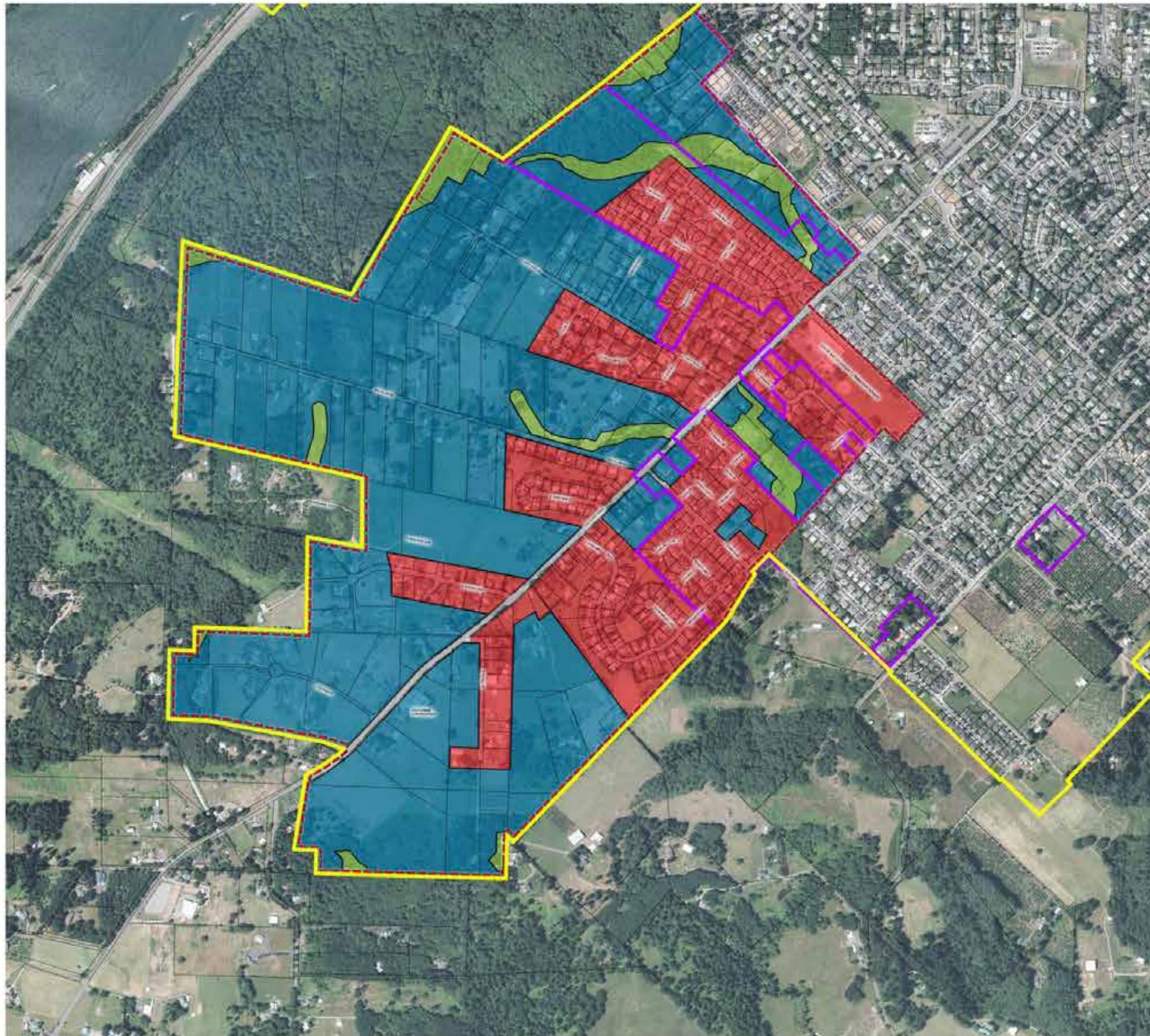


Figure 2. Buildable Lands Analysis



SOUTH END CONCEPT PLAN



BUILDABLE LANDS ANALYSIS

LEGEND



CONCEPT PLAN AREA



CITY LIMITS



URBAN GROWTH BOUNDARY



POTENTIALLY BUILDABLE LAND



DEVELOPED LAND



VACANT BUT ENVIRONMENTALLY
CONSTRAINED LAND



0 300' 400' 1200'
SCALE: 1" = 400'

