



*A place where families and businesses thrive.*

<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	_____
MEETING DATE:	_____
FINAL ACTION:	_____

**CITY COUNCIL STAFF REPORT**

**WORK SESSION:**

**TO:** *City Council*

**FROM:** *Jesse VanderZanden, City Manager*

**MEETING DATE:** *November 14, 2016*

**PROJECT TEAM:** *Jon Holan, Community Development Director, Dan Riordan, Senior Planner*

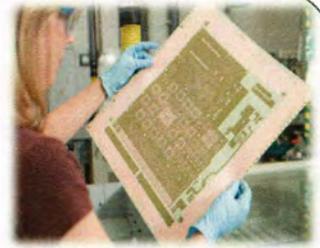
**SUBJECT TITLE:** *Part 1 Work Session on Westside Planning Program*

**ACTION REQUESTED:**  Ordinance  Order  Resolution  Motion  Informational  
*X all that apply*

**ISSUE STATEMENT:** Over the past year and one half, staff has been developing a proposed land use and infrastructure program for the Westside Planning area. This work session is to provide the Council an update on the land use direction made to date. The next work session scheduled for November 28<sup>th</sup> will focus on informing the Council on the infrastructure improvements needed for the area and approaches to funding those improvements.

**ATTACHMENT(s):**  
Power Point presentation

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# Westside Planning Work Session

## Part 1: Land Use

City Council Meeting  
November 14, 2016

*A place where families and businesses thrive.*

# Purpose and Intent

- **Two Work Sessions**
  - Part 1 – tonight
    - Educate Council on Westside Plan and Planning Commission land use direction
  - Part 2 – November 28
    - Focus on infrastructure. Inform Council about infrastructure funding approach being reviewed by the Planning Commission at work session on November 21<sup>st</sup>
- **Why Westside Planning Project – High Priority for Staff**
  - Metro projections indicate over 90% of David Hill area will be developed in less than 10 years - by 2025
  - While land use has been established for many years in David Hill, no infrastructure planning has been conducted
  - Purdin Road area lacks any urban land use or infrastructure planning
  - Obligations to comply with RTP requirements

## Westside Plan

- Develop Refinement Plan for the area
- Obtained \$133,000 Metro Community Planning and Development Grant – received funding in 2014
- Grant paid for consultant technical assistance:
  - SCJ Alliance – lead consultant, transportation, infrastructure, natural resources
  - Urbswork – public input (focus groups and charrettes)
  - PBS Engineering and Environmental - geotech
  - FCS Group – financing
- Staff to prepare plan and necessary amendments to existing documents (Comp Plan, TSP)

# Refinement Plan Requirements

- Refinement Plan – ORS 197.200
- Establish:
  - Land Use Designations
  - Circulation System
  - Areas for Preservation
  - Regulations
    - Sensitive Land Areas
    - Hazardous Areas
  - Overall Infrastructure needs
    - Roads
    - Sewer
    - Water
    - Stormwater
    - Parks
    - Schools
  - Method to finance these needs (except schools)
- Metro Title 11, Planning for New Urban Areas (Purdin Rd.)

