

ADVANCE ANALYSIS AREA (4H)

Advance Analysis Area		Total Acres	316
Gross Vacant Buildable Acres	181	Total Constrained Acres	135
Estimated Dwelling Unit Capacity	2,133	• Title 13 Significant Habitat	73
Estimated Employment Acres		• Public Land	40

General Description (see attached map)

The Advance Analysis Area is a rectangular shaped mostly flat area located between the current UGB to the west and Newland Creek to the east and contains a total of 316 acres. It lies just to the east of SW Stafford Road, and straddles SW Advance Road. The area extends as far north as SW Kahle Road, and as far south as SW Kruse Road. The area is directly to the southeast of the Elligsen analysis area (4F/4G). The Advance analysis area is served primarily by SW Advance Road (east/west) and SW Stafford/Wilsonville Road (north/south).

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

The Advance area contains 36 tax lots. Of those 36 lots, ten are at least five acres and account for approximately 259 of the 317 total acres. Median parcel size is 1.75 acres. There is one lot at the north edge of the area that is bisected by the analysis area boundary, at Newland Creek. A majority of the parcels smaller than five acres are clustered in the southeastern quarter of the study area, south of SW Advance Road and east of SW 60th Avenue. At least 21 properties have recorded improvements with a median value of \$169,520, although only three have values greater than \$250,000. Although there are some improvements present on a few tax lots, the area remains largely undeveloped and in agricultural use, primarily field crops and tree farms.

There is a substantial BPA power line easement running through the northern half of the analysis area that is around 560 ft wide and covers 44 acres. The West Linn-Wilsonville School District also owns four parcels, totaling approximately 40 acres just south of SW Advance Road.

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 Wilsonville indicated that the area can be efficiently and cost-effectively provided with public facilities necessary to support urban development.

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 - \$9,788,000

Water Distribution Services - \$4,570,000

Storm Sewer Services - \$4,513,000

Transportation Services - \$107,520,000

Parks - \$25,600,000

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

ESEE Analysis

Comparative environmental, energy, economic and social consequences

Environmental

No significant wetlands or floodplains are present in the area, although there is about 1 mile of stream corridor and 35 acres of surrounding riparian areas. There are no parks or open spaces within the area, but there is some private commonly-owned open space adjacent to the analysis area inside the UGB to the west. Only 18 acres of land are constrained by steep slopes (>25%), all but three acres of which are within riparian corridors. Future development may impact a small portion of riparian habitat in the far northeast corner of the analysis area, but the majority of this

area can be developed without impacting important environmental resources due to their isolated nature. Attachment 6 contains a breakdown of the environmental factors.

Energy, Economic & Social

This small area is a mixture of limited agricultural activities and rural residences. Fifty-eight percent of the parcels have improvements and 72% of the parcels are less than five acres in size. There are two large parcels each greater than 80 acres in size; however a power line easement cuts through these parcels, limiting developable acreage. The limited agricultural activities combined with most of the natural resources being located on or near the edges of the area, away from the flatter more developable portions, will reduce the potential negative economic impacts of a lost farming economy and costs for protective natural resources. The West Linn-Wilsonville School District owns a 40 acre site that abuts the current UGB and is very close to the existing Wilsonville High School and Boeckman Creek Elementary School, providing the opportunity to connect the analysis area to the existing urban neighborhoods through a significant school campus. In addition, the analysis area is adjacent to the Frog Pond expansion area that was included in the UGB in 2002, providing for additional opportunities to knit the two areas into the urban fabric of Wilsonville, thereby reducing some of the impact of the loss of the rural lifestyle for current residents. The additional VMT generated through urbanization of this small area will be minimal as the average commute distance is similar to the existing commute distance for the region. Overall this analysis area has low economic, social and energy consequences from urbanization.