FEBRUARY 24, 2014

Figure 3. Opportunities and Constraints

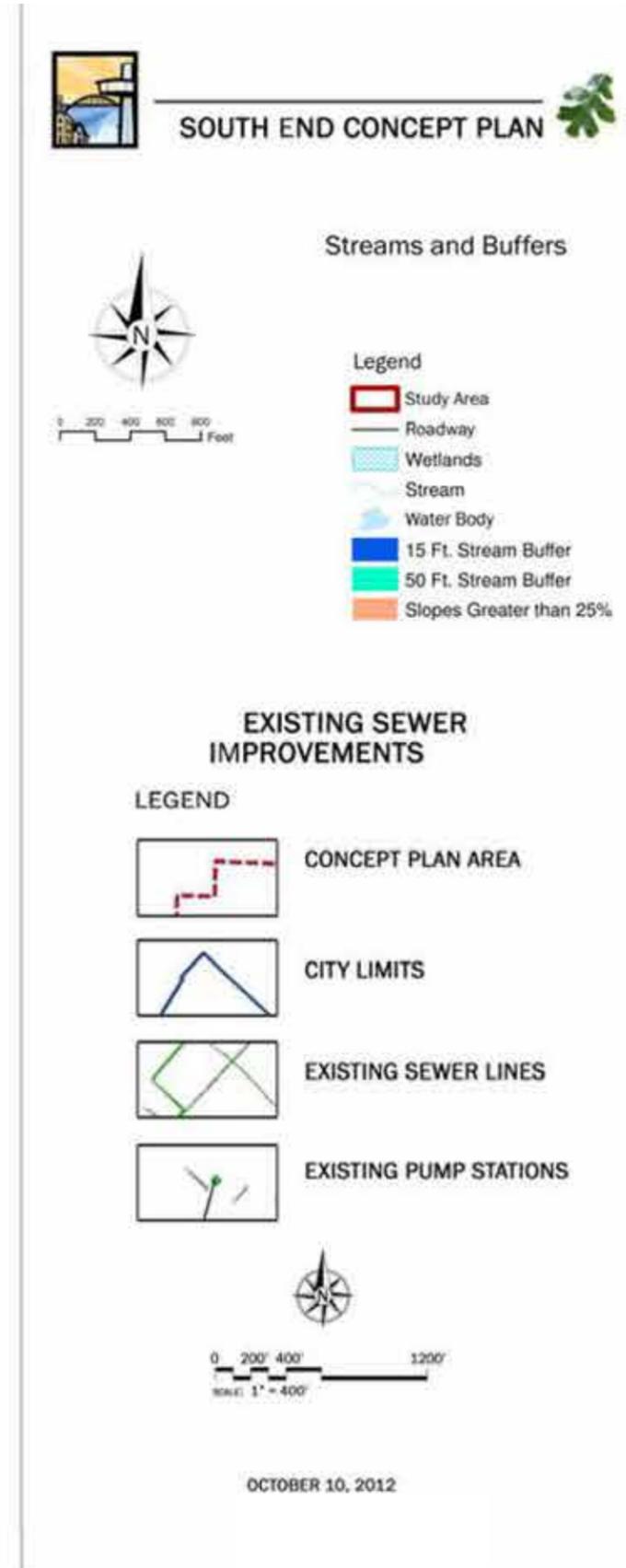