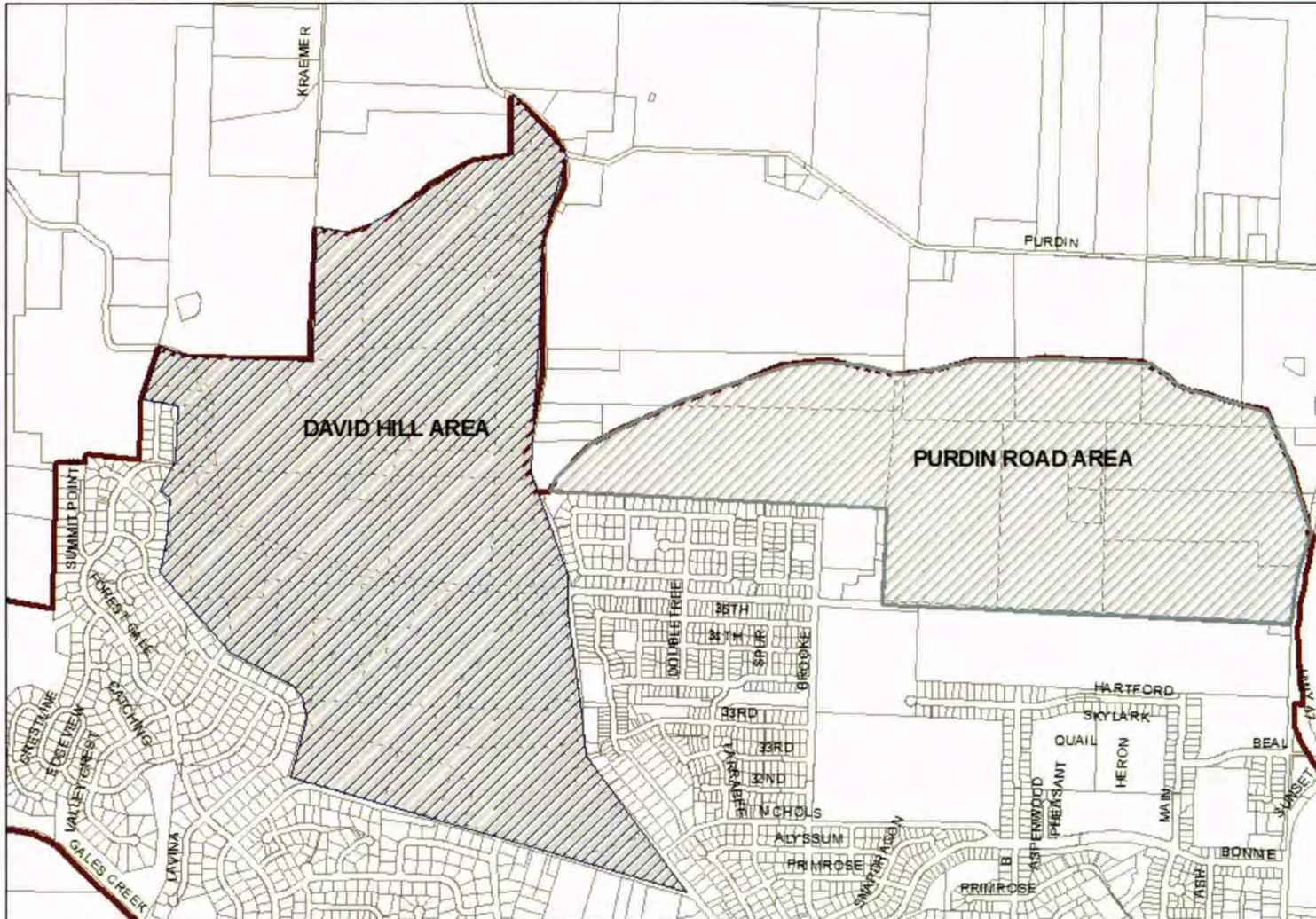
# Planning Framework

Westside Refinement Plan →



# Westside Planning Area

## Forest Grove Westside Planning Project Area



## Process to