Avoidance of conflict with regionally significant fish and wildlife habitat

Total regionally significant fish and wildlife habitat covers 73 acres mainly concentrated in the northeast corner of the analysis area, all within or along riparian zones, including 38 acres of upland habitat that is contiguous with the riparian areas. In addition, the BPA power line easement runs diagonally adjacent to the main segment of habitat area, providing an additional buffer for the habitat. The City of Wilsonville has adopted a habitat protection program that is in substantial compliance with Metro's Title 13 Nature in Neighborhoods regulations. Based on the limited amount of significant habitat that is adjacent to the flatter developable areas, the overlap of the habitat area with the power line easement and Wilsonville's habitat conservation policies, urbanization of this area can occur with minimal impacts to 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

All but the western edge of the Advance analysis area borders exclusive farm use (EFU) zoned resource land (see attached resource land map). Directly north, between the analysis area and the Elligsen analysis area is an approximately 310-acre block of farm land in field crop and nursery production. There is no edge or buffer between the analysis area and this block of farm land beyond SW Kahle Road which extends almost the entire length of the northern edge. Increased traffic along SW Kahle Road as well as along SW Stafford Road as a result of urbanization will impact the agricultural activities occurring in this location.

Directly east, north of Advance Road, Newland Creek flows south in a wooded ravine about 70-feet below the elevation of the analysis area. The riparian area associated with Newland Creek fluctuates between 1,000 – 1,500 feet wide in this vicinity, effectively providing a buffer to the widespread agricultural activities occurring further east.

South of Advance Road there is a pocket of farm land approximately 200 acres in size located between the analysis area and Newland Creek. This pocket of agricultural land extends south across SW Kruse Road to the Willamette River and is mostly composed of field crops. Directly south of the analysis area is another pocket of farm land approximately 38 acres in size that is located between two small unnamed streams. Increased traffic along SW Kruse Road as well as along SW 53rd Avenue as a result of urbanization will impact the agricultural activities occurring in this location.

Overall, the proposed urban uses for the Advance analysis area would not be compatible with the agricultural activities occurring on the farm land to the north and southeast. The proposed urban uses for the analysis area would be compatible with the agricultural activities that are occurring on farm land to the east due to the wide riparian corridor of Newland Creek.

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

Newland Creek provides a clear transition between urban and rural lands on the east side of the analysis area. There are no natural or built features to provide a transition on the north and south sides of the analysis area. Additional buffers will need to be incorporated into the planning of the analysis area to provide a clear transition from urban to rural uses along these two edges.

2040 Growth Concept

Contribution to the purposes of Centers

The Wilsonville Town Center is the nearest center, located to the southwest of the Advance analysis area. Wilsonville's Town Center is 166 acres in size, and serves primarily the City of Wilsonville in this southern-most extent of the current UGB. The town center is linked to the analysis area by SW Wilsonville Rd (1.5 miles). No Tri-Met services currently connect the analysis area to the center.

SMART, the City of Wilsonville's bus service does provide limited service adjacent to the analysis area.

Wilsonville's Town Center, which is east of I-5, is envisioned to be a dense, mixed used community that creates a walkable, pedestrian-oriented environment. The center is located a short distance from the terminus of the WES Commuter Rail line. Metro's State of the Centers Report shows a higher than average jobs to housing ratio, fewer people and dwellings per acre than desired, and needing more infill and redevelopment to boost urban densities.

