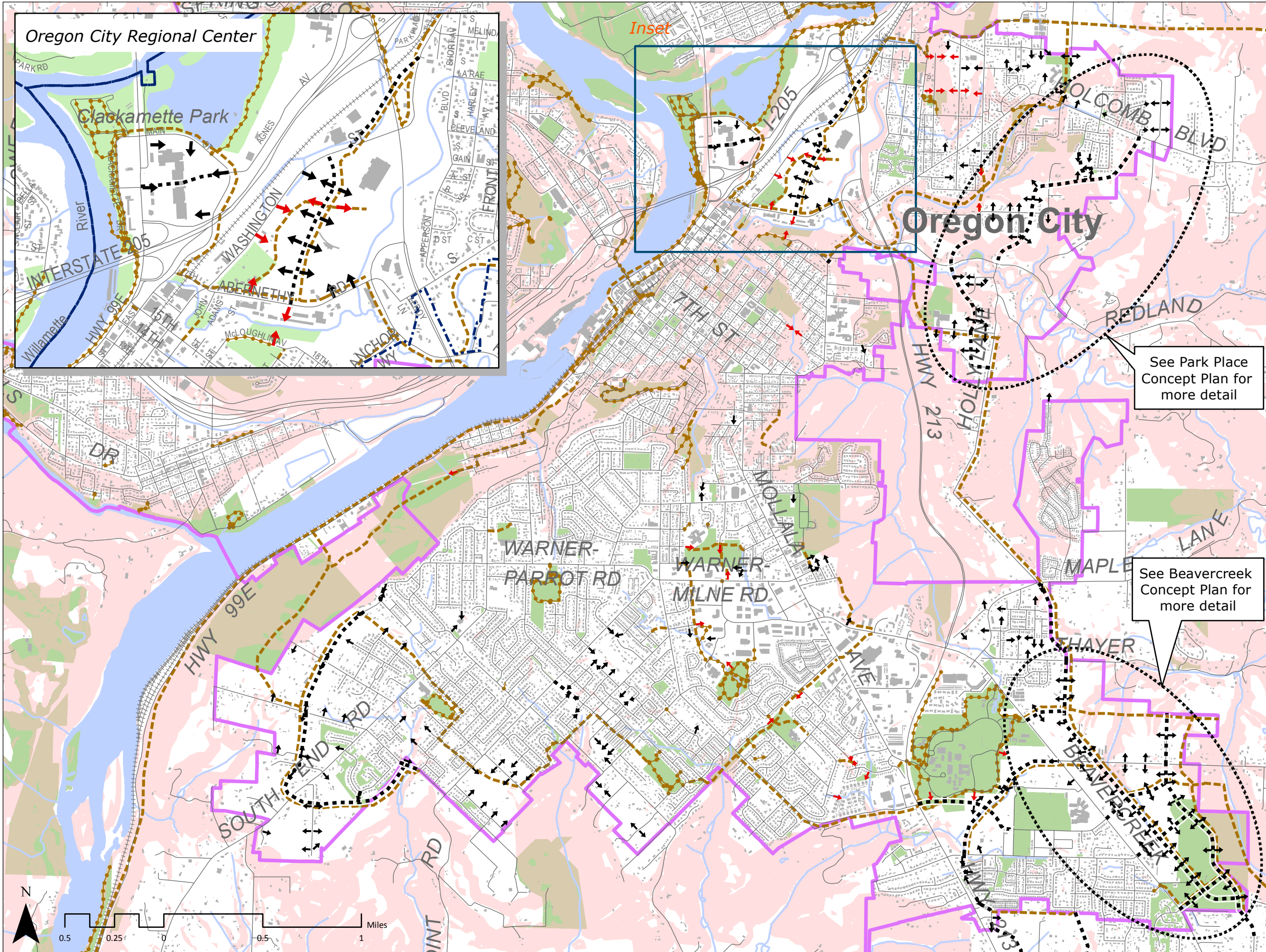


FIGURE 5

Multi-Modal Connectivity Plan

Legend

Street Connectivity

- Existing Street
- Planned Roadway Extension (Conceptual Alignment)
- ↗ Potential Street Extension

Trail Connectivity

- Existing Shared-Use Path
- Planned Shared-Use Path (Conceptual Alignment)
- ↗ Potential Trail Connection

- Steep Slope
- Building
- Stream
- River
- Park/Public Property
- Urban Growth Boundary
- Railroad

See Park Place Concept Plan for more detail

See Beaver Creek Concept Plan for more detail

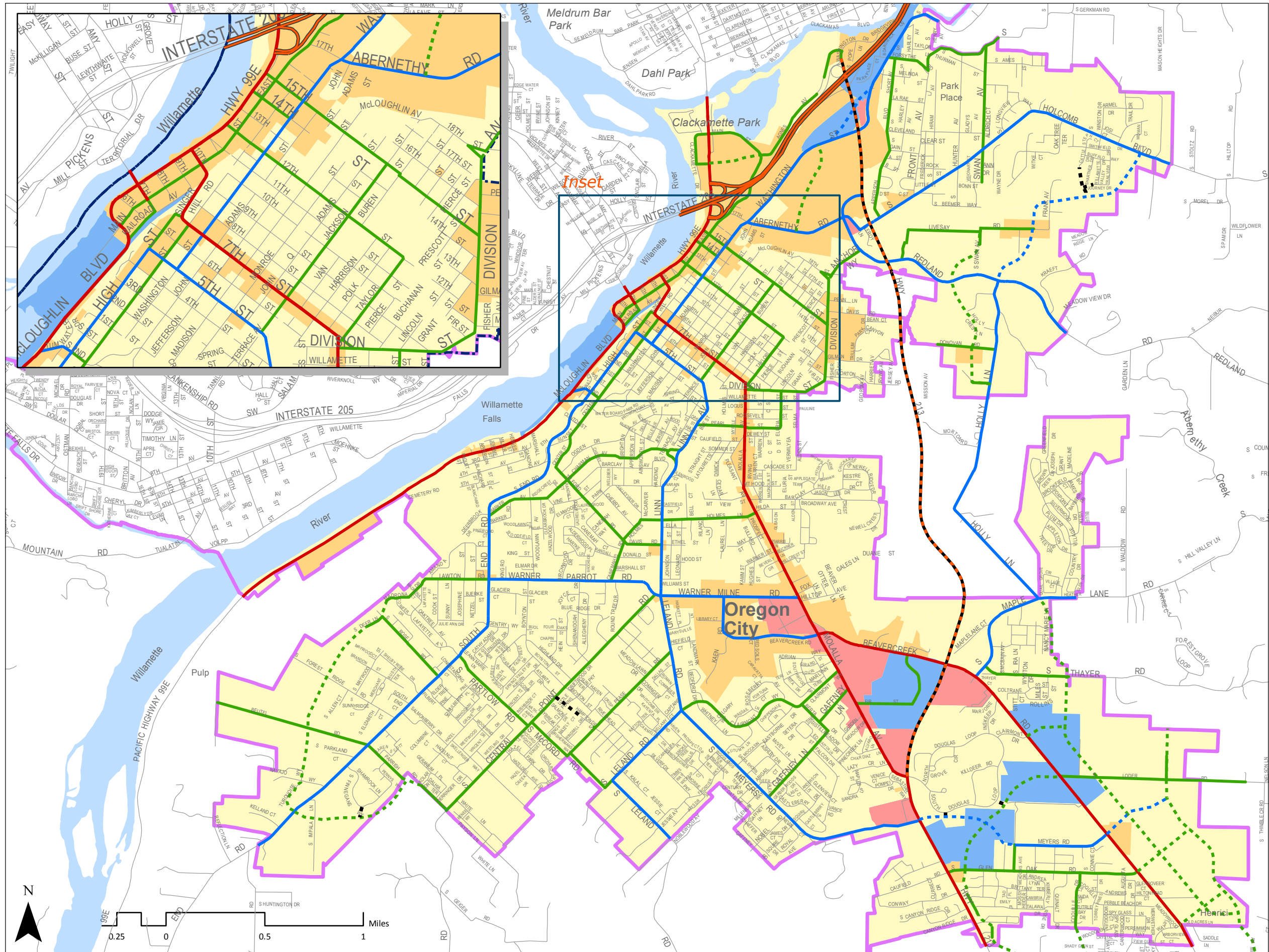


FIGURE 8

Multi-Modal Street System

Legend

Functional Classification

- Freeway
- - - Expressway
- Major Arterial
- Minor Arterial
- Collector
- Local Street

Planned Roadways (Conceptual Alignment)

