



# *Growing McMinnville* **MINDFULLY**

## **McMinnville Growth Management and Urbanization Plan, 2003 – 2023**

City of McMinnville  
Remand Order 12-WKTASK-001814  
**ALTERNATIVE ANALYSIS  
SCREENING CRITERIA WORKBOOK**  
December, 2020  
**Attachment 1**

The following tables display the ratings for criteria that were used to evaluate the relative suitability of the study areas to be urbanized. The criteria each are related to one of the five Goal 14 Location Factors. Ratings were assigned based on objective measures for relative suitability using a 3 point rating system, with 1-point indicating poor suitability and 3 points indicating good suitability. Moderate suitability was given a score of 2-points.

A detailed summation of the evaluation process is included in Appendix C – Urbanization Report. The Ratings Summary table lists the five Goal 14 Location Factors and the related criteria that were used to evaluate the study areas. Ratings for the criteria applied under Goal 14 Location Factors 4 – 7 were prepared by City of McMinnville Staff. Ratings for Factor 3 – Orderly and Economic Provision of Public Facilities and Services were prepared by Jacobs Engineering.

During the course of the evaluations, staff considered a number of divisions within study areas to assess potential for reducing the impact of urban expansion on resource lands, to avoid hazard areas, or ways to improve efficiencies for meeting identified land needs. With evaluations being conducted by two separate teams, there were instances where geographic ratings analysis within study areas differed between two teams. For example, the Jacobs team was asked to consider the possibility that the North of Fox Ridge Road-East study area might be partitioned into two sub-areas, R1 and R2. The R2 area to the west mostly included land in a high landslide hazard area. Portioning the study area may have allowed for inclusion of the R1 area, which had less land subject to landslide hazard, to be rated separately from the more constrained R2 area.

As the evaluation progressed, however, it became clear that it was not feasible to include any of the NFFR-E study area without also including lowest priority study areas farther east that have predominantly Class I soils. The teams elected not to continue with the separate R1 and R2 sub-area analysis for NFFR-E because it was unlikely land needs would remain unmet after considering alternative expansion scenarios that did not impact Class I study areas.

By this time, however, the Jacobs Team had analyzed service solutions for the NFFR-E subareas R1 and R2. Rather than redoing the analysis for the whole study area, the City elected to use the cost per buildable acre factors that Jacobs had calculated for water, sewer, and transportation facilities to calculate a weighted average cost factor for the entire study area based on the land area in R1 and R2. That distribution was: R1 – 67.9%; R2 – 32.1%. These percentages were multiplied against the R1 and R2 cost factors to create an adjusted cost for the entire study area, which was then used to compute overall ratings for serviceability and cost per dwelling for the study area.

Comparing the ratings for the separate and combined study area showed that this action had no material effect on the overall serviceability ratings for NFFR-E. The area earned low and moderate serviceability ratings for water and sewer service, and poor ratings for transportation regardless the geographic configuration. The ratings tables only show the combined study area rating, not the sub-area ratings, so that the Factor 3 ratings would display in the tables in a manner consistent with the ratings for the other Goal 14 factors, which did not analyze the R1 and R2 sub areas.

Similar approaches were used to analyze other study areas that were apportioned into sub-areas to analyze urban suitability. The NW-EX1B study area was apportioned into three sub areas that were rated separately using ratings criteria. This resulted in one of those three sub-areas recommended for UGB inclusion. Likewise, the WOSR-2 study area was apportioned into two sub areas, and the R2 sub area further partitioned in the final recommendation. The refined ratings are not displayed in the tables below. They are reviewed in the study area reports.

<b>Screening Criteria Summary</b>			
<u>Goal 14 Factor</u>	<u>Criteria</u>	<u>Description</u>	<u>Rating Basis</u>
Factor 3 - Orderly and Economic provision for public facilities and services			
	Water Service Feasibility	Engineering evaluation for service extension	Technical
	Water Service Cost	Engineering est. of cost based on housing capacity	\$/Dwelling
	Sewer Service Feasibility	Engineering evaluation for service extension	Technical
	Sewer Service Cost	Engineering est. of cost based on housing capacity	\$/Dwelling
	Transportation Service Feasibility	Engineering evaluation for service extension	Technical
	Transportation Service Cost	Engineering est. of cost based on housing capacity	\$/Dwelling
Factor 4 - Maximim Efficiency of land uses within and at the fringe of the existing urban area.			
	Urban Integration	Measures for UGB proximity, neighborhood continuity, bike/ped/transit suitability, potential to house NAC	Distance and condition measures
	Commercial Suitability	Assessment of site availability and slope factors to assess suitability	Condition and slope
	Housing Suitability	Assessment of site availability and slope factors to assess suitability for density	Condition and slope
	Development Capacity	Assessment of constraints to meeting housing/commercial needs	Accessibiliity, continuity
Factor 5 - Environmental, energy, economic and social consequences			
	Distance to services	Measure of distance to transit, convenience services, grocery store	Linear measure
	Parks, Schools Suitability	Assessment of suitability to meet siting criteria and park plan needs	Siting criteria
	Social Justice	Assessment of land cost, utility cost, site availability, and accessibiity for affordable housing	Construction costs, accessibility
	Hazard Risk	Assessment of presence of high risk hazards	Mapped conditions

<b>Screening Criteria Summary</b>			
<i>Goal 14 Factor</i>	<i>Criteria</i>	<i>Description</i>	<i>Rating Basis</i>
	Natural Resources	Assessment of impacts to fish and wildlife habitat	Mapped conditions
Factor 6 - Retention of agricultural land, as defined, with Class 1 highest priority to preserve and class VI the lowest priority.			
	Soil Priority Class	Map of soil classifications in the study area	Mapped conditions
	High Value Farm Land	Map of soils meeting ORS 207.215 definition for HVFL	Mapped conditions
Factor 7 - Compatibility of proposed urban uses with nearby agricultural activities.			
	Agricultural Adjacency	Proximity analysis for the study area perimeter	Linear measure
	Nearby Agricultural Activity	Proximity analysis of type of agricultural uses defined by "Class"	Aerial photo review





Ratings Summary				
	Factor 6 Criteria		Factor 7 Criteria	
Study Area	Soil Priority	High Value Farm Land	Agricultural Adjacency	Impact on Agricultural Use
<u>Exception Areas</u>				
Lawson Lane (LL)	N/A	1	2	2
Old Sheridan Road (OSR)	N/A	1	2	2
N-Fox Ridge - West (N-FR-W)	N/A	2	2	3
Booth Bend Road (BR)	N/A	1	2	2
Brentano Lane (BL)	N/A	1	1	2
Westside Lane (WL)	N/A	2	3	2
<u>Resource Areas</u>				
N of Old Stone	1	1	2	1
NA-EV-E	2	1	3	2
Three Mile Lane East	1	1	3	2
Three Mile Lane West	1	1	3	2
Norton Lane East	1	1	2	2
Norton Lane West	2	2	3	0
SW - 06	1	1	3	2
SW-03	1	1	1	2
SW II	1	1	3	2
W of Old Sheridan-1	2	1	1	2
W of Old Sheridan-2	1	1	1	2
West Hills-South	2	1	2	2
West Hills-2	2	1	2	3
N of Fox Ridge-East	2	2	2	2
NW-Ext 1a (Northern)	1	1	2	2
NW-Ext 1b (Southern)	2	1	3	3
NW-Ext 2	1	2	2	2
Grandhaven-E	1	1	2	2
Grandhaven-W	1	1	1	2
Airport East (EA)	1	1	2	2
North of Baker Creek (NBC)	2	3	3	2
Total				
Poor Rating				
Moderate				
High Rating				

Public Facilities										Wastewater - Capital Costs										Feasibility			Pump Required?	Upstream Contributions?							
Study Area	Total Acres	Buildable Acres	DU Capacity	Combined all DU Cost	Public Facilities - Water Engineering Rating	Water Cost Rating	Mean Variance (per DU)	Water Combined Total (DU)	Service Zones Required	Local Total (\$million)	Local Cost/Dwelling Unit (\$/DU)	Local Cost/Buildable Area (\$/acre)	Downstream Capital Total (\$million)	Downstream Capital Cost/Dwelling Unit (\$/DU)	Downstream Capital Cost/Buildable Area (\$/acre)	Lawson Lane	Wastewater Combined Score	Wastewater Cost	Combined Cost (per DU)	Variance	Local Total (\$million)	Local Cost/Dwelling Unit (\$/DU)	Local Cost/Buildable Area (\$/acre)	Downstream Capital Total (\$million)	Downstream Capital Cost/Dwelling Unit (\$/DU)	Downstream Capital Cost/Buildable Area (\$/acre)	Does not contain environmental corridor (i.e., stream); however, contributes flow downstream to pump station that requires pumping over an environmental corridor (i.e., bridge crossing)	Yes; TML-E (north)	No		
																														Public Facilities - Local Maintenance	Wastewater Combined Score
Study Area							2,137	Mean											\$ 16,270.76												
Exemption Areas				\$ 22,388.19																											
Lawson Lane (LL)	18.1	7.5	32.3	\$ 49,896	3.0	2.0	164	2,301	Zone 1 Only	\$0.06	\$1,261	\$5,430	\$0.05	\$1,041	\$4,474	Lawson Lane	1.0	1.0	\$30,851	\$14,580.05	\$1.12	\$24,053	\$103,426	\$0.32	\$6,798	\$29,233	Does not contain environmental corridor (i.e., stream); however, contributes flow downstream to pump station that requires pumping over an environmental corridor (i.e., bridge crossing)	Yes; TML-E (north)	No		
Old Sheridan Road (OSR)	54.5	36.5	127.8	\$ 24,759	3.0	3.0	(294)	1,844	Zone 1 Only	\$0.17	\$1,302	\$4,558	\$0.07	\$542	\$1,896	Old Sheridan Road	3.0	2.0	\$16,916	\$644.78	\$0.55	\$4,266	\$14,932	\$1.62	\$12,649	\$44,273	Neither contains nor passes through environmental corridor (i.e., stream)	No	Yes; W-OSR1_W-OSR2 & W-OSR2_W-OSR2 -> OSR		
N-Fox Ridge - West (N)	116.3	58.0	249.0	\$ 41,048	1.0	2.0	786	2,923	Zone 1 - 65%; Zone 2 - 48%; Zone 3 - 3%	\$0.54	\$2,656	\$9,295	\$0.05	\$268	\$937	N-Fox Ridge - West	1.0	1.0	\$22,518	\$6,247.34	\$2.47	\$12,163	\$42,569	\$2.10	\$10,356	\$36,244	Contains at least two environmental corridors/crossings (i.e., stream) within its study area	Yes; NW-EX-1	No		
Booth Bend Road (BB)	40.2	18.0	63.0	\$ 27,715	3.0	3.0	(413)	1,725	Zone 1 Only	\$0.11	\$1,621	\$5,944	\$0.01	\$103	\$379		2.0	2.0	\$18,991	\$2,720.05	\$0.73	\$11,061	\$40,556	\$0.52	\$7,930	\$29,077	Is bounded on the east by an environmental corridor (i.e., South Yamhill River); the study area contains a portion of excludable area (i.e., non-buildable) along its entire west edge and in the east corner.	Yes	No		
Brentano Lane (BL)	91.8	83.6	359.0	\$ 25,005	3.0	2.0	728	2,865	Zone 1 Only	\$0.55	\$1,543	\$6,627	\$0.04	\$103	\$444		1.0	2.0	\$15,200	-\$1,070.76	\$2.01	\$5,585	\$23,983	\$3.06	\$8,537	\$36,660	Two portions of an environmental corridor (i.e., stream) run through the study area.	Yes [NW-EX2]	No		
Westside Lane (WL)	35.0	16.3	57.0	\$ 85,583	3.0	3.0	(385)	1,752	Zone 1 Only	\$0.09	\$1,649	\$5,767	\$0.01	\$103	\$361		2.0	1.0	\$67,631	\$51,360.00	\$0.89	\$15,526	\$54,294	\$2.97	\$52,104	\$182,206	Is bounded on the east, south, and north-east corner by an environmental corridor (e.g., Baker Creek); NW Westside Rd passes over Baker Creek	Yes	No		
Subtotal	355.9	219.9	886.1																												
Resource Areas																															
N of Old Stone *	96.9	96.9	1,776	\$ 22,928	3.0	2.0	177	2,314	Zone 1 Only	\$0	\$1,274	\$5,104	\$0	\$1,041	\$4,169	N of Old Stone	2.0	2.0	\$15,647	-\$624.12	\$0	\$2,813	\$11,269	\$0	\$12,834	\$0	N/A	N/A	N/A		
NA-EV-E	40.2	38.9	248.5	\$ 22,944	3.0	2.0	177	2,314	Zone 1 Only	\$0.31	\$1,274	\$5,104	\$0.25	\$1,041	\$4,169	NA-EV	3.0	2.0	\$15,647	-\$624.12	\$0.68	\$2,813	\$11,269	\$3.08	\$12,834	\$51,422	Neither contains nor passes through environmental corridor (i.e., stream)	No	No		
Three Mile Lane East	201.7	186.4	1127.3	\$ 12,488	3.0	2.0	106	2,243	Zone 1 Only	\$1.40	\$1,203	\$7,576	\$1.21	\$1,041	\$6,555	Three Mile Lane East	1.0	3.0	\$7,767	-\$8,504.18	\$2.84	\$2,442	\$15,385	\$6.19	\$5,325	\$33,544	Contains environmental corridor (i.e., stream) within its study area; therefore, requires service to north and south portions (bisected by stream/ditch)	Yes; TML-E (north)	No		
Three Mile Lane West	9.0	7.5	42.7	\$ 30,751	3.0	2.0	106	2,243	Zone 1 Only	\$0.06	\$1,203	\$7,576	\$0.05	\$1,041	\$6,555	Three Mile Lane West	1.0	2.0	\$14,113	-\$2,158.02	\$0.45	\$8,788	\$55,366	\$0.28	\$5,325	\$33,544	Does not contain environmental corridor (i.e., stream); however, contributes flow downstream to pump station that requires pumping over an environmental corridor (i.e., bridge crossing)	Yes; TML-E (north)	No		
Norton Lane East	81.5	71.6	436.7	\$ 16,651	3.0	2.0	106	2,243	Zone 1 Only	\$0.50	\$1,203	\$7,576	\$0.43	\$1,041	\$6,555	Norton Lane East	2.0	2.0	\$10,307	-\$5,964.09	\$2.08	\$4,982	\$31,388	\$2.22	\$5,325	\$33,544	Neither contains nor passes through environmental corridor (i.e., stream)	Yes; NL-E	No		
Norton Lane West *	61.4	0.0	0.0	\$ 20,900	3.0	3.0	(2,137)		Zone 1 Only	\$0	\$0	\$0	\$0	\$0	\$0	Norton Lane West	2.0	2.0	\$14,900	-\$1,370.76	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	Contains environmental corridor (i.e., stream) along west boundary of study area, but does not impede the development of the majority of this study area	Yes; NL-W	No	
SW-06	158.0	137.3	845.4	\$ 13,608	3.0	3.0	(402)	1,736	Zone 1 Only	\$0.96	\$1,194	\$8,093	\$0.44	\$542	\$3,672	SW I (SW 06)	3.0	3.0	\$8,625	-\$7,646.22	\$0.34	\$415	\$2,815	\$6.62	\$8,209	\$55,651	Contains environmental corridor (i.e., stream) along north-east boundary of study area, but does not impede the development of the majority of this study area. Assume can service area north of creek with existing gravity network to north and service area south of creek with proposed local gravity to existing gravity network	No	Yes; W-OSR2_W-OSR4 -> SW 06		
SW-03 *	41.9	30.7	188.0	\$ 13,631	3.0	3.0	(402)	1,736	Zone 1 Only							SW-03	3.0	3.0	\$8,625	-\$7,646.22											
SW II	120.1	114.7	702.5	\$ 16,844	3.0	3.0	(393)	1,744	Zone 1 Only	\$0.87	\$1,203	\$7,576	\$0.39	\$542	\$3,413	SW II	3.0	2.0	\$11,834	-\$4,437.23	\$1.16	\$1,600	\$10,078	\$7.40	\$10,234	\$64,473	Contains at least one environmental corridor/crossings (i.e., stream) within the subdivided study area portion "SW II-1" (designated by north/south of the creek)	No	Potentially; WH-2-5 -> WH-5 -> SW II-1 (South)		
W of Old Sheridan-1	231.4	214.5	1337.3	\$ 16,278	3.0	3.0	(393)	1,744	Zone 1 Only	\$1.63	\$1,203	\$7,576	\$0.73	\$542	\$3,413	W of Old Sheridan-1	3.0	2.0	\$11,968	-\$4,303.07	\$4.59	\$3,398	\$21,408	\$11.58	\$8,570	\$53,989	Contains at least two environmental corridors/crossings (i.e., stream) within its study area; W-OSR1_W-OSR-1 is bisected by creek corridor; splitting leading to north and south of creek	No	Yes; WH-2-1 -> W-OSR1_W-OSR-1 (north of creek) -> W-OSR2_W-OSR-1 (north of creek) -> SW 06 -> system		
W of Old Sheridan-2	313.8	283.2	1767.0	\$ 13,732	3.0	3.0	(393)	1,744	Zone 1 Only	\$2.14	\$1,203	\$7,576	\$0.97	\$542	\$3,413	W of Old Sheridan-2	3.0	2.0	\$10,285	-\$5,986.02	\$3.06	\$1,715	\$10,805	\$15.28	\$8,570	\$53,989	Subdivided area W-OSR2_W-OSR-1 contains at least one environmental corridor/crossing (i.e., stream); the remainder do not	No	Yes (1) WH-3-5 -> WH-5 -> W-OSR2_W-OSR-3, (2) WH-2-4 -> W-OSR1_W-OSR-1 -> W-OSR2_W-OSR-1		





