

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ACCEPTING THE)
DAMASCUS/BORING CONCEPT PLAN AS)
RECOMMENDED BY THE DAMASCUS/BORING)
CONCEPT PLAN ADVISORY COMMITTEE)

RESOLUTION NO. 06-3676

Introduced by Councilor Rod Park

WHEREAS, the Metro Council adopted Ordinance No. 02-969B (For the Purpose of Amending the Metro Urban Growth Boundary, the Regional Framework Plan and the Metro Code in Order to Increase the Capacity of the Boundary to Accommodate Population Growth to the Year 2022) on December 5, 2002, adding Study Areas 10 through 19, known as the Damascus area, to the urban growth boundary; and

WHEREAS, Title 11 of the Urban Growth Management Functional Plan (UGMFP) requires the completion of an urban growth plan diagram and policies that comply with the UGMFP and the 2040 Growth Concept design types assigned to the area by Ordinance No. 02-969B; and

WHEREAS, the Metro Council approved Resolution No. 01-3098A (For the Purpose of Amending the Metropolitan Transportation Improvement Program to Allocate FY 2004 - 05 Congestion Mitigation/Air Quality (CMAQ) and Surface Transportation Program (STP) Funds) in September, 2001, to amend the Metropolitan Transportation Improvement Program to allocate \$2 million of Surface Transportation Program funds for concept planning for the Damascus area (\$1.4 million) and to complete the Draft Environmental Impact Statement for the Sunrise Corridor Unit 1 (\$600,000); and

WHEREAS, Metro entered into intergovernmental agreements with ODOT, Clackamas County, and the cities of Damascus, Happy Valley and Gresham to coordinate participation in the planning process; and

WHEREAS, the Damascus/Boring Concept Plan Advisory Committee, made up of area residents and property owners, neighborhood associations, business and environmental organizations and representatives from the cities of Damascus, Happy Valley and Gresham, Clackamas County, ODOT and Metro, guided the creation of a concept plan for the 12,200-acre Damascus/east Happy Valley/Boring area; and

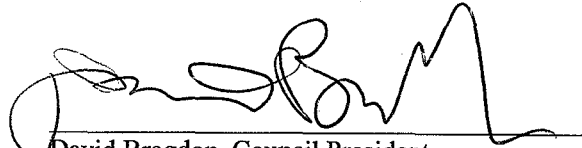
WHEREAS, the Damascus/Boring Concept Plan Advisory Committee recommended a final concept plan map and implementation strategies on November 29, 2005, to assist the cities in complying with Metro Functional Plan Title 11 and to serve as guidelines for use in updating / developing their comprehensive plans; now therefore,

BE IT RESOLVED:

- 1 That the Metro Council accepts the Damascus/Boring Concept Plan as endorsed and recommended by the Damascus/Boring Concept Plan Advisory Committee on November 29, 2005, as shown on the Exhibit A, attached and incorporated herein.
2. That the Metro Council recognizes the Damascus/Boring Concept Plan as the basis for completion of Title 11 planning by the local governments responsible for comprehensive planning in the area.

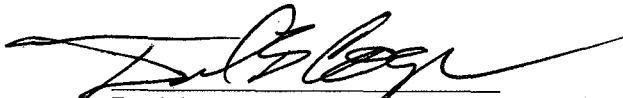
3. That the Metro Council will continue working with its regional partners to coordinate future planning and funding actions related to the Damascus/Boring Concept Plan.

ADOPTED by the Metro Council this 16th day of March, 2006.

