

## SHERWOOD WEST ANALYSIS AREA (5B)

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<b>Sherwood West Analysis Area</b>		<b>Total Acres</b>	<b>496</b>
Gross Vacant Buildable Acres	432	Total Constrained Acres	64
Estimated Dwelling Unit Capacity	4,981	• Title 13 Significant Habitat	45
Estimated Employment Acres		• Public Land	5

### General Description (see attached map)

The Sherwood West Analysis Area, a portion of the larger Sherwood West Urban Reserve, is located west of the city of Sherwood, along Highway 99W. The area sits between the Pacific Highway (99W) and SW Elwert Road on the east, SW Haide Road to the north, Chicken Creek to the west and SW Chapman Road to the south. SW Kruger Road runs east/west through the center of the study area. The area covers approximately 496 acres, entirely within unincorporated Washington County. Slopes are generally flat, and the landscape is a mix of farm and forested parcels.

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

There are a total of 52 parcels within this area, with 32 parcels of at least five acres accounting for 85% of the total analysis area. The median parcel size is 6.17 acres and no lots are split by the study area boundary. A majority, 33 out of the 52 parcels, have improvements, 13 of which are valued over \$250,000. The median improvement value is \$214,440. The primary land uses in this area are a mix of agriculture and forested parcels, with rural residences scattered throughout. Agricultural activities include field crops, tree farms and orchards.

There is no evidence of power line easements within the analysis area. The City of Sherwood owns five acres that contains a water reservoir, and Metro owns 40 acres of natural area land just outside of the analysis area to the west (just south of SW Kruger 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 medium/high suitability for sanitary sewer services, medium suitability for water services and high suitability for transportation connectivity for the northern portion of the analysis area. The southern portion was not evaluated for transportation connectivity. The City of Sherwood's Pre-Qualifying Concept Plan, completed as part of the Washington County urban and rural reserve designation process, indicates that the city has the ability and willingness to provide urban services 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 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 network is attached to this summary.

Sanitary Sewer Services - \$18,760,000

Water Distribution Services - \$8,935,000

Storm Sewer Services - \$8,949,500

Transportation Services - \$145,460,000

Parks - \$69,240,000

Schools - \$80,000,000 (New Elementary School)

### **ESEE Analysis**

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

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

Chicken Creek flows along the northwest corner of the area, and a small wetland of less than one acre forms the start of Goose Creek in the southeast portion of the study area. These two creeks have a total of eight acres of associated riparian habitat and several acres of steeper slopes (>25%) within the analysis area boundary. There are an additional 36 acres of upland habitat concentrated

in the northwest and just south of SW Kruger Rd, and a total of 23 acres of steep slopes occurring within much of the habitat. With the exception of the ravine along Goose Creek and the small wetland that marks its origin, the analysis area is either in active agricultural use or does not contain important environmental features. Current conditions therefore indicate that future urbanization can occur throughout much of the analysis area without significantly impacting environmental resources. The small riparian area along Goose Creek is isolated near the edge of the area and can be protected, reducing the potential risk from development. Attachment 6 contains the breakdown of the environmental factors.

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

This medium sized area, with 62% of the parcels larger than five acres in size, is a mixture of agricultural activities and rural residences on larger parcels. Sixty-three percent of the parcels have improvements. Urbanization will impact the rural lifestyle for current residents as the median size of the parcels is 6.17 acres, which represents fairly large home sites. There are a few significant pockets of agricultural activities, ranging in size from 40-80 acres. The loss of the economic impact from these agricultural uses may be considerable; however the potential economic impact of urbanization on these relatively flat lands will outweigh this loss. Approximately eight percent of the land is identified as containing riparian habitat located near the edges of the analysis area. The costs for protecting these smaller isolated resources will be small in contrast to the potential economic impact of urbanizing the larger areas in between. Additional VMT will be generated through urbanization of this medium sized area as the average commute distance for this area on the southwestern edge of the region is larger than 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***

