



September 15, 2009

To: Urban and Rural Reserves Steering Committee

From: Chuck Beasley, Senior Planner *CB*
Multnomah County Land Use and Transportation

Subject: Multnomah County Suitability Assessments for Urban and Rural Reserve

The Multnomah County Board of Commissioners conducted a public hearing on September 10, 2009, to consider recommendations for urban and rural reserves from the Multnomah County Citizen Advisory Committee (CAC) and staff, to consider the advice of the Planning Commission, and public testimony. The Board adopted a resolution that forwards the attached suitability assessments for reserves to Core 4 and the Steering Committee.

The attached table, Overview of Recommendations, is followed by maps depicting suitability assessments by CAC and staff, and a summary of the results of factors analysis of the rural and urban factors. Detailed analysis of how each area ranks according to the factors in OAR 660-027-0050 (urban) and -0060 (rural) along with area maps is included in the report, "Factors Analysis and Area Maps" available on the web page:

<http://www2.co.multnomah.or.us/reserves>

The CAC recommendations are the result of work by the 15 committee members in sixteen meetings that began in May of 2008 and ended July 30, 2009. While the recommendations include both suitability of areas for urban and rural reserve and designations, the focus here remains on suitability pending more information on the extent of urban reserve sufficient to accommodate population and employment estimates for the planning period. The table below contains area calculations for urban and rural suitability in keeping with this approach.

Acres of Urban and Rural Suitability

Factor Ranking	Rural Reserves Suitability		Urban Reserve Suitability	
	CAC	Staff	CAC	Staff
Low	5,742	24,919	53,127	53,127
Med/Low	2,678	0	3,837	1,352
Medium	0	4,298	0	2,404
Med/High	19,566	0	473	0
High	29,451	28,220	0	554
*Study area acres = 57, 437				

Overview of Suitability Recommendations

	Rural Reserves Suitability	Urban Reserves Suitability
Area 1 Government Islands	<i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability
Area 2 East of Sandy River	<i>CAC: High suitability west of 3-mile UGB line; Medium/low suitability east of 3-mile UGB line</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability
Area 3 Sandy River Canyon	<i>CAC: High suitability</i> Staff: Low suitability to protect forest, medium suitability for landscape features.	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability
Area 4 West of Sandy River	<i>CAC: High suitability</i> Staff: High suitability to protect farmland, medium for Beaver Cr. to protect landscape features.	Area 4a: North of Lusted Rd <i>CAC: Low suitability</i> Staff: Low suitability
		Area 4b: South of Lusted Rd <i>CAC: medium/low, except medium/high for the area north of Orient Rural Center/west of 302nd</i> Staff: Medium suitability; higher suitability near UGB and US-26
Area 5 NW Hills North	<i>CAC: High suitability to protect farm and forest, and for landscape features.</i> Staff: High for farm/forest, medium for landscape features in the area within 3 miles of the UGB and southwest of Skyline Blvd; low suitability in remainder	<i>CAC: Not a candidate for urban reserve</i> Staff: Low Suitability
Area 6 West Hills - South	<i>CAC: High suitability West of McNamee; Low suitability east of McNamee</i> Staff: Low suitability in Area north of Skyline Blvd (corresponds to urban area	Area 6a: North of Cornelius Pass Rd./ Skyline Blvd.: <i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability

	Rural Reserves Suitability	Urban Reserves Suitability
	6a) High suitability in area South of Skyline Blvd to protect farm/forest and landscape features. (corresponds to area 6b):	Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: <i>CAC: Low suitability for subarea east of the north fork of Abbey Cr., split betw medium and low west of Abbey Cr.</i> Staff: Low suitability for subarea east of the north fork of Abbey Creek. Medium/Low suitability for subarea west of Abbey Creek.
Area 7 Powerline/ Germantown Rd. - South	<i>CAC: Split between medium and high suitability.</i> Staff: High suitability for landscape features except area adjacent to N. Bethany which is low.	Area 7a: Area above the mid-slope line between the county line and Skyline Blvd.: <i>CAC: Not a candidate for urban reserve</i> Staff: Low Suitability
		Area 7b: Below the mid-slope line between the County line and Skyline Blvd.: <i>CAC: Low suitability</i> Staff: Low suitability Subarea East Laidlaw: <i>CAC: split between low and medium suitability</i> Staff: Medium suitability Subarea at lower Springville Rd. area.: <i>CAC: split between low and medium suitability</i> Staff: Low/Medium suitability
Area 8 Sauvie Island	<i>CAC: High/Medium</i> Staff: High suitability to protect farm and landscape features.	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability
Area 9 Multnomah Channel	<i>CAC: Low suitability</i> Staff: Low Suitability	<i>CAC: Low suitability</i> Staff: Low suitability

