

Urban Rural Reserve Specialist
DLCD
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Suite 150
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Date 07/10/10

DEPT OF
JUL 14 2010
LAND CONSERVATION
AND DEVELOPMENT

Sent Electronically to Larry.French@State.Or.US

Written Objection Regarding East Bethany Area of Multnomah County (the area in question is often referred to as the "L") and that Area of Cornelius north of Hwy 8.

I have participated extensively in the Reserves process. I have submitted numerous articles of written information and I have testified on many occasions at Washington County, Multnomah County, Clackamas County, and at Metro. I have also worked with staff and elected representatives, of each of these jurisdictions. I have also communicated with the staff, and on occasion the elected officials, of the Cities of Portland, Beaverton, Hillsboro, Forest Grove, Damascus, and Oregon City.

Although, I agree with much of the many of the outcomes generated through SB 1011 and the Reserves Process (e.g.; Damascus, Stafford, North and South Hillsboro, that land west of 185th and north of West Union,) I believe there were two significant decisions that neither met the spirit nor the letter of SB 1011. Those areas know as East Bethany of Multnomah County (the area in question is often referred to as the "L") and that Area of Cornelius north of Hwy 8. Failure to remand these two areas back to Metro will continue to contribute to the confusion, hyper hysteria and simple lack of what professional practitioners and models would associate with good land use planning.

As background, I am a lifelong resident of Oregon, (actually 6th generation) a PSU graduate, CEO of the Conifer Group a 68 year old family Home Building and Development Company. The family also has agricultural operations involving nursery and grass seed production. I am President of some of those operations and an officer in others. I believe I have a balanced perspective emanating from my history of involvement in agriculture, development, and professional planning.

What follows are the grounds of my objections to these two specific areas. It includes my observations about the process and how that may have contributed to a flawed outcome. I have included specific alternatives that utilize the factors and

have attached documents that support those conclusions. Although I will address each area individually, as it relates to the process itself I have tried to show why the respective decisions creates confusion rather than certainty and consistency in application of principle, rule and law. Further and unfortunately, the political atmosphere that played out in some areas, particularly East Bethany, resulted in a flawed approach needing remedy at the State level. Likewise, there were elements in the Cornelius decision where the interplay rarely focused on the “Factors” but were more of “who was in control “. It was reminiscent of Tweddle Dee and Tweddle Dum rather than the attributes of either art or science.

many of the Multnomah County, and subsequently the Metro, decision to designate the East Bethany area as “rural” represents a egregious mistake in the application of factors embodied in Senate Bill 1011. The remedy to the mistake is to designate the area depicted on the attached map as “urban”. For the most part the region’s approach to implementing SB 1011 has been a novel well executed undertaking. ...I will explain as briefly as makes good sense.

The Decision

Undertaking this 50 year view of the region represents a truly novel attempt to provide certainty to one of Oregon’s unique metropolitan landscapes. In achieving an overall success considerable authority was devolved to local cities and counties with Metro playing a considerably reduced roll compared to the traditional UGB process. Each county developed its own unique methodology with varying views on the need for more urban land. Each county also presented different views on the need to add or not add additional protections imbedded in designating “rural” properties. Some cities were very aggressive in seeking more land for “urban” uses and some cities argued there should be no more land in the 50 year “urban” reserve than now exists in the standing UGB line.

Multnomah County is operationally markedly different from both Washington and Clackamas Counties. Both of these counties have significant presence in both urban and rural planning and both effectively manage large urban unincorporated areas...Multnomah County has no urban areas under its control and has no ongoing urban planning responsibilities. Multnomah County, though it was a divided decision, designated no land on its Western edge as “urban” though the area known as East Bethany (sometimes referred to as the “L”) was rated as suitable for “urban” by its own advisory committee. The only “urban” designation recommended by the County was on the eastern edge of Gresham which in turn was sought by the City of Gresham. Multnomah County designated all of East

Bethany as “rural” despite David Bragdon’s admonition that their decision needed to adhere to the rule of SB 1011. Perhaps most telling in response to Mr. Bragdon was a statement by Deborah Kafoury (Multnomah County Commissioner) stating that the many emails she had received on this area ought to count for something. The stark contrast of the Multnomah County decision to designate nothing on its western edge and the designation of over 7000 acres of “urban” by adjacent Washington County serves as a clear example of the difference in approach needing review by LCDC. More specifically, adjacent to East Bethany but in Washington Co. (that area west of 185th and even north of Abby Creek all north of West Union) was all designated as Urban. East Bethany and these contrasting sites are in the same water shed, have similar habitat characteristics, and will or would be served by the Bethany Town Center. Further it is East Bethany that is closer only a 7 -12 min walking distant to the Bethany Town Center verses 15 – 22 min for the Washington Co. sites. In addition the Washington Co. sites were Foundation Farm Land rather than Conflict Land for the “L “as designated by the State Ag Dept.

