

## TONQUIN ANALYSIS AREA (5F)

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<b>Tonquin Analysis Area</b>		<b>Total Acres</b>	<b>120</b>
Gross Vacant Buildable Acres	57	Total Constrained Acres	63
Estimated Dwelling Unit Capacity	0	• Title 13 Significant Habitat	36
Estimated Employment Acres	46	• Public Land	0

### General Description (see attached map)

The Tonquin Analysis Area is a rectangular shaped area located to the southwest of Tualatin, in unincorporated Washington County, and consists of 120 total acres of land. The current UGB forms the north and east edges, and the west edge is formed by extending a line north from the intersection of SW Morgan Rd and SW Tonquin Road. The area is served primarily by SW Tonquin Road, but otherwise lacks major transportation connectors. This analysis area and much of the surrounding landscape is characterized by large quarries and other mineral extraction enterprises.

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

This analysis area contains only 12 parcels within the study area boundary, half of which are more than five acres. The median parcel size is 7.5 acres. There are structural improvements built on five of the 12 parcels, with a median value of \$119,320. One of the larger parcels, on the south side of SW Tonquin Road, is owned by Tualatin Valley Fire & Rescue and houses their Regional Training Center. The remainder of the study area, to the north of SW Tonquin Road, is dominated by the Coffee Lake Quarry. Land uses in the area are designated as primarily industrial, commercial or vacant.

A small corner of a power line easement exists in the northeast corner, but only covers 1.4 acres. Available data do not suggest the existence of other public easements within this 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 and medium suitability for water services and transportation connectivity. The City of Tualatin's Pre-Qualifying Concept Plan, completed as part of the Washington County urban and rural reserve designation process, indicates that the city is interested in providing 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 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 - \$592,000

Water Distribution Services - \$630,000

Storm Sewer Services - \$476,500

Transportation Services - \$75,840,000

### **ESEE Analysis**

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

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

The Coffee Lake Creek stream corridor flows through the center of the area from north to south, although its actual path is obscured by the presence of the large rock quarry and widespread landscape modification. Wetlands cover 13.4 acres of the study area, however 5 of those acres lie within rock quarries and are subject to the same landscape modification that obscures the Coffee Lake Creek corridor. Steep slopes occur on 27 of the total 120 acres, again mainly as a result of the quarries. The large wetlands in that southeast corner are also within the 100-year flood plain, limiting the development potential there. Once a quarry is no-longer being actively mined, a reclamation plan must be implemented. As the majority of the environmental features identified are within the existing mining operation, it is difficult to assess the impacts urbanization may have on the resources prior to the reclamation plan being implemented, thus urbanization will have

minimal impact on the environmental resources in the area. Attachment 6 contains the breakdown of the environmental factors.

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

The vast majority of this small area is currently being used as a quarry. The Tualatin Valley Fire & Rescue Training Facility encompasses the next largest site within the analysis area. There is one rural residence and the remaining parcel is constrained with natural resources. It is expected that the ultimate reuse of the quarry site will provide future industrial uses that will replace the quarry operation, thereby negating any economic loss from the quarry. The fire training facility is expected to continue operating. Urbanization will have minimal impact on the lone residence in the area, assuming that the expected reuse of the quarry will provide a less degraded environment. As the natural landscape is severely manipulated by the quarry operations, the required mitigation plan once the extraction operations cease will provide the opportunity to restore a critical habitat link. . Overall this analysis area has low economic, social and energy consequences from urbanization.

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

There is approximately 36 acres of identified regionally significant habitat, 33 acres of which are within riparian zones. The significant habitat is mostly concentrated in the undeveloped and undisturbed parcel in the southeast corner of the study area, 12.6 acres of which is also within the 100-year flood plain. The remainder of the identified habitat occurring along the Coffee Lake Creek is within the rock quarry and mineral extraction areas, and has already undergone significant disruption. The City of Tualatin, the expected governing body for this area, has adopted habitat protection measures in compliance with Metro's Title 13 program through the Tualatin Basin Natural Resource Coordinating Committee's protection program. Based on the edge location of the significant habitat areas that are outside the quarry operations and the fact that the quarry area will undergo a significant reclamation program prior to urbanization, it appears that urbanization in this area is unlikely to impact regionally significant fish and wildlife habitat, and may ultimately improve the habitat within the area.

### ***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 one block of resource land zoned Agriculture Forest 20 (AF-20) and Exclusive Forest and Conservation (EFC) zoned land directly west of the northern portion of the Tonquin analysis area that extends west to the City of Sherwood (see attached resource land map). The AF-20 zoned land totals 186-acres and is entirely owned by the Tualatin Valley Sportsmen Club. Of the remaining 221-acres zoned EFC, 58 acres are owned by the US Fish & Wildlife Service. There are two rural residences within the entire area and there appears to be no agricultural or forest activities occurring. Due to the fact there is no agricultural or forest activities occurring on the adjacent AF-20 and EFC zoned land, the proposed urban uses would be compatible with nearby agricultural or forest activities occurring on farm or forest land.