- - - Planned Minor Arterial
- - - Planned Collector
- - - Planned Local Street

Street Type

- Commercial
- Industrial
- Residential
- Mixed-Use

- City Limit
- Urban Growth Boundary

Oregon City Conceptual Trails Map

Existing and Proposed Trails

LEGEND

METRO REGIONAL TRAILS

- EXISTING TRAIL
- PROPOSED TRAIL
- PROPOSED RIVER TRAIL

EXISTING AND PROPOSED TRAILS

- EXISTING COMMUNITY TRAIL
- PROPOSED COMMUNITY TRAIL
- EXISTING LOCAL TRAIL
- PROPOSED LOCAL TRAIL

TRAILHEADS

- EXISTING BOAT LAUNCH
- PROPOSED BOAT LAUNCH
- EXISTING TRAILHEAD
- PROPOSED TRAILHEAD

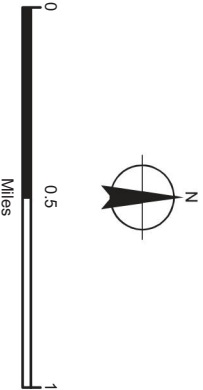
URBAN GROWTH BOUNDARY

OREGON CITY LIMITS

PARKS

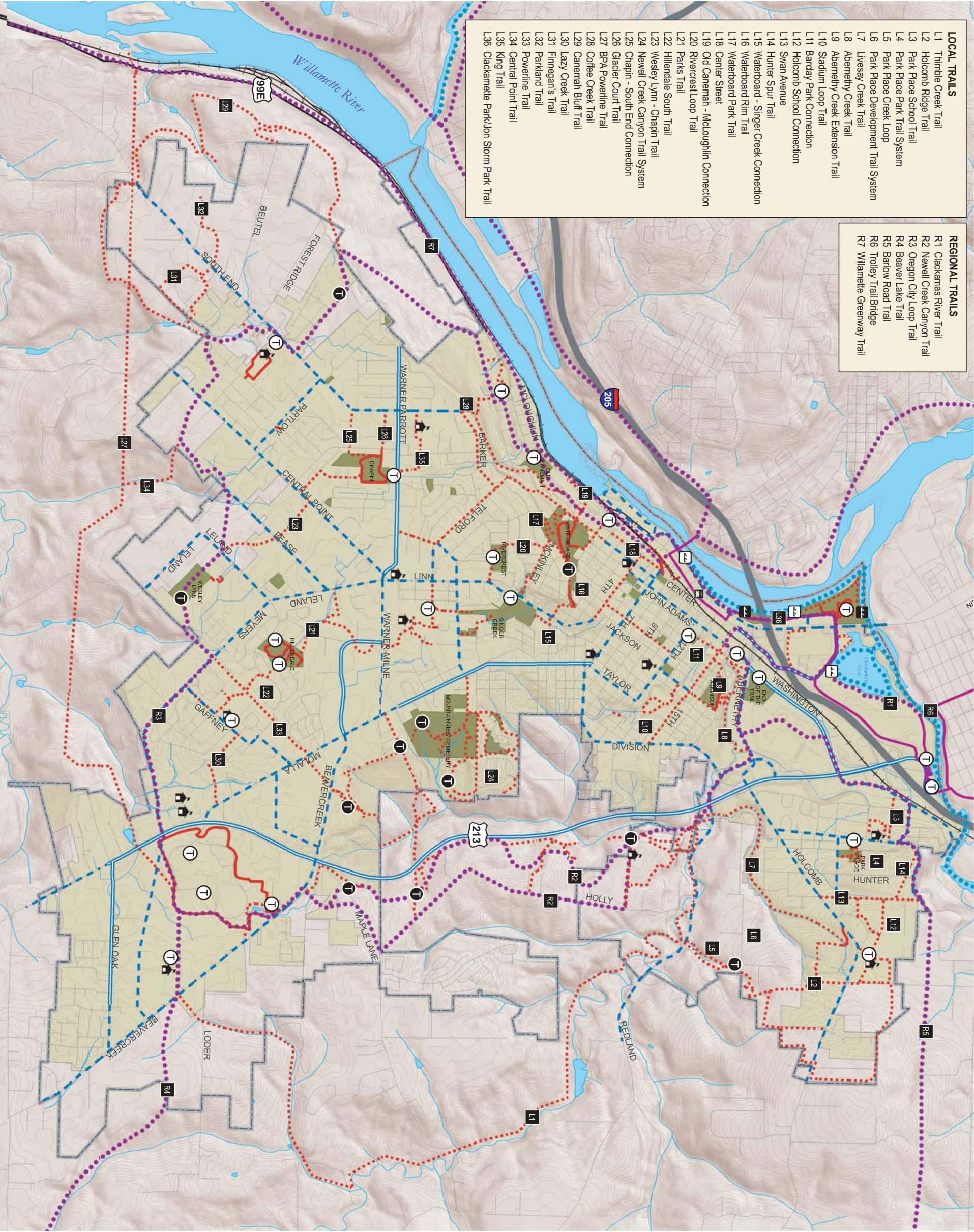
SCHOOLS

TRANSIT CENTER



Source: Metro RUS Lite (2003)

Oregon City Geographic Information Systems



LOCAL TRAILS

- L1 Thimble Creek Trail
- L2 Holcomb Ridge Trail
- L3 Park Place School Trail
- L4 Park Place Park Trail System
- L5 Park Place Creek Loop
- L6 Park Place Development Trail System
- L7 Lavesay Creek Trail
- L8 Abernethy Creek Trail
- L9 Abernethy Creek Extension Trail
- L10 Stadium Loop Trail
- L11 Barclay Park Connection
- L12 Holcomb School Connection
- L13 Swan Avenue
- L14 Hunter Spur Trail
- L15 Waterboard - Singer Creek Connection
- L16 Waterboard Rim Trail
- L17 Waterboard Park Trail
- L18 Center Street
- L19 Old Canemah - McLoughlin Connection
- L20 Rivercrest Loop Trail
- L21 Parks Trail
- L22 Hillendale South Trail
- L23 Wesley Lynn - Chapin Trail
- L24 Newell Creek Canyon Trail System
- L25 Chapin - South End Connection
- L26 Glacier Court Trail
- L27 BPA Powerline Trail
- L28 Coffee Creek Trail
- L29 Canemah Bluff Trail
- L30 Lazy Creek Trail
- L31 Finnegan's Trail
- L32 Parkland Trail
- L33 Powerline Trail
- L34 Central Point Trail
- L35 King Trail
- L36 Clackamette Park/Jon Storm Park Trail

REGIONAL TRAILS

- R1 Clackamas River Trail
- R2 Newell Creek Canyon Trail
- R3 Oregon City Loop Trail
- R4 Beaver Lake Trail
- R5 Barlow Road Trail
- R6 Trolley Trail Bridge
- R7 Willamette Greenway Trail

DATE 4/9/2024



MCLOUGHLIN BOULEVARD ENHANCEMENTS **10TH STREET TO TUMWATA VILLAGE**

K22142 WILLAMETTE FALLS PATH/OR99E ENHANCEMENT 10TH ST. – RAILROAD AVE
OREGON CITY

Update

- Technical Review of “Most Promising” Alternatives
- Structural and Constructability Screening
 - Determine technical feasibility of the initial three most promising alternatives
- Revised “Most Promising” Alternatives
 - Conventional Viaduct + 2 Signature Spans
 - Long Span
- Next Steps
 - May 15 City Commission Direction



Purpose and Need

- The purpose of the Project is to create a shared-use path and streetscape that enhances safety for all transportation modes and bridges the missing link for people walking and biking on McLoughlin Boulevard between 10th Street and the planned open space including the tumwata village development.
 - Gap in safe, comfortable facilities
 - Disjointed and underutilized waterfront
 - Support Oregon City's tourism, economic, and community development goals



An aerial photograph showing a river crossing. A concrete viaduct with a truss section spans the river. Below the viaduct, a multi-lane road runs horizontally. A yellow line, representing a proposed path, follows the road and then curves to the left. A white text box with the label 'Path 30' offset from viaduct' has two white arrows pointing to the yellow line, indicating its distance from the viaduct structure.

Path 30' offset from viaduct

Alternative 1B: Full External (Refined)

Alternative 1D: Partial External (North Tie in)

Constrained ROW

Path 30' offset from viaduct





Constrained ROW

Path 30' offset from viaduct

Alternative 1E: Partial External (South Tie-in)

STRUCTURAL & CONSTRUCTABILITY EVALUATION AND SCREENING



Revised Most Promising Alternatives

Technical analysis of challenges and constraints



Site Context



Site Plan



Structural Assessment

Conventional Viaduct + 2 Signature Spans



Elevation



Signature Spandrel Arch Concept View

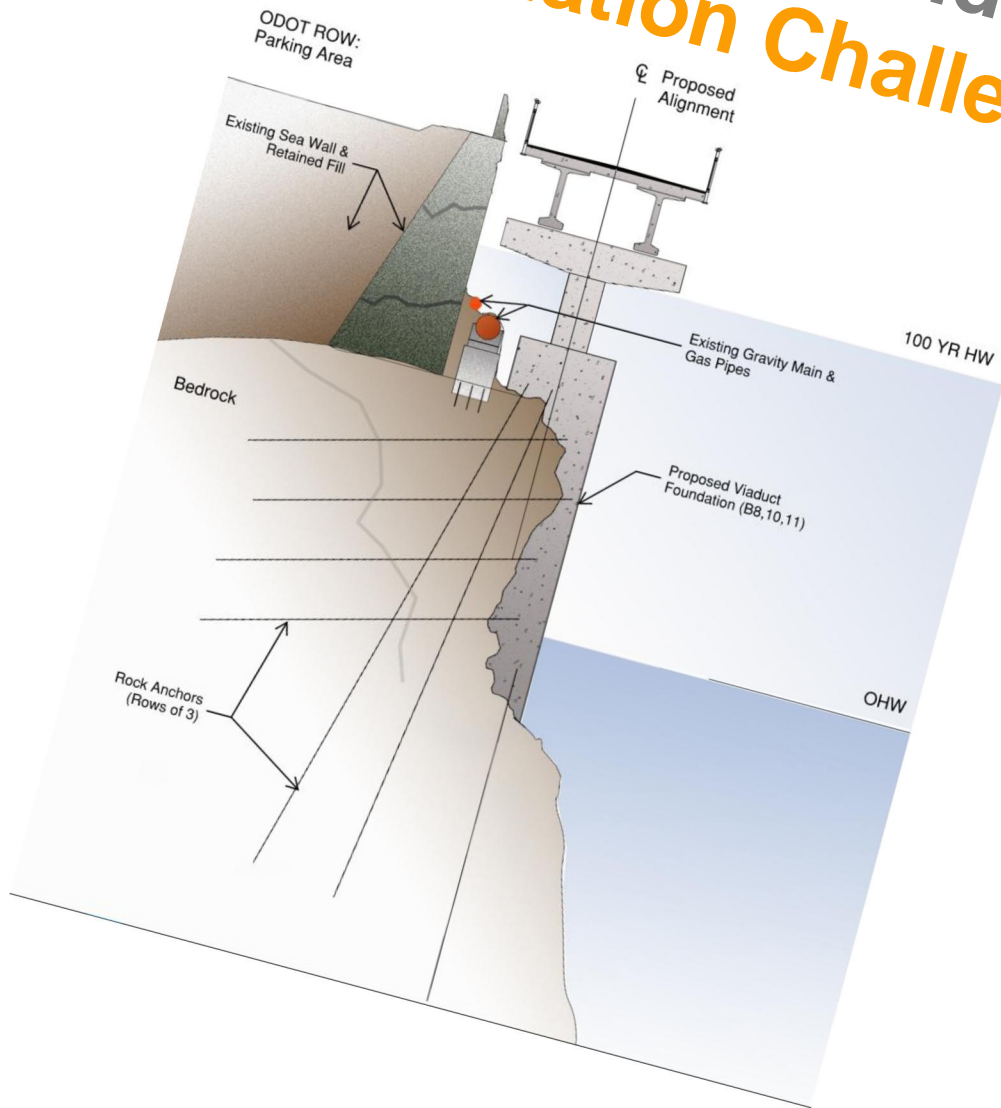


Signature Tied-Arch Concept View



Geotechnical and Foundation Assessment

Foundation Challenges 1

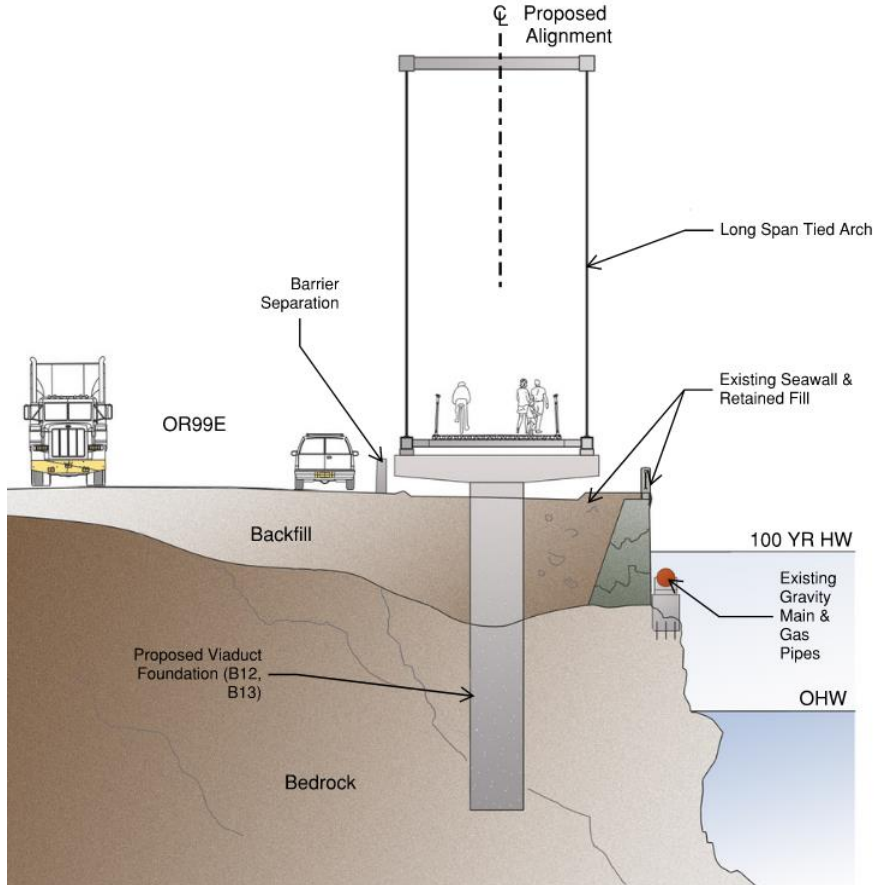


- Foundations and structural supports in the vicinity of the existing arch bridge would require extensive vertical and horizontal anchorage
 - Bents 8, 10, 11: rock anchors drilled to rock outcropping