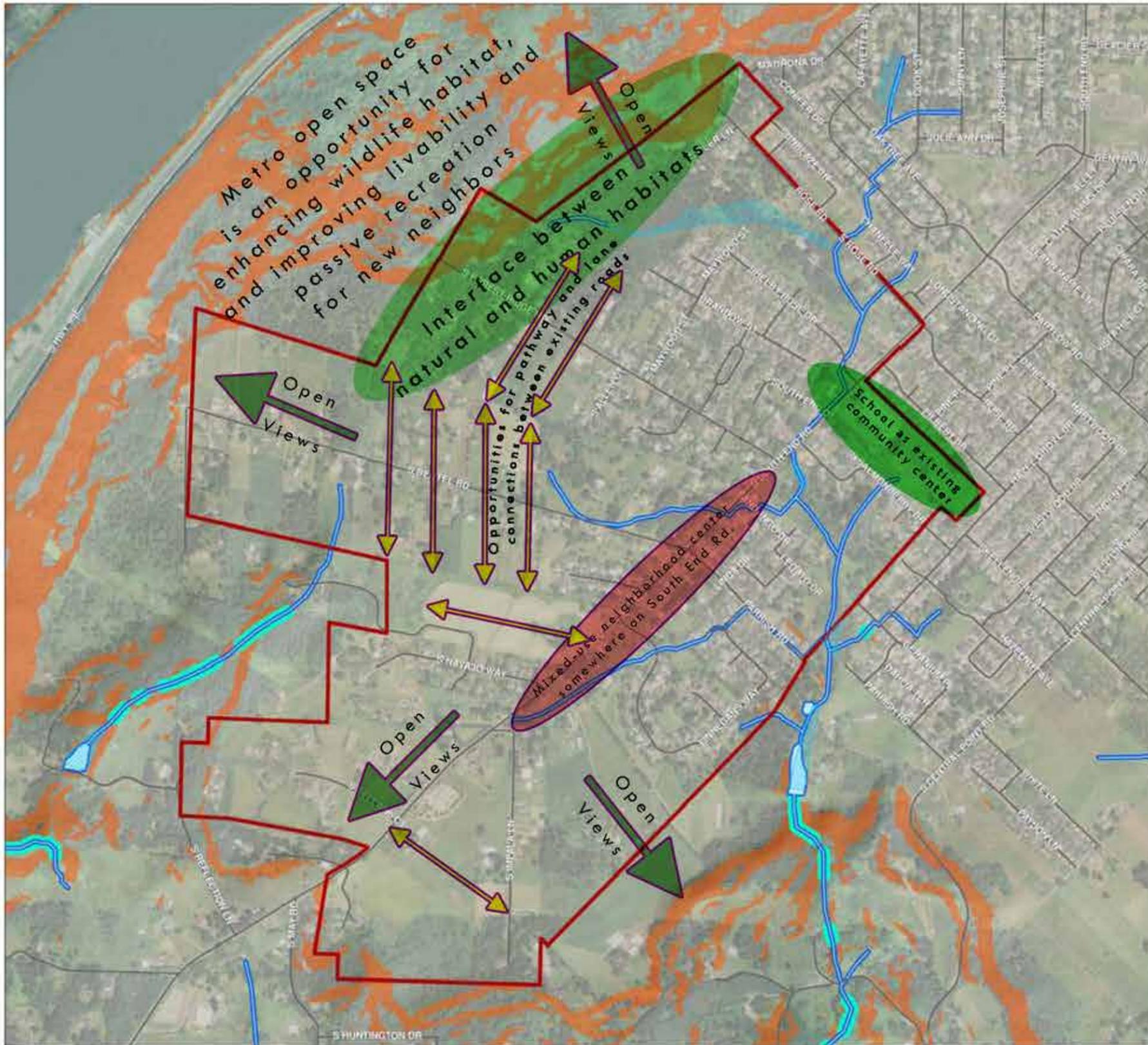
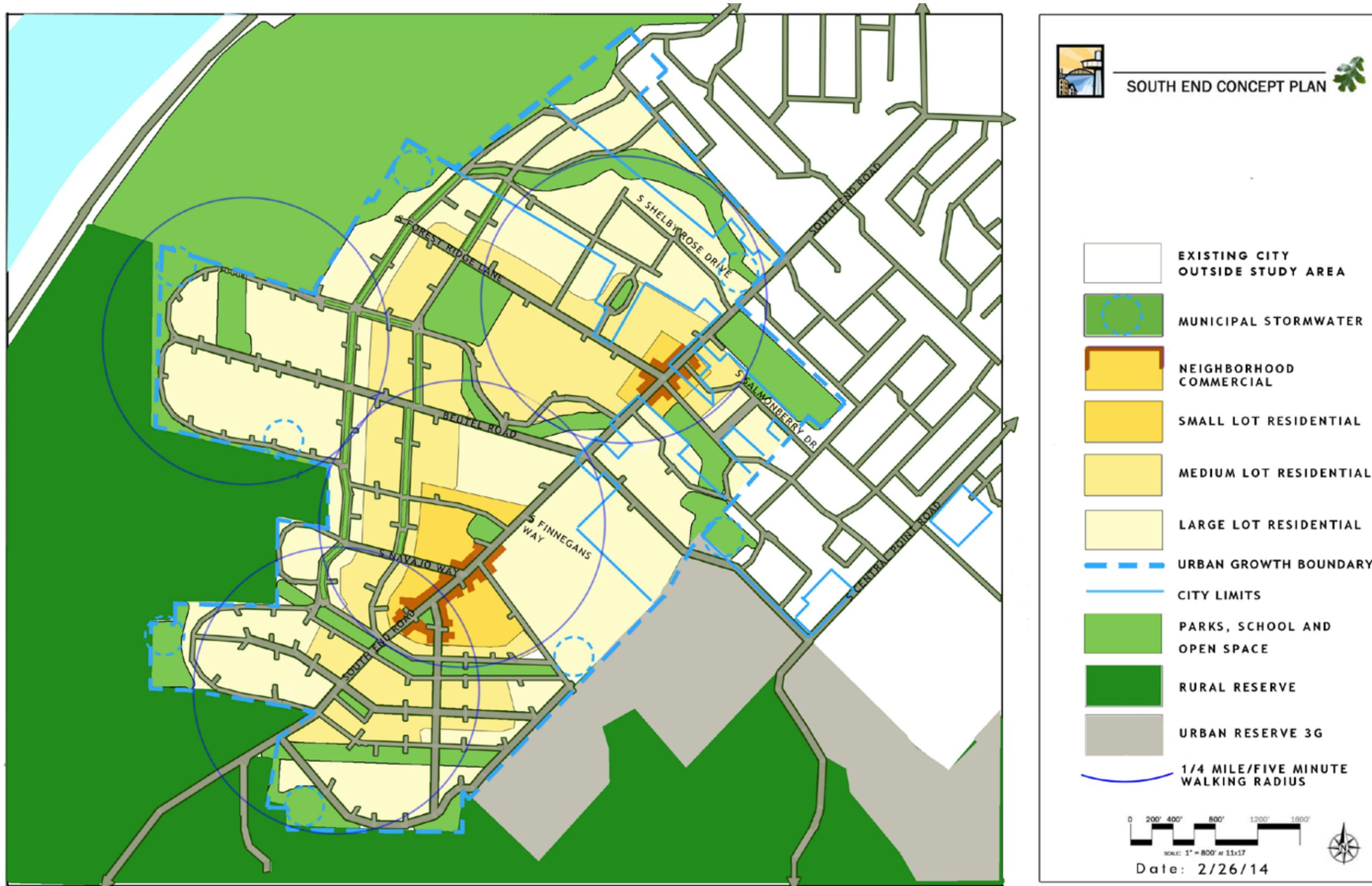
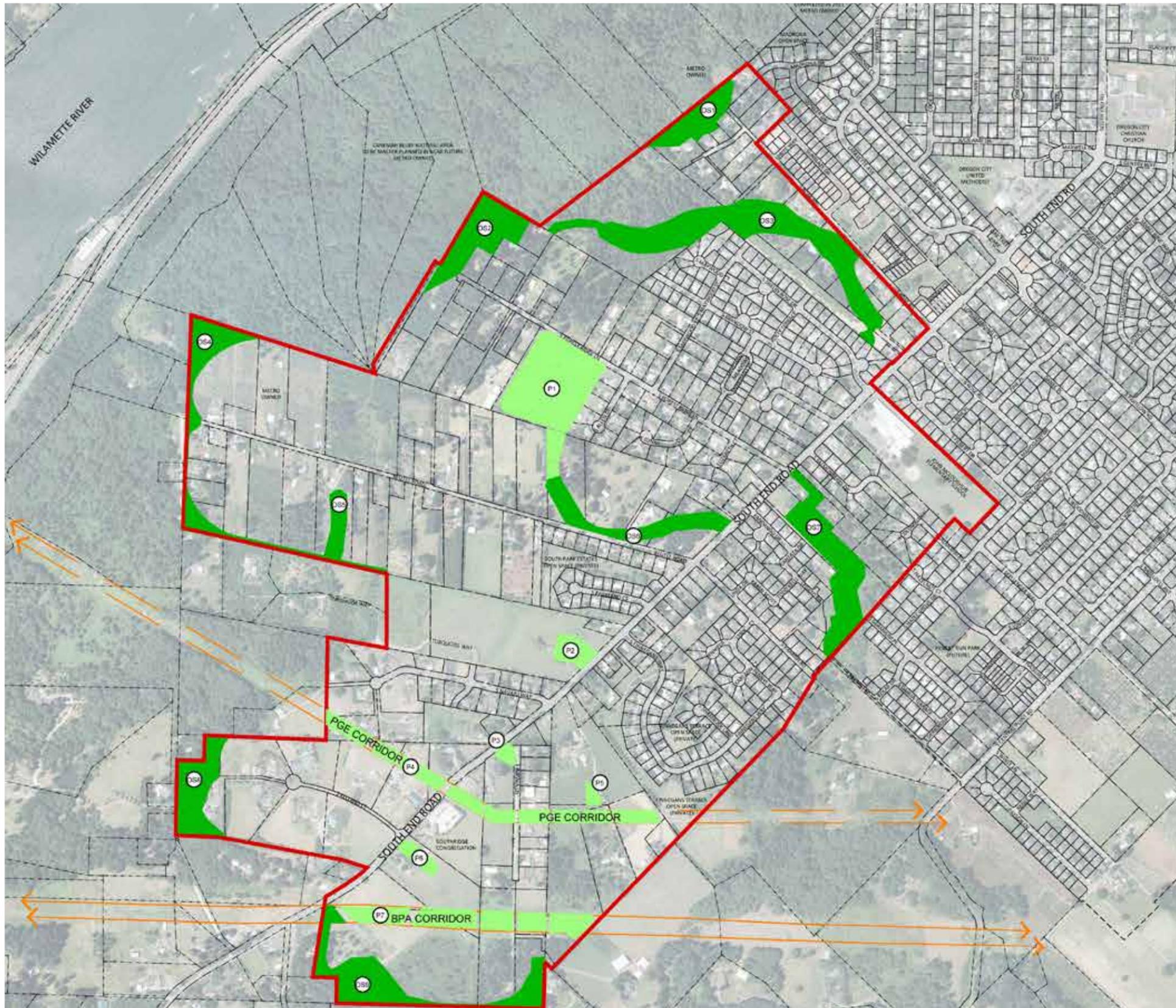


