

Comprehensive Plan Update Progress Report

City Council Workshop

May 25, 2017

Last progress report

to Council:

November 3, 2016

Comprehensive Plan Update

- Planning Commission continues to hold workshops
- **December 2016**
 - Discussion on public outreach efforts
- **January & February 2017**
 - Continued review of Comprehensive Plan goals & objectives
- **March**
 - Continued review of Comprehensive Plan objectives
- **April**
 - Continued review of objectives & discussed emphasis areas
- **May**
 - Continued review of objectives & discussed emphasis areas
 - Started review of high density residential analysis

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- **Barlow Point & West Longview Lagoons open house**
 - Held on November 29, 2016
 - Approximately 45 to 50 citizens attended
- Summary of comments received:
 - **Barlow Point**
 - Concerns about lack of water & sewer infrastructure in the area
 - Difficulty of developing on river shoreline (cannot encroach on levee)
 - Needs to be open space/residential/agriculture
 - Concerns about air, noise, light, and vibration impacts & other pollution
 - Concern about increased traffic on state route (already dangerous)
 - Support for City's existing Mixed Use-Residential Commercial classification
 - Support for City to annex Barlow Point

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- **Barlow Pt. and West Longview Lagoons open house**
- Summary of comments received (continued)
 - **West Longview Lagoons**
 - Clear preference that lagoons be used for open space of some type (wetlands, green space, wildlife habitat, recreation)
 - Concerns about high water table (“rusty” groundwater surfacing) and poor drainage
 - Concern that the lagoon clean-up was not adequate for future residential development
 - Concern about increased traffic if lagoons are developed

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- **36th Avenue Area (south of Ocean Beach Hwy) open house**
 - Held on March 15, 2017
 - Approximately 12 citizens attended
- Summary of comments received:
 - Is there a conflict with subdivision Covenants, Conditions & Restrictions (CC&Rs)?
 - Leave Regional Commercial classification but allow for more land uses
 - Regional commercial uses not likely, should allow for smaller commercial uses especially along OBH frontage
 - Should restrict turning movements along OBH
 - Concerns that only OBH frontage will develop and not the interior areas
 - Need to retain opportunity to have regional shopping center in West Longview

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- **Highland Neighborhood & Oregon Way open house**
 - Held on March 29, 2017
 - Approximately 30 citizens attended
- Summary of comments received:
 - **Highlands Neighborhood**
 - Concerns:
 - Lack of street lights
 - Industrial Way/Oregon Way project will impact neighborhood
 - Illegal dumping & abandoned vehicles
 - Poor water quality
 - Traffic from Industrial Way impacts Douglas Street

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- Summary of comments received:
 - **Highlands Neighborhood** (continued)
 - Concerns:
 - Lowering the allowed density will reduce property values
 - Allowing small homeless shelters when neighborhood is already impacted by multiple group homes
 - Lack of police support
 - City will condemn property or use eminent domain to make way for new development
 - Poor appearance of existing multi-family development

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- **Highland Neighborhood** (continued):
- Miscellaneous comments:
 - No apartment buildings along Douglas Street
 - Questions about how to encourage redevelopment of deteriorating properties
 - Question about grant funding for neighborhood improvements
 - With limited street parking, single-family homes would be better
 - Renters do not care about the neighborhood – more dense development will make it worse
 - Decrease parking requirements for 4-plex or smaller
 - Wants tax breaks for investors revitalizing the neighborhood

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- Summary of comments received:
 - **Oregon Way** (west side)
 - Keep commercial zoning on the west side of Oregon Way
 - Questions whether there will be turning movement changes on Oregon Way and whether two lanes each direction will be retained

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- Next Steps for Planning Commission
 - Planning Commission continues to hold workshops
 - Review goals, objectives and policies thru summer
 - Determine recommended future land use map changes thru summer
 - Hold public hearing(s) – Fall 2017
 - Recommendation to Council by December 2017
- Public outreach (before public hearing process)
 - June 2017 - hold public outreach event for the overall comprehensive plan update

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Questions??