Multnomah County Rural Suitability Assessments (Staff and CAC)										
Rural Reserve Factor		Area 1: Government, McGuire, Lemon Islands	Area 2: East of Sandy River	Area: 3 Sandy River Canyon	Area: 4 West of Sandy River	Area 5: NW Hills North	Area 6: West Hills South	Area 7: Powerline/ Germantown Road- South	Area 8: Sauvie Island	Area 9: Multnomah Channel
Factor 2a/3a: Situated in an area otherwise subject to urbanization		Low	Low. CAC: High for area within 1 or 2 miles of UGB, low for remaining area.	Low	High	Low- except Plainview area = High	Low north of Skyline. High- south of Skyline. CAC: Low east of McNamee, high west of McNamee.	Low above mid-slope, High below. CAC: High for all Area 7.	Low.	Low north of Sauvie Island bridge High south of the bridge
Factor 2b: Capable of sustaining long-term agriculture or forestry		Low	High	Low	High	High	High	Low. CAC: Med	High	Low
Factor 2c: Suitable soils and water	Soils	Low	High	High	High	High	Med: farm. High: Forest	High	High	Low
	Water	High	Med	High	High	Med	Med: farm	Med	High	Low
Factor 2d: Is suitable to sustain long-term agricultural or forestry operations, taking into account:	Large block, concentration or clusters of farm or forest uses. Land use pattern including parcelization, tenure and ownership	Low	High	Med	High	High	High	Low: Farm blocks, Low/Med: woodlots	High	Low
	Adjacent land use pattern, existence of buffers	High	High	Med	High: north and east. Med: other areas.	High	High	Low	Med	Low
	The land use pattern including parcelization, tenure and ownership	Low	High	Med	Med/High	High	High	Low/Med	High	Low
	Sufficiency of agricultural or forestry infrastructure	Unknown	High	High	Med	High	Med/High	Med/High	Med	Low
Factor 3: For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:										
Factor 3b: Subject to disasters or hazards		High	Low	High	Low	High	Low south of Skyline. High north of Skyline.	Med	Med	High
Factor 3c: Important fish and wildlife habitat		High	High	High	High	High	High. Med for the Kaiser Rd and east of Abbey Cr. Areas.	High	High	Med
Factor 3d: Necessary to protect water quality		Low	Low	Low. CAC: High	Med for Beaver Cr. Canyon. Low for Johnson Cr.	Low. CAC split between Low and Med/High	Low. Med- Abbey Creek headwaters.	Low, except Med for Abbey Cr. Headwaters. CAC Split: Low-6, Med- 3, High-2.	Low	Med/low
Factor 3e: Provides a sense of place		High	Low	High	Low	High	High	High	High	Med/low
Factor 3f: Can serve as a boundary or buffer between urban and rural uses or natural resource uses.		Low	Low	High	High: Beaver Cr. Low: other areas.	Med	Low. High south of Skyline.	High	Low	Low
Factor 3g: Provides for separation between cities		Low	Low	Low	Low	Low	Low	Low. CAC Split between Low and Med/High.	Low	Low
Factor 3h: Provides easy access to recreational		Low	Low	High	High	Unknown	High	High	High	Low
Foundation or Important Ag Land?		No	Important	Fdn/Imp	Foundation	Foundation	Important	No	Foundation	Foundation
Staff Rural Suitability Assessment		Low Suitability	Low - Isolated from urban area by Sandy River canyon.	Low suitability to protect forest resources; medium suitability to protect landscape features.	High suitability for rural reserve to protect farm resources, Med suitability for rural reserve to protect landscape features for the Beaver Cr. area.	High suitability for rural reserve to protect farm/forest resources, and Med to protect landscape features in the Plainview area; Low suitability elsewhere.	High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features.	Low suitability for farm and forest resources. High for landscape features, except east edge of N. Bethany planning area within the Lower Springville Rd. area = Low.	High suitability for farm and landscape features.	Low Suitability
CAC Rural Suitability Assessment		Low Suitability	High suitability west of 3-mile UGB line; Low/medium suitability east of 3-mile UGB line.	High Suitability	High Suitability	CAC high suitability to protect farm and forest features and landscape features.	High suitability West of McNamee; Low suitability east of McNamee	Split between medium and high suitability.	Med/High suitability for rural reserve. All factors received a high or medium ranking for Area 8 save factor 2a/3a. However, Sauvie Island is close enough in proximity to be concerned about, thus Area 8 is worth designating at a higher suitability for rural reserve. Additionally, part of Sauvie Island lies within safe harbor.	Low Suitability

Multnomah County Urban Suitability Assessments (CAC and Staff)													
Urban Reserves Factor		Area 1: Government, McGuire, Lemon Islands	Area 2: East of Sandy River	Area: 3 Sandy River Canyon	Area: 4 West of Sandy River		Area 5: NW Hills North	Area 6: West Hills South		Area 7: Powerline/ Germantown Road- South		Area 8: Sauvie Island	Area 9: Multnomah Channel
					4a	4b		6a	6b	7a	7b		
<p>Factor 1: Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;</p> <p>Factor 3: Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers.</p>	Sanitary Sewer	Low	Low	Low	High	High	Low. exc Plainview = medium	Low	Low east of Abbey Creek N. fork High N. of Kaiser Rd. CAC all Low	Low	Low except Lower Springville Rd. unverified	Low	Low
	Water	Low	Low	Low	Med	Med	Low. exc Plainview = High	Low	High	Med	Med	Low	Low
	Transportation	Low	Low	Low	Low	High	Low	Low	Low east of Abbey Creek N. fork Med/low N. of Kaiser Rd.	Low	Low. except Lower Springville Rd. area rates Med	Low	Low
<p>Factor 2: Includes sufficient development capacity to support a healthy economy.</p>	Developable Land (Buildable Land). Gross/Buildable	Low	Low	Low	3,600/2,070 ac Low	2,880/1,940 ac Medium	Low	Low	800/500 ac Low	Low	Lower Springville: 480/250ac. E Laidlaw Rd 80/15 ac. Low	Low	Only small land area outside of flood/right of way. Low
	Employment Land	Low	Low	Low	Low	Med	Low	Low	Low	Low	Low	Low	Low
Factor 4: Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers.		Low	Low	Low	Low	Med	Low	Low	Low	Low	Low. except Springville Rd adjacent to N. Bethany = Medium. CAC: Agree with staff ranking.	Low	Low
Factor 5: Can be designed to preserve and enhance natural ecological systems.		Med	Med	Low	Yes- Med/Low	Yes- Med	Low	Low	Staff: High CAC: Med	Yes- Low	Staff: Low. Except for noted area are Med. CAC: all Low	Low	N of Sauvie Island Bridge: Low S. of Sauvie Island Bridge: Med
Factor 6: Includes sufficient land suitable for a range of needed housing types.		Low	Low	Low	Low	Med	Low	Low	Low-Med	Low	Staff: Low. Except Med along Springville Rd adjacent to N. Bethany. CAC: Split between Low and Med.	Low	Low
Factor 7: Can be developed in a way that preserves important natural landscape features included in urban reserves;.		Low	Med	Low	Yes-Med	Yes-High	Low	Low	Low	Yes-Med	Low. except Medium adjacent to N. Bethany.	Low	N. of Sauvie Island Bridge: Low. S. of Sauvie Island Bridge: Yes, Med.
Factor 8: Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land, including land designated as rural reserves.		Low	Med	Low	Staff- High CAC- Med	Med	Med	Med	Med	Med	Med	Low	Yes, Med.
Candidate Urban Reserve?		No	No	No	Yes	Yes	No	No	Yes	No	Yes	No	No N. of Sauvie Br Yes south of bridge
Foundation or Important Agriculture Land?		No	Important	Imp/Fdn	Foundation	Foundation	Foundation	Important	Important	No	No	Fdn	Fdn
Staff Urban Suitability Assessment		Low Suitability	Low Suitability	Low Suitability	Low Suitability	Med/High suitability, especially SE area near Hwy 26	Low Suitability	Low Suitability	Low Suitability for subarea east of the n. fork of Abbey creek, Med/Low for subarea N of Kaiser Rd (w. of Abbey Creek).	Low Suitability	Medium between Bonny Slope West (Area 93) and Portland Medium/low along lower Springville Rd adjacent to the N. Bethany planning area; Low for remaining area	Low Suitability	Low Suitability
CAC Urban Suitability Assessment		Low Suitability	Low Suitability	Low Suitability	Low Suitability	Med/Low Suitability, except Med/High suitability for the area north of Orient Rural Center/west of 302nd	Low Suitability	Low Suitability	Split between Med and Low. Most agreed to low suitability for the subarea e. of the n. fork of Abbey Creek. Split between low and med/low suitability for subarea N. of Kaiser Rd (w. of Abbey Creek).	Low Suitability	Med/low. CAC split between Bonny Slope West (Area 93) and City of Portland, and along lower Springville Rd adjacent to N. Bethany planning area; Low suitability for remaining area	Low Suitability	Low Suitability

