

Existing Comprehensive Plan Goal Statements, Objectives, and Policies & Vision Statements - Block 2: Willamette Greenway

Current Comprehensive Plan Language	Is the Current Language Obsolete, Outdated, Redundant or still Relevant?	What is Some Potential Language to Improve/Replace Existing Policy?	Are there related Vision Goal Statements or Actions or Other City Plan Policies that Should be Incorporated/Added?	What are Examples of Good Policy Language from Other Cities' Comprehensive Plans?
<p><b>Chapter 4 – Willamette Greenway Element</b>                      Element Goal: To protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River as the Willamette River Greenway.</p>	<p>Still relevant.</p>	<p>Milwaukie doesn't have an agricultural component to its waterfront, so that can probably be removed (goal language derived from statewide model language).</p>	<p><i>Goal Statement Planet 2:</i>                      Milwaukie has free flowing, accessible, pristine waterways that are protected by a robust stormwater treatment system. The Willamette waterfront is easily accessed by the public and offers a wide variety of activities and events that can be enjoyed by all.</p>	<p>[Other cities have similar goal statements.]</p>
<p><b>Objective 1 – Willamette Greenway Boundary:</b>                      To maintain the Willamette Greenway Boundary, including Kellogg Lake and lands south of the lake, as shown in <a href="#">Map 5</a>.</p>	<p>Objective is still relevant, but the boundary itself should be revisited. Map 5 showing locations of natural resources needs to be updated.</p>	<p>Consider remapping the boundary to address inconsistencies with state objectives. Examine where boundaries are not clearly connected to the river. Alternatively, consider developing a new compatibility/conditional use review boundary.</p>		
<p><u>Policy 1:</u> The City will maintain the Willamette Greenway Boundary by complying with Statewide Planning Goal requirements.</p>	<p>Still relevant.</p>			<p>Oregon City Comp Plan Goal 15.1 Protect the Willamette River Greenway                      Ensure the environmental and economic health of the Willamette River by adopting goals, policies and procedures that meet LCDC Statewide Planning Goal 15, Willamette River Greenway</p> <p>Eugene-Springfield Metropolitan Area General Plan. D.8 Within the framework of mandatory statewide planning goals, local Willamette River Greenway plans shall allow a variety of means for public enjoyment of the river, including public acquisition areas, residential areas, and commercial areas.</p>
<p><b>Objective 2 – Greenway Design Plan:</b>                      To prepare a design plan for all lands within the Willamette Greenway Boundary and related waterways.</p>	<p>Obsolete. The Greenway Design Plan was never developed, and likely never will be developed.</p>	<p>N/A</p>	<p>N/A</p>	<p>No other cities have a similar Greenway Design Plan proposal.</p>
<p><u>Policy 1:</u> A detailed Greenway Design Plan will be prepared based on the needs identified within each Neighborhood Area, policies contained in the Recreational Needs Element, the "Marina Feasibility Study" by the Port of Portland, 1978, "Community Development in Milwaukie: Problems, Prospects, Policies," by Lord and LeBlanc, 1977, the Milwaukie Riverfront Market Analysis, 1986, by The Benkendorf Associates, and the Greenway Inventory, 1987.</p>	<p>Obsolete.</p>	<p>N/A</p>	<p>N/A</p>	
<p><u>Policy 2:</u> The Greenway Design Plan will be coordinated with the city-wide Parks and Recreation Master Plan.</p>	<p>Obsolete.</p>	<p>N/A</p>	<p>N/A</p>	<p>Oregon City Comp Plan. Policy 15.1.5 Protect and maintain parks and recreation areas and facilities along the Willamette River to minimize effects in the WRG, in accordance with the Oregon City Park and Recreation Master Plan and the Oregon City Waterfront Master Plan.</p>

