

SHERWOOD SOUTH ANALYSIS AREA (5D)

Sherwood South Analysis Area		Total Acres	447
Gross Vacant Buildable Acres	216	Total Constrained Acres	231
Estimated Dwelling Unit Capacity	1,902	• Title 13 Significant Habitat	204
Estimated Employment Acres		• Public Land	4

General Description (see attached map)

The Sherwood South Analysis Area, is a medium sized rectangular area just south of the City of Sherwood with a total area of 447 acres. The area is a mixture of flat plateaus intermixed with stream corridors in ravines and forested areas. The area contains the confluence of Goose and Cedar Creeks. Southwest Brookman Road and the current UGB form the north boundary, Pacific Highway (99W) forms the western edge, and tax lot lines define the south edge and the Clackamas-Washington County line forms the east edge. There is one lot that is split by the study area boundary along its southern edge. The area is served by SW Brookman Road, Highway 99W, and SW Middleton Road. The entire area is within unincorporated Washington County.

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

The South Sherwood Analysis Area contains 82 parcels, one of which is only partially within the study area (28 out of 67 acres of that parcel lie within the study area). There are 36 parcels of at least five acres, and a median parcel size of 4.32 acres. Of the 447 total acres, 367 are accounted for by parcels of five acres or more. Improvements are recorded for 68 of the 82 tax lots, with a median value of \$130,795. Only 11 of those lots have improvements valued over \$250,000. Land use is composed of primarily rural residential in the western half, and a mix of agriculture and forested parcels in the eastern half. It appears that a large portion of the agricultural use is for tree farms and orchards, and minimal use for crop cultivation.

Available data does not suggest the existence of power lines within the analysis area. The State of Oregon owns one small 4 acre parcel in the north central part of the area, along SW Labrousse 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 suitability for sanitary sewer services and water services. This location 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 - \$9,988,000

Water Distribution Services - \$4,925,000

Storm Sewer Services - \$4,483,500

Transportation Services - \$178,120,000

Parks - \$35,000,000

Schools - \$300,000 (Increased maintenance costs, no new schools)

ESEE Analysis

Comparative environmental, energy, economic and social consequences

Environmental

Two creeks flow through the area: Cedar Creek from the southwest and Goose Creek from the northwest. The two creeks join together near the center of the analysis area, and continue north through the city of Sherwood to ultimately flow into the Tualatin River. Two additional unnamed creeks flow through the east side of the area, joining Cedar Creek to the north of the analysis area boundary. There are 45 acres of constrained steep slopes over 25%, 20 of those acres occurring within riparian corridors. A floodplain area along both Cedar and Goose Creeks covers 44 acres.

No parks or open space areas are identified within or adjacent to this study area. The locations of the streams result in the analysis area being broken up into small segments of non-constrained land. As a result of this fragmented landscape, urbanization of the area in a well connected manner could highly impact the natural resources. If urbanization occurs in a more segmented manner impacts to significant environmental resources can be reduced. Overall, urbanization of this area will impact the natural resources to some degree, depending on the urban form. Additionally, it should be noted that the City of Sherwood has preserved the Cedar Creek riparian area that currently is within the city limits by integrating the stream corridor into the urban form and as a result creating an amenity for its citizens. Attachment 6 contains the breakdown of the environmental factors.

Energy, Social & Economic

This medium sized area is divided into 82 parcels with 56% of the parcels less than five acres in size. The area contains limited agricultural activities and numerous rural residences, evident by improvements on 83% of the parcels. The minimal level of agricultural activities will reduce the potential negative economic impacts of a lost farming economy. There are 2.87 miles of streams and approximately 45% of the land is identified as containing habitat areas, which are dispersed throughout the analysis area. The costs for protecting these large resource areas will be considerable in contrast to the potential economic impact of urbanizing the developable lands in between in a well connected manner. Directly to the north is an area that was brought into the UGB in 2002, but is currently undeveloped. Once this area is developed to urban levels, the loss of the rural lifestyle for the current residents of the analysis area may be less, as they will be closer to urban amenities. Development of the two areas together may provide efficiencies in infrastructure financing and delivery of services. 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 medium economic, social and energy consequences from urbanization.