This is not to argue that the Washington County lands were inappropriately designated, it is merely an illustration of the lack of a concerted “planning approached” to the decision. The only distinctive difference is the issue of governance (Multnomah vs. Washington) which was never to be a determining “factor” In fact, existing intergovernmental agreements handle similar examples where Urban Services (e.g. water sewer) in all three counties and most of the 25 metropolitan cities. Finally, part of Washington Co.’s argument why the need for part of the land north (particularly north of Abby Creek) was necessary was to complete the transportation plan for the Bethany Town Center service area. (Interestingly, TVWD owns and operates a water distribution facility in East Bethany and as purchase a second site – all to serve the Bethany Town Center area. (Its where the City of Portland testified that they could not provide such service. As a citizen this seemed pretty disingenuous and politically motivated when the “City” could have testified that service for a similar site could be provided through intergovernmental agreement. Similarly, Washington Co has set aside right of way to extend Saltzman north with the contemplation of connecting through to existing land within the current UGB of North Bethany – also to serve that same TC. That ROW stops, however at the Multnomah Co. line. If East Bethany were to be Urban as contemplated, that ROW would have been all inclusive in that area of land.

Another disparity in the process was the role played by cities. Where cities were aggressive, like Cornelius, considerable acreage was designated “urban”. Where there was no city advocating for additions, nor a county advocating, very little

“urban” reserves were designated. In the case of East Bethany, Multnomah County loathed any “urban” reserves, Washington County took the position that it would not advocate in areas outside their own jurisdiction, and though East Bethany was of interest to Beaverton, it was not immediately adjacent to Beaverton. As you review the sites of East Bethany and Cornelius – geographically, from an urban planning perspective, there is no consistency in how the Factors were used again presuming a priority of other pressures generating the outcome. The Cornelius land was predominately foundation farmland with East Bethany designated conflicted. Cornelius on the map is shaped as a funnel starting in an urban space and expanding outwardly with an open throat into the most valuable of farmland. Additionally the current decision of the Cornelius site will long term cause significant disruption to farm practices and cause the need to reallocate limited infrastructure resources for an improve interchange at Glencoe Road. If the land for Cornelius was truly deemed necessary an alternative approach could have removed these significant conflicts.(I have attached examples of several possibilities any of which could be used dependant on the determination of land needs ATTACHMENT A). Alternatively, East Bethany rounds out an existing urban area and leverages existing transportation infrastructure investment and provides the opportunity to provide for greater efficiency and effectiveness in the utilization of transportation dollars.

Metro, facing the difficulty of holding the novel effort together, divided in favor of not threatening the Multnomah County decision on East Bethany and did the same with the respect to Cornelius. The thinking may have been that having devolved considerable authority to local governments it was easier to rectify the mistake later...at LCDC...than run the risk of having the entire effort fail. For certain, good planning principles were sacrificed for the necessity of getting to a decision that kept four governments together. Metro was relegated to the role of a political moderator from its more traditional role of a champion of good planning.

The Neighborhoods

For East Bethany, the record will demonstrate the considerable degree that the Forest Park Neighborhood Association weighted in on the decision process. I applaud their collective tenacity and level of participation in the process. I also strongly argue that they were motivated by protecting their lifestyle and not by proper application of SB 1011. This group is predominately reflective of people living on “exception” land in western Multnomah County and engaged in the process to protect rural properties rather than realistically plan for future urban communities needed to accommodate the projected one million additional residents. The FFPNA, the Save Helvetia group, and the Washington County Farm

Bureau (along with environmental groups) unified in an effort to greatly reduce the overall “urban” land designation to a fraction of the recommended 28,000 acres. Additionally, their proposal provided very little “urban” reserves on the Westside of the region where a majority of the jobs will be located. The result of these efforts was a decision in Multnomah County based more on the political popularity than on application of SB 1011 principles.

East Bethany Area

East Bethany is an area of about 500 acres, in Multnomah County, immediately adjacent to developed urban areas, and to the area planned for development (North Bethany 2002 UGB addition) located in Washington County. This area meets all of the “urban” designation factors without equivocation. The attached maps depict its close proximity to dense urbanization, to the North Bethany Town Center, to the Rock Creek Portland Community College Campus, and to the planned North Bethany community. Accurate information regarding the ease of providing urban services was not included in the information presented to the Multnomah County Advisory Committee. This area would logically be served by various Washington County service providers...Clean Water Services (CWS), Tualatin Valley Park and Recreation District (TVPRD), Tualatin Valley Water District (TVWD), and the Tualatin Valley Fire District (TVFD). Unfortunately, the staff only solicited service provision information from the City of Portland. The City is not adjacent to East Bethany and service provision by the City would be problematic. The City has jurisdiction over areas on the west slopes of the Tualatin Hills west of Skyline Blvd. further to the south with sewer and surface water services being provided under intergovernmental agreement by CWS. This reality could have served as a model for East Bethany but this existing agreement was not exposed during the Multnomah County process.

