

Area 6: West Hills South

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm, forest, and landscape features.

Urban Recommendations

Area 6a

- **CAC:** Not a candidate for urban reserve
- **Staff:** No designation

Area 6b

- **CAC:** Do not designate urban reserve
- **Staff:** No designation

Rural Reserve Analysis

This part of the study area lies south of Cornelius Pass Road, west of highway 30 and the City of Portland and Forest Park. It extends to the Washington/Multnomah county line on the west near the Plainview area, and continues south to the N. Bethany plan area and Abbey Creek. It is divided from Area 7 to the south by a power line corridor. The area abuts the City of Portland for a significant distance along its east edge.

Rural resource land mapping for this area includes “important” farmland in the ODA study Bethany/West Multnomah sub-region, “wildland forest” abutting and north of Forest Park with “mixed forest” south, and parts of Landscape Features units #20 Rock Creek Headwaters and #21 Forest Park Connections.

CAC Assessment: *High suitability West of McNamee; Low suitability east of McNamee*

Staff Assessment: High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW HIGH –for areas south of Skyline <i>CAC: Low – east of</i>	Low for areas north of Skyline where it runs east/west from Cornelius Pass Rd. to the City of Portland. This area is ranked low for key urban services due to topography, and there is a significant block of publicly owned land north of Forest Park.

Area 6: West Hills South

		<i>McNamee</i> <i>High – west of</i> <i>McNamee</i>	<p>Low for areas east of Abbey Creek north fork and upper Germantown Rd. – ranked low for key urban services due to topography.</p> <p>High for areas south of Skyline and west of the City of Portland and mid-slope line that crosses Germantown Rd., the Powerline, and Springville Rd. This area remains under consideration for urban reserve.</p> <p><i>CAC: There is urbanization possibility west of McNamee. Part of this area also remains under consideration for urban reserve.</i></p>
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	<p>Farm/forest resource use of this area generally changes along the east-west segment of Skyline Blvd with primarily forest use north, and farm use with patches of mixed forest use in steeper stream associated topography south.</p> <p>Primary crops grown south of Skyline include hay and pasture, other crops grown include Christmas trees, nursery stock, orchard, berries, wine grapes. Small horse operations are common. This area includes few nonfarm uses, limited urban edges, and adequate “block” size to maintain long-term agriculture.</p> <p>No limitations to long-term forestry have been noted for areas north of Skyline Blvd. Other than a short band of rural residential uses at the north edge of the area along McNamee Rd., areas in private ownership are managed for forest resources or both farm and forest.</p>
2c.	Has suitable soils and water	<u>Soils</u> MEDIUM – farm HIGH – forest <u>Water</u> MEDIUM - farm	<p>Soils in areas south of Skyline are a mix of Class II, III, and IV, suitable for farm use. Soils above Skyline are suited to forestry.</p> <p>Water is primarily groundwater, and while no specific limitations are noted, the ODA study indicates uncertainty re: the abundance of groundwater to support agriculture, although irrigated farm fields exist in the area.</p> <p>Water is not understood to be a limitation for forestry.</p>
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	<p>Lands south of Skyline make up a large block of farmland with scattered small forest pockets along the east edge and UGB. This area has few rural residential clusters.</p>

Area 6: West Hills South

			North of Skyline consists of extensive forest land blocking with rural residential uses scattered along McNamee Rd.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	HIGH	<p>This area contains few non-farm/forest uses adjacent to managed areas. Zoning limits new dwellings to a greater extent than state laws allow. Land divisions are infrequent.</p> <p>In forested areas north of Skyline Blvd., the hilly topography results in localized situations where there is no buffering between older existing dwellings, and forest land in some areas.</p> <p>South of Skyline, noted buffers or edges include the Powerline area and Abbey Creek headwaters, the east-west lower Abbey Creek drainage, and Rock Creek running north-south immediately west of the county line.</p>
2d. (C)	The land use pattern including parcelization, tenure and ownership	HIGH	This area includes parcels suitable for both small and large scale farm and forest management.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM/HIGH	No limitations to farm or forest infrastructure are noted, except for problems moving farm equipment on rural roads due to traffic, including cut-through urban traffic. The roads are arranged such that Germantown and Cornelius Pass Rd. carry traffic east-west and north-south along the edges of this area.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.

Foundation	No	
Important	Yes	
Within 3 miles of a UGB	Yes	All areas are within 3 miles of Portland UGB

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

This area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations. The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd. This area is not however, potentially subject to urbanization based on urban suitability assessments to date. The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services. The area south of Skyline Blvd./Cornelius Pass Rd. intersection should be considered as highly suitable for rural reserve to protect farm and forest resources.

An alternative for this area is to designate all areas within 3 miles of the UGB as rural reserve under the safe harbor provision.

Area 6: West Hills South

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)	Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:		
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW/HIGH – for areas south of Skyline See 2a. above
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	LOW HIGH – for areas north of Skyline. The significant majority of the area rates “low” for relative hazard on the regional composite hazard map. However, the regional landslide map indicates areas with rapidly moving landslide hazard associated with drainages north of Skyline. In addition, areas north of Skyline/Cornelius Pass Rd intersection and northeast of Skyline Blvd contain extensive areas mapped as slope hazard areas on Multnomah County maps. These elements suggest a ranking of high for landslide hazard relative to other areas in the region.
3c.	Has important fish, plant or wildlife habitat	HIGH MEDIUM for the Kaiser Rd. and east-of-Abbey Creek areas. Areas north of Skyline are mapped on the ODFW, PNW ERC, and TNC maps. This area contains headwaters streams within the Willamette River watershed, and a wildlife corridor between the coast range and Forest Park. South of Skyline, the Abbey creek mainstem, north fork, and headwaters areas are mapped on PNW ERC, Perennial Stream Buffers maps. Abbey creek is within the Tualatin watershed. These maps do not include a large patch in the Kaiser Rd. area, nor a smaller patch east of Abbey Creek north fork as important regional habitat. Additional information relevant to ranking this factor includes the Metro acquisition target areas as an indicator of habitat value. This area contains an acquisition area encompassing the Abbey Creek watershed. Also, the Multnomah County plan protects the area as wildlife habitat under Goal 5. Together, these designations reflect regional and local assessment that valuable habitat exists in this area.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	LOW MEDIUM – Abbey Creek headwaters North of Skyline, this area ranks low because it is not under consideration for urