

TITLE 11 NEW AREA PLANNING STATUS REPORT
(revised January 2009)

Project/ Study Area	Lead Government	Plan Deadline	CET Grant Amount¹	Total Acres	Dwelling Unit Capacity²	Status
1998 UGB Expansion						
Rock Creek Concept Plan	Clackamas County	NA	NA	670	2,997*	Completed and development underway, as part of Happy Valley
Pleasant Valley Concept Plan	Gresham and Portland	NA	NA	1,532	4,922*	Completed and first developments scheduled for 2008
Villebois Village	Wilsonville	NA	NA	311	2,300*	Completed and development underway
Witch Hazel Community Plan	Hillsboro	NA	NA	308	1,779*	Completed and development underway
2002 UGB Expansion						
Springwater Community Plan (Areas 6, 12)	Gresham	NA	\$977,129 granted	1,151	1,417*	Completed plan and comp plan/zoning. Development contingent on annexation and service availability
Damascus/Boring Concept Plan	Clackamas County	NA	Damascus (\$524,724) HV (168,631) Clack Co (\$202,701) granted	12,214	24,952*	Completed. Comp planning/zoning by Happy Valley & Damascus underway. Happy Valley completion expected spring '09; Damascus July '09
Gresham (Area 13)	Gresham	NA	\$90,000 granted	Part of DBCP	Part of DBCP	City commenced comprehensive planning/zoning for Kelley Creek Headwaters project in summer 2008 with expected completion Aug 2009
Park Place Master Plan	Oregon City	NA	\$292,500 granted	480 (300 brought in 2002)	1,465*	Completed plan and comp plan/zoning adopted. Development contingent on voter annexation to City.

¹ The Construction Excise Tax, capped at \$6.3 million, was adopted by the Metro Council in March 2006 to fund local concept plan and comprehensive planning needs associated with areas brought into the UGB between 2002 and 2005.

² Figures with asterisk are based on completed plans. All other dwelling unit figures are from Metro's UGB decision worksheet submitted to DLCD and thus preliminary.

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Beavercreek Road	Oregon City	NA	\$117,000 Granted	450 (308 brought in 2002 & 2004)	1000	Industrial area. Completed plan and comp plan/zoning adopted. Development contingent on voter annexation to City.
South End Road (Area 32)	Oregon City	March 2007	\$292,500 earmarked	919	413	Planning effort not yet scheduled.
East Wilsonville (Area 45)	Wilsonville	March 2007	NA	183	660	Developers have had discussions with city but no formal process has begun.
Coffee Creek 1	Wilsonville	NA	NA	216	0	Industrial area. Completed, including city master plan for area.
Brookman Road	Sherwood	NA	\$153,000 granted	231	1,239*	Recommended plan in hearings at City; expected plan adoption and code March 2009.
Study Area 59	Sherwood	NA	\$15,524 granted	89	210*	Completed including comp plan and zoning.
99W Area	Sherwood	March 2005	NA	18	0	Road Alignment
NW Tualatin/ Cipole Road	Tualatin	NA	\$13,182 granted	15	0	Industrial Area. Completed and zoned.
Tonquin Site	Tualatin	NA	\$69,919 granted	431	0	These two industrial sites, known as 'SW Tualatin', were planned together. City Council accepted the concept plan and city staff is working on the implementation measures needed. Work plan pending I-5/99W alignment decision. Completion likely in 2009.
Tigard Sand and Gravel Site	Tualatin	NA				
Bull Mountain Area (Study Area 63)	Washington County	March 2005	\$670,500 granted	520	1,735	County working on West Bull Mountain Concept Plan with expected completion fall 2009.
Bull Mountain Area (Study Area 64)	Washington County or Beaverton					
Bull Mtn Area (portion Area 64)	Beaverton	March 2005	\$3,750 granted	14	Part of Bull Mtn above	Completed and zoned
Cooper Mountain (Area 67)	Washington County	March 2005	\$191,700 earmarked	507	1,019	County scheduled to commence planning in 2009
Study Area 69 & 71	Hillsboro	NA	\$157,500 granted	338	1,300	Hillsboro working on plan that includes these two areas. Recommended plan complete and endorsed by city; will adopt implementing ordinances after further resolution of urban reserves, likely in 2010.

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Study Area 77	Cornelius	NA	\$7,500 granted	16	0	East Baseline project is completed and zoned.
Shute Road Site	Hillsboro	NA	\$30,000 granted	203	0	Industrial Area. Completed and being developed
Forest Grove Swap	Forest Grove	NA	\$8,422 earmarked	0	0	Completed and zoned.
N Bethany	Washington County	NA	\$1,170,000 granted	805	3,546	Recommended concept plan complete; comp plan/zoning scheduled for completion in Dec 2009.
Bonny Slope (Study Area 93)	Multnomah County	March 2005	\$202,500 granted	159	524	Planning underway; existing conditions report completed. Scheduled completion of an adopted concept plan is Oct. 2009; adoption of code to implement the plan is January 2011.
2004 UGB Expansion						
Damascus West	Clackamas County & Metro	July 2007	Part of DBCP grant	102	0	Industrial land. Part of Damascus /Boring Concept Plan (see above).
Beavercreek Road (Portion of area 26)	Clackamas County or Oregon City & Metro	July 2007	Part of Beavercreek Rd grant	63	0	Industrial land. Part of Beavercreek Road Concept Plan (see above).
Quarry (Portions of areas 48 & 49)	Washington County, Tualatin, or Sherwood & Metro	July 2007	\$208,440 earmarked	354	0	Industrial land. Sherwood hired a consultant and is commencing the planning effort. Scheduled completion of an adopted plan is January 2010.
Coffee Creek 2 (Portions of areas 48 & 49)	Washington & Clackamas counties or Tualatin or Wilsonville & Metro	July 2012 or 2 years after selection of ROW alignment for 99W/I-5 connector whichever is earlier	\$365,278 earmarked	264	0	Industrial land. Concept planning will take place after the I-5/99W corridor study decision has been made.

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Tualatin (Portions of areas 47 & 49)	Washington County, Tualatin or Wilsonville & Metro	July 2012 or 2 years after selection of ROW alignment for 99W/I-5 connector whichever is earlier		645	0	Industrial land. City of Sherwood in process of signing the CET IGA and work to commence shortly with completion scheduled for spring 2010.
Cornelius / N Holladay – S Council Creek	Washington Co or Cornelius & Metro	July 2007	\$18,000 earmarked	197	0	Industrial land. City previously indicated planning to start 2008.
Helvetia	Washington Co or Hillsboro & Metro	July 2007	\$345,000 granted	249	0	Industrial land. Planning completed and zoned.
2005 UGB Expansion						
Evergreen	Hillsboro	Feb 2008	Part of Helvetia grant	532	0	Industrial land. Planning completed and zoned.
Cornelius	Cornelius	Feb 2008	Part of Holladay grant	64	0	Industrial land. City previously indicated planning to start 2008, to be done in conjunction with 2004 Cornelius expansion.
TOTALS			6,295,400	24,250 (23,928 in UGB expansions)	51,478	