



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

7/31/2009

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Gladstone Plan Amendment
DLCD File Number 002-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, August 13, 2009

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Pete Boyce, City of Gladstone
Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner

<paa> YA

PROP **2**

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person electronic mailed

DATE STAMP

DEPT OF

JUL 24 2009

LAND CONSERVATION AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **Gladstone**

Local file number: **Z0320-09-CP**

Date of Adoption: **July 14, 2009**

Date Mailed: **July 21, 2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes Date: **April 28, 2009**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amendment to the Transportation System Plan element of the Comprehensive Plan. As part of the Portland Avenue Streetscape Plan, the City of Gladstone has amended their TSP as follows: Chapter VII, Street Standards and Streetscape – introductory paragraph, including the Portland Avenue preferred alt. plan view, street sections; Revised Maps 5 and 6 in Chapter III showing Portland Avenue as the Regional Bike Route; Revised Title Page noting amendment date.

Does the Adoption differ from proposal?

no

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location: **Gladstone**

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 002-09 (17549) [15638]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Pete Boyce**

Phone: (503) 557-2766 Extension:

Address: **525 Portland Avenue**

Fax Number: **503-650-8938**

City: **Gladstone**

Zip: **97027**

E-mail Address:

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:
ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, or by emailing **larry.french@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **twenty-one (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **larry.french@state.or.us** - **Attention: Plan Amendment Specialist**.

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

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Phone: **(503) 557-2766** Extension:

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ORDINANCE 1418

AN ORDINANCE AMENDING THE GLADSTONE COMPREHENSIVE PLAN BY REPLACING CHICAGO AVENUE WITH PORTLAND AVENUE AS A BIKEWAY AND BY ADDING A NEW CHAPTER VII TO THE TRANSPORTATION SYSTEM PLAN, "STREETSCAPE AND STREET SECTIONS", AND REAFFIRMING ALL REMAINING PROVISIONS OF THE GLADSTONE COMPREHENSIVE PLAN.

The City of Gladstone does ordain as follows:

Section 1. The City of Gladstone Comprehensive Plan is amended in the following respects:

1. Comprehensive Plan Map 5, Streets Map, is amended by replacing Chicago Avenue with Portland Avenue between E. Hereford Street and Clackamas Blvd. as a Bikeway.
2. The Transportation System Plan is amended by adding a new Chapter VII, Streetscape and Street Sections.

These changes are referenced in Exhibit A which is adopted as part of this ordinance.


Section 2. All remaining provisions of the Gladstone Comprehensive Plan are reaffirmed in their entirety.

THIS ORDINANCE ADOPTED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 14th DAY OF JULY, 2009.

ATTEST:




Mayor



City Administrator

ORDINANCE 1418
Exhibit A (11 pages)

The logo for the City of Gladstone, Oregon, is enclosed in a rectangular box with a halftone background. The text is centered and reads "CITY OF GLADSTONE OREGON" in a serif font. "GLADSTONE" is the largest word, with "CITY OF" above it and "OREGON" below it.

CITY OF
GLADSTONE
OREGON

**TRANSPORTATION
SYSTEM
PLAN**

1995

Amended July 14, 2009

CITY OF GLADSTONE
TRANSPORTATION SYSTEM PLAN

June 1995
Amended July 14, 2009

CITY COUNCIL

WADE BYERS, MAYOR

HAL BUSCH	KARI MARTINEZ
JUDITH ERVIN	LONDON NELSON
RAY JAREN	TOM PAGH

CITY ADMINISTRATOR

PETER J. BOYCE

PREPARED BY

THOMAS J. PICCO
Planning Consultant

This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a Joint Program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. TGM grants rely on federal Intermodal Surface Transportation Efficiency Act and Oregon Lottery funds.