Geotechnical and Foundation Assessment

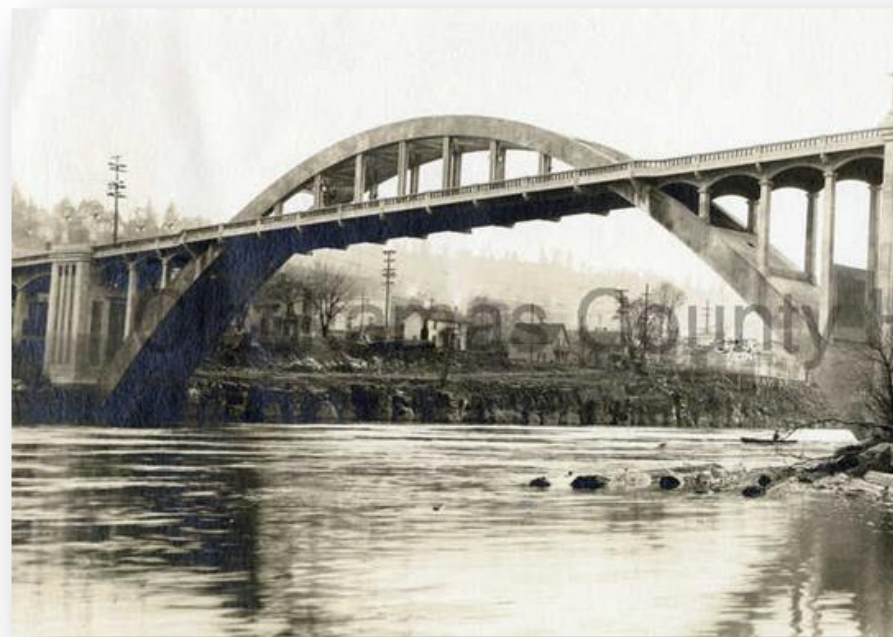
Foundation Challenges 2



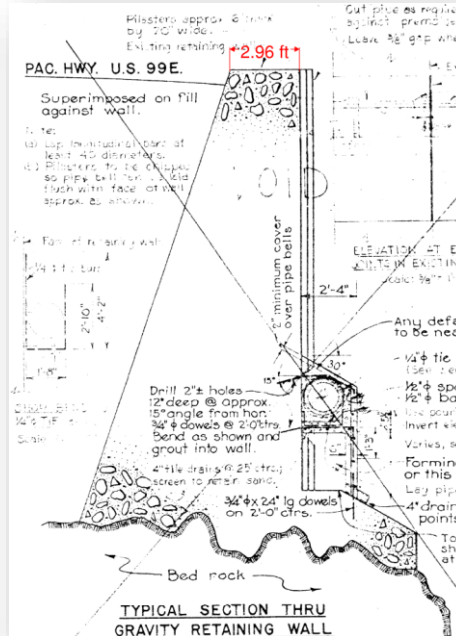
- Foundations and structural supports in the vicinity of the existing arch bridge would require drilled shafts and excavation behind the wall
 - Bent 12
- Potential Excavation impacts to:
 - Historic Arch Bridge
 - Retaining Wall
 - Archeological
 - Unknown subsurface conditions
 - Existing Utilities

McLoughlin Boulevard

Summary: Site Challenges and Constraints



Historic Arch



Existing Seawall



Existing Utilities/Limited Ground



Geotechnical and Foundation Assessment

Foundation Challenges

- The availability of ground for foundations and structural supports south of Bent 11 becomes available near Bent 15, or approximately, where McLoughlin Boulevard curves eastward and as the existing ground and rock outcropping extends away from the seawall at this location



Available Ground At North



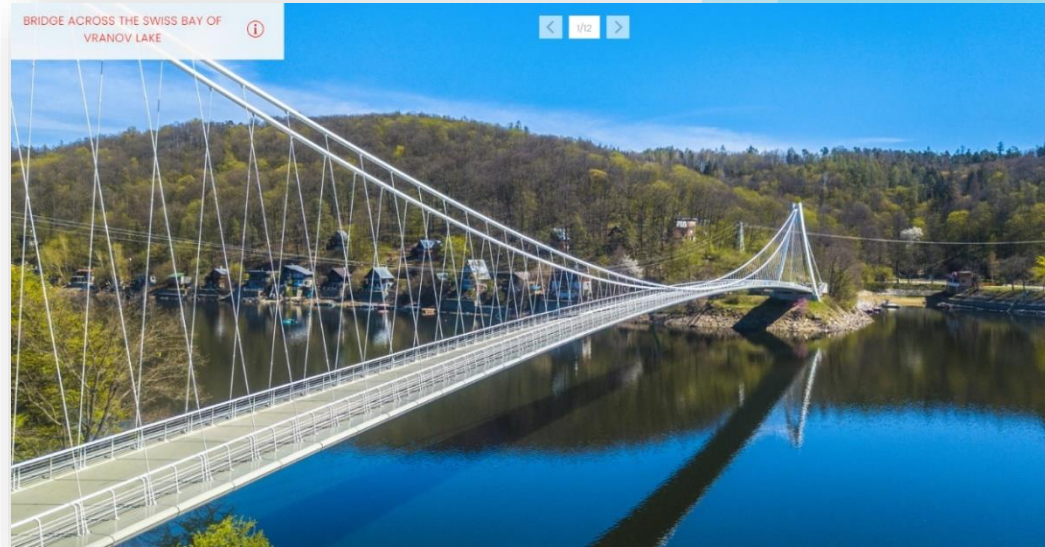
Available Ground At South



Structural Assessment

A Long Span Cable-Supported Alternative

- Addresses extensive foundation challenges, construction access difficulties, traffic control measures, and other constructability challenges
 - Provides a structural support concept that may be able to efficiently and effectively traverse these difficult conditions and leverages the location of improved ground conditions at end of alignment
-
- Manages Risk
 - Bypasses constraints
 - Minimal Foundations
 - Focused Footing locations where available ground exists
 - Superstructure construction without ground access or need for in-water works (work in the dry)

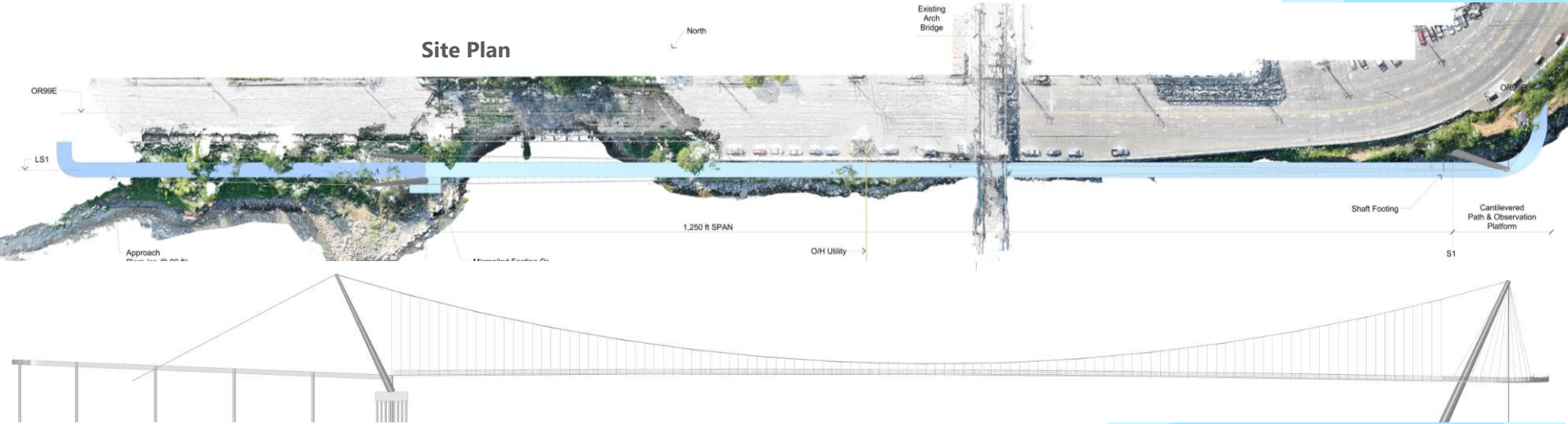


Vranov Lake Suspension Bridge, Source: SHP

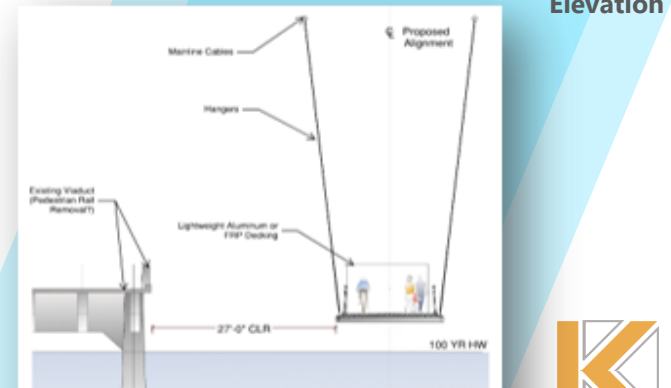


Structural Assessment

Long Span (Full) External Alignment



Long Span Thru Existing Arch



Suspended Deck Section



Summary Long Span Alternative

- Advantages

- Minimized foundations/ excavation locations reduces subsurface unknowns
- Light and shallow Superstructure
- Distant foundations (from Historic Arch)
- Spans between available ground
- Maximum clearances below deck to utilities and river levels
- Minimizes OR99E traffic disruptions
- Prefabricated elements improve construction quality and reduce project duration, disruptions
- Work in the dry with "high-line" access
- Contemporary solution intentionally different than existing historic Arch

- Challenges

- Spanning thru the existing arch
- Above Deck Superstructure
- Larger foundation for towers
- Specialist design & constructor to build



View of the Falls



Long Span



Conventional Viaduct + 2 Signature Spans



Long Span



Conventional Viaduct + 2 Signature Spans





Long Span



Conventional Viaduct + 2 Signature Spans

ADDITIONAL CONSIDERATIONS FOR MOST PROMISING ALTERNATIVES



Placemaking & Riverfront Activation

- **Park Opportunities**
 - Create a green, linear park between 6th and 8th Streets
 - Landscaping, benches, picnic tables, bike parking
 - Community space and programming opportunity



Source: Secret NYC



Placemaking & Riverfront Activation

- **Path Amenities**

- Bulb-outs
- Landmarks
- Lighting
- Wayfinding
- Materials
- Landscaping
- Boardwalk



Source: iLight Technologies, Inc.