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<p><u>Policy 3:</u> The Greenway Design Plan will include the following elements:</p> <ul style="list-style-type: none"> <li>• Text describing the actions allowed under the Plan which will include such items as residential density, building bulk, and the appearance and height of buildings and other structures.</li> <li>• ..... (Remainder not included to save space)</li> </ul>	Obsolete.	N/A		
<p><u>Policy 4:</u> The Greenway Design Plan will be coordinated with affected public agencies including ODOT, Division of State Lands, Port of Portland, Metro, Clackamas County, and City of Portland.</p>	Obsolete.	N/A		
<p><u>Policy 5:</u> The Greenway Design Plan, when approved and adopted, will replace the Willamette Greenway Conditional Use Process with a Greenway Design Review Process.</p>	Obsolete.	N/A		
<p><b>Objective 3 –Land Use:</b> To encourage the cooperation of public and private ownerships to provide compatible uses within the Willamette Greenway.</p>	Still relevant.	This policy language should be compatible with any language referencing economic development along the Willamette River in the Economy chapter (Block 1).	<b>Goal Statement Planet 2:</b> Milwaukie has free flowing, accessible, pristine waterways that are protected by a robust stormwater treatment system. The Willamette waterfront is easily accessed by the public and offers a wide variety of activities and events that can be enjoyed by all.	
<p><u>Policy 1:</u> The land use designations on <a href="#">Map 8</a> will serve as guidelines for establishing the Greenway Design Plan.</p>	Obsolete.			
<p><u>Policy 2:</u> Intensification of uses, changes in use, or development of new uses are permitted only when consistent with the City’s adopted Willamette Greenway Element, the Greenway Design Plan, the Downtown and Riverfront Land Use Framework Plan, and the Town Center Master Plan.</p>	Concept is still relevant but referenced documents need to be updated.	Remove reference to Greenway Design Plan.		Oregon City Comp Plan Policy 15.1.6 Review uses proposed for inside the Willamette River Greenway Compatibility Review Boundary for consistency with local goals and policies for that area.
<p><u>Policy 3:</u> Within the Willamette Greenway Boundary, a Willamette Greenway Conditional Use Permit must be obtained prior to any new construction or intensification of an existing use. This policy applies until the Greenway Design Plan is adopted.</p>	Concept still relevant but language referencing the Greenway Design Plan needs to be removed.	Consider applying Greenway CU review to a smaller area (excluding properties far from the river).		
<p><u>Policy 4:</u> Through the Willamette Greenway conditional use process, setbacks shall be established on a case-by-case basis for uses not water-dependent or water related so that they are directed away from the river. Existing and proposed uses that are water-dependent and water-oriented may be permitted near or at the water’s edge. This policy applies until the Greenway Design Plan is adopted.</p>	Still relevant, but outdated. Reference to Greenway Design Plan needs to be removed.			<p>West Linn Comp Plan. Goal 15.10 Require non-water related or dependent structures to set back from the river in accordance with an established setback line in order to protect, maintain, and preserve the Willamette River Greenway.</p> <p>Lake Oswego Comp Plan. Goal 15.5. Minimize the visual impact of development on the Willamette River and the Greenway through measures such as setbacks, height restrictions, building materials and color choices and landscape screening.</p>

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<p><u>Policy 5:</u> New development within the commercial area west of McLoughlin shall be guided by an adopted design plan or redevelopment plan. If none exist, the developer of proposed new development shall prepare a design plan. The Plan shall show how all properties in the area can be integrated in a coordinated manner. The Plan shall show public and private areas and may be phased. The Plan shall incorporate the policies of the Willamette Greenway Element, the Economic Base, Industrial and Commercial Land Use Element, and the Transportation Element as a basis and standard for its design.</p>				<p>Salem Comp Plan. Goal 14. River Oriented Use 13. Within Salem, the transition of the waterfront areas designated Commercial, Commercial Industrial or Industrial use to a mixture of commercial, office and high density residential uses shall be encouraged.</p>
<p><b>Objective 4 – Recreation:</b> To maximize the recreational use of lands within the Willamette Greenway boundaries and the related waterways.</p>	<p>Still relevant but does not mention conservation/preservation .</p>	<p>Consider policy language that discusses a balance between recreational uses and conservation/preservation priorities.</p>	<p><u>Goal Statement Planet 2:</u> Milwaukie has free flowing, accessible, pristine waterways that are protected by a robust stormwater treatment system. The Willamette waterfront is easily accessed by the public and offers a wide variety of activities and events that can be enjoyed by all.</p>	
<p><u>Policy 1:</u> The Greenway Design Plan will provide for the further development and more extensive use of the public lands within the Greenway boundary.</p>				
<p><u>Policy 2:</u> Policies contained in the Recreational Needs Element will serve as guidelines for recreational planning within the Greenway.</p>	<p>Still relevant, although the Recreational Needs Element needs to be updated.</p>			
<p><b>Objective 5 – Public Access and View Protection:</b> To provide, improve, and maintain public access and visual access within the Greenway and to the Willamette River and Kellogg Lake.</p>	<p>Still relevant.</p>		<p><u>Goal Statement Planet 2:</u> Milwaukie has free flowing, accessible, pristine waterways that are protected by a robust stormwater treatment system. The Willamette waterfront is easily accessed by the public and offers a wide variety of activities and events that can be enjoyed by all.</p>	
<p><u>Policy 1:</u> The City will encourage new public access within the Greenway and to the Willamette River, through dedications, easements, or other means.</p>	<p>Still relevant.</p>	<p>Consider policy language that specifies public access should be encouraged <i>where appropriate</i> to also encourage a balance between recreational uses and conservation/preservation priorities.</p>		<p>West Linn Comp Plan – Goal 15.6. Require adequate public access to the river as part of the development of public land.</p> <p>Lake Oswego Comp Plan – Goal 15.8 When appropriate, require dedication of public access easements within the Greenway and to the Willamette River, as part of the development review and approval process.</p>
<p><u>Policy 2:</u> The City will undertake efforts to make existing points of public access more accessible and usable through maintenance and signing.</p>	<p>Still relevant.</p>			