The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

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Amended July 14, 2009

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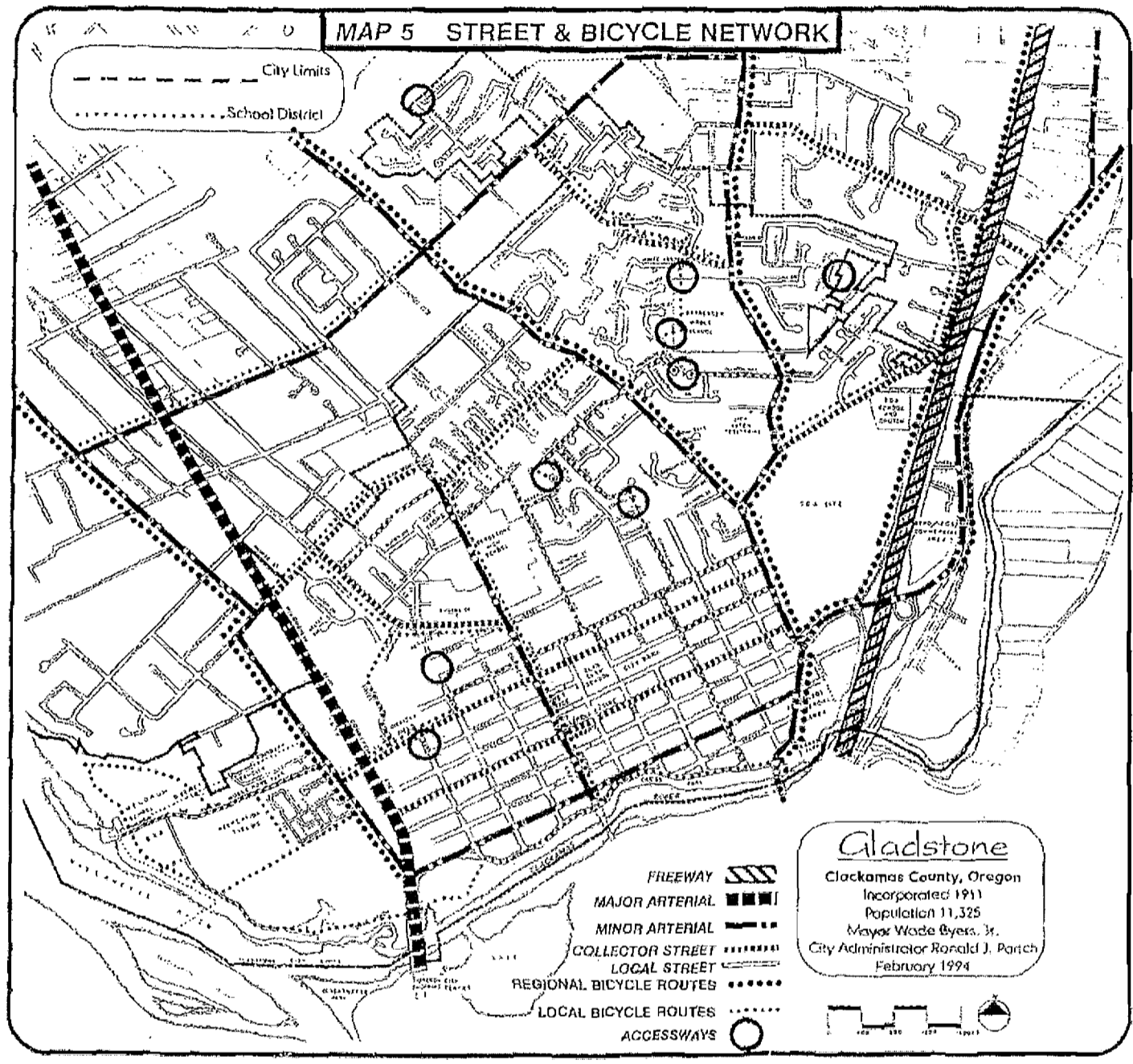
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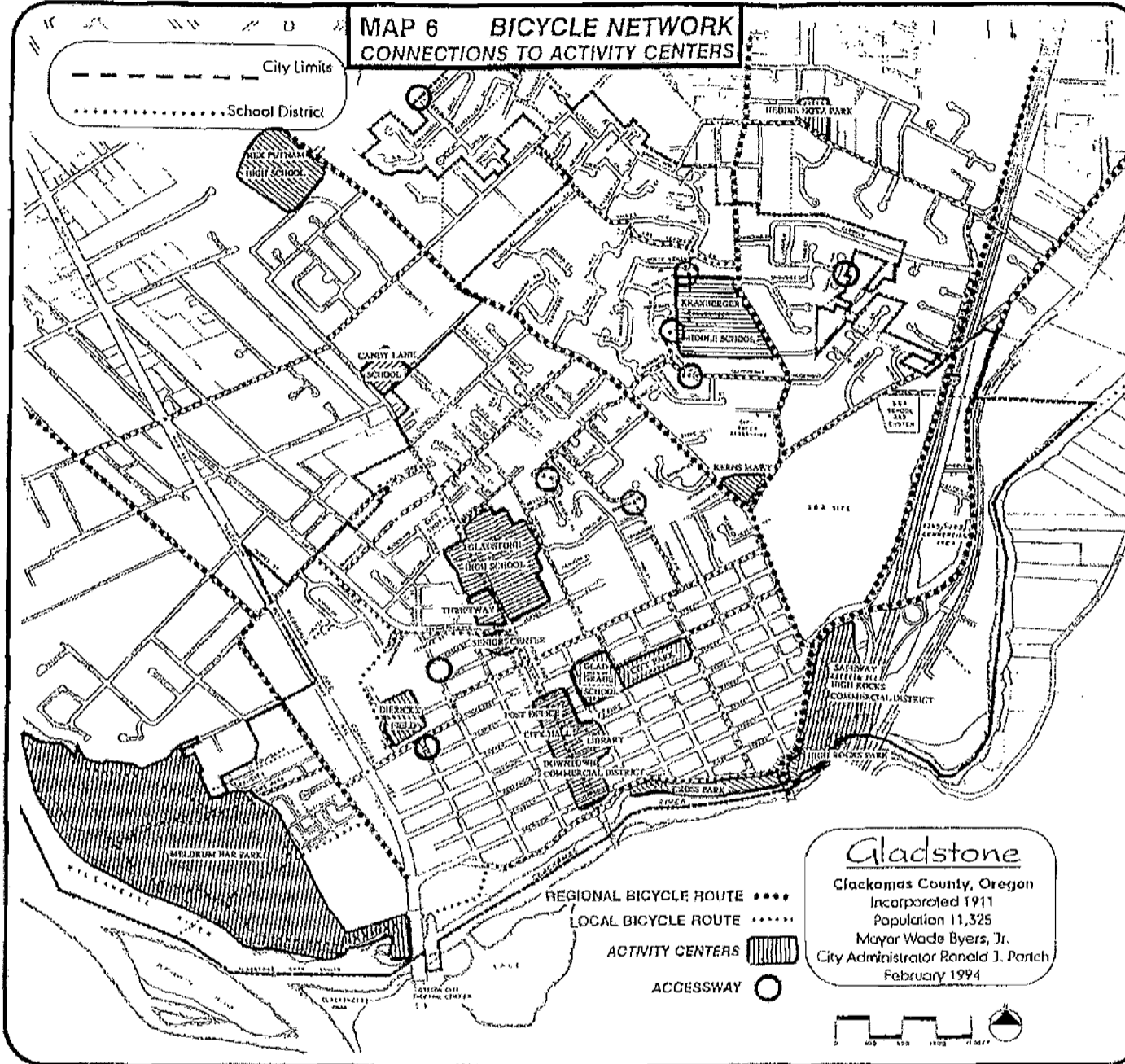
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Appendix