Urban and Rural Suitability Assessments and Recommendations

Area 1: Government Islands

Rural Reserves Suitability

CAC Assessment: *Low suitability for rural reserve*

Staff Assessment: Low suitability for rural reserves

Area Key Factors and Evaluation:

- Area rates low on most factors for forestry.
- Islands rate low for potential urbanization and as features that shape urban form.
- Long-term OPRD lease (until 2098) and Jewett lake mitigation site are adequate for protection of landscape features. .

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 2: East of Sandy River

Rural Reserves Suitability

CAC Assessment: High suitability west of the 3-mile UGB line. Low/medium suitability east of the 3-mile UGB line. Area is rated as important agricultural land and is included in the natural features inventory.

Staff Assessment: Low suitability.

Area Key Factors and Evaluation:

- Area rates moderately high on capability and high on suitability factors for both farm and forest protection.
- Somewhat isolated location separated by the significant landscape feature of the Sandy canyon. This isolation results in good habitat areas and good protection of those areas from urbanization.
- Ranks low on sense of place, urban-rural separation, and recreation.

CAC and Staff Key Differences:

- CAC and Staff differ on ranking of potential for urbanization. CAC rated the area closest to the UGB high for this factor, and noted that roughly one third is within three miles of the Troutdale UGB. View of staff is that, although the area is adjacent to the UGB in one area, potential for urbanization is low due to inefficient extension of key services across the Sandy River canyon.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 3: Sandy River Canyon

Rural Reserves Suitability:

CAC Assessment: *High suitability for rural reserve due to high value natural landscape features. The Sandy River Gorge also provides a natural limit to urban development.*

Staff Assessment: Low suitability for rural reserve to protect forest resources, medium suitability to protect landscape features. Areas within 3 miles of UGB can be designated rural reserve under “safe harbor” to protect important and foundation land.

Area Key Factors and Evaluation:

- Area lends itself primarily to forestry due to topography.
- Scenic and habitat objectives for this area are likely to continue long-term., indicating low suitability for forest management.
- High Suitability for factors related to environmental values.
- Canyon is adjacent to areas on the west that could become urban reserve. It forms a landscape scale edge between the Portland Metro area to the west, and the Cascades foothills on the east.
- Has important scenic, habitat, and recreation values
- Area has existing protections through zoning and public ownership, and urbanization potential is remote.

CAC and Staff Key Differences:

- CAC ranks the area high on protection of water quality in the Sandy River. The Sandy River is a National Scenic Waterway, State Scenic Waterway, and has Federal Wild and Scenic River designations. The Gorge holds regionally important ecological and recreational resources, and could not be adequately protected if the area was urbanized.
- Staff ranks the area low on the protection of water quality factor because the canyon is not likely to be included within urban expansion and not in need of protection.

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 4: West of Sandy River

Rural Reserves Suitability

CAC Assessment: *High suitability for rural reserves. The West of Sandy Area has the highest quality soil within the entire region, characterized by Foundation land.*

Staff Assessment: High suitability for rural reserves to protect farmland, medium suitability of Beaver Creek canyon for landscape features protection.

Area Key Factors and Evaluation:

- Foundation agricultural land. Areas within 3 miles of UGB can be designated rural reserve under “safe harbor.”
- Area is a highly productive farming area located on the east edge of the Portland metro region. Nursery stock is currently the major crop, the area currently produces and has a history of producing food crops including berries and fresh vegetables.
- Medium rankings on some factors are related to effects of parcelization which is highest in the southwest part of the area. Farm protection measures, strategies to reduce farm/auto conflicts on area roads, and maintaining adequate agricultural infrastructure can offset parcelization.
- The Beaver Creek canyon extending along the edge of the UGB out to the general area of SE 302nd ranks high for habitat, water quality, and acting as a buffer or edge between urban and rural resources, but is not high on the key sense-of-place factor.
- Other mapped landscape feature areas lack the UGB defining edge value as well as not having high sense of place recognition.

