

ELLIGSEN ROAD SOUTH URBAN RESERVE AREA

Total Acres	256	Parcel Acres	252
Gross Vacant Buildable Acres	212	Net Vacant Buildable Acres	161

General Description (see attached map)

The Elligsen Road South Urban Reserve Area is a rectangular shaped area on the east side of Wilsonville that lies west of SW Stafford Road and south of SW Elligsen Road and totals 256 acres. The UGB forms the western and southern boundary with undesignated land to the east and urban reserve land to the north. Boeckman Creek, which flows diagonally through the center of the urban reserve, splits the area into two evenly sized segments. The land is generally flat with some slopes greater than 10% along Boeckman Creek. Access to the area is provided by SW Stafford Road and SW Elligsen Road.

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 western and southern boundary of the urban reserve area. There are no natural or built features that mark a clear transition between the reserve area and the rural lands to the north of SW Elligsen Road. Similarly, there are no natural or built features that mark a clear transition between the reserve area and the rural lands to the east of SW Stafford Road. Even assuming both SW Elligsen Road and SW Stafford Road develop as arterials in the future, the roads themselves will not provide a clear transition area between urban and rural uses. Additional buffers will need to be incorporated into the planning and design of the urban reserve area along both of these edges. The rural lands north of SW Elligsen Road are included in the Elligsen Road North Urban Reserve and may be included in the UGB in the future. Thus, any buffers that are incorporated into the planning and design of the reserve area should consider the potential for making urban form connections in this location in the future. Overall there are no natural or built features that provide a clear transition between 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 habitat not constrained by steep slopes or in public ownership covers 16 acres of land all focused on Boeckman Creek and three tributaries. Steep slopes along the lower 1,700 feet of Boeckman Creek along with the power line easements provide additional protection or restrict development along this portion of the stream. The City of Wilsonville has adopted a riparian habitat protection program that is in substantial compliance with Metro's Title 13 Nature in Neighborhoods regulations, which does allow for impacts to habitat areas. The City's natural resource protection program will provide protection for the majority of the habitat areas but some impact is expected given the location of the stream in the middle of the reserve area and the need for a transportation network to provide connectivity within the reserve area and to adjacent lands already inside the UGB. Overall urbanization could occur with moderate to low avoidance of regionally significant riparian habitat depending on the level of impact related to transportation connections.

Contribution to the purposes of Centers and Corridors

The Wilsonville Town Center is the nearest 2040 designated center, located to the south of the reserve area. The Town Center is located east of I-5, is about 100 acres in size, and primarily serves the city. The Town Center is located a short distance from the terminus of the WES Commuter Rail line and is linked to the reserve area by SW Stafford Road/SW Wilsonville Road (2 miles) and SW Canyon Creek Road/SW Elligsen Road (2.1miles). SMART, the City of Wilsonville's bus service provides service through the Route 2X Barbour line between the Town Center and the Argyle Square Shopping Center which is approximately ½ mile from the reserve area. There is one 2040 designated corridor in Wilsonville that runs along SW Elligsen Road west of I-5 and then south along SW Parkway Ave, which parallels I-5 on the east side, to the Town Center. The corridor is about ½ mile away along SW Elligsen Road and is mostly built out with commercial retail or employment uses with some single-family and multi-family residential near the Town Center.

The City of Wilsonville is currently developing a Town Center Plan that envisions a vibrant walkable destination that inspires people to come together and socialize, shop, live and work. Metro's 2017 State of the Centers Atlas shows a higher than average jobs to housing ratio, fewer people and dwellings per acre than the regional town center average, and high access to parks.