Avoidance of conflict with regionally significant fish and wildlife habitat

A total of 4.5 acres of wetlands are scattered throughout the area, along with 98.6 acres of regionally significant riparian habitat along Cedar and Goose Creeks as well as the smaller drainages. An additional 105 acres of regionally significant upland habitat extend beyond the riparian corridors in the area, with a large cluster located along the south edge of the analysis area between Cedar and Goose Creeks. Future development opportunities will be limited due to the dispersed locations of significant habitat throughout the area. 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. The expected protection measures that will be in place prior to urbanization will help protect much of the habitat, however the need for connecting the dispersed developable areas together will result in impacts to some 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

There is a 127 acre block of resource land zoned agriculture forest 20 (AF-20) directly south of the analysis area between SW Ladd Hill Road and SW Labrousee Road (see attached resource land map). The majority of the resource land is forested with one rural residence and a very limited amount of agricultural activities occurring. Two unnamed tributaries to Cedar Creek flow north through the forested portion of the resource land area in ravines up to 200-feet deep. As there is a very limited amount of agricultural activities and no indication of forest activities occurring in this resource land area, the proposed urban uses are generally compatible with the nearby agricultural and forest activities occurring on this farm and forest land.

A second block of resource land zoned AF-20 is located west of the analysis area, on the west side of Highway 99W between SW Chapman Road and SW Gimm Lane, and extends approximately 1 ½ miles to the Washington County line. Agricultural activities near Highway 99W include a small amount of orchard and field crops and a 44-acre equestrian center. The Highway 99W right-of-way, which is approximately 150-feet in width, provides a good edge to the analysis area in this location. In addition, the equestrian center is essentially a developed use that supplements the buffer of the highway for the majority of the agricultural activities that occur to the west. Due to the fairly wide highway right-of-way and the location of the equestrian center, the proposed urban uses are generally compatible with the nearby agricultural activities occurring on this farm and forest land.

There is a third 438 acre block of resource land zoned AF-20 located approximately ¼ mile south of the analysis area along SW Rein Road. This resource land area is approximately 100-feet higher in elevation and is separated by a number of rural residences. As this block of resource land is not directly adjacent to the analysis area, and there are a number of rural residences located on the slope between the two areas, the proposed urban uses would be compatible with nearby agricultural or forest activities occurring on this farm or forest land.

Overall, proposed urban uses in the Sherwood South 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 north side. Along the short eastern edge of the area there is a change in elevation of around 100-feet up to SW Ladd Hill Road, resulting in a small natural feature that provides some transition area between the urban and rural lands. This strip of land includes rural residences on mostly forested lots and the headwaters of a small tributary to Cedar Creek that flows within the analysis area. Along the southern edge of the analysis area is a significant change in elevation of approximately 800-feet up to SW Parrett Mt. Road that provides a transition area between the urban and rural lands. There are a number of rural residences located in this area as well as a significant amount of private open space associated with Parrett Mountain View Estates. The combination of change in elevation and private open space provides a transition between urban and rural lands using a natural feature. Highway 99W provides a built feature transition area between urban and rural uses along the western edge of the urban reserve area. Therefore, there is a clear transition between urban and rural lands using both natural and built features.