Figure 4. Concept Plan Diagram



The locations of the features shown on this map, including future land uses, roads, and open space areas are for concept planning purposes. The final location of these features will be determined when a site specific development plan is proposed following annexation initiated by property owners. Existing lawfully established land uses and structures within the UGB are regulated by Clackamas County, and are permitted to remain until such time as the property owner decides to annex to Oregon City and develop their property subject to Oregon City zoning and development regulations.

Figure 5. Proposed Parks and Open Space Improvements



SOUTH END CONCEPT PLAN



PROPOSED PARKS AND OPEN SPACE

LEGEND

- OPEN SPACE
- PARK
- SECP BOUNDARY

Open Space Area	Description	Acres
OS1	Canemah Bluffs extension (steep slopes)	3
OS2	Canemah Bluffs extension (steep slopes)	5
OS3	wetland/drainage	12
OS4	open space	6
OS5	wetland/drainage	2
OS6	wetland/drainage	4
OS7	wetland/drainage	7
OS8	open space	5
OS9	wetland/drainage	8
		51

Park Area	Description	Acres
P1	community park	10
P2	village center	1
P3	neighborhood park	0.4
P4	PGE corridor (easement)	6
P5	neighborhood park	0.3
P6	neighborhood park	1
P7	BPA corridor (easement)	6
		24