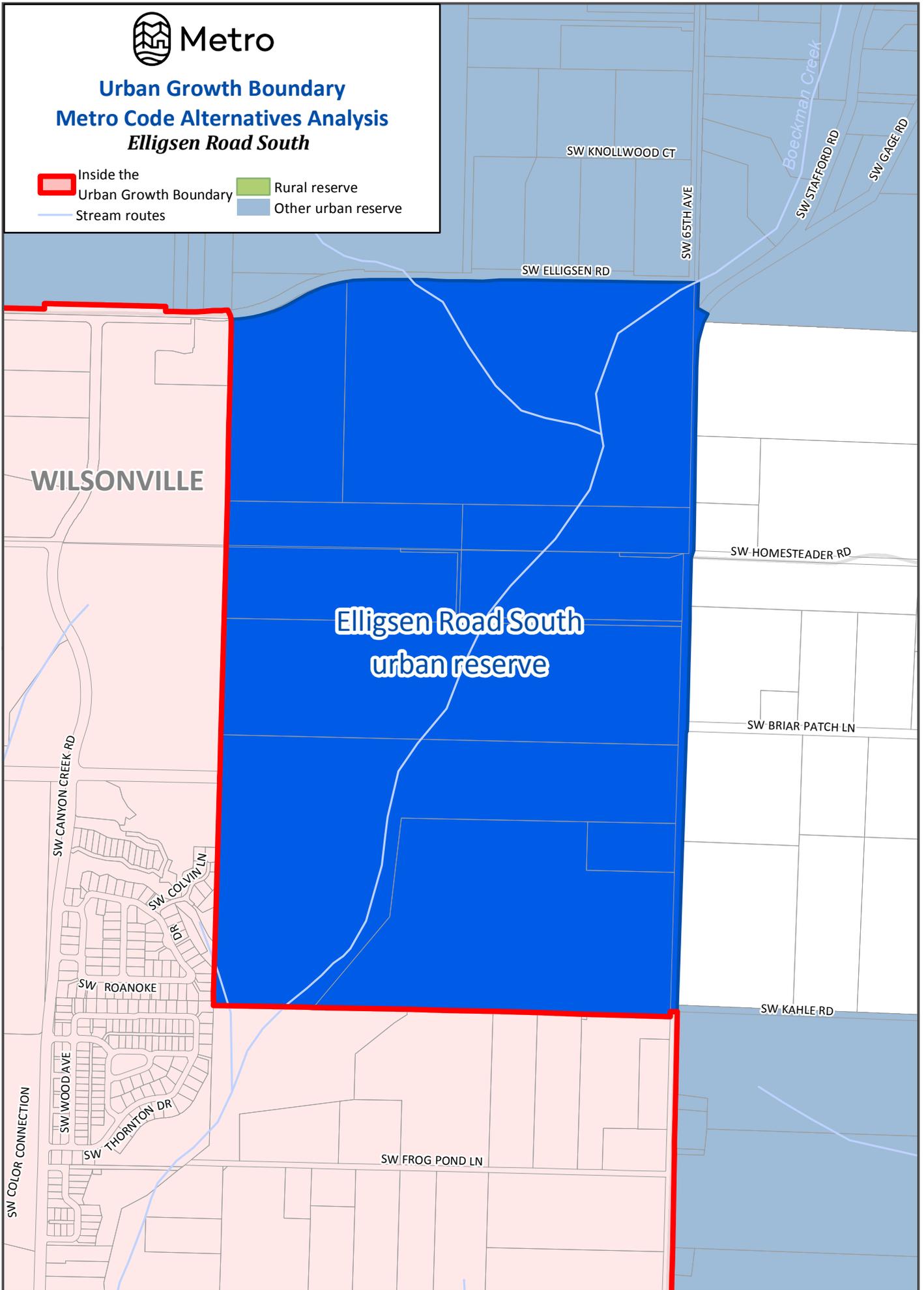
The Elligsen Road South Urban Reserve area was identified by Wilsonville as a location for long-term future urbanization. The City's 20 Year Look process (2007) identified this area for potential residential use. Urbanization of the reserve area will not contribute to the purpose and vision of the Town Center due to the distance between the two areas and the location of the nearby Argyle Square Shopping Center. Urbanization of the reserve area will not have an impact on the corridor that is mostly developed with employment and retail commercial uses, especially given the other employment and retail uses that are closer to the reserve area.



