

Memo

Date: January 3, 2018
To: Metro Council
cc: Metro Policy Advisory Committee
From: Ted Reid, Principal Regional Planner
Subject: 2018 urban growth management decision: letters of interest from cities

Background

The Council intends to take an outcomes-based approach in its decisions. To that end, the 2018 urban growth management decision will be structured around the merits of city proposals for urban growth boundary (UGB) expansions into concept planned urban reserves. This is intended to help ensure that expansions result in desired development. As the Council is aware, an initial step in this new approach was to solicit letters of interest from cities that wish to propose expansions. The deadline for those letters was December 29, 2017. We received letters (attached) from five cities.

Working with its partners, the Council has adopted policies that establish expectations for the topics these five cities should address when they submit a full proposal by the end of May, 2018. The Metro Policy Advisory Committee and Metro Council will have the opportunity to hear directly from city representatives in June. In the meantime, following is some basic information about the letters of interest. All numbers are preliminary and subject to change.

Summary of city proposals

City-proposed expansions total 2,817 gross acres.¹ All five cities have proposed primarily residential uses with some incorporating supporting employment uses. Together, the five city expansion proposals could produce 13,276 to 14,327 housing units. For context, in past forecasts Metro has expected a long-term average of about 10,000 additional households per year in the UGB. Regardless of the Council's decision on these five proposals, most residential growth is expected to continue in existing urban areas with the goal of protecting farms and forests and enhancing existing downtowns and main streets.

Proposed expansion	Gross acres	Housing units
Beaverton – Cooper Mountain	1,242	3,700
Hillsboro – Witch Hazel Village South	150	850
King City – Urban Reserve 6D	528	3,300
Sherwood – Sherwood West	626	4,268 to 5,155
Wilsonville – Frog Pond East and South	271	1,158 to 1,322
TOTAL	2,817	13,276 to 14,327

¹ It is important to note that not all of those acres are buildable. Accounting for environmental protections and future rights-of-way will result in a lower (sometimes 50 percent lower, depending on circumstances) net buildable acreage in the proposed expansion areas. Final concept plans for each area will describe those deductions and average densities.



Mayor's Office

December 21, 2017

Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232

Dear Ms. Bennett:

On behalf of the City of Beaverton, I would like to express the city's intent to submit an application to add the entire Cooper Mountain Urban Reserve and its 600 acres of net developable land to the urban growth boundary during the 2018 expansion cycle.

This expansion will allow the region and Beaverton to ensure land is available in the mid-2020s to create livable, walkable, sustainable neighborhoods; provide essential housing supply to promote affordability; and ensure a comprehensive approach to making the South Cooper Mountain Concept Plan become a reality, such as through public infrastructure investments.

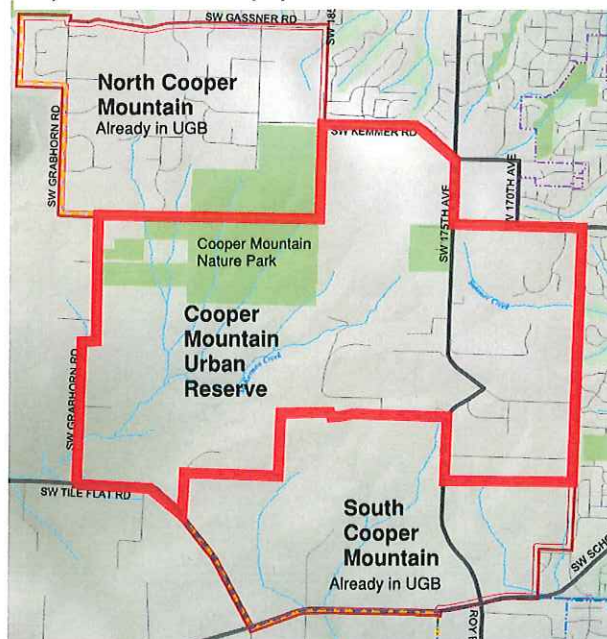
Beaverton believes it is the right time to start the expansion process because Beaverton's current large urbanizing area, South Cooper Mountain, is projected to be built out before the urban reserves are available for development.

The Cooper Mountain Urban Reserve contains 1,242 acres but is estimated to have about 600 acres of developable land that could accommodate 3,700 housing units.

Concept Plan

The Cooper Mountain Urban Reserve area has an acknowledged concept plan. It was part of the 2,300-acre South Cooper Mountain Concept Plan (available at www.BeavertonOregon.gov/SCM) that the city adopted in 2014 as the

Figure 1: Cooper Mountain Urban Reserve (outlined in red) and other concept plan areas



culmination of an 18-month public planning process. We appreciate the Metro grant that provided funding for the plan. It includes three major areas, described north to south:

- 1) **North Cooper Mountain:** 510 acres that were added to the UGB in 2002 and are currently part of unincorporated Washington County.
- 2) **Cooper Mountain Urban Reserves Area:** 1,242 acres located between the areas of North Cooper Mountain and South Cooper Mountain.
- 3) **South Cooper Mountain Annexation Area:** 544 acres added to the UGB in 2011, annexed into the City of Beaverton in 2013, and expected to be nearly fully developed by 2023-24.

The concept plan met Metro's Title 11 requirements and was acknowledged by the State of Oregon.

For the Cooper Mountain Urban Reserve, the concept plan's land use framework (shown in Figure 2 on page 4) calls for a range of housing types, including apartments, condominiums, townhomes, small-lot single family, and single-family neighborhoods with houses on 5,000- to 7,000-square-foot lots. In addition, some areas are designated for large lot single-family homes to reflect existing development patterns or allow natural resource protection.

According to the concept plan, development would occur in five landscape areas based on topography, natural resources, and existing development patterns with residential densities ranging from 7.1 housing units per acre to 14.7 housing units per acre.

After the reserve is added to the UGB, Beaverton will complete a more detailed community plan and establish zoning districts for the area.

This community plan will provide the opportunity to update concept plan ideas based on today's conditions, apply lessons learned from South Cooper Mountain development, and explore the potential to add neighborhood commercial and affordable housing.

Development in South Cooper Mountain

As mentioned earlier, South Cooper Mountain is expected to be mostly or completely developed by 2023-24. The area was annexed to Beaverton in 2013, and the status of development is:

- 1,852 housing units have received land use approval.

- Mountainside High School opened in 2017, with an ultimate capacity to serve 2,200 students.
- 725 homes are under construction or awaiting final permits.
- Preliminary plans for additional park, school, and commercial areas have been proposed.

Development Readiness

The City of Beaverton is working with service providers to ensure that the utility master planning for the entire South Cooper Mountain Concept Plan Area will be completed in time to allow development to occur. The city also is working with Washington County on future transportation needs. Because Cooper Mountain Urban Reserve is in the middle of the concept plan area, its addition to the urban growth boundary is important to logical, comprehensive utility and road provision that serves the entire area.

Assuming similar timelines for the future annexation and development of the Community Plan for the Urban Reserve Area as occurred with the South Cooper Mountain Annexation Area, we would expect that following a successful application for UGB inclusion, this area could be (after UGB expansion, community planning and annexation) ready for development beginning about 2023-24.

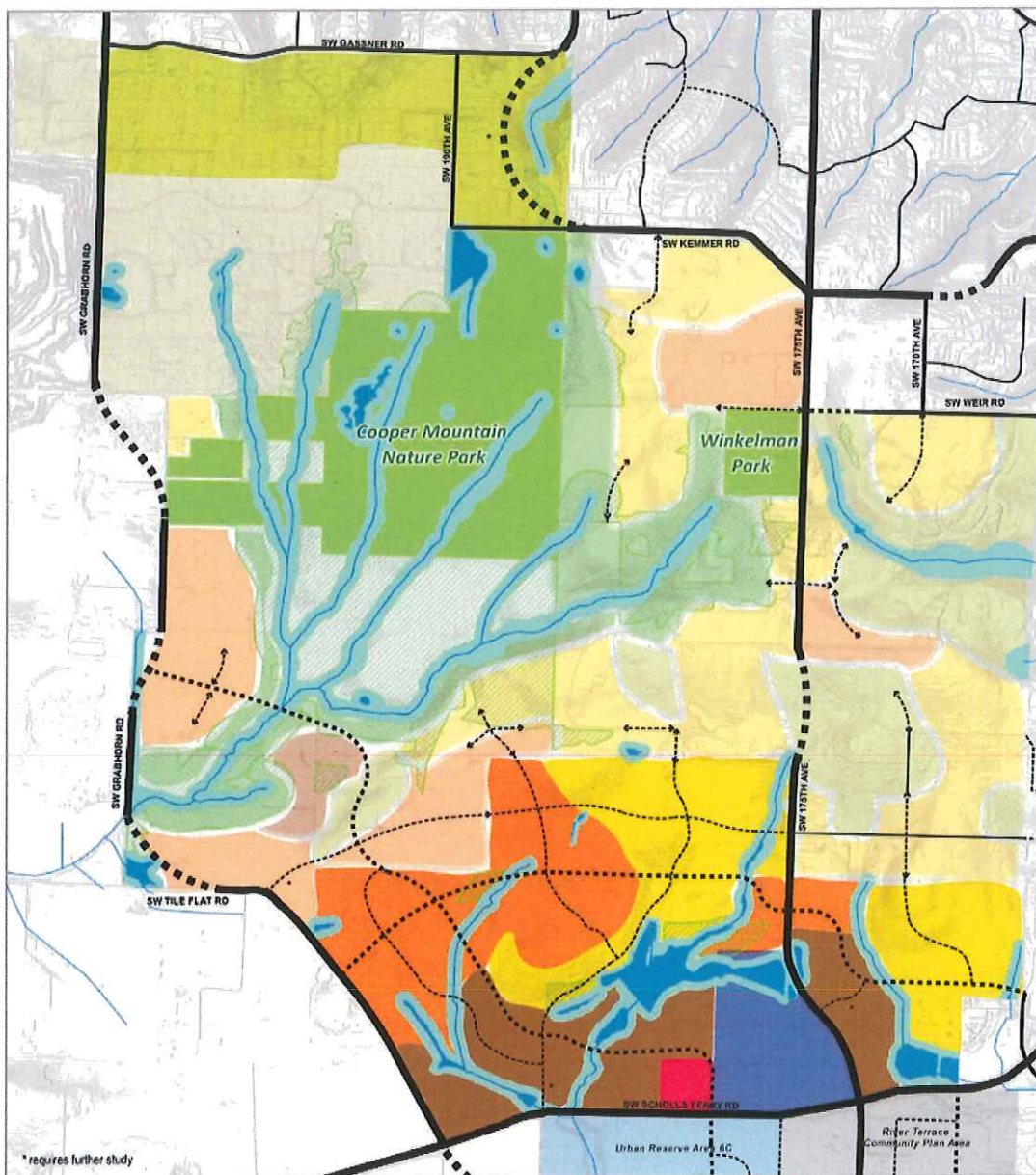
We look forward to submitting our application and working with you to continue to implement the South Cooper Mountain Concept Plan. Please let us know if additional information would be helpful for your analysis process.

