

MAPLELANE ANALYSIS AREA (3D)

Maplelane Analysis Area		Total Acres	573
Gross Vacant Buildable Acres	331	Total Constrained Acres	242
Estimated Dwelling Unit Capacity	3,970	• Title 13 Significant Habitat	181
Estimated Employment Acres		• Public Land	69

General Description (see attached map)

The Maplelane Analysis Area is located to the east of Oregon City and covers 573 acres. The current UGB forms the western and southern edges of the area; the eastern and northern boundaries follow tax lot lines and are within 1000-1500 feet of Abernathy Creek. S Maplelane Road forms part of the eastern edge of the area. The area is primarily flat, with the exception of two tributary riparian areas flowing into Abernathy Creek to the east and a small forested area of steep slopes in the northeastern corner of the analysis area.

Parcelization, Building Values, Development Pattern (see attached aerial photograph)

The analysis area contains a total of 168 parcels, four of which are in public ownership. Of the private parcels, 33 are larger than five acres comprising 376 of the 573 total acres. The remaining 196 acres fall within 135 parcels. A total of 147 parcels have improvements, with an average value of \$160,000 and 12 improvements valued over \$250,000. One tax lot, in the northwest along S Waldo Road, is cut in half by the analysis area boundary. Rural and single-family residential land uses make up a majority of the area, with a mix of agricultural and forested parcels scattered throughout. Smaller lot single family residential lies primarily along S Maplelane Road and within a development around S Forest Grove Loop (off of S Thayer Road). There is an 18 acre manufactured home development in the center of the study area, off of S Maplelane Road.

There is a power line running north-south through the area, from south of S Thayer Road to a substation just north of S Maplelane Road owned by Portland General Electric (PGE). In addition to the power line easement, a PGE substation sits on a 35 acre parcel adjacent to the current UGB. A natural gas line easement runs in a northeast-southwest direction through the southern portion of the analysis area. There is a 55 acre publicly-owned parcel belonging to the Oregon City School District in the northern portion of the study area

GOAL 14 LOCATIONAL FACTORS (METRO CODE SECTION 3.01.020)

Public Facilities and Services

Orderly and economic provision of public facilities and services

The preliminary sanitary sewer, water and transportation suitability analyses completed by the Core Four Technical Team for the urban and rural reserve study area indicated this general location had high suitability for sanitary sewer services, medium suitability for water services and low suitability for transportation connectivity. As part of Clackamas County's urban and rural reserve designation process, the City of Oregon City indicated both a willingness and capability to provide service to this area.

The following cost estimates represent preliminary estimates for the major components of the individual systems. The estimates were generated using very general assumptions about the level of residential or large site industrial development that could occur in the analysis area. More detailed concept plans, consistent with the requirements of Metro's Urban Growth Management Functional Plan Title 11 will be necessary to develop more refined cost estimates. Appendix 5 contains the breakdown for the transportation cost estimates. A map of the proposed collector and arterial transportation network is attached to this summary.

Sanitary Sewer Services - \$8,028,000

Water Distribution Services - \$6,600,000

Storm Sewer Services - \$6,914,500

Transportation Services - \$142,760,000

Parks - \$33,200,000

Schools - \$20,000,000 (New Elementary School)

ESEE Analysis

Comparative environmental, energy, economic and social consequences

Environmental

There are three small wetland areas, totaling 2 acres mostly along an unnamed tributary of Abernathy Creek, just north of S Maplelane Road. A second stream flows eastward, along S Thayer Road into Abernathy Creek just east of the analysis area. Steep slopes along the streams and particularly in the northeast corner of the analysis area may inhibit development and minimize the impact of future urbanization. Urbanization may impact wetland areas and those portions of the streams that lie near the flatter developable land, outside of the steep sloped areas.

Abernathy Creek flows along the eastern and northern edges of the study area, although the 100-year floodplain does not overlap into the area due to topography. There is approximately a 1,500 foot difference in elevation between the analysis area boundary and Abernathy Creek, providing a buffer of agricultural and forested land between potential future development and the stream corridor. Based on this buffer area, future urbanization would not significantly impact Abernathy Creek or its surrounding environmentally sensitive land. Attachment 6 contains the breakdown of the environmental factors.