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<p><u>Policy 3:</u> The City will evaluate all proposals within the vicinity of the Greenway for their effect on access to the visual corridors to the Willamette River and Kellogg Lake.</p>	Still relevant.	Policy needs to be updated to clarify which views should be protected. Significant views only? All public views from parks and road ends? Private views?		Lake Oswego Comp Plan. Chapter 15.7 Preserve significant view corridors to the Willamette River.
<p><b>Objective 6 – Maintenance of Private Property:</b> To ensure the rights of private landowners are enforced.</p>	Still relevant.			
<p><u>Policy 1:</u> The City will cooperate with the State in its programs designed to restrict access between public and private land. Nothing within the State of Oregon or City of Milwaukie Greenway program is intended to authorize the unrestricted public use of private land.</p>	Still relevant.			<p>Lake Oswego Comp Plan. Goal 15. Rec iv. Maintain public safety and protect public and private property from vandalism and trespass along the Greenway.</p> <p>Salem Comp Plan, Goal O.4. Where private property is adjacent to public use areas, measures shall be taken to minimize disturbance to the private property.</p>
<p><b>Objective 7 – Central Riverfront:</b> To acquire property necessary for public open space, public trails, riverfront access and riverfront-related development, consistent with the Downtown and Riverfront Land Use Framework Plan.</p>	Still relevant but language referencing the Downtown and Riverfront Land Use Framework Plans needs to be updated.		<p><u>Goal Statement Planet 2:</u> Milwaukie has free flowing, accessible, pristine waterways that are protected by a robust stormwater treatment system. The Willamette waterfront is easily accessed by the public and offers a wide variety of activities and events that can be enjoyed by all.</p>	Albany Comp Plan, Ch 2 Goal 15 8. Provide development incentives and otherwise encourage water-oriented, water-dependent, and water-related uses such as public parks, boat launches and landings, restaurants and other community-related activities whose use is enhanced by views and access to the river, subject to applicable setbacks and other standards that preserve Greenway values.
<p><u>Policy 1:</u> The City has adopted a Downtown and Riverfront Land Use Framework Plan to reconnect downtown Milwaukie to the Willamette River. The Willamette River, Johnson Creek, and Kellogg Creek all provide beautiful natural borders to the downtown area. The Downtown and Riverfront Land Use Framework Plan capitalizes on these natural resources, by restoring the creeks and connecting the river to the historic blocks of downtown. The plan implements updated designations for the riverfront and addresses the following issues:</p> <ul style="list-style-type: none"> <li>• Public access.</li> <li>• Safe pedestrian access across McLoughlin Boulevard.</li> <li>• Public recreational use.</li> <li>• Natural resource protection.</li> <li>• Historic resource protection.</li> <li>• Visual access.</li> <li>• Transportation.</li> <li>• Riverfront-related commercial development and redevelopment.</li> </ul>	Still relevant but language referencing the Downtown and Riverfront Land Use Framework Plans needs to be updated.	This policy language should be compatible with any language referencing economic development along the Willamette River in the Economy chapter (Block 1), as well as any other relevant chapters and Plans.		Oregon City Comp Plan. Policy 15.1.3 Encourage access to and along the river consistent with the Oregon City Park and Recreation Master Plan and the Oregon City Waterfront Master Plan.