Sincerely,



Denny Doyle
Mayor

Figure 2: South Cooper Mountain Concept Plan Land Use Framework



Concept Plan Land Use Framework

- Urban Growth Boundary
- Streams
- Open Water/Wetland/Probable Wetland
- Riparian & Wetland Buffers
- Class A Upland Habitat
- Planned High School Site
- Study Area Tax Lots

Transportation Framework

- Arterial
- Collector
- Neighborhood Route

Near Term (0-20 Year) Land Use

- Very Low Density Neighborhood
- Low Density Neighborhood
- Single Family Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Main Street Commercial

Future Land Use

- Future Low Density Hillside Neighborhood
- Future Cluster Neighborhood
- Future Single Family Neighborhood
- Future Compact Neighborhood
- Future Urban Neighborhood
- Future Neighborhood Commercial

See also Transportation Framework maps. Realignments and new roads shown in dashed lines. New alignments are conceptual.

Prepared By: Angelo Planning Group
 This map is intended for informational purposes only.



Date: 11/14/2014
 0 500 1,000 2,000
 Feet



December 27, 2017

Martha Bennett
Metro Chief Operating Officer
Metro Regional Center
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Ms. Bennett,

The City of Hillsboro is preparing a concept plan to help guide future development of an approximately 150-acre area located in Washington County adjacent to the City's southern edge. The City intends to submit an Urban Growth Boundary expansion request for this area, known as Witch Hazel Village South (WHVS), in 2018. The WHVS area is located within a larger 940-acre urban reserve area, referred to as Metro Urban Reserve Area 6A or "the South Urban Reserve Area" (please see attached map), which has been designated by Metro as suitable for accommodating urban development over the next 50 years. The 150-acre WHVS area is distinguished from the remainder of Urban Reserve Area 6A due to its proximity to existing urban infrastructure and because it is composed of property owners who have worked cooperatively to support the planning efforts necessary for future urban development.

Given Hillsboro's demonstrated shortage of land for single-family housing and the region's need for more housing, the area is proposed to be primarily residential. WHVS will provide diverse housing opportunities in a well-planned and innovatively designed community with ready access to regional parks, schools, jobs, and retail services. The WHVS community will offer a mix of housing types, including apartments, townhomes, and single family housing. At build out, the WHVS community is expected to contain approximately 850 units at a density of approximately 11.6 units per acre.

Building on the success of the development in South Hillsboro and the financial tools being used to provide infrastructure improvements to accommodate new growth in the area, WHVS has a high likelihood for successful development.

The City looks forward to submitting a full proposal in May of 2018.

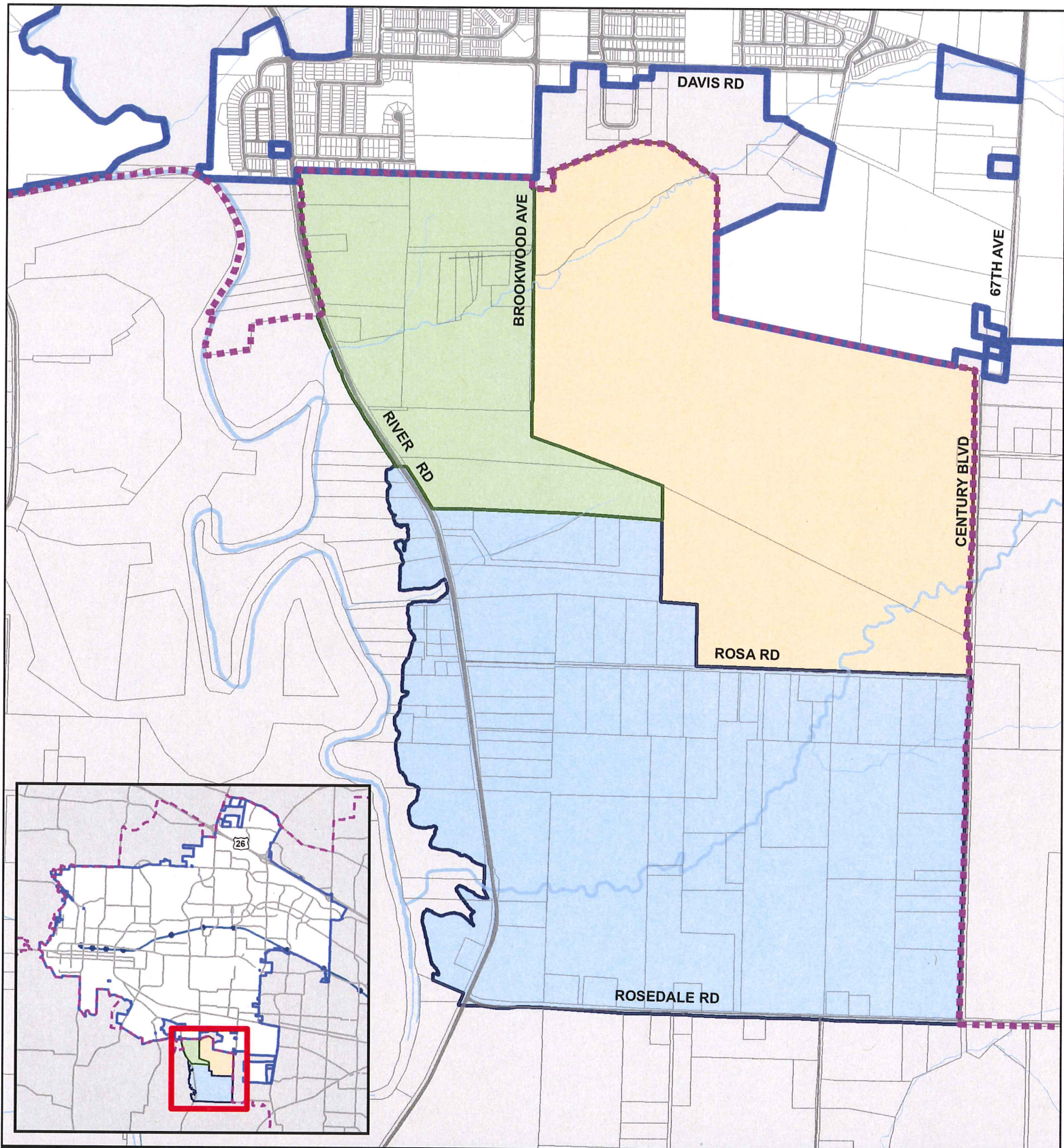
Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT







A handwritten signature in green ink, reading 'Colin Cooper', is written over the printed name.

Colin Cooper, AICP
Planning Director

Attachment: Witch Hazel Village South Concept Plan Area and South Urban Reserves Map



Witch Hazel Village South and South Urban Reserve Area

- | | |
|--|---|
|  Witch Hazel Village South |  City of Hillsboro |
|  South Urban Reserve Area |  Urban Growth Boundary |
|  The Reserve Golf Course |  Tax Lots |



0 500 1,000 2,000
Feet

Data Source: City of Hillsboro 2017 | Plot Date: September 5, 2017



Hillsboro Planning Department
150 East Main St, Hillsboro, Oregon



City of King City

15300 S.W. 116th Avenue, King City, Oregon 97224-2693

Phone: (503) 639-4082 • FAX: (503) 639-3771

www.ci.king-city.or.us

December 22, 2017

To:

Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Ave.
Portland, OR 97232

SUBJECT: Letter of Interest to Consider Urban Reserve Area 6D for UGB Expansion

Dear Ms. Martha Bennett,

Please accept this letter of interest on behalf of King City. Over the past two years the City of King City has worked diligently to create a concept plan that will satisfy the regions needs for equity in affordable housing, higher density housing, light industrial jobs, and a cultural center for King City residents who want to live and work in King City. Our Plan takes into consideration the Urban Reserve Area 6D (URA 6D) for incorporation into the Urban Growth Boundary and eventually King City. The City intends to submit an Urban Growth Boundary expansion request for the entirety of this area in 2018.

URA 6D is an area comprised of 528 acres west of the current city limits of King City. There are five drainages intersecting the subarea ultimately constraining the buildable land area to about 400 acres. The largest non-constrained developable land is on the westernmost portion of the subarea between Elsner and Roy Rogers Road. The entire subarea is projected to accommodate approximately 3300 residential units over the next 10-15 years and perhaps as many as 8000 units are possible overtime.