A finger of significant riparian and upland habitat extends into the area along Goose Creek. With the exception of this habitat area and a small area of significant riparian habitat in the far northwest corner near Chicken Creek, there is a minimal amount of regionally significant habitat within the analysis area. The small block of upland habitat occurring in the northern-most portion of the area is characterized by steeper slopes that will prevent pressure from development, but the riparian and upland habitat surrounding Goose Creek could be impacted by urbanization as the adjacent area is flat and near Highway 99W. The City of Sherwood, the expected governing body, has adopted habitat protection measures that are in compliance with Metro's Title 13 requirements as part of the Tualatin Basin Natural Resource Coordinating Committee's protection program. Given that the pockets of habitat area are isolated and the expected protection measures that will be in place prior to urbanization, development could occur in a manner with minimal impact to the regionally significant habitat areas.

## **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***

A block of resource land zoned AF-20 is located west of the urban reserve between SW Chapman Road and SW Kruger Road, and extends just over 1 mile to the Washington County line (see attached resource land map). Chicken Creek flows north through the resource land area that is a mixture of forested and open parcels that includes some rural residences and a small amount of agricultural activities, including a vineyard. Two unnamed tributaries to Chicken Creek flow in an easterly direction through the area. The rural residences along SW Delanos Place in combination with the Chicken Creek riparian area provide a buffer for the limited agricultural activities that occur to the west; therefore the proposed urban uses are generally compatible with the nearby agricultural activities occurring on this block of farm and forest land.

A second block of resource land zoned AF-20 shares a 1/3 mile edge with the analysis area to the south. This is the same AF-20 zoned land that is west of the Sherwood South analysis area, on the west side of Highway 99W. There is a small amount of field crops and an equestrian center within the resource land area just to the south of the analysis area. A pocket of rural residential zoned land adjacent to Chicken Creek provides a buffer to the remaining AF-20 zoned land to the west. The location of the large equestrian center, the pocket of rural residential zoned land and to a lesser extent Chicken Creek combine to provide separation between the analysis area and the majority of the agricultural activities that are occurring on the nearby farm land.

Overall, proposed urban uses in the Sherwood West analysis area would generally be compatible with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

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

The UGB borders this analysis area on the east side. The Chicken Creek riparian corridor provides a transition on the west and northern edges and to a lesser extent on the southern edge of the analysis area. The equestrian center functions as a transition area between urban and rural uses as this large facility is more developed than a typical rural use, while at the same time focusing on a rural use. Therefore, there is a clear transition between urban and rural lands using both natural and built features/specialized uses.

## 2040 Growth Concept

### *Contribution to the purposes of Centers*

The Sherwood Town Center is the only center near the Sherwood West analysis area. It is a small town center of 88 acres, located to the northeast of the analysis area at the intersection of the SW Pacific Hwy (99W) and SW Tualatin-Sherwood Road. The center serves the community of Sherwood and the surrounding rural areas at the southwest edge of the region. Sherwood West is connected to the center via Highway 99W (approximately 1 mile) and there are currently no transit connections between the two locations. Tri-Met does have two bus routes serving the Sherwood Town Center, lines 12 and 94.

According to Metro's State of the Centers Report, January 2009, the Sherwood Town Center's jobs to housing ratio is higher than ideal and the total number of people per acre is low, indicating that there may be a need to attract and develop more housing within the center. The center also has a much lower than average number of dwellings per acre than other town centers. Based on the pre-qualified concept plans that were developed as part of the urban and rural reserve designation process, the City of Sherwood envisions the analysis area developing with a mix of limited commercial and residential uses. Urbanization of the Sherwood West area will not support developing increased residential units or employment opportunities within the center and ultimately may impede the creation of a compact, walkable community the city desires for the town center.

Sherwood foresees the potential need for a new station community in the southwest edge of the city to accommodate planned transportation system improvements such as a light rail or other public transit options for the area. As part of the city's pre-qualified concept planning, a portion of the analysis area was identified as a potential site for a new station center in Sherwood. The development of a new high capacity transit line along with the urbanization of the greater urban reserve areas adjacent to the city may support a new center in this location in the long term.