CAC and Staff Key Differences:

- CAC ranked area high for water protection to protect Sandy River.
- Staff ranked area medium for Beaver Creek, low for the balance of the area. While habitat values are high for stream and water quality, these values can be protected under urban rules that would apply should these areas urbanize in the future.

Urban Reserves Suitability

CAC Assessment: Low suitability for North of Lusted Rd Area; medium/low suitability for the South of Lusted Rd area, except medium/high for the area North of Orient Rural Center/West of 302nd. North of Orient Rural Center/West of 302nd area has some urban potential as it is closer to the UGB. If urbanized, the Sandy River should not act as the only buffer; some buffers could be found within Area 4 to break up urban and rural areas, especially at the east-west separation.

Staff Assessment: Low suitability for Area 4a (North of Lusted Rd); Medium suitability for most of Area 4b (South of Lusted Rd), with higher suitability for area near UGB and US-26. These two areas vary for urban reserve suitability for the most part based on topography, transportation connectivity, and relationship to employment land.

Area Key Factors and Evaluation:

- Area 4a (North of Lusted Rd):
 - Beaver Creek and Sandy River are features that limit the area to good integration with existing urban areas to a short edge adjacent to Troutdale.
 - Has few internal roads, and an elongated shape.
 - Major employment areas are not nearby.
 - Area is rated high for sewer and medium for water.
 - Difficulty in creating buffers or using other means to minimize adverse effects on farm, forest and landscape features.
- Area 4b (South of Lusted Rd):
 - Land contains fewer constraints from stream associated topography and has slopes suitable to all urban uses.
 - West areas are near existing and planned employment centers along US 26, although close in areas are parcelized.

CAC and Staff Key Differences for Area 4b:

- Staff perceives adequate area to buffer urban impacts to natural resources and there are no edge defining landscape features in the area. Mitigating impacts to adjacent farming should be possible with adequate land set asides; however impacts to added urban traffic could be difficult to manage.
- CAC does not necessarily see adequate land area to sufficiently buffer urban impacts on agriculture. Use of 302nd as an urban edge should help keep urban traffic off rural roads to the east.
- CAC rates area medium for transportation efficiency. Adjacent areas do not have transportation or infrastructure in place for a grid system, especially east of 327th
- Staff rates area high for transportation efficiency. Area has a road grid that integrates with Gresham to the west and provides more limited connections south toward US 26.

Area 5: NW Hills North

Rural Reserves Suitability

CAC Assessment: *High suitability to protect farm and forest, and for landscape features.*

Staff Assessment: High suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd to protect farm/forest; medium in the same area to protect landscape features.

Area Key Factors and Evaluation:

- Majority of this area continues to function as an industrial forest and is suitable for rural reserve for that reason.
- Mixed farm/forest area between Skyline Blvd. and Rock Creek is well buffered from nonfarm uses and has adequate resources to continue current farming practices, although soils and water limit farming to a greater extent than lower elevation areas.
- The area in the vicinity of Plainview is in an area with potential for urbanization (suitable for key urban services of sewer and water).
- Areas within 3 miles of UGB can be designated under “safe harbor” provision.
- Area rates high on the key sense of place factor and habitat factors, supporting rural reserve designation.
- Includes significant extent of landslide hazard and steep hills suggesting it is less desirable for urban uses – not unexpected given terrain.
- Area holds regionally important ecological (wildlife habitat and headwater streams) resources.

CAC and Staff Key Differences:

- Staff assessment: All except the Plainview area is not potentially subject to urbanization due to proximity to a UGB.
- CAC: Major roads such as OR-30 and Cornelius Pass and the existence of nearby major employers also put the area at further risk of urbanization. There is also potential for southward expansion from Scappoose whose urban boundary is a mile north of the Multnomah County line. The West Hills clearly fit the purpose for Rural Reserves for natural landscape features, providing a natural limit to urban development and helping define an appropriate natural boundary of urbanization coming from Washington and Columbia Counties.

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.

- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 6: West Hills South

Rural Reserves Suitability

CAC Assessment: *High suitability west of McNamee; Low suitability east of McNamee due to difficulty in providing urban services*

- *West of McNamee is situated in an area that is subject to urbanization and proximate to the UGB. A portion of this area also remains under consideration for urban reserve*

Staff Assessment: High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features

Area Key Factors and Evaluation:

- Area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations.
- The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd.
- The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services.
- Areas within 3 miles of UGB can be designated under “safe harbor” to protect foundation land.
- Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region.
- This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.
- Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. It would be difficult to protect these headwater streams if the area was urbanized.
- Upland habitat areas exist; however there are patches in the landscape features mapping indicating lesser regional value.
- All areas south of Skyline Blvd. continue to be studied for urbanization.
- On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.
- The area between McNamee and Cornelius Pass Rd. retains urban potential, high forestry and high sense of place, habitat, and recreation values.
- There is a county scenic view overlay on the northeast side of the hills.

Urban Reserve Suitability (Area 6a – North of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserve Suitability (Area 6b – South of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.*

Staff Assessment: Low suitability for subarea east of the north fork of Abbey Creek; Medium/Low suitability for subarea west of Abbey Creek.

Area Key Factors and Evaluation:

- Area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer, employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.
- Area west of the Abbey Creek drainage system in the N. Kaiser Rd. area contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections.
- Higher costs to develop transportation system connectivity that is less than the ideal “grid” system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd.
- Other key systems of water and sewer rank easy for this area, land suitable for housing exists.
- Careful consideration to visual impacts from development on upper slopes should occur for this area.

CAC and Staff Key Differences:

- CAC gave the area lower rating for potential to develop at efficient urban densities and transportation. The area has lower transportation potential than Area 4, with only small developable pockets. The area was not even rated for transportation by the transportation study. CAC sees difficulty in designing area to be walkable with a well-connected transit system.
- Staff concluded that impacts to ecological systems and nearby farm/forest practices are manageable. CAC differs, noting that development would be difficult without

impacting ecological systems; there may not be enough land to protect small streams. Expansion would likely block the critical wildlife corridor between Forest Park and the Coast Range.