In addition to residential components the city is seeking to develop and design a new cultural towncenter/mainstreet – in accordance with the guidance provided in Metro in Title 6 - Centers, Corridors, Station Communities and Main Streets – that incorporates the key concepts of equity, diversity, inclusiveness, and affordability. Through the City's master planning efforts projected through 2020 the City hopes to design and implement planning and zoning criteria and a new comprehensive plan that will encourage vertical mixed use in a vibrant city and cultural center on the west side of the subarea between Elsner and Roy Rogers (See Attached Exhibits). Based on our Market Study conducted by Leland Consulting Group, the City projects the area will reasonably accommodate 80,000-120,000 square feet of Commercial/Retail space, possibly a 70-80 Unit Boutique Hotel, and an additional 20-25 acres of Industrial Lands.

In designing our concept plan the City took into consideration a variety of housing types, and intends to pursue these opportunities into our Master Planning efforts. The city strives to provide a variety of housing options for different income levels and intends to promote affordable and attainable housing through our Comprehensive Planning and Zoning efforts. We have reviewed a variety of promotional considerations, including density credits, SDC reductions, parcel acquisition,

and Development Code modifications to encourage affordable and attainable housing types throughout the City and Subarea.

Of particular interest to the City is our desire to acquire a parcel of land that will accommodate a New City Hall, Recreation Center, and Library. The City is currently negotiating with a few property owners in the area to investigate our options for a land purchase. If successful the City should be able to provide land for affordable housing or work collectively with a developer to promote affordable housing in and around the future towncenter/mainstreet. Our desire to site a New City Hall in the Area will promote equity with a diverse and inclusive cultural town center and gathering place for the residents of King City and the surrounding areas and enhance the dynamics of the City.

The City's desire to be a regional contributor has prompted the makeup of the concept plan to look more at the ways the City can address some of the larger concerns of the region. By establishing a commercial/retail town center, industrial lands, and promoting the preservation of the natural resources in the subarea, our plan strives to create a live and work environment that will address residential, transportation, economic, recreational and ecological needs of the City and the Region as a whole.

The City has proposed a network of internal streets designed to diversify the transportation options and spread the traffic loads across a broader network of interconnected streets. In addition the City's plan proposes a trail system along the Tualatin River that promotes alternative modes of transportation and allows for a rich environmental interaction with the natural setting along the Tualatin River. The trail connection along with current plans to extend the existing Riverfront Trail will create a continuous trail system from Hwy 99 to Roy Rogers; and, when the neighboring communities complete their segments of the trail system the Trail will connect to the Tualatin Greenway Trail, through to Cook Park and into Tualatin and Lake Oswego.

In Sum, King City feels that the development of this area will provide a number of benefits to the entire region. The City's buildable lands are almost entirely exhausted and by the end of next year will have little to no developable or unconstrained lands left within the City Limits and Urban Growth Boundary. Expansion of the City's UGB will present a real opportunity to test many of Metro's guiding principles and design a vibrant, equitable, and culturally active City for the 21st century. Our plan implements exciting new elements conceived through years of hard work and experience in areas of community planning and place making. When complete, this will be an exciting center comprised of a mixture of commercial, industrial and residential components within walking and biking distance of one another, integrated with a robust transportation network that will link both old, and new King City together with a new cultural hub that services not only King City, but the greater region as well.

Thank you for your consideration of our interests.

Sincerely,



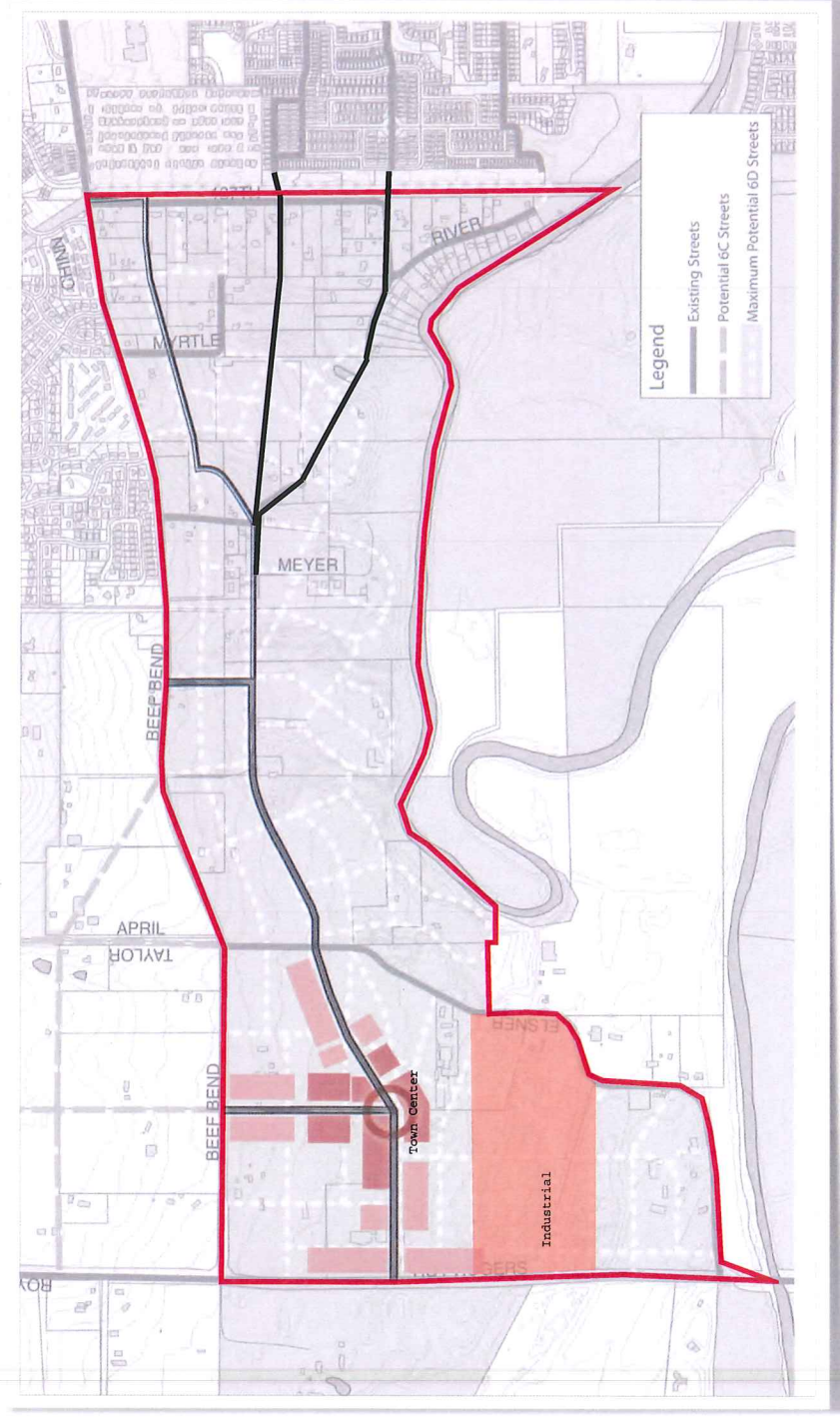
Michael J Weston II, MPA
City Manager, King City



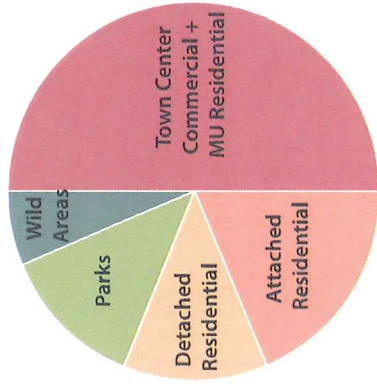
Kenneth Gibson
Mayor, King City

Town Center

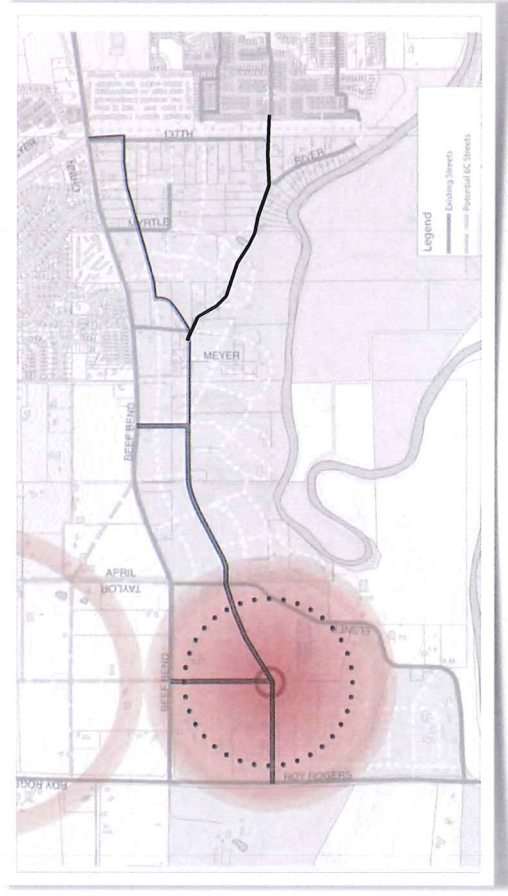
- ✓ Along north-south connector street
- ✓ Along east-west connector street
- ✓ Ideally both streets accommodate complementary civic and commercial activity
- ✓ Major activity at intersection