0 200' 400' 1200'
SCALE 1 : 800 @ 11x17

October 21, 2013

Figure 7: Multi-Modal Street System

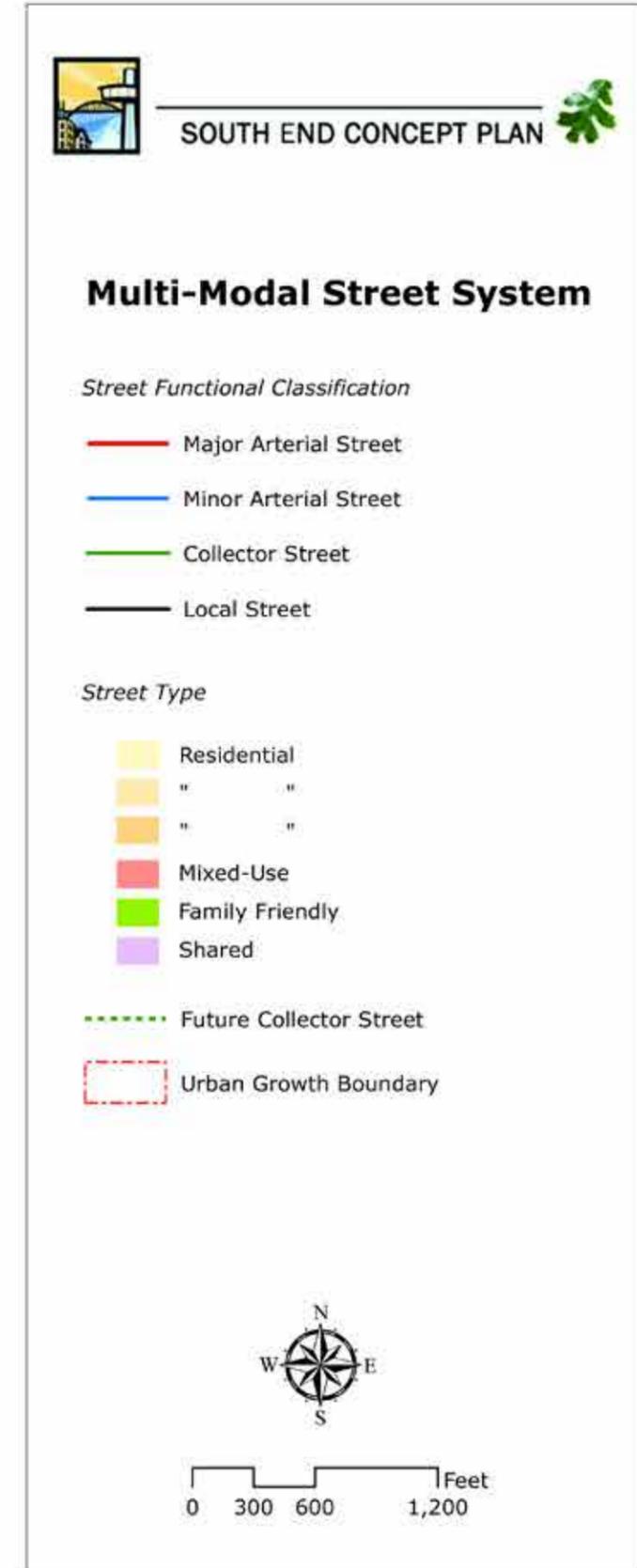
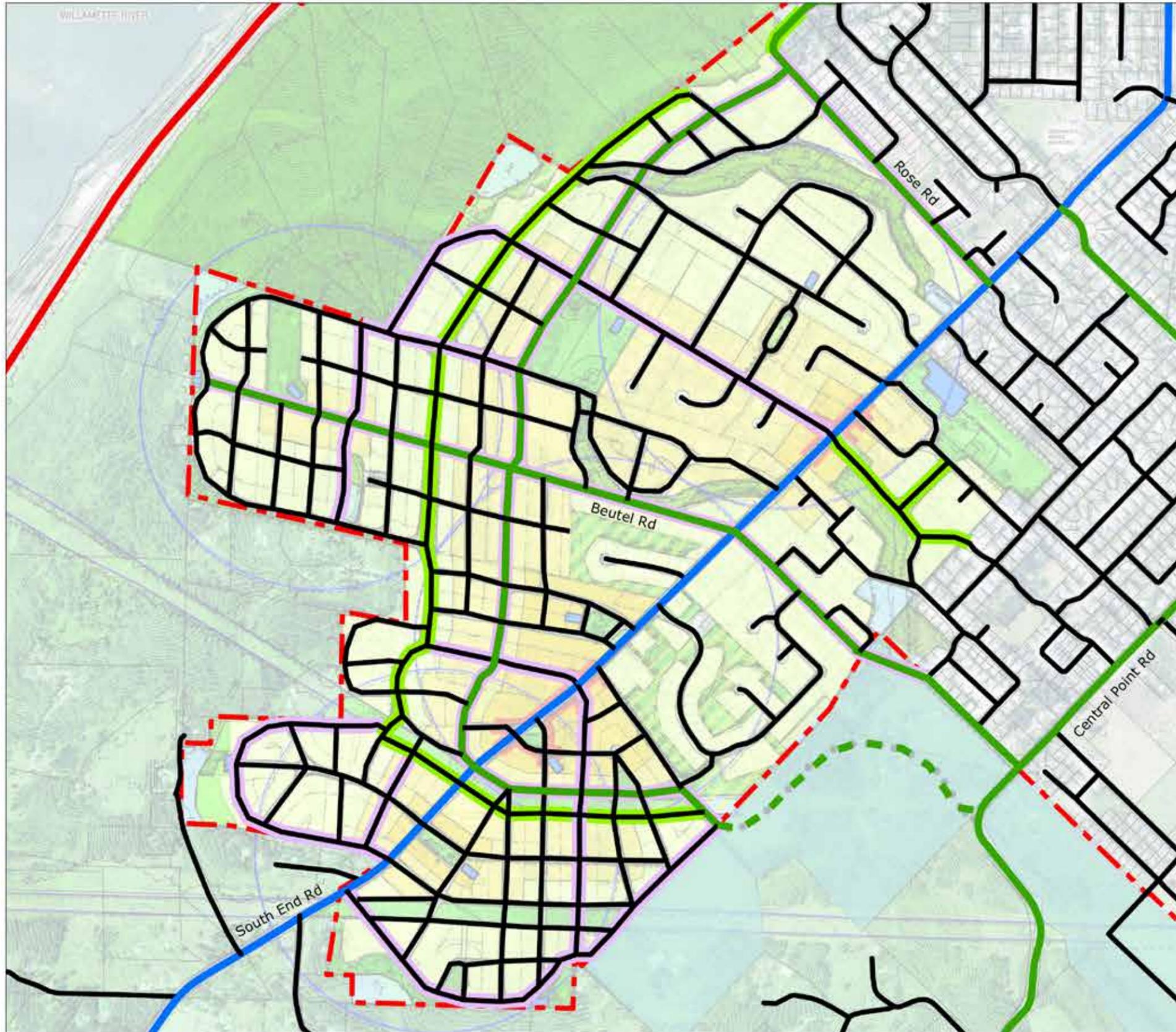
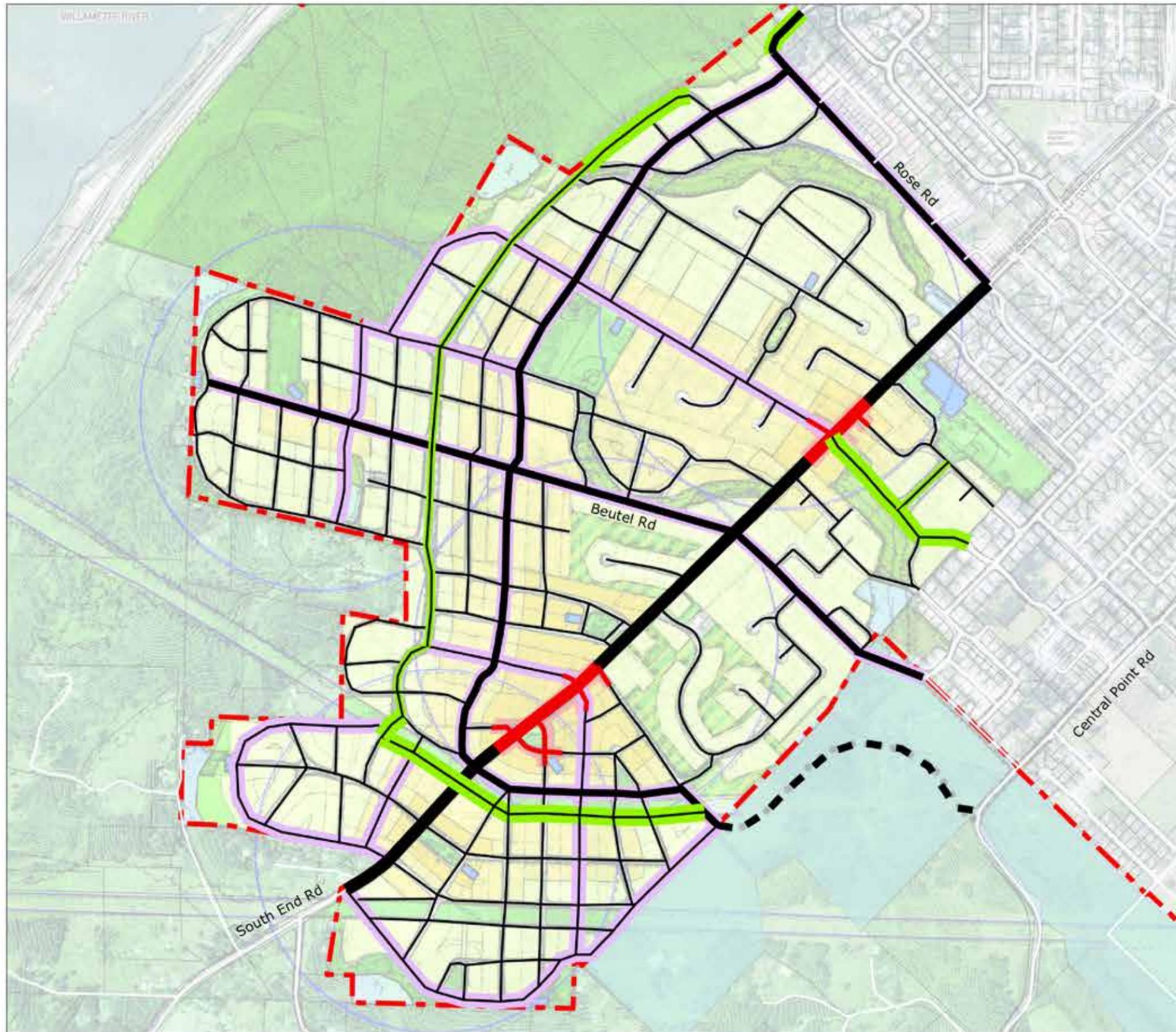