Similarly, the Advisory Committee was not provided with the adopted North Bethany Concept Plan by the staff. This Plan was adopted by Washington County in October 2009. This Plan provides a complete design for a full range of urban services immediately west of East Bethany. The omission of this Plan from any of the staff information to the Advisory Committee represents a gross error and reduced the Advisory Committee’s capacity to adequately measure the ease of providing urban services. It also negated an opportunity to consider the opportunity to create a “great community” centered on the Bethany Town Center. The critical information regarding Washington County’s willingness to provide urban services to East Bethany was not added to the record until February 17, 2010.

Perhaps of greatest import regarding all of this is the extent to which an area perfectly suited for urbanization was considered difficult to serve, though capable of being served, due to inadequate and irrelevant information. The City of Portland said it was hard to serve by their sewer and water bureaus, Multnomah County failed to ask Washington County and Washington County service districts, and no one offered existing intergovernmental agreement information on similar properties immediately south of East Bethany.

Good Planning

As a result of widely variant local government approaches, “good planning” often was not considered. Metro’s non engagement until the final chapter lead to few good planning considerations for East Bethany. The realities of service provision, proximity to the Bethany Town Center and PCC Rock Creek, adjacency to dense urban communities and to newly planned North Bethany were only brought into the debate from persons outside the mainline process; and, were largely discounted by Multnomah County and its advisory process. Perhaps the most egregious flaw is the lack of recognition that all of East Bethany was designated by the Oregon Department of Agriculture as “conflicted”. The saving of good farmland in Washington County as a likely trade off for including East Bethany was virtually ignored.

Further, considerable attention was given to preserving the steep hillsides of Tualatin Hills and the bordering Forest Park. Inclusion of East Bethany as “urban” would establish an “unbuildable” natural boundary on the east edge that would provide long term protection to the sensitive hillsides. Current CWS rules do not allow building on 25% or greater slopes. The east edge of an “urban” designation would be defined by the 25% or greater slopes. Inclusion of East Bethany as “urban” would complete a “natural” border to urbanization on the entire north and east edge of the region’s urban boundary (see attached maps). Recognition of this “natural” border would provide the best long term protection of these sensitive areas. Staying with the jurisdictional line of Multnomah County as a 50 year planning boundary would provide weak protection and violates the principles of SB 1011.

(Post script to the above paragraph, there were other alternatives that truly never gained political ground even though many professional staff felt not only did the alternatives have merit – they helped address several existing challenges in how to address some of the very different geographical landscapes in the region. I have attached a general discussion of what some of those possibilities. Although this alternative was addressed in Michael Jordan’s “Greater Communities”

presentation, the opportunity got lost in the noise and hypersensitivity that often does accompany land use. I am not suggesting that either know the answer but I have learned in my experience that we need to learn better to talk with each other rather than at each other – if we are going to truly address the aspirations we articulate. ATTACHMENT B)

Lastly, leaving this land as Rural, removes the opportunity that COO of Metro addressed in his preparatory report on Great Communities to this process. You will find that quote in other arguments that I present as it relates to the rationale for including these lands as "Urban"

Conclusion

The region and its jurisdictions have endeavored to come to a decision using a novel process with no guidance from anywhere else in America. It is important to understand that the process is still active and the State of Oregon must now look for balance that has not been fully sought. Given the novelty, it is of heightened importance that the State remedies flaws characteristic of such a new endeavor. Perhaps more than in the past UGB experiences the LCDC plays an underlined role in inserting good planning. The omission of East Bethany is strong evidence of ignoring “conflicted” agriculture land that is simultaneously easy to serve, makes for a “great community”, and would complete a “natural boundary” in this area of the region for many years to come. Excluding East Bethany while at the same time including “foundation” farmland that otherwise would be excluded makes for poor planning. Jurisdictional boundaries are not a SB 1011 factor. The decision thus far made can only be explained by jurisdictional considerations. For certain the region has a challenge in resolving governance issues in many parts of the region. Large sections of existing urban areas inside the UGB are now being managed by Washington and Clackamas Counties. Looking forward, large portions of the proposed urban reserve are not attached to cities. East Bethany needs to be included as “urban” for the good planning reasons included in SB 1011. East Bethany’s governance issues will be resolved in conjunction with other attached urban unincorporated areas.