Source: CODAworx



Source: Steven Kroidsma.



Source: SBP

Placemaking & Riverfront Activation

- **Historic 8th Street Dock**
 - Historic dock at 8th Street was damaged & removed
 - Rebuild the dock to create a hub for swimming, fishing, and other recreational activities
 - Visually tie into 8th Street undercrossing
- **Frog Ferry**
 - Initiative to bring passenger ferry service from Vancouver, WA through Portland to Oregon City
 - If future ferry service comes to Oregon City, the service could be integrated with the 8th Street dock



Route



Grade Separated Undercrossing

9th Street Undercrossing



Project Schedule

	TM 1 – Corridor Vision	July 2023
	Purpose and Need Statement	September 2023
	TM 2 – Evaluation Criteria & Performance Measures	September 2023
	TM 3 – Plans and Policies Review	September 2023
	TM 4 – Alternative Concepts	October 2023
	TM 5 – Alternative Safety & Active Transportation Analysis	December 2024
	TM 6 – Most Promising Alternatives	March 2024
	TM 7 – Preferred Alternative	April-May 2024
	TM 8 – Implementation Plan	August 2024

WE ARE HERE

Summary

- Two feasible and constructable solutions have been identified through technical analysis that mitigate the challenges and constraints of the site.
- If neither solution is supported, the Main Street alternative with streetscape improvements on McLoughlin Boulevard will be advanced.
- Main Street is unlikely to change or see significant enhancements due to right-of-way constraints
- McLoughlin Boulevard will improve frontage between curb and face of buildings, where feasible.



Next Steps

If the City Commission directs the project team to continue designing the preferred alternative, the project team will work to complete the Conceptual Design Study.

- **August 2024** City Commission Meeting- draft Conceptual Design Study.
- **Fall 2024-** Present to the Planning Commission and City Commission for adoption and include an amendment to the Transportation System Plan (TSP) of the conceptual design approach.
- **September 2024**, a Metro Regional Flexible Funds Allocation (RFFA) grant application to fund the next phase of the design work- Deadline **November 2024** based on current information.
- This grant deadline is critical to funding the next steps of this design work. It will not open again for another three (3) years. The current design process was funded by the same funds.



Park Place Concept Plan Code Amendments

Aquilla Hurd-Ravich, Community Development Director

Pete Walter, Planning Manager

Planning Commission Work Session

May 13, 2024



Meeting Objective

- Staff overview of the code revision process
- Planning Commission direction & feedback on OCMC Chapter revisions
 - 17.04 – Definitions
 - 17.10 – Medium Density Residential District
 - 17.21 – Residential Design Standards - PPCP



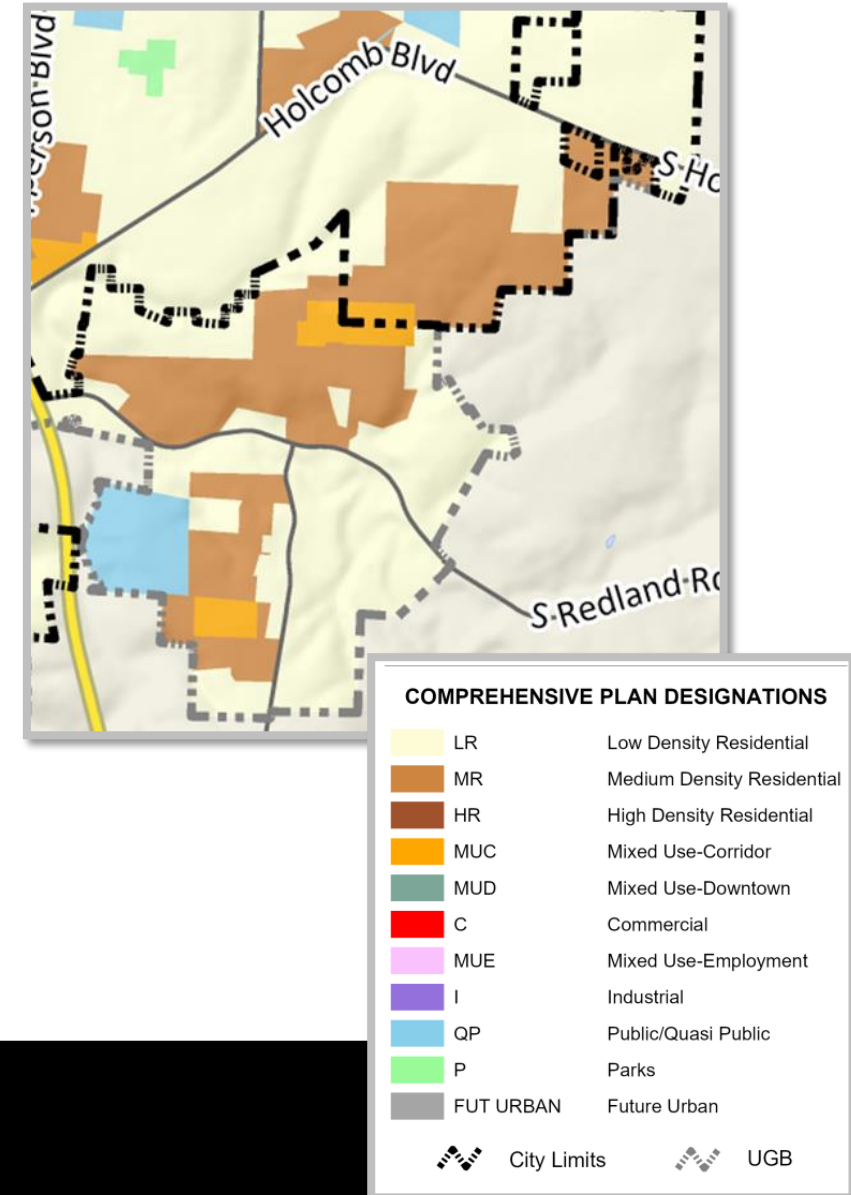
Park Place Concept Plan Boundary



PPCP Code Revisions

Background

- Park Place Concept Plan (PPCP) adopted in 2008
- Code amendments were made at the time to implement the plan
- Since 2008:
 - PPCP envisioned future zone changes and code amendments
 - State land use regulations have changed
 - The City reviewed a master plan application that illuminated where the code needed revisions

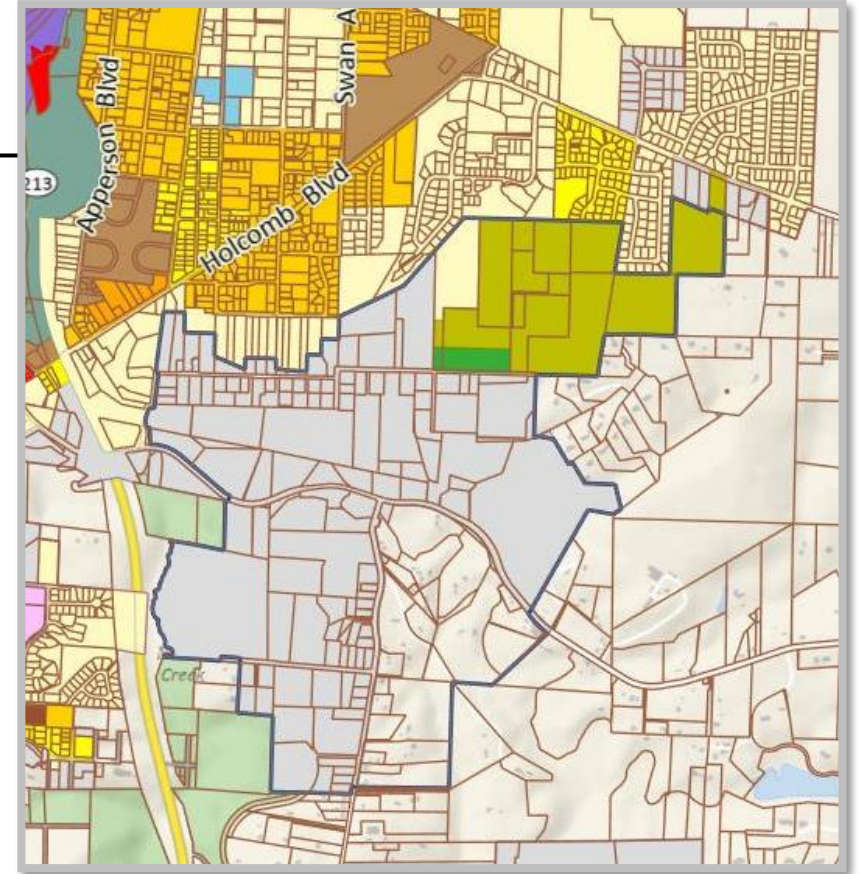


PPCP Code Revisions

Work to date

2008 adoption included:

- Comprehensive Plan amendments to assign plan designations (i.e. low, medium residential and mixed-use corridor)
- Site Plan and Design Review standards
- Geologic Hazard and NROD Overlay District code
- R-5 zone was added to allow for greater diversity of housing types in medium density designations (with R-3.5)
- Neighborhood Commercial was refined to allow more permitted uses, limit the size of stand alone commercial and allow live-work units.