2040 Growth Concept

Contribution to the purposes of Centers

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

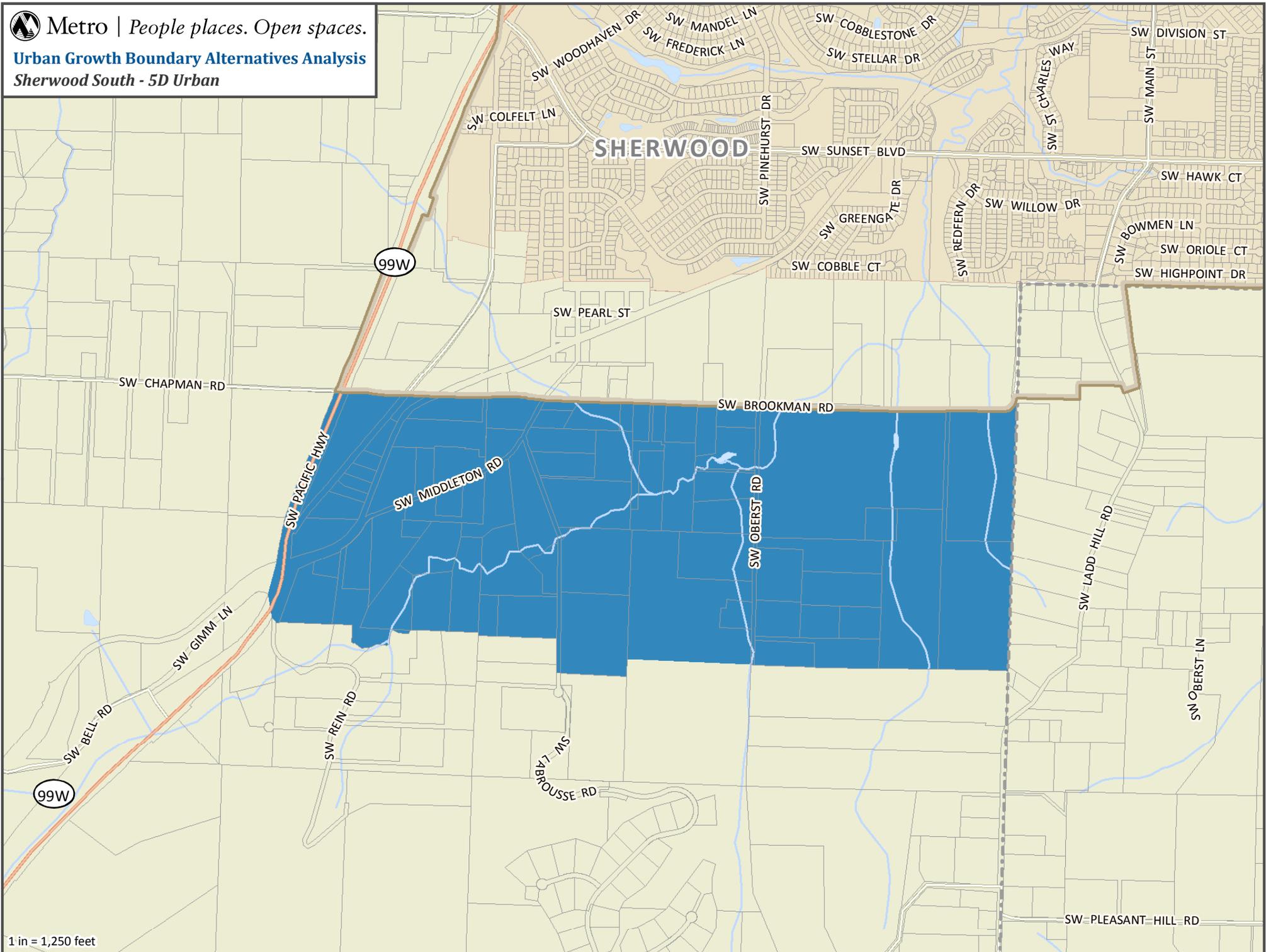
According to Metro's State of the Centers Report, January 2009, the Sherwood Town Center's jobs to housing ratio is higher than ideal and the total number of people per acre is low, indicating that there may be a need to attract and develop more housing within the center. The center also has a much lower than average number of dwellings per acre. Currently the City of Sherwood envisions the analysis area developing primarily as residential, with a limited amount of commercial use while preserving a large area of riparian habitat. Urbanization of the Sherwood South area is unlikely to 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 by providing alternative housing options.