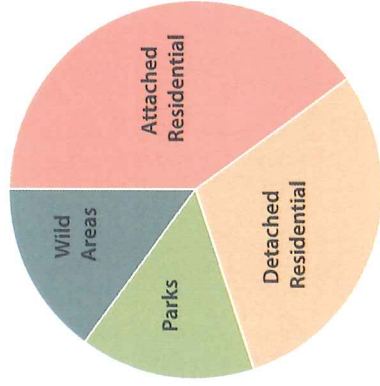
Town Center



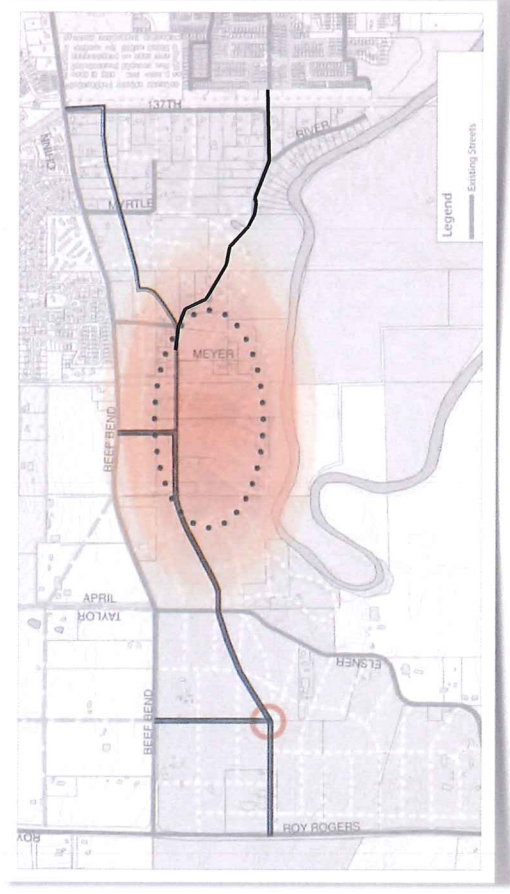
- ✓ Major activity at intersection
- ✓ Taller buildings with residential over retail
- ✓ 3-5 story buildings
- ✓ Single-story retail and restaurant
- ✓ Civic uses, such as library, city hall, school
- ✓ Places for gathering



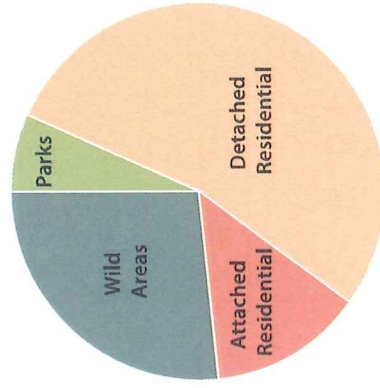
Residential Neighborhood



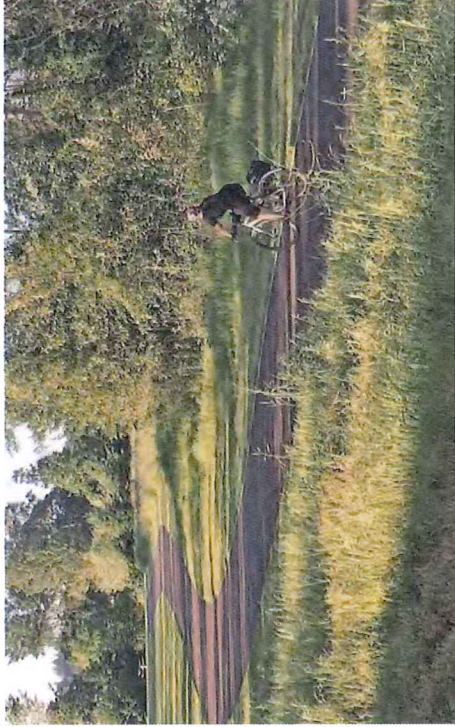
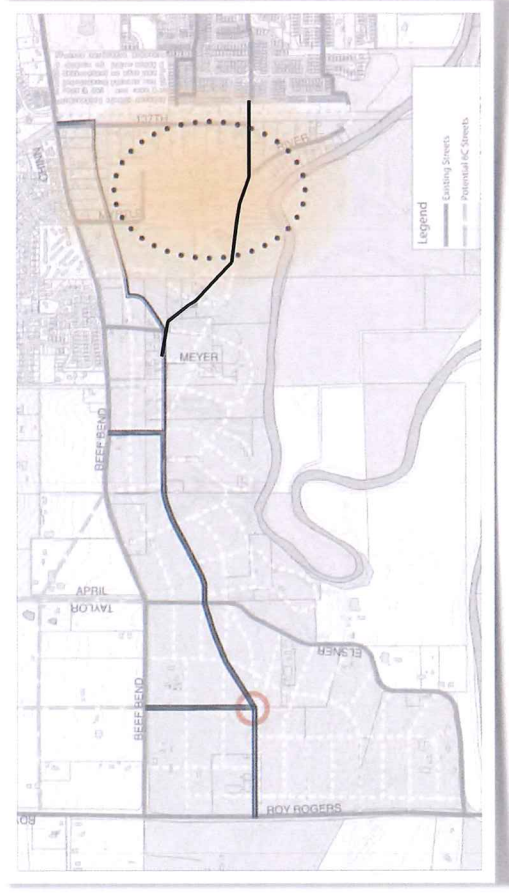
- ✓ Residential Character
- ✓ Connected neighborhoods
- ✓ Primarily attached and detached single family homes
- ✓ Parks and Open Spaces
- ✓ Natural areas on the edge



Rural Neighborhood



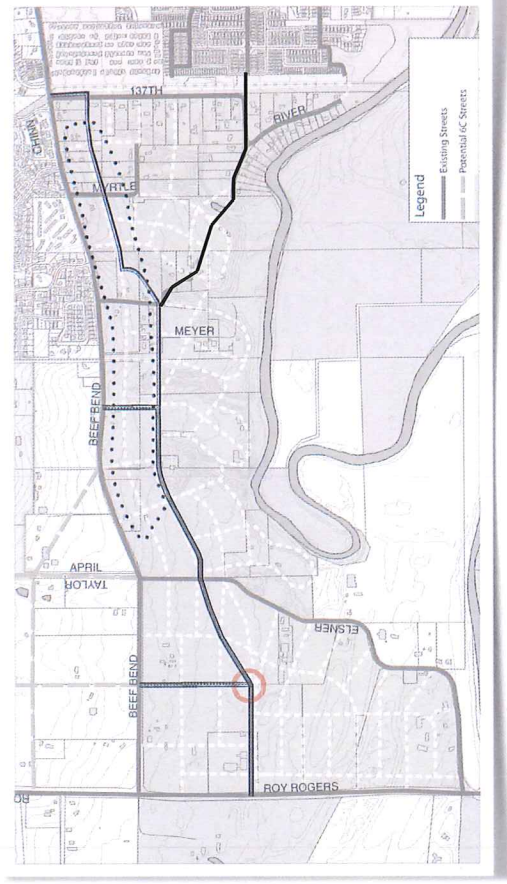
- ✓ Rural and low density residential character
- ✓ Streets with gravel shoulders and shared by all modes
- ✓ Incremental development
- ✓ Minimize paved areas
- ✓ Low volume traffic
- ✓ Natural areas on the edge and within neighborhoods



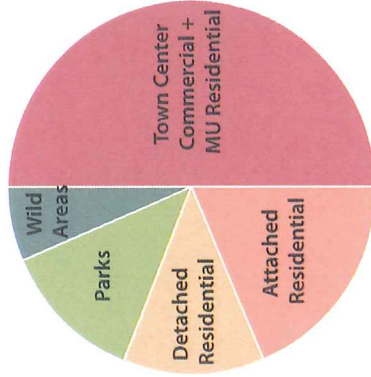
Beef Bend Neighborhood



- ✓ Green boulevard (Beef Bend) with separated multi-use path
- ✓ Attached and detached residential development
- ✓ Connected neighborhoods
- ✓ Parks and some wild areas
- ✓ Potential neighborhood commercial activity



Town Center



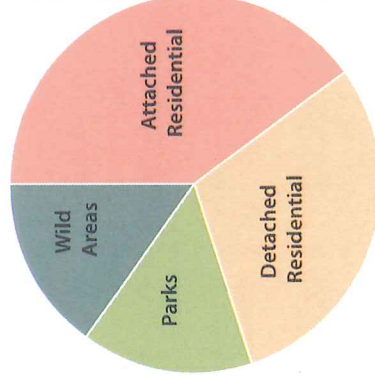
- ✓ Major activity at intersection
- ✓ Taller buildings with residential over retail
- ✓ 3-5 story buildings
- ✓ Single-story retail and restaurant
- ✓ Civic uses, such as library, city hall, school
- ✓ Places for gathering

Beef Bend Neighborhood



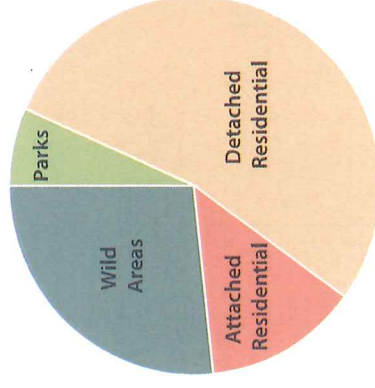
- ✓ Green boulevard (Beef Bend) with separated multi-use path
- ✓ Attached and detached residential development
- ✓ Connected neighborhoods
- ✓ Parks and some wild areas
- ✓ Potential neighborhood commercial activity

Residential Neighborhood



- ✓ Residential Character
- ✓ Connected neighborhoods
- ✓ Primarily attached and detached single family homes
- ✓ Parks and Open Spaces
- ✓ Natural areas on the edge

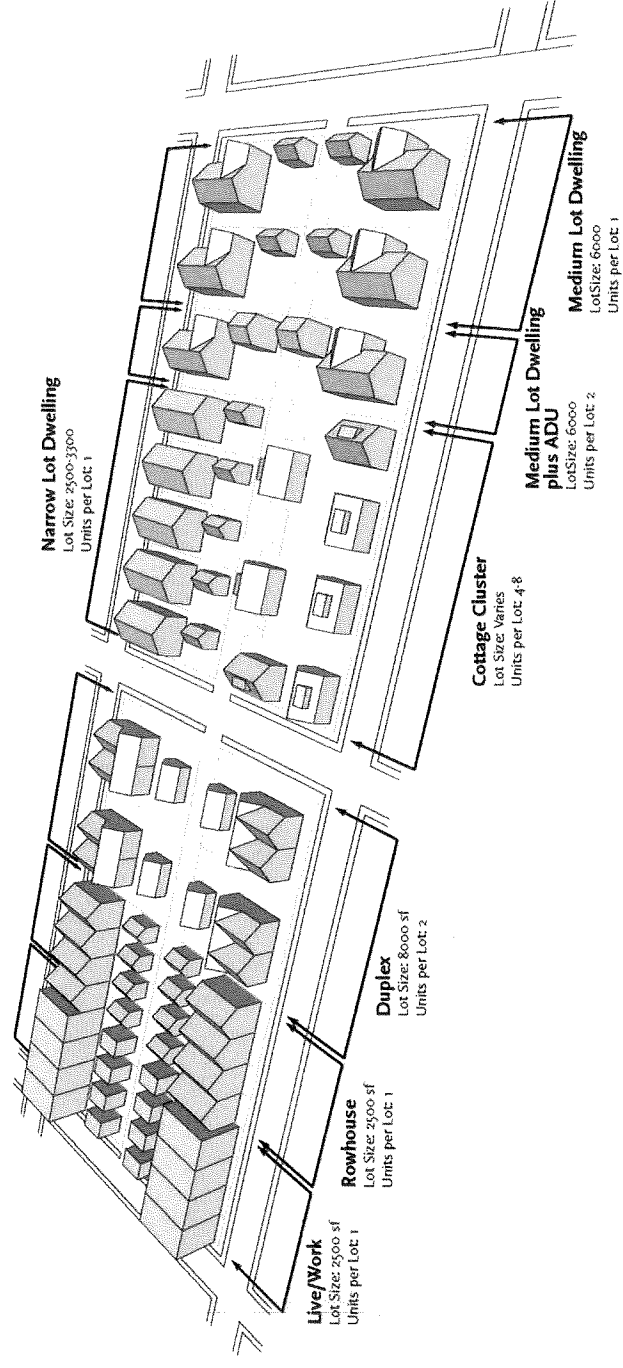
Rural Neighborhood



- ✓ Rural and low density residential character
- ✓ Streets with gravel shoulders and shared by all modes
- ✓ Incremental development
- ✓ Minimize paved areas
- ✓ Low volume traffic
- ✓ Natural areas on the edge and within neighborhoods

Development intensity

- ✓ Higher intensity attached buildings toward Roy Rogers
- ✓ Detached dwellings toward center, south and east sections
- ✓ Market analysis: 500 - 950 units within first 10 years
- ✓ Developable land could accommodate a wide range of density: 3,000 - 11,000 units





Home of the Tualatin River National Wildlife Refuge

LETTER OF INTEREST

DATE: December 22, 2017

TO: Metro Council
600 NE Grand Ave
Portland, OR 97232

FROM: Joseph Gall, ICMA-CM, City Manager
City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140

RE: Metro 2018 Urban Growth Management Decision
Letter of Interest, City of Sherwood

.....

The City of Sherwood is pleased to present this Letter of Interest for Metro's 2018 Urban Growth Management Decision.

Sherwood upholds a strong history of planning. This is demonstrated through its holistic approach to addressing housing and employment needs in its existing urban areas and maintaining a compact urban form. If past trends continue, several thousand people will move to the Sherwood area over the next 20 years, part of a larger regional growth pattern. As a commitment to keeping Sherwood affordable and making sure a reasonable supply of housing is available, the City has done significant work with its urban reserves as the basis for considering an urban growth boundary (UGB) expansion.

In January 2016, the City of Sherwood adopted the Metro region's first preliminary concept plan for an entire urban reserve area called Sherwood West. The Sherwood West Preliminary Concept Plan (SWCP) is a study of 1,291 acres of land designated to Metro's Urban Reserve Area 5B, located west and north of the existing city limits. Developed as a long-range planning tool, the SWCP illustrates how Sherwood West could be incorporated into the fabric of the City over time in a manner that respects and reflects the strong sense of community and livable neighborhoods. The SWCP represents a significant step in beginning a community discussion about growth, urban development, and governance. It is the result of a 14-month planning process that encompassed extensive engagement with area property owners, community members and service providers. The Plan was unanimously recommended by the Citizen Advisory Committee and the Planning Commission to the Sherwood City Council. The Council accepted the plan by Resolution 2016-009 on February 16, 2016.

The vision for Sherwood West was informed by the great community attributes that make Sherwood's existing neighborhoods special. These include:

- **Scale:** understanding how natural features such as creeks, valleys and hills have influenced Sherwood's existing neighborhood form helped reveal the importance of scale as we plan for Sherwood West and walkable neighborhoods. The quarter-mile radius that is typical of these

existing neighborhoods contributes to Sherwood's "small-town feel." This scale of organization is reflected in the walkable, "ten-minute neighborhoods" design of Sherwood West. That design is illustrated and attached in Exhibit A.

- *Access to nature and trails:* Sherwood's livability is in part defined by its access to nature, open space and regional attributes like the Tualatin River National Wildlife Refuge. Sherwood West highlights the importance of access by incorporating a connected network of walking trails, neighborhood parks and nature preserves.
- *Schools:* Sherwood is known for its excellent school system. Sherwood West provides the opportunity to expand school facilities, in addition to regional athletic facilities in order to support growing demand.
- *Neighborhood serving retail:* Sherwood West communities support local, neighborhood retail so that residents of all ages can take advantage of these assets, partly reducing the need to use a car for all trips.

In a formal proposal for submission to Metro Council in May 2018, Sherwood city staff plans to recommend an area of interest (AOI) of 626 gross acres of land within the Sherwood West area be brought into the UGB in 2018 (Exhibit B). Net developable acreage amounts to approximately 455 acres as described in this letter.

This recommended AOI is based on a public process initiated by the City this past fall for Metro's 2018 UGB Expansion Process. City staff and their consultant team sought guidance and feedback from service providers, Sherwood West property owners, Sherwood residents and the Sherwood City Council to help determine the best areas in Sherwood West for the potential UGB Expansion. The City held an open house that was attended by more than 80 community members on October 25, 2017. City staff received an additional 60 written comments associated with that phase. Considering all that guidance planning staff prepared a recommendation for the City Council which included a map showing the recommend expansion area in Sherwood West. Based on additional citizen and property owner comment and City Council direction in early December, staff and their consultants made minor modifications which informs the map we are submitting today.

Several key factors inform the City's decision for where, when and how much to ask for as part of an UGB expansion in this next cycle:

- Sherwood has a deficit of approximately 497 homes in its 20-year supply, of which about 70% are medium to high density residential units. In a prior Housing Needs Analysis (HNA) conducted in 2015 for the SWCP, Sherwood had a surplus of 125 homes. For the purposes of submitting a proposal for Metro's 2018 UGB decision, Sherwood updated the HNA to reflect the 2018-2038 time period and updated 2016 Metro forecasts. This updated analysis showed that the City now has a 497-home deficit. Of note, the type and amount of housing deficit uncovered in the updated HNA has important implications for Sherwood. In essence, the City must and intends to plan for a greater diversity of housing types, some of which are commonly referred to as "missing middle" housing.
- The 497-home deficit is based on the Metro forecasted growth rate of 0.8% average annual growth rate. If Sherwood grows closer to historical growth rates, we anticipate that we will be out of land for residential development within four to ten years. This would significantly impact our ability to provide affordable housing for existing and future Sherwood residents.
- Facing growing demand, the Sherwood School District has chosen a central site in Sherwood West for the location of a new high school. In August 2017, Metro approved the UGB expansion to include the proposed school site in anticipation for annexation.
- Transportation is a key concern for current Sherwood residents. The vertical alignment condition of Elwert Road, a two-lane rural county road in Sherwood West, combined with heavy traffic volumes and the confluence of Chicken Creek at the intersection with Edy Road is a

significant condition that requires additional consideration and a thoughtful solution. The SWCP proposed two alternatives to the realignment of this intersection. With the understanding that Elwert and Edy roads will need to be designed and improved, the recommended area for the UGB expansion carries these two alternatives forth to provide options to address the community's primary transportation-related concern. We are proposing to bring this intersection into the urban growth boundary to enable us to identify and fund an selected improvement.

- The recommended expansion acreage supports three new neighborhoods with 1/4 mile radii, based on Sherwood's complete community attributes, and helps complete a fourth existing neighborhood (see Exhibit A).
- The proposed AOI supports areas where property owners requested to be included in the UGB expansion, demonstrating a reasonable likelihood of development within the 20-year planning period.
- The proposed AOI supports areas most easily served with infrastructure, as detailed in preliminary analyses as part of the SWCP.
- The greater amount of acreage brought into the UGB, the greater the amount of funding available for planning and infrastructure.
 - While the area asked for may exceed our HNA identified need, we know that the costs of providing necessary infrastructure to serve 450 homes is not significantly more than the cost of providing infrastructure to several thousand homes. Furthermore, because the entire area is urban reserve, it is more efficient to plan and fund infrastructure for the ultimate growth than to incur expensive upgrades and expansions to accommodate incremental growth.