Energy, Economic & Social

The majority of the parcels in this medium sized analysis area are less than five acres in size and 88% have improvements, reflecting the numerous rural residences that include two main clusters of half-acre parcels. The area also contains an 18 acre manufactured home park, adding to the developed nature of the analysis area. There is very little agricultural activities occurring in the area and much of the natural resources are located on slopes near the edges of the area, away from the flatter more developable portions. The minimal agricultural activities combined with the locations of the natural resources will reduce the potential negative economic impacts of a lost farming economy and costs for protecting natural resources. The area contains a 55-acre school site, which when developed could provide a community focus point, reducing impacts of the loss of the rural lifestyle for current residents. Much of the land to the west inside the UGB is currently undeveloped. This area is envisioned as a mixture of employment and residential uses that may help reduce the VMT for future residents by providing nearby job opportunities. Overall this analysis area has low economic, social and energy consequences from urbanization.

Avoidance of conflict with regionally significant fish and wildlife habitat

The Newell and Abernathy Creek significant natural landscape feature borders the analysis area to the east. Regionally significant riparian habitat exists along both small stream corridors in the analysis area, totaling 35 acres. There is an additional 146 acres of upland habitat, extending out of the riparian areas, the majority of which is in the northeast corner of the analysis area on the Oregon City School District property. Portions of both riparian and upland habitat acreage currently lie within areas of active agricultural activities, particularly along the small stream in the north portion of the analysis area. Oregon City, the expected governing body for the area, has adopted a habitat protection program that is compliant with Metro's Title 13 Nature in Neighborhoods. Based on the location of the majority of the significant habitat along ravines and within publicly owned land, and Oregon City's habitat conservation program, future urbanization could occur with minimal impacts to regionally significant habitat throughout most of the central and western portions of the analysis area. Development in the northeast and southern-most portions of the area may have a higher impact on significant habitat unless it is protected through a conservation program or other preservation option.

Agricultural/Forest Compatibility

Protection of farmland that is most important for the continuation of commercial agriculture in the region

The urban and rural reserves process designated the most important land for commercial agriculture as rural reserves and the most suitable land for urbanization as urban reserves. This analysis area is an urban reserve thus the farmland that is most important for the continuation of commercial agriculture in the region is protected.

Compatibility of proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB

There are two separate locations where farm and/or forest land is contiguous to the urban reserve area (see attached resource land map). The first location is on the north edge of the analysis area and is composed of three timber zoned (TBR) parcels (one single parcel and two contiguous parcels) totaling 36 acres. The single parcel is directly adjacent to the analysis area, is partially forested and contains a single family home. Since this timber zoned parcel contains a rural residence and does not appear to be in a commercial forest use, the proposed urban uses of the reserve area would be compatible with this adjacent forest land parcel.

The two contiguous parcels, which are vacant, share a 160-foot edge with the analysis area and have a number of rural residences between them and the main portion of the analysis area. Abernethy Creek cuts through the very southern portion of the area, continuing along the western edge of the two contiguous timber zoned parcels. A steeply forested slope, that is part of the analysis area, lies between the two contiguous timber zoned parcels and the flatter main portion of the analysis area. Since the two contiguous timber zoned parcels are separated from the flat developable portion of the analysis area by a 1,600-foot forested slope, Abernethy Creek and a rural subdivision, the proposed urban uses would be compatible with the forest activities occurring on these forest land parcels.

The second larger resource land area is adjacent to the analysis area in the vicinity of S Forest Grove Loop/S Thayer Road and contains 168 acres of TBR zoned land and 437 acres of land zoned agriculture/forest (AGF). Abernethy Creek flows north through the middle of the TBR zoned land area. The TBR zoned block of resource land has a minimal connection point to the analysis area along the edges of three parcels; otherwise it is separated from the analysis area by rural residential land and a change in elevation of approximately 100 feet. The TBR zoned land contains six rural residences on large acreage with mixed forest and open lands in between. The AGF zoned block of land is separated from the analysis area by rural residences and Thimble Creek. Two parallel power line easements run in an east-west direction through the center of the AGF zoned block of land that contains numerous rural residences on a mixture of forested and open land. It appears that there are minimal active agriculture or forestry activities occurring on the land. Since this large block of resource zoned land is mostly separated from the analysis area by rural residences or a stream corridor and as minimal agricultural or forestry activities are currently

occurring on the land, the proposed urban uses would be compatible with the forest and agricultural activities occurring on these resource land parcels.

Clear transition between urban and rural lands, using natural and built features to mark the transition

Thimble Creek, portions of Abernethy Creek, and extensive forested slopes, some of which occur on the analysis area land provide natural features that mark a clear transition between urban and rural lands.

