

## WILSONVILLE SOUTHWEST URBAN RESERVE AREA

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Total Acres	67	Parcel Acres	64
Gross Vacant Buildable Acres	24	Net Vacant Buildable Acres	18

### General Description (see attached map)

The Wilsonville Southwest Urban Reserve Area is an irregular shaped area on the southwest side of Wilsonville that totals 67 acres in size. The reserve area is on the south side of SW Wilsonville Road and almost extends to the Willamette River. The Graham Oaks Nature Park is directly north of the reserve area, across SW Wilsonville Road. The UGB forms the eastern boundary and the area is served by SW Wilsonville 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 eastern boundary of the urban reserve area. SW Wilsonville Road forms the edge of the reserve area to the north and west. The Corral Creek and Mill Creek riparian areas on the west side of SW Wilsonville Road provide a natural buffer for the land to the west. Even assuming SW Wilsonville Road is built to an arterial level roadway, the road itself will not provide the needed transition area between urban and rural lands to the north. Additional buffers will need to be incorporated into the planning and design of the reserve area along the northern edge to provide a clear transition from urban to rural uses. The Corral Creek riparian corridor provides a natural transition between urban and rural lands along the southern edge of the reserve area. Overall, more than half of the urban-rural edge has a natural feature that provides a transition between urban and rural lands.

#### 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 wildlife habitat covers 32 acres not constrained by steep slopes or in public ownership. However, it appears that almost the entire identified upland habitat that totals 28 acres is in agricultural use as filbert orchards. The remaining 4 acres of riparian habitat is associated with Corral Creek along the southern edge of the reserve area. 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. The City will need to develop an upland habitat protection program that also complies with Title 13, depending on the determination of significant upland habitat in the reserve area. Title 13 does allow for impacts to habitat areas. The City's protection program and the location of the habitat on the southern edge of the reserve area combined with some areas of steep slopes above the stream corridor will protect the significant riparian habitat. Overall, future urbanization of the reserve area can occur while avoiding the riparian habitat areas.

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

The Wilsonville Town Center is the nearest 2040 center, located to the east 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 Wilsonville Road (1.5 miles). SMART, the City of Wilsonville's bus service provides service between the Town Center and the Graham Oak Nature Park which is across SW Wilsonville Road from the reserve area through the Route 4 Wilsonville Road line. 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, to the Town Center. The corridor is mostly built out with commercial retail or employment uses with some single-family and multi-family residential near the Town Center and is a little over two miles away along SW Wilsonville Road and SW Town Center Loop E.

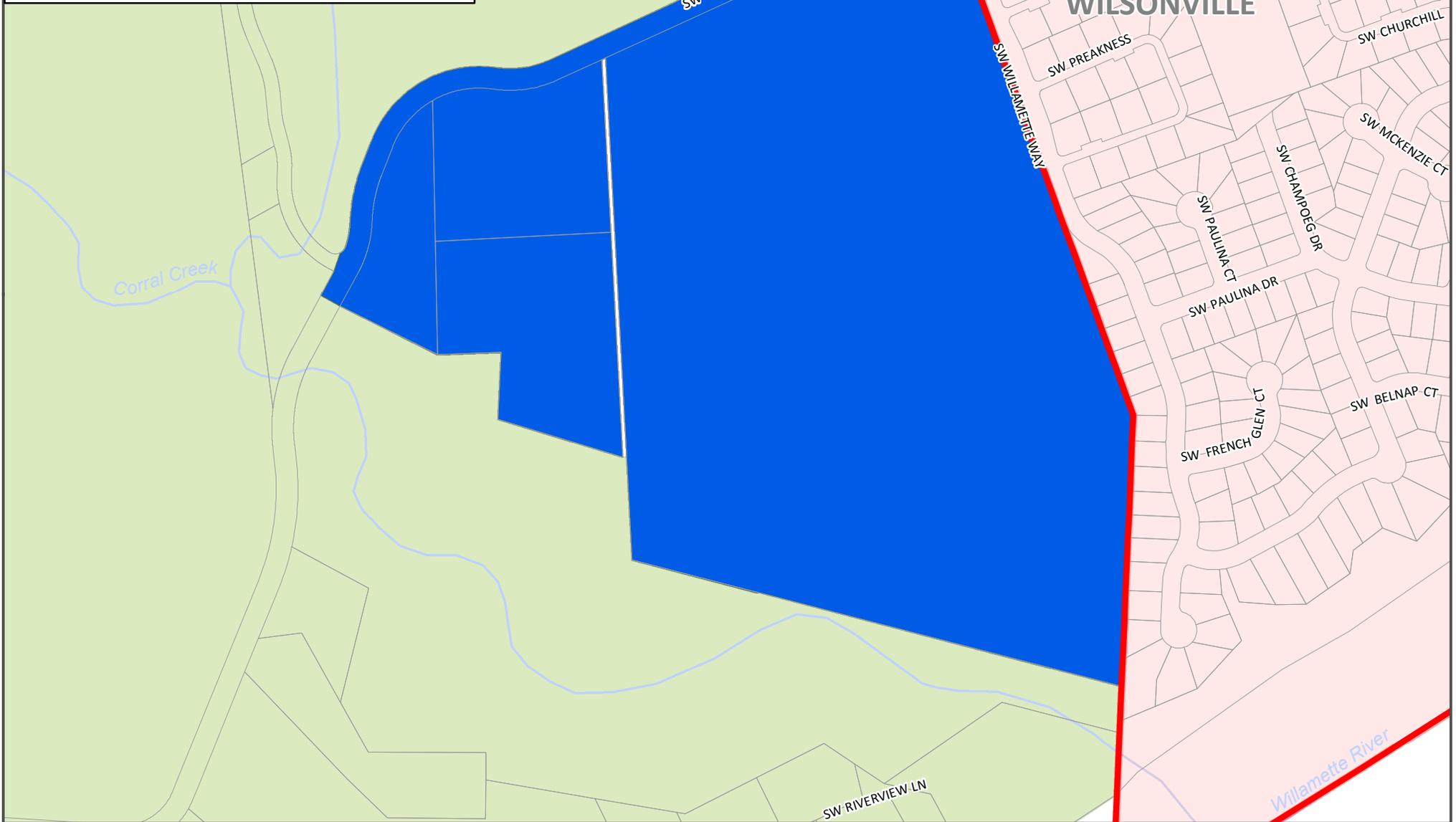
The City of Wilsonville is currently developing a Town Center Plan that envisions a vibrant walkable destination that inspires people to come together and socialize, shop, live and work. Metro's 2017 State of the Centers Atlas shows a higher than average jobs to housing ratio, fewer people and dwellings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

The Wilsonville Southwest 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 analysis area will not contribute to the purpose and vision of the Wilsonville Town Center or the corridor due to the distance between the two areas and the minimal amount of new households that would be developed in this very small urban reserve area.



# Urban Growth Boundary Metro Code Alternatives Analysis Wilsonville Southwest

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



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**Urban Growth Boundary**  
**Metro Code Alternatives Analysis**  
*Wilsonville Southwest*



**Wilsonville Southwest**  
**urban reserve**

**Inside UGB**

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