***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 and east sides and rural lands abut the western and southern edges. There are no natural or built features that mark a clear transition area between the proposed urban and rural lands. However, more than half of the west edge of the analysis area is bordered by the Tualatin Valley Sportsmen Club, which includes a firearms training facility that is used extensively by numerous law enforcement agencies. This facility encompasses 186 acres and a firearms training facility use is an allowed use in forest zones. The expectation is that the facility will continue to operate for the foreseeable future, thereby providing a buffer to the rural lands further west. Coffee Lake Creek and its associated floodplain also provide a transition area between urban and rural lands to the south. Therefore, there is a clear transition between urban and rural lands using both natural features and the existence of a specialized use.

**2040 Growth Concept**

***Contribution to the purposes of Centers***

The Tualatin Town Center is the nearest center to the Tonquin analysis area. The Tualatin Town Center is approximately 325 acres in size, and primarily serves the surrounding residential and commercial areas in the City of Tualatin. The analysis area is connected to the town center via SW Tonquin Road, SW Grahams Ferry Road and SW Boones Ferry Road (3 miles). There is no Tri-Met service connecting the Tualatin Town Center and the Tonquin area directly. The WES Commuter Rail passes near the eastern border of the analysis area prior to stopping in the town center, although no station stops are near the analysis area.

Tualatin's Town Center Plan, envisions a mixed use live, work and play center that integrates natural resources like the Tualatin River with civic, social, economic and cultural functions in a walkable community. According to Metro's State of the Centers Report, January 2009, the Tualatin Town Center has a lower than ideal number of people per acre and slightly below average number

of dwellings per acre. The Tualatin center has an average jobs to housing ratio, but density is somewhat lower than average for both housing and businesses.

Pre-qualified concept planning by Tualatin indicates that the city foresees primarily industrial redevelopment for the analysis area (referred to as “Knife River”). Urbanization of the Tonquin analysis area will not support the vision or purpose of the Tualatin Town Center. The area’s future as industrial uses combined with the distance from the town center will not contribute to creating a compact, pedestrian-oriented community within the Tualatin Town Center. The analysis area is of primary interest to the city for transportation connectivity, as it would serve to extend SW 124<sup>th</sup> Avenue to future east west arterial roads.

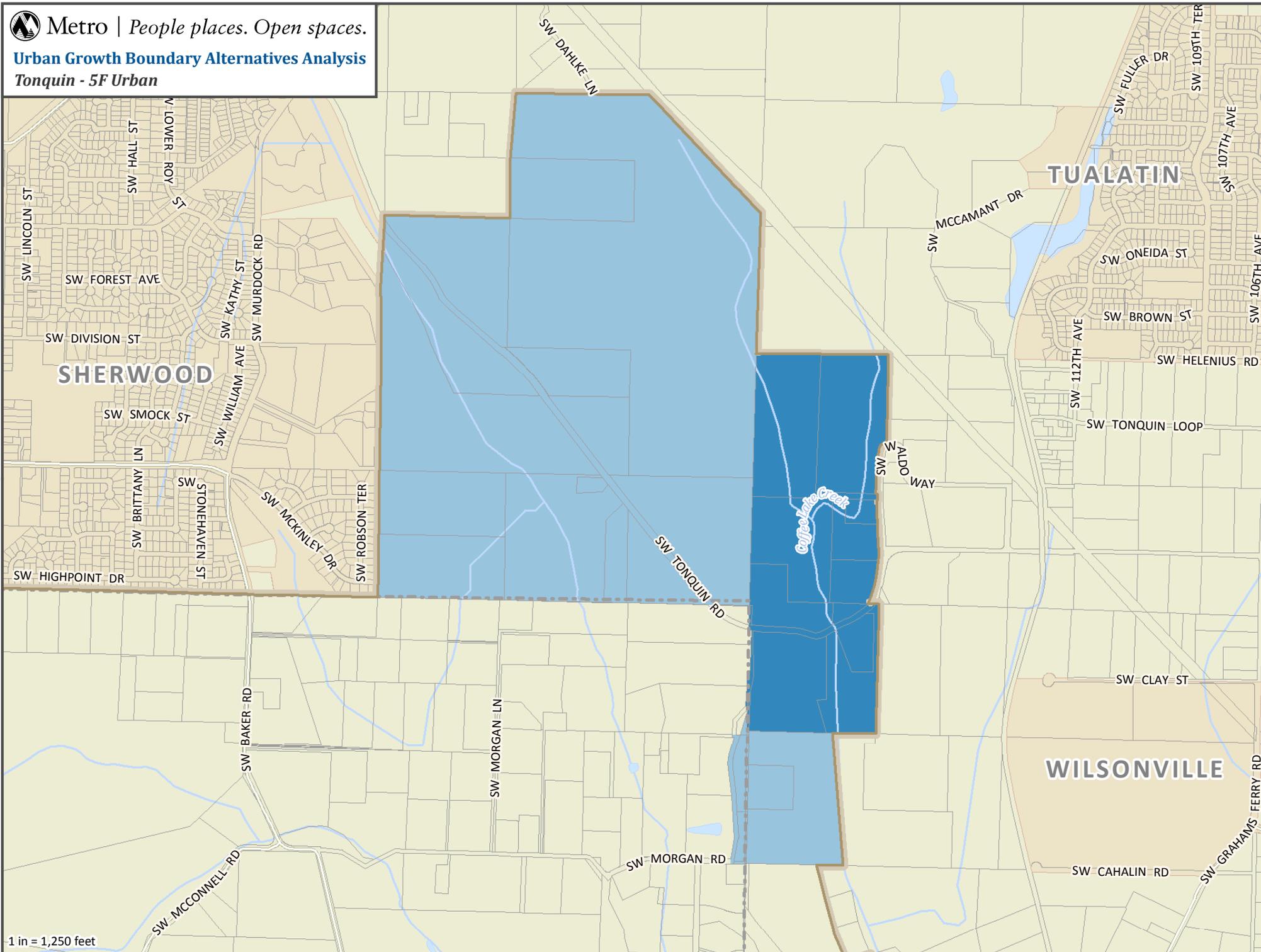
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### Urban Growth Boundary Alternatives Analysis

