

ORDINANCE NO. 1826

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, AMENDING ORDINANCE NUMBER 1437, THE COMPREHENSIVE PLAN BY ADOPTING THE REGIONAL CENTER MASTER PLAN (CPA-97-01) AS AN ANCILLARY DOCUMENT.

WHEREAS, the City of Milwaukie desires to review, amend and revise its Comprehensive Plan on a regular basis; and

WHEREAS, the City of Milwaukie acknowledges that it is considered a very desirable place to live and the need to plan for accommodating impending regional growth in a manner that preserves livability; and

WHEREAS, the City Council in 1994 unanimously supported designation of central Milwaukie as a Metro 2040 Regional Center, and the City entered into an intergovernmental agreement to work with the Department of Transportation and Metro, and received a Transportation and Growth Management Grant from the State of Oregon in 1996 to fund a Regional Center Master Plan planning effort; and

WHEREAS, the Regional Center Master Plan has been developed by the City with the assistance of three citizen working groups during the course of 26 public meetings, and two public open houses; and

WHEREAS, the Planning Commission held public hearings on October 28 and November 10, 1997, concerning the Regional Center Master Plan;

NOW, THEREFORE, THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. Findings. Findings of fact in support of the proposed amendment(s) are:

1. CPA 97-01 is a legislative action (adoption of an ancillary document to the Comprehensive Plan) that has been prepared in accordance with the provisions of Section 1011.5 of the Milwaukie Zoning Ordinance, and Policy 5, Objective #1 of the Comprehensive Plan.

2. The Regional Center Master Plan has been evaluated in accordance with Policy 7, Objective 1 from Chapter 2 of the Milwaukie Comprehensive Plan as detailed in Findings 3 through 7.

3. **Conformance with the Comprehensive Plan, its goals, policies, and spirit.** The proposed Regional Center Master Plan is in conformance with the goals, policies and spirit of the Milwaukie Comprehensive Plan.

The Regional Center Master Plan process has been carried out in accordance with the policies related to Objectives #2 and #3, Chapter 1 that encourage broadly based public participation and

purposes. Objective #2 is supported as well because the Regional Center Master Plan identifies ways to support a wide range of employment opportunities for Milwaukie citizens. Objective #12 is addressed because the Regional Center Master Plan emphasizes that downtown Milwaukie is a unique commercial center that will contain the major concentration of office and service uses in the City. The Regional Center Master Plan supports Policy #2 that states downtown Milwaukie should be a regional or subregional office and employment center. Objective #13 is promoted by the Regional Center Master Plan which proposes that McLoughlin Boulevard be made more pedestrian friendly, so that it links rather than separates the downtown with the Willamette River.

The Recreational Needs Element of the Comprehensive Plan is supported by the Regional Center Master Plan because existing open spaces are preserved. The Plan recommends that part of the Milwaukie Junior High School campus could become a focal-point downtown park. Objective #6 stresses the need to make maximum use of existing parks, which is fostered by increasing density within the Regional Center plan area.

The Comprehensive Plan Neighborhood Element Goal is to preserve and reinforce stability and diversity in the City's neighborhoods and ensure livability. The Regional Center Master Plan has been developed so that it is sensitive to and acknowledges the Neighborhood Area Guidelines found under Objective #2 Neighborhood Needs.

The Regional Center Master Plan supports Comprehensive Plan Chapter 5 Transportation, Public Facilities and Energy Conservation Goals because it will enable greater reliance on alternate modes of transportation, and encourages more energy efficient land use patterns. It provides for an efficient arrangement of public facilities and services by creating an overall growth strategy to accommodate development in accordance with Policy #1, Objective #1. The Regional Center Master Plan has been developed concurrently with the Transportation System Plan (TSP) and incorporates many of the TSP policies. Enhancements to regional and local transit, and pedestrian amenities are recommended at critical locations. The Regional Center Master Plan has also been developed in coordination with the North Clackamas School District pursuant to Objective #9, and it coordinates with health care planning by considering the important role played by Providence Milwaukie Hospital within the Regional Plan area.

4. Public need for change. The City of Milwaukie is located along major transportation routes in the rapidly growing Portland Metropolitan area situated just south of Portland. It has not previously completed a Regional Center Master Plan. Milwaukie was designated a Regional Center through the adoption process of the Metro 2040 Growth Concept Map and Regional Urban Growth Goals & Objectives in December 1995. This action was partly predicated upon the Milwaukie City Council's November 1, 1994, unanimous vote supporting designation of Milwaukie as a Regional Center.

5. Public need is best satisfied by this particular change. The population of Milwaukie has grown from 16,379 in 1970 to over 20,000 in 1997, and is projected to increase to nearly 25,000 by 2015. Adopting the Regional Center Master Plan as an ancillary document to the Milwaukie Comprehensive Plan best satisfies the public need for changes to the Milwaukie Comprehensive

Plan. The Regional Center Master Plan will provide a cohesive policy framework that will direct new development, redevelopment and increased density and new jobs into the Expanded City Center Area as envisioned by the Milwaukie Vision Statement that was adopted by the City Council as an ancillary Comprehensive Plan document on June 20, 1995.

6. The change will not adversely affect the health, safety, and welfare of the community.

The proposed Comprehensive Plan amendment recognizes that growth is occurring in the Portland metropolitan region and that Milwaukie must develop a coherent strategy to accommodate a portion of this growth. The plan recommends strategies to direct growth to specific areas and manage that growth with policies and design guidelines identified by Milwaukie citizens that relate to safety and well-being of the community. The absence of a community-based planning process such as the Regional Center Master Plan could adversely affect the health, safety and welfare of the community because the City could find itself unprepared to respond to development pressures and national market and lifestyle trends.

7. The change is in conformance with applicable Statewide Planning Goals. The Regional Center Master Plan provides a cohesive policy framework to address the interrelated issues of urban growth, including economic development, housing, public facilities and services, and transportation. A public involvement program was established at the beginning of the Regional Center Master Plan project as an integral part of the planning process. The proposed Comprehensive Plan amendment is in conformance with and furthers Statewide Planning Goals 1 (Citizen Involvement), 2 (Land Use Planning), 9 (Economic Development), 10 (Housing), 11 (Public Facilities and Services), and 12 (Transportation).

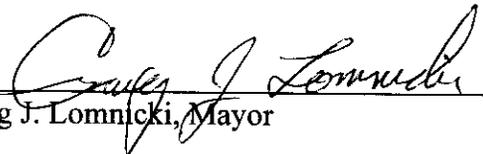
8. Urban Growth Management Functional Plan Compliance. The Regional Center Master Plan establishes the direction for compliance with the Title 1 Requirements for Housing and Employment Accommodation in the Urban Growth Management Functional Plan because it includes a determination of calculated capacity of housing units and jobs, and addresses how the City can begin to implement the Metro 2040 Growth Concept given the housing and employment target densities for Milwaukie. The Regional Center Master Plan also addresses aspects of the Regional Parking Policy and Accessibility per Titles 2 and 6 of the Urban Growth Management Functional Plan.

Section 2. Comprehensive Plan Ancillary Document. The Regional Center Master Plan is adopted as an ancillary document to Ordinance 1437 The Milwaukie Comprehensive Plan.

December 2, 1997
Read the first time on ~~November 18, 1997~~, and moved to second reading by 5-0 vote
of the City Council.

Read the second time and adopted by the City Council on December 2, 1997.

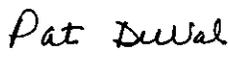
Signed by the Mayor on December 2, 1997.



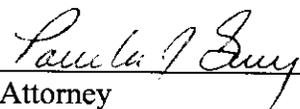
Craig J. Lomnicki, Mayor

ATTEST:

APPROVED AS TO FORM:
O'DONNELL, RAMIS, CREW, CORRIGAN &
BACHRACH, LLP



Pat DuVal, City Recorder



City Attorney