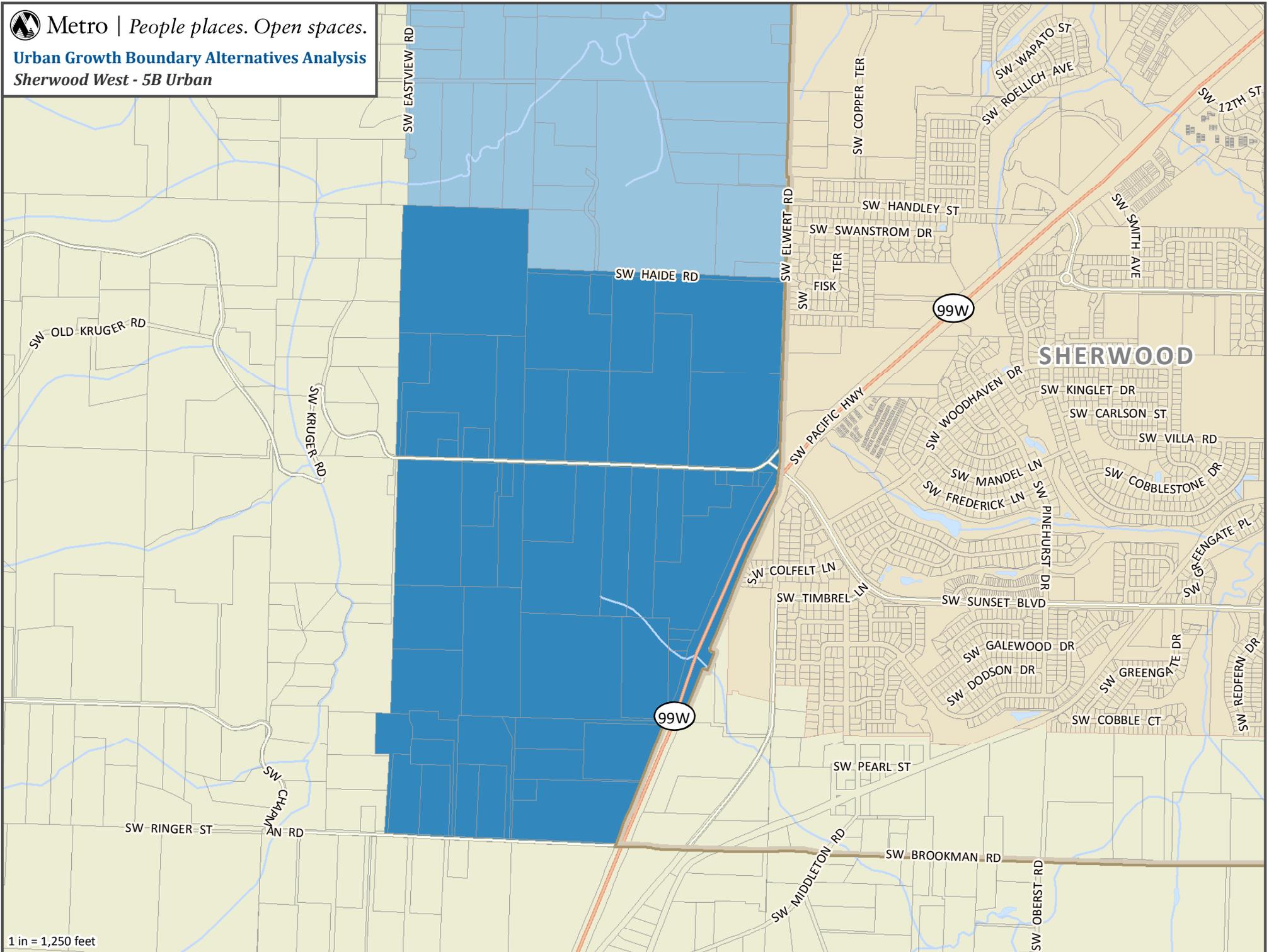
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### Urban Growth Boundary Alternatives Analysis

