

# Master Planning Process

## High Grounds - Public Facilities

### Rockaway Beach



# Master Plan for the “High Grounds”

This presentation will cover the Master Planning Process for Rockaway Beach’s “High Grounds”

The intent of the Master Plan is to relocate many of the City’s critical facilities out of the area at risk of inundation in the event of a Cascadia Subduction Zone tsunami



451.85'

187.82'

North 4th Avenue

North Palisade Street

10.15 acres

953.31'

639.08'

North 3rd Avenue

North Palisade Street

Spring Creek

**Proposed Critical Facility Relocation Site**

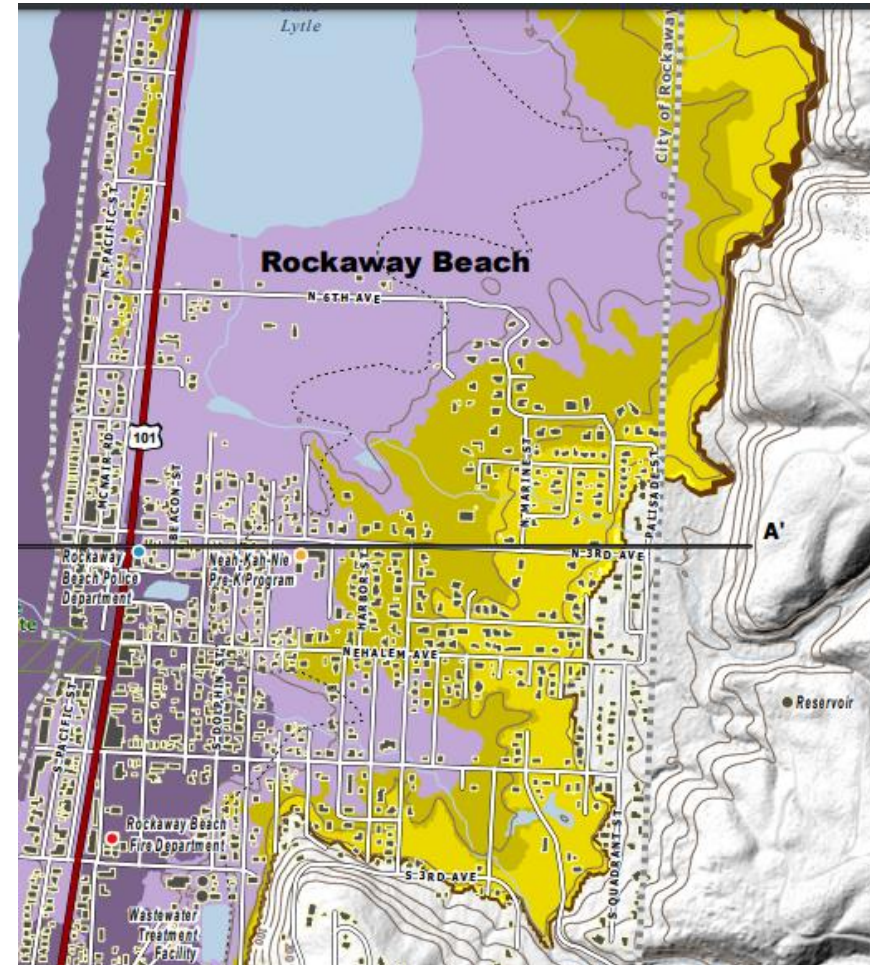
- City Limits
- UGB
- Tax Lots
- Proposed Parcel

0 0.01 0.03 0.05 Miles

N

# Background

- All of Rockaway Beach's critical facilities are located within the tsunami inundation zone
- 90% of buildings within the city, as well as most of the land within the UGB, is located within the tsunami inundation zone



# Background

- Critical Facility relocation is a recommendation in the City's 2019 Tsunami Evacuation Facilities Improvement Plan
- The City's Tsunami Hazard Overlay Zone (2019) prohibits the development of new critical facilities in the Small, Medium, and Large Tsunami Inundation Zones



# Update

- City has completed appraisal of the property
- City has adopted Public Facilities Zone and Comprehensive Plan designation
- The City and County approved the UGB expansion
- The property is currently being partitioned
- The City is working on a formal agreement to purchase the property from GreenWood Resources with the goal of purchase in April or May



# UGB & Annexation Process

These steps were completed at two public hearings

**Public  
Facilities  
Zone**  
(Code and Comp  
Plan Text  
Amendments)

**UGB  
Expansion +  
Comp Plan  
Map  
Amendments**

**Zone  
Change**

**Land  
Division/Lot  
Line  
Adjustment**

**Survey &  
Annexation  
(September)**

**WE ARE  
HERE**

**Purchase  
(October-  
November)**

# Why a Master Plan?

- Completing a Master Plan for the site will:
  - Help secure grants and other types of funding for emergency preparedness and resilience
  - Detail a site design with regard to minimizing environmental and neighborhood impacts
  - Establish a timeline for relocation
  - Be guided by community input





# What is a Master Plan?

- A master plan is a long-term planning document that provides a conceptual layout to guide future development.
- Master planning is about making the connection between buildings and their surrounding environment.
- A master plan includes analysis, recommendations, and proposals for a site's, community facilities, and land use.
- It is based on public input, surveys, planning initiatives, existing conditions, physical characteristics, and social and economic conditions.