East Bethany needs to be included in the “urban” reserves of this metropolitan area. I recommend that it is remanded to comply with the factors as indicated above. Further I recommend that you remand the Cornelius decision to insure that the consequences are minimized and based on land needs alternative approaches that better comply with the factors are applied. I trust that you will review the full record and upon considering this information come to the same conclusion.

ATTACHMENT A with 3 sub docs
ATTACHMENT B with 1 sub doc

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Irvine". The signature is written in a cursive style with a large, looping initial "J".

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To those fortunate or unfortunate to receive my thoughts:

Thank you for the opportunity to provide some observations that may or may not have relevance. These are my thoughts and should not be blamed on others. I have, however, vetted them and incorporated that thinking into this presentation. As you read this, please review the map – the map includes various alternatives. Please understand, I have **no financial interest of any kind vis-a vis any of the lands included in or adjacent to this map..** I also acknowledge, as with any map, I am sure I have made mistakes and missed things, but hopefully there is something that adds to your objectives. Remember these are concepts. My observations are motivated by merely attempting to get to **yes. One note while wading through the following – you may zoom in on any particular area within the map by increasing the % on the tool bar at the top of the map and then maneuver around the page using the slide bars on the right and bottom.**

The map itself shows four different options in no particular order. I will identify each area and road by color. In addition, the Green swatches are identified wetlands, the Gray -- flood plane, and Blue are stream corridors. The Magenta areas B and E are the Bragdon/ Hosticka delineation, and Orange -- the current UGB. Other colors are identified in the test below.

Option 1) Does not reduce the use the net acreage of foundation land from the Bragdon/ Hosticka Map – but does use different space. Note Road A. It demarks an alternative to the existing North Cornelius urban reserve option. It is centered on a new road designed to be both a clear demarcation between farm and industrial uses and simultaneously providing a high quality arterial connection to the larger urban destinations to the east. This new road would also serve to divert traffic from crossing farm land and reduce and or delay infrastructure improvements that otherwise would need to be made in agricultural areas. Following is a more detailed description of the attached map:

Road A (Bright Red)

This new road would start at Evergreen Rd and head west crossing McKay Creek and then proceed south to the existing Hornecker Rd. Hornecker Rd. would provide most of the right of way needed for and improved road connecting to Susbauer Rd. Susbauer Rd would be upgraded going south to TV Highway. This entire road would be designed to maximize its attraction as high quality east-west arterial. Connections to Susbauer Rd.(Bright Blue A) would be designed to be less attractive than proceeding on the new arterial. With this approach, urban trips currently infiltrating through the heart of agricultural land, would be minimized.

Area A (Bright Red)

Bounded by the new Road A on the north a clear line separating rural from urban uses would be established. The road design would be such to augment the functional and visual separation of these two uses. Area A contains acreage of sufficient size to meet Cornelius's long range industrial needs and is generally flat and suitable for such uses.

The amount of area that is useable is considerably reduced by the sizeable floodplains of both Dairy and McKay Creeks. The new road would provide the kind of connectivity needed to make this a suitable industrial option in the broader urban marketplace. The size of the industrial area created to the south of Road A would be sufficient to make considerable contributions to the construction of the Road A.

Area B (Magenta) is the area identified on the Bragdon/Hosticka map for urban uses that lies west of Susbauer Rd. Area B suffers from creating a significant urban development opportunity with the vast majority of the new trips exiting the area through prime farm land. It also creates a long interface between agricultural and urban uses on its west edge. Should Area B be developed it most likely would result in having to improve the road system to the north and east. All of these new improvements would be constructed on agricultural land. Should Road A be constructed many of these improvements would be avoided.

Area C (Bright Green) is a smaller area identified by Cornelius as needed for immediate industrial uses. This area would also help extend needed infrastructure to Area A. Should Area C happen to be designated as urban then it would make sense to create Road C that provides a new east-west connection and helps divert traffic off of Schefflin Road. It too would have intersections that would disincite trips into adjacent farmland. (Bright Blue B)

Potential Road Improvement Offsets

Clearly a new road across McKay Creek would be a sizable undertaking. Still the new portion would be less than one mile. The Hornecker Rd. ROW would reduce the need for new ROW and the need to take new farm land. Road A would have the advantage of having a high value urban use on the south edge that would help contribute to the cost of construction. It is also important to note that the cost of building Road A can be at least partly justified by offsetting other likely road improvement costs that will be needed should Road A not be built. Improvements to County roads to the north of Forest Grove and Cornelius would need fewer improvements and reduced maintenance should Road A be constructed. Road A would provide a better distribution of traffic from the Forest Grove-Cornelius area trying to access the Sunset Highway. Road A would provide excellent connectivity to the job base in north Hillsboro as well as the Jackson School and Shute Road Interchanges.

