



Mid- Willamette Valley Regional Update

LCDC Commission Hearing

September 22, 2016

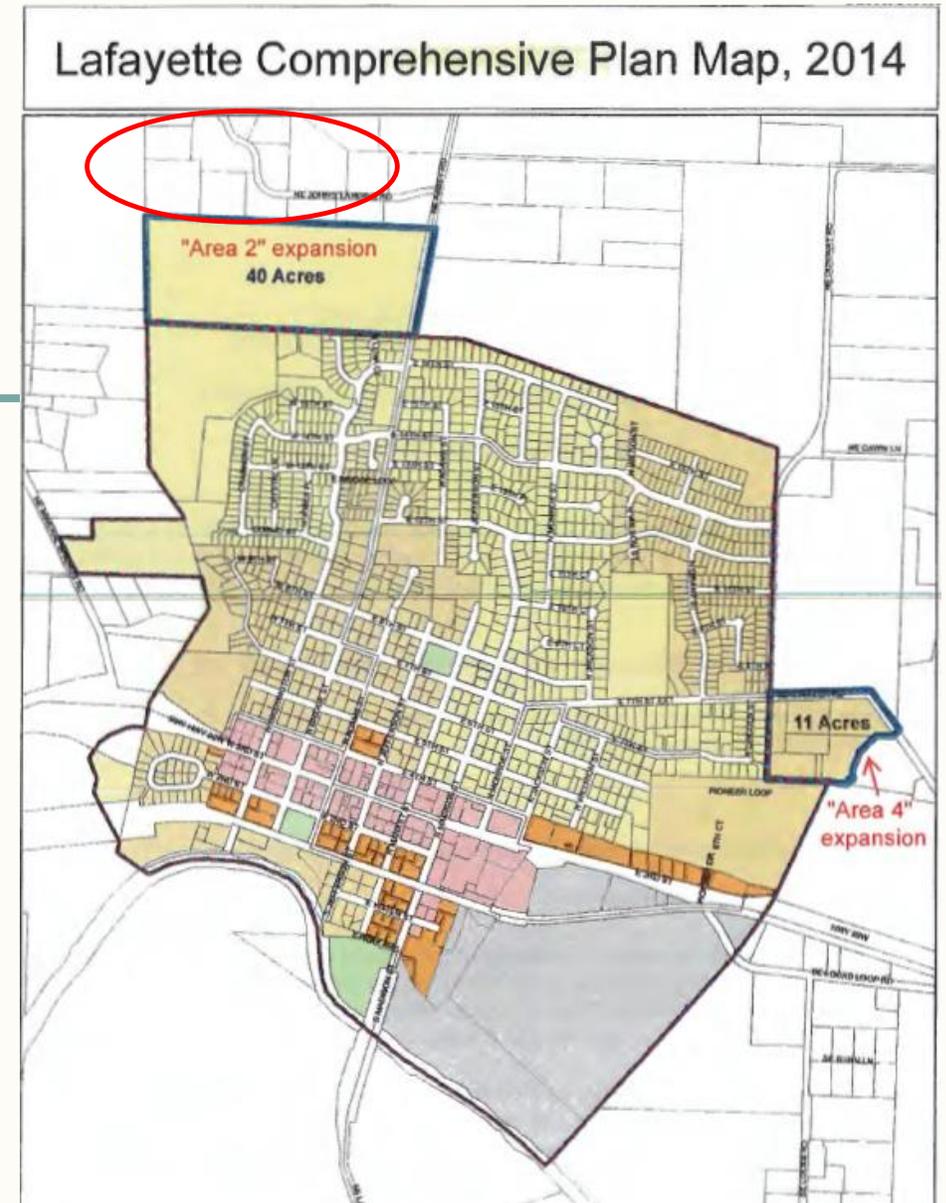
Lafayette, OR



- ❖ City in Yamhill County, Population 3,800 located along the Yamhill River and Oregon Hwy. 99W.
- ❖ Founded in 1846 and incorporated in 1878, total land base of 576 acres
- ❖ Mostly a bedroom community to Metro area & neighboring cities

Lafayette UGB Proposal

- ❖ In 2013 city embarked on a legislative UGB amendment, first one since original adoption in 1979
- ❖ First city to use Div 24 safe harbors, they showed a need of 79 acres or 649 housing units.
- ❖ Of the 649 units, 342 could be accommodated inside the UGB but 307 had to be on newly expanded lands
- ❖ Between notice to DLCD (2014) & local adoption (2016), the city reduced the UGB to 52 acres (214 units) due to neighborhood opposition.
- ❖ Adoption was remanded based on insufficient land for future housing needs. The remand required the city to account for the difference.