2040 Growth Concept

Contribution to the purposes of Centers

The Oregon City Regional Center is the closest regional center to the Maplelane analysis area. It is 414 acres in size, serves Clackamas County and some neighboring cities to the south. The regional center is linked to the analysis area by Highway 213/S Maplelane Road (3.2 miles). Tri-Met lines 32 & 33 run from the regional center to Clackamas Community College, approximately one mile from the analysis area.

The Oregon City Downtown Community Plan envisions a community that celebrates Oregon City's historic past while promoting a positive change for the future. The plan emphasizes the creation of pedestrian-friendly places, varied mixed use developments, new open space and civic amenities. It also strives to reestablish Oregon City's historical prominence by protecting and strengthening historic themes and features unique to Oregon City. According to Metro's State of the Centers Report, January 2009, the Oregon City Regional Center's jobs to housing ratio is very high and the total number of people per acre is low, indicating that the regional center needs to attract more housing to meet the city's vision for a pedestrian friendly environment.

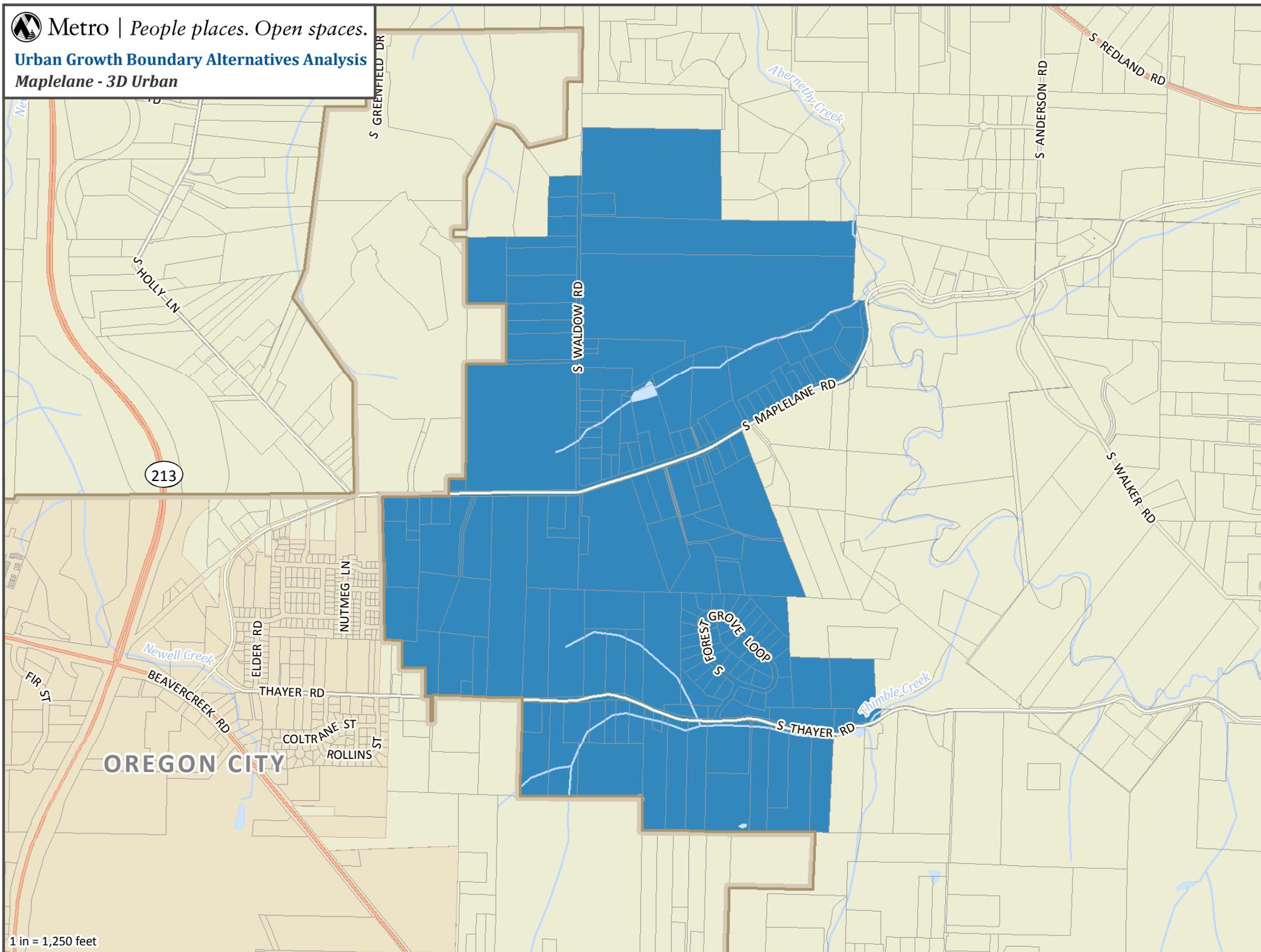
Urbanization of the Maplelane analysis area will not contribute to the vision or the purpose of the Oregon City Regional Center. The analysis area is too isolated from to the center to help support the need for more people to meet a higher level of activity. In addition, the availability of housing opportunities in the analysis area could detract from the city's desire for mixed use development in the center.