Option 2) Road B (Bright Yellow) designates a different approach but a similar concept offered in Option 1 above. The obvious difference achieves a reduction in land used for “urban reserves” but addresses the transportation issues. This option does not have the benefit of utilizing much of the Hornecker Rd right of way to assist in reducing the road costs.

Option 3) If the decision was to reduce net acreage and the concept, embodied in Option 1, politically too difficult, Area A (Red) would not be included. You would then have the option of removing Area B (Yellow) and or C (Green)-- leaving just Area D (Maroon)

and E (Magenta). Area D (Maroon) on the map is that land that is not opposed by any of the interest groups – but contributes to little net new acreage.

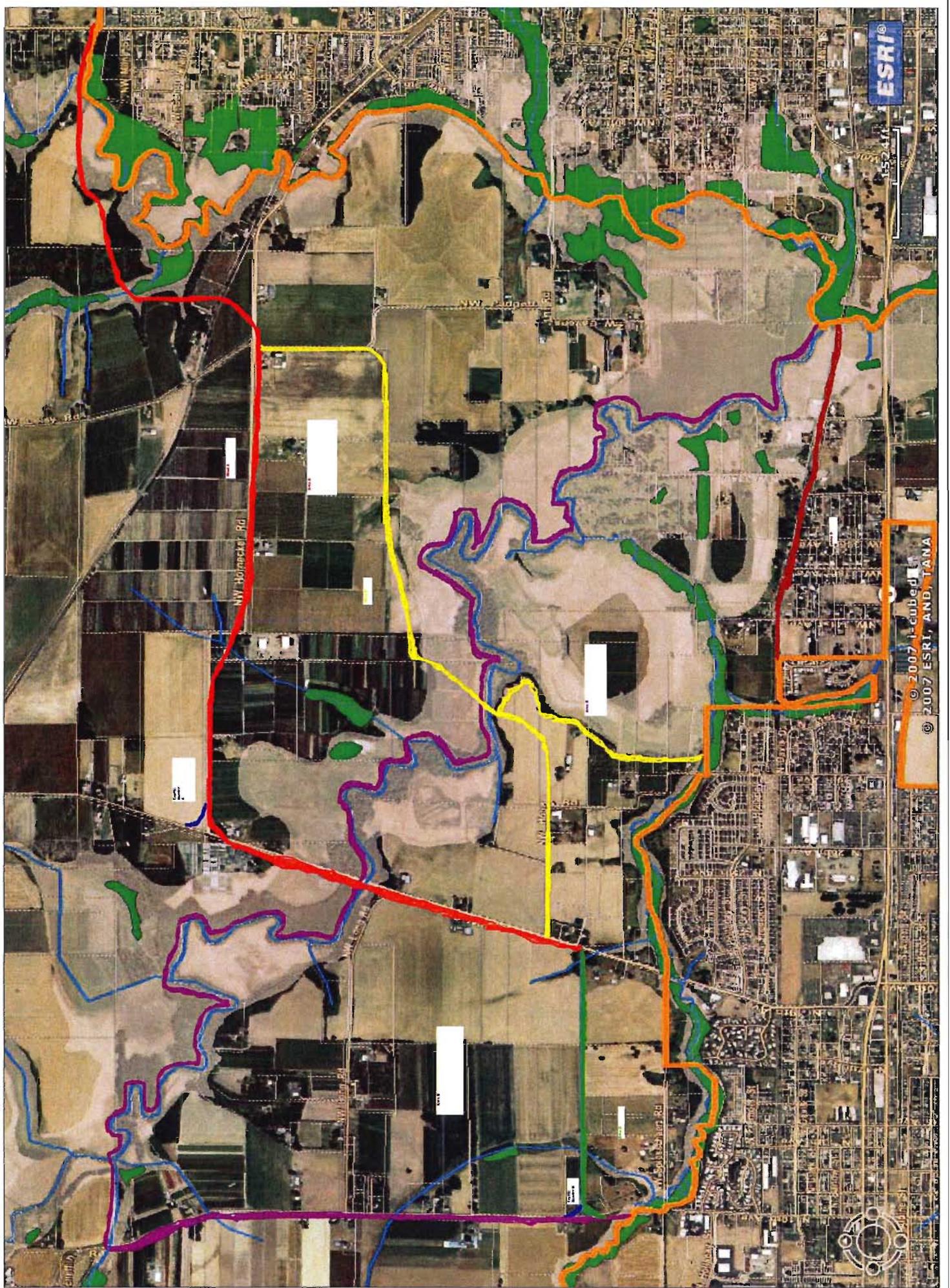
Option 4) Keep Area C and that portion of Area B that is south of Hobbs Rd to the Flood Plane and then follow that flood pland south. If my understanding is correct – this is the land which Cornelius desired in the 06” negotiations – which was eventually removed.

