



Memorandum

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Date: May 11, 2004
To: Shari Gilivich/Clackamas County
cc: Joe Dills/Otak, Inc.
From: Todd Chase/Otak, Inc.
Subject: Rock Creek Employment Area
Themes from Interviews, Task 2

Purpose

This memo is intended to summarize the results of the “small group meetings” that were conducted with potentially affected property owners and stakeholders interested in the Rock Creek Employment Study Area.

Small group meetings were conducted to discuss owner interests in near- and long-term employment development and related issues. The Clackamas County assessor database was utilized to identify existing property owners in the Rock Creek Study area, and a mailing was performed by Clackamas County to property owners in the study area and adjoining areas to the east (along 172nd) and south (along Hwy. 212). Additional interested stakeholders were identified based on past mailing lists compiled by Clackamas County as a result of prior and ongoing planning efforts in the larger Damascus/Boring Concept Plan area.

Small group meetings were scheduled on April 7, 8 and 15th, 2004. An additional meeting was also held on April 21 at the request of two affected property owners. Meeting formats included 15 minutes of introduction/overview by county/consultant team members, followed by 45 minutes of issues discussion. In addition to the scheduled small group meetings that were held at the Sunnyside Neighborhood Community Center, the county/consultant team also conducted a presentation to the Clackamas River Council. The list of meeting notices, questions, and attendees is provided in Appendix A.

The small group meetings proved to be a very effective method to provide a didactic format for discussion planning issues, ideas, and concepts. Approximately 58 property owners and stakeholders attended these small group meetings. Written feedback or input provided by interview participants is provided in Appendix B.

Emerging Themes

The interview results served to identify general themes, in addition to more specific issues, concerns and ideas. If an item was mentioned more than once at multiple small group meetings it is characterized below as a “theme.” These themes should serve as planning parameters for preparing and evaluating the two land use alternatives.

Planning Coordination Themes

- ❖ Ensure that any rezoning for Rock Creek is coordinated closely with the Damascus/Boring Core Values Statements and Concept Plan process, as well as the planning for the Sunrise Corridor.

Transportation Facility Planning and Improvement Themes

- ❖ Future development should be allowed only with adequate or concurrent transportation facilities;
- ❖ Existing geometric, safety and capacity deficiencies along Hwy. 212 and 172nd Avenue need to be identified and rectified prior to or in conjunction with future urban development;
- ❖ Provide site access to/from the Rock Creek study area from Hwy. 212 to alleviate future trip demand along 172nd Avenue.
- ❖ Consider 162nd Avenue extension into Happy Valley to enhance connections with surrounding neighborhoods and to help alleviate trips on 172nd Avenue.
- ❖ Provide internal site circulation for both pedestrians and vehicles.
- ❖ Include pedestrian trail network and pathway connections across Rock Creek.
- ❖ Accommodate transit.
- ❖ Utilize green street standards with landscaping, bike paths and sidewalks, especially for 172nd.
- ❖ Ensure that adequate right-of-way is provided along 172nd Avenue for future widening with funds necessary to relocate property owners, as appropriate.

Land Use Themes

- ❖ Light industrial uses are fine as long as they are characterized as “employment” uses rather than heavy industrial or warehousing uses.
- ❖ Corporate headquarters and health care uses are considered ideal, along with supporting commercial and service uses.
- ❖ Housing and/or open space in the area northeast of Rock Creek is considered to be more compatible with existing land use than industrial.
- ❖ Attractive landscaping and gateway treatments necessary at key “gateway locations.”
- ❖ Design standards preferred along with design review to ensure high quality buildings and landscaping.
- ❖ Retain adequate setbacks from pipeline easement.
- ❖ County should be patient to wait for strategic large employers.

Environmental Themes

- ❖ Provide adequate buffers along Rock Creek and the future Sunrise Corridor.
- ❖ Enhancement and protection of riparian areas, drainage basins and ground springs are desired.
- ❖ On site storm water treatment is desired.
- ❖ Restrictions on truck access, noise and fumes are desired.
- ❖ Green street design standards desired, especially for 172nd Avenue.
- ❖ Preserve large “mature tree stands” to the extent possible.
- ❖ Support transit and multi-modal pathways.

End of Memorandum