Public Facilities	Wastewater Descriptive Score	
	Wastewater Descriptive Score	Wastewater Descriptive Score - Downstream Impacts
Study Area		
Exception Areas		
Lawson Lane (LL)	Loading via local gravity service to local pump station at lowest point in study area "TML-C", north of the creek/ditch; this concept requires a bridge to cross the river and connect in to existing infrastructure; pumped to existing gravity system at manhole "F-8-58"; Concept employs local gravity conveyance to downstream proposed infrastructure, and, ultimately, a regional pump station (TML-E).	The downstream system is pumped twice, through 3MILELN1 & RSPS. Despite being pumped, wastewater enters the existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity
Old Sheridan Road (O)	Loading via local gravity service to existing gravity system at manhole "F-12-2"; Concept employs local gravity conveyance to the existing gravity system.	The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.
N-Fox Ridge - West (N)	Loading via local gravity service to north of study area; loading transferred downstream through long gravity extension to NW-EX-1. Concept employs local gravity conveyance to downstream proposed infrastructure and, ultimately, a regional pump station (NW-EX-1).	The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor including segments just north and parallel to Wallace Rd.
Booth Bend Road (BB)	Loading via local gravity service to a local pump station at the lowest point in the study area "BB", directly west of South Yamhill River; this concept requires a local pump station to pump to the existing gravity system at manhole "J-10-49".	The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor.
Brantano Lane (BL)	Loading via local gravity service to intersection with NW Hill Rd. Loading via gravity along NW Hill Rd (shared with NBC) to the proposed NW-EX2 pump station, which discharges to the existing system at manhole "F-5-35".	The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.
Westside Lane (WL)	Loading via local gravity service to a local pump station at the lowest point in the study area "WR", directly west of Baker Creek; this concept requires a local pump station to pump to the existing gravity system at manhole "Y-4-258".	The downstream system is pumped once, through RSPS. Downstream existing infrastructure experiences capacity issues east of NE Lafayette Avenue as it transfers flows to RSPS.
Resource Areas		
N of Old Stone *	N/A	N/A
NA-EV-E	Loading via local gravity service to existing gravity system at manhole "N-10-1" for study area NA-EV-1 and manhole "N-10-9" for study area NA-EV-2; Concept employs local gravity conveyance to the existing gravity system.	The downstream system is pumped four times, through 3MILELN3 & 3MILELN2 & 3MILELN1 & RSPS. Higher per acre cost due to the smaller buildable area (relative to "NA NOSV") despite being subject to similar downstream gravity system capacity issues and requiring multiple pumping scenarios.
Three Mile Lane East	Loading from north of creek is serviced via local gravity service to local pump station at lowest point in study area "TML-E", north of the creek/ditch; this concept requires a bridge to cross the river and connect in to existing infrastructure; pumped to existing gravity system at manhole "F-8-58"; south portion of TML-E = 77; Concept for the (1) North portion of the TML-E study area employs local gravity conveyance to a proposed regional pump station (TML-E), and (2) South portion of the TML-E study area.	The downstream system is pumped twice, through 3MILELN1 & RSPS. Despite being pumped, wastewater enters the existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity
Three Mile Lane West	Loading via local gravity service to local pump station at lowest point in study area "TML-C", north of the creek/ditch; this concept requires a bridge to cross the river and connect in to existing infrastructure; pumped to existing gravity system at manhole "F-8-58"; Concept employs local gravity conveyance to downstream proposed infrastructure and, ultimately, a regional pump station (TML-E).	The downstream system is pumped twice, through 3MILELN1 & RSPS. Despite being pumped, wastewater enters the existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity
Norton Lane East	Loading via local gravity service to local pump station at lowest point in study area; pumped to existing gravity system at manhole "K-9-19"; Concept employs local gravity conveyance and a service area pump station that discharges to the existing gravity system.	The downstream system is pumped twice, through 3MILELN1 & RSPS. Enters existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity
Norton Lane West *	Loading via local gravity service to local pump station at lowest point in study area; pumped to existing gravity system at manhole "K-9-17"; Concept employs local gravity conveyance and a service area pump station that discharges to the existing gravity system.	The downstream system is pumped once, through RSPS. NA
SW - 06	Loading via local gravity service to existing gravity system at manhole "F-11-1" for area south of creek (north-east corner of SW 06); Concept employs local gravity conveyance to existing gravity system.	The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.
SW-03 *		
SW II	Loading via local gravity service to existing gravity system at the following manholes for sub-divided areas: SW II -1 (split north/south of creek) to manholes "F-9-76" (North) and "F-10-18" (South); SW II-2 to manhole "F-9-69"; SW II-3 to manhole "E-9-9"; Concept employs local gravity conveyance to existing gravity system, though SW II-2 is split by the creek.	[SW-2_SW-2-1]- The downstream system is pumped three times, through KATHLN & COZINE PS & RSPS. [SW-2_SW-2-2]/[SW-2_SW-2-3]- The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.
W of OH Sheridan-1	Loading via local gravity service to downstream local gravity service systems, as follows: (1) North of creek: W-2-1 to W-OSR1, W-OSR-1 to W-OSR2, W-OSR-1 to SW-06 to existing gravity system at manhole "F-12-1"; (2) South of creek: W-OSR1, W-OSR-1 to W-OSR2, W-OSR-1 to existing gravity system at manhole "F-12-1"; (3) W-OSR2, W-OSR-2 to OSR to existing gravity system at manhole "F-12-2"; Concepts employ local gravity conveyance to existing gravity system.	The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.
W of OH Sheridan-2	Loading via local gravity service to existing gravity system at the following manholes for sub-divided areas: W-OSR2, W-OSR-1: "F-12-1", W-OSR2, W-OSR-3: "F-10-10"; W-OSR2, W-OSR-2: loading via local gravity service to downstream local gravity service in study area W-OSR1, W-OSR-2, and W-OSR2, W-OSR-4; loading via local gravity service to downstream local gravity service in study area SW 06 and, ultimately, manhole "F-11-1" in th existing gravity system; Concepts employ local gravity conveyance to existing gravity system.	The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.

Public Facilities	Wastewater Descriptive Score	
	Wastewater Descriptive Score	Wastewater Descriptive Score - Downstream Impacts
Study Area		
West Hills-South	<p>Loading via local gravity service to downstream local gravity service in study area "W-OSR2_W-OSR-3" to existing gravity system at manhole "F-10-10"; Concept employs local gravity conveyance to proposed downstream gravity conveyance that, ultimately, discharges to the existing gravity system.</p>	<p>The downstream system is pumped three times, through COZINEACRES &amp; COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.</p>
West Hills-2	<p>Loading via local gravity service to existing gravity system for the following subdivided areas: (1) WH-2-3 to manhole "D-8-9"; (2) WH-2-4 to manhole "D-9-6" but shares cost with RHR-2/3/4/5; loading via local gravity service to proposed local gravity infrastructure for the following subdivided areas: (3) WH-2-1 to W-OSR1; W-OSR1 to W-OSR2; W-OSR1 to existing manhole "F-11-1"; (4) WH-2-2 to NFRR-E2 to gravity service to regional pump station (NW-EX-1 PS) to existing manhole "F-5-28"; (5) WH-2-5 to WH-5 to existing manhole "F-10-10"; Concepts employ local gravity conveyance to (1) existing gravity system (WH-2-3/4), and (2) proposed downstream gravity conveyance (WH-2-1/2).</p>	<p>(WH2_WH-1/WH2_WH-5) - The downstream system is pumped three times, through COZINEACRES &amp; COZINE PS &amp; RSPS. [WH2_WH-3/WH2_WH-4/WH2_WH-2/WH2_WH-7] - The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.</p>
West Hills-2	<p>Loading via local gravity service to north of study area; loading transferred downstream through long gravity extension to NW-EX-1. Concept employs local gravity conveyance to proposed downstream gravity system and, ultimately, a regional pump station (NW-EX-1 PS).</p>	<p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>
N of Fox Ridge-East	<p>Loading via local gravity service to (1) NW-EX1a_NW-EX1-1 -&gt; gravity service along north of study area -&gt; NW-EX1-1 PS -&gt; existing manhole "F-5-28"; (2) NW-EX1a_NW-EX1-4 -&gt; existing manhole "F-5-23"; Concepts employ local gravity conveyance to (1) existing gravity system (NW-EX1a_NW-EX1-4), and (2) proposed gravity downstream gravity system, ultimately discharging to regional pump station at NW-EX-1 (NW-EX1a_NW-EX1-1).</p>	<p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>
NW-Ext 1a (Northern)	<p>Loading via local gravity service to: (1) NW-EX1b_NW-EX1-1 -&gt; NW-EX1a_NW-EX1-1 -&gt; NW-EX1-1 PS -&gt; existing manhole "F-5-28"; (2) NW-EX1b_NW-EX1-2 -&gt; existing manhole "F-6-12"; (3) NW-EX1b_NW-EX1-3 -&gt; NW-EX1a_NW-EX1-1 -&gt; NW-EX1-1 PS -&gt; existing manhole "F-5-28"; and, (4) NW-EX1b_NW-EX1-4 -&gt; existing manhole "F-6-23"; Concepts employ local gravity conveyance to (1) existing gravity system (NW-EX1b_NW-EX1-2/4), and (2) proposed gravity downstream gravity system, ultimately discharging to regional pump station at NW-EX-1 (NW-EX1b_NW-EX1-1/3).</p>	<p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>
NW-Ext 1b (Southern)	<p>Loading via local gravity service to local pump station at lowest point in study area, pumped to existing gravity system at manhole "F-5-35"; Concept employs local gravity conveyance and a service area pump station (NW-EX-2) that discharges to the existing gravity system.</p>	<p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>
NW-Ext 2	<p>Loading via local gravity service to local pump station at lowest point in study area, pumped to existing gravity system at manhole "F-3-47"; Concept employs local gravity conveyance and a service area pump station (GH-E) that discharges to the existing gravity system.</p>	<p>The downstream system is pumped once, through RSPS. Downstream existing infrastructure passes through at least three environmental corridors; Downstream existing gravity interceptor, within the Fairgrounds Basin, requires capacity upgrades.</p>
Grandhaven-E	<p>Loading via local gravity service to local pump station at lowest point in study area, pumped to existing gravity system at manhole "J-4-90" for minimal environmental implications, else connect to existing gravity system at manhole "J-3-4"; Concept employs local gravity conveyance and a service area pump station (GH-W) that discharges to the existing gravity system.</p>	<p>The downstream system is pumped once, through RSPS. Downstream existing infrastructure passes through at least three environmental corridors; Downstream existing gravity interceptor, within the Fairgrounds Basin, requires capacity upgrades.</p>
Grandhaven-W	<p>Loading via local gravity to the low point within the study area located just south of SE Crutchbank Rd; this concept requires a local pump station to pump to the existing gravity system at manhole "N-10-2" on the south side of Hwy 18.</p>	<p>The downstream system is pumped four times, through 3MILELN3 &amp; 3MILELN2 &amp; RSPS. Existing downstream capacity issues.</p>
Airport East (EA)	<p>Loading via local gravity service to intersection with NW Hill Rd. Loading via gravity along NW Hill Rd (shared with BR) to the proposed NW-EX2 pump station, which discharges to the existing system at manhole "F-5-35"</p>	<p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>
North of Baker Creek		
Subtotal		
High Cost		
Average Cost		
Low Cost		
Notes:		
Exception Areas		
Booth Bend Road (BB)		
Brentano Lane (BL)		
Westside Lane (WL)		
Resource Areas		
N of Old Stone		
NW-03		
N of Fox Ridge-East		
Airport East (EA)		
North of Baker Creek		

Transportation Ratings Summary													
Transportation - Capital Costs (Local)													
Study Area	Total Acres	Buildable Acres	DU Capacity	Net Density (Target 6.3)	Transportation Network	Cost Rating	Cost Variance	Cost/DU	Cost/Buildable Area (\$/acre)	Cost Range	Transportation Descriptive Score	Downstream Transportation Impact	
<b>Exception Areas</b>													
Lawson Lane	18.1	7.5	32.3	4.3	1.0	1.0	10067.1	\$ 6,677.13	\$ 16,744.19	\$72,000	High	Requires upgrade to existing access roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport
Old Sheridan Road	54.5	36.5	127.8	3.5	3.0	2.0	-677.1	\$ 6,000.00	\$21,000	Low	Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway	Impacts traffic on the north-south Highway 18 through the town and SR 18 connecting to the Airport	
N-Fox Ridge - West	116.3	58.0	249.0	4.3	1.0	1.0	8929.3	\$ 15,606.43	\$67,000	High	Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have medium slopes and no planned transit service	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport	
Booth Bend Road (BR) *	40.2	18.0	63.0	3.5	2.0	2.0	322.9	\$ 7,000.00			Assumes average local improvement costs		
Brentano Lane (BL) *	91.8	83.6	359.0	4.3	2.0	2.0	322.9	\$ 7,000.00			Assumes average local improvement costs		
Westside Lane (WL) *	35.0	16.3	57.0	3.5	2.0	1.0	9522.9	\$ 16,200.00			Average local cost plus cost to widen bridge for pedestrian access		
<b>Resource Areas</b>													
									Local Total (\$million)	Local Cost/Dwelling Unit (\$/DU)			
N of Old Stone	279.0	274.9	1,716.1	6.2	3.0	3.0	-1710.4	\$ 4,966.75	\$31,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network	Impacts traffic on the east-west corridor on Three Mile Lane to the town	
NA-EV	40.2	39.9	248.5	6.2	3.0	3.0	-1693.7	\$ 4,983.39	\$31,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network	Impacts traffic on the east-west corridor on Three Mile Lane to the town	
Three Mile Lane East	201.7	186.4	1,127.9	6.1	3.0	3.0	-4198.7	\$ 2,478.40	\$15,000	Low	Requires new roadways to connect to existing network and do not have multiple access for emergency services; but have transit services within 1/4 mile	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport	
Three Mile Lane West	9.0	7.5	42.7	5.7	1.0	1.0	7718.1	\$ 14,395.26	\$82,000	High	Requires upgrade to existing access roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport	
Norton Lane East	81.5	71.6	436.7	6.1	3.0	3.0	-2576.3	\$ 4,100.86	\$25,000	Low	Requires connections to existing roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport	
Norton Lane West	61.4	-	-	-	3.0	2.0	-677.1	\$6,000	N/A	Low	Requires connection to existing roads, do not have multiple access for emergency services and downstream roadway network is at over-capacity would need upgrades to serve the new trips	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport	
SW I (SW 06)	158.0	137.3	845.4	6.2	3.0	3.0	-3429.4	\$ 3,247.76	\$20,000	Low	Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway	Impacts traffic on Old Sheridan Road and Pacific Highway connecting to the downtown and SR 18 to the Airport	
SW-03	41.9	30.7	188.0	6.1	3.0	3.0	-3406.6	\$ 3,270.57	\$20,000	Low	Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway	Impacts traffic on Old Sheridan Road and Pacific Highway connecting to the downtown and SR 18 to the Airport	
SW II	120.1	114.7	702.5	6.1	3.0	3.0	-3411.4	\$ 3,265.75	\$20,000	Low	Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport	