Additional thoughts:

- 1 Utilizing the Road A option sets up an opportunity for (long term) addressing a governance issue and the arguments about efficient delivery of urban services. I realize the topic of whether Cornelius should remain a City or be annexed into either Forest Grove or Hillsboro or parts of both is not a subject that can be discussed today. But adoption of the concepts illustrated in the map might set the stage for that discussion at some point in time.
- 2 The reason that I even began to think what I have shared, is what I see as the fundamental problem with the Bragdon /Hosticka map. It essentially begins on the east end at Hwy 8 and Hillsboro and projects northwesterly at approximately a 45 deg line. The westerly end becomes quite wide and although provides industrial land opportunity, development of it would cause significant additional traffic onto Susbauer and Shefflin directly into a foundation farm zone. Further, whenever development would occur, that expansion would generate a significant upgrade to the Glencoe interchange creating more hostility by the farm community and contributing the challenges posed by North Plains proximity to the regional boundary.

Thanks for listening, and giving me the chance for giving you some of my thoughts. I am sure that quite often they don't have the relevance that I might hope that they have – but I do hope you understand they are only given in the desire to help. I might add, I recognize that there are many conversations going on today with a verity of options being proposed. And particularly since we are now in a political solution rather than great planning for “complete communities” there holds the prospect that there might be too many proverbial cooks in the stew. If you believe that I am one of them – please let me know – There is clearly no reason to further muck this up.

Jim Irvine
503 481 4925 Cell



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NW Hornecker Rd

NW 10th St

NW 10th St

St.

St.

St.



ATTACHMENT B

I am Jim Irvine, the CEO of the Conifer Group 65 year old family operated local Home-building Development Company. Our firm has developed and built a full range of housing from the most affordable for those with most severe housing needs to housing for the more affluent. Each project has always been approached with innovation, collaboration and sustainability - before sustainability was even a term of art.

I'm here today in a different role, albeit just as innovative, collaborative and sustainable. I'm asking you to support an Urban Designation with **conditions** for what is known as UR 1 or the L and the adjacent lands east to the City of Portland. It is a unique opportunity to demonstrate our community's ability to accommodate both population growth and protect natural landscapes.

Urban designation will provide:

- Habitat protection equal to that afforded to the Balch Creek Canyon (urban designation) where native cut-throat trout have been restored.
- The chance to purchase almost 1000 acres of the Tualatin range for parks that will ensure more effective buffer between residential lands and wildlife migration paths.
- A western portal to Forest Park that can serve as the foundation for a truly regional park system that connects to all the Washington county trails.
- A unique opportunity to use a private funding mechanism in partnership with Metro's Natural Areas Program to design a community that leverages residential infrastructure while investing in effective wildlife protection.
- A concept plan for Multnomah & Washington County funded by METRO that will impose development restrictions, habitat protection and SDC's to pay for park land acquisition.
- The urbanizable space within the "L" is approximately a 7 minute walk to an existing town center -- a core value for sustainable design. An Urban Designation would also assure the most efficient use of existing infrastructure and complements the public investments being made in North Bethany.
- Leaving land that is 100% determined as "Conflict Lands" by the State Dept of Agriculture, while the most valuable "Foundation Farm Land" in west Washington County is converted to urbanizable space, leaves the "Reserves Process" open to litigation.
- Such Designation would add to Multnomah County's desperately needed additional tax base to provide the human services for those still underserved and most in need in the balance of the County.
- Albeit argued by many that that such designation will lead to degradation of the landscape, wildlife and water quality - I ask you, when has private land management ever been superior to the protections offered by the public - that is the entire notion of our National, State, and Local Park system and its protocols.

Today's opportunity was best expressed by Metro's CEO, Michel Jordan in his recommendations for Making the Greatest Place:

“The West Multnomah County Area represents an opportunity for the region to consider how to deal with “problematic landscapes” mixed topography, relatively low value agricultural land and interspersed habitat of high value...The opportunity is to provide for other housing choices and to get private investment to help fund public acquisition of natural resources.”

Michael Jordan carefully crafted language to explicitly challenge us all to think more creatively about this area.

Both my academic and professional experience have taught me that in planning there are two things that people find most troubling and truly turns them out in droves – sprawl unless it’s their sprawl, and density only if its applied in someone else’s neighborhood.

Please, don’t get sandbagged by the divisive rhetoric that portrays this as a development versus green argument. Saying no or deferring a decision is always easier, that’s why it takes real leadership to rise above the fray and seize a creative opportunity.

This opportunity is an opportunity to bring people together and truly create a better and more distinctive place.

There are in place with in this region governmentally adopted models, intergovernmental agreements, and protocols that can be synthesized to allow all of the values and all of the concerns articulated this day in this hearing room to actually become a reality. Neither an undesignated nor rural application allows this to happen.

