

BETHANY WEST URBAN RESERVE AREA

Total Acres	170	Parcel Acres	166
Gross Vacant Buildable Acres	97	Net Vacant Buildable Acres	73

General Description (see attached map)

The Bethany West Urban Reserve Area is a very small square shaped area on the north side of the Portland Community College Rock Creek campus. The UGB forms the boundary on the southern and eastern edges and rural reserves are to the west and north. Access to the area is provided by NW 185th Ave and NW Shackelford Road in North Bethany.

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 eastern and southern boundaries of the urban reserve area. NW 185th Ave provides the edge between urban and rural land to the west. Even assuming that NW 185th Ave develops as an arterial roadway in the future, the road itself will not provide a clear transition area between future urban and rural uses. There are no natural or built features to mark the transition of urban and rural land to the north. Additional buffers will need to be incorporated into the design and planning of the urban reserve area along both of these edges. Overall there are no natural or built features that provide a transition between urban and rural lands for the urban-rural edges of the reserve area.

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

The urban and rural reserves process designated the most important land for commercial agriculture as rural reserves and the most suitable land for urbanization as urban reserves. Designation of this area as an urban reserve means farmland within this 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 70 acres of land and is focused on Rock Creek and an unnamed tributary. The entire habitat area is located in the southeastern to northeastern portion of the reserve area with riparian habitat being the dominant type. Washington County, the current governing body for the

reserve area, has adopted riparian habitat protection measures in compliance with Metro's Title 13 program through the Tualatin Basin Natural Resource Coordinating Committee's protection program. The County will need to develop an upland habitat protection program that also complies with Title 13, which does allow for impacts to habitat areas. Additional significant habitat is on land owned by Portland Community College, which should result in extra protection for the resources. As the riparian and upland habitat is located in one section of the reserve area, urbanization can occur in the remaining portion of the area while avoiding the significant habitat areas, with the exception of an expected road connection from North Bethany along NW Shackelford Road that will need to cross Rock Creek.

Contribution to the purposes of Centers and Corridors

The Bethany Town Center and the Tanasbourne/Amber Glen Regional Center are both about two miles away. Bethany Town Center is accessed via NW 185th Ave, NW West Union Road and NW Laidlaw Road and the Tanasbourne/Amber Glen Regional Center is accessed via NW 185th Ave. Both centers are served by TriMet bus lines and the regional center is also served by the MAX Light Rail. There is a transit stop about a ½ mile from the reserve area that connects to the Tanasbourne/Amber Glen Regional Center. There are two 2040 designated corridors near the reserve area. The first corridor is along NW 185th Ave from NW Springville Road south to Highway 26. The corridor is composed mainly of single-family residences and two schools, Westview High School and Rock Creek Elementary School. The second corridor is along NW Springville Road between NW 18th Ave and NW Kaiser Road. Similarly this corridor is composed mainly of single-family homes with a few multi-family developments and Portland Community College – Rock Creek.

The Bethany Community Plan calls for a mix of local retail and small community-based office uses in the Bethany Town Center that provide a community village atmosphere. The Bethany Town Center is almost completely built out with a mixture of housing types, commercial retail and a small amount of employment including a Providence Medical facility. Metro's 2017 State of the Centers Atlas shows it has average people per acre and a slightly higher than average number of dwelling units per acre when compared with other town centers in the region. Bethany also scores very high in parks access and high in sidewalk and bike route density. The Tanasbourne/Amber Glen Regional Center is a mixture of higher density residential, employment, commercial retail and institutional uses including a Kaiser Permanente Hospital and an Oregon Health Sciences University research facility. Metro's 2017 State of the Centers Atlas shows a high level of employees and total population, slightly higher dwelling units per acre and average people per acre when compared to other regional centers in the region.

Urbanization of the reserve area will not contribute to the vision and purpose of the Tanasbourne/Amber Glen Regional Center or the Bethany town Center due to the very small size of the area. In addition, the significant amount of higher density development already within the regional center and the location of the regional center south of Highway 26 and adjacent to the Streets at Tanasbourne shopping area already make it a sub-regional draw. The Bethany Town Center is mostly built out with an appropriate mix of successful uses and the build out of the North Bethany area will have more of an impact on the Town Center than this very small urban reserve.