Metro

Urban Growth Boundary
Metro Code Alternatives Analysis
Elligsen Road South

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

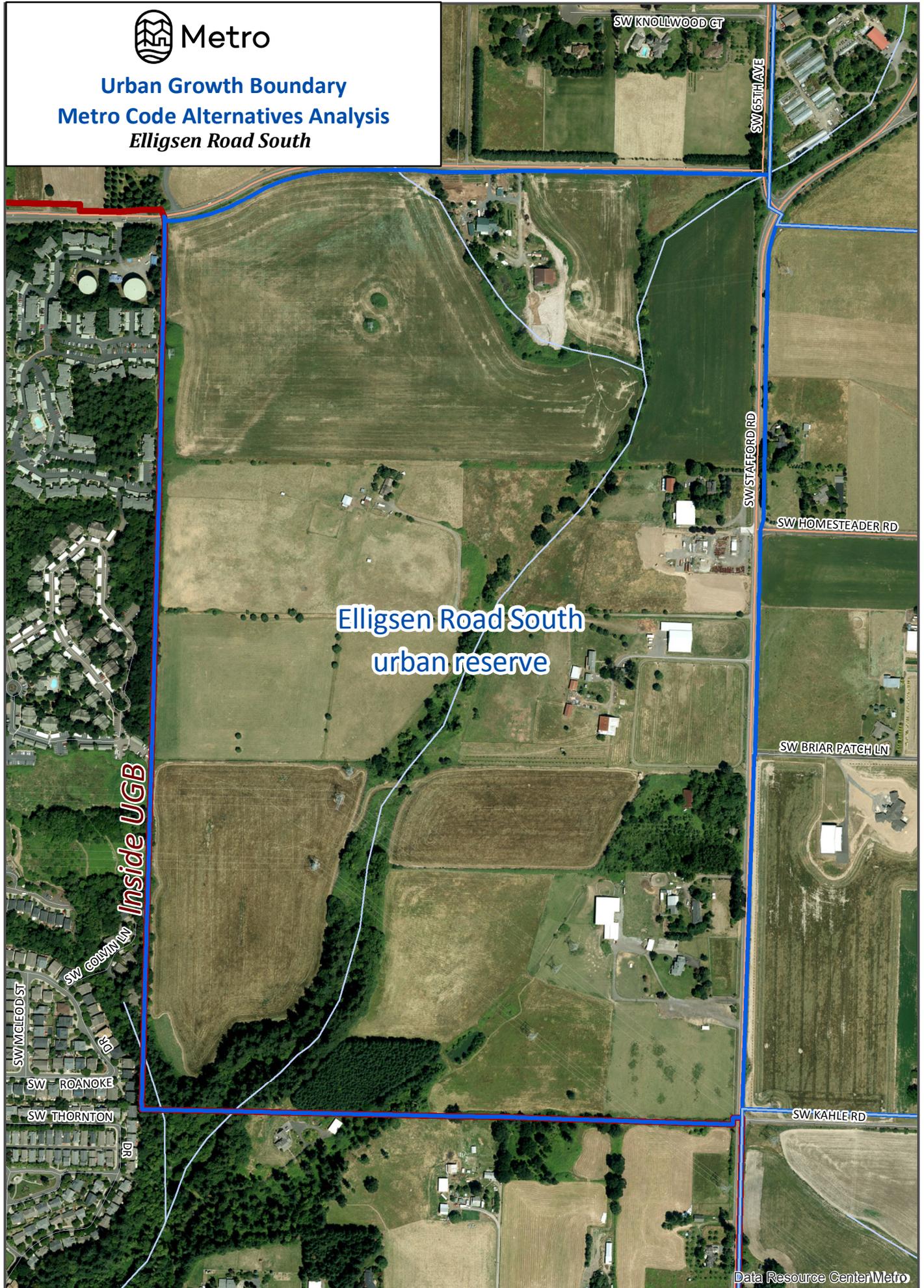


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Metro

Urban Growth Boundary
Metro Code Alternatives Analysis
Elligsen Road South



Data Resource Center Metro

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