# Planning Commission Role

- Act as the Advisory Committee
- Attend Public Meetings
- Champion the planning process by inviting citizens to be involved
- Work closely with the City Council
- Review draft plans and recommendations
- Send the final Master Plan to Council

City of Rockaway Beach, Oregon



# Intended Relocation Process

Relocation will be a long-term process

- Some facilities have reached the end of their lifespan and will need to be moved within the next few years
- Others have many years left in their functional life, and will be moved over a longer term
- Establishment of emergency equipment and supplies is a short-term priority



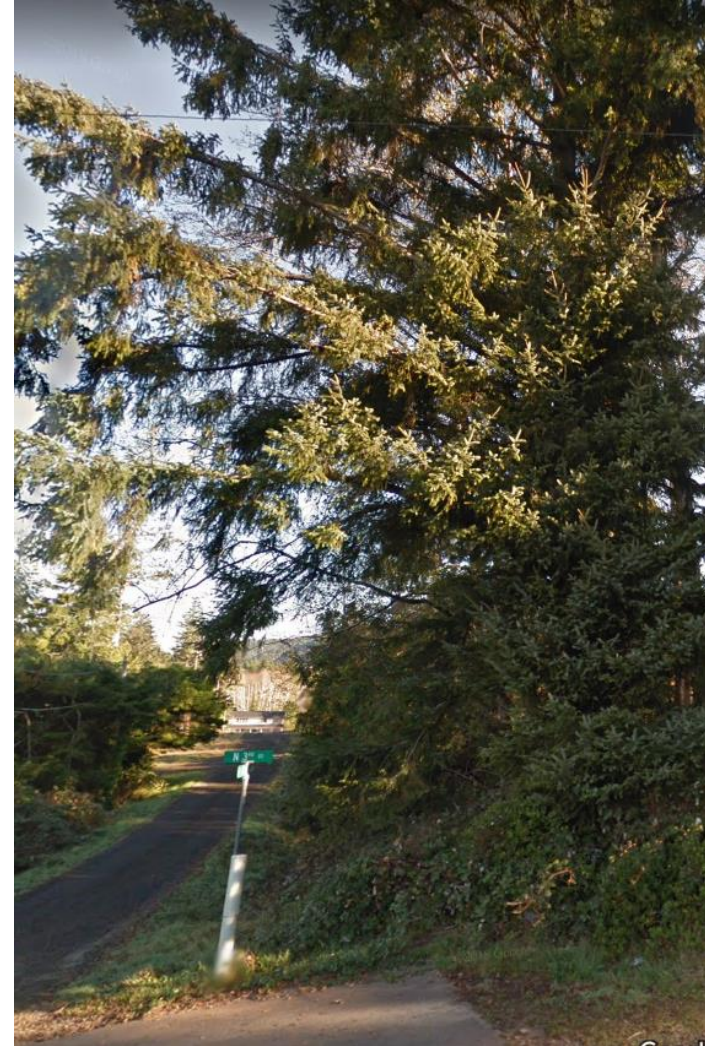
# Impacts on Surrounding Properties

- The City will make every attempt to minimize impacts and add amenities to surrounding properties through measures such as:
  - Vegetated screens and buffers
  - Civic Buildings clustered away from residences
  - Potential for parks, trails and recreation nearby



# Environmental Impacts

- The City will work with all relevant local, state, and federal agencies throughout the master planning process to ensure that environmental impacts are minimized, and all regulations are followed



# Community Involvement

- Public Workshops
- Online Surveys
- Community Conversations
- Open Houses
- Project Website
- Social Media
- Festivals and Events



# Master Plan Elements

- Existing Conditions
- Site Suitability Analysis
  - Slope
  - Riparian areas
  - Creeks and streams
  - Site access
- Goals for the Plan
- Recommendations and Actions
- Final Master Plan

# Example Concept Plan



**Key:**

-  Existing Building / Structure (to Renate)
-  New Water Reservoir or Standpipe (this project)
-  Existing Well
-  Compound Security Fence (this project)
-  Existing Chain Link Fence

**Water Station 1 Facility Master Plan  
Phase II Project  
Reservoir Replacements**



# Next Steps

- Partition the property
- Purchase the property from GreenWood Resources
- Annex into the City
- Technical Advisory Committee (City Staff) Meeting
- Planning Commission Meetings (Steering Committee agenda item for monthly meetings)
- Develop details and schedule for Public Involvement
- Begin Existing Conditions & Site Suitability Analysis