Zoning Designations



PPCP Code Revisions

PPCP Key Elements

1. 2 primary north-south transportation connections
2. 2 mixed-use neighborhoods
3. Commercial nodes
4. Area for civic institution
5. Mix of housing types and affordability
6. System of trails, pedestrian, and bicycle connections
7. “Green” on-site stormwater treatment
8. Protect sensitive areas
9. Solar access orientation
10. Green edges to define neighborhoods
11. Integrates parks and open space into neighborhoods



PPCP Code Revisions

Work to Date

- Reviewed the 11 Key Elements against OCMC, mainly chapter 17- Zoning
 - Implementation memo describes what elements have been codified and where revisions are needed
- Proposed revised code keeping in mind legislative changes since 2008
- Identified revisions to the following chapters:
 1. 17.04 Definitions
 2. 17.10 Medium Density Residential Districts (R-5 and R-3.5)
 3. 17.21 Residential Standards- Park Place Concept Plan
 4. 17.24 Neighborhood Commercial
 5. 17.62 Site Plan and Design Review
 6. 16.08 Land Divisions
 7. 17.65 Master Plan
 8. Transportation System Plan- Trails and multimodal connectivity



PPCP Code Revisions

Process Overview

Legislative process	
Planning Commission Code Review	Spring/Summer 2024
City Commission work session check-in	Summer 2024
Project presentation to CIC/PPNA	Summer/Fall 2024
Planning Commission legislative hearings	Summer/Fall 2024
City Commission adoption hearings	Fall 2024

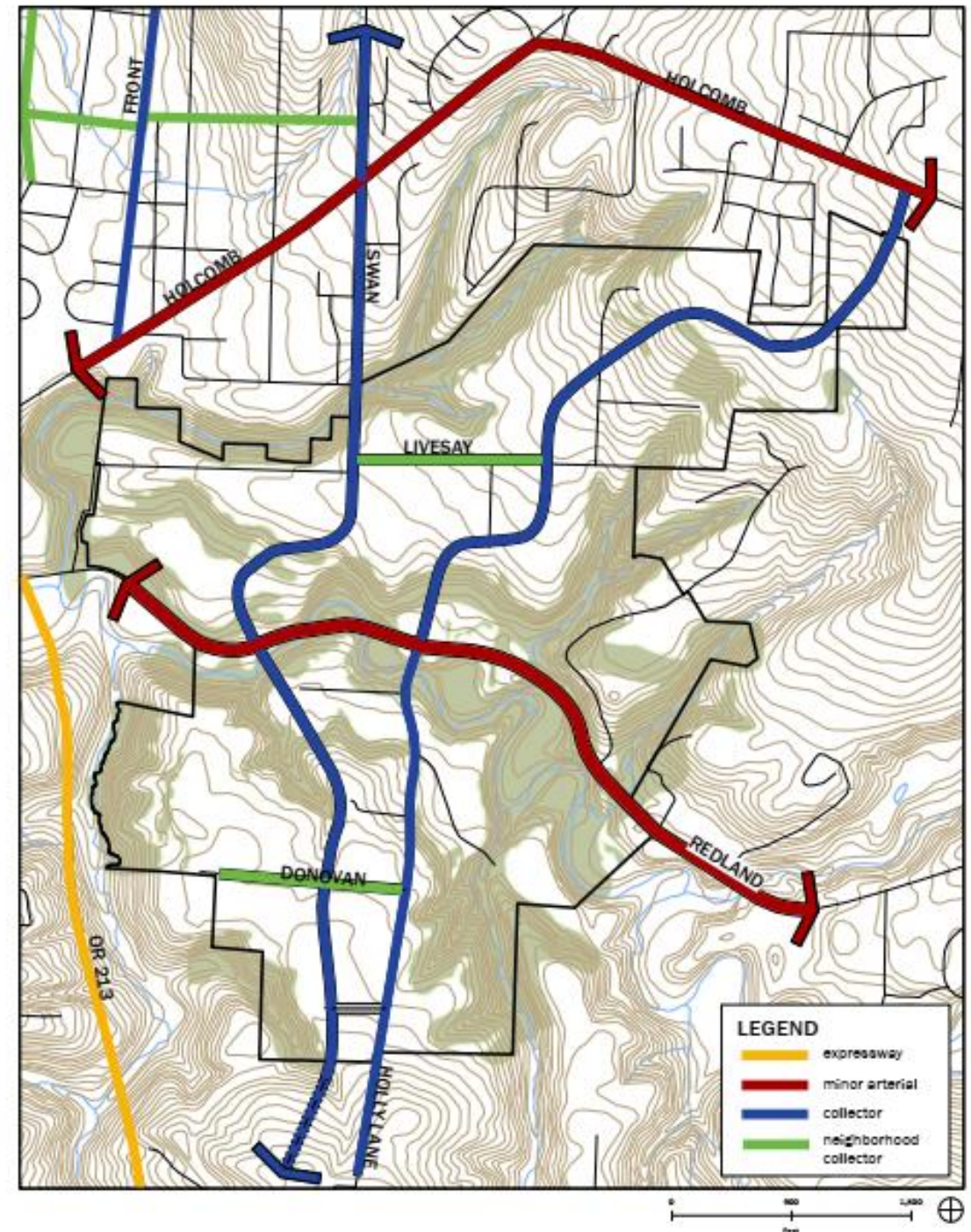


PPCP Code Revisions

PPCP Key Elements

1. Two primary north-south transportation connections

- Holly Lane – Planned Minor Arterial
- Swan Avenue – Planned Collector
- Both projects are adopted in TSP and are designated “Long Term”
- Known Issues: All of Swan Lane and most of Holly Lane are outside of City limits and connect to roads in Clackamas County’s jurisdiction. Clackamas County has not yet adopted these projects in their TSP.



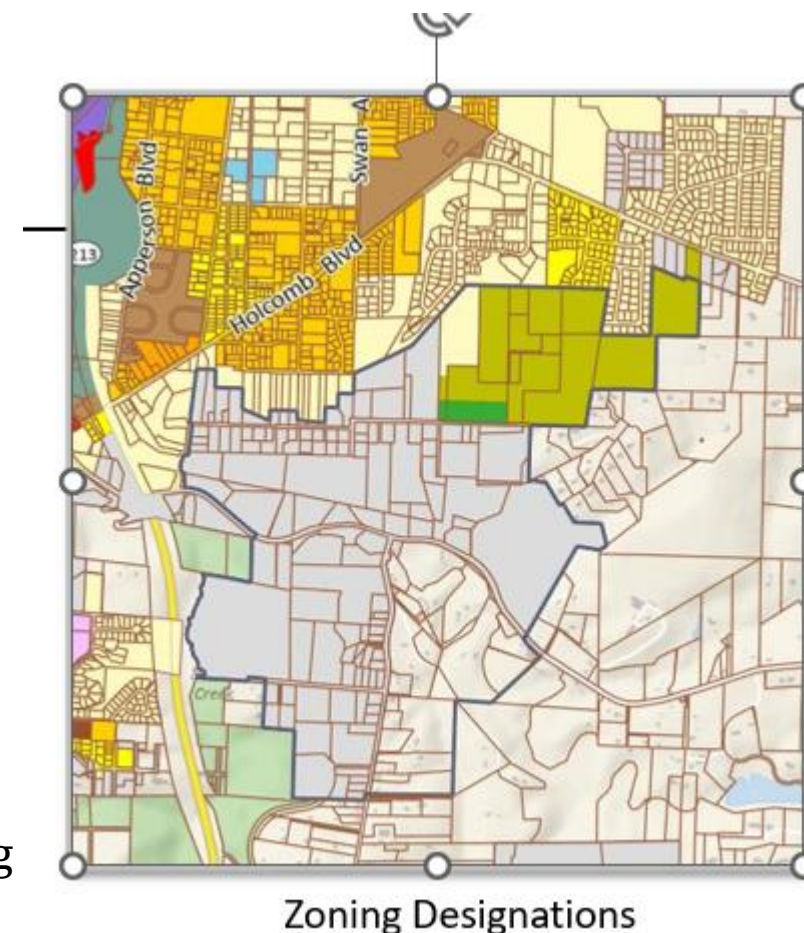
PPCP Code Revisions

PPCP Key Elements

2. Two distinct mixed-use neighborhoods (North Village and South Village) that accommodate 1,459 new dwelling units.

- Implemented through Comprehensive Plan designations and corresponding zoning when annexed to the City:
- | Comp Plan | Zoning | Chapter |
|-----------|----------------|------------------------------------|
| MUC | NC | 17.20 - Neighborhood Commercial |
| LR | R-10, R-8, R-6 | 17.10 - Medium Density Residential |
| MR | R-5, R-3.5 | 17.08 - Low Density Residential |
- OCMC 17.62 – Site Plan and Design Review Process
- OCMC 16.08, 16.10 – Land Divisions, OCMC 16.12 – Public Improvements

Note: Metro requirements obligate the city to adopt minimum densities in zoning districts to meet needed housing capacity.



PPCP Code Revisions

PPCP Key Elements

3. Commercial Nodes

Neighborhood-oriented commercial nodes that integrate commercial land uses, residential land uses, and public open space.

- Implemented through Mixed Use designation and the Neighborhood Commercial (NC Zone)
- Standards for site plan and design review including store front, windows, street-level entrances, streetscape elements such as weather protection and street trees, and restrictions on mid-block driveways to ensure an attractive, walkable environment
- Civic Spaces and allowable uses
- Revisions to NC Zone

Options:

1. Should the city consider constructing a civic “anchor” to fulfill the vision of the Concept Plan and attract other commercial activity?
2. Should the City consider prohibiting or limiting certain uses that take up the NC land? For example storm water facilities or other utilities?



Street trees, on-street parking, pedestrian-scale lighting, and street furniture create interesting places to meet in the community



Taller buildings and a mix of uses provide a desirable sense of enclosure around the civic space in the North Village



PPCP Code Revisions

PPCP Key Elements

4. An area for a new civic institution, such as a library or community center

- Implemented through OCMC 17.24 Neighborhood Commercial which allows civic uses

Proposed Revisions

- Limitations on ground floor residential use near Livesay Road
- Permitted uses such as public, private, non-profit organizations that run museums, art galleries, indoor and outdoor music theater and venues, child-care facilities, health and fitness clubs, clubs and lodges, mobile food units, and outdoor markets.



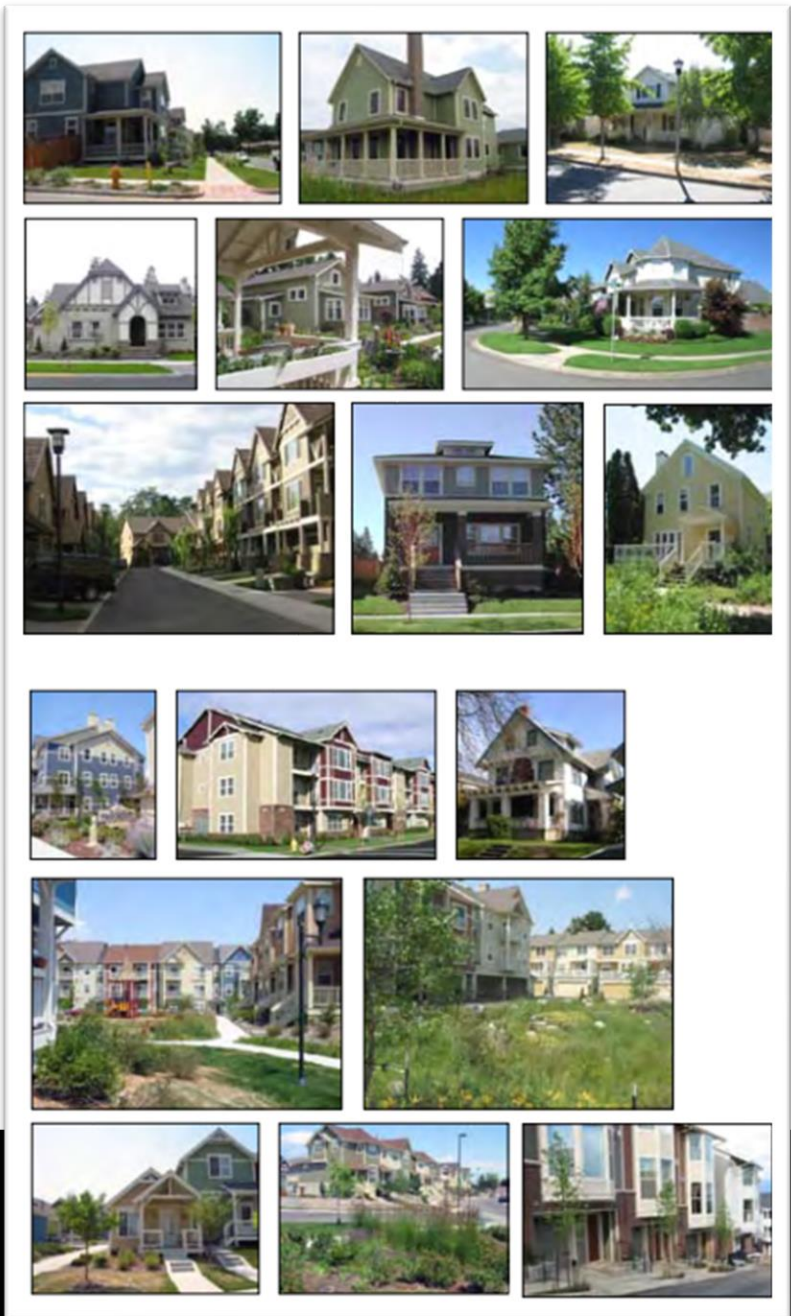
New mixed-use development and civic node in the North Village