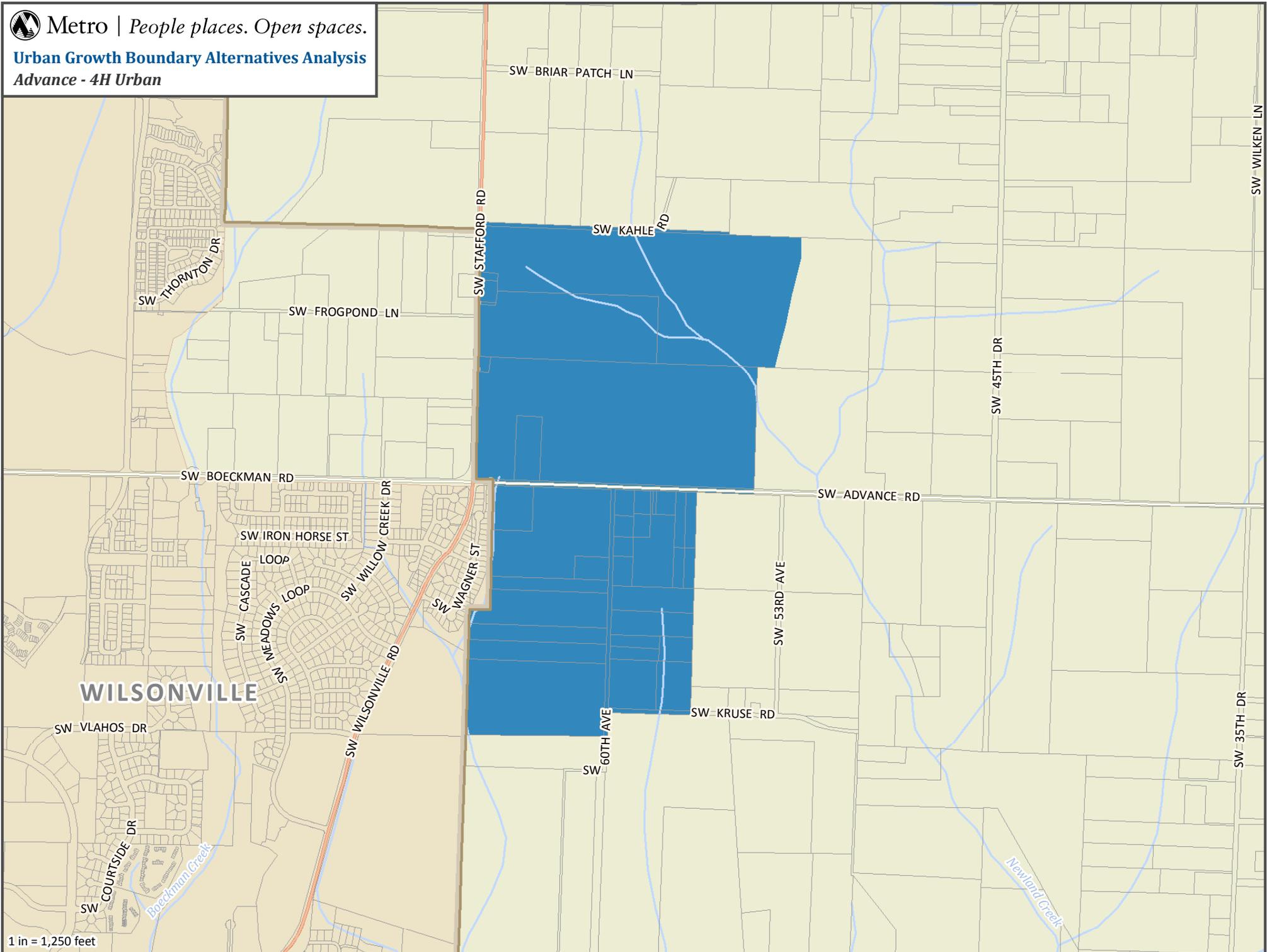
The Advance analysis area is identified in Wilsonville's 20 Year Look process as a site for long-term future urbanization that is expected to provide primarily residential land to help balance the jobs to housing ratio for the city and a new school site. Urbanization of the analysis area is unlikely to contribute to the purpose and vision of the Wilsonville Town Center due to its distance and potential to negatively impact the market for increasing residential density within the center. Although the added residential development the Advance area would help even out the jobs to housing ratio for the entire city of Wilsonville, the distance of this area from the Town Center would more likely increase the imbalance at the center and impede development of a compact, pedestrian-oriented community.



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Urban Growth Boundary Alternatives Analysis

Advance - 4H Urban



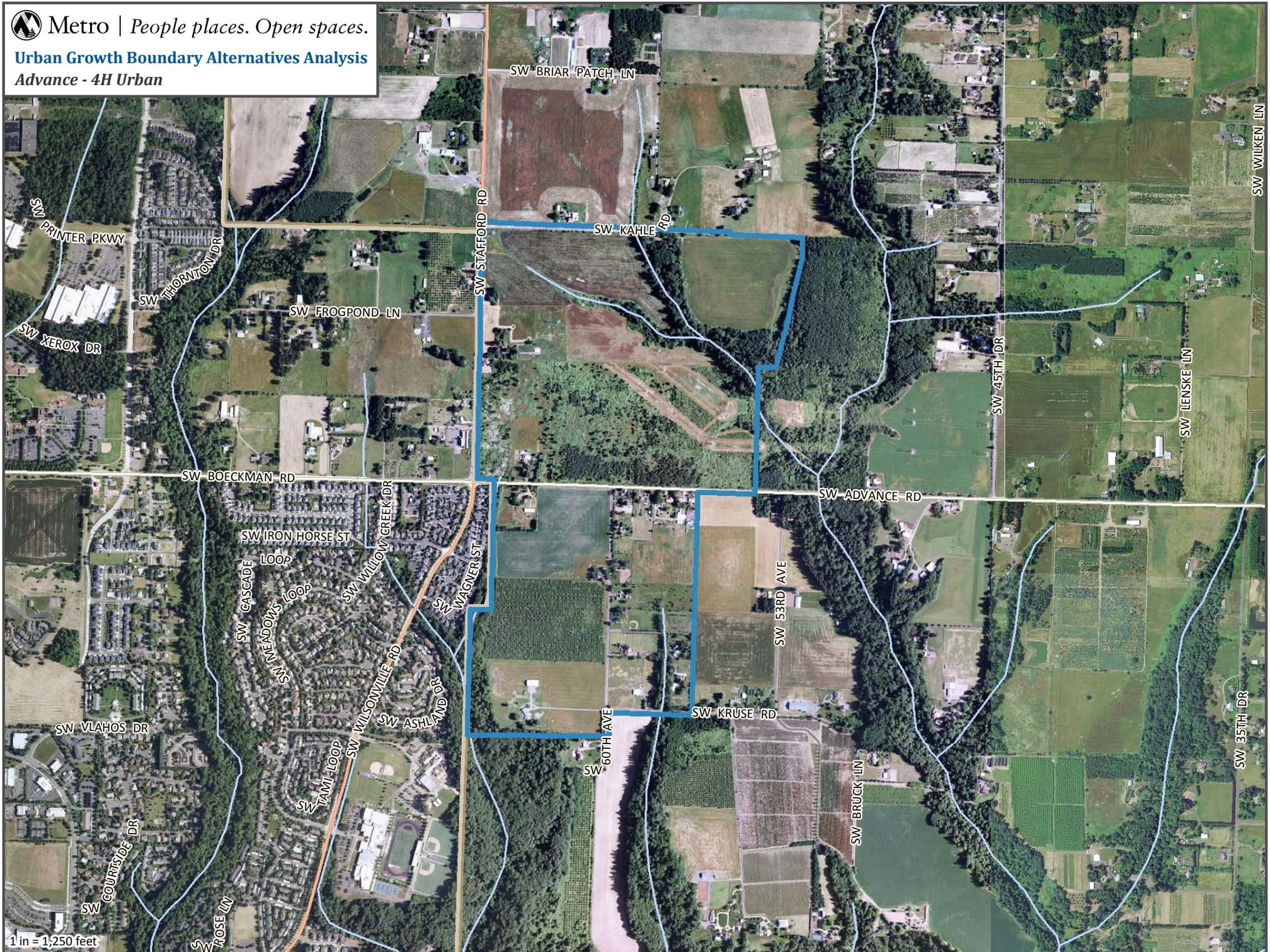
1 in = 1,250 feet



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Urban Growth Boundary Alternatives Analysis

Advance - 4H Urban



1 in = 1,250 feet

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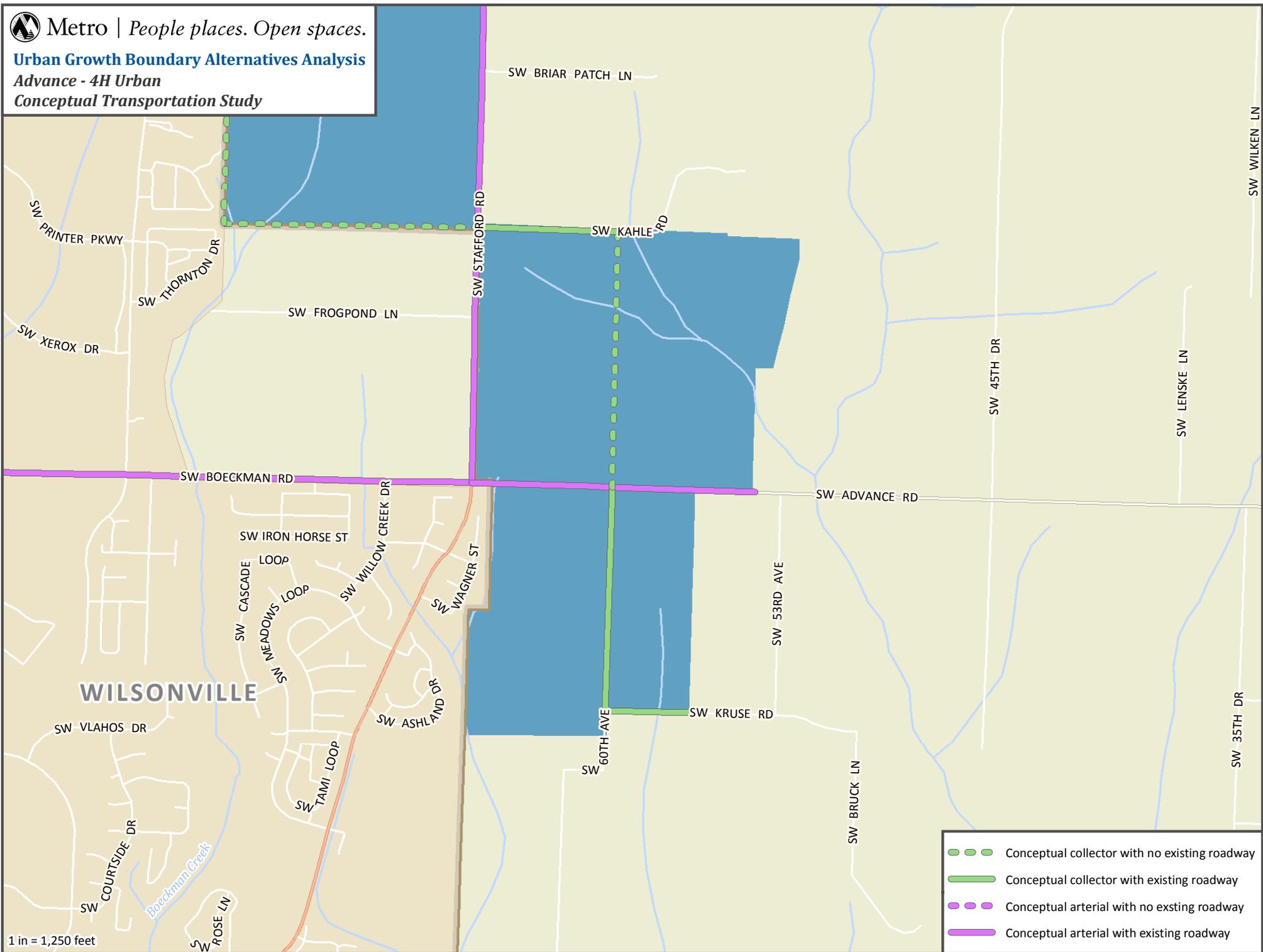


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Urban Growth Boundary Alternatives Analysis

Advance - 4H Urban

Conceptual Transportation Study



1 in = 1,250 feet

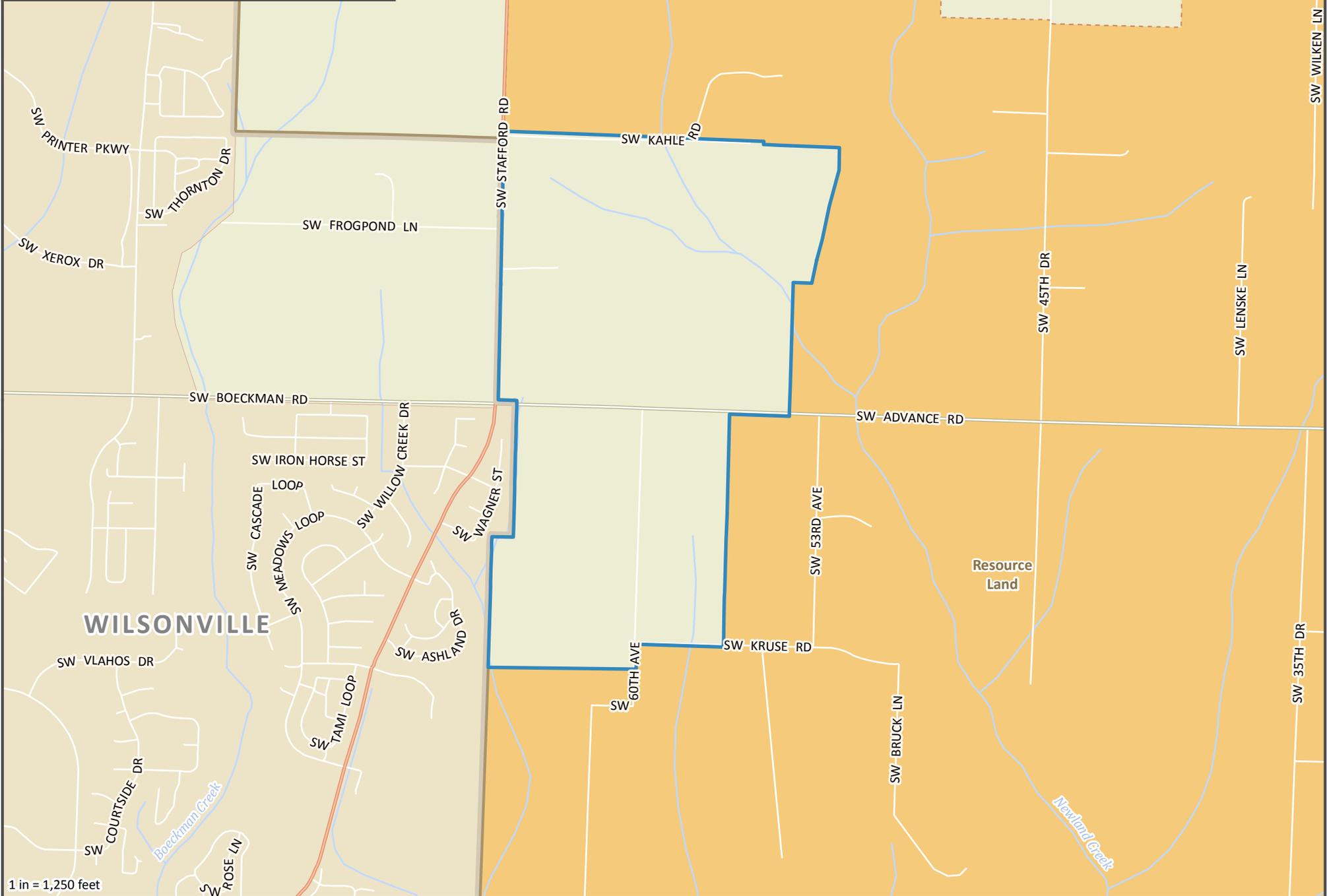
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Urban Growth Boundary Alternatives Analysis

Advance - 4H Urban - Resource Land



1 in = 1,250 feet

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