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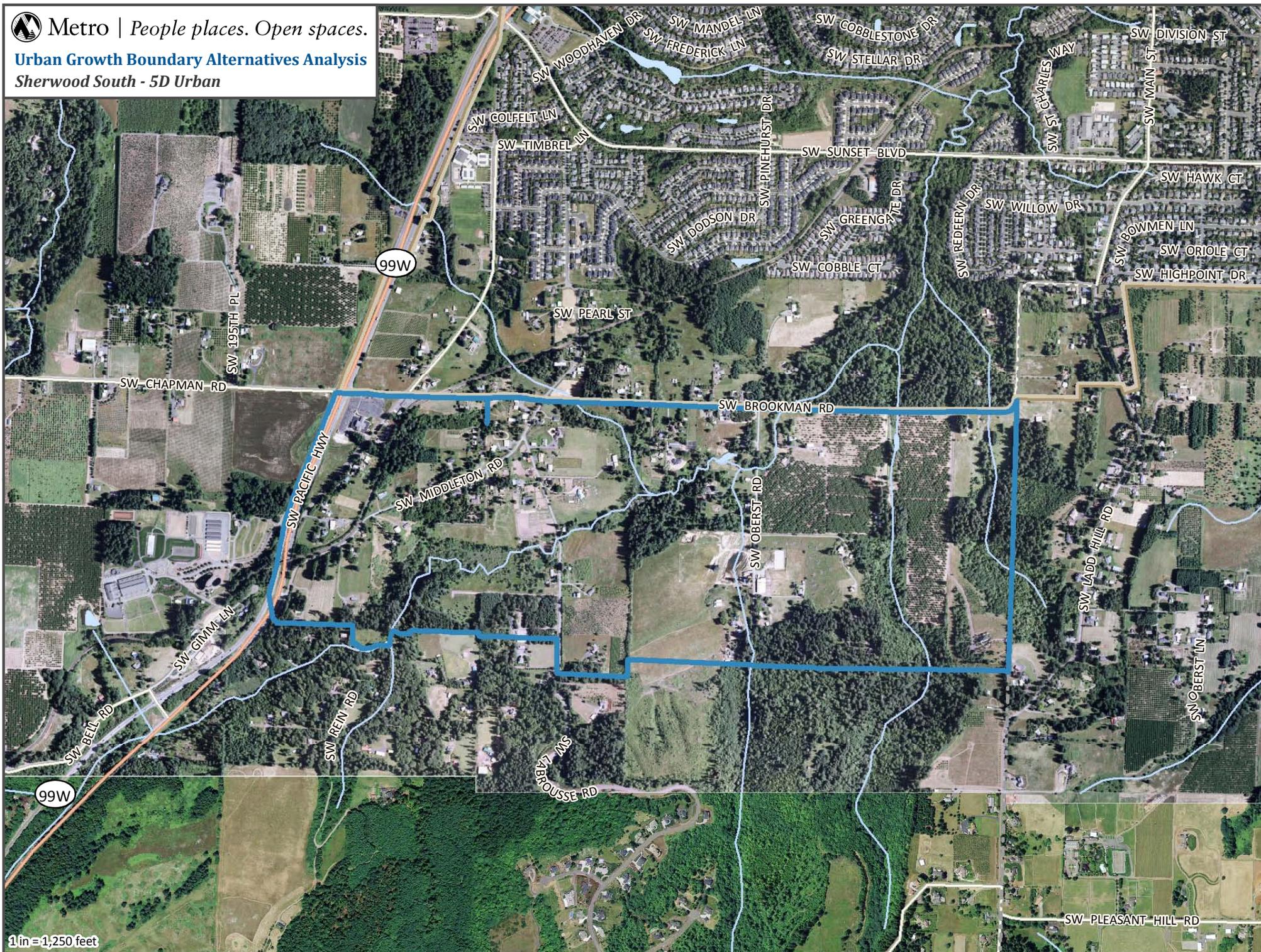
Urban Growth Boundary Alternatives Analysis