Area 7: Powerline/Germantown Rd. – South

Rural Reserves Suitability

CAC Assessment: CAC was split between a medium or high suitability for rural reserve.

Staff Assessment: High suitability for rural reserve to protect landscape features except the patch at the east edge of N. Bethany planning area

Area Key Factors and Evaluation:

- Area ranks well for farmed and forested areas pursuant to the key capability factors of soils and water.
- Area rates slightly better on the suitability factors for forest woodlots than for farming, although all areas are impacted by the relationship of the area to the UGB, and the overall small size and spread out pattern of the area.
- Area is adjacent to and nearly surrounded by UGB; potential exists for urban development at higher cost or a lower urban density than areas that are more efficient.
- Similar areas nearby have urbanized in recent past.
- Studied during past UGB expansion cycles, including Area 93, Area 94 and North Bethany.
- This area ranks high for the key landscape features factors of sense of place that define natural boundaries to urbanization and help define the region for its residents.
- The area ranks well for other important factors including protection of stream resources and wildlife habitat. The one exception is the unmapped patch along the county line adjacent to the N. Bethany planning area.
- Agriculture land was rated conflicted due to adjacent urban development and cut-through traffic

CAC and Staff Key Differences:

- CAC ranked area high for subject to urbanization factor because the area is within one mile of the UGB, is continually studied when Metro considers UGB expansion, and is under pressure from developers. Staff ranked area low except high for areas west of the City of Portland and mid-slope line that crosses Germantown Rd. the powerline, and Springville Rd.
- CAC rated area as medium for capability of sustaining long-term agriculture. Two farmers provided testimony of successful farming in the area. Staff gave the area a low rating consistent with the “conflicted” farmland designation and testimony as to poor farming in the area.
- CAC has concerns over stream protection; currently, 40% of the area is protected by Title 13 overlays, but urbanization could remove these protections.

Urban Reserves Suitability (Area 7a- Above mid-slope)

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability

Area Key Factors and Evaluation:

- Area ranks low in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserves Suitability (Area 7b – Below mid-slope)CAC Assessment: CAC split on their suitability assessment:

- *Split between low and medium suitability for the pocket along lower Springville Road*
- *Split between low and medium suitability for area between Bonny Slope West (Area 93) and City of Portland*
- *Low suitability for remaining area*

Staff Assessment:

- Low/Medium suitability for the area along lower Springville Road.
- Medium suitability for area between Bonny Slope West (Area 93) and City of Portland.
- Low suitability for remaining area.

Area Key Factors and Evaluation and Staff and CAC Key Differences:

- Lower Springville Road
 - Contains topography predominately in the 10% range
 - The area is relatively small, and would continue to have constraints related to its position along the base of the Tualatin Mountains.
 - Rankings on key factors of sewer service efficiency, off-site transportation, and governance remain unclear or do not appear to be resolvable.
 - Transportation/circulation, especially to the east is difficult and not clearly resolvable
 - Staff concluded that the area's adjacency to North Bethany planning area and would benefit from and contribute to services. CAC members were not all in agreement.
- Area between Bonny Slope West (Area 93) and City of Portland (including the Thompson/Laidlaw Rd. area).
 - Staff concluded that this area fulfills a purpose of connecting an urban area without governance in a way to make that connection and increase efficiency of service provision to Bonny Slope West.
 - CAC concluded that this area could not be developed to a sufficient urban density. Distance from 2040 centers, retail centers, and high capacity transit, combined with lack of a full transportation grid would make it difficult to provide transit service and to build a walkable community.

- Staff ranked area medium for the potential to develop in a way that would adequately protect landscape features from urbanization. CAC gave this factor a low ranking.
- o Remaining areas
 - Rank low on all factors due primarily to steep topography generally and environmental resources in many areas.

Area 8: Sauvie Island

Rural Reserves Suitability

CAC Assessment: *High or medium suitability for rural reserves.*

- *All factors received a high or medium ranking for Area 8 save factor 2a/3a.*
- *However, Sauvie Island is close enough in proximity to be concerned about, thus Area 8 is worth designating at a higher suitability for rural reserve.*

Staff Assessment: High suitability for rural reserve

Area Key Factors and Evaluation:

- As Foundation land, areas within 3 miles of UGB could be designated rural reserve under safe harbor provision.
- The island is a key landscape feature in the region, and ranks high for sense of place, wildlife habitat, and recreation access.
- Area is not positioned such that a rural reserve designation for it would create an edge or buffer to the urban area that does not already exist.
- The island defines a significant part of the northern extent of the Portland-Metro region at a broad landscape scale.
- The high sense of place, habitat, and recreation values are support for reserves to protect landscape features even though urban potential is low.

CAC and Staff Key Differences:

- CAC was split on their ranking on the subject to urbanization factor. Regardless, the area is close enough in proximity to be concerned about.
- Staff concluded that potential for urbanization is doubtful given the notoriety of the area, it's location within a dynamic river system, and high costs associated with new bridges, enhanced flood protection structures, and other needed urban infrastructure.

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 9: Multnomah Channel

Rural Reserves Suitability

CAC Assessment: Low suitability for rural reserve.

Staff Assessment: Low suitability for rural reserve. Area could potentially be suitable for rural reserves based on “safe harbor”.

Area Key Factors and Evaluation:

- This area is not farmed or in forest management, soil and water conditions are low without substantial infrastructure, and major ownership is assumed to have other management objectives.
- Except for the area south of the Sauvie Island Bridge, the length of this strip of land is not considered potentially suitable for urban use and therefore is not in need of protection.
- Primarily habitat values are high north of Sauvie Island Bridge; however extensive wetlands, limited land area, lack of protection from flooding, and large areas in public ownership protect the area from urbanization. Habitat is impacted south of the bridge, and that area isn't recognized as a place-defining area in the region.
- Should the area be included within urban reserve, riparian habitat values are likely to be improved through the development process.
- The area is included within areas mapped as foundation land; therefore an alternative recommendation of “safe harbor” reserve designation could be explored further.

