

College View Visioning Process

Policy Themes

The Council Briefing Memo and Attachments 2,3,4, and 5 provide documentation of the City's visioning process conducted between January 14 and March 4th, 2015. The process was successful in bringing stakeholders with diverse perspectives to the table to dialogue with one another about possible futures for the UGB study area.

Staff noted some important themes that have emerged through this process that should be considered as the Council adopts new comprehensive plan policies and zoning that would be applicable to the College View UGB expansion area. While this list is not intended to be an inclusive summary of the entire process and the process was too brief to reach stakeholder consensus on vision statements and goals, staff heard interest and agreement among the stakeholder working group for:

Parks, Recreation, Open Space and Habitat

- Protecting Mt. Pisgah/Buford Park and Confluence area as a regional park for generations to come
- Improving the experience of the approach to Mt. Pisgah/Buford Park and Confluence area through wayfinding, truck routing, improved bike/pedestrian/transit access, preserving the oak trees, future public river access/trailhead at the Confluence

Employment Uses

- Establishing an "Employment" zone rather than an "Industrial" zone
- Employment uses that aren't "smokestack" heavy industrial uses
- Targeting employment firms that would be attracted to the adjacent outdoor and rural amenities for their employees
- Zoning that requires design controls that will result in a more aesthetically pleasing development

- Zoning that will allow existing uses to be grandfathered in and grow in place, while requiring new zoning controls (environmental, design standards, etc.) for new development, expansions and redevelopment
- Zoning that will prevent some undesirable land uses that are currently permitted in the County zones

District Identity and Uniqueness

- Support for maintaining and improving the “Gateway to Mt. Pisgah/Buford Park/Seavey Loop area”

Clean Environment

- Support for better control and monitoring for emissions and discharges

Buffering between employment zone and surrounding farms and rural residential areas

- Vegetative buffers along Oxley Slough – the City’s Water Quality Limited Waterway and riparian area setback requirements would apply to Oxley Slough as a tributary to Coast Fork Willamette River
- Preserving vegetation along Oxley Slough as buffer and habitat.
- Restricted development in floodway or flood plain could be a de facto buffer to prevent intrusion of urban development into farmland in the future

Transportation

- Traffic controls that would route heavy trucks to South Franklin and south to the I-5 Goshen interchange/Hwy 58 (instead of north to the Seavey Loop Road and 30th interchange)
- Pursue Willamalane/City bike/pedestrian connections along Franklin including a future bike/pedestrian bridge across the river