W of Old Sheridan-1	231.4	214.5	1,337.3	6.2	3.0	3.0	-4110.9	\$ 2,566.20	\$16,000	Low	Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic on Old Sheridan Road and Pacific Highway connecting to the downtown and SR 18 to the Airport
W of Old Sheridan-2	313.8	283.2	1,767.0	6.2	3.0	3.0	-4914.3	\$ 1,762.82	\$11,000	Low	Requires connection to existing roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic on Old Sheridan Road and Pacific Highway connecting to the downtown and SR 18 to the Airport
West Hills-South	122.3	118.5	700.6	5.9	3.0	3.0	-3123.9	\$ 3,553.23	\$21,000	Low	Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport
West Hills-2	431.9	370.4	1,775.7	4.8	3.0	3.0	-3548.3	\$ 3,128.81	\$15,000	Low	Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have high slopes and no planned transit service within 1 mile	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport
N of Fox Ridge-East	189.1	170.6	918.3	5.4	1.0	2.0	1403.9	\$ 8,081.02	\$43,500	High	Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have medium slopes and no planned transit service	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport
NW-Ext 1a (Northern)	78.2	45.8	218.0	4.8	3.0	2.0	-164.3	\$ 6,512.84	\$31,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services, connected to major roadway and within 1/4 mile of transit network	Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport
NW-Ext 1b (Southern)	72.5	67.3	402.3	6.0	3.0	2.0	-1156.2	\$ 5,520.91	\$33,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/2 mile of transit network	Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport
NW-Ext 2	15.5	14.9	88.8	5.9	1.0	3.0	2064.2	\$ 8,741.32	\$52,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network	Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport
Grandhaven-E	19.5	15.6	95.5	6.1	2.0	2.0	333.4	\$ 7,010.49	\$43,000	Medium	Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic on Pacific Highway to downtown and SR 18 to the Airport
Grandhaven-W	67.9	59.2	357.2	6.0	1.0	3.0	-2531.6	\$ 4,145.48	\$25,000	Low	Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic on Pacific Highway to downtown and SR 18 to the Airport
Airport East (EA) *	493.4	484.1	3,017.0	6.2	2.0	2.0	322.9	\$ 7,000.00			Assumes average local improvement costs	
North of Baker Creek (NBC) *	118.7	76.6	457.0	6.0	2.0	2.0	322.9	\$ 7,000.00			Assumes average local improvement costs	
Score - Area Weighted to Study Area [high rating = 3 = Very Good; low rating = 1 = Very Poor]; Rounded to nearest whole number												
Poor Rating	1.0										>\$10000/DU	
Moderate	2.0										In Between	
High Rating	3.0										<\$5000/DU	
* - Areas not evaluated for transportation network integration. Costs for all assumed to be average.												
Westside Lane	\$539,000 to correct accessibility for bike/ped through the bridge area added.											

Urban Integration								
Study Area	Total Acres	Buildable Acres	Bike/Ped Suitability	Transit Access & Distance (feet)	Transit Access & Distance (feet)	Neighborhood Continuity	Buildable Lands Continuity	Overall Rating (Method 1)
<b>Exception Areas</b>								
Lawson Lane (LL)	18.1	7.5	1	3,264	2	1	1	1
Old Sheridan Road (OSR)	54.5	36.5	1	4,951	2	1	1	1
N-Fox Ridge - West (N-FR-W)	116.3	58.0	1	10,235	1	1	1	1
Booth Bend Road (BR)	40.2	18.0	1	3,069	2	1	1	1
Brentano Lane (BL)	91.8	83.6	1	3,378	2	1	2	1
Westside Lane (WL)	35.0	16.3	1	2,008	3	1	1	1
Subtotal	355.9	219.9						
<b>Resource Areas</b>								
N of Old Stone	279.0	274.9	1	2,846	2	1	3	2
NA-EV-E	40.2	39.9	2	1,638	3	1	3	2
Three Mile Lane East	201.7	186.4	2	1,047	3	2	3	3
Three Mile Lane West	9.0	7.5	1	3,833	2	1	1	1
Norton Lane East	81.5	71.6	3	2,700	2	2	3	3
Norton Lane West	61.4	0.0	3	1,825	3	2	1	2
SW - 06	158.0	137.3	3	3,326	2	2	3	3
SW-03	41.9	30.7	2	5,351	1	2	3	2
SW II	120.1	114.7	3	2,807	2	3	3	3
W of Old Sheridan-1	231.4	214.5	1	8,524	1	1	3	1
W of Old Sheridan-2	313.8	283.2	2	5,757	1	1	3	2
West Hills-South	122.3	118.5	2	4,820	2	3	3	3
West Hills-2	431.9	370.4	1	6,981	1	2	2	1
N of Fox Ridge-East	189.1	170.6	1	6,567	1	1	2	1
NW-Ext 1a (Northern)	78.2	45.8	2	1,282	3	2	1	2
NW-Ext 1b (Southern)	72.5	67.3	2	1,208	3	3	3	3
NW-Ext 2	15.5	14.9	2	687	3	1	3	2
Grandhaven-E	19.5	15.6	2	3,847	2	1	1	1
Grandhaven-W	67.9	59.2	3	3,865	2	3	3	3
Airport East (EA)	493.4	484.1	1	5,389	1	1	3	1
North of Baker Creek (NBC)	118.7	76.6	1	2,405	3	1	3	2
Subtotal	3146.8	2783.9						
	Rating	Overall Rating						
Low Suitability	1	4 to 6						
Average Suitability	2	7 to 9						
High Suitability	3	10 to 12						
Nhood Continuity	Street connectivity. Opportunities for extension of grid street pattern.							
Buildable Lands Continuity	Pockets of Discontinuity (buildable areas together or separated).							
Bike/Ped	Presence of slopes, with more slopes resulting in more difficult ped/bike accessibility. Comparison to Nhood Continuity and extension of street network/connectivity.							
Notes:								
<b>Exception Areas</b>								
Lawson Lane (LL)	Transit measured to Norton Lane (Highway 18 not accessible). Disconnected from other UGB areas across Hwy 18 and east down frontage road (Stratus Ave). Bike/Ped - flat but disconnected, and Hwy 18 still a barrier to the north. Buildable Lands - Entire study area is existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous.							
Old Sheridan Road (OSR)	Transit measured to Hwy 99 & Keck intersection. Linear extension disconnected from UGB, except that SW Taylor Drive stubbed out to edge of study are. Bike/Ped - flat but disconnected. Buildable Lands - Entire study area is existing SFHs with two publicly owned parcels, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous.							
N-Fox Ridge - West (N-FR-W)	Transit measured directly westbound to Hill Road. Bike/Ped - Slopes and disconnected. Buildable Lands - Entire study area is existing SFHs, with some vacant lots left in the subdivision. Study area parcelized, so partially vacant buildable land is not continuous. Study area also has slope constraints in western portion of study area that span multiple lots, further limiting continuity of buildable acres.							
Booth Bend Road (BR)	Some areas of steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous.							
Brentano Lane (BL)	Transit measured to BCR directly to south. Disconnected from UGB lands, and also separated from the UGB by Baker Creek. Only connectivity would need to be by Hill Road North (north of Baker Creek Road), so still a barrier to continuity of neighborhood grid street patterns. Bike/Ped - mostly flat but disconnected. Some areas of steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous. However, most parcels are large with large amounts of vacant space, so infill development and land division more feasible.							

Westside Lane (WL)	- mostly flat but disconnected. Some areas of steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous. Long, narrow shape of some existing parcels may further limit infill development.
<b>Resource Areas</b>	
N of Old Stone	Transit measured to planned route ending at Olde Stone Village. Only street connectivity from Loop Road. Disconnect from other neighborhoods in UGB and 3ML corridor. Bike/Ped - Flat but disconnected. Buildable Land - Majority of study area is Vacant. Only two smaller parcels have SFHs, rest is vacant parcels.
NA-EV-E	Transit measured to planned route ending at Olde Stone Village. Measurement directly south to Hwy 18 is 556 feet. Adjacent to partial existing and planned frontage road. No neighborhood extensions adjacent. Bike/Ped - Flat, but little connectivity besides adjacency to frontage road. Buildable Lands - Majority of study area is Vacant.
Three Mile Lane East	Transit measured to planned route ending at south end of Norton Lane. Neighborhood continuity not existing, but high density residential sites to north and Norton Lane available for extension. Bike/Ped - flat, but somewhat disconnected. Some connectivity through opportunity for extension of Norton Lane, but Hwy 18 still a barrier to the north. Buildable Lands - About half of study area is in Vacant parcels. Others with SFH are large parcels with one dwelling, so continuity of buildable acres is high. Some constraints are unbuildable, but are along drainageway in floodplain and slopes adjacent to floodplain, as well as some slope along southern boundary. These constraint areas are generally on the edges of vacant land that could be built around.
Three Mile Lane West	Transit measured to planned route ending at south end of Norton Lane. Disconnected from other UGB areas across Hwy 18 and east down frontage road (Stratus Ave). Bike/Ped - flat but disconnected, and Hwy 18 still a barrier to the north. Buildable Land - Entire study area is existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized into only three parcels, so buildable land is not continuous.
Norton Lane East	Transit measured to planned route ending at south end of Norton Lane. Norton Lane available for extension to the north. Some neighborhood connectivity through stubbed out street (NE Haven Lane) to be extended to the north on the west side of Norton Lane. Bike/Ped - Flat, with opportunity for connection through extension of Norton Lane. Located north of Hwy 18 so crossing of highway not necessary to access downtown. Buildable Land - About half of study area is Vacant parcels. Others are SFHs on larger parcels, so partially vacant land areas available and continuous. Areas of constraint only along edges of study area in slopes adjacent to floodplain.
Norton Lane West	ROW extending east of Oregon St. Opp for residential development in close proximity to downtown. Bike/Ped - Some slope at edges of study area, but adjacency to park with trails and proximity to surrounding UGB and downtown. Buildable Lands - 0 buildable acres.
SW -06	grid network within study area and between Hill Rd and Old Sheridan Rd. Opportunity for alignment with SW Mitchell Dr and Old Sheridan Road intersection for connectivity to Creekside Meadows/Cozine Woods subdivision. Bike/Ped - Flat. Limited direct connectivity due to floodplain separating study area and existing UGB, but adjacency to both Hill Road and Old Sheridan Road provide opportunities for connection to streets that connect to UGB in closer proximity
SW-03	Transit measured to Fellows & Cypress intersection. Study area on its own separated from existing UGB, and separated from study area to the north by Cozine Creek.
SW II	Transit measured to Hill & 2nd intersection. Multiple existing streets stubbed out adjacent to northern boundary of study area (Mt Jefferson St, Mt St Helens St, Westhills Dr). Opportunity for grid street alignment with existing street intersections along Hill Road frontage (Tamarack St, Fellows St, and Phyllis Drive). Bike/Ped - Primarily flat, with high nhood continuity. Many opportunities for grid street connectivity to reduce bike/ped travel times. Buildable Lands - Almost entirely Vacant, with some constraints along floodplain and some minor slopes on existing earthen mound.
W of Old Sheridan-1	Transit measured to Fellows & Cypress intersection. Disconnected from existing UGB. Only ROW frontage on Peavine Rd, Old Sheridan Rd, and Hwy 18, but not connected to any UGB street or nhood street grid network. Bike/Ped - Flat, but low nhood continuity score results in moderate bike/ped score. Buildable Land - Almost entirely Vacant parcels, with only unbuildable in constraint along floodplain. Constraint located along northern boundary of study area.
W of Old Sheridan-2	Road and disconnected from other existing neighborhoods. Opportunity for more continuity if SW 1 or SW 2 are also included in UGB. Bike/Ped - Flat, but low nhood continuity score. Small area of connectivity to Hill Road, with most of study area separated from Hill Road and existing UGB, increasing bike/ped travel times. Buildable Land - Almost entirely Vacant parcels, with only unbuildable in constraint along floodplain. Constraint located through center of study area, so does separate the vacant buildable lands.
West Hills-South	neighborhood developed south of Redmond Hill Road. More opportunity for further grid street connections to the east if SW 2 is included in UGB. Bike/Ped - Mostly flat, but some slope in the westernmost portions of study area at higher elevations leads to moderate bike/ped instead of high score, together with slopes. Buildable Lands - Study area is two parcels, one large Vacant and one Partially Vacant with one dwelling. Buildable land continuous. Constraints exist in limited areas.
West Hills-2	to west with two streets (E Street and G Street) stubbed out at west boundary of existing UGB adjacent to WH study area (but those connections are at least 2, or up to 6, phases out from existing platted subdivisions). Bike/Ped - Many slopes, along with low/moderate nhood continuity. Buildable Lands - Study area is primarily vacant land in both Vacant parcels and a few large SFH parcels (partially vacant). Slope constraints do exist in areas throughout study
N of Fox Ridge-East	Transit measured directly westbound to Hill Road. Only ROW adjacent is Hidden Hills Lane, but if that nhood not included in UGB there is no continuity with UGB nhoods. Bike/Ped - Slopes present, along with low nhood continuity score. Buildable Lands - Study area is almost entirely Vacant, with some limited constraints.
NW-Ext 1a (Northern)	Transit measured directly westbound to Hill Road. Completion of West Winds street network internal to study area would complete connectivity and network within that subdivision. Northern portions of study area have no connectivity to West Winds to the south - would require new access from Baker Creek Road or Hill Road without opportunity for alignment with any other local streets across from those potential access points. Bike/Ped - Flat, but moderate nhood continuity score and lack of grid street extension opportunities leads to moderate score. Buildable Lands - Study area is primarily existing SFHs, with some vacant lots left in the subdivision. Study area parcelized, so partially vacant buildable land is not continuous.
NW-Ext 1b (Southern)	Transit measured directly westbound to Hill Road. Adjacent to Hill Road, with opportunities for alignment with and extension of existing streets (Wallace Rd and Cottonwood Drive). Bike/Ped - Nhood continuity high and proximity to other improved streets (Hill Road, Wallace Road), but some slopes in western portions of study area lead to moderate bike/ped score. Buildable Lands - Study area is about half Vacant and half parcels with SFH. Partially vacant has large areas of vacant land that is continuous.
NW-Ext 2	street extensions to the west. Bike/Ped - mostly flat, with adjacency to Baker Creek Road. Low nhood continuity and lack of opportunities for grid street extensions lead to moderate bike/ped score. Buildable Lands - Study area almost entirely buildable, with some limited constraints along northern boundary adjacent to floodplain.
Grandhaven-E	results in moderate bike/ped score. Buildable Land - Study area is one Vacant parcel and two parcels with SFHs, so buildable areas are in partially vacant portions. Study area parcelized into only three parcels, so buildable land is not continuous.
Grandhaven-W	with high nhood continuity and opportunities for street extensions and grid street network to reduce bike/ped travel times. Buildable Lands - Study area is one parcel with SFH, so much continuous vacant land. Some limited constraints along northern boundary of study area adjacent to floodplain.
Airport East (EA)	Transit measured to planned route at Olde Stone Village entrance. Only street connectivity from Airport Road and Cruikshank Road, both are outside UGB and require crossing/connection to UGB from Highway 18. Disconnect from other neighborhoods in UGB and 3ML corridor. Bike/Ped - Flat but disconnected. Buildable Land - Majority of study area is Vacant. Small number of structures within a couple of parcels at north and south ends of study area.
North of Baker Creek (NBC)	neighborhood grid street patterns. Bike/Ped - mostly flat but disconnected. Some areas of moderate to steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily vacant, so buildable areas are fairly continuous. Two parcels have single family homes. One of those parcels is small and surrounded by a parcel that is vacant, and other parcel is larger with one single family home and rest of parcel vacant. Most parcels are large with large amounts of vacant space, so infill development and land division more feasible.