Date

### **Public** (Focus on Land Use)

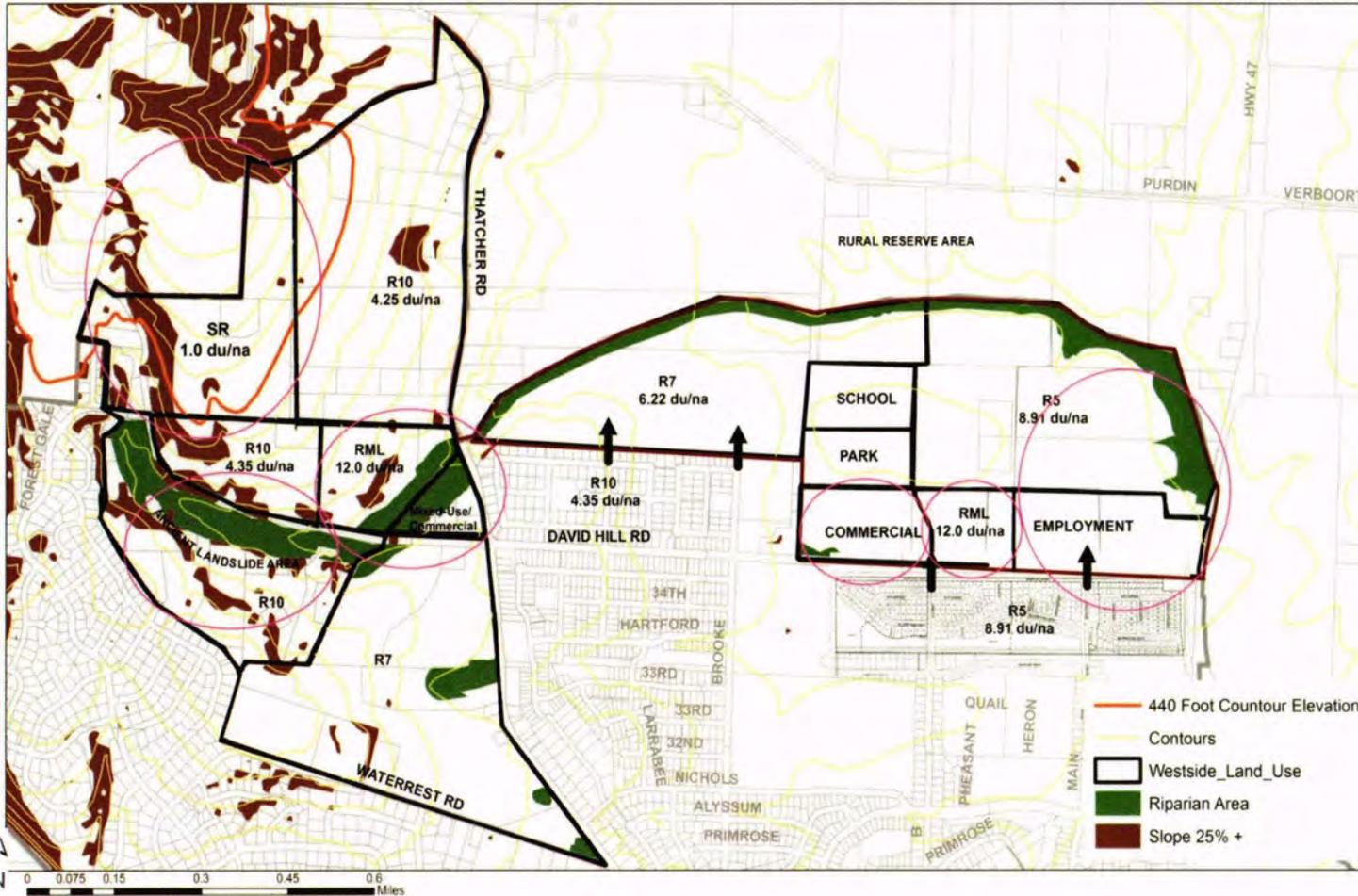
- Stakeholder Interviews
- Two Planning Charrettes
- Planning Commission Work Session – July 6, 2015