PPCP Key Elements

5. A mix of housing types and affordability

- Adopted zones in the Low Density and Medium Density allow for a range of lot sizes and types of housing. The Residential Standards for the Park Place Concept Area (OCMC 17.21) apply design types for residential development.
- Revisions are proposed to Medium Density Zone 17.10 (R-5, R-3.5) for clear and objective standards
 - a. Section 17.10.050(B)(5) is proposed to allow an **affordable housing density bonus through clear and objective standards.**
 - b. Section 17.21.105 **Housing Diversity Requirements are proposed** for a percentage of proposed total housing as middle housing depending on size of development.



PPCP Code Revisions

PPCP Key Elements

6. System of trails, pedestrian, and bicycle connections

Options:

1. Update the TSP with off-street trails identified in the Concept Plan.
2. Update code standards to require proportional dedication of land for trails at the time of subdivision or site plan review.
3. Specific locations of off-street trails, and the ownership and maintenance requirements for these trails, are typically determined during development plan review.

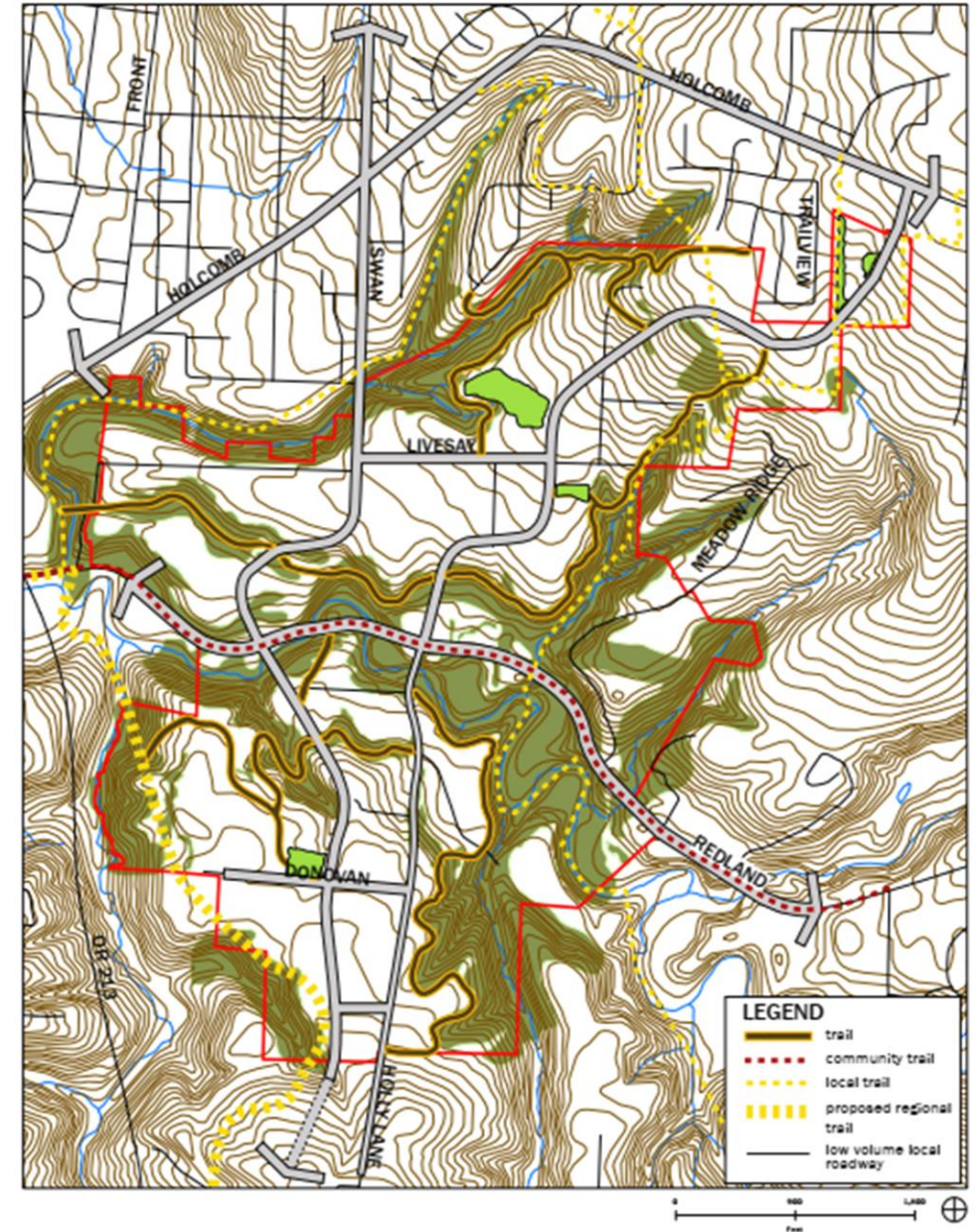
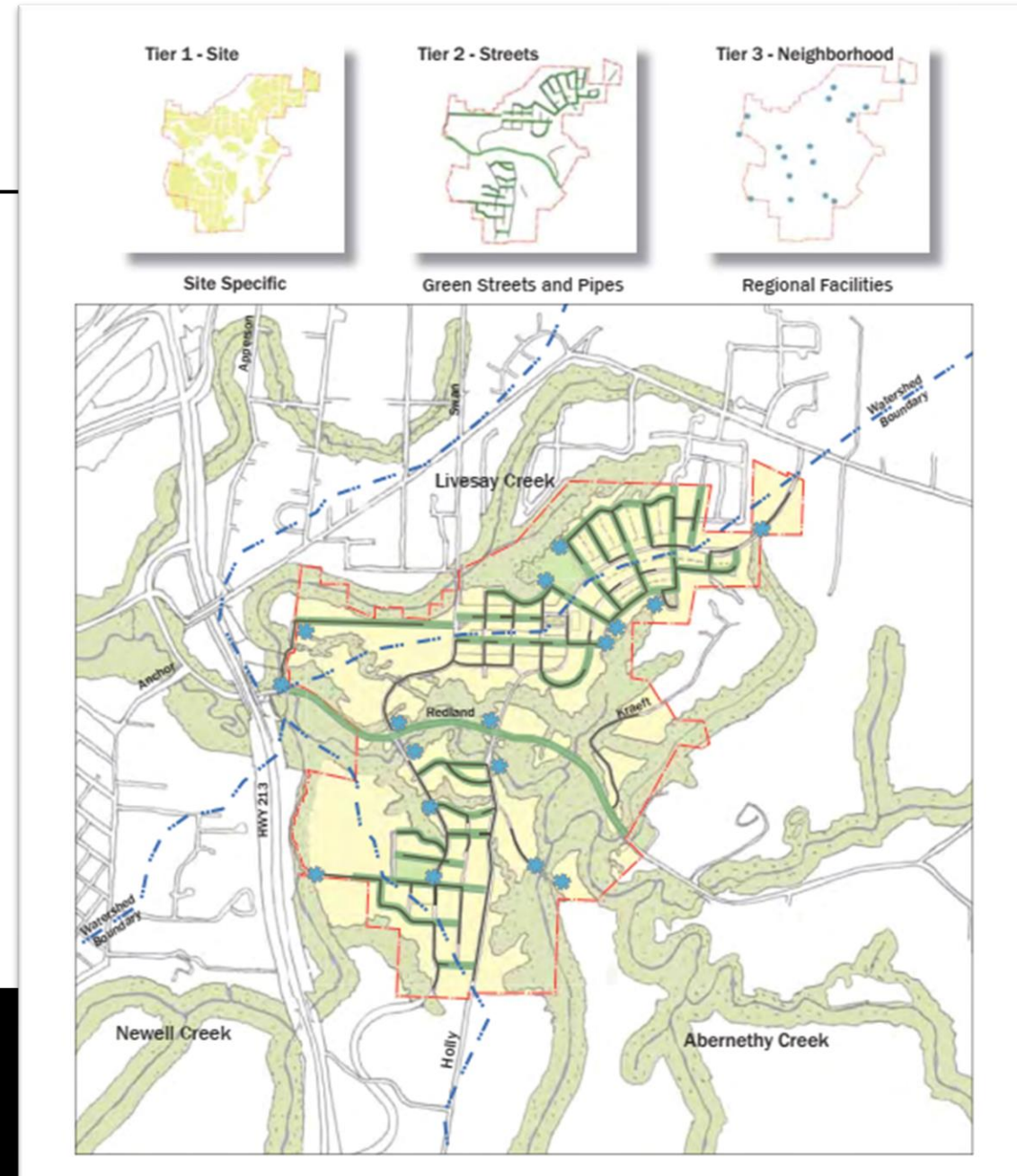