Commercial/Mixed Housing Suitability												
Study Area	Total Acres	Buildable	<10% Slope	Rating	Large Parcels (>20 acres)	Rating	Transportation Connectivity	Rating	Annexation Feasibility	Rating	Combined Rating	Comment
<i>Exception Areas</i>												
Lawson Lane (LL)	18.1	7.5	5.9	1	Few/None	1	Local	2	>200-ft	1	1	
Old Sheridan Road (OSR)	54.5	36.5	35.3	1	Few/None	1	Collector	3	Adjacent	3	2	
N-Fox Ridge - West (N-FR-W)	116.3	58.0	3.4	1	Few/None	1	Private	1	>200-ft	1	1	
Booth Bend Road (BR)	40.2	18.0	16.3	1	Few/None	1	Local	2	<200-ft	2	2	
Brentano Lane (BL)	91.8	83.6	77.1	0	Few/None	1	Local	2	>200-ft	1	1	
Westside Lane (WL)	35.0	16.3	10.8	1	Few/None	1	Collector	3	>200-ft	1	2	
Subtotal	355.9	219.9	148.8									
<i>Resource Areas</i>												
N of Old Stone	279.0	274.9	273.8	3	Many/All	3	Local	2	Adjacent	3	3	Study area trimmed to remove low priority soil properties
NA-EV-E	40.2	39.9	39.3	1	Few/None	1	Collector	3	Adjacent	3	2	Study area trimmed to remove low priority soil properties
Three Mile Lane East	201.7	186.4	167.5	3	Many/All	3	Collector	3	Adjacent	3	3	
Three Mile Lane West	9.0	7.5	5.4	1	Few/None	1	Local	2	>200-ft	1	1	
Norton Lane East	81.5	71.6	66.0	2	~2-4	2	Local	2	Adjacent	3	2	
Norton Lane West	61.4	0.0	0.0	1	~2-4	2	Local	2	Adjacent	3	2	
SW - 06	158.0	137.3	130.8	3	Many/All	3	Collector	3	Adjacent	3	3	
SW-03	41.9	30.7	28.6	1	~2-4	2	Collector	3	>200-ft	1	2	
SW II	120.1	114.7	107.3	3	Many/All	3	Collector	3	>200-ft	1	3	
W of Old Sheridan-1	231.4	214.5	212.8	3	Many/All	3	Local	2	>200-ft	1	1	This area is in a high liquification zone and cannot be developed for commercial use. The City will not annex land with this risk so it cannot urbanize.
W of Old Sheridan-2	313.8	283.2	281.7	3	Many/All	3	Local	2	Adjacent	3	3	
West Hills-South	122.3	118.5	97.9	3	Many/All	3	Local	2	Adjacent	3	3	
West Hills-2	431.9	370.4	93.9	3	Many/All	3	Local	2	>200-ft	1	2	
N of Fox Ridge-East	189.1	170.6	94.7	3	Many/All	3	Private	1	>200-ft	1	2	
NW-Ext 1a (Northern)	78.2	45.8	40.3	1	Few/None	1	Collector	3	Adjacent	3	2	Study area trimmed to remove low priority soil properties
NW-Ext 1b (Southern)	72.5	67.3	57.9	2	~2-4	2	Collector	3	Adjacent	3	3	
NW-Ext 2	15.5	14.9	12.6	1	Few/None	1	Collector	3	Adjacent	3	2	
Grandhaven-E	19.5	15.6	14.6	1	Few/None	1	Local	2	Adjacent	3	2	
Grandhaven-W	67.9	59.2	52.6	2	Many/All	3	Local	2	>200-ft	1	2	
Airport East (EA)	493.4	484.1	480.1	3	Many/All	3	Local	2	>200-ft	1	2	
North of Baker Creek (NBC)	118.7	76.6	65.5	2	Many/All	3	Local	2	>200-ft	1	2	
Subtotal	3146.8	2783.9	2323.4									
	Rating											
Unsuitable	1		<50 acres		Few/None		Private		>200'			
Moderate Suitability	2		50 to 80 Acres		~2-4		Local		<200'			
Highly Suitable	3		>80 Acres		Many/All		Collector+		Adjacent			



<b>Housing Capacity</b>													
Study Area	Zoning Suitability				Zoning Rating	Total Acres	Buildable Acres	Bld Ac 0-10% Slope	Bld Ac 10-25% Slope	Res Density 0-10% Slope	Res Density 10-25% Slope	Affordable Opportunity Capacity DUs (0-10% Slope)	Market Only Capacity DUs (10-25% slope)
<u>Exception Areas</u>	R-1/R-2	R-3	R-4	R-5									
Lawson Lane (LL)	Yes	No	No	No	1	18.1	7.5	5.9	1.6	4.3	4.3	25	7
Old Sheridan Road (OSR)	Yes	No	No	No	1	54.5	36.5	35.3	1.2	3.5	3.5	124	4
N-Fox Ridge - West (N-FR-W)	Yes	No	No	No	1	116.3	58.0	3.4	54.6	4.3	4.3	15	235
Booth Bend Road (BR)	Yes	No	No	No	1	40.2	18.0	16.3	1.7	4.3	4.3	70	7
Brentano Lane (BL)	Yes	No	No	No	1	91.8	83.6	77.1	6.5	4.3	4.3	332	28
Westside Lane (WL)	Yes	No	No	No	1	35.0	16.3	10.8	5.5	4.3	4.3	46	24
Subtotal						355.9	219.9	148.8	71.1			612.1	305.0
<u>Resource Areas</u>													
N of Old Stone	Yes	TRUE	TRUE	TRUE	3	279.0	274.9	<b>273.8</b>	<b>1.2</b>	6.25	4.3	1,711	5
NA-EV-E	Yes	TRUE	TRUE	FALSE	2	40.2	39.9	<b>39.3</b>	<b>0.6</b>	6.25	4.3	246	3
Three Mile Lane East	Yes	TRUE	TRUE	TRUE	3	201.7	186.4	167.5	18.9	6.25	4.3	1,047	81
Three Mile Lane West	Yes	FALSE	FALSE	FALSE	2	9.0	7.5	5.4	2.1	6.25	4.3	34	9
Norton Lane East	Yes	TRUE	TRUE	TRUE	3	81.5	71.6	<b>66.0</b>	<b>5.6</b>	6.25	4.3	412	24
Norton Lane West	No	No	No	No	0	61.4	0.0	0.0	0.0	NA	NA	0	0
SW - 06	Yes	TRUE	TRUE	TRUE	3	158.0	137.3	<b>130.8</b>	<b>6.5</b>	6.25	4.3	818	28
SW-03	Yes	TRUE	TRUE	FALSE	2	41.9	30.7	28.6	2.1	6.25	4.3	179	9
SW II	Yes	TRUE	TRUE	TRUE	3	120.1	114.7	107.3	7.4	6.25	4.3	671	32
W of Old Sheridan-1 *	Yes	FALSE	FALSE	FALSE	1	231.4	214.5	212.8	1.7	3.2	3.2	1,330	7
W of Old Sheridan-2	Yes	TRUE	TRUE	TRUE	3	313.8	283.2	<b>281.7</b>	<b>1.5</b>	6.25	4.3	1,761	6
West Hills-South	Yes	TRUE	TRUE	TRUE	3	122.3	118.5	97.9	20.7	6.25	4.3	612	89
West Hills-2	Yes	TRUE	TRUE	TRUE	2	431.9	370.4	93.9	276.5	6.25	4.3	587	1,189
N of Fox Ridge-East	Yes	TRUE	TRUE	TRUE	3	189.1	170.6	<b>94.7</b>	<b>75.9</b>	6.25	4.3	592	326
NW-Ext 1a (Northern)	Yes	TRUE	TRUE	FALSE	2	78.2	45.8	40.3	5.5	6.25	4.3		
NW-Ext 1b (Southern)	Yes	TRUE	TRUE	FALSE	2	72.5	67.3	<b>57.9</b>	<b>9.4</b>	6.25	4.3	362	40
NW-Ext 2	Yes	FALSE	FALSE	FALSE	1	15.5	14.9	12.6	2.3	6.25	4.3	79	10
Grandhaven-E	Yes	FALSE	FALSE	FALSE	1	19.5	15.6	14.6	0.9	6.25	4.3	92	4

Housing Capacity													
Study Area	Zoning Suitability				Zoning Rating	Total Acres	Buildable Acres	Bld Ac 0-10% Slope	Bld Ac 10-25% Slope	Res Density 0-10% Slope	Res Density 10-25% Slope	Affordable Opportunity Capacity DUs (0-10% Slope)	Market Only Capacity DUs (10-25% slope)
Grandhaven-W	Yes	TRUE	TRUE	FALSE	3	67.9	59.2	52.6	6.7	6.25	4.3	329	29
Airport East (EA)	Yes	TRUE	TRUE	TRUE	3	493.4	484.1	480.1	4.0	6.25	4.3	3,001	17
North of Baker Creek (NBC)	Yes	TRUE	TRUE	TRUE	3	118.7	76.6	65.5	11.1	6.25	4.3	409	48
Subtotal						3146.8	2783.9	2323.4	460.5			14269.0	1956.6
<b>Housing Suitability Rating</b>													
High	3.0 Suitable for any type of housing need; meets urban expansion density target of 6.3 du/acre												
Average	2.0 Suitable for most housing needs; <25% not suitable for 6.3 urban density targets												
Low	1.0 Suitability mostly lower density housing need; 50% or more of buildable land falls below 6.3 urban density target												
Notes:													
Location Factors: 4) Maximum efficiency at the urban fringe							5) Environment, Energy, Economy, Social Consequences						
<b>Exception Areas</b>													
N-Fox Ridge - West	Dev, parcelization, slopes limit efficiency										Substantial portion of N and E sides are high landslide susceptibility, multiple access routes limited between hazard areas		
<b>Resource Areas</b>													
Three Mile Lane	Good. Flat, opportunity for efficient mix of variety of housing, east unparcelized										Good: Opportunity to collocate neighborhood commercial		
SW 06	Good. Flat, opportunity for efficient mix of variety of housing										Good: Opportunity to collocate neighborhood commercial		
W of Old Sheridan	Good. Flat and unparcelized; (As configured, together w/OSR would wrap ag land)										W-OSR1. Poor - almost entirely within high liquefaction susceptibility		
N of Fox Ridge- East	Mod. and steep slopes limit efficiency										NFRR-E1 - Poor - almost entirely within high landslide susceptibility and high liquefaction susceptibility		
NW-Ext 2	Good. Flat, unparcelized										Good: Opportunity to collocate neighborhood commercial		
Grandhaven	Parcelization and isolation of GH-E limits efficiency										GH-E. Poor: isolated from public facilities and services by surrounding conservation easement		

<b>Housing Capacity</b>									
	<b>X</b>			X					
Study Area	SUM	Acheivable Density	Variance from Target	Density Rating	Average Density Gross	Average Density Buildable	Variance	Rating	Composite Rating
<u>Exception Areas</u>			5.7						
Lawson Lane (LL)	32	4.3	(1.4)	1.0	1.8	4.3	(2.5)	1	1
Old Sheridan Road (OSR)	128	3.5	(2.2)	1.0	2.3	3.5	(1.2)	1	1
N-Fox Ridge - West (N-FR-W)	249	4.3	(1.4)	1.0	2.1	4.3	(2.2)	1	1
Booth Bend Road (BR)	77	4.3	(1.4)	1.0	1.9	4.3	(2.4)	1	1
Brentano Lane (BL)	359	4.3	(1.4)	1.0	3.9	4.3	(0.4)	1	1
Westside Lane (WL)	70	4.3	(1.4)	1.0	2.0	4.3	(2.3)	1	1
Subtotal	916.1								
<u>Resource Areas</u>									
N of Old Stone	1,716	6.2	0.5	3	<b>6.2</b>	<b>6.2</b>	(0.1)	3	3
NA-EV-E	248	6.2	0.5	3	<b>6.2</b>	<b>6.2</b>	(0.0)	3	3
Three Mile Lane East	1,128	6.1	0.4	3	<b>5.6</b>	<b>6.1</b>	(0.5)	3	3
Three Mile Lane West	43	5.7	(0.0)	2	4.8	5.7	(0.9)	2	2
Norton Lane East	437	6.1	0.4	3	<b>5.4</b>	<b>6.1</b>	(0.7)	2	3
Norton Lane West	0	-							-
SW - 06	845	6.2	0.5	3	5.4	6.2	(0.8)	2	3
SW-03	188	6.1	0.4	3	4.5	6.1	(1.6)	1	2
SW II	702	6.1	0.4	3	5.9	6.1	(0.3)	3	3
W of Old Sheridan-1 *	1,337	6.2	0.5	3	5.8	6.2	(0.5)	3	1
W of Old Sheridan-2	1,767	6.2	0.5	3	5.6	6.2	(0.6)	2	3
West Hills-South	701	5.9	0.2	2	5.7	5.9	(0.2)	3	3
West Hills-2	1,776	4.8	(0.9)	1	<b>4.1</b>	<b>4.8</b>	(0.7)	2	2
N of Fox Ridge-East	918	5.4	(0.3)	2	<b>4.9</b>	<b>5.4</b>	(0.5)	3	3
NW-Ext 1a (Northern)	218	4.8	(0.9)	1	2.8	4.8	(2.0)	1	1
NW-Ext 1b (Southern)	402	6.0	0.3	3	<b>5.6</b>	<b>6.0</b>	(0.4)	3	3
NW-Ext 2	89	5.9	0.2	2	5.7	5.9	(0.2)	3	2
Grandhaven-E	96	6.1	0.4	3	4.9	6.1	(1.2)	1	2

<b>Housing Capacity</b>									
	<b>X</b>			X					
Study Area	SUM	Acheivable Density	Variance from Target	Density Rating	Average Density Gross	Average Density Buildable	Variance	Rating	Composite Rating
Grandhaven-W	357	6.0	0.3	3	5.3	6.0	(0.8)	2	3
Airport East (EA)	3,018	6.2	0.5	3	5.3	6.0	(0.8)	2	3
North of Baker Creek (NBC)	457	6.0	0.3	2	5.3	6.0	(0.8)	2	2
Subtotal	16443.6								
<u>Housing Suitability Rating</u>									
High		above 5.9		>0.2					
Average		5.4 - 5.9		(0.3) to 0.2					
Low		below 5.4		<(0.3)					
Notes:									
Location Factors:									
<u>Exception Areas</u>									
N-Fox Ridge - West									
<u>Resource Areas</u>									
Three Mile Lane									
SW 06									
W of Old Sheridan									
N of Fox Ridge- East									
NW-Ext 2									
Grandhaven									

<b>Housing Capacity</b>	
Study Area	Comments
<u>Exception Areas</u>	
Lawson Lane (LL)	Parcelization and slope constraints limit capacity; Not favorable unless combined with areas east and west.
Old Sheridan Road (OSR)	Separation from the urban area, limited capacity, and proximity to agricultural and Goal 5 resources makes this area undesirable for urban expansion.
N-Fox Ridge - West (N-FR-W)	Parcelization and slope constraints limit capacity; not favorable to include unless integrated with areas east and south
Booth Bend Road (BR)	
Brentano Lane (BL)	
Westside Lane (WL)	
Subtotal	
<u>Resource Areas</u>	
N of Old Stone	Separation from other residential and proximity to museum makes this area unsuitable for residential uses.
NA-EV-E	Separation from other residential and proximity to museum makes this area unsuitable for residential uses.
Three Mile Lane East	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
Three Mile Lane West	Small size and isolation makes the area unsuitable for MFR. May not achieve 6.3 urban density. Best use may be as a neighborhood park.
Norton Lane East	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
Norton Lane West	Land owned by City
SW - 06	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
SW-03	
SW II	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre. Separation from the urban area means there may not be a to urbanizing this area. Liquifaction risk is significant.
W of Old Sheridan-1 *	This area is in a high liquification zone and cannot be developed at high density. The City wil not annex land with this risk so it cannot urbanize.
W of Old Sheridan-2	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
West Hills-South	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
West Hills-2	Moderate to steep slopes produce a fragmented development pattern and make achieving urban density difficult, especially for MFR dwellings that are needed to raise development densities.
N of Fox Ridge-East	Moderate to steep slopes produce a fragmented development pattern and make achieving urban density difficult, especially for MFR dwellings that are needed to raise development densities.Landslide hazards add complexity.
NW-Ext 1a (Northern)	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
NW-Ext 1b (Southern)	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
NW-Ext 2	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre. The size of this area could limit the diversity of housing developed.
Grandhaven-E	Parcelization and access constraints limit capacity; surrounded by conservation lands and cut off from the rest of the urban area.