### **Technical** (Focus on Infrastructure)

- Background Analysis (on City website)
  - Infrastructure
  - Natural Resources
  - Transportation
  - Geologic and Geotech
- Infrastructure Analysis (on City website)
- Technical Advisory Committee meetings
- Financial Strategy for Infrastructure

# Development Issues

## WESTSIDE PLANNING PROJECT



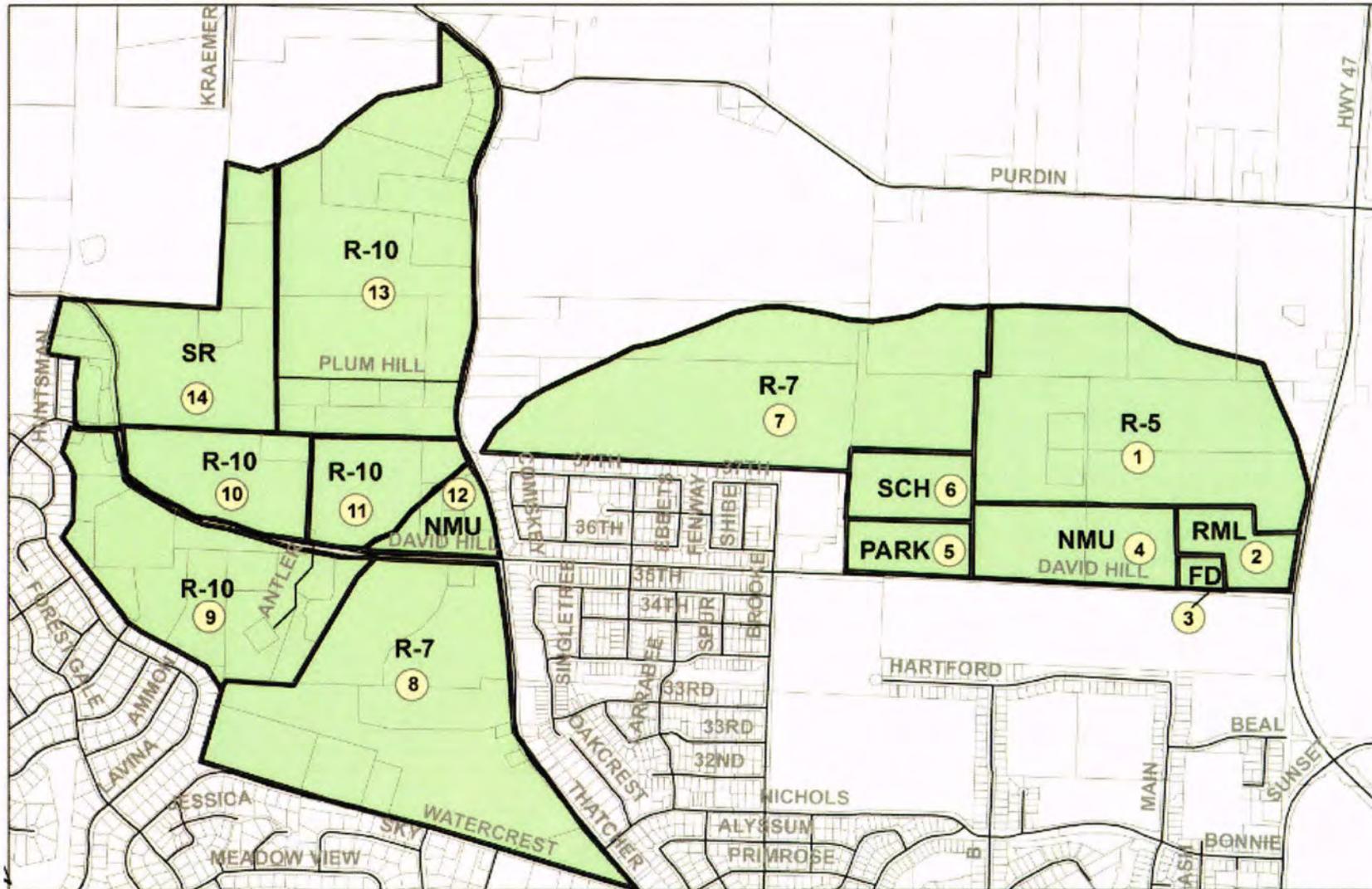
- Stem From PC Meeting 7/6/15

- Both Areas
  - Complete neighborhoods
  - Commercial leakage

- Purdin Road
  - Ind. vs Res
  - School, Parks

- David Hill
  - Landslide
  - Slope and Circulation
  - Suburban Residential (1 unit per acre)/R-10 (4.35 units per acre)
  - View from Town Center/Clustering

# Planning Commission Direction to Staff



**Westside Planning Area  
Dwelling Unit Yield Estimate  
Planning Commission Recommendation**

Analysis Zone	Area	Gross Area (ac.)	Developable Area (ac.)	Net Area (ac.)	Slope Deduction	Current Dwelling Yield	New Dwelling Yield
1	Purdin (R-5)	86.18	71.60	57.28	0%	2	498
2	Purdin (RML)	10.82	10.82	8.66	0%	0	103
3	Fire Station (FD)	2.40	2.40	2.40	0%	0	0
4	Purdin (Mixed-Use/Commercial)	24.63	24.63	19.73	0%	0	140
5	Purdin (Park)	6.00	6.00	6.00	0%	0	0
6	Purdin (School)	10.00	10.00	10.00	0%	0	0
7	Purdin (R-7)	98.62	87.02	69.62	0%	3	433
	<b>Subtotal - Purdin</b>	<b>238.65</b>	<b>212.47</b>	<b>173.69</b>		<b>5</b>	<b>1,174</b>
8	Watercrest (R-7)	99.75	70.63	56.50	10%	221	316
9	South of David Hill (R-10)	57.38	12.99	10.39	20%	36	36
10	North of David Hill - West (R-10)	24.30	17.73	14.18	15%	52	52
11	North of David Hill - East (R-10)	21.42	15.06	12.05	15%	44	44
12	North David Hill (MU-Com)	8.50	3.60	2.90	0%	12	4
13	Thatcher (R-10)	98.66	95.81	76.65	10%	300	300
14	David Hill Suburban Residential	43.12	35.62	28.50	15%	24	24
	<b>Subtotal - David Hill</b>	<b>353.13</b>	<b>251.44</b>	<b>201.17</b>		<b>689</b>	<b>776</b>
	<b>Grand Total</b>	<b>591.78</b>	<b>463.91</b>	<b>374.86</b>		<b>694</b>	<b>1,950</b>

The land area within Thatcher Park and Thatcher Woods has been deducted from the land area. This deduction is approximately 25.18 acres.

## Westside Plan Decision Package (All Require Ordinance Adoption)

- Westside Area Refinement Plan
- Comp Plan amendment (map and text amendment)
- Transportation System Plan amendment (circulation system and cross sections, project list)
- Zoning Map Amendment
- Development Code Amendment – geo-tech requirements, road slope standards

# Westside Plan Next Steps

- December 6<sup>th</sup> and January 3<sup>rd</sup> (if needed) – Planning Commission work session on infrastructure and financing strategy
- November 28<sup>th</sup> – City Council work session on overview of infrastructure and financing strategies
- February to April – Planning Commission public hearings for Westside Plan recommendation
- May to June – City Council public hearing for Westside Plan adoption
- Submittal to DLCD and Metro
- Remainder 2017 – Adoption of Implementation Measures
  - Revised SDC's
  - City Financing of initial improvements (if needed)
  - Master Plan amendments (Water, Sewer and Stormwater)