Figure 8: Street Design Types





SOUTH END CONCEPT PLAN



Application of Street Design Types

Multi-Modal Street Design Type

- Mixed-Use Minor Arterial Street
- - - Mixed-Use Local Street
- Residential Minor Arterial Street
- - - - - Future Residential Collector Street
- Residential Local Street
- Family Friendly Collector Street with roadside Shared-Use Path
- Family Friendly Local Street with roadside Shared-Use Path
- Family Friendly Local Street with center island Shared-Use Path
- Shared Collector Street
- Shared Local Street

Concept Plan Lane Use

- Residential
- " "
- " "
- Mixed-Use

Urban Growth Boundary



0 300 600 1,200 Feet

Figure 9: Walking and Biking Network

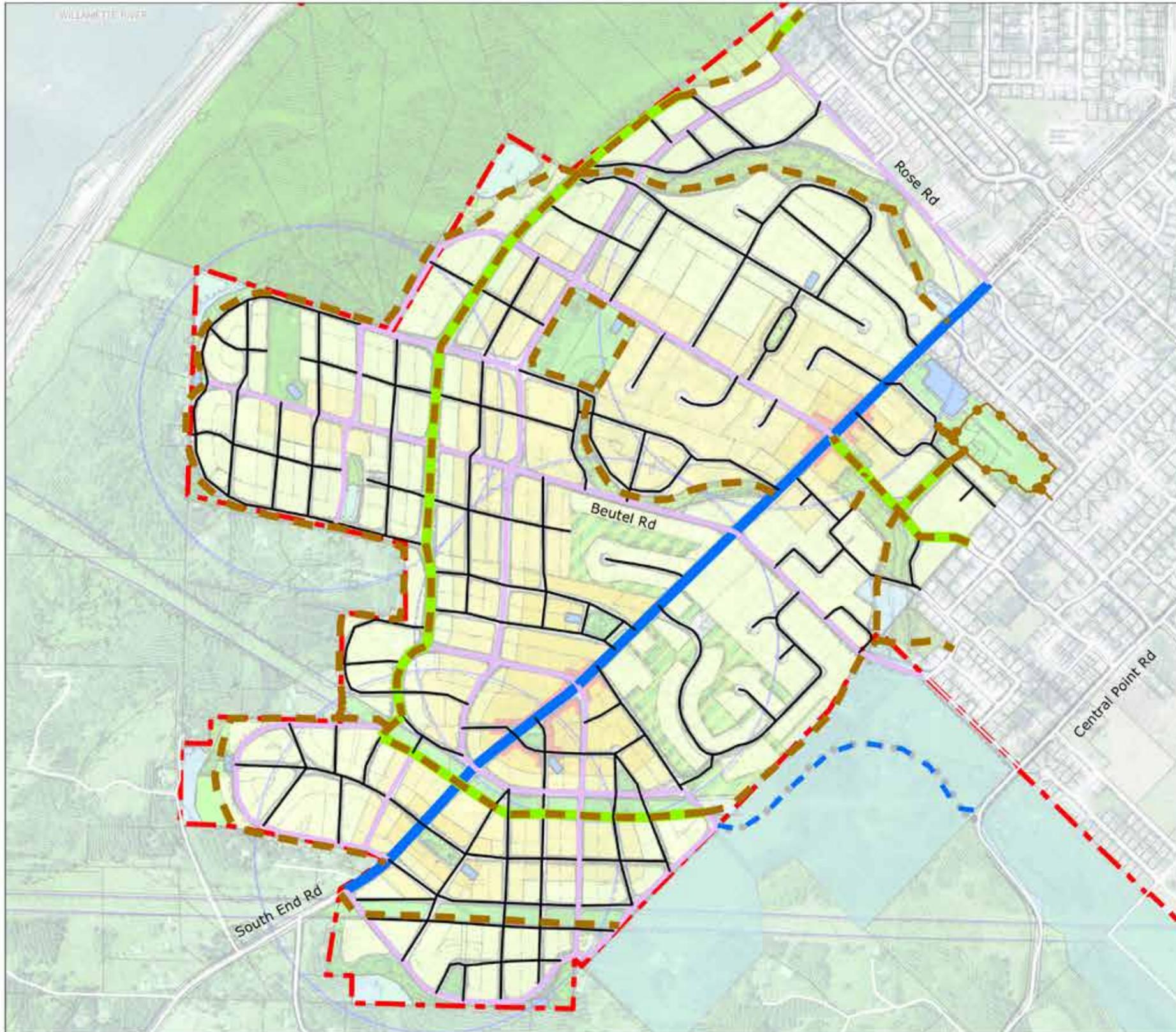
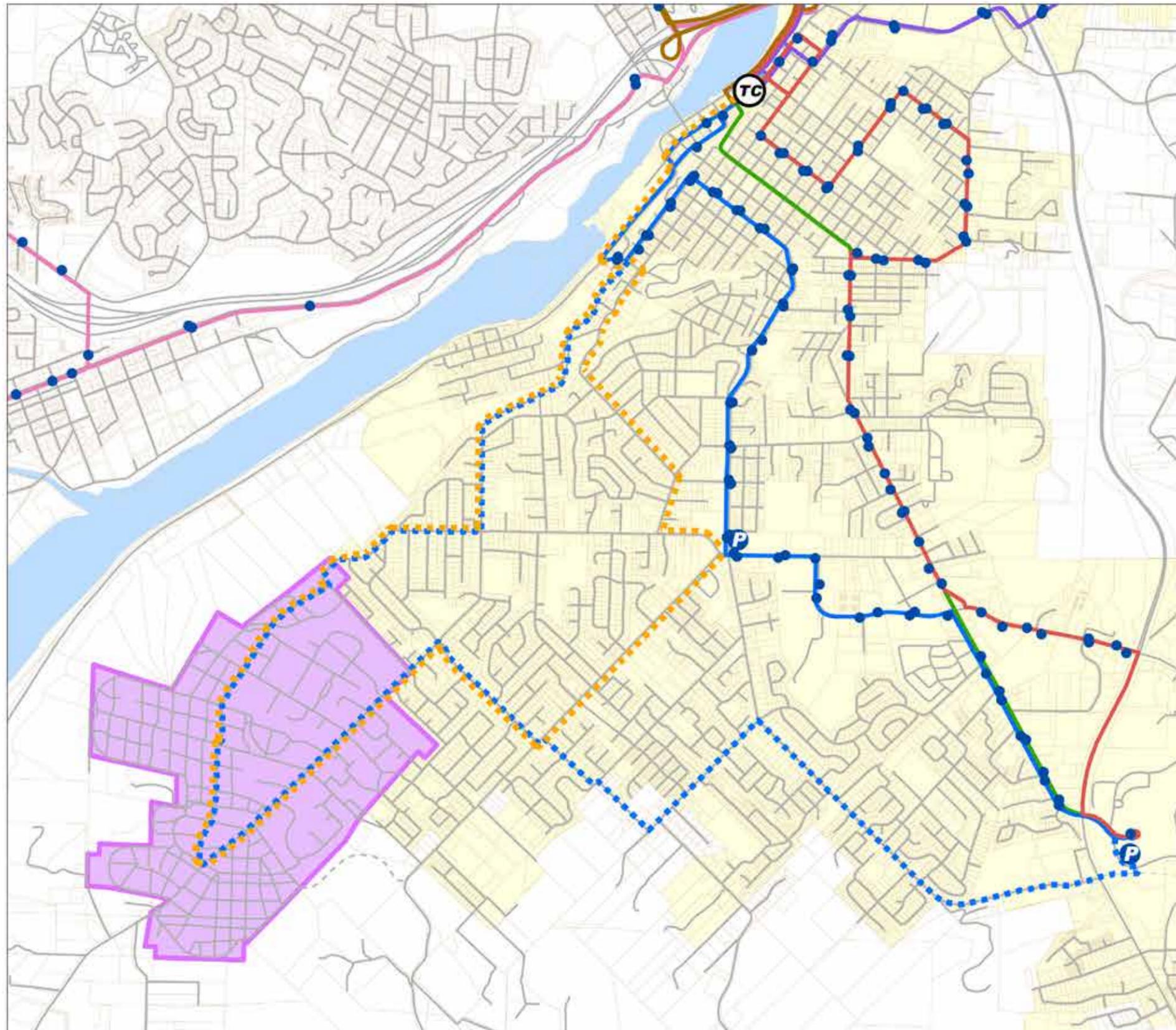