<b>Housing Capacity</b>	
Study Area	Comments
Grandhaven-W	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
Airport East (EA)	
North of Baker Creek (NBC)	
Subtotal	
<u>Housing Suitability Rating</u>	
High	
Average	
Low	
Notes:	
Location Factors:	
<u>Exception Areas</u>	
N-Fox Ridge - West	
<u>Resource Areas</u>	
Three Mile Lane	
SW 06	
W of Old Sheridan	
N of Fox Ridge- East	
NW-Ext 2	
Grandhaven	

<b>Development Capacity</b>										
Study Area	Total Acres	Buildable Acres	0 to 10%	10% - 24%	Buildable % >10%	Site Cost Rating	High Landslide Constraints	High Shake/ Liquifaction	Hazard Rating	Total Rating
<u>Exception Areas</u>										
Lawson Lane (LL)	18.1	7.5	5.9	1.6	21.05%	3	3	3	3	3
Old Sheridan Road (OSR)	54.5	36.5	35.3	1.2	3.36%	3	3	3	3	3
N-Fox Ridge - West (N-FR-W)	116.3	58.0	3.4	54.6	94.14%	1	1	3	2	1
Booth Bend Road (BR)	40.2	18.0	16.3	1.7	9.44%	3	2	3	2.5	3
Brentano Lane (BL)	91.8	83.6	77.1	6.5	7.78%	3	3	3	3	3
Westside Lane (WL)	35.0	16.3	10.8	5.5	33.74%	2	2	3	2.5	2
Subtotal	355.9	219.9	148.8	71.1						
<u>Resource Areas</u>										
N of Old Stone	279.0	274.9	<b>273.8</b>	<b>1.2</b>	0.44%	3	3	3	3	3
NA-EV-E	40.2	39.9	<b>39.3</b>	<b>0.6</b>	1.50%	3	3	3	3	3
Three Mile Lane East	201.7	186.4	167.5	18.9	10.14%	3	3	3	3	3
Three Mile Lane West	9.0	7.5	5.4	2.1	28.39%	2	3	3	3	2
Norton Lane East	81.5	71.6	<b>66.0</b>	<b>5.6</b>	7.88%	3	3	3	3	3
Norton Lane West	61.4	4.0	0.0	0.0	0.00%	3	2	3	2.5	NA
SW - 06	158.0	137.3	<b>130.8</b>	<b>6.5</b>	4.71%	3	3	3	3	3
SW-03	41.9	30.7	28.6	2.1	6.92%	3	3	3	3	3
SW II	120.1	114.7	107.3	7.4	6.45%	3	3	3	3	3
W of Old Sheridan-1	231.4	214.5	212.8	1.7	0.77%	3	3	1	2	3
W of Old Sheridan-2	313.8	283.2	<b>281.7</b>	<b>1.5</b>	0.51%	3	3	3	3	3
West Hills-South	122.3	118.5	97.9	20.7	17.43%	3	3	3	3	3
West Hills-2	431.9	370.4	93.9	276.5	74.66%	1	3	3	3	2
N of Fox Ridge-East	189.1	170.6	<b>94.7</b>	<b>75.9</b>	44.46%	2	2	2	2	2
NW-Ext 1a (Northern)	78.2	45.8	40.3	5.5	11.98%	3	3	3	3	3
NW-Ext 1b (Southern)	72.5	67.3	<b>57.9</b>	<b>9.4</b>	13.99%	3	2	3	2.5	3
NW-Ext 2	15.5	14.9	12.6	2.3	15.45%	3	3	3	3	3
Grandhaven-E	19.5	15.6	14.6	0.9	5.97%	3	2	3	2.5	3
Grandhaven-W	67.9	59.2	52.6	6.7	11.25%	3	2	3	2.5	3
Airport East (EA)	493.4	484.1	480.1	4.0	0%	3	3	3	3	3
North of Baker Creek (NBC)	118.7	76.6	65.5	11.1	0%	3	3	3	3	3
Subtotal	3146.8	2787.9	2323.4	460.5						
	Rating									
High Cost	1				>50%					
Average Cost	2				25% to 49%					
Low Cost	3				<25%80%					

<b>Distance to Services</b>												
Study Area	Total Acres	% of Area w/in 1/4 mile of	% of Area w/in 1/2 mile of	Transit Score Method 1	Transit Score Method 2	Transit Score Method 3	Transit Score Method 3	% of Area w/in 1/4 mile of	% of Area w/in 1/2 mile of	Service Node Score	Service Node Score	Service Node Score
<i>Exception Areas</i>												
Lawson Lane (LL)	18.1	68.8%	100.0%	3	3	3,264	2	0.0%	0.0%	1	1	3,540
Old Sheridan Road (OSR)	54.5	0.0%	0.0%	1	1	4,951	2	0.0%	0.0%	1	1	5,863
N-Fox Ridge - West (N-FR-W)	116.3	0.0%	0.0%	1	1	10,235	1	0.0%	0.0%	1	1	10,426
Booth Bend Road (BR)	40.2					3,069	2					5,790
Brentano Lane (BL)	91.8					3,378	2					3,378
Westside Lane (WL)	35.0					2,008	3					4,758
Subtotal	355.9											
<i>Resource Areas</i>												
N of Old Stone	279.0	0.0%	39.8%	1	2	2,846	2	0.0%	0.0%	1	1	8,300
NA-EV-E	40.2	99.6%	100.0%	3	3	1,638	3	0.0%	0.0%	1	1	6,209
Three Mile Lane East	201.7	43.3%	97.7%	2	3	1,047	3	0.83%	49.4%	2*	3	2,113
Three Mile Lane West	9.0	30.9%	100.0%	2	3	3,833	2	0.0%	0.0%	1	1	4,129
Norton Lane East	81.5	0.0%	49.6%	2*	2	2,700	2	0.0%	45.7%	1	2	2,719
Norton Lane West	61.4	18.8%	67.1%	2	3	1,825	3	0.0%	0.0%	1	1	4,928
SW - 06	158.0	0.0%	15.8%	1	2	3,326	2	0.0%	4.2%	1	2	3,941
SW-03	41.9					5,351	1					5,047
SW II	120.1	0.0%	34.4%	1	2	2,807	2	0.0%	34.5%	1	2	2,801
W of Old Sheridan-1	231.4	0.0%	0.0%	1	1	8,524	1	0.0%	0.0%	1	1	8,982
W of Old Sheridan-2	313.8	0.0%	0.0%	1	1	5,757	1	0.0%	0.0%	1	1	6,402
West Hills-South	122.3	0.0%	0.0%	1	1	4,820	2	0.0%	0.0%	1	1	4,830
West Hills-2	431.9	0.0%	0.0%	1	1	6,981	1	0.0%	0.0%	1	1	6,985
N of Fox Ridge-East	189.1	0.0%	0.0%	1	1	6,567	1	0.0%	0.0%	1	1	6,753
NW-Ext 1a (Northern)	78.2	54.5%	98.0%	3	3	1,282	3	40.3%	92.4%	3	3	1,524
NW-Ext 1b (Southern)	72.5	66.6%	95.9%	3	3	1,208	3	0.0%	37.9%	1	2	2,811
NW-Ext 2	15.5	100.0%	100.0%	3	3	687	3	99.94%	100.0%	3	3	684
Grandhaven-E	19.5	0.0%	0.0%	1	1	3,847	2	0.0%	0.0%	1	1	4,169



<b>Distance to Services</b>												
Study Area	Total Acres	% of Area w/in 1/4 mile of	% of Area w/in 1/2 mile of	Transit Score Method 1	Transit Score Method 2	Transit Score Method 3	Transit Score Method 3	% of Area w/in 1/4 mile of	% of Area w/in 1/2 mile of	Service Node Score	Service Node Score	Service Node Score
Grandhaven-W	67.9	0.0%	3.3%	1	2	3,865	2	0.0%	0.0%	1	1	5,901
Airport East (EA)	493.4					5389	1					11,521
North of Baker Creek (NBC)	118.7					2405	3					2,536
Subtotal	3146.8											
<b>Transit Route/Service Node Distance</b>												
1/4 mile is walkable distance												
1/2 mile sometimes walkable, easy biking												
		Method 1				Method 2						Method 3
Transit	50% of Study Area within 1/4 mile			3		Study Area within 1/4 mile (Y/N)				3		Centroid w
	50% of Study Area within 1/2 mile			2		Study Area within 1/2 mile (Y/N)				2		Centroid w
	Less than 50% within 1/2 mile			1		Over 1/2 mile				1		Over 1 mil
Service Node	50% of Study Area within 1/4 mile			3		Study Area within 1/4 mile (Y/N)				3		Centroid w
	50% of Study Area within 1/2 mile			2		Study Area within 1/2 mile (Y/N)				2		Centroid w
	Less than 50% within 1/2 mile			1		Over 1/2 mile				1		Over 1 mil
Grocery Store	Centroid within 1 mile (5280')			3								
	Centroid within 1.5 miles (7920')			2								
	Over 1.5 miles			1								
Service Nodes	Intersections of arterial streets with commercial zoning (include 2nd/Hill, Hill/Baker Creek Rd, Old Sheridan Rd/Hwy 99W, 2nd/Adams, Ev											
Service Node Distance	Distance from study area centroid to nearest service node.											
Grocery Store Distance	Distance from study area centroid to nearest grocery store (include Albertson's, Roth's, Harvest Fresh, Grocery Outlet, Safeway, and Win											
Transit Distance	Distance from Study Area centroid to nearest Planned Transit Routes (Figure 5-23 and Pages 964-965 in CoA Record Document 8d). All t											

<b>Distance to Services</b>						
Study Area	Service Node Score	Grocery Store Distance	Grocery Store Score	Rating Both Method	Rating Both Method	Rating Both Method
<i>Exception Areas</i>						
Lawson Lane (LL)	2	6,251	2	2	2	2
Old Sheridan Road (OSR)	1	6,827	2	1	1	2
N-Fox Ridge - West (N-FR-W)	1	17,404	1	1	1	1
Booth Bend Road (BR)	1	4,535	3			2
Brentano Lane (BL)	2	9,526	1			2
Westside Lane (WL)	2	4,604	3			3
Subtotal						
<i>Resource Areas</i>						
N of Old Stone	1	10,838	1	1	1	1
NA-EV-E	1	11,675	1	2	2	2
Three Mile Lane East	3	8,707	1	2	2	2
Three Mile Lane West	2	5,754	2	2	2	2
Norton Lane East	2	6,815	2	2	2	2
Norton Lane West	2	4,622	3	2	2	3
SW - 06	2	4,518	3	2	2	2
SW-03	2	5,891	2	2	2	2
SW II	2	6,925	2	1	2	2
W of Old Sheridan-1	1	10,069	1	1	1	1
W of Old Sheridan-2	1	7,596	2	1	1	1
West Hills-South	2	9,633	1	1	1	2
West Hills-2	1	13,198	1	1	1	1
N of Fox Ridge-East	1	15,082	1	1	1	1
NW-Ext 1a (Northern)	3	9,864	1	2	2	2
NW-Ext 1b (Southern)	2	9,726	1	2	2	2
NW-Ext 2	3	9,145	1	2	2	2
Grandhaven-E	2	3,219	3	2	2	2

<b>Distance to Services</b>						
Study Area	Service Node Score	Grocery Store Distance	Grocery Store Score	Rating Both Method	Rating Both Method	Rating Both Method
Grandhaven-W	1	4,949	3	2	2	2
Airport East (EA)	1	18,446	1			1
North of Baker Creek (NBC)	3	8,378	2			3
Subtotal						
<b>Transit Route/Service Node D</b>						
1/4 mile is walkable distance						
1/2 mile sometimes walkable,						
						Overall Ra
Transit	within 1/2 mile (2640')		3			3 to 4
	within 1 mile (5280')		2			5 to 7
	e		1			8 to 9
Service Node	within 1/2 mile (2640')		3			
	within 1 mile (5280')		2			
	e		1			
Grocery Store						
Service Nodes (Trans/Hwy 99W, Lafayette/Hwy 99W, Norton/Hwy 18).						
Service Node Distance						
Grocery Store Distance (Co)						
Transit Distance (Transit measurements based on the transit figure in the record.						