#### Tonquin - 5F Urban



1 in = 1,250 feet

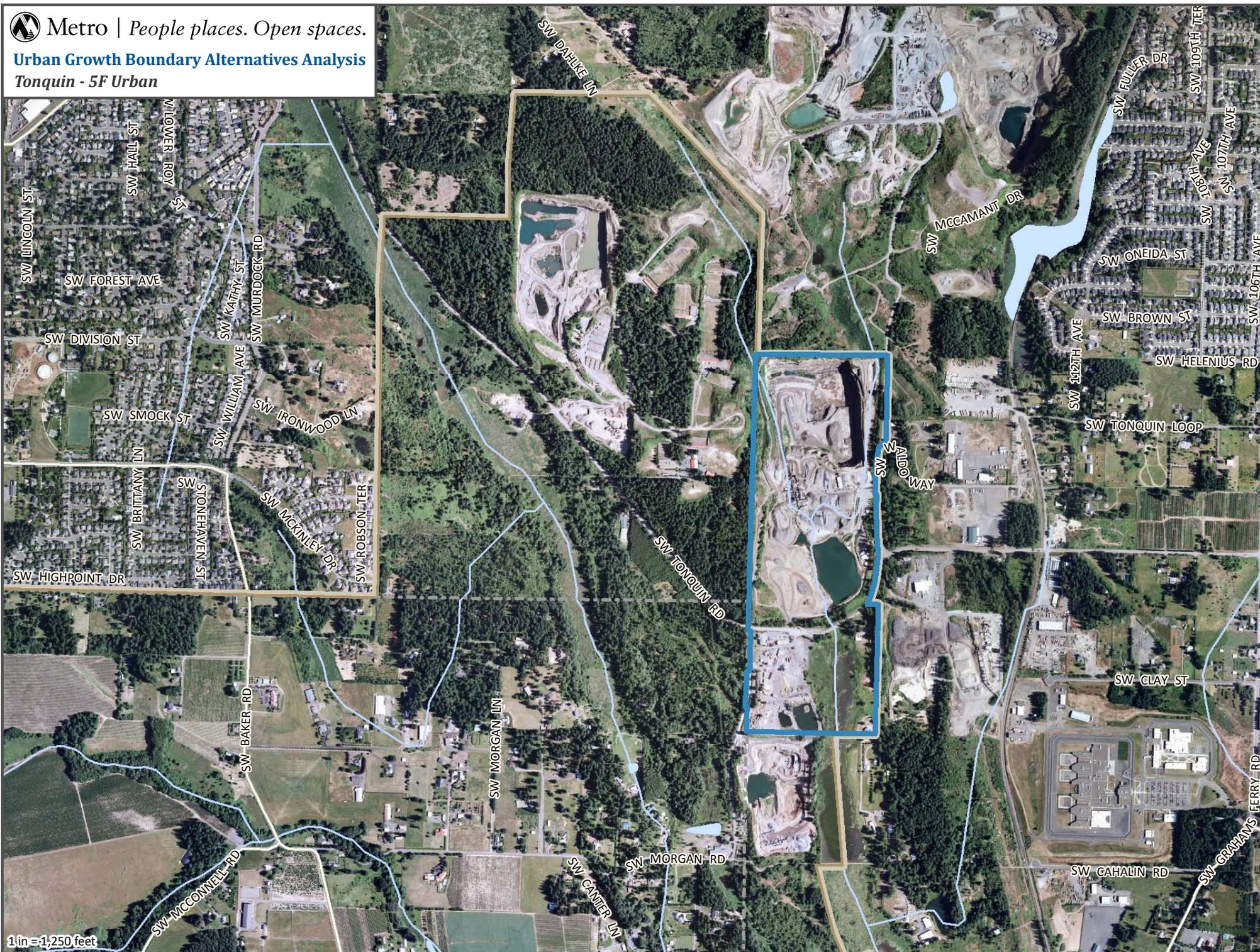
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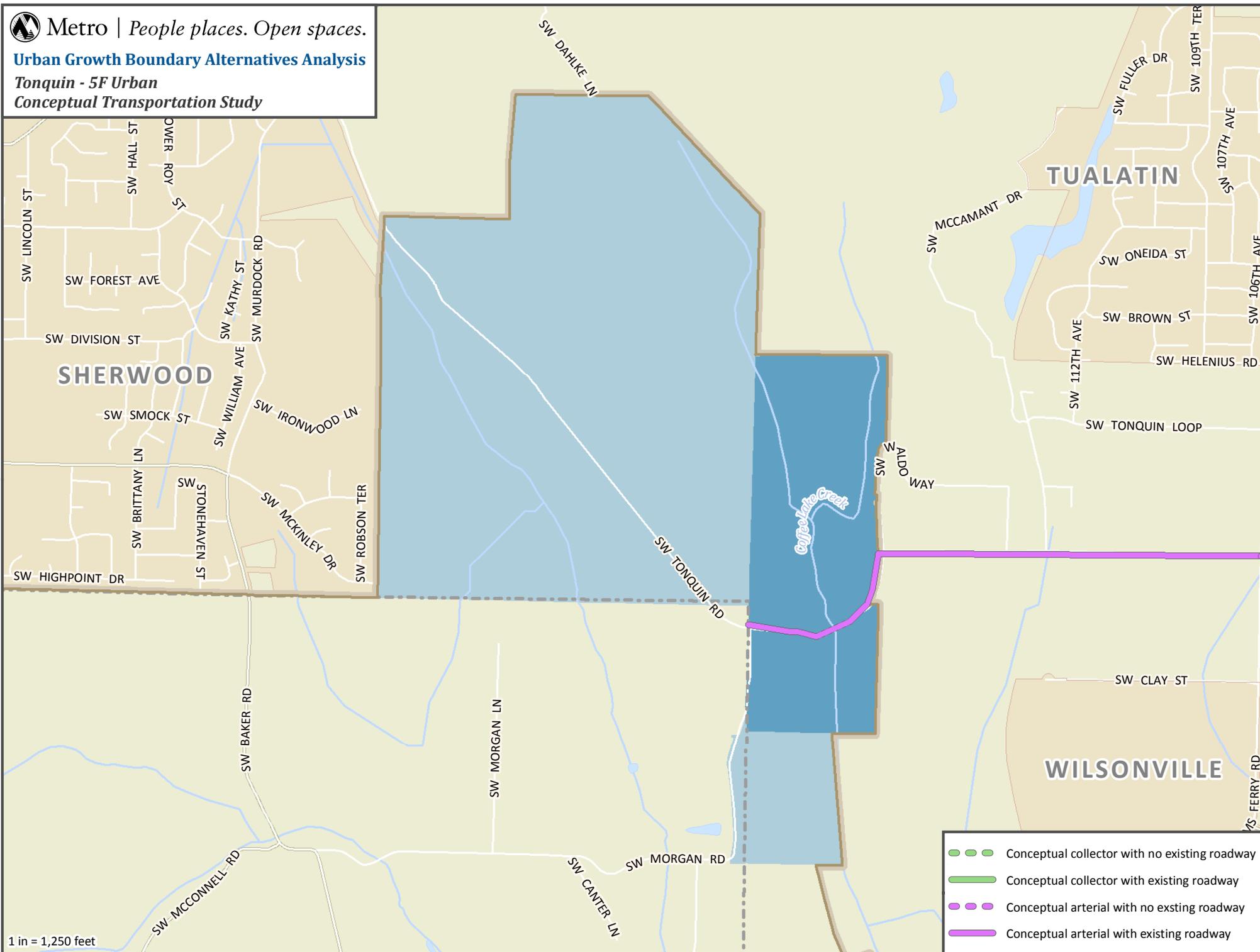


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### Urban Growth Boundary Alternatives Analysis

Tonquin - 5F 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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