Figure 10: Transit Options for the South End Concept Plan Area





SOUTH END CONCEPT PLAN



Transit Options for the South End Concept Plan Area

Existing Transit Facilities	Existing Bus Route
• Bus Stop	— 032
TC Transit Center	— 033
P Park and Ride	— 034
	— 035
	— 079
	— 099
	— 154

South End Concept Plan Area Transit Options

- Route 33 Modification Option
- New Local Loop Route Option

■ South End Concept Plan Area

Note these are conceptual transit options, further study is needed to determine feasibility of any potential future transit service



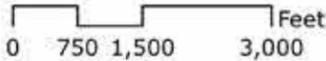


Figure 11. Proposed Water System Improvements

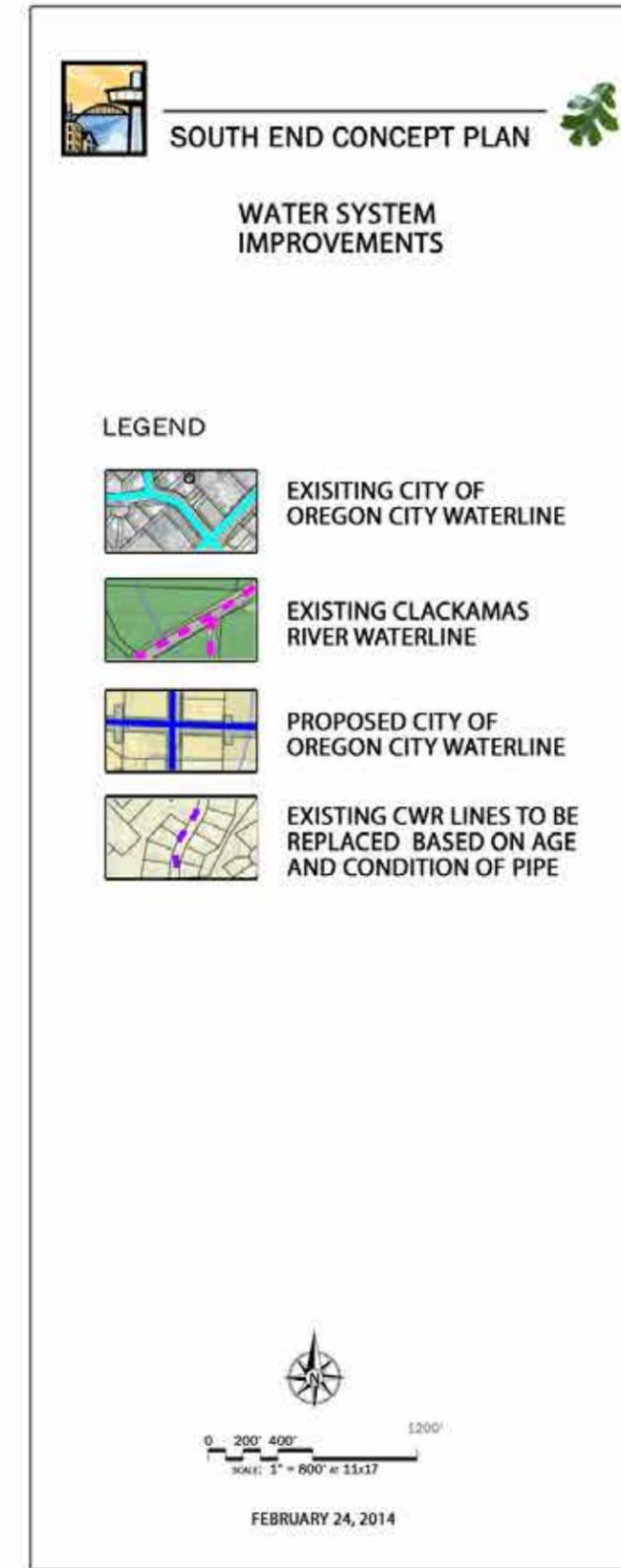
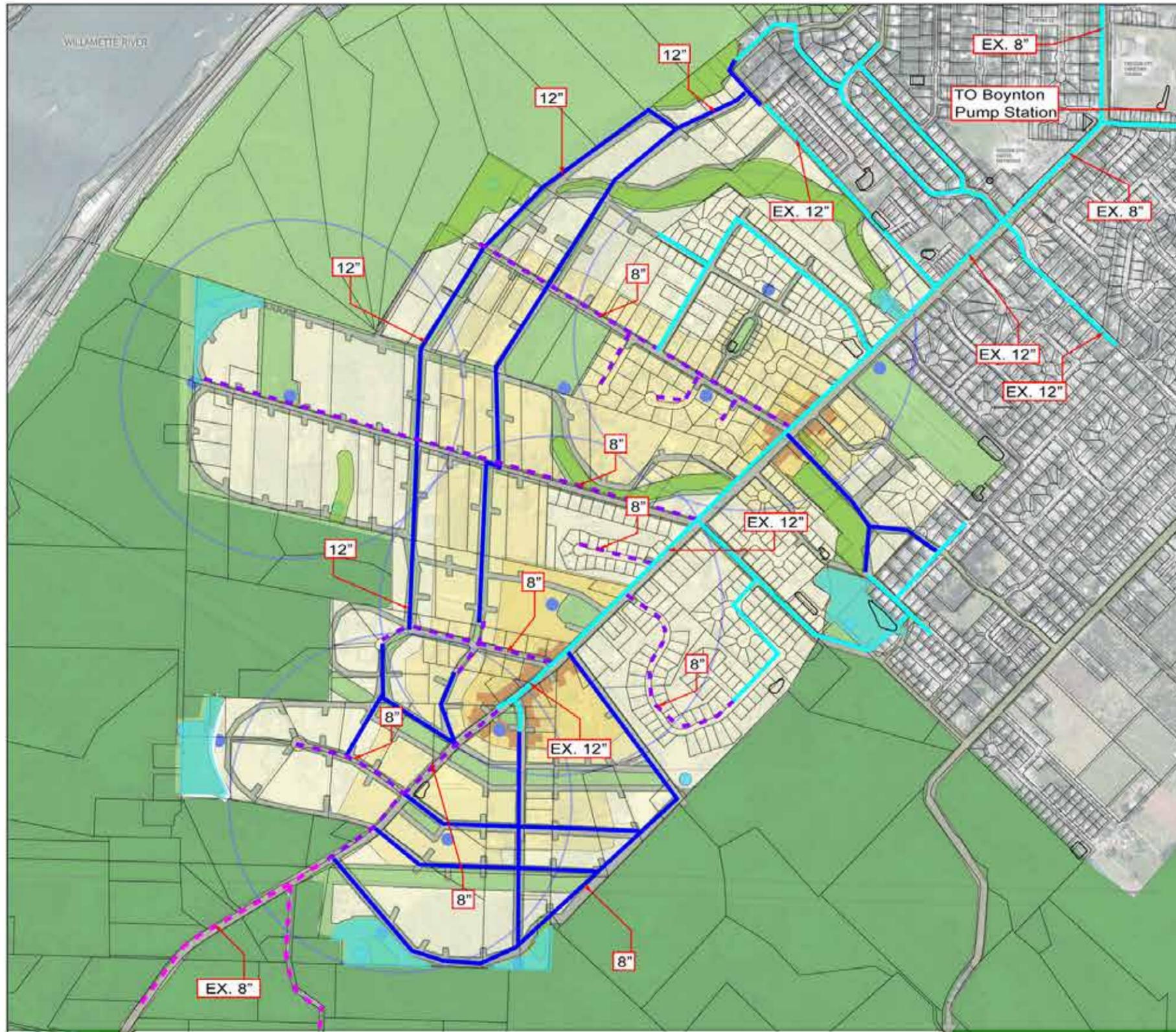