<u>Distance to Services</u>			
Study Area		<b>Comments</b>	
<u>Exception Areas</u>			
Lawson Lane (LL)	Norton/Hwy 18. Harvest Fresh		
Old Sheridan Road (OSR)	Old Sheridan/Hwy 99W. Roths		
N-Fox Ridge - West (N-FR-W)	Hill/BCR. Roths		
Booth Bend Road (BR)	Transit to Davis/Linfield. Service Norton/Hwy 18 (Note - disconnected. Old Sheridan Rd & Hwy 99W is 6,065' but more realistic in terms of connectivity). Albertsons		
Brentano Lane (BL)	Transit Hill/BCR. Service Node Hill/BCR. Grocery Outlet		
Westside Lane (WL)	Transit to Evans/Burnett. Service Node Evans/Hwy 99W. Grocery Outlet		
Subtotal			
<u>Resource Areas</u>			
N of Old Stone	Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)		
NA-EV-E	Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)		
Three Mile Lane East	Norton/Hwy 18. Harvest Fresh		
Three Mile Lane West	Norton/Hwy 18. Albertsons		
Norton Lane East	Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)		
Norton Lane West	Norton/Hwy 18. Harvest Fresh		
SW - 06	Old Sheridan/Hwy 99W. Roths		
SW-03			
SW II	2nd/Hill. Roths		
W of Old Sheridan-1	2nd/Hill. Roths		
W of Old Sheridan-2	2nd/Hill. Roths		
West Hills-South	2nd/Hill. Roths		
West Hills-2	2nd/Hill. Roths		
N of Fox Ridge-East	Hill/BCR. Harvest Fresh		
NW-Ext 1a (Northern)	Hill/BCR. Grocery Outlet		
NW-Ext 1b (Southern)	Hill/BCR. Harvest Fresh		
NW-Ext 2	Hill/BCR. Grocery Outlet		
Grandhaven-E	Lafayette/Hwy 99W. WinCo		

<u>Distance to Services</u>			
Study Area		<b>Comments</b>	
Grandhaven-W		Lafayette/Hwy 99W. WinCo	
Airport East (EA)		Transit to Olde Stone Village entrance. Service Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)	
North of Baker Creek (NBC)		Transit direct south to BCR. Service Hill/BCR.	
Subtotal			
<u>Transit Route/Service Node D</u>			
1/4 mile is walkable distance			
1/2 mile sometimes walkable,			
		ting	
Transit		1	
		2	
		3	
Service Node			
Grocery Store			
Service Nodes			
Service Node Distance			
Grocery Store Distance			
Transit Distance			

<b>Social Justice</b>											
Study Area	Total Acres	Buildable Acres	Bld Ac 0-10% Slope	Affordable Suitability (Percentage <10% Slope)	Rating	Pub-Facility Cost/ Unit H2O, Sewer, Trans	Rating	Site Cost Rating	Variety of Housing Types	Service Distance now	Rating
<i>Exception Areas</i>											
Lawson Lane (LL)	18.1	7.5	5.9	79.0%	2	\$ 49,896	1	3	1	3,540	2
Old Sheridan Road (OSR)	54.5	36.5	35.3	96.6%	3	\$ 24,759	2	3	1	5,863	1
N-Fox Ridge - West (N-FR-W)	116.3	58.0	3.4	5.9%	1	\$ 41,048	1	1	1	10,426	1
Booth Bend Road (BR)	40.2	18.0	<b>18.0</b>	100.0%	3	\$ 27,715	1	3	1	5,790	1
Brentano Lane (BL)	91.8	83.6	<b>83.6</b>	100.0%	3	\$ 25,065	2	3	1	3,378	2
Westside Lane (WL)	35.0	16.3	<b>10.8</b>	66.3%	2	\$ 85,583	1	2	1	4,758	1
Subtotal	355.9	219.9	157.0								
<i>Resource Areas</i>											
N of Old Stone	279.0	274.9	<b>273.8</b>	99.6%	3	\$ 22,928	2	3	3	8,300	1
NA-EV-E	40.2	39.9	<b>39.3</b>	98.5%	3	\$ 22,944		3	2	6,209	1
Three Mile Lane East	201.7	186.4	167.5	89.9%	3	\$ 12,488	3	3	3	2,113	3
Three Mile Lane West	9.0	7.5	5.4	71.6%	2	\$ 30,751	1	2	2	4,129	1
Norton Lane East	81.5	71.6	<b>66.0</b>	92.1%	3	\$ 16,651	3	3	3	2,719	2
Norton Lane West	61.4	-	0.0		1			3	0	4,928	1
SW - 06	158.0	137.3	<b>130.8</b>	95.3%	3	\$ 13,608	3	3	3	3,941	2
SW-03	41.9	30.7	28.6	93.1%	3	\$ 13,631	3	3	2	5,047	1
SW II	120.1	114.7	107.3	93.5%	3	\$ 16,844	3	3	3	2,801	2
W of Old Sheridan-1	231.4	214.5	212.8	99.2%	3	\$ 16,278	3	3	1	8,982	1
W of Old Sheridan-2	313.8	283.2	<b>281.7</b>	99.5%	3	\$ 13,792	3	3	3	6,402	1
West Hills-South	122.3	118.5	97.9	82.6%	3	\$ 15,446	3	3	3	4,830	1
West Hills-2	431.9	370.4	<b>93.9</b>	25.3%	1	\$ 28,097	1	1	2	6,985	1
N of Fox Ridge-East	189.1	170.6	<b>94.7</b>	55.5%	2	\$ 21,671	2	2	3	6,753	1
NW-Ext 1a (Northern)	78.2	45.8	40.3	88.0%	3	\$ 23,964	2	3	2	1,524	3
NW-Ext 1b (Southern)	72.5	67.3	<b>57.9</b>	86.0%	3	\$ 19,891	2	3	2	2,811	2
NW-Ext 2	15.5	14.9	12.6	84.6%	3	\$ 22,787	2	3	1	684	3
Grandhaven-E	19.5	15.6	14.6	94.0%	3	\$ 29,451	1	3	1	4,169	1
Grandhaven-W	67.9	59.2	52.6	88.8%	3	\$ 20,367	2	3	3	5,901	1

<b>Social Justice</b>											
Study Area	Total Acres	Buildable Acres	Bld Ac 0-10% Slope	Affordable Suitability (Percentage <10% Slope)	Rating	Pub-Facility Cost/ Unit H2O, Sewer, Trans	Rating	Site Cost Rating	Variety of Housing Types	Service Distance now	Rating
Airport East (EA)	493.4	484.1	<b>484.1</b>	100.0%	3	\$ 21,689	2	3	3	11,521	1
North of Baker Creek (NBC)	118.7	76.6	<b>76.6</b>	100.0%	3	\$ 19,061	2	3	3	2,536	1
Subtotal	3146.8	2783.9	2338.5								
					Median	\$ 19,891					
<u>Housing Suitability Rating</u>					Mean	\$ 24,311					
High				>80% Suitable			<17000		All zones		
Average				>50% Suitable			17 - 27K		R2 - R4		
Low				<50% Suitable			>27000		SFR only		

<b>Social Justice</b>					
Study Area	NAC Suitability	Service Distance Rating	Parks and Schools	Composite Rating	Comments
<i>Exception Areas</i>					
Lawson Lane (LL)	No	2	1	1.7	
Old Sheridan Road (OSR)	No	1	1	1.8	
N-Fox Ridge - West (N-FR-W)	No	1	1	1.0	
Booth Bend Road (BR)	No	1	1	1.7	
Brentano Lane (BL)	No	2	2	2.2	
Westside Lane (WL)	No	1	1	1.3	
Subtotal					
<i>Resource Areas</i>					
N of Old Stone	No	1	2	2.3	
NA-EV-E	No	1	2	1.8	
Three Mile Lane East	Yes	3	3	3.0	
Three Mile Lane West	No	1	1	1.5	
Norton Lane East	No	2	3	2.8	
Norton Lane West	No	1	2		
SW - 06	Yes	3	3	3.0	
SW-03	No	1	3	2.5	
SW II	Yes	3	3	3.0	
W of Old Sheridan-1	No	1	1	1.0	This area is in a high liquefaction risk zone and cannot be developed at urban density. The City will not annex land with this risk so it cannot urbanize.
W of Old Sheridan-2	No	1	3	2.7	
West Hills-South	No	1	3	2.7	
West Hills-2	No	1	1	1.2	
N of Fox Ridge-East	No	1	1	1.8	This area contains high landslide areas that cannot be developed at urban density. The City will not annex land with this risk.
NW-Ext 1a (Northern)	No	3	3	2.7	
NW-Ext 1b (Southern)	No	2	3	2.5	
NW-Ext 2	No	3	3	2.5	
Grandhaven-E	No	1	3	2.0	
Grandhaven-W	No	1	3	2.5	



<b>Social Justice</b>					
Study Area	NAC Suitability	Service Distance Rating	Parks and Schools	Composite Rating	Comments
Airport East (EA)	No	1	3	2.5	
North of Baker Creek (NBC)	No	1	3	2.5	
Subtotal					
<b>Housing Suitability Rating</b>					
High					
Average					
Low					

<b>Hazard Risk</b>												
Study Area	Total Acres	Flood	>25% slope	Moderate Constraints on Buildable Land								
				Unbuildable	Rating	High Landslide Risk	Rating	High Liquefaction Risk	Rating	Composite Rating		
<u>Exception Areas</u>				%		Acres	%		Acres	%		
Lawson Lane (LL)	18.1	0.2	0.1	1.6%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
Old Sheridan Road (OSR)	54.5	0.2	0.1	0.6%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
N-Fox Ridge - West (N-FR)	116.3	0.0	23.3	20.0%	2	54.2	46.6%	1	3.6	3.1%	3	2.00
Booth Bend Road (BR)	40.2	10.0	5.1	37.5%	2	6.4	15.9%	2	0.0	0.0%	3	2.33
Brentano Lane (BL)	91.8	0.0	0.2	0.2%	3	0	0.0%	3	0.0	0.0%	3	3.00
Westside Lane (WL)	35.4	8.3	5.7	39.6%	2	6.1	17.2%	2	0.0	0.0%	3	2.33
Subtotal	356.3	18.7	34.5			66.7			3.6			
<u>Resource Areas</u>												
N of Old Stone	279.0	0.0	0.0	0.0%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
NA-EV	40.2	0.0	0.2	0.6%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
Three Mile Lane East	201.7	3.5	7.7	5.6%	3	11.3	5.6%	3	0.0	0.0%	3	3.00
Three Mile Lane West	9.0	0.0	0.0	0.4%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
Norton Lane East	81.5	0.0	6.8	8.4%	3	8.0	9.8%	3	0.0	0.0%	3	3.00
Norton Lane West	61.4	35.9	7.7	71.1%	1	9.7	15.8%	2	0.0	0.0%	3	2.00
SW - 06	158.0	16.7	0.8	11.1%	2	0.0	0.0%	3	0.0	0.0%	3	2.67
SW-03	41.9	3.8	0.6	10.5%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
SW II	120.1	3.6	1.7	4.4%	3	8.5	7.1%	3	0.0	0.0%	3	3.00
W of Old Sheridan-1	231.4	16.7	1.7	7.9%	3	0.2	0.1%	3	205.4	88.8%	1	1.00
W of Old Sheridan-2	313.8	27.3	1.2	9.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
West Hills-South	122.3	0.0	3.7	3.1%	3	0.5	0.4%	3	0.0	0.0%	3	3.00
West Hills-2	431.9	3.8	44.4	11.2%	2	24.4	5.6%	3	0.0	0.0%	3	2.67
N of Fox Ridge-East	189.1	0.0	17.5	9.2%	3	48.2	25.5%	2	22.4	11.8%	2	1.00
NW-Ext 1a (Northern)	78.2	0.0	1.6	2.1%	3	0.7	0.9%	3	0.0	0.0%	3	3.00
NW-Ext 1b (Southern)	72.5	0.0	1.4	2.0%	3	15.1	20.8%	2	0.0	0.0%	3	2.67
NW-Ext 2	15.5	0.0	0.4	2.7%	3	0.4	2.6%	3	0.0	0.0%	3	3.00
Grandhaven-E	19.5	0.0	1.9	9.7%	3	2.5	12.8%	2	0.0	0.0%	3	2.67
Grandhaven-W	67.9	0.0	7.6	11.3%	2	8.6	12.7%	2	0.0	0.0%	3	2.33
Airport East (EA)	493.4	0.0	0.5	0.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00
North of Baker Creek (NB)	118.7	39.2	4.3	36.7%	2	1.7	1.4%	3	0.0	0.0%	3	2.67
Subtotal	3146.8	150.5	112.1			139.8			227.8			
Rating												
High Risk	1	>40%										
Medium Risk	2	10-40%										
Low Risk	3	<10%										
Composite Rating	average rating unless high hazard present over 50% of study area, then composite = 1											
Unbuildable:	Flood Hazard Area											
	Slopes > 25%											
Constrained:	High risk for seismic hazard with another risk factor											
	Only low density development allowed											
	Geotech analysis required for all buildings											
	Wildfire mitigation may be required											
Notes:												

<b>Hazard Risk</b>													
Moderate Constraints on Buildable Land													
Study Area	Total Acres	Flood	>25% slope	Unbuildable	Rating	High Landslide Risk		Rating	High Liquefaction Risk		Rating	Composite Rating	
5) Environment, Energy, Economy, Social Consequences							4) Maximum efficiency at the urban fringe						
<i>Exception Areas</i>													
Lawson Lane	Moderate hazards concentrated along adjacent South Yamhill River					Contiguous areas of low to moderate hazards adjacent to UGB							
Old Sheridan Road	Minimal Hazard conflicts. Moderate hazards concentrated along adjacent					Contiguous areas of low to moderate hazards adjacent to UGB							
N-Fox Ridge - West	Moderate to high landslide and slope hazards on majority of SA.					Small band of low hazard area present between adjacent Baker Creek floodplain and							
<i>Resource Areas</i>													
N of Old Stone	Minimal hazard conflicts					Contiguous areas of low to moderate hazards adjacent to UGB							
NA-EV	Minimal hazard conflicts					Contiguous areas of low to moderate hazards adjacent to UGB							
Three Mile Lane East	High to moderate hazards concentrated along adjacent South Yamhill River					Contiguous areas of low to moderate hazards adjacent to UGB							
Three Mile Lane West	Moderate landslide & slope hazards concentrated along adjacent South					Smaller areas of low hazards divided by band of moderate hazards							
Norton Lane East	High Hazards concentrated along South Yamhill River bank around perimeter					Contiguous areas of low to moderate hazards adjacent to UGB							
Norton Lane West	High Hazards concentrated along South Yamhill River bank and adjacent to					Low continuity of low hazard areas outside of floodplain.							
SW 06	Moderate hazards associate with floodplain and creek banks present					Contiguous areas of low to moderate hazards adjacent to UGB							
SW 2	Localized areas of high to moderate landslide and slope hazards.					Contiguous areas of low to moderate hazards adjacent to UGB							
W of Old Sheridan-1	High liquefaction hazard in majority of Study Area					Smaller contiguous area of low hazards at north end of SA, not adjacent to UGB or other							
W of Old Sheridan-2	Minimal hazard conflicts. High to moderate hazards associated with					Contiguous areas of low to moderate hazards adjacent to UGB							
West Hills-South	Small isolated pockets of high landslide & slope hazard.					Contiguous areas of low to moderate hazards adjacent to UGB							
West Hills-1	Moderate to high landslide and slope hazards throught SA.					Contiguous areas of moderate hazards generally located west of contiguous high slope and							
West Hills-2	Bands of high slope hazard and isolated pockets of high landslide hazard					Contiguous areas of moderate hazards adjacent to UGB							
N of Fox Ridge- East1	High landslide hazards present on majority of SA.					Isolated pockets of low hazards between adjacent floodplain and moderate to high hazard							
N of Fox Ridge- East2	Bands of high slope hazard and isolated pockets of high landslide hazard					Isolated pocket of low hazards between adjacent floodplain and moderate to high hazard							
NW-Ext 1a (Northern)	Moderate to High hazards concentrated along adjacent Baker Creek					Contiguous areas of low to moderate hazards adjacent to UGB							
NW-Ext 1b (Southern)	Areas of high to moderate landslide hazard and high to moderate slope					Contiguous areas of low to moderate hazards adjacent to UGB							
NW-Ext 2	Moderate to High hazards concentrated along adjacent Baker Creek					Contiguous areas of low to moderate hazards adjacent to UGB							
Grandhaven-C	High hazards concentrated along Yamhill River bank					Contiguous areas of low to moderate hazards adjacent to UGB							
Grandhaven-East	High hazards concentrated along Yamhill River bank					Contiguous areas of low to moderate hazards adjacent to UGB							
Grandhaven-West	High hazards concentrated along Yamhill River bank					Contiguous areas of low to moderate hazards adjacent to UGB							