The recommended AOI, as illustrated in Exhibit B, is described as follows:

1. **Location:** Sherwood West is located north and west of the existing City limits. The AOI is part of two districts identified in the SWCP: one adjacent to HWY 99W in the south, and the area north and west of the new school site, up to the Chicken Creek confluence.
2. **Acreage:** The AOI is a total of 626 gross acres. Depending on the realignment options for Edy and Elwert, the net developable acreage is 452.80 acres for Option 1 and 455.51 acres for Option 2. Net developable acreage includes all residential, mixed-use and commercial development. It excludes right-of-way, the existing church, land designated for park and open space, as well as creek corridors.
3. **Land uses:** The AOI is part of the West and Southwest districts identified in the SWCP:
 - a. The West District is a mixed-housing district organized around the new high school, a neighborhood park and mixed-use commercial center. The road follows the break in topography to create an area for residential development that is anchored by the new school. Housing intensities range from high (Residential-Mixed-Use) to low (Residential-Hillside on steeper slopes) as they transition away from the neighborhood commercial centers (Mixed-Use Commercial).
 - b. The Southwest District is residential, with varying intensities, and includes a commercial/retail anchor as a "Gateway to Wine Country" (Gateway District). This district is adjacent to HWY 99W which provides opportunities relative to nearby wine-related activities.
4. **Density Assumptions:** The total residential acreage in Option 1 and 2 is 426.75 and 429.56, respectively. With a planned mixture of medium and high density residential development, the AOI could provide a capacity of approximately 4,268 to 5,155 dwelling units at an average of 10-12 DU/net acre. However, as Sherwood grows, we recognize a balance must be struck between density and transportation infrastructure to support it.
5. **Infrastructure:** The AOI includes land that is best suited for development in terms of infrastructure provisioning. Approximately 8,000 linear feet of new sewer line through the Brookman area will be

needed to accommodate some of the new development, and development on the western edge will require a water tower upgrade and pump system for upper elevations.

6. **Transportation:** Internally, a new neighborhood connector street paralleling Elwert serves the neighborhood from the west side. Elwert Road is envisioned to be a multi-modal boulevard and extension of Sunset Boulevard, east of Highway 99W. The intersection of Kruger, Elwert and Highway 99W is reconfigured with a roundabout that conforms to the existing City of Sherwood and Washington County Transportation System Plans. Option 1 shows the intersection of Edy and Elwert Road in a new proposed location to reduce the impact of infrastructure improvements (road widening) on sensitive creek confluences. This shift offers the additional benefit of potentially discouraging regional freight traffic that seeks an alternative north-south route to Highway 99W. Initial cost estimates for improvements to the Edy/Elwert intersection show that the proposed realignment would be more cost effective than improving the existing roads in their current location. However, this requires further study. Option 2 shows the intersection in its original location for purposes of comparison, though it would also include upgrades and a redesign with surrounding development.
7. **Parks and Trails:** A well-connected system of trails is included to provide safe, convenient and comfortable non-motorized connections between all neighborhoods and existing destinations in Sherwood, including historic downtown. Open space and parks follow riparian creek corridors, and parks act as buffers between different land uses. Our Sherwood West landform analysis organizes neighborhoods around natural features, respecting topography and wide riparian buffers.











The recommended AOI is based on a funding and phasing strategy outlined in the SWCP. The strategy outlined preliminary costs associated with development, as well as the phasing of infrastructure, services and other elements of the complete communities. This important pre-work will be the basis of refining these analysis and feasibility studies for the City's UGB proposal. The City looks forward to submitting a proposal that balances the importance of readiness, strategy and governance that contributes to efficient land use consistent with our regional and statewide goals.

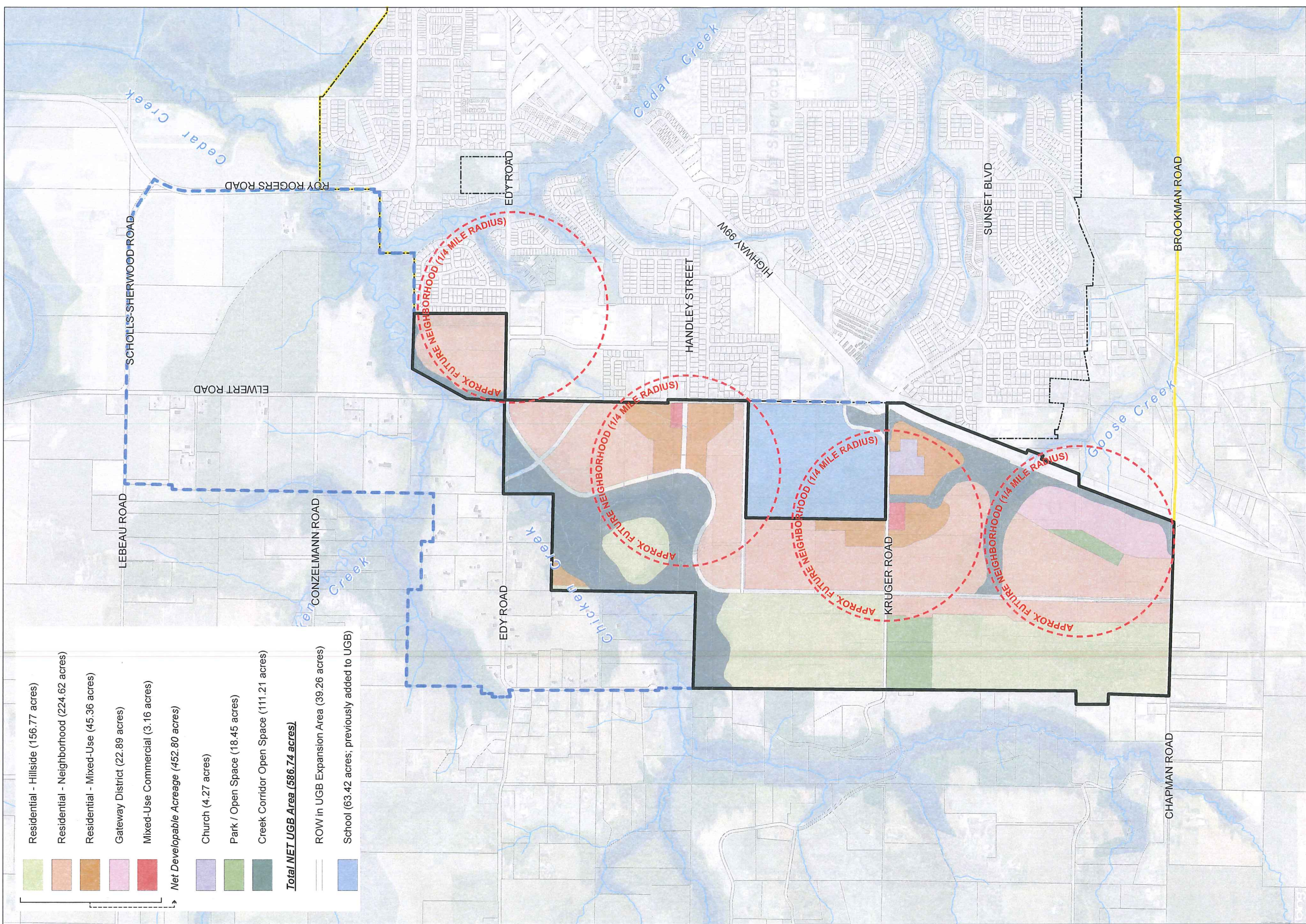
We look forward to an opportunity to discuss the merits of this request with you. Thank you for your consideration.