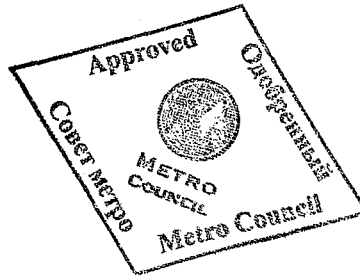


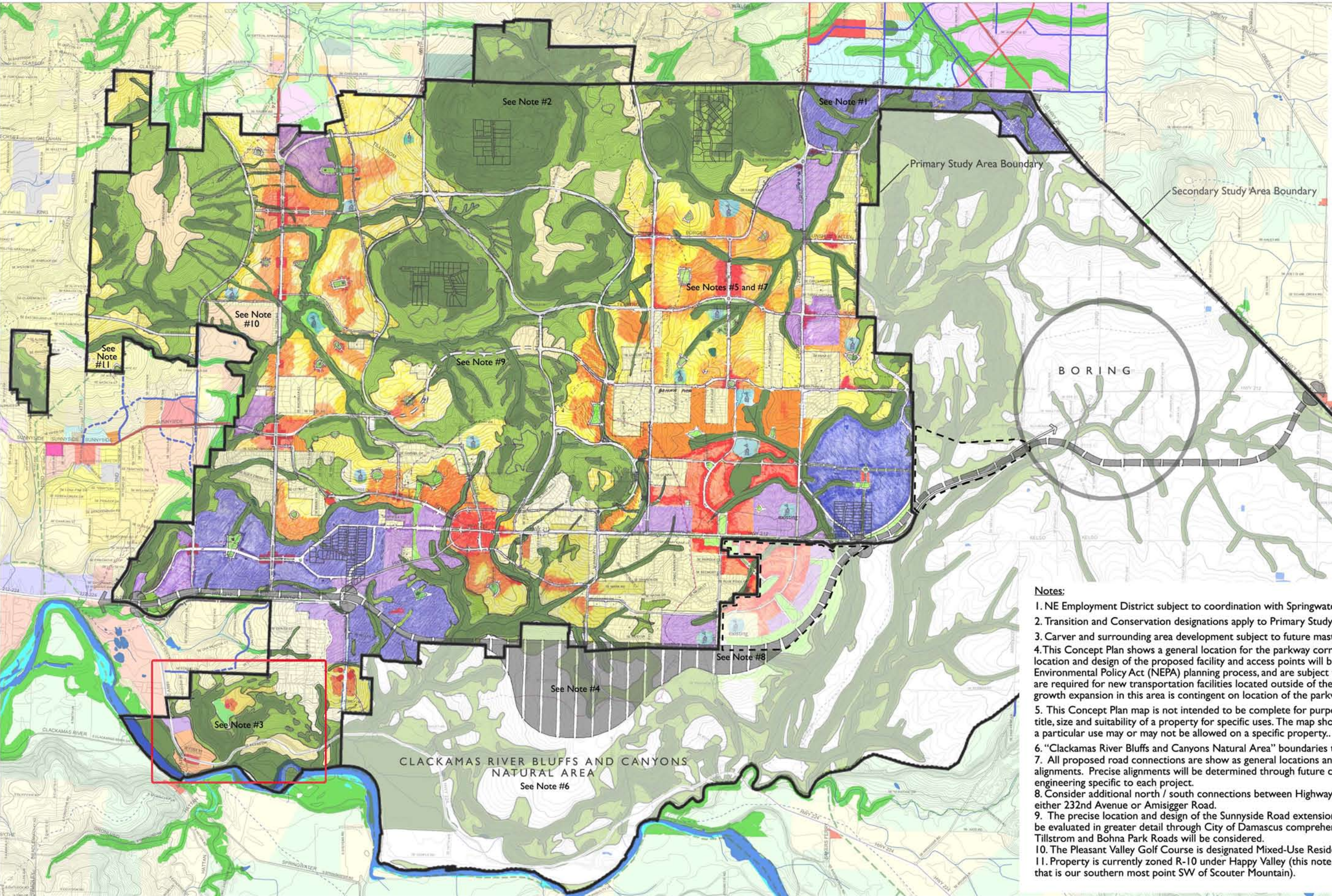
David Bragdon, Council President

APPROVED AS TO FORM:



Daniel B. Cooper, Metro Attorney





Notes:

1. NE Employment District subject to coordination with Springwater.
2. Transition and Conservation designations apply to Primary Study Area only.
3. Carver and surrounding area development subject to future master plan.
4. This Concept Plan shows a general location for the parkway corridor and access points. The precise location and design of the proposed facility and access points will be determined through a future National Environmental Policy Act (NEPA) planning process, and are subject to state planning goals. Goal exceptions are required for new transportation facilities located outside of the Urban Growth Boundary. Future urban growth expansion in this area is contingent on location of the parkway corridor.
5. This Concept Plan map is not intended to be complete for purposes of land use restriction, zoning, title, size and suitability of a property for specific uses. The map should not be relied on to indicate whether a particular use may or may not be allowed on a specific property.
6. "Clackamas River Bluffs and Canyons Natural Area" boundaries to be determined.
7. All proposed road connections are show as general locations and are not intended to identify specific alignments. Precise alignments will be determined through future comprehensive planning and engineering specific to each project.
8. Consider additional north / south connections between Highway 224 and the limited-access parkway at either 232nd Avenue or Amisigger Road.
9. The precise location and design of the Sunnyside Road extension from Foster Road to 242nd Avenue will be evaluated in greater detail through City of Damascus comprehensive planning. Alignment options between Tillstrom and Bohna Park Roads will be considered.
10. The Pleasant Valley Golf Course is designated Mixed-Use Residential by the Rock Creek Concept Plan.
11. Property is currently zoned R-10 under Happy Valley (this note refers to the small square of property that is our southern most point SW of Scouter Mountain).

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 06 - 3676 FOR
THE PURPOSE OF ACCEPTING THE DAMASCUS/BORING
CONCEPT PLAN AS RECOMMENDED BY THE
DAMASCUS/BORING CONCEPT PLAN ADVISORY
COMMITTEE

Date: March 16, 2006

Prepared and Presented by: Ray Valone

BACKGROUND

In December 2002, the Metro Council adopted Ordinance No. 02-969B to amend the Urban Growth Boundary (UGB) to include approximately 12,200 acres south of the Clackamas/Multnomah county line and east of the city of Happy Valley. According to Title 11 of the Urban Growth Management Functional Plan (UGMFP), any new territory added to the UGB shall be included within affected local governments' comprehensive plans before urbanization can take place. The intent of this requirement is to integrate the new territory into the existing community or provide for the establishment of new communities. The first step towards inclusion within a comprehensive plan is the development of an urban growth plan diagram and strategies consistent with the 2040 Concept Plan and UGMFP. The completion of the Damascus/Boring Concept Plan (DBCP) concludes this first step.

In September 2001, the Metro Council approved Resolution No. 01-3098A to amend the Metropolitan Transportation Improvement Program to allocated \$2 million of Surface Transportation Program funds for concept planning for the Damascus area (\$1.4 million) and to complete the Draft Environmental Impact Statement for the Sunrise Corridor Unit 1 (\$600,000). In April 2003, JPACT approved and the Metro Council adopted Resolution 03-3306, approving the DBCP work program. Intergovernmental agreements were signed with ODOT and Clackamas County in November 2003, with the cities of Happy Valley and Gresham in April 2004, and with the city of Damascus in April 2005 to allocate grant funds and participate in the project. A consulting team, lead by Otak, Inc., was hired in March 2004.

The planning effort was a unique partnership among one county, three cities, ODOT, Metro and the Committee for Public Involvement, an organization comprised of three county Community Planning Organizations and the former Committee for the Future of Damascus recognized through a Memorandum of Understanding signed in September 2003. The 2-year planning effort commenced with a separate process to elicit the core values of the area residents. The final core values were used to develop project goals.

The plan was guided by a 26-member Advisory Committee representing area residents and land owners, participating governments, affected organizations including a school district, business

and neighborhood associations, a watershed council and environmental/livability groups. Public involvement included four community forums and a 10-day design charrette, newsletters, several newspaper articles, a web site and smaller focused meetings.

The project treated the natural resource component on an equal basis as land use and transportation. Balancing these three elements was an important approach of the project, especially given the extraordinary landscape and natural resource features in the area. This landscape presents many challenges for urbanization. The use of a landform analysis helped structure a solution to the challenge presented by the three large creek systems, surrounding buttes and lack of flat land within the study area.

The process culminated in November 2005 with the Advisory Committee recommending a final concept plan map and associated implementation strategies. Based on a series of land use design types, the concept plan could yield approximately 25,000 dwelling units and 45,000 jobs at full build-out.

ANALYSIS/INFORMATION

1. **Known Opposition:** None known
2. **Legal Antecedents:** Ordinance 98-772B (amended Functional Plan adding Title 11); Ordinance 99-818A (amending Title 11 to clarify purpose and intent); Ordinance No. 02-969B (adopting UGB expansion for Damascus area)
3. **Anticipated Effects:** Indicate Metro's acceptance of the DBCP as a template for compliance to Title 11.
4. **Budget Impacts:** None

RECOMMENDATION

Adoption of Resolution No. 06-3676

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