



Westside Planning Work Session #1

Land Use

City Council Meeting
November 14, 2016

Purpose and Intent

- Two Work Sessions
 - Part 1 – tonight
 - Educate Council on process and Planning Commission land use direction
 - Part 2 – November 28
 - Focus on infrastructure
 - Inform Council about infrastructure financing approach being reviewed by the Planning Commission at work session on November 21st
- Why Westside Planning Project – High Priority for Staff
 - Metro projections indicate over 90% of David Hill area will be developed 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

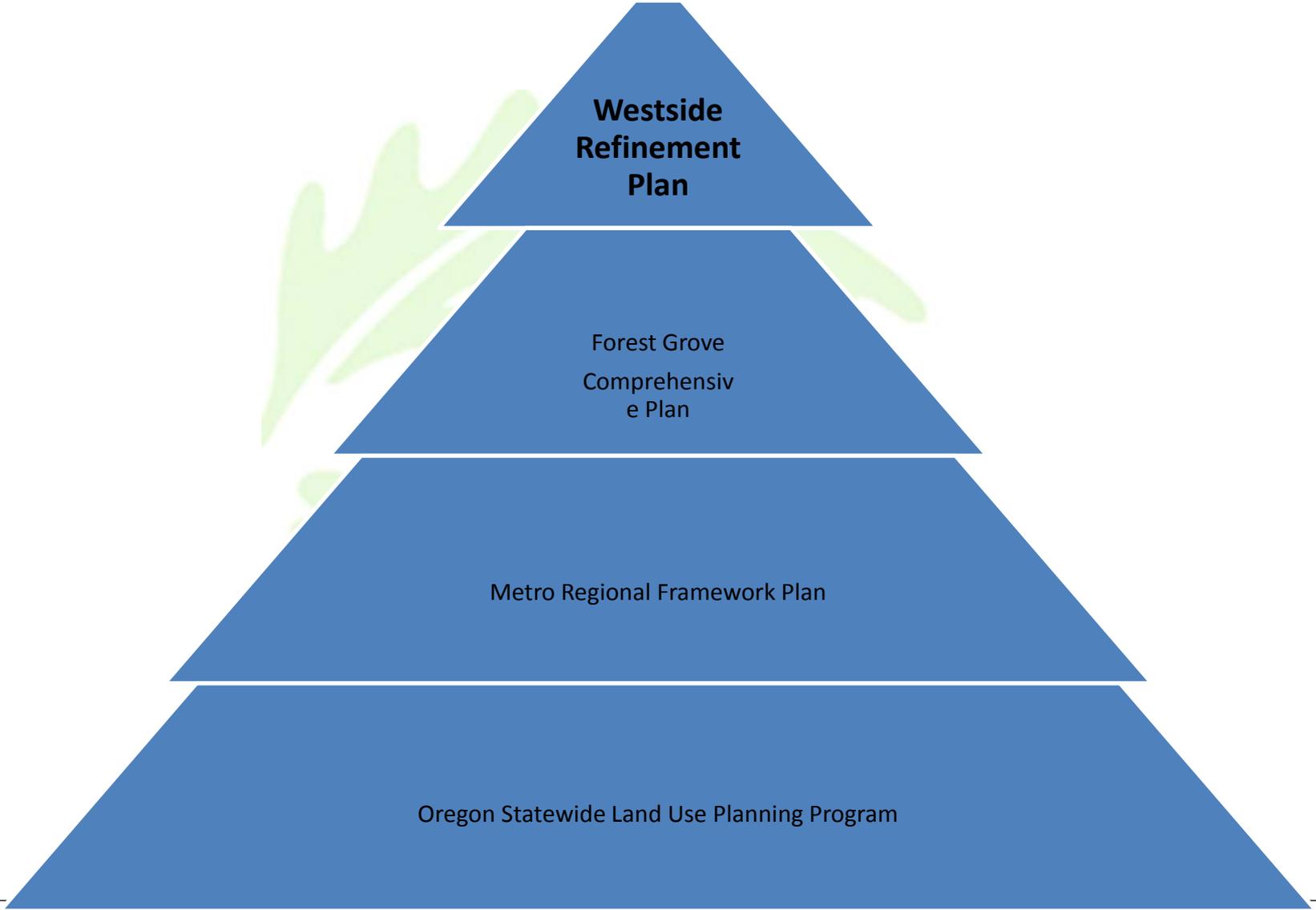
Westside Plan

- Develop Refinement Plan for the area
- Obtained \$133,000 Metro Community Planning and Development Grant – received funding in 2014
- Grant 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 prepare plan and necessary amendments to existing documents (Comp Plan, TSP)

Refinement Plan Requirements

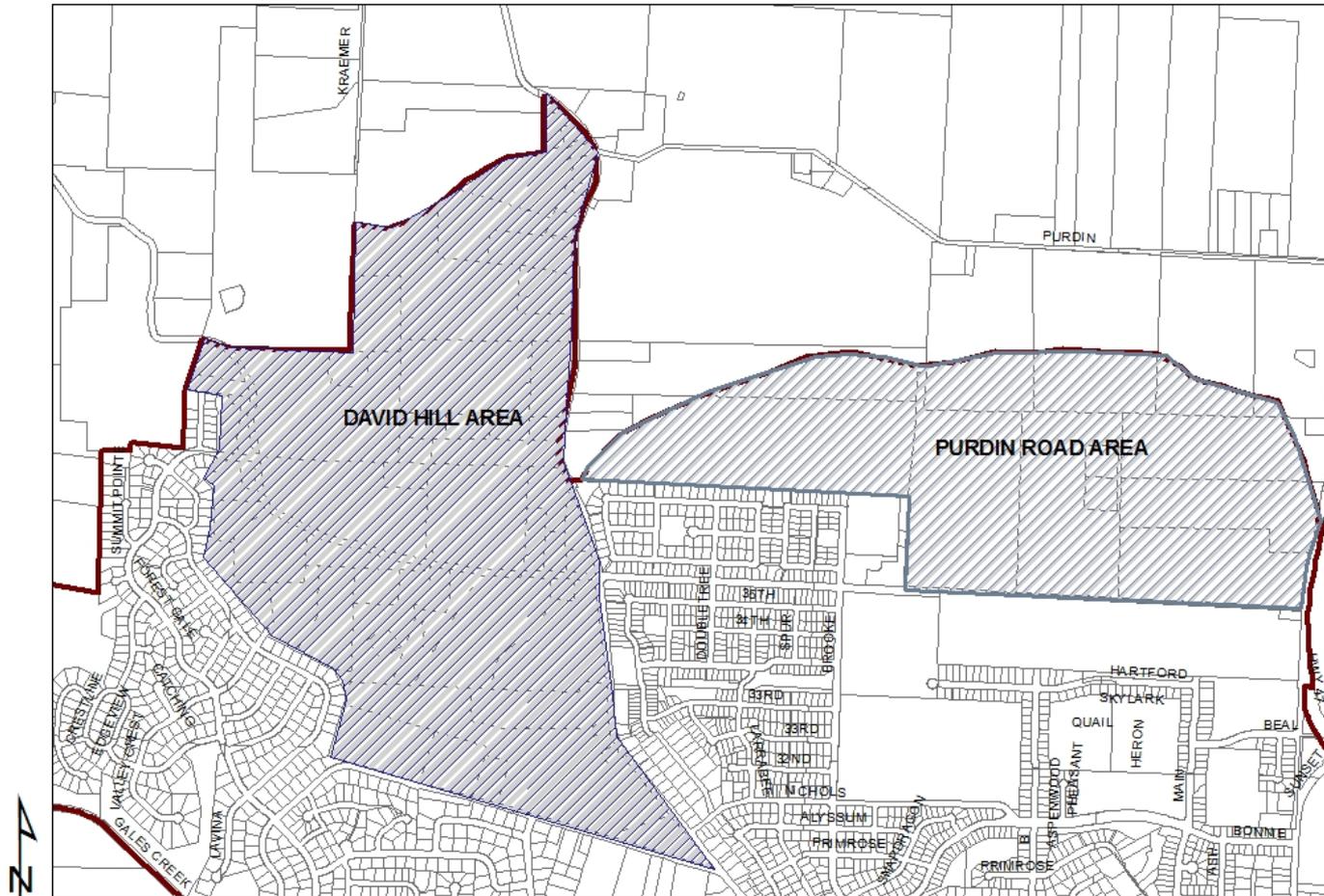
- Refinement Plan – ORS 197.200
- Establish:
 - Land Use Designations
 - Circulation System
 - Areas for Preservation
 - Regulations
 - Sensitive Land Areas
 - Hazardous Areas
 - Overall Infrastructure needs
 - Roads
 - Sewer
 - Water
 - Stormwater
 - Parks
 - Schools
 - Method to finance these needs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

Planning Framework



Westside 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

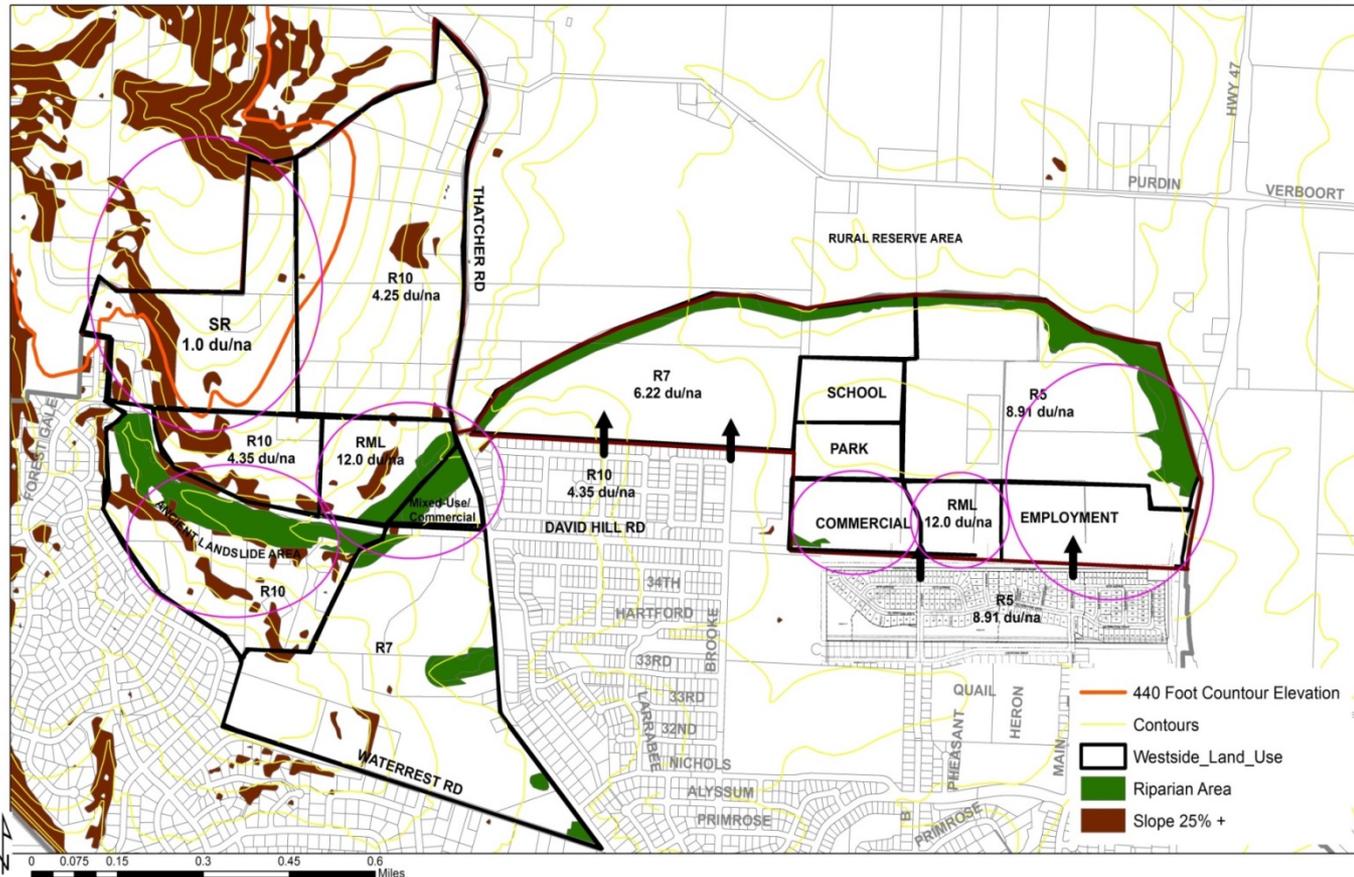
Technical (Focus on Infrastructure)

- 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

Planning Commission

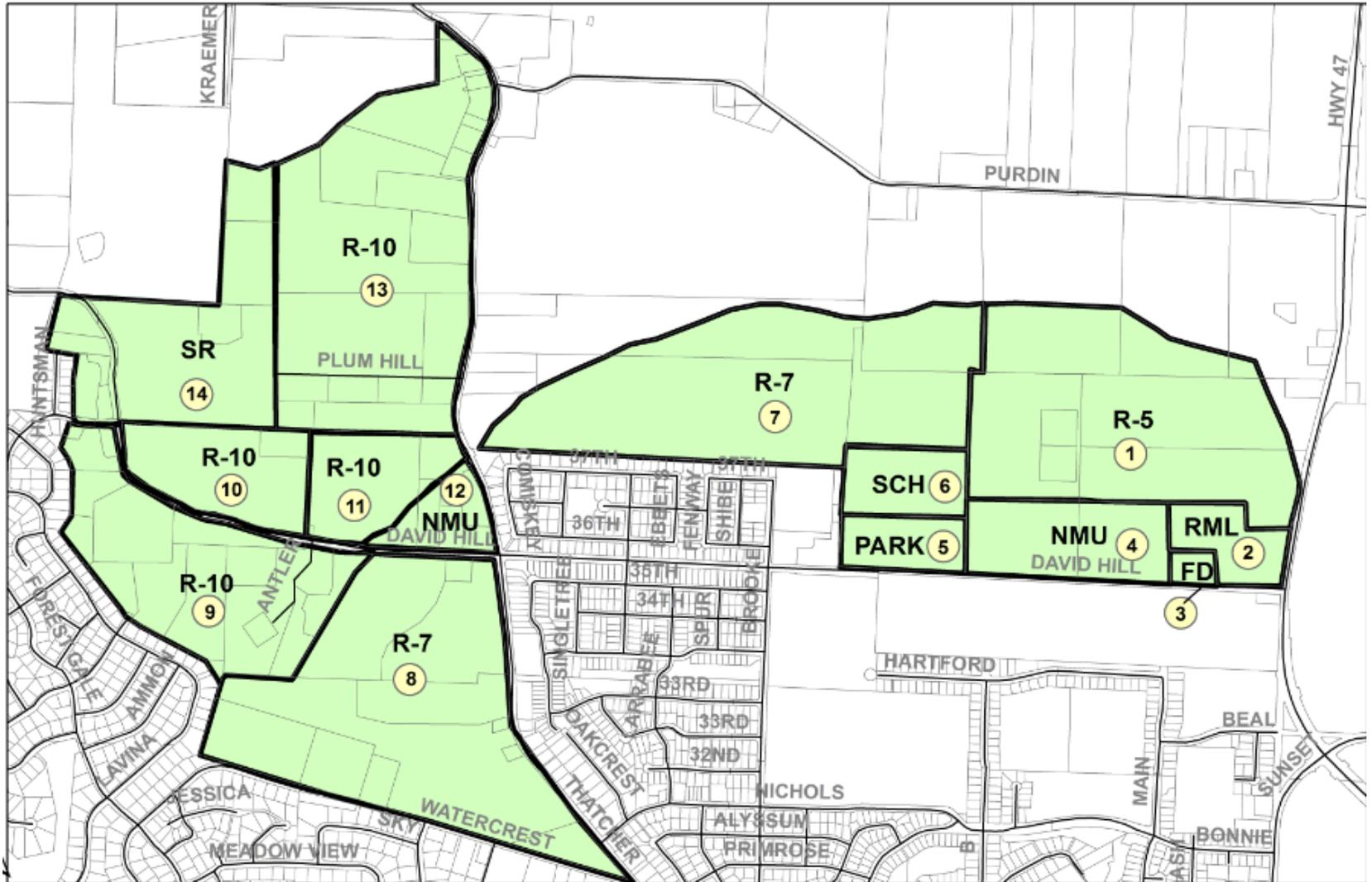
Development Issues – July 6, 2015

WESTSIDE PLANNING PROJECT



- 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(1)	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
	Subtotal - Purdin	238.65	212.47	173.69		5	1,174
8	Watercrest (R-7)	99.75	70.63(2)	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
	Subtotal - David Hill	353.13	251.44	201.17		689	776
	Grand Total	591.78	463.91	374.86		694	1,950

1. Assuming 50% of the Mixed-Use Commercial area develops as commercial this area could accommodate approximately 107,400 square feet of retail space.
2. The land area within Thatcher Park and Thatcher Woods has been deducted from the land area. This deduction is approximately 25.18 acres.

Nestside 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 6th and January 3rd (if needed) – Planning Commission work session on infrastructure and financing strategy
- November 28th – 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)