Figure 3-8. Proposed Trail System

PPCP Key Elements

7. “Green” on-site stormwater treatment

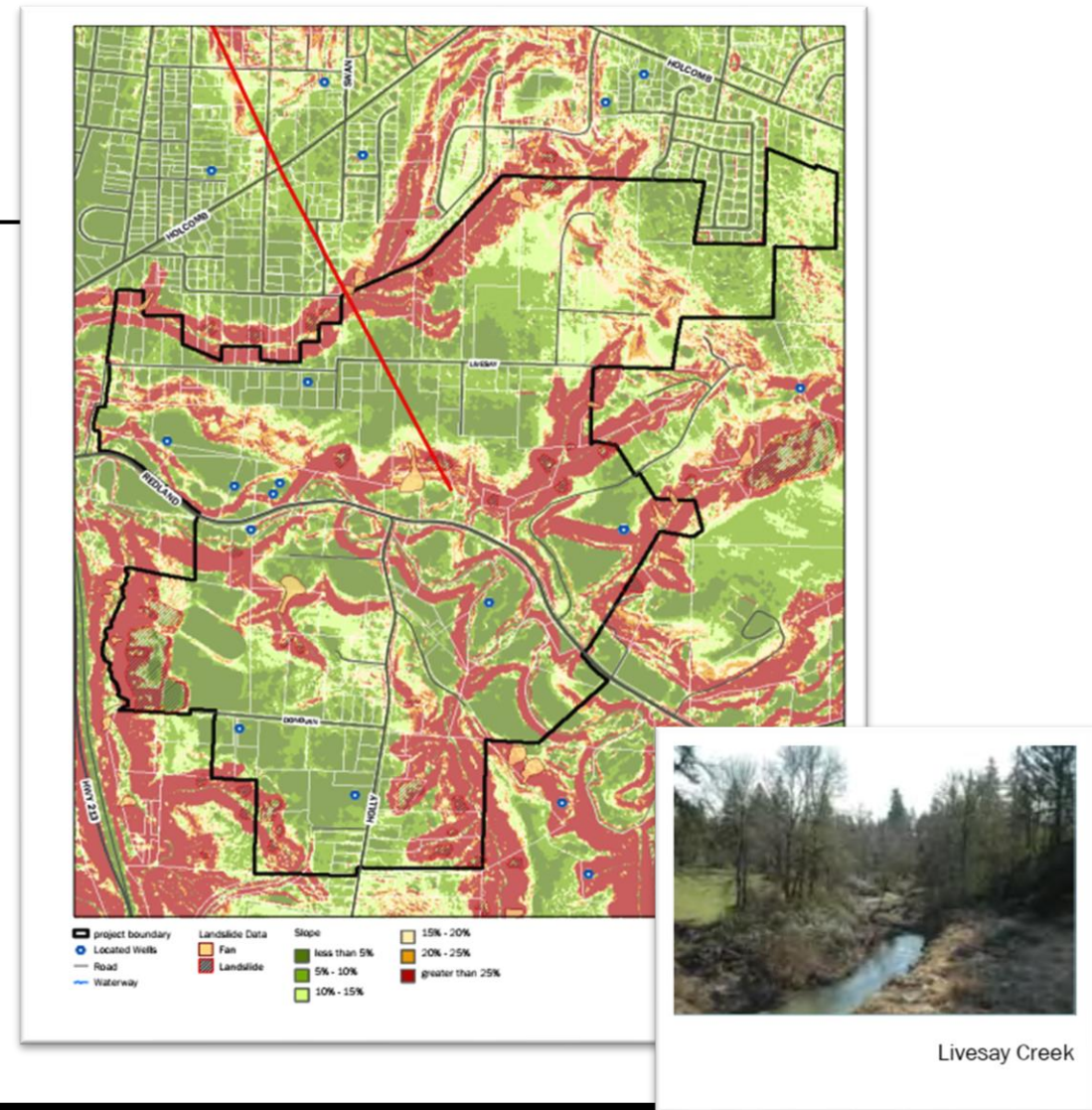
- OCMC 13.12 - Stormwater Management
- Stormwater and Grading Design Standards which emphasize **low-impact development** (LID) practices.
- Use of vegetated swales where slope allows
- The City’s stormwater Management Hierarchy closely matches the desired stormwater management in the PPCP.
- For consistency, make references to these standards in other chapters dealing with development.



PPCP Key Elements

8. Protect sensitive areas, including drainage and steep slopes

- Three chapters in OCMC have been adopted and apply to the PPCP area including Natural Resource Overlay District (OCMC 17.49), Geologic Hazards (OCMC 17.44), and the Flood Management Overlay District (OCMC 17.42).
- The Concept Plan suggested adding definitions for landslide materials, landslide areas, unstable slopes, unstable soils and debris fans based on certain studies included in the Concept Plan. These studies are referenced in Chapter 44 specifically in 17.44.050(A)(1)(a-h). (PPCP p58) OCMC 17.44.050 requires these resources to be used as part of a geologic assessment.



PPCP Code Revisions

PPCP Key Elements

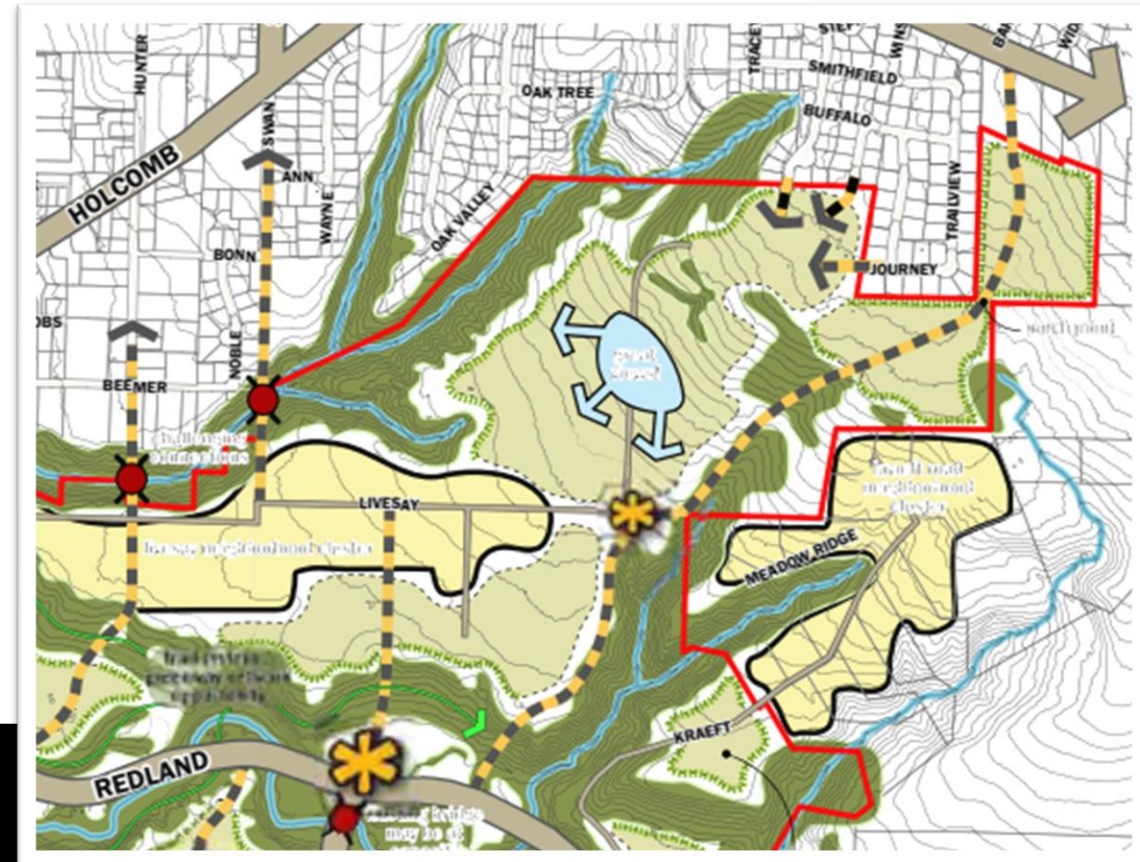
9. Streets and buildings oriented for solar access

“Maximizing solar access provides better daylight and ventilation, opportunities for using renewable energy systems (i.e. solar power) and improves the energy-efficiency of buildings.” (PPCP p 23)

Options:

1. Consider adding solar orientation standards into the code
 - Roof orientation and design
 - Street orientation requirement

- The northeast portion of the area has great views to the south and west. Development layout lends itself to a (east-west) solar orientation.



PPCP Code Revisions

PPCP Key Elements

10. The use of green edges to define neighborhoods and buffer developments

- The PPCP identifies areas with slopes of 25% or more as open space that will remain undeveloped.
- This element is implemented by recognizing the Natural Resource Overlay District and Geologic Hazards Overlay District within the Concept Plan area.
- Density transfers have been codified for the NROD to allow these areas to remain open space.

Proposed Code Revisions:

1. Revisions are proposed to 17.10 Medium Density District (R-5, R-3.5) for clear and objective standards
 - a. Section 17.10.080 *Additional Standards for Park Place Concept Plan* are proposed to provide a **transition area** and **buffer** new development from existing development outside the concept plan area.
 - Requires a transition area contain a combination of **landscaping and screening**.
 - **Minimum lot sizes** are also required to maintain a in order to provide enough room for a landscaped transition area.

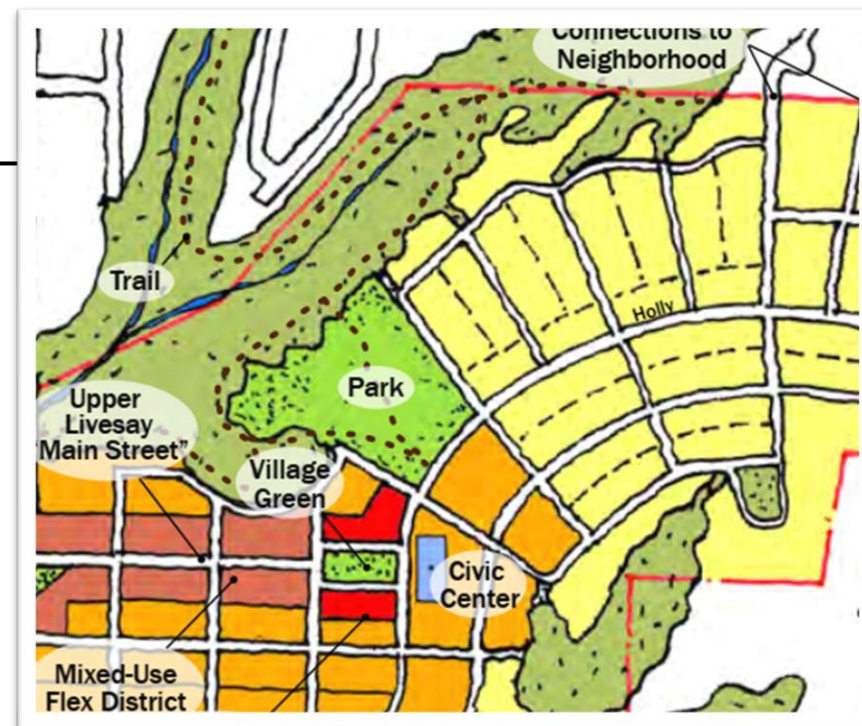


PPCP Code Revisions

PPCP Key Elements

11. Integrates parks and open space into neighborhoods

- Two neighborhood parks, one in the North Village and one in the South Village. The North Village park land need is 8-10 acres and within walking distance of Livesay Main Street.
- The South Village park is 3-5 acres and surrounded by medium/high density residential.
- Revise 17.62.059 to add a new section of code requiring dedication of public park, trail, and open space requirements in Park Place Concept Plan area. Similar revisions are proposed for OCMC 16.08.040 that would require dedication at time of a land division.