### Sherwood West - 5B Urban



1 in = 1,250 feet

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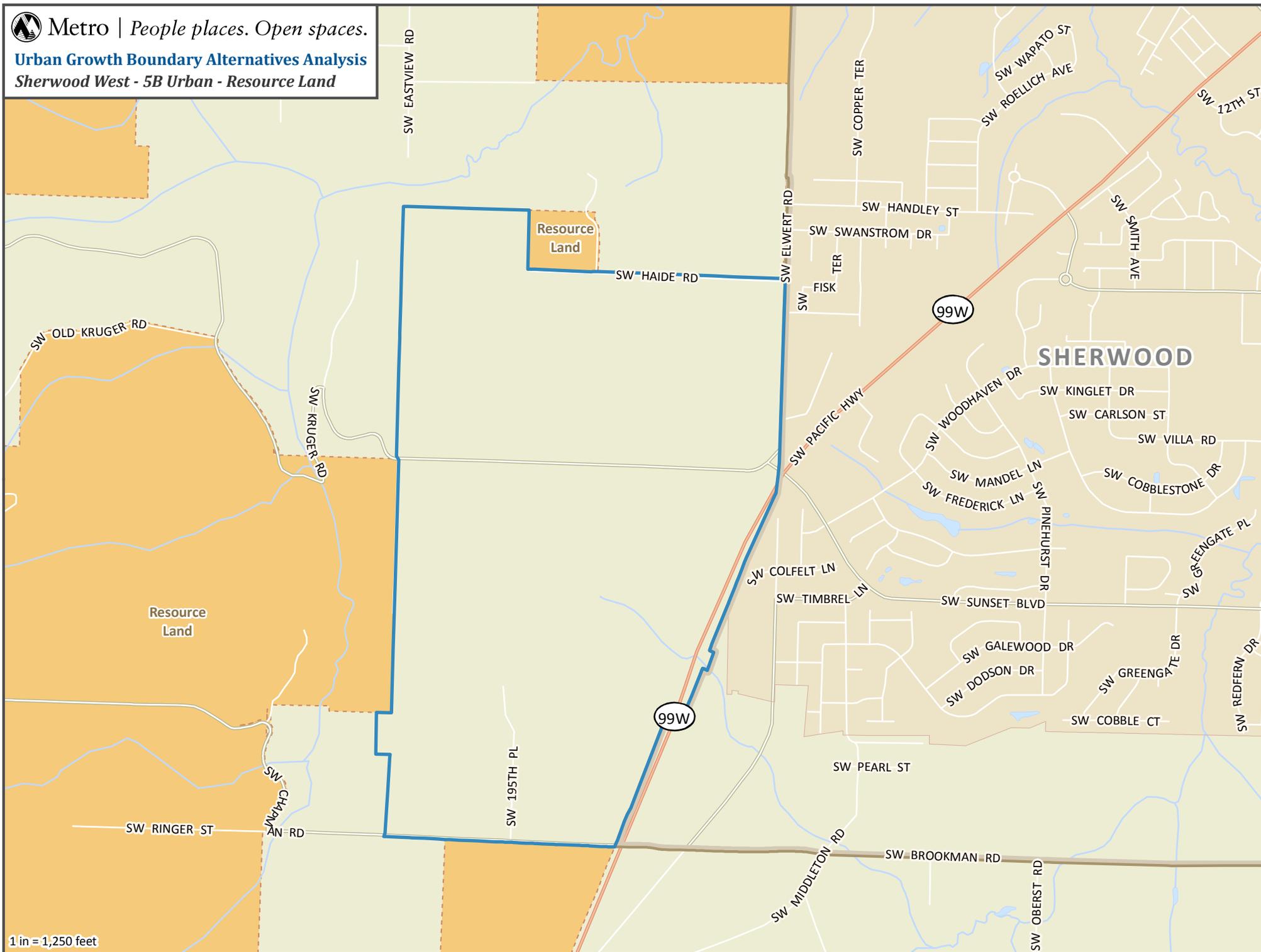






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### Urban Growth Boundary Alternatives Analysis Sherwood West - 5B Urban - Resource Land



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