Sherwood South - 5D Urban



1 in = 1,250 feet

Urban Growth Boundary Alternatives Analysis
Sherwood South - 5D Urban



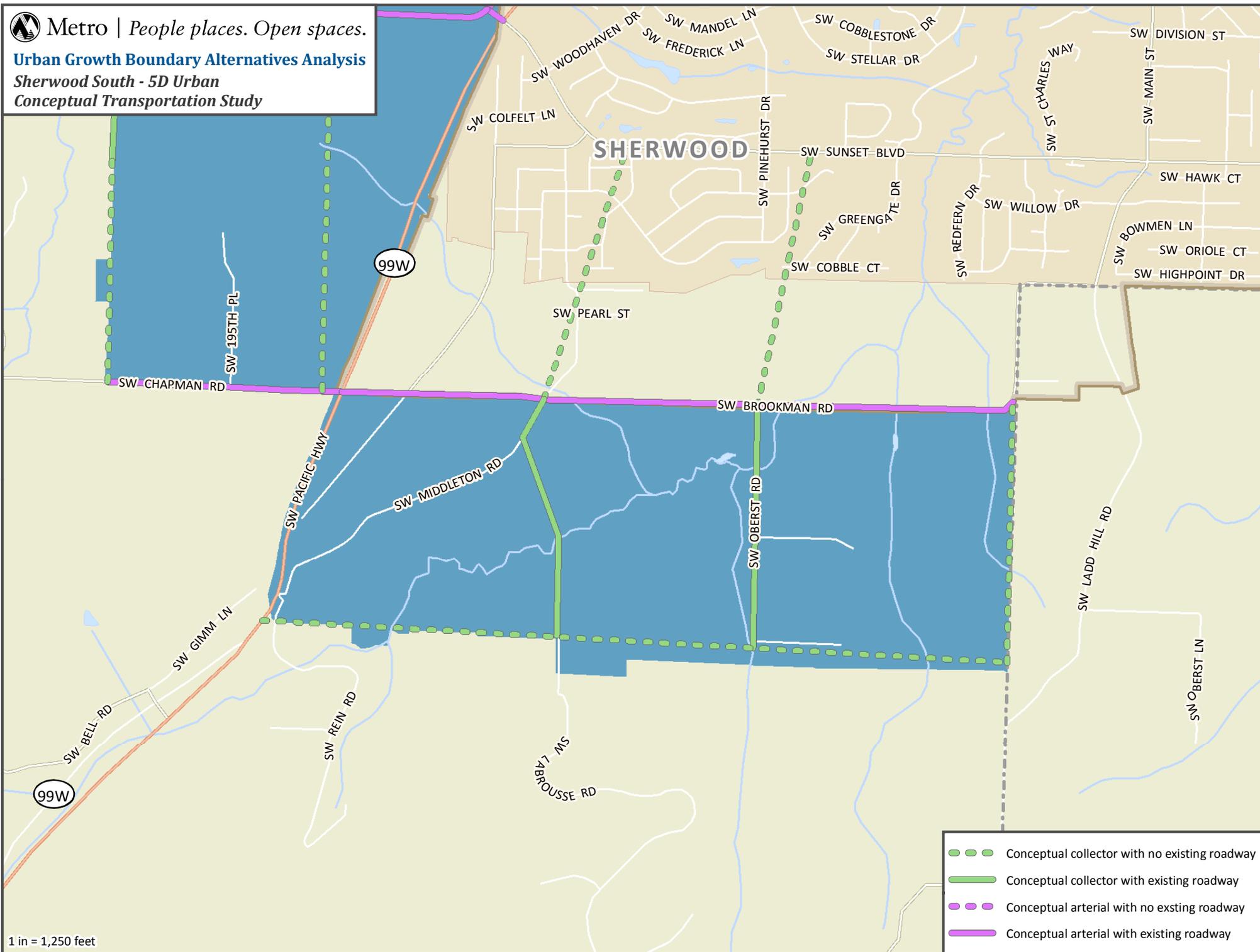
1 in = 1,250 feet



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Urban Growth Boundary Alternatives Analysis