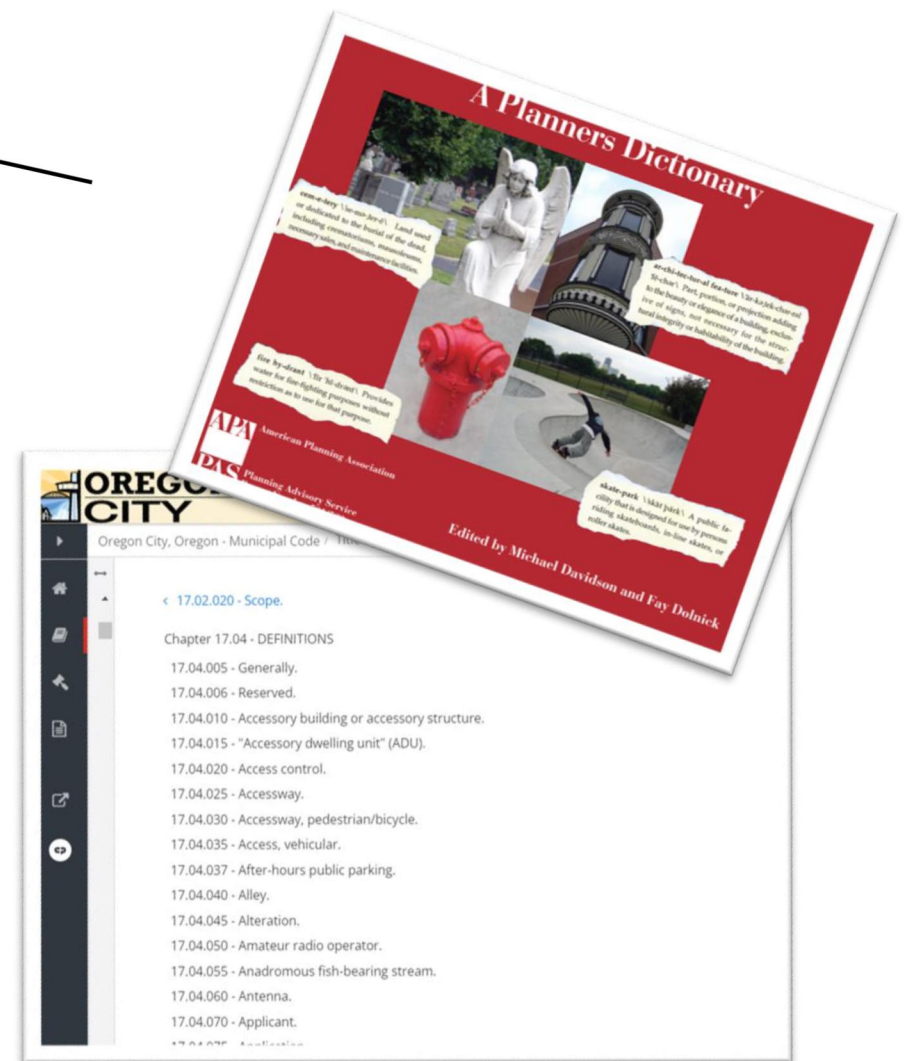



PPCP Code Revisions

17.04 - Definitions

- Site plan / design review and architectural terms
 - awning, canopy, cupola, eco-roof, gazebo, green roof, pergola, plaza, portico, roof pitch, massing.
- Other terms:
 - dedication, distribution, kennel, special event permit, warehouse, wholesale.

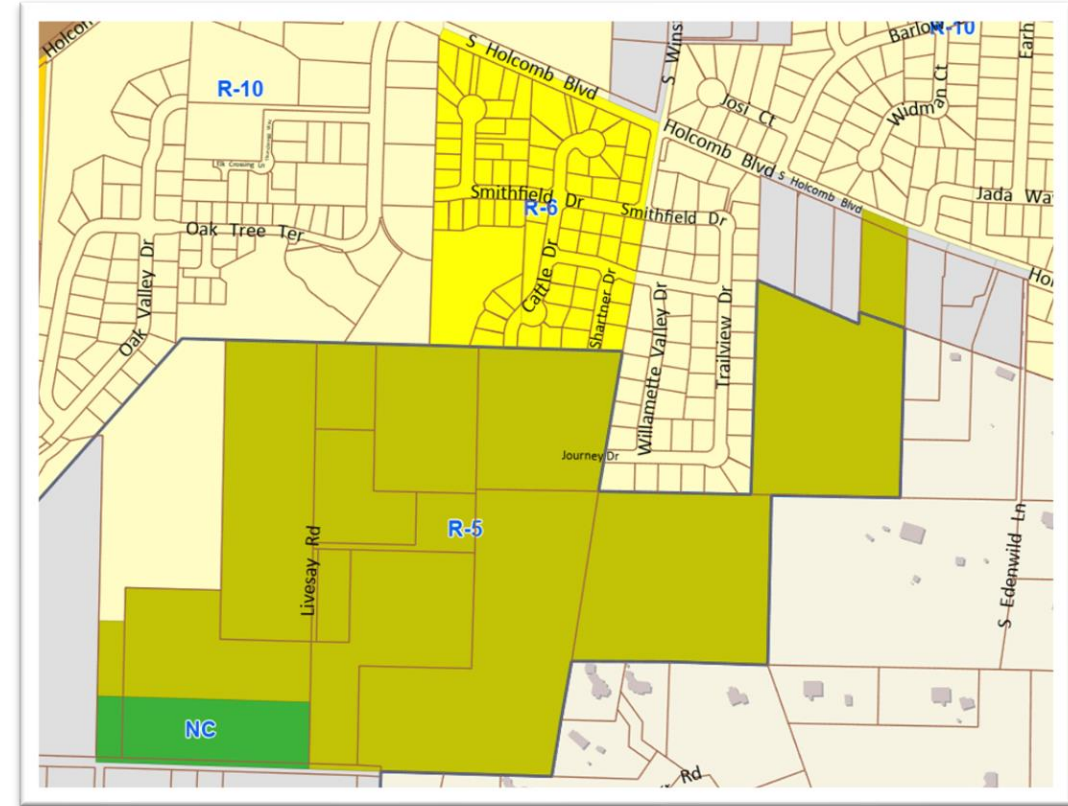
Did we miss anything?



 **PPCP Code Revisions**

17.10 – Medium Density Residential Districts

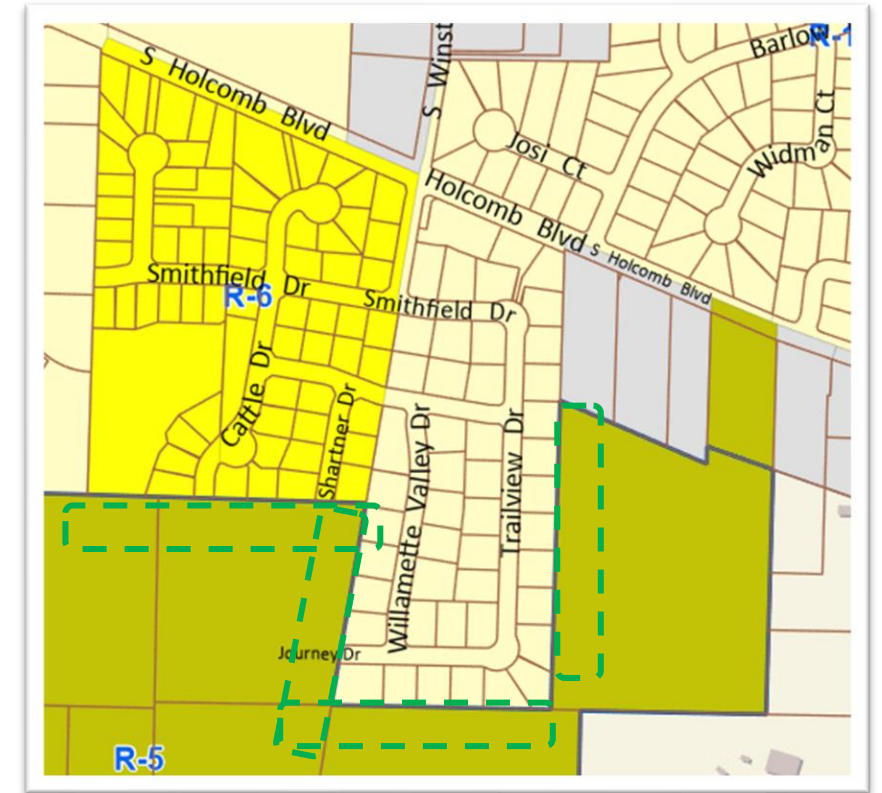
- Middle housing is already permitted (duplex, 3-plex, 4-plex, cottage clusters, townhomes)
- Allow multi-family in R-3.5
 - Subject to site plan and design review standards in OCMC 17.62, Type II review
 - Maximum density 21.8 du / ac
 - 20% increase in density for affordable units (up to a maximum of 26.2 / acre)



17.10 – Medium Density Residential Districts

Proposed Revisions

- Transition new development at edges of the PPCP boundary
- Residential uses, roads, parks, trails and open space, permitted, no commercial or mixed-use
- Minimum lot sizes abutting existing development outside of the PPCP boundary
 - Single Family Detached - 5000 s.f. (existing code)
 - Single Family Attached Townhomes - 1500 s.f. (existing code)
- Proposed Revision
 - 40' separation between existing dwellings and new dwellings
 - 20' wide perimeter landscape buffer



17.21 – Residential Design

- Proposed Revisions to remove discretion
- Increased design elements to improve visual interest and compatibility
 - Roof design and pitch
 - Massing
 - Porches
 - Pedestrian connection
 - Architectural details
 - Materials
 - Windows
 - Garages
 - Accessory structures
 - Solar access



17.21.090 – Garage Standard

- Garages shall be detached, side entry or rear entry. For side entry garages: The garage area shall not be located in front of the living area.
- Proposed revision to allow a Type II modification to Garage Orientation standard for existing topographic or geologic conditions.
- The standard would not apply to lots within the Geologic Hazard Overlay district.



17.21.105 – Residential Diversity

- Requires a minimum % of units of middle housing

Net developable area	Required % middle housing units
0 - 2 acres	1 housing type
2 - 10 acres	15%
10 – 30 acres	20%
30+ acres	25%

- “Middle housing” means duplexes, triplexes, quadplexes, townhouses and cottage clusters.
- Applicable in R-3.5, R-5, R-10 zones within PPCP, not NC



Questions/ Discussion



PPCP Code Revisions

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting

5/13/24

Item Number From Agenda

3

NAME:

Sadie Hammond-Williams

ADDRESS:

Street:

16303, Wayne Dr.

City, State, Zip:

Oregon City OR. 97045

PHONE NUMBER:

503-~~637~~53-5321

E-MAIL ADDRESS:

jackiespina@gmail.com

SIGNATURE:

[Signature]

COMMENT FORM



PLEASE PRINT CLEARLY

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- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting

5-13-2024

Item Number From Agenda

3

NAME:

Jim Nicita

ADDRESS:

Street:

302 Bluff St

City, State, Zip:

OC 97045

PHONE NUMBER:

E-MAIL ADDRESS:

SIGNATURE:

[Signature]

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
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Date of Meeting 5/13/24

Item Number From Agenda 3

NAME: Paulette Merrill

ADDRESS: Street: 16390 Hiram Ave
City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: 503-656-4629

E-MAIL ADDRESS: egm66@comcast.net

SIGNATURE: Paulette Merrill