

## BEAVER CREEK BLUFFS URBAN RESERVE AREA

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Total Acres	228	Parcel Acres	225
Gross Vacant Buildable Acres	137	Net Vacant Buildable Acres	104

### General Description (see attached map)

The Beaver Creek Bluffs Urban Reserve Area is composed of three sub-areas running east to west along the bluffs south of Oregon City. The eastern sub-area (22 acres) is adjacent to the UGB in the vicinity of Nobel Road, is bordered by the Mud and Caufield Creek drainages, and is composed of two parts separated by a short segment of the UGB. The central sub-area (43 acres) sits between Mud Creek and a tributary of Beaver Creek, bounded by S Leland Road to the east, bluffs to the south and west, and the UGB to the north. A one parcel sub-set of this central area is located at the end of S McCord Road. The western sub-area (163 acres) lies on both sides of S Center Point Road, sitting between the bluffs overlooking Beaver Creek and the current UGB to the north. Of the 228 acres within these three sub-areas, 22 are constrained by steep slopes over 25% along the bluffs. The remainder of the area is generally flat and is a logical extension of Oregon City

### METRO CODE REQUIREMENTS

#### Clear transition between urban and rural lands, using natural and built features to mark the transition (see attached aerial photo)

The UGB forms the northern edge of the three irregular shaped sub-areas. The forested slope along the southern edge of the reserve sub-areas along with Beaver Creek and its tributaries, as well as Mud and Canfield Creeks, provide a clear transition between urban and rural lands using natural features.

#### Protection of farmland that is most important for the continuation of commercial agriculture in the region

The region's urban and rural reserves process designated the most important land for commercial agriculture as rural reserves and the most suitable land for urbanization as urban reserves. Designation of this area as an urban reserve means farmland within this reserve area is not the most important for the continuation of commercial agriculture in the region.

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

Regionally significant riparian and upland habitat not constrained by steep slopes or in public ownership covers 49 acres of land with most of the riparian habitat occurring along an unnamed

tributary to Beaver Creek that flows through the center of the westernmost subarea. There is a 1.5 acre wetland along this stream corridor. There also appears to be an additional pond in this area. A smaller amount of riparian habitat is located along a small section of Mud Creek in the easternmost subarea. Regionally significant upland habitat occurs primarily along the steeper slopes of the bluffs that form the southern boundary of the reserve subareas, although there are some larger pockets on the flatter portions of the sub-areas. Oregon City has adopted a riparian habitat protection program that is compliant with Metro's Title 13 Nature in Neighborhoods. The City will need to develop an upland habitat protection program that also complies with Title 13, which does allow for impacts to habitat areas. Urbanization of the reserve sub-areas can occur with moderate disturbance of the regionally significant fish and wildlife habitat depending mainly on any needed transportation connections across the tributary to Beaver Creek in the western sub-area and the larger pockets of upland habitat. As the western sub-area is small it is possible that a transportation connection is not needed.

### **Contribution to the purposes of Centers and Corridors**

The Oregon City Regional Center is the closest 2040 designated center to the Beaver Creek Bluffs urban reserve area. The Regional Center serves Oregon City, Clackamas County and some neighboring cities to the south. The regional center is linked to the reserve area by S Central Point Road and S Linn Road (3.1 miles) and S Leland Rd and S Linn Rd (3.1 miles). There is no transit service between the Regional Center and the reserve area. There is one 2040 designated corridor that is outside the Regional Center in Oregon City and runs along 7<sup>th</sup> Street and Molalla Ave between the Regional Center and Clackamas Community College. The corridor is mostly built out with a mixture of single family homes, small commercial businesses and larger commercial retail uses and is almost two miles away from the middle sub-area through a series of local streets.