Sincerely,

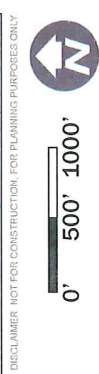


December 22, 2017

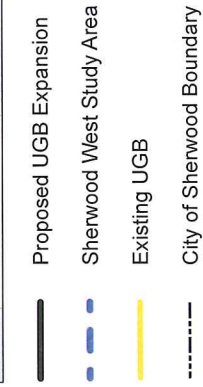
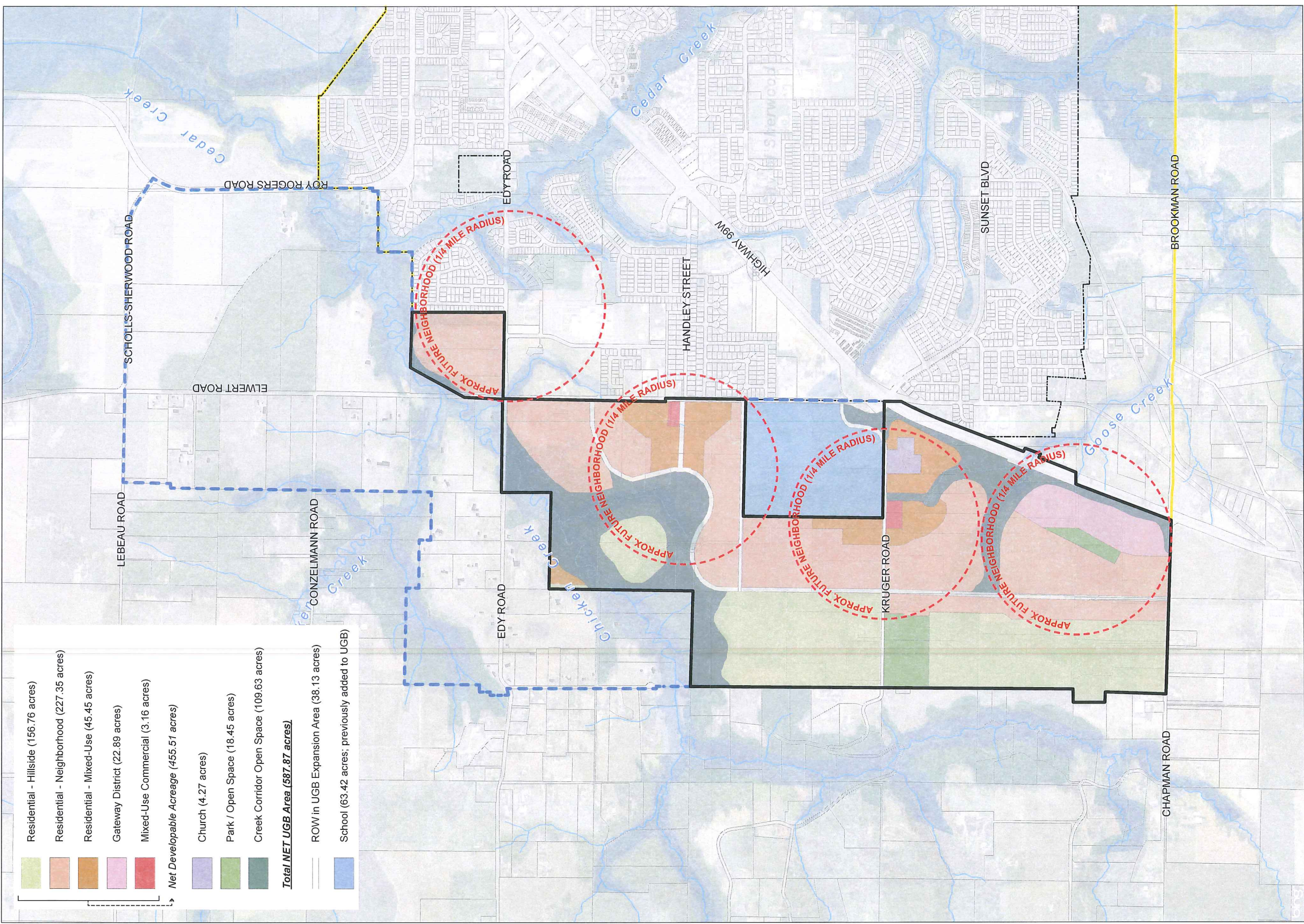
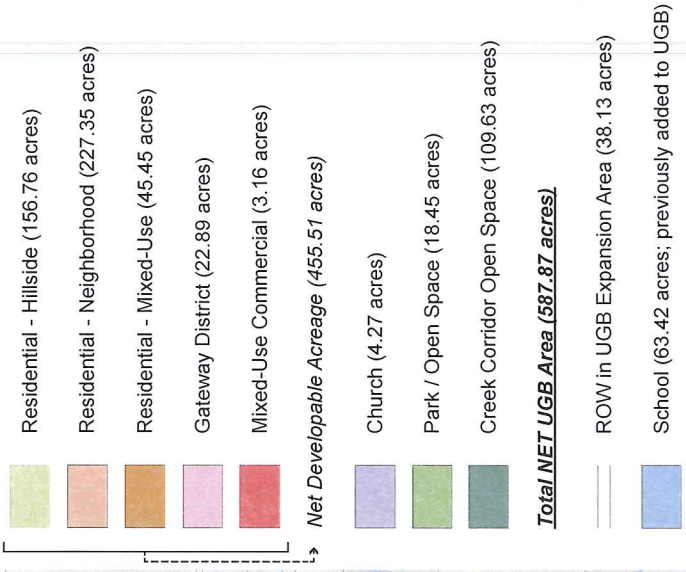
	Residential - Hillside (156.77 acres)
	Residential - Neighborhood (224.62 acres)
	Residential - Mixed-Use (45.36 acres)
	Gateway District (22.89 acres)
	Mixed-Use Commercial (3.16 acres)
Net Developable Acreage (452.80 acres)	
	Church (4.27 acres)
	Park / Open Space (18.45 acres)
	Creek Corridor Open Space (111.21 acres)
Total NET UGB Area (586.74 acres)	
	ROW in UGB Expansion Area (39.26 acres)
	School (63.42 acres; previously added to UGB)



-  Proposed UGB Expansion
-  Sherwood West Study Area
-  Existing UGB
-  City of Sherwood Boundary

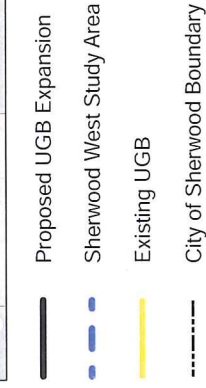
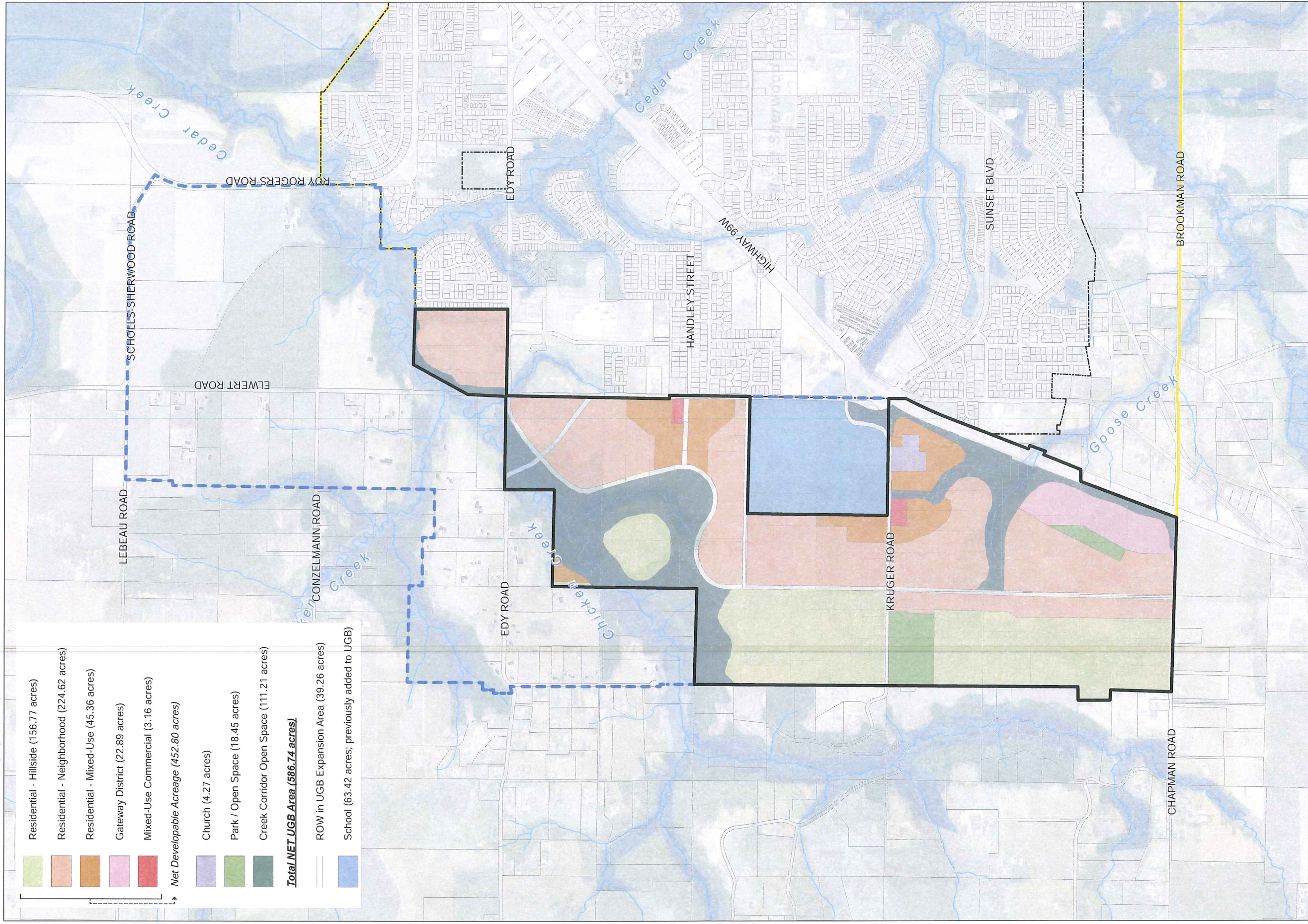
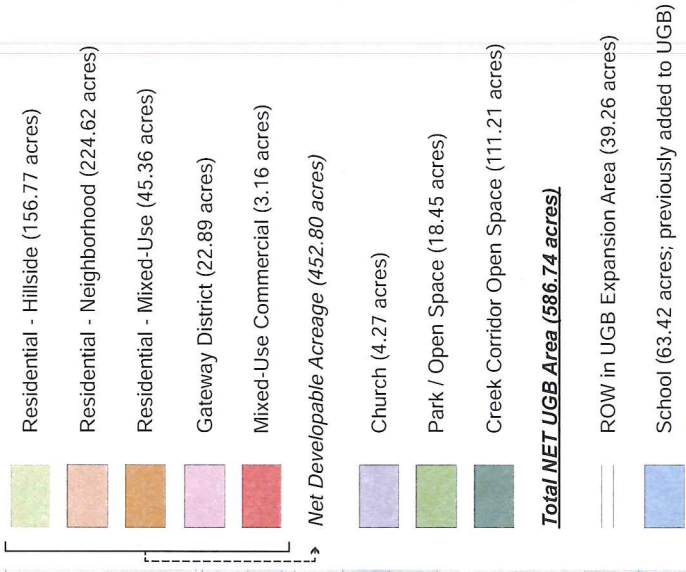


Draft Proposed Sherwood West Urban Growth Boundary Expansion: Option 1 - Area Calculations (626 Gross Acres)