Amended July 14, 2009



Amended July 14, 2009



Amended July 14, 2009

CHAPTER VII

STREETSCAPE AND STREET SECTIONS

Chapter Adopted July 14, 2009

CHAPTER VII

STREETSCAPE AND STREET SECTIONS

OVERVIEW

- * Portland Avenue: The conceptual design and street sections shown on pages VII-2 and VII-3 represent a community supported vision for Portland Avenue that celebrates its unique downtown location, its regional setting, and its reflection of the community's identity. Portland Avenue will serve as a multi-modal streetscape accommodating bicycles, pedestrians, and transit riders, as well as drivers. It will provide an arterial street function and support commercial and civic land uses in the historic town center. The streetscape design will incorporate sustainable design elements such as green street technology and native landscaping where applicable. It will provide public places for people to gather and strengthen connections to the Clackamas River and regional bike, pedestrian, and transit facilities. The improvements are intended to act as a catalyst for redevelopment and reinvestment in downtown Gladstone.

PORTLAND AVENUE STREETScape AND SECTIONS

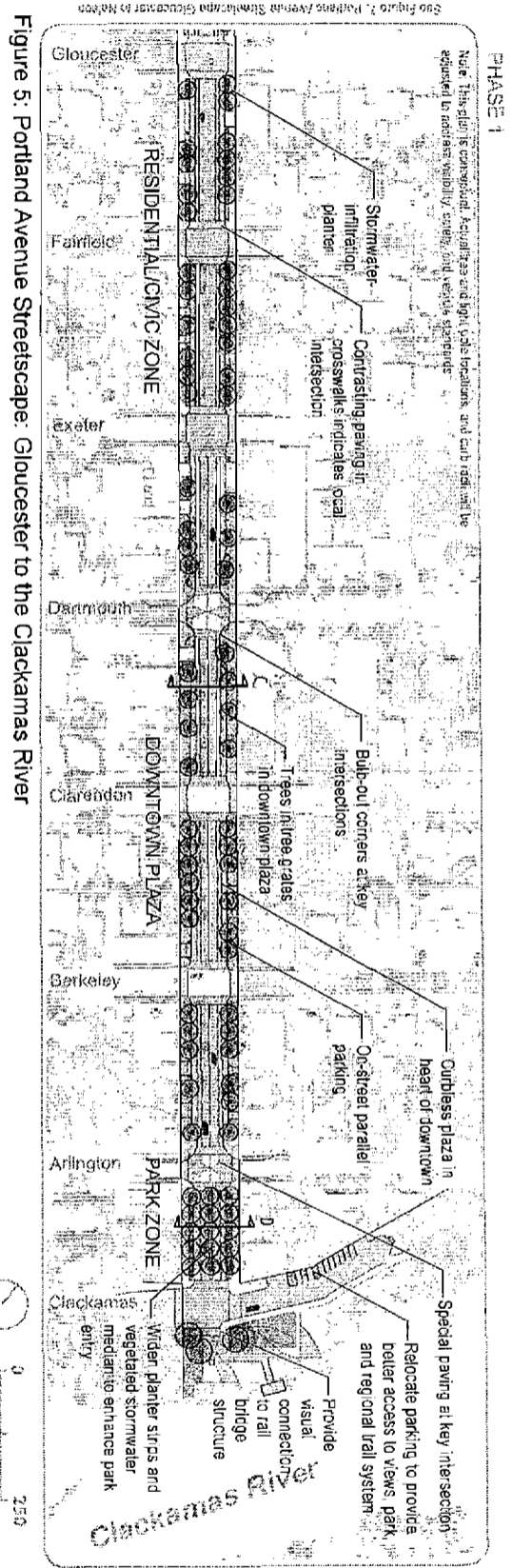


Figure 5: Portland Avenue Streetscape: Gloucester to the Clackamas River

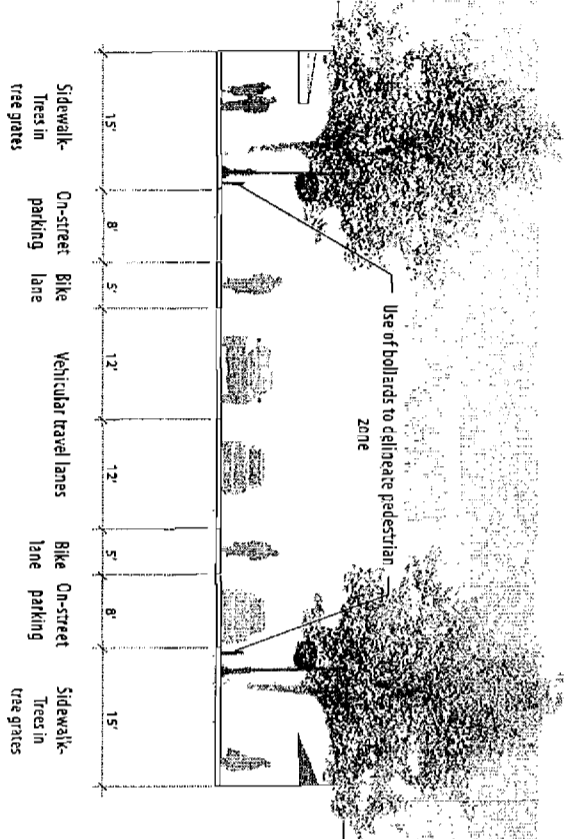