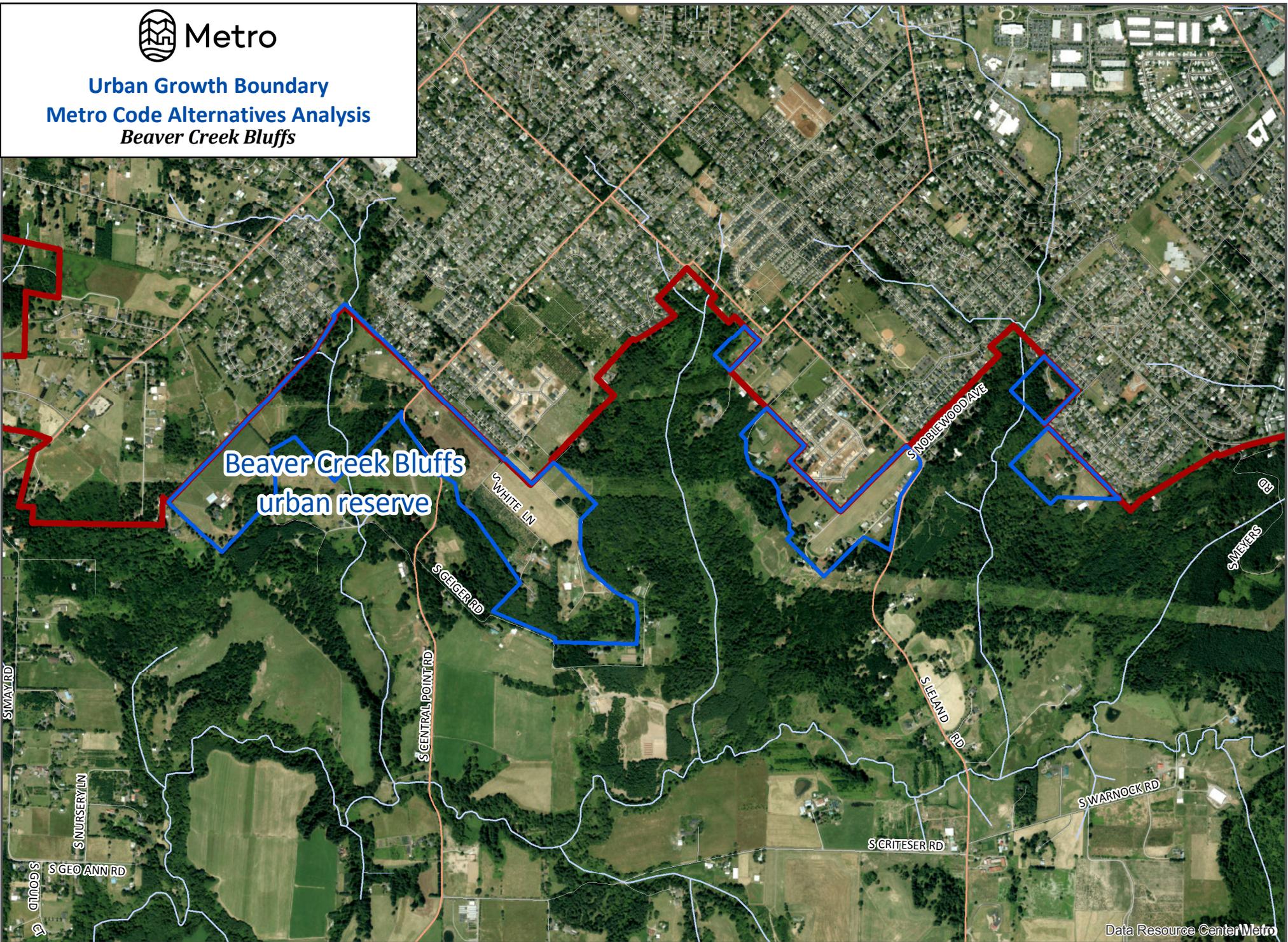
The city's plans for the Regional Center include mixed-use development on the vacant parcels in the northern section of the center, enhancements to the main street, and the creation of new open spaces that will provide direct connections to the river. The center is also home to Willamette Falls and the Willamette Falls Legacy Project, a public/private partnership working to connect the Falls to downtown through the development of housing, public spaces, habitat restoration, education and employment opportunities. Metro's 2017 State of the Centers Atlas shows a very low population, people per acre, total employees and dwelling units per acre when compared with other regional centers. The city's vision to attract more housing and employees to the regional center will elevate it to the activity spectrum levels comparable to other regional centers in the region.

Urbanization of the Beaver Creek Bluffs urban reserve area will not contribute to the vision or the purpose of the Oregon City Regional Center. The reserve area is too small and isolated from the Regional Center to support the need for more people to meet a higher level of activity. Likewise urbanization of the reserve area will not have an impact on the corridor as the area is too small and isolated from the corridor. In addition there is a significant amount of underdeveloped land within the city that provides a better opportunity for supporting the Regional Center and corridor.





**Urban Growth Boundary**  
**Metro Code Alternatives Analysis**  
*Beaver Creek Bluffs*



Data Resource Center Metro

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