

## BEAVER CREEK BLUFFS ANALYSIS AREA (3G)

<b>Beaver Creek Bluffs Analysis Area</b>		<b>Total Acres</b>	<b>227</b>
Gross Vacant Buildable Acres	124	Total Constrained Acres	103
Estimated Dwelling Unit Capacity	1,052	• Title 13 Significant Habitat	83
Estimated Employment Acres		• Public Land	

### General Description (see attached map)

The Beaver Creek Bluffs Analysis Area is composed of 3 sub-areas along the bluffs to the south of Oregon City. The eastern sub-area, bounded by the current UGB to the northeast and Mud and Caufield Creek drainages to the southeast and west, has two parts separated by the UGB boundary. The second, central sub-area sits between Mud Creek and another tributary of Beaver Creek, bounded by S Leland Road to the east, bluffs to the south and west, and the UGB to the north. The third western sub-area extends across S Center Point Road, sitting between the bluffs overlooking Beaver Creek and the current UGB to the north. There are a total of 227 acres within these three areas, although 22 of those acres are constrained by steep slopes over 25% along the bluffs. The rest of the areas are generally flat, and form a logical extension of the current UGB up to the edge of the bluffs.

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

The area contains 34 parcels, although three of those within the central sub-area extend out over the bluffs and beyond the boundary of the analysis area. The eastern sub-area contains three parcels ranging from four to ten acres. The central sub-area contains 17 parcels that are mostly less than five acres. The western sub-area contains 14 parcels, ranging from less than one to 40 acres. Overall, 26 of the 34 tax lots have improvements, with a median value of \$161,930. Only five of those improvements are valued over \$250,000. Thirteen of the tax lots are greater than five acres in size, and 21 are smaller than five acres. Given the location between urban development within the UGB and steep bluffs, there is minimal agricultural activity in the area. Most land uses are rural residential, although a few of the larger parcels do appear to have minor agricultural uses.

There is a power line running through the western sub-area, crossing through five parcels, and covering approximately 16 acres of land within the study area. The Nature Conservancy owns a large parcel that is being preserved as open space immediately adjacent to the eastern edge of the western sub-area. There is no other evidence of public easements.

## **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 low suitability for sanitary sewer services, high suitability for water services and low suitability for transportation connectivity. It should be noted that the transportation and sewer suitability analyses included this small analysis area in with the much larger area south of Oregon City that is located below the bluff. 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. Attachment 5 contains the breakdown for the transportation cost estimates. A map of the proposed collector and arterial transportation system is attached to this summary.

Sanitary Sewer Services - \$4,116,000

Water Distribution Services - \$3,290,000

Storm Sewer Services - \$2,587,500

Transportation Services - \$64,140,000

Parks - \$5,960,000

Schools - \$250,000 (No new schools needed)

### **ESEE Analysis**

#### ***Comparative environmental, energy, economic and social consequences***

##### ***Environmental***

Approximately 327 feet of Mud Creek flows through a ravine on the edge of the eastern sub-area and about 3,200 feet of an unnamed stream flows south through the western sub-area. A 1,200 foot segment of this stream, including an associated 1.5 acre wetland is located on the flat portion of the area above the bluff. Beaver Creek lies below the analysis area, approximately 2,000 ft south of the bluffs that form the southern edge. Urbanization of this area may impact the stream and wetland on

the flatter portion of the western sub-area, but the remainder of the stream is located down the bluff and would be minimally impacted. The eastern sub-area stream would not be impacted by urbanization as it is located over 200 feet from the flat portion of the area. Overall urbanization of the area could occur with some impacts to the stream corridor in the western sub-area along the flat portions where development would be easier. Attachment 6 contains the breakdown of the environmental factors.

### ***Energy, Economic & Social***

This area is made up of three very small land areas, half of which are adjacent to urban subdivisions and the other half adjacent to undeveloped urban land zoned single family residential. The main use in the area is rural residential and 76% of the parcels have improvements. Existing urban streets provide the majority of the access points to these parcels. Urbanization of this area will not negatively impact the general activity of the residents as these small isolated areas are in effect more urban than rural due to their location. There are minimal agricultural activities occurring in this area and the majority of the natural resources are located on slopes near the edges of the area. The lack of agricultural activities combined with the locations of the natural resources will greatly reduce the potential negative economic impacts of a lost farming economy and costs for protecting natural resources. The additional VMT generated through urbanization of this very small area will be minimal. Overall this analysis area has low economic, social and energy consequences from urbanization.

### ***Avoidance of conflict with regionally significant fish and wildlife habitat***

A very limited amount of regionally significant riparian habitat has been identified on 20 acres within the analysis area, along both Mud Creek and the small tributary flowing into Beaver Creek from the western sub-area. Regionally significant upland habitat, covering an additional 63 acres, occurs primarily along the steeper slopes of the bluffs that form the southern boundary of the analysis area, away from the flatter developable portion of the 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 limited amount of riparian habitat, the upland habitat being generally located away from the developable portion of the analysis area, and Oregon City's habitat protection program, urbanization can take place with minimal disturbance of the regionally significant fish and wildlife habitat.

### ***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. Designation of this area as an urban reserve means farmland within this analysis area is not the most important for the continuation of commercial agriculture in the region.

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

The entire edge of the Beaver Creek Bluffs analysis area borders resource zoned land (see attached resource land map). The vast majority of the resource land is zoned timber (TBR) except for a small portion of exclusive farm use (EFU) zoned land in the vicinity of S Central Point Road and S Geiger Road. There are significant slopes along almost the entire edge of the analysis area, most of which are forested except in those areas where the reserve abuts an approximate 250-foot power line easement.

The small portion of EFU zoned land that is located between the analysis area and Beaver Creek is being farmed, although there are significant pockets of forest land and some rural residences intermixed. This small area of agricultural activity is mainly in the form of field crops and pasture land. Beaver Creek provides an edge to the larger block of EFU land to the south that also includes nursery stock. The majority of the adjacent TBR zoned land drops steeply to the south from the analysis area. Most of these parcels include rural residences and streams, including Mud and Canfield Creeks.

Due to the very limited nature of the nearby agricultural and forest activities, the relatively small area between the analysis area and Beaver Creek that potentially could be impacted, the significant change in elevation between the analysis area and the resource lands, and the number of rural residences spread throughout, the proposed urban uses would be compatible with the nearby agricultural and forest activities occurring on farm and forest land.

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

The forested slope south of the analysis area along with Beaver Creek and its tributaries, including Mud and Canfield Creeks, provide 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 Beaver Creek Bluffs 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 S Central Point Road/S Linn Road (3.1 miles) and S Leland Rd/S Linn Rd (3.1 miles). Tri-Met lines 32 & 33 run from the regional center to Clackamas Community College, approximately two miles 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 Beaver Creek Bluffs analysis area will not contribute to the vision or the purpose of the Oregon City Regional Center. The analysis area is too isolated from the center to support the need for more people to meet a higher level of activity.

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Urban Growth Boundary Alternatives Analysis

Beaver Creek Bluffs - 3G Urban



1 in = 1,250 feet

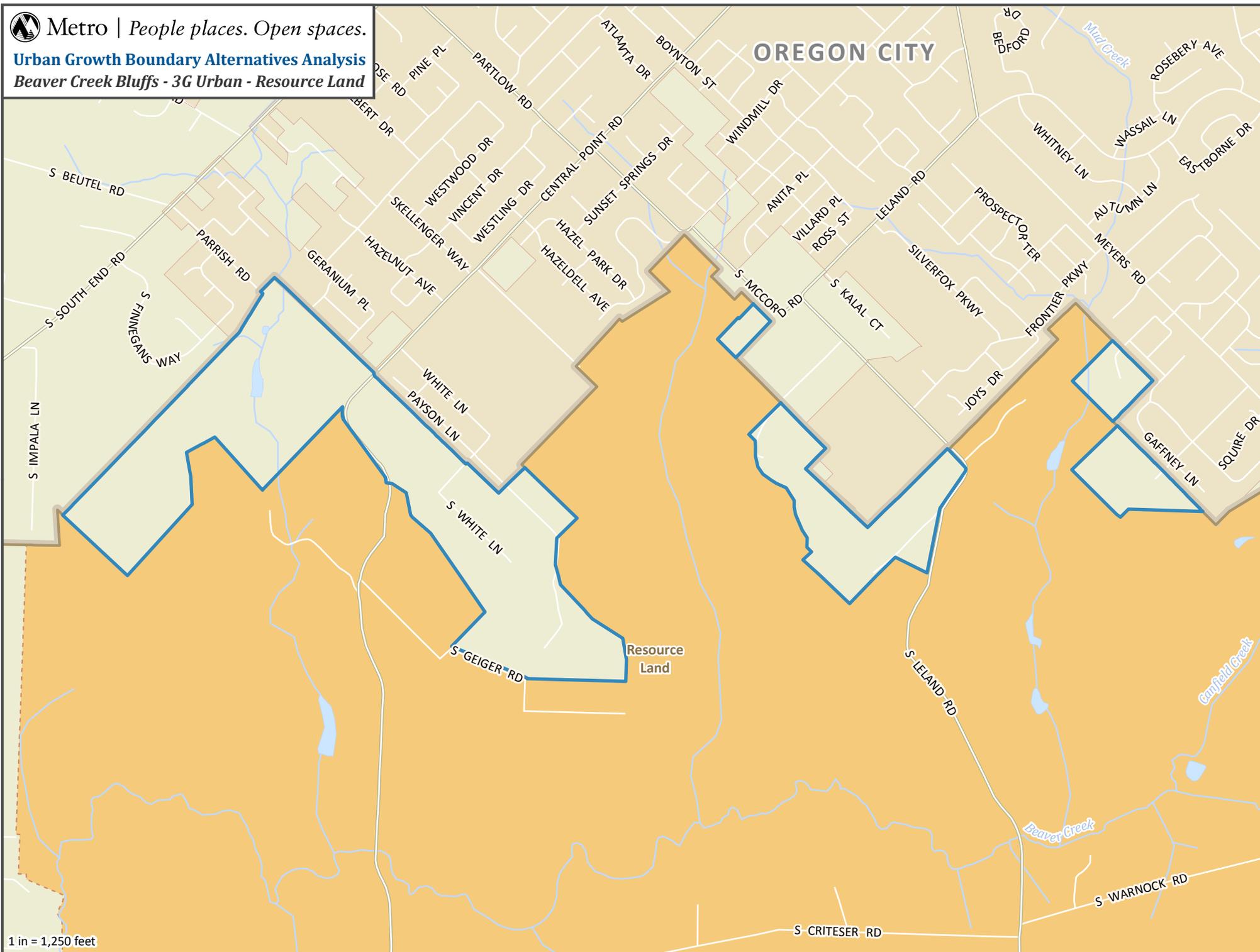
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**Urban Growth Boundary Alternatives Analysis**  
**Beaver Creek Bluffs - 3G Urban - Resource Land**



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