Figure 6: Portland Avenue Street Section Downtown Plaza and Park Entry

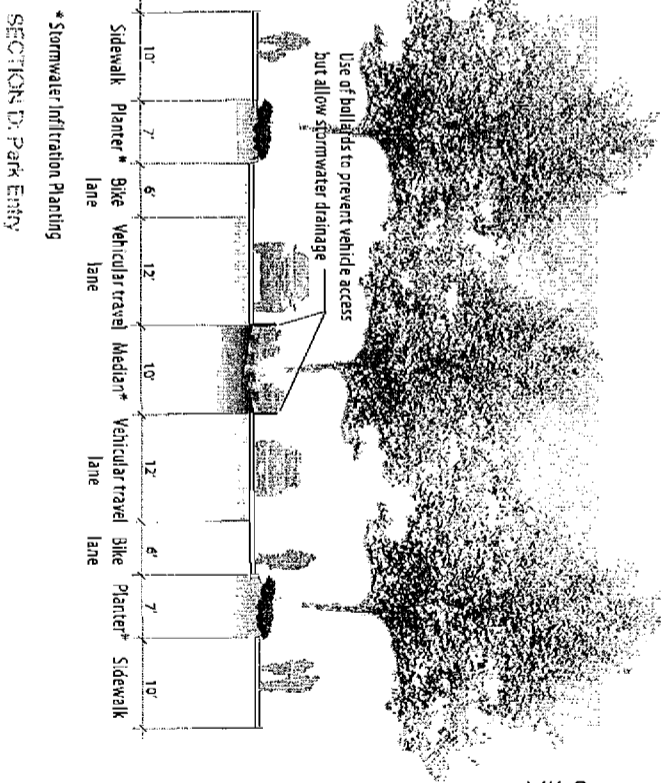


Figure 7: Portland Avenue Street Section Park Entry

PORTLAND AVENUE STREETScape AND SECTIONS

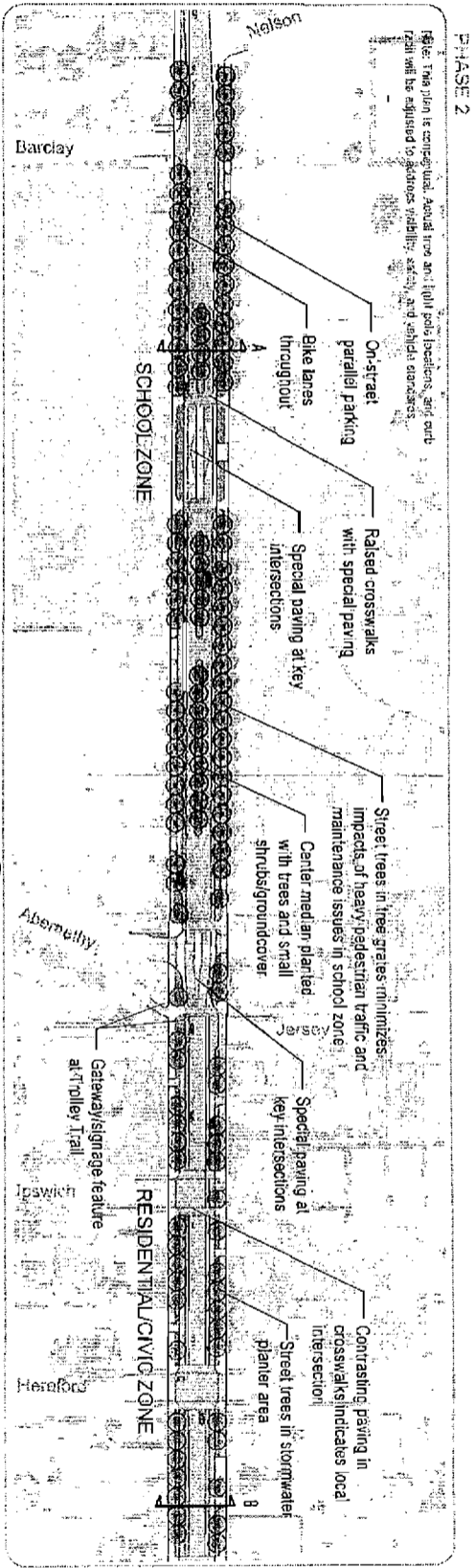


Figure 7: Portland Avenue Streetscape Nelson to Gloucester

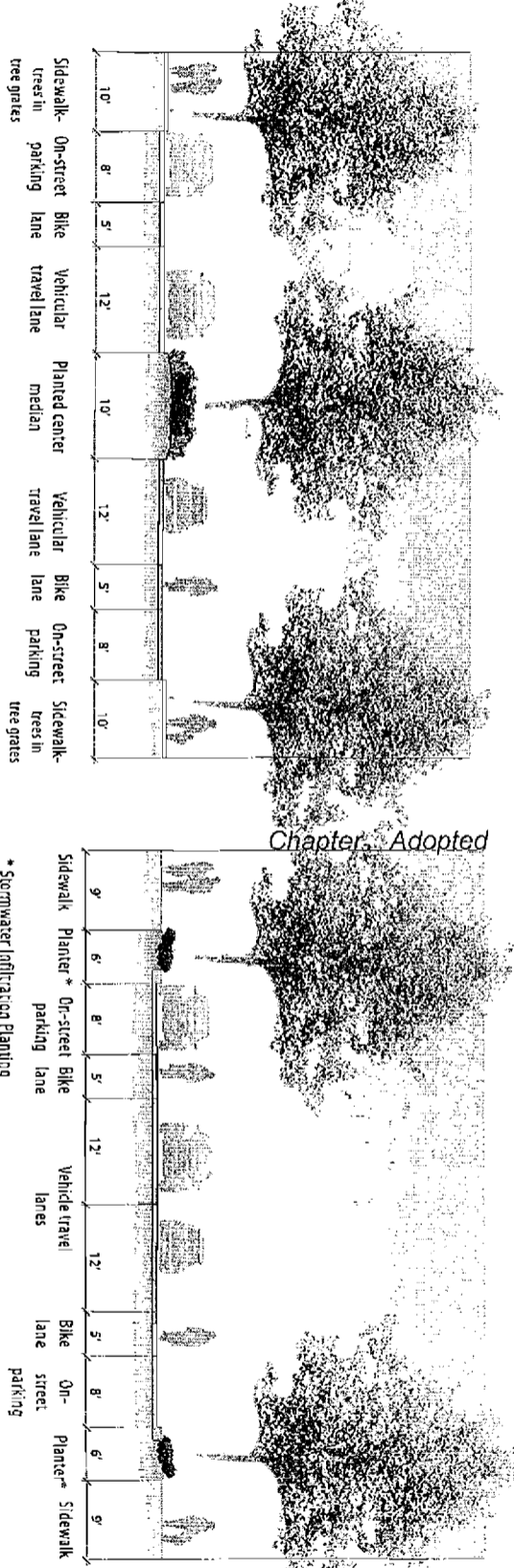


Figure 8: Portland Avenue Street Sections: School Zone and Residential/Civic Zone

STREETSCAPE COST ESTIMATES

Table VII-1: Estimated Streetscape Costs

Street	Phase	Cost
Portland Avenue	Phase 1: Gloucester to the Clackamas River	\$7,628,496 (2009 \$)
Portland Avenue	Phase 2: Gloucester to Nelson	\$6,746,816 (2009 \$)