<b>Parks-Quasi-Public Suitability</b>							
Study Area	Existing or planned Open Space	Existing or Planned Park	Existing or Planned Trail	Suitable for neighborhood park	Suitable for Community Park	Suitable for Trail Extension	Suitable for Elem. School
<i>Exception Areas</i>	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Lawson Lane (LL)	No	No	No	No	No	no	no
Old Sheridan Road (OSR)	No	No	No	No	No	no	no
N-Fox Ridge - West (N-FR-W)	No	No	No	No	No	no	no
Booth Bend Road (BR)	No	No	No	No	No	No	No
Brentano Lane (BL)	No	No	No	Yes	Yes	No	Yes
Westside Lane (WL)	No	No	No	No	No	No	No
<i>Resource Areas</i>							
N of Old Stone	No	No	No	Yes	Yes	No	Yes
NA-EV	No	No	No	Yes	Yes	No	Yes
Three Mile Lane East	No	No	No	Yes	Yes	Yes	Yes
Three Mile Lane West	No	No	No	No	No	Yes	No
Norton Lane East	No	No	No	Yes	Yes	No	Yes
Norton Lane West	No	No	No	Yes	Yes	No	Yes
SW - 06	No	No	No	Yes	Yes	No	Yes
SW-03	No	No	No	Yes	No	Yes	Yes
SW II	No	No	No	Yes	Yes	Yes	Yes
W of Old Sheridan-1	No	No	No	No	Yes	No	No
W of Old Sheridan-2	No	Yes	Yes	Yes	Yes	Yes	Yes
West Hills-South	No	No	No	Yes	Yes	No	Yes
West Hills-2	No	No	No	No	Yes	No	No
N of Fox Ridge-East	No	No	No	No	Yes	No	No
NW-Ext 1a (Northern)	No	No	No	Yes	Yes	No	Yes
NW-Ext 1b (Southern)	No	Yes	No	Yes	Yes	No	Yes
NW-Ext 2	No	No	No	Yes	Yes	No	Yes
Grandhaven-E	No	No	Yes	Yes	Yes	Yes	Yes
Grandhaven-W	No	No	Yes	Yes	Yes	Yes	Yes
Airport East (EA)	No	No	No	Yes	Yes	No	Yes
North of Baker Creek (NBC)	No	No	Yes	Yes	Yes	Yes	Yes
	Rating						
Low Suitability		1 Less suitable for parks					
Average Suitability		2 Somewhat suitable for parks					
High Suitability		3 Highly suitable for parks					
Ex/Planned Open Space	Protected areas present						
Ex/Planned Park	Present or planned (Parks MP)						
Ex/Planned Trail	Present or planned (Parks MP)						

<b>Parks-Quasi-Public Suitability</b>							
Study Area	Existing or planned Open Space	Existing or Planned Park	Existing or Planned Trail	Suitable for neighborhood park	Suitable for Community Park	Suitable for Trail Extension	Suitable for Elem. School
Suitable for Trail Ext.	Extension feasible, proximity to existing trail system						
Suitable for Neigh. Park	Site requirements: >5 acres, generally flat						
Suitable for Comm. Park	Site requirements: >12 acres						
Notes:							
Goal 14 Location Factors:	4) Maximum efficiency at the urban fringe			5) EESE - Environmental/Social Consequences			
<u>Exception Areas</u>							
Lawson Lane	Parks would serve existing low density residential development within			Lot consolidation for Parks could displace existing housing.			
Old Sheridan Road	Parks would serve existing low density residential development within			Lot consolidation for Parks could displace existing housing.			
N-Fox Ridge - West	Parks would serve existing low density residential development within			Lot consolidation for Parks could displace existing housing.			
<u>Resource Areas</u>							
N of Old Stone	Limited residential area within 1/2 mile of study area. Highway 18 is a						
NA-EV	Limited residential area within 1/2 mile of study area. Highway 18 is a						
Three Mile Lane East							
Three Mile Lane West				Lot consolidation for Parks could displace existing housing.			
Norton Lane East							
Norton Lane West							
SW 06							
SW 2							
W of Old Sheridan-1							
W of Old Sheridan-2							
West Hills-South							
West Hills-1							
West Hills-2							
N of Fox Ridge- East1							
N of Fox Ridge- East2							
NW-Ext 1a (Northern)				Adjacent to McMinnville School District property,			
NW-Ext 1b (Southern)				Adjacent to McMinnville School District property,			
NW-Ext 2							
Grandhaven-C				Close proximity to Grandhaven Elem. School & MSD property			
Grandhaven-East				Close proximity to Grandhaven Elem. School & MSD property			
Grandhaven-West				Close proximity to Grandhaven Elem. School & MSD property			

<b>Parks-Quasi-Public Suitability</b>		
Study Area	Rating	Comment
<i>Exception Areas</i>		
Lawson Lane (LL)	1	Parcelized, low density.
Old Sheridan Road (OSR)	1	Parcelized, low density.
N-Fox Ridge - West (N-FR-W)	1	Parcelized, low density.
Booth Bend Road (BR)	1	
Brentano Lane (BL)	2	
Westside Lane (WL)	1	
<i>Resource Areas</i>		
N of Old Stone	2	Large, relatively flat parcels; relatively isolated
NA-EV	2	Large, relatively flat parcels; relatively isolated
Three Mile Lane East	3	Large, relatively flat parcels; adjacent to proposed trail in Parks MP
Three Mile Lane West	1	Parcels less than minimum park size; adjacent to proposed trail in Parks MP
Norton Lane East	3	Large, relatively flat parcels
Norton Lane West	2	Large, moderately sloped parcel; barriers to access/development
SW - 06	3	Large, relatively flat parcels, adjacent to existing park land
SW-03	3	Parcels are relatively flat and large enough for neighborhood park or school
SW II	3	Large, relatively flat parcels
W of Old Sheridan-1	1	Large, relatively flat parcels; barriers to access/development
W of Old Sheridan-2	3	Proposed neighborhood park/trail in Parks Master Plan
West Hills-South	3	Large, relatively flat parcels, adjacent to existing park
West Hills-2	1	Large, moderate to steeply sloped parcels; barriers to access/development
N of Fox Ridge-East	1	Large, moderate to steeply sloped parcels; barriers to access/development
NW-Ext 1a (Northern)	3	Parcelized, 1 large flat parcel
NW-Ext 1b (Southern)	3	Large, moderately sloped parcels. Proposed neighborhood Park in Parks M.P.
NW-Ext 2	3	Large, flat parcel
Grandhaven-E	3	Large, relatively flat parcels; Proposed trail in Parks MP
Grandhaven-W	3	Large, relatively flat parcels; Proposed trail in Parks MP
Airport East (EA)	3	
North of Baker Creek (NBC)	3	
Low Suitability		
Average Suitability		
High Suitability		
Ex/Planned Open Space		
Ex/Planned Park		
Ex/Planned Trail		

<b><u>Parks-Quasi-Public Suitability</u></b>		
Study Area	Rating	Comment
Suitable for Trail Ext.		
Suitable for Neigh. Park		
Suitable for Comm. Park		
Notes:		
Goal 14 Location Factors:		
<u>Exception Areas</u>		
Lawson Lane		
Old Sheridan Road		
N-Fox Ridge - West		
<u>Resource Areas</u>		
N of Old Stone		
NA-EV		
Three Mile Lane East		
Three Mile Lane West		
Norton Lane East		
Norton Lane West		
SW 06		
SW 2		
W of Old Sheridan-1		
W of Old Sheridan-2		
West Hills-South		
West Hills-1		
West Hills-2		
N of Fox Ridge- East1		
N of Fox Ridge- East2		
NW-Ext 1a (Northern)		
NW-Ext 1b (Southern)		
NW-Ext 2		
Grandhaven-C		
Grandhaven-East		
Grandhaven-West		

Natural Resources and Goal 5 Conflicts									
Study Areas	Natural Resource Present	Mitigation Remedy	Species of Concern	Critical Wildlife Habitat	Urban Compatibility	Other Goal 5 Resources	Resource Type	Rating	Comment
<i>Exception Areas</i>									
Lawson Lane (LL)	No	N/A	No	No	Yes	Possible	Historic	3	Adjacent to agricultural uses; some avian habitat to the east.
Old Sheridan Road (OSR)	No	N/A	No	No	Yes	Possible	Historic	3	Surrounded by agricultural uses; some avian habitat to the northwest.
N-Fox Ridge - West (N-FR-W)	Yes	Partial	Yes	Yes	Partial	Possible	Historic	1	Adjacent to Baker Creek flood plain; White breasted nuthatch, yellow breasted chat, Olive-sided flycatcher, western Bluebird, and oak savannah habitat
Booth Bend Road (BR)	Yes	Partial	Yes	Yes	Partial	Possible	Historic	2	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant settlement disturbance.
Brentano Lane (BL)	Yes	Partial	Yes	Yes	Partial	Yes	Historic	2	Century Farm designation for the historic Brentano Farm.
Westside Lane (WL)	Yes	Partial	Yes	Yes	No	Possible	Historic	1	Adjacent to Baker Creek flood plain; White breasted nuthatch, yellow breasted chat, Olive-sided flycatcher, western Bluebird. Significant riparian habitat
<i>Resource Areas</i>									
N of Old Stone	No	No	No	No	Yes	No	N/A	3	No conflicts
NA-EV-E	No	No	No	No	Yes	No	N/A	3	No conflicts
Three Mile Lane East	Yes	Partial	Yes	No	Yes	No	N/A	3	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.
Three Mile Lane West	Yes	Yes	Yes	Yes	Yes	No	N/A	3	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.
Norton Lane East	Yes	Partial	Yes	Yes	Partial	No	N/A	2	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher
Norton Lane West	Yes	Yes	Yes	Yes	Yes	Yes	Park	3	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher. Municipal park site.
SW - 06	Yes	Partial	Yes	Yes	Yes	No	N/A	3	Cozine Creek riparian with flood plain protection for part of the corridor; salmonid, Western Bluebird, White-breasted Nuthatch, Olive-sided flycatcher, and painted turtle habitat. Significant agricultural
SW-03	Yes	Partial	Yes	Yes	Yes	No	N/A	3	Peavine Creek riparian with flood plain protection for part of the corridor; Western Bluebird, White-breasted Nuthatch, Olive-sided flycatcher, and painted turtle habitat. Significant agricultural



Natural Resources and Goal 5 Conflicts									
Study Areas	Natural Resource Present	Mitigation Remedy	Species of Concern	Critical Wildlife Habitat	Urban Compatibility	Other Goal 5 Resources	Resource Type	Rating	Comment
SW II	No	No	No	Yes	Yes	Possible	Rock Outcrop	3	Upper Cozine Creek riparian; limited habitat; possible cultural site. Significant agricultural disturbance.
W of Old Sheridan-1	No	No	Yes	Yes	Yes	No	N/A	2	Peavine Creek riparian corridor. Limited White-breasted Nuthatch habitat in orchard areas. Significant agricultural disturbance.
W of Old Sheridan-2	Yes	Yes	No	Yes	Yes	No	N/A	3	White-breasted Nuthatch Significant agricultural disturbance.
West Hills-South	Yes	No	Yes	No	Partial	No	N/A	2	Oak savannah upland habitat. White breasted nuthatch, Olive-sided flycatcher, Western Bluebird present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes provide
West Hills-2	Yes	Partial	Yes	Yes	Partial	Possible	Historic	1	Oak savannah critical upland habitat for White breasted nuthatch, Olive-sided flycatcher, Western Bluebird, which are present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes provide development partial protection.
N of Fox Ridge-East	Yes	Partial	Yes	Yes	Partial	No	N/A	1	Adjacent to Baker Creek flood plain. Anadromous fish, turtles and Yellow Brested Chat present in the flood plain. Oak savannah upland habitat. White breasted nuthatch, Olive-sided flycatcher, Western Bluebird present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes provide development partial protection in the southern part of the study area.
NW-Ext 1a (Northern)	Yes	Partial	Yes	Yes	Partial	No	N/A	2	Adjacent to Baker Creek flood plain; salmonid and painted turtle habitat; White breasted nuthatch, Yellow-breasted Chat, Olive-sided Flycatcher, Western Bluebird. Significant agricultural disturbance.
NW-Ext 1b (Southern)	Yes	No	Yes	No	Yes	No	N/A	3	White-breasted nuthatch, Western Bluebird. Significant agricultural disturbance.
NW-Ext 2	Yes	Partial	Yes	Yes	Yes	No	N/A	3	Adjacent to Baker Creek flood plain; wetlands; salmonid, Painted Turtle, White breasted nuthatch, Yellow-breasted Chat, Olive-sided Flycatcher habitat: Significant agricultural disturbance.
Grandhaven-E	Yes	Partial	Yes	Yes	No	Possible	Historic	1	Adjacent to North Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Some agricultural disturbance.
Grandhaven-W	Yes	Partial	Yes	Yes	Partial	No	N/A	2	Adjacent to Baker Creek and N. Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.
Airport East (EA)	No	No	No	No	Yes	No	N/A	3	
North of Baker Creek (NBC)	Yes	Partial	Yes	Yes	Partial	No	N/A	2	Adjacent to Baker Creek and N. Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.

Natural Resources and Goal 5 Conflicts									
Study Areas	Natural Resource Present	Mitigation Remedy	Species of Concern	Critical Wildlife Habitat	Urban Compatibility	Other Goal 5 Resources	Resource Type	Rating	Comment
	Rating								
High Conflict	1								
Moderate Conflict	2								
Low Conflict	3								
Notes:									
5) Environment, Energy, Economy, Social Consequences									
<u>Exception Areas</u>									
Lawson Lane		Flood plain development restrictions and limited # of parcels adjacent to the flood plain effectively buffer environmental resources.							
Old Sheridan Road		Flood plain development restrictions and limited # of parcels adjacent to Cozine Creek effectively buffer wildlife and riparian habitat resources.							
N-Fox Ridge - West		Flood plain development restrictions effectively buffer adjacent riparian habitat resources. The upland areas are shown in a high-value ODFW Yamhill Oaks habitat enhancement opportunity hexagon and also include mapped habitat for avian species of concern.							
<u>Resource Areas</u>									
N of Old Stone		Minimal environmental conflicts. The upland areas intensively farmed and provides limited wildlife habitat. The area contains no inventoried Goal 5 resources.							
MA-EV		Minimal environmental conflicts. Land provides limited wildlife habitat, no inventoried Goal 5 resource conflicts.							
Three Mile Lane		Minimal environmental conflicts. The upland areas are intensively farmed and provide limited wildlife habitat. The area contains no inventoried Goal 5 resources.							
Norton Lane West		Flood plain development restrictions effectively buffer adjacent riparian habitat resources. The upland areas are shown in a high-value ODFW Yamhill Oaks habitat enhancement opportunity hexagon that also include mapped habitat for avian species of concern.							
Norton Lane East		Minimal environmental conflicts. The upland areas intensively farmed and provides limited wildlife habitat. The area contains no inventoried Goal 5 resources.							
SW I		Minimal environmental conflicts. Flood plain development restrictions effectively buffer adjacent riparian habitat resources. The upland areas are intensively farmed and provide limited wildlife habitat. The area contains no inventoried Goal 5 resources.							
SW II		This upland area is intensively farmed and provides limited wildlife habitat. The area contains no inventoried Goal 5 resources. There is a possibility that significant archeological artifacts could be present in a rock outcrop within the study area. This feature needs to be surveyed.							
W of Old Sheridan		Flood plain development restrictions effectively buffer the riparian habitat resources that bisect the study area. The uplands include potential habitat for avian species of concern. The area contains no inventoried Goal 5 resources.							
West Hills-South		Minimal environmental conflicts. The uplands include habitat for avian species of concern and potential opportunity for Oak Savannah habitat restoration. There are no inventoried Goal 5 resource conflicts.							
West Hills		The upland areas are included in high-value ODFW Yamhill Oaks habitat enhancement opportunity hexagons and also include mapped habitat for avian species of concern.							