Lafayette Remand

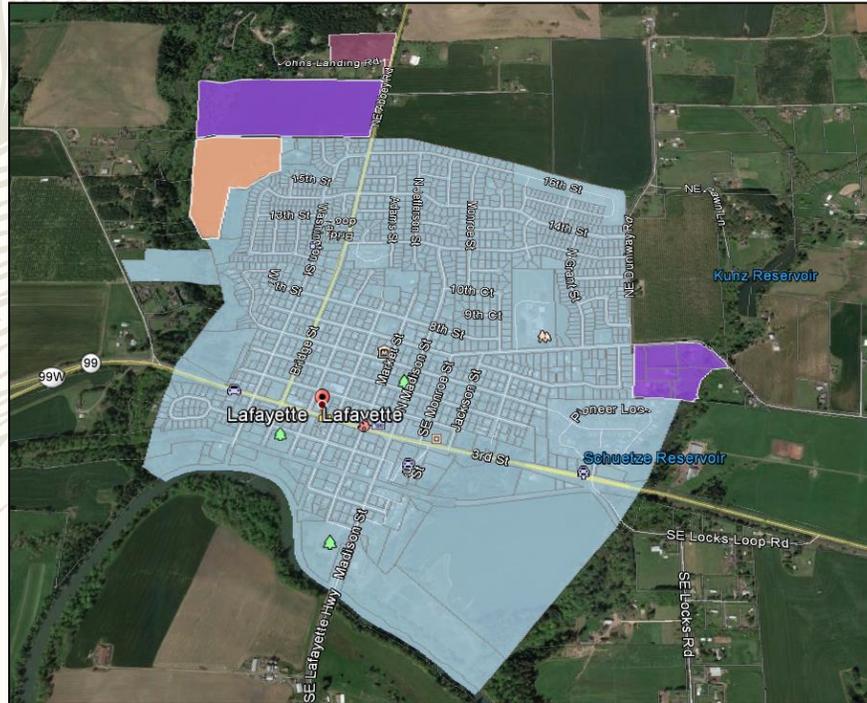
State sends back Lafayette UGB plan for unusual reason

Says too little land added to handle projected homes

From KTVZ.COM news sources

POSTED: 5:42 PM PST December 30, 2015

UPDATED: 5:44 PM PST December 30, 2015

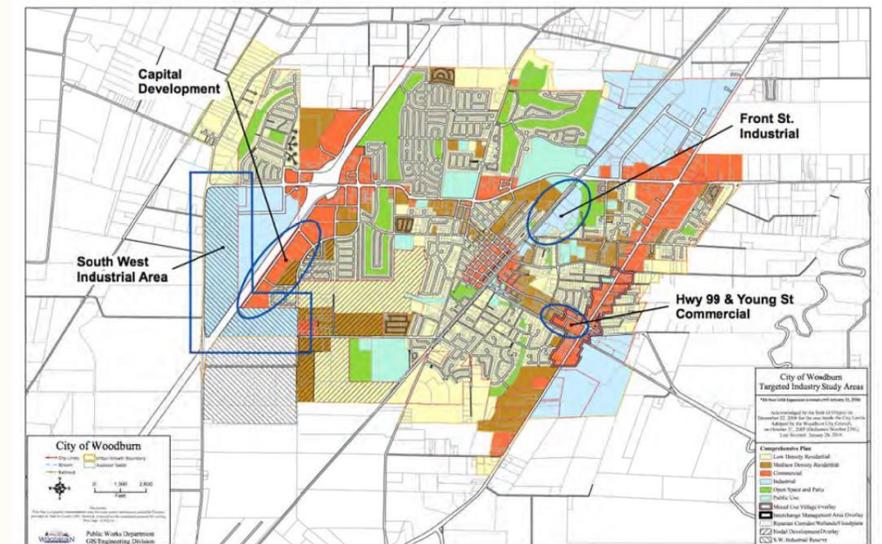


- ❖ On remand, the city did a few different things to accommodate the remaining housing need:
 - ❖ Added a 10-acre exception parcel (Red)
 - ❖ Increased density on a 20 acre parcel from low density to medium density (Orange)
 - ❖ Reduced the Right of way assumptions to 15% from 20% (Purple)
- ❖ The remand was withdrawn (9/21) due to the city not addressing their re-zone criteria to which an objection was raised.