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Urban Growth Boundary Alternatives Analysis

Maplelane - 3D Urban



1 in = 1,250 feet

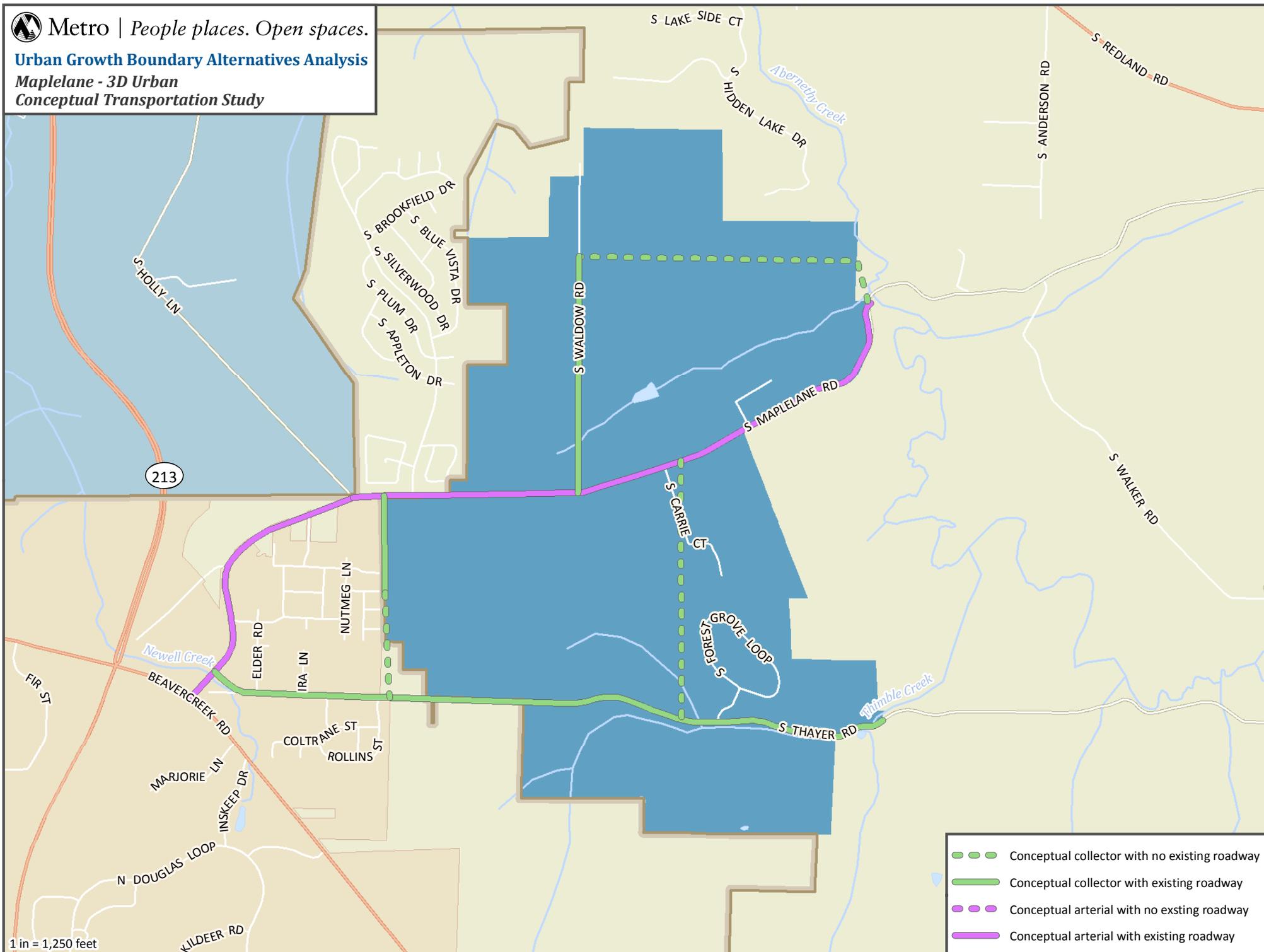
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Urban Growth Boundary Alternatives Analysis