Natural Resources and Goal 5 Conflicts									
Study Areas	Natural Resource Present	Mitigation Remedy	Species of Concern	Critical Wildlife Habitat	Urban Compatibility	Other Goal 5 Resources	Resource Type	Rating	Comment
N of Fox Ridge- East		Flood plain development restrictions effectively buffer adjacent riparian habitat resources. The upland areas are shown in a high-value ODFW Yamhill Oaks habitat enhancement opportunity hexagon that also include mapped habitat for avian species of concern.							
NW-Ext 1		Flood plain development restrictions effectively buffer the parcels that are adjacent to riparian habitat resources. There are minimal upland habitat conflicts with no							
NW-Ext 2		Flood plain development restrictions effectively buffer the few parcels that border riparian habitat resources. There are minimal upland habitat conflicts with no							
Grandhaven		Flood plain development restrictions would buffer adjacent riparian habitat from future urban development. The upland area is mostly a protected conservation area that							



Soil Priority Conflict	Total Acres	Acres				Percentage				CHECK %	Continuity	Rating
		Class I	Class II	Class III	Class IV+	Class I	Class II	Class III	Class IV+			
Continuity	Relative uniformity aids segregation between lower and higher priority soils.											
CHUCK'S NOTE:	Continuity level assigned here not relative to what class of soil is present (i.e. a study area could have High continuity because it is almost entirely Class II soils)											
6) AG. Land Retention by Soil Productivity Class												
<u>Exception Areas</u>												
Lawson Lane	Study area is almost entirely Class I/II (about 94%). Class II is on north and south, with band of Class I in the center.											
Old Sheridan Road	Study area is almost entirely Class II (93.4%).											
N-Fox Ridge - West	Study area is almost entirely Class III/IV+ (98.4%). Areas of Class IV+ are along entry road to subdivision, and southeastern portion of study area (which would not be adjacent to other UGB unless WH1 and NFFR-E1 are included in UGB).											
<u>Resource Areas</u>												
N of Old Stone	Study area has Class III generally around center of study area, but it is a speckled pattern intermixed with Class II which would have impacts to some higher value soil areas. Class II around the perimeter of the study area.											
MA-EV	Class III soils present, but similar to North of Old Stone Village, in a somewhat speckled pattern and intermixed with Class II so there would be some impact to higher value soil areas.											
Three Mile Lane East	Study area is predominately Class II (84.3%), with the Class II in a large continuous area adjacent to the current UGB. Areas of Class IV+ are on the southern fringes of the study area, near the river/floodplain, which would only be accessible through Class II soil areas.											
Three Mile Lane West	Contains some Class III soils (23.4%), but in a small study area and that Class III soil is a small portion in the center with Class II to the north and south.											
Norton Lane West	Class III and IV+ present, but in narrow bands along edges of study area. Areas of Class II still present in areas, so low overall continuity of soil types throughout study area.											
Norton Lane East	Study area is predominately Class I/II (87.9%), and makes up the major central portions of the study area. Class IV+ is only present in narrow bands along perimeter of study area near the floodplain, so access to those Class IV+ soils would require impacts to higher value soils.											
SW I (SW 06)	Narrow bands of Class III and IV+ near the existing UGB, seeming to follow existing drainageway. Most of central portion of study area is Class II (79% of study area).											
SW II	Some pockets of Class III, but surrounded by Class II which makes up most of central portion of study area. Small amount of Class IV+ appears to be the existing mound located in this study area.											
W of Old Sheridan	Class II soils adjacent to current UGB and along southeastern boundary of study area. But a fairly continuous band of Class III and IV+ (accounting for 46.3% of the study area) through center of study area. Would need to be accessed through some Class II soil areas adjacent to Hill Road and in order to be contiguous with current UGB.											
West Hills-South	Predominately Class III (80.7%) together with Class IV+ (12.9%) in highest elevations near the western edge of study area. Class III soils are adjacent to existing UGB, so could be accessed with no impact to higher priority soils.											
West Hills	Study area is almost entirely Class III/IV+ (98.9%). Class III is adjacent to UGB, so could be accessed with no impact to higher priority soils.											
N of Fox Ridge- East	Predominately Class III and IV+ (87.9%), with those soils being adjacent to current UGB (FRR area).											
NW-Ext 1a (northern)	Predominately Class I/II (79.7%), and also a very non-continuous pattern of soil types. Where there are Class III or Class IV+, they are in narrow bands surrounded by Class I, so difficult to access within impacting higher value soils.											
NW-Ext 1b (southern)	Portion of the study area north of High School site is all Class I/II. Portion of the study area south and west of High School site has mostly Class III and IV+. Small amount of Class II immediately adjacent to Hill Road would be impacted to access Class III and IV+ soil areas.											
NW-Ext 2	Predominately Class I (72%), with the Class I making up main central portion of study area adjacent to Baker Creek Road. Only portions of Class III/IV+ are along northern boundary of study area adjacent to Baker Creek floodplain, which would need to be accessed through Class I soil areas.											
Grandhaven	Predominately Class II (86.4%), with the Class II making up majority of main central area of study area. Areas of Class III/IV+ only along northern boundaries of study area adjacent to Yamhill River and floodplain.											

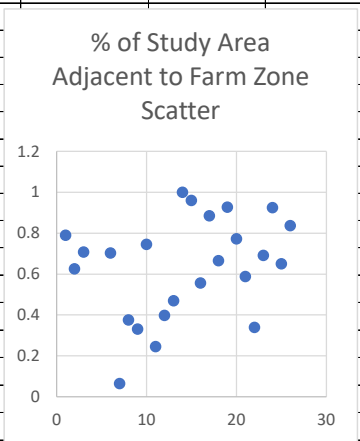
<b>Soil Priority Conflict</b>	
Study Area	Comments
<u>Exception Areas</u>	
Lawson Lane (LL)	Area of Class I in middle of study area, separates areas of Class II to the north and south.
Old Sheridan Road (O)	
N-Fox Ridge - West (N)	Class IV+ in separate areas at SE and NW of study area. Area of Class III located between areas of Class IV+.
Booth Bend Road (BR)	
Brentano Lane (BL)	
Westside Lane (WL)	
Subtotal	
<u>Resource Areas</u>	
N of Old Stone	Class III soils generally in center of study area, but in a speckled pattern/distribution so intermixed with Class II.
NA-EV-E	Class III soils continuous in some areas, but in a speckled pattern/distribution intermixed with Class II in other areas.
Three Mile Lane East	Class II soils predominately and continuous throughout study area.
Three Mile Lane West	Area of Class III in middle of study area, separates areas of Class II to the north and south.
Norton Lane East	Large area of Class II adjacent to existing UGB, but area of Class I in middle of study area separating areas along the boundary with Class II and Class IV+.
Norton Lane West	Distribution didn't meet >50% groupings. Over 50% is in Class III+, so assigned a rating of 2. Low continuity, with bands of Class II running through length of study area. Class III and Class IV+ also in bands along length of study area.
SW - 06	Areas of Class III and Class IV+ are speckled, but majority of study area Class II.
SW-03	
SW II	Areas of Class III and Class IV+ are speckled, but majority of study area Class II.
W of Old Sheridan-1	Large area of Class III in northern portion of study area, adjacent to area of Class III and Class IV+ in adjacent study area (W-OSH2). Pockets of Class II in northwest corner and southern half of study area.
W of Old Sheridan-2	Large area of Class III and Class IV+ in band through middle of study area, but Class II on both sides adjacent to study area boundaries.
West Hills-South	Most of study area Class III, with small bands of Class II. Class IV+ in a couple small bands at westernmost portion of study area.
West Hills-2	Most of study area Class III, with small areas of Class IV+ along existing UGB boundary before transition to continuous Class III.
N of Fox Ridge-East	Class III and Class IV+ in majority of study area, with small pockets of Class II along the center of study area and band of Class I along northern boundary.
NW-Ext 1a (Northern)	Mostly Class I, with range of all other soil classes spread throughout study area.
NW-Ext 1b (Southern)	Distribution didn't meet >50% groupings. Over 50% is in Class III+, so assigned a rating of 2. Range of soil classes throughout. Most continuous portion is area between High School and FRR, which is mostly Class III.
NW-Ext 2	Mostly Class I on southern portion of study area adjacent to Baker Creek Road.
Grandhaven-E	Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area.
Grandhaven-W	Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area.
Airport East (EA)	
North of Baker Creek	
Subtotal	
Class IV+ - Describe it	
Continuity	
High	
Moderate	
Low	

<b>Soil Priority Conflict</b>	
Study Area	Comments
Continuity	
CHUCK'S NOTE:	
<u>Exception Areas</u>	
Lawson Lane	
Old Sheridan Road	
N-Fox Ridge - West	
<u>Resource Areas</u>	
N of Old Stone	
MA-EV	
Three Mile Lane East	
Three Mile Lane West	
Norton Lane West	
Norton Lane East	
SW I (SW 06)	
SW II	
W of Old Sheridan	
West Hills-South	
West Hills	
N of Fox Ridge- East	
NW-Ext 1a (northern)	
NW-Ext 1b (southern)	
NW-Ext 2	
Grandhaven	

<b>Agricultural Adjacency &amp; Conflicts</b>				
Study Area	Perimeter Length adjacent to Farm	Total Perimeter	Percentage of study area boundary	Overall Rating
<i>Exception Areas</i>				
Lawson Lane (LL)	3,673	4,651	79.0%	2
Old Sheridan Road (OSR)	5,720	9,148	62.5%	2
N-Fox Ridge - West (N-FR-W)	7,840	11,075	70.8%	2
Booth Bend Road (BR)	4,826	6,875	70.2%	2
Brentano Lane (BL)	8,895	8,895	100.0%	1
Westside Lane (WL)	2,953	6,258	47.2%	3
Subtotal				
<i>Resource Areas</i>				
N of Old Stone	9,689	13,770	70.4%	2
NA-EV-E	607	9,490	6.4%	3
Three Mile Lane East	6,662	17,759	37.5%	3
Three Mile Lane West	985	2,973	33.1%	3
Norton Lane East	6,331	8,489	74.6%	2
Norton Lane West	2,389	9,759	24.5%	3
SW - 06	4,424	11,125	39.8%	3
SW-03	4,802	5,698	84.3%	1
SW II	4,333	9,234	46.9%	3
W of Old Sheridan-1	20,052	20,052	100.0%	1
W of Old Sheridan-2	16,284	16,962	96.0%	1
West Hills-South	6,720	12,084	55.6%	2
West Hills-2	21,611	32,455	66.6%	2
N of Fox Ridge-East	10,961	14,660	74.8%	2
NW-Ext 1a (Northern)	7,465	12,699	58.8%	2
NW-Ext 1b (Southern)	3,540	10,427	34.0%	3
NW-Ext 2	2,489	3,598	69.2%	2



<b>Agricultural Adjacency &amp; Conflicts</b>				
Study Area	Perimeter Length adjacent to Farm	Total Perimeter	Percentage of study area boundary	Overall Rating
Grandhaven-E	2,932	4,505	65.1%	2
Grandhaven-W	9,307	11,112	83.8%	1
Airport East (EA)	21,953	28,107	78.1%	2
North of Baker Creek (NBC)	7,622	16,244	46.9%	3
Subtotal				
		Rating		
High Conflict	>80%	1		
Moderate Conflict	51% - 79%	2		
Low Conflict	50% or <	3		
Buffer				
Adjacency				
Perimeter to Farm Zones				
Total Perimeter				
% of Perimeter				
Perimeter to BL Ratio				
High Value Farmland				
Soils Classification				



<b>Agricultural Adjacency &amp; Co</b>	
	Comments
Study Area	
<u>Exception Areas</u>	
Lawson Lane (LL)	
Old Sheridan Road (OSR)	Hwy 18 provides some buffer from ag uses to the east.
N-Fox Ridge - West (N-FR-W)	Adjacent on west and south to F-80 county zoned land.
Booth Bend Road (BR)	Adjacent to EF-80, besides UGB across Highway 18.
Brentano Lane (BL)	Disconnected from UGB, so surrounded by EF zoned land. Active ag uses surround study area.
Westside Lane (WL)	Adjacent on south to VLDR-2.5 zone. East is UGB. West is EF-80. North is EF-20.
Subtotal	
<u>Resource Areas</u>	
N of Old Stone	Well established ag use in close proximity to the north. Forest Glen Oaks dairy farm, with many buildings and improvements, so well established.
NA-EV-E	Only adjacent ag use is vineyard to the west. Physical buffers include Hwy 18 (south), Evergreen campus (north), and Olde Stone Village (east).
Three Mile Lane East	Only adjacent ag use would be remaining fields in floodplain. Other existing ag uses are in UGB, but just not yet developed (large parcels along Three Mile Lane).
Three Mile Lane West	Only adjacent ag use would be remaining fields in floodplain. Adjacent to Lawson Lane rural residential zoning and Hwy 18 as buffers.
Norton Lane East	Yamhill River a physical buffer to east. West is river and then Joe Dancer Park. South is UGB. Only adjacent ag use would be remaining fields to the north in floodplain.
Norton Lane West	Not adjacent to active ag uses. Existing UGB surrounds most of study area, with Yamhill River on the east as a physical buffer. Technically north part of Joe Dancer Park is outside UGB and EF-80 zoning, so perimeter length measured along that portion.
SW - 06	Cozine Creek corridor provides small buffer to the south.
SW-03	Perimeter adjacent to farm zones would reduce to 2,962 if study area to the north (SW-06-R2) were included in UGB.
SW II	
W of Old Sheridan-1	Surrounded by existing ag uses.
W of Old Sheridan-2	Surrounded by existing ag uses, with the exception of small adjacency to existing UGB at northeast corner. If other study areas were included (SW1 and SW2), would have more adjacency to UGB.
West Hills-South	
West Hills-2	Adjacent to F-80 zone to the north and west, adjacent to ag field to south.
N of Fox Ridge-East	Remnant ag uses adjacent to east (existing ag uses in NW Ext 1b study area) and north in fields in floodplain. More established ag uses (recent orchard installation) further north across Baker Creek. Separated by Baker Creek and floodplain (but floodplain areas would be farmed fields).
NW-Ext 1a (Northern)	Adjacent to UGB on south and east. Only adjacent ag use would be remaining fields to the north in floodplain. Draper Farms is located within this study area (active ag use).
NW-Ext 1b (Southern)	Adjacent to ag use and farm zoning to west (NFRR-E study area). UGB is to south (FRR and High School) and east, and West Winds residential use to the north.
NW-Ext 2	Adjacent to Draper Farms to the south, and remaining fields to the north in floodplain. Larger ag use and zoned areas to the north across Baker Creek. Baker Creek provides physical buffer further to the north, and Baker Creek Road provides some buffer to the south.



**Type of Adjacent Agricultural Uses**

<b><i>Study Area</i></b>	<b><i>Type</i></b>	<b><i>Overall Rating</i></b>
<b><u>Exception Areas</u></b>		
Lawson Lane (LL)	Class 2	2
Old Sheridan Road (OSR)	Class 2	2
N-Fox Ridge - West (N-FR-W)	Class 3	3
Booth Bend Road (BR)	Class 2	2
Brentano Lane (BL)	Class 2	2
Westside Lane (WL)	Class 2	2
Subtotal		
<b><u>Resource Areas</u></b>		
N of Old Stone	Class 1	1
NA-EV-E	Class 2	2
Three Mile Lane East	Class 2	2
Three Mile Lane West	Class 2	2
Norton Lane East	Class 2	2
Norton Lane West	N/A	0
SW - 06	Class 2	2
SW-03	Class 2	2
SW II	Class 2	2
W of Old Sheridan-1	Class 2	2
W of Old Sheridan-2	Class 2	2
West Hills-South	Class 2	2
West Hills-2	Class 3	3
N of Fox Ridge-East	Class 2	2
NW-Ext 1a (Northern)	Class 2	2
NW-Ext 1b (Southern)	Class 3	3
NW-Ext 2	Class 2	2
Grandhaven-E	Class 2	2
Grandhaven-W	Class 2	2
Airport East (EA)	Class 2	2
North of Baker Creek (NBC)	Class 2	2
Subtotal		
Class of Ag Resource	Conflict	Rating
Class 1	High	1
Class 2	Moderate	2
Class 3	Low	3



Notes:	Commercial Forest Zoning includes Yamhill County F-80, AF-10, AF-20, AF-40, and AF-80 Zones.		
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