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<ul style="list-style-type: none"> <li>Public-private partnerships for the riverfront.</li> <li>Redevelopment of Kellogg Wastewater Treatment Plant.</li> </ul>				
<p><u>Policy 2:</u> The City will acquire appropriate property within the central riverfront area for trails, public access to the riverfront, and other uses identified in the Downtown and Riverfront Land Use Framework Plan.</p>	<p>Concepts still relevant but specifics need to be updated to reflect acquisitions and work already accomplished.</p>	<p>The City already owns Milwaukie Bay Park and Elk Rock Island, and there are limited other areas to acquire.</p>		<p>Eugene-Springfield Metropolitan Area General Plan D.3 Eugene, Springfield, and Lane County shall continue to cooperate in expanding water related parks and other facilities, where appropriate, that allow access to and enjoyment of river and waterway corridors.</p>
<p><u>Policy 3:</u> The City will participate in appropriate public-private partnerships to develop property in the central riverfront area for uses identified in the Downtown and Riverfront Land Use Framework Plan.</p>	<p>Still relevant but language referencing the Downtown and Riverfront Land Use Framework Plans needs to be updated.</p>	<p>Need to better define partnership opportunities, as majority of waterfront is single family residential or institutional (Sewer Treatment Plant).</p>		
<p><u>Policy 4:</u> The City will endeavor, by other appropriate means, to provide for public trails in the central riverfront area, public access to the riverfront, and other uses identified in the Downtown and Riverfront Land Use Framework Plan.</p>	<p>Still relevant but language referencing the Downtown and Riverfront Land Use Framework Plans needs to be updated.</p>	<p>Account for improvements to Trolley Trail and</p>		<p>Salem Comp Plan. Goal 14.5 5. Development and redevelopment within the Greenway Boundary should include provisions for public access to and along the river.</p>
<p><b>Big Ticket Questions</b></p> <ul style="list-style-type: none"> <li>Which views to/from the river should be regulated?</li> <li>Should projects not within view of the river be subject to the conditional use process?</li> <li>Should the greenway boundary be reduced, at least for projects subject to greenway review?</li> <li>Is there a better alternative to the Greenway Design Plan?</li> </ul>		<p><b>What is Missing?</b></p> <p><b>Policies related to habitat conservation and restoration</b></p> <ul style="list-style-type: none"> <li>Examples: <ul style="list-style-type: none"> <li>Lake Oswego Comp Plan. Goal 15.4. Protect, enhance, and restore the fish and wildlife habitat values of the Willamette River and the Greenway.</li> <li>Salem Comp Plan. Goal O.2. Riparian vegetation and wildlife within the Greenway Boundary shall be conserved. Conservation shall include protecting and managing riverbanks, sloughs, wildlife, and vegetation.</li> </ul> </li> </ul>		

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				<p>There are limited examples of good policy language from other cities.</p> <p>The cities that are required to have Willamette River Greenway Section of Comp Plan are: <i>Salem</i>; Milwaukie; Gladstone; Corvallis; St. Helens; Dundee; Independence; Albany; Harrisburg; Millersburg; <i>Eugene</i>; Cottage Grove; Lake Oswego; <i>Oregon City</i>; <i>West Linn</i>; Wilsonville; <i>Portland</i>; and Springfield</p> <p>The cities in italics have policy references above. The others are outdated and/or have minimal language in the greenway section.</p> <p>Lake Oswego – Willamette Greenway section was carried forward from '94 Comp Plan (not updated with 2013/14 comp plan updates)</p> <p>Eugene – In the process of updating Comp Plan, Willamette Greenway section is scheduled for phase two.</p> <p>Springfield – Currently relies on Eugene-Springfield Metropolitan Area General Plan for comprehensive planning. Are currently working on creating the Springfield 2030 Comp Plan</p> <p>Wilsonville – most policies are restricting with numerous requirements for development along greenway</p> <p>Corvallis Comp Plan – outdated (2000)</p> <p>Smaller jurisdictions typically have outdated comp plans - Dundee ('77), Cottage Grove ('81)</p>