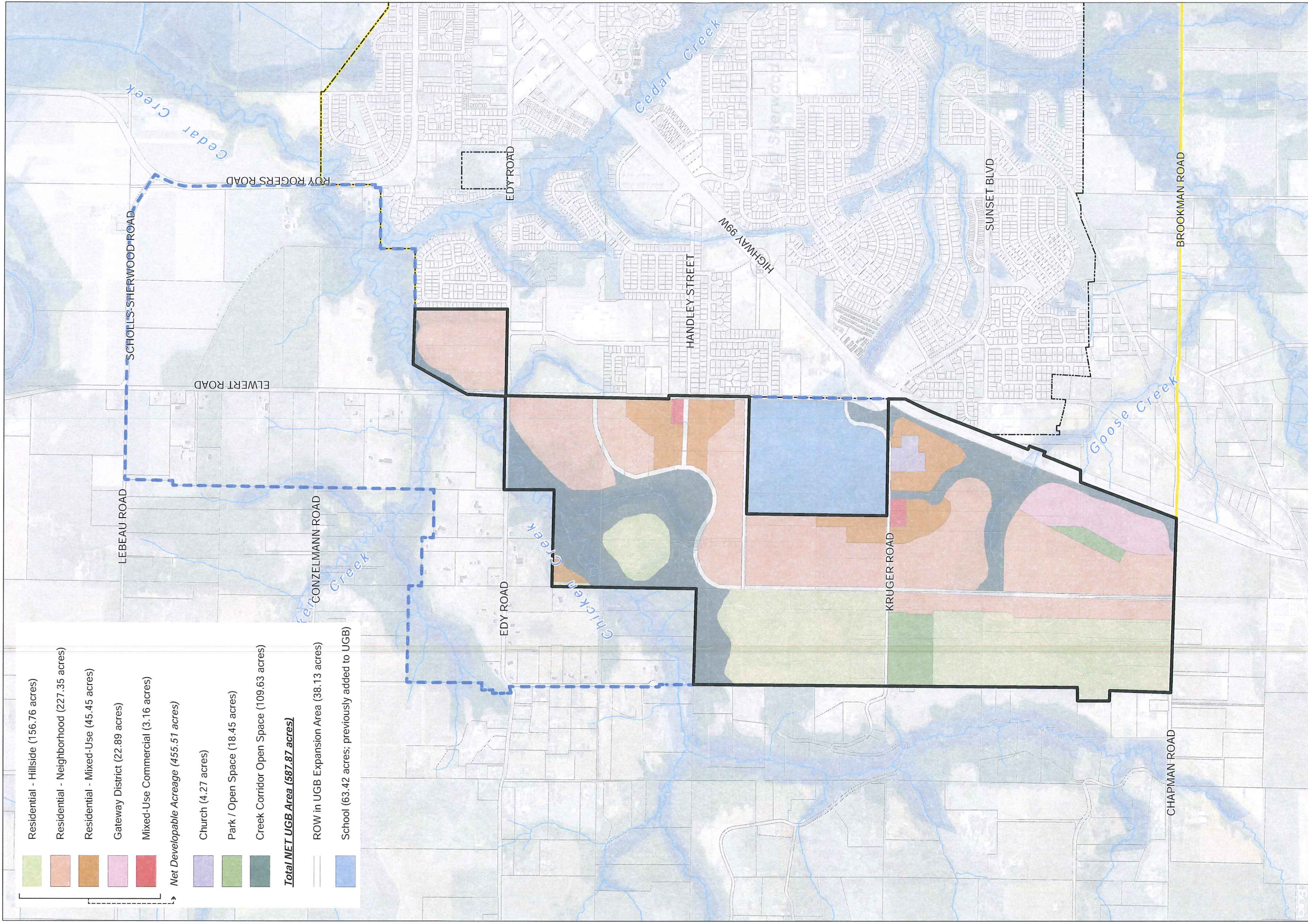
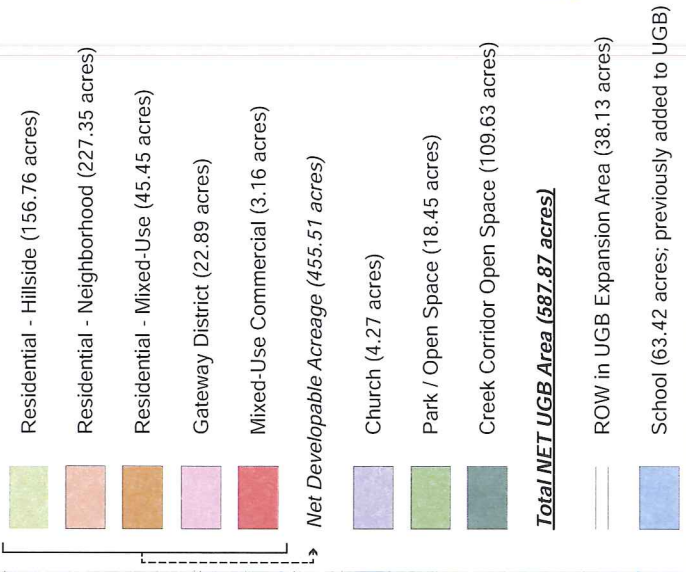


DISCLAIMER: NOT FOR CONSTRUCTION. FOR PLANNING PURPOSES ONLY.

Draft Proposed Sherwood West Urban Growth Boundary Expansion:
Option 2 - Area Calculations (626 Gross Acres)



Draft Proposed Sherwood West Urban Growth Boundary Expansion: Option 1 - Area Calculations (626 Gross Acres)



DISCLAIMER: NOT FOR CONSTRUCTION. FOR PLANNING PURPOSES ONLY.

Draft Proposed Sherwood West Urban Growth Boundary Expansion: Option 2 - Area Calculations (626 Gross Acres)



December 22, 2017

Ms. Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232

Subject: Letter of Interest for an Urban Growth Boundary expansion

Dear Ms. Bennett,

The City of Wilsonville is in receipt of your letter, dated October 17, 2017, outlining the timelines for the upcoming 2018 urban growth management decision. The City sincerely appreciates Metro's significant and continued effort in working toward process improvements as it relates to the important Urban Growth Boundary (UGB) expansion decision set to occur at the end of 2018. Our perspective is that the process-related changes are positive and will help guide the region toward achieving our collective goals.

The City of Wilsonville proposes to nominate approximately 271 acres in the Frog Pond East and South future neighborhoods for inclusion in Wilsonville's UGB (please see Attachment A - formerly known as the Advance Road area, Metro UGB Analysis Area 4H). The City appreciates the award of a \$341,000 Metro Community Planning and Development grant in 2013 for concept planning the Frog Pond UGB/Advance Road Urban Reserve area. The City also appreciates the Metro Council's consideration of the West Linn-Wilsonville School District's 2013 application to add 40 acres of the Advance Road Urban Reserve to the UGB for a middle school to serve this area of the community. While the Clackamas County portion of Metro's Urban Reserves were not yet acknowledged at the time, the City had sought to commence concept planning for the Advance Road Urban Reserve Area since 2011 when Metro deliberated Ordinance No. 11-1264.

In November 2015, the City completed the Frog Pond Area Plan (concept plan) for three neighborhoods, including the two areas proposed for inclusion into the UGB at this time. Subsequent to the adoption of the Area Plan, the City created the Frog Pond West Master Plan, inclusive of an infrastructure-funding plan, that City Council adopted in August 2017 for the neighborhood already in the UGB. In November 2017, the City Council conducted a work session on the proposal to nominate the East and South Frog Pond neighborhoods for inclusion in the UGB, instructing Staff to make the formal request to Metro.

The Frog Pond East and South Neighborhoods are planned with a mix of housing types on a variety of lot sizes, configurations and price points, including the possibility of vertical mixed use and a small walkable retail node, with parks, trails, schools and open space. Additional master planning of the East and South neighborhoods would lead to entitlements and new home construction. The West Neighborhood is slated to begin construction during the summer of 2018, within one year of adopting the master plan. To date, the interest in the Frog Pond area from the development community has been substantial. The vision established in the Frog Pond Area Plan states:

The Frog Pond Area in 2035 is a Wilsonville community with attractive and connected neighborhoods. The community's hallmarks are its walkable and active streets, variety of quality homes, and connected trails and open spaces. Frog Pond's excellent schools and parks are focal points of the community. Frog Pond is "just a short bike, walk, or bus trip" from all parts of Wilsonville – a highly valued part of the larger city.

Key features of the Frog Pond Area Plan include:

One cohesive plan to guide growth within the current Urban Growth Boundary (Frog Pond West) and potential additions from the Advance Road Urban Reserve (Frog Pond East and South).

Integrated framework plans for land use and community design, transportation, parks and open space, and infrastructure (water, stormwater, and sewer systems).

Three walkable and connected neighborhoods, with a set of schools, parks and trails within and between the three areas.

The East Neighborhood will provide a future neighborhood comprised of a variety of housing choices that includes Attached/Cottage Single Family; land for an estimated 682 to 846 homes at approximately 8.6 – 10.6 dwelling units per net acre; a 3.5-acre neighborhood commercial center to provide small scale walkable retail and a community gathering place; civic/cultural uses at the historic Frog Pond Grange; and a neighborhood park.

The South Neighborhood will be anchored by civic uses that include the new Meridian Creek Middle School (opened September 2017) and a future 10-acre community park; and comprised of detached housing choices on a variety of lot sizes for an estimated 476 homes at approximately 8.8 dwelling units per net acre.

The East and South neighborhoods are integral components to the Frog Pond Area Plan. The East and South neighborhoods will complete the Frog Pond Area. They are essential to build the full mix of housing, multi-modal transportation connections, and services to create a comprehensive community and land use continuity for these neighborhoods. As the Concept Plan and the Frog Pond West Master Plan were developed, all components including the infrastructure-funding plan, comprehensive plan and zoning code amendments contemplated the East and South neighborhoods. This forethought will enable the City to quickly Master Plan and apply the appropriate regulations and investments when these neighborhoods are brought into the UGB.

As you can see, the South and East neighborhoods are integral to completing the Frog Pond Area vision. In addition, the City of Wilsonville has done the work necessary to prepare this area for inclusion into the UGB. As progress in Frog Pond West has shown, we anticipate development will be quick to come to these future neighborhoods as well. Our focus for the last three urban growth management cycles has been on this area. We are optimistic for positive results.

Respectfully submitted,

Nancy J. Kraushaar for Bryan Cosgrove

Bryan Cosgrove
City Manager

Attachment A: Map of the Frog Pond East and South Future Neighborhoods