The only way to give that opportunity a chance is to designate the land in the nearby West Hills as Urban with a modification and overlay to protect the ecological sensitive areas. Applying an Urban designation with conditions gives the best chance of enhancing a existing Town Center by capturing the easily serviceable land in UR1 and then overlaying the balance of the land east to Skyline Blvd to assure the greatest opportunity for the ecospace. If the conditions can be achieved then everyone wins - if it can’t it simply remains in the status that it is today -- whatever you choose to call it.

A resolution with those conditions is easy to draft. Give yourselves and this community a chance to show we can get out of the proverbial box - set aside our own icons and make a truly better place for all.

Please find attached:

1. A one page document that outlines all the objectives that could be achieved using such a model.
2. A set of Questions and answers addressing the best designation of either Urban or Rural.
3. A map identifying the space and showing some possibilities.

A Partial Analysis of the Lands West of Forest Park

STATISTICS (APPROXIMATE)

- Total acreage of West Forest Park concept planning area – 1,634 acres
- Area 93 acreage within West Forest Park concept planning area – 158 acres
- Title 11 qualifying development acreage “Flatlands” – 486 acres
- Today’s estimated park SDC fees generated by West Forest Park – \$43,000,000.00
- Title 11 exception acreage “Natural Areas” – **990 acres**
 - Natural Area public domain acreage – 800 acres
 - Protected development rights within Natural Area – 190 acres

OBJECTIVES (NATURAL AREAS)

- Garner a significant addition to the public domain; West Forest Park could protect up to 990 acres as public open space through an urban concept planning process.
- Enhance and protect critical riparian areas and upland habitat.
- Provide a safe environment for deer, elk and other animals.
- Create passive recreation and nature education opportunities.
- Eliminate clear cutting, which is allowed under existing limited rural tree protection.
- Cluster housing in Title 11 exception areas to protect property rights while adding large preservation tracts to the public domain.
- Apply urban design standards (such as tree preservation / lighting regulations) aimed towards maximizing natural aesthetics and protection of Natural Area views for Greater Bethany and beyond.

OBJECTIVES (FLATLANDS)

- Add significant urban development capacity.
- Efficiently utilize readily available infrastructure, limiting the need for public investment.
- Expand on local trail system portals in order to enhance west side access points to Forest Park.*
- Focus on the provision of pedestrian and bicycle connectivity to existing centers.*
- Expand existing/planned transportation facilities and focus on enhanced north/south connectivity through the logical extension of Saltzman Road.
- Increase the population pool and tax base for Portland Public Schools.
- Place urban development on land identified by Oregon Dept. of Agriculture as conflicted for farming.

URBANIZATION POLICIES AND TOOLS FOR PUBLIC DOMAIN ACQUISITIONS

- Added riparian setbacks ensured through concept planning and entitlement processes.
- No development on slopes greater than 25%.
- Upland habitat protections via clustering and open space acquisitions/dedications.
- Title 11 exception areas subject to density and design modifications.
- Cluster development will result in large residual areas dedicated to the public.
- Acquisitions largely driven by West Forest Park SDC fees (for parks) in excess of \$43,000,000.00, additional resources include Metro open space bond funds, tax credits for easements/dedications, and CWS stream cooling resources.

**Applicable to Natural Areas and Flatlands*

Is the West Forest Park area suitable for designation as an “urban reserve” or a “rural reserve”?

The criteria for inclusion in the “urban reserve” include the following questions:

Can it be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments?

- 1 The land in the West Forest Park area is comprised of two types of land: about 500 acres of relatively flat land and 1000 acres of steeper forested slopes.
- 2 The flat lands can easily meet Title 11 density standards.
- 3 Enough sewer, water, power and transportation infrastructure is available “across the street” for more than 5,000 housing units.
- 4 Commercial needs can be met by the new Bethany town center.
- 5 Educational needs can be met by facilities located in Washington County.
- 6 Transportation needs can be met by new roads connecting to US 26, the transportation expansion with the development of North Bethany, and should not affect traffic flows cross or straddling the West Hills.

Does it include sufficient development capacity to support a healthy economy?

- 1 The addition of 5000 homes in the immediate vicinity of North Bethany should enhance the viability of this new town center.
- 2 The increased commuter needs should help to make the public transit investment for this area more affordable.
- 3 The additional students that would be attracted to the Rock Creek Campus of the Portland Community College will help to improve the financial viability of that educational facility.
- 4 Additional housing in the immediate vicinity of major employment centers such as Intel, Nike, and other technology -based firms in Washington County will help to attract and retain businesses in the area.