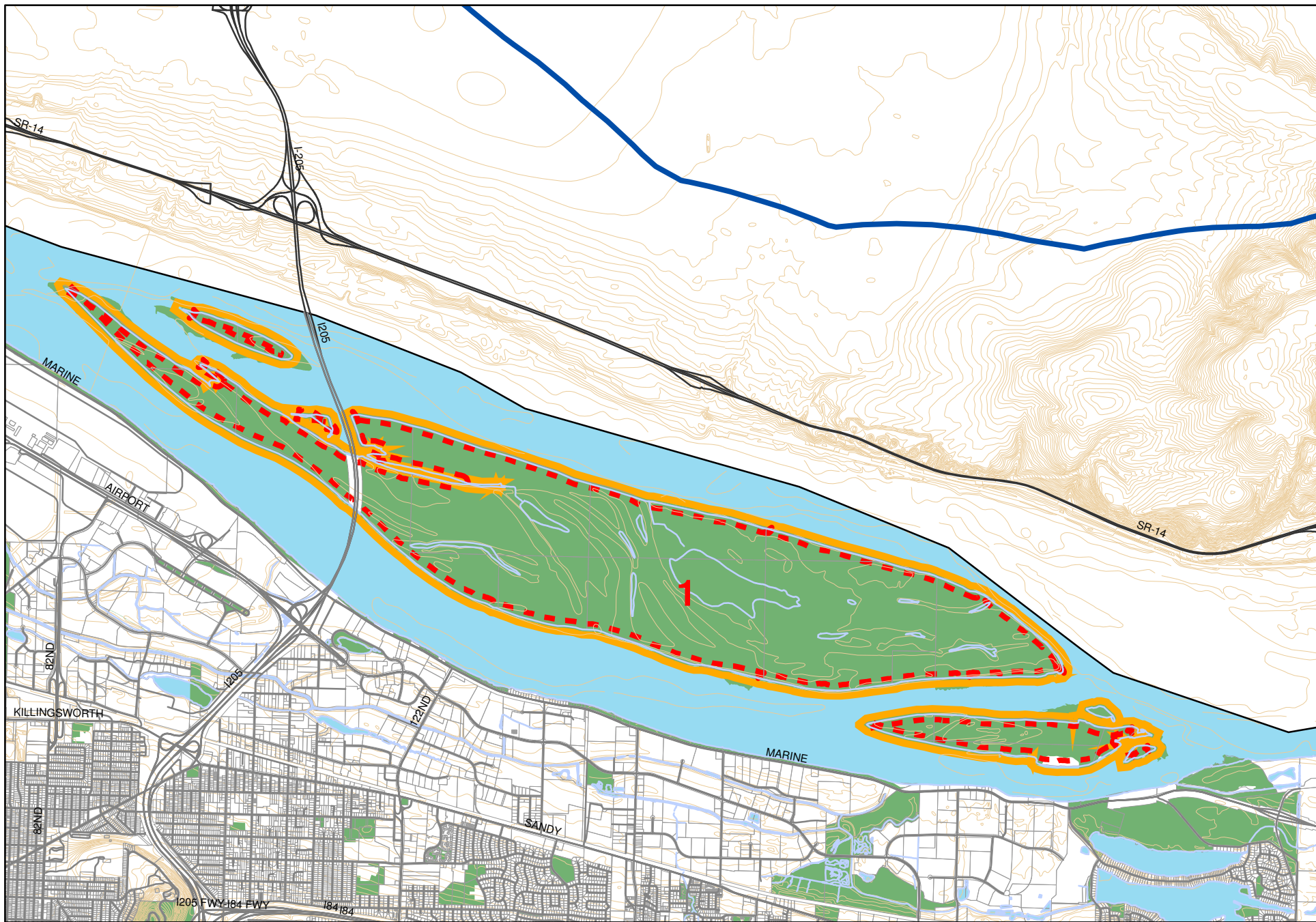
Urban Reserves Suitability

CAC Assessment: *Low suitability for urban reserve*

Staff Assessment: Low suitability for urban reserves








Area Key Factors and Evaluation:

- Both the north and south portions of this area rank low for urban reserve due to the limited land area and physical constraints of floodplain and heavy rail right-of-way.
- Extensive public ownership indicates value of the area is not primarily associated with development opportunity.
- Even if sewer and water services were efficient, these other limitations indicate low value and priority for urban reserve.