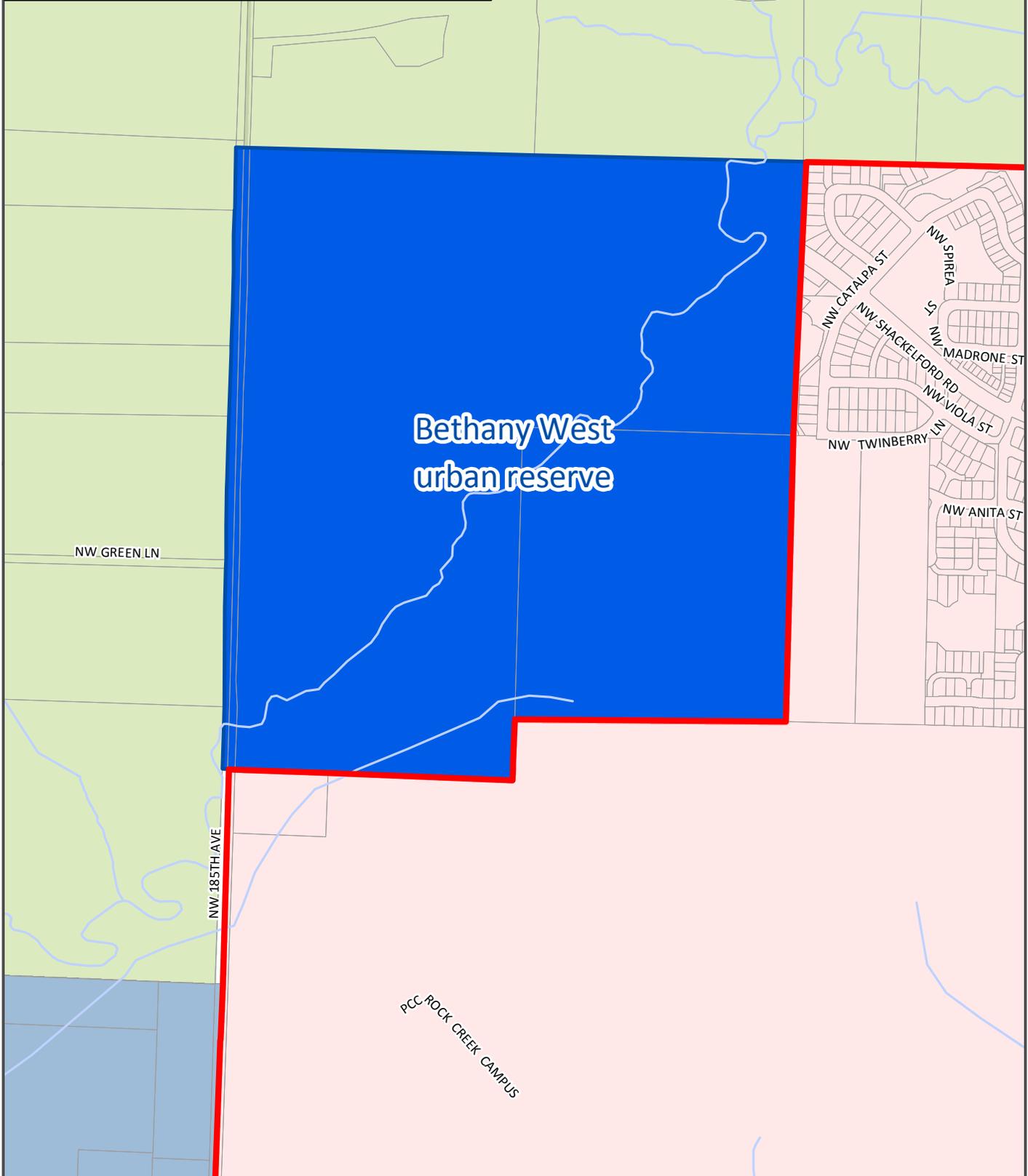
Urbanization of the reserve area also will not contribute to the purpose of the two corridors as they are already built out with residences and institutional uses.