Can it be efficiently and cost-effectively served with public schools and other urban level public facilities and services by appropriate and financially capable service providers?

- 1 This area is currently served by Portland Public Schools. This district of the PPS has been losing students for many years. The addition of new students would help to stabilize the student populations.
- 2 Alternatively, these students could attend new schools that are built and planned in the immediate vicinity. The Beaverton School district has

recently purchased more school sites in North Bethany, immediately across the county line from this area.

- 3 This area drains to the Tualatin River. It is likely that surface water and sewer infrastructure would be provided by Clean Water Services. Tualatin Valley Water District has a storage tank located in the Forest park area and is in the process of purchasing a new water storage site.

Can it be designed to be walkable and served with well connected systems of streets, bikeways, recreation trails and public transit by appropriate service providers?

- 1 The West Forest Park area sits athwart two major power line corridors that have been developed by Washington County into major regional trail systems. These converse through this area and connect directly into Forest park.
- 2 This area would be ideal for establishing a western portal to Forest park that would include feeder routes emanating from south of US 26.
- 3 This area's trails would provide a strategic linkage to connect the Forest park system of trails with regional trails connecting with Pumpkin Ridge, Dairy Creek and the Banks to Vernonia linear trail in the west.
- 4 It would serve as the only viable southern transit corridor for the planned Forest Park to Coast range trail.
- 5 Planned hiking and biking trails crisscrossing the hills immediately above the developed lands would provide this area with a unique and valuable natural resource to increase the livability in the area.
- 6 Purchases of existing lands with trails, an/or easement for public access would increase the miles of available trails and decrease the intensity of usage benefiting both hikers, bikers and the wildlife.

Can it be designed to preserve and enhance natural ecological systems?

- 1 Extending Forest Park down the western slope of the Tualatin Range would provide an environment where housing can be interwoven into the natural landscape features to provide effective habitat and recreational opportunities.
- 2 Using easements, park designation, wildlife protections, density reductions (by Title 11 modulation), riparian protections and sensitive urban design these important uplands could be protected in perpetuity.
- 3 Unlike rural reserves, urban reserves would allow greater protection against damaging natural resource exploitation including clear cutting and intensive agricultural development on sensitive slopes. Rural reserves with their timber deferment requirements mandate resource harvesting at the expense of habitat values, recreational values, and water quality issues.
- 4 Active management of these lands would protect against vandalism, littering, illegal dumping and potential fire damage from unauthorized

- access to unattended access points. This currently afflicts the area.
- 5 Active management of these hills would prevent streambed and soil erosion resulting from unauthorized vehicular traffic. Significant erosion currently occurs from such unauthorized access.
 - 6 Active park management can design walking and biking paths that allow for sufficient separation to encourage wildlife movement in and out of Forest park, thereby enhancing a regionally important natural ecosystem.
 - 7 Active management of the area will help to preserve the water quality of the tributaries flowing out of these hills.
 - 8 Park designation and urban protections will eliminate clear cutting of trees that affect the scenic values, the habitat protections, the recreational value and the temperature of natural streams - an increasingly critical ecological requirement for healthy water management.
 - 9 Park designation (unlike rural reserves) will directly protect wildlife and eliminate the annual harvesting of deer, elk and bear in these critical habitats.

Does it include sufficient land suitable for a range of needed housing types?

- 1 The developable area in the West Forest Park area contains about 500 acres of land suitable for housing at Title 11 densities.
- 2 Density restrictions may be suitable for some portions of this land, especially in the immediate vicinity of sensitive ecological features such as wildlife corridors, streams and steep slopes. These areas would be suitable for lower density development thus begetting a variety of housing types.
- 3 Transferable development rights and requirements to cluster housing in the select ridge top sites suitable for development would produce further estate type lots - if county and citizen involvement do not mandate the outright purchase of as much hill top land as possible.

Can it be developed in a way that preserves important natural landscape features?

- 1 This West Forest Park area offers an almost unique opportunity to design a community that lives up to its sylvan heritage.
- 2 Using the full panoply of land-use tools from density restrictions, easements, set-backs, and an interspersing of public and private lands, this area is ideal as an area that could be developed to provide quality housing, in an amply served community and yet remain integrally connected with the natural environment that surrounds it.

Can it be designed to avoid or minimize adverse effects on farm and forest practices and adverse effects on important natural landscape features on nearby land including land designated as rural reserves?

- 1 The West Forest Park area is surrounded by urban and park uses. Placing the community into the urban reserves context would shield it from the natural resource exploitation bias of the rurally designated lands.
- 2 By placing these lands under the urban designation it will take pressure off other nearby farm and forestry operations.
- 3 Much of this land south of Cornelius pass Road has already been designated as “conflicted” with respect to its longer term potential as viable farmland by the Oregon department of Agriculture.