Figure 12. Proposed Stormwater Improvements

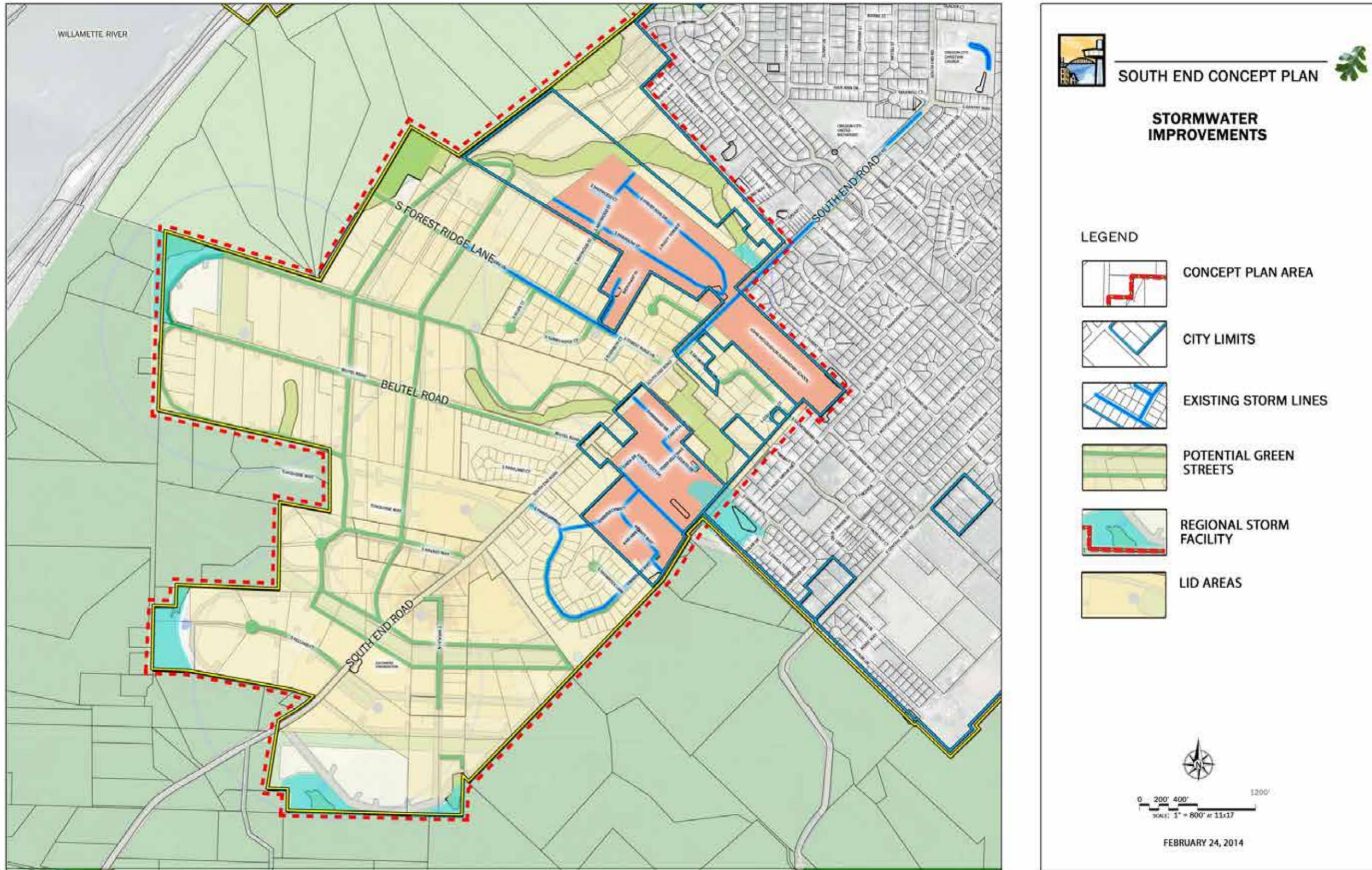


Figure 13. Proposed Sanitary Sewer Improvements

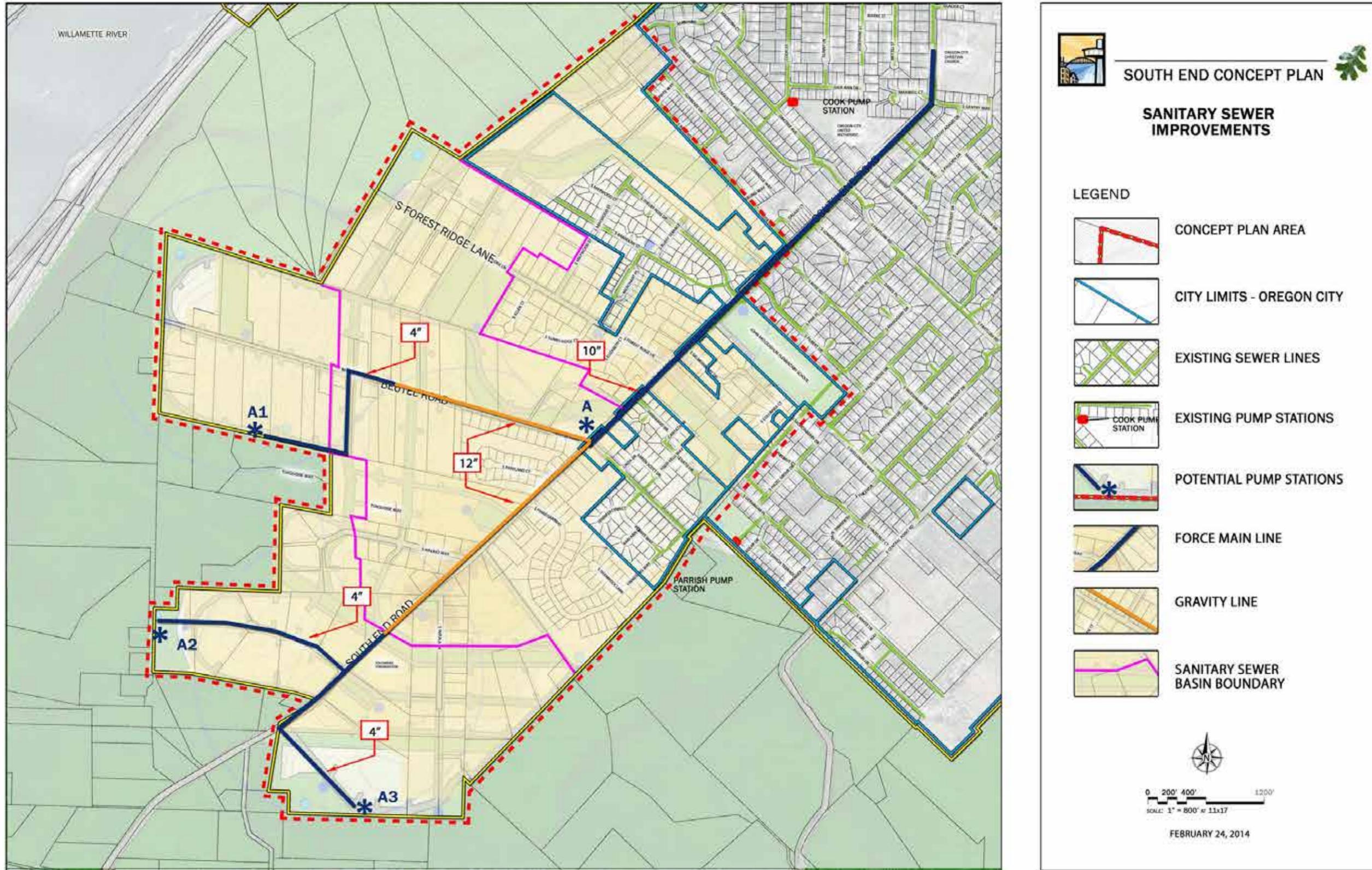
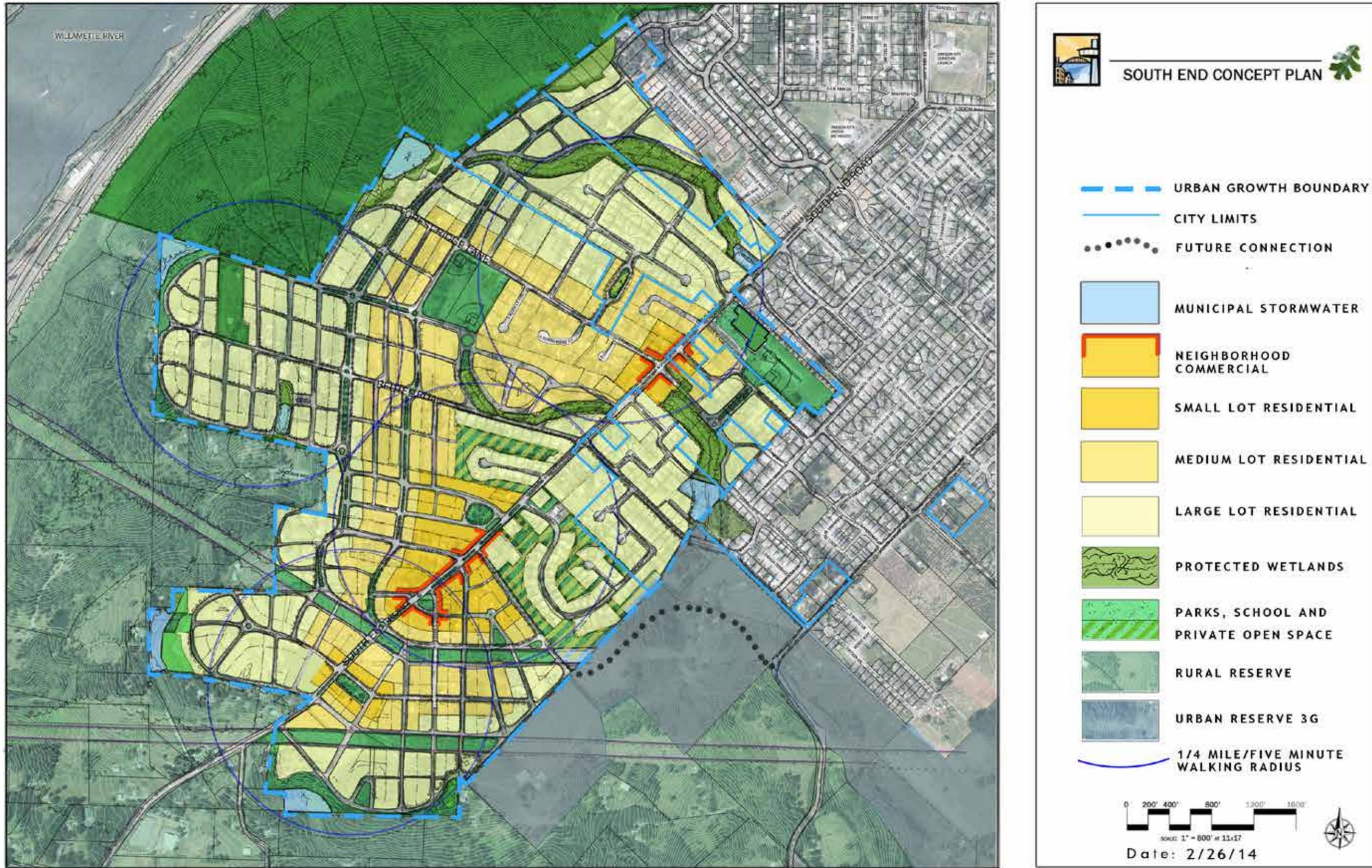


Figure 15. Proposed Implementation Map



The locations of the features shown on this map, including future land uses, roads, and open space areas are for concept planning purposes. The final location of these features will be determined when a site-specific development plan is prepared following annexation initiated by property owners. Existing lawfully established land uses and structures within the USB are regulated by Clatsop County, and are permitted to remain until such time as the property owner decides to annex to Oregon City and develop their property subject to Oregon City zoning and development regulations.