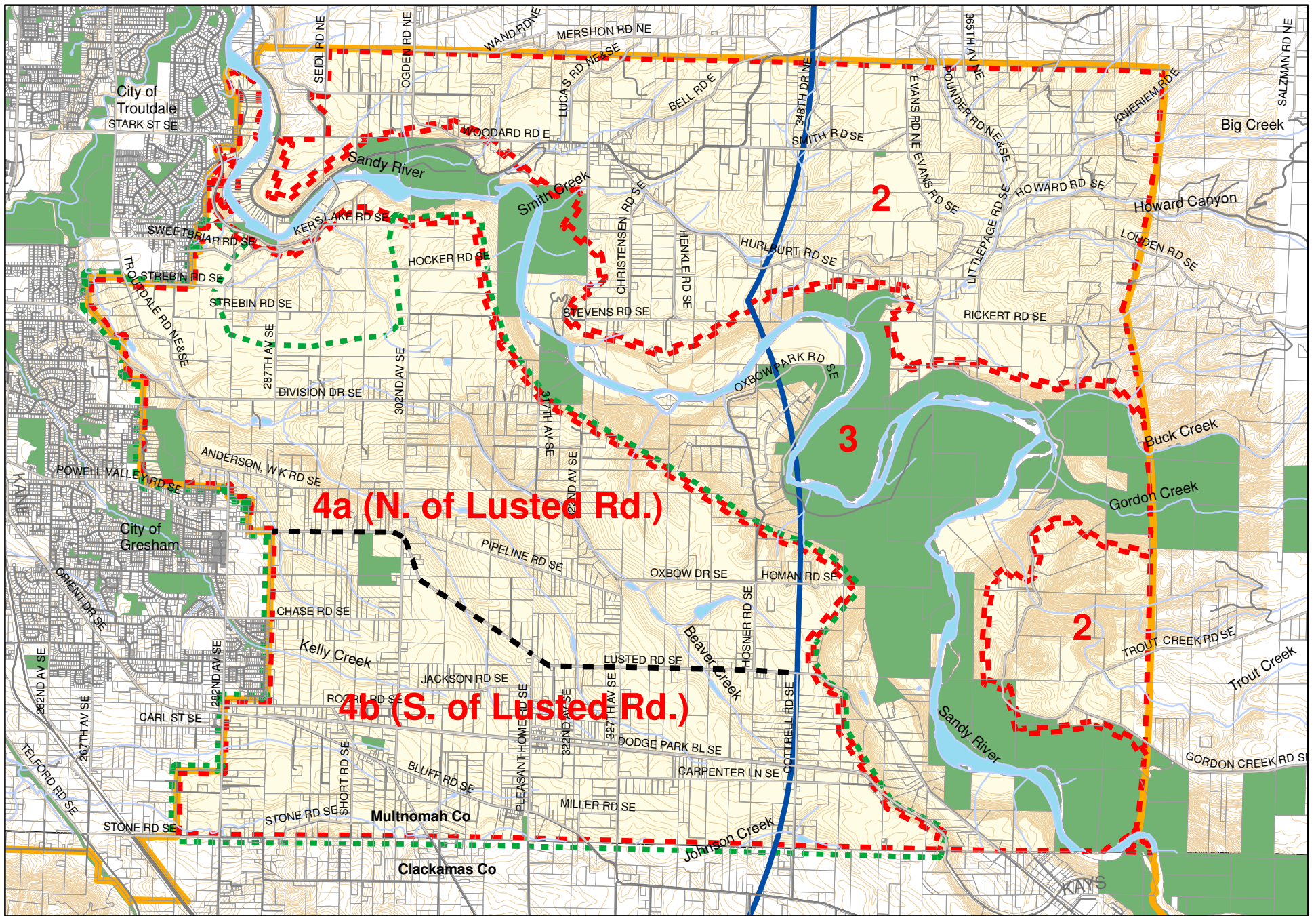
Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 1- Government Islands

0 0.5 1 Miles

- | | | | |
|---|----------------------|---|---------------------|
|  | Streams/Water Bodies |  | Study Area Boundary |
|  | UGB 3-mi Buffer |  | Tax Lots |
|  | Rural Candidate Area |  | 30 ft Contours |
| | |  | Public Lands |

Draft (Rev. 08/03/09)

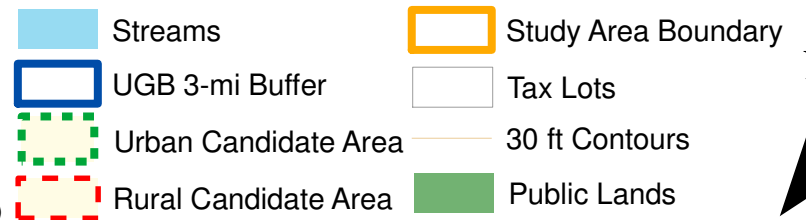




Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Areas 2, 3 & 4 - East of Sandy River,
Sandy River Canyon & West of Sandy River