Maplelane - 3D Urban Conceptual Transportation Study



1 in = 1,250 feet

-  Conceptual collector with no existing roadway
-  Conceptual collector with existing roadway
-  Conceptual arterial with no existing roadway
-  Conceptual arterial with existing roadway

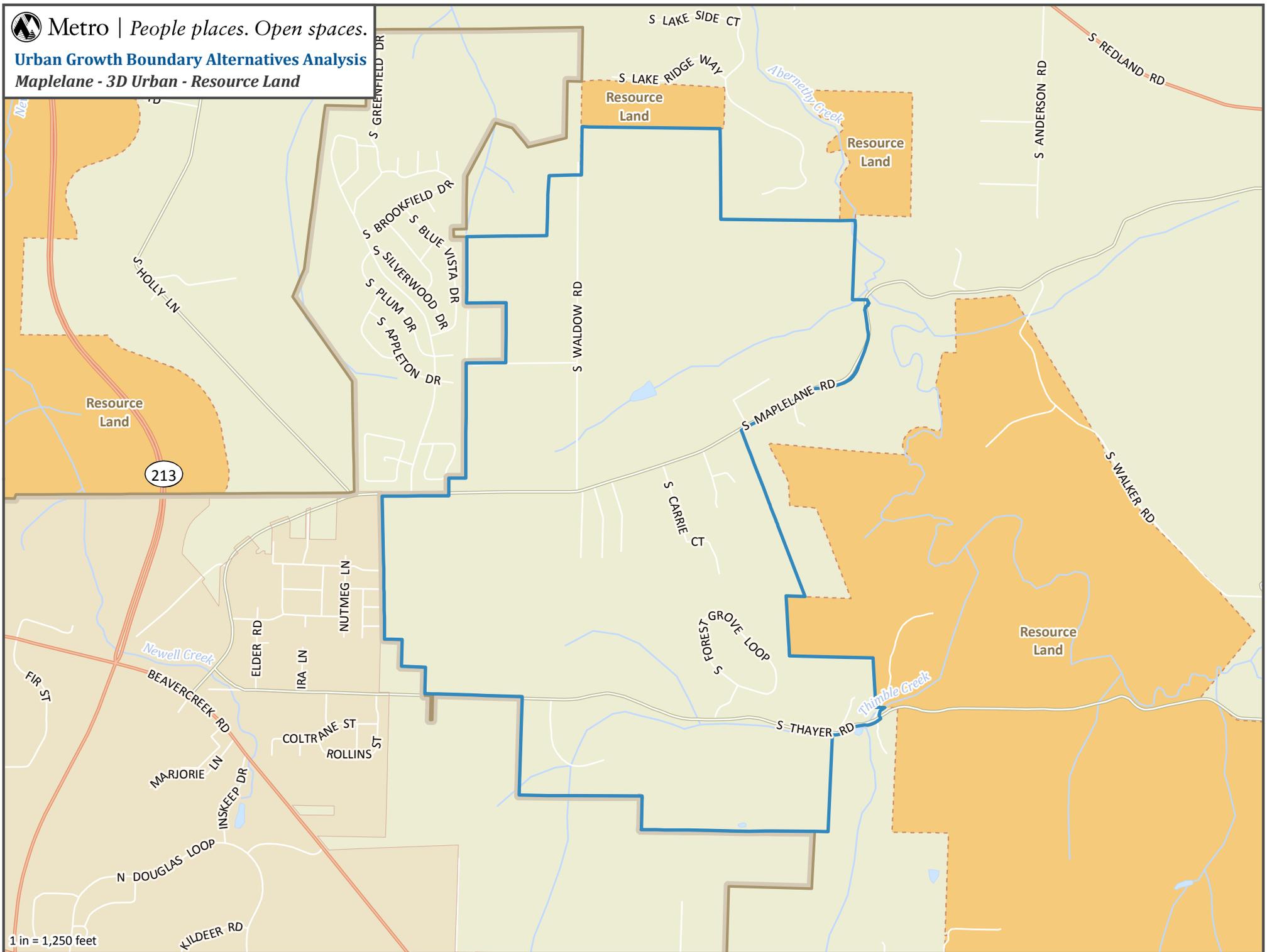
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Urban Growth Boundary Alternatives Analysis

Maplelane - 3D Urban - Resource Land



1 in = 1,250 feet

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