Metro

Urban Growth Boundary
Metro Code Alternatives Analysis
Bethany West

- Inside the Urban Growth Boundary
- Stream routes
- Rural reserve
- Other urban reserve

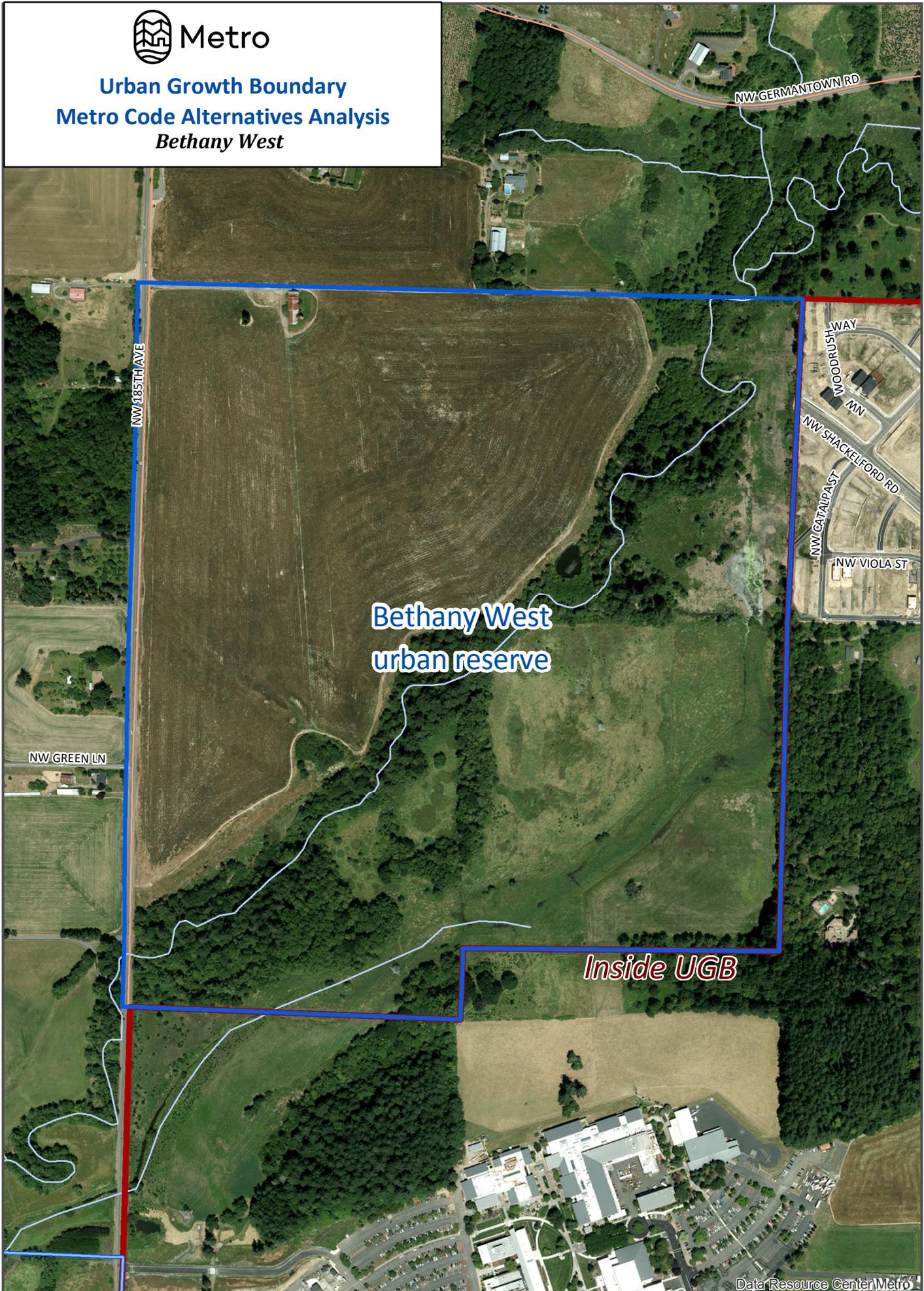


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Metro

Urban Growth Boundary
Metro Code Alternatives Analysis
Bethany West



Bethany West
urban reserve

Inside UGB

Data Resource Center Metro

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