Sherwood South - 5D Urban Conceptual Transportation Study



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

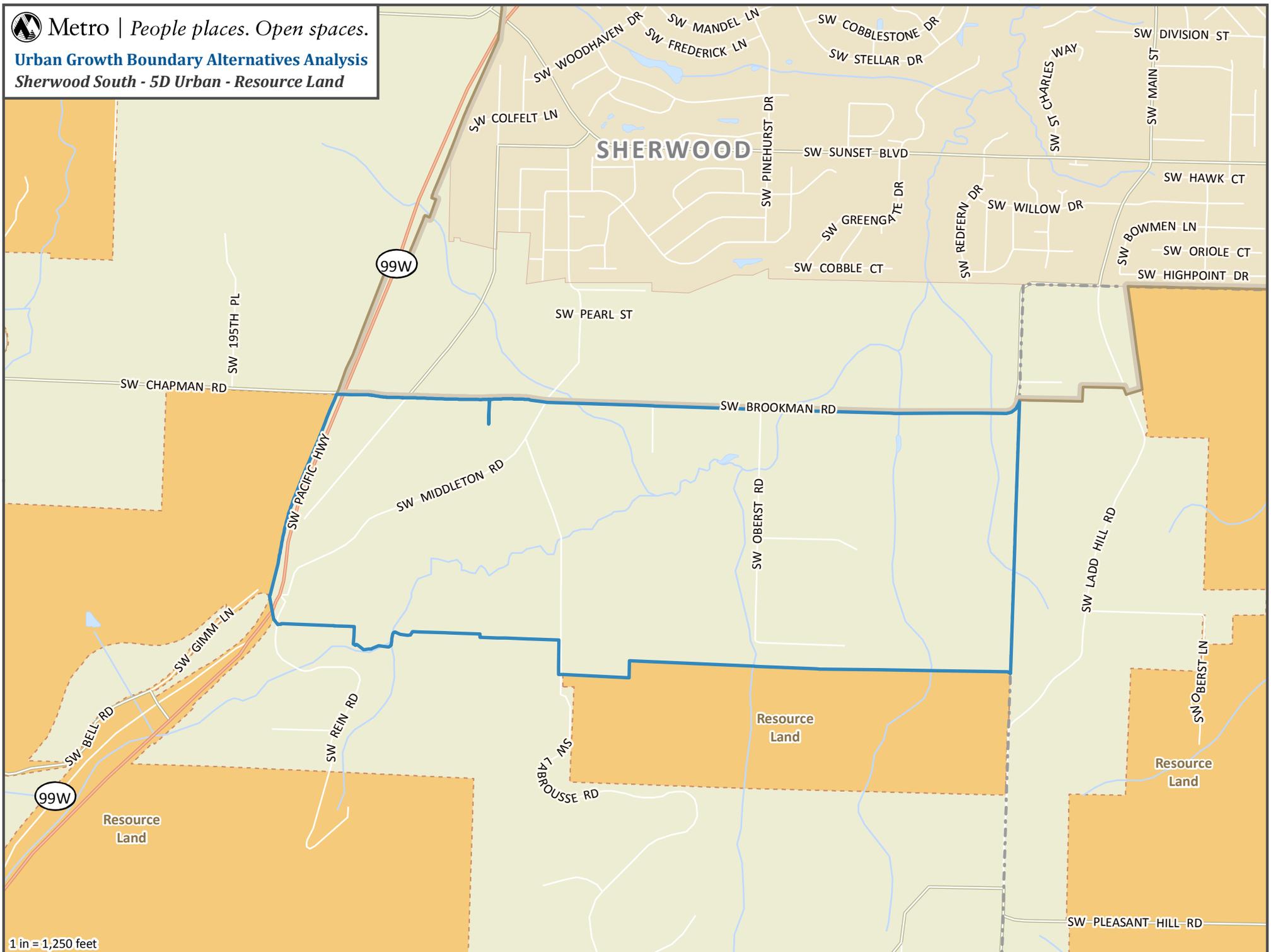
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Urban Growth Boundary Alternatives Analysis
Sherwood South - 5D Urban - Resource Land



1 in = 1,250 feet

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