Local Community grants 2015-2016

- Newberg \$30,000 for streamlining EOA/HNA
 - Baseline work for using the new UGB process
- Woodburn Target Industry Analysis (TIA) \$5,000
 - To identify highest and best use for newly expanded industrial areas and other employment lands in the city.
- Gervais, Community Design Charrette \$1,000
 - Public visioning
 - Implementable actions

Exhibit 11 Woodburn's Opportunity Sites



Source: City of Woodburn



UO Green Cities Collaboration

- Started in 2013 with a desire to provide resources to small cities, primarily those under 2,500 pop.
- Academic research informing public participation in creating sustainable, vibrant, transformative communities.
- DLCDC staff identify candidate cities, coordinate and plan the design charrettes, and help as advisors throughout the program.
- DLCDC staff work with the candidate cities to identify focus areas they want the students to research
- City staff/DLCDC staff have orientation with students
- Students research the areas the entire semester and come ready to work with the community on the day of the Charrette
- The outcome of this community visioning process is a suite of products for the community's use including videos, plans, maps, presentation documents, and reports.
- The course has provided these services to the following cities: **Aumsville, Cascade Locks, Donald, Independence, Mt. Angel;** and **Gervais.**
- Received the “Town and Gown” sustainability award from UO in 2016

GERVAIS DESIGN CHARRETTE

SATURDAY JULY 23, 2016 9:30 AM—4:30 PM ELEMENTARY SCHOOL GYMNASIUM

You are invited to attend a Design Charrette—a planning and design workshop intended to give citizens a chance to work closely with community leaders, university students, and planning professionals to identify and prioritize values and issues in Gervais. The charrette is a collaboration between the City of Gervais, the University of Oregon and the Oregon Department of Land Conservation and Development. This will be a unique event to work on the future of the city. We invite all citizens, business owners, property owners, and community groups to join us to help plan for the future of Gervais.

Event will be held in the Gervais Elementary School gymnasium: 150 Douglas Ave, Gervais, OR

AGENDA

- 9:30 – 10:00 Introductions by city staff/Ric Stephens
- 10:00 – 11:00 Tour of city/Initial reactions from participants
- 11:30 – 12:30 pm Lunch
- 12:30 – 1:30 Group breakouts and design based on themes
- 1:30 – 2:00 First report of recommendations and dot exercise
- 2:00 – 2:30 BREAK /GROUP PHOTO
- 2:30 – 3:15 Refinement of top categories from dot exercise
- 3:15 – 3:45 Final refinement group presentations
- 3:45 – 4:15 Adjournment and next steps

The purpose of the design charrette will be to identify specific spatial planning and urban design issues and solutions. The charrette will focus on the following themes for the city of Gervais:

1. Public Engagement with the Latino Community
2. Placement and Design of a Community Center
3. Downtown Development and Design
4. Pedestrian Environment and Multi-modal Transportation Options
5. Sustainable Development and Urban Resiliency





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Aumsville Project Website
<http://blogs.uoregon.edu/greencities/>



Mt. Angel Video
https://www.youtube.com/watch?v=HW_m2TmSU9A



Independence Project Website
<http://blogs.uoregon.edu/greencitiesindependence/>



Donald Video
https://www.youtube.com/watch?v=30X8-b8_Kl0

2016 Sustainability Award “Green Cities” Program TOWN & GOWN SUSTAINABILITY AWARD

This award submittal is prepared for students, faculty and public officials engaged in the “Green Cities” course projects that promote, educate and enhance more sustainable communities. The “Green Cities” course (PPPM 445) conducts student research, site visits, interviews, international guest speakers and design charrettes in preparation of comprehensive City reports that provide *hundreds* of sustainable development recommendations. The researchers also provide individual research papers, plans, videos and project websites. The course has provided these services to the following cities: **Aumsville, Cascade Locks, Donald, Independence, Mt. Angel,** and **Gervais** is scheduled for this summer.

The students and faculty meet or exceed the following criteria:

- Community Outreach**—Overall quality of community outreach and enhancement of town/gown relationship. All projects are by invitation of the City. City officials and representatives provide guest lectures, site visits and host the design charrettes which invite and encourage public participation.
- Impact**—The project or program is felt broadly throughout the community. The design charrettes engage with a wide cross-section of the communities, and the comprehensive reports include sense of community, citizen participation and empowerment. Students and citizens share sustainable development concepts which form the framework for community-specific recommendations.

- Creativity**—Project or program is unique, new or considered innovative. It is one of the few opportunities for students and citizens to engage in collaborative design that results in specific implementation actions. The events also explore a wide range of technical innovation such as international guest speaker video-conferencing, photosimulations, unmanned aerial vehicle (drone) reconnaissance and YouTube video summaries.

- Partnership**—Project is implemented in cooperation with community stakeholders. The design charrette is a partnership with city officials, private and public sectors working collectively to introduce sustainability best practices. In addition to the support of the local community, this program is sponsored by the State of Oregon Department of Land Conservation and Development (DLCD). The DLCD partners in the project organization, design charrette and document review.

Honoring this program with the “Town and Gown Sustainability Award” will enable participating students to include this in their resume; further enhance University outreach efforts; and provide recognition to the City and State officials who have dedicated their time and efforts to making this an exemplary sustainable development program.

Thank you for your consideration,

Ric Stephens, Instructor
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Town and Gown Sustainability Award



- So far, more than 250 University of Oregon students and 5 cities have benefited from this program that provides specific implementation actions for cities to become more sustainable, resilient, and regenerative.