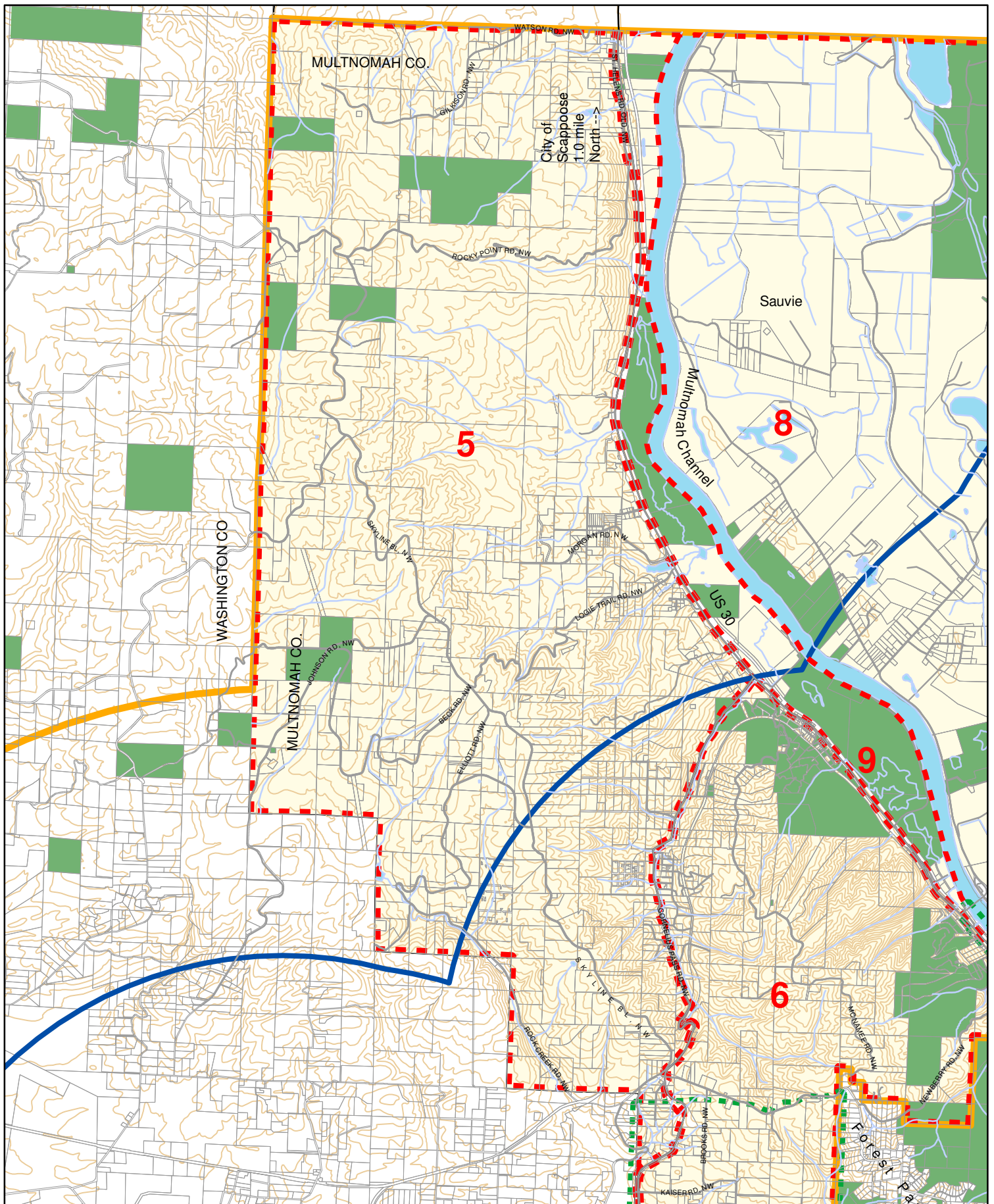
0 0.5 1 Miles

Draft (Rev. 08/03/09)



N





Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 5 - NW Hills North

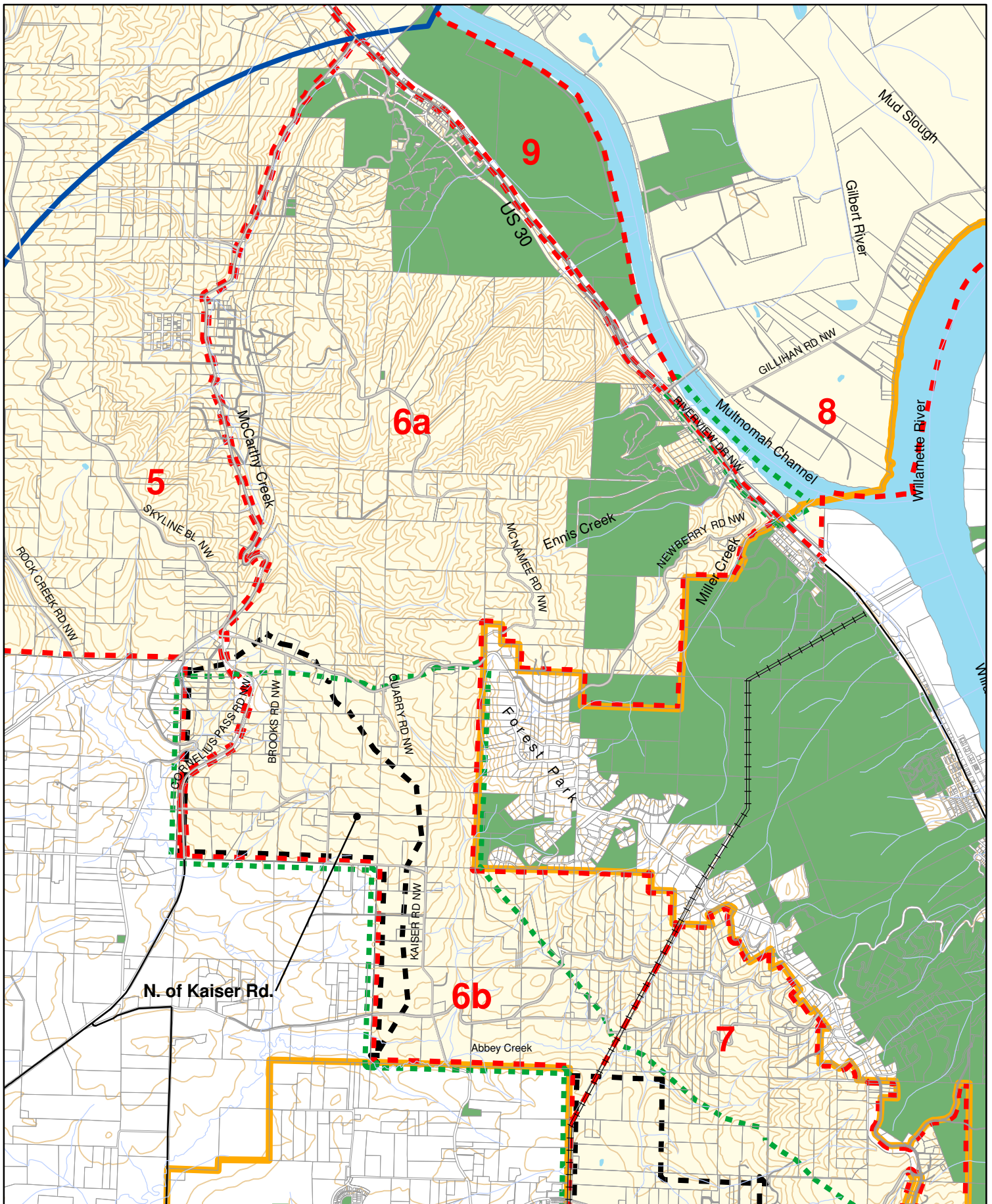
0 0.5 1 Miles

Draft (Rev. 08/03/09)

- | | |
|----------------------|---------------------|
| Streams/Water Bodies | Study Area Boundary |
| UGB 3-mi Buffer | Tax Lots |
| Urban Candidate Area | 50 ft Contours |
| Rural Candidate Area | Public Lands |

N





Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 6 - NW Hills South

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- | | |
|----------------------|---------------------|
| Streams/Water Bodies | Study Area Boundary |
| UGB 3-mi Buffer | Tax Lots |
| Urban Candidate Area | 50 ft Contours |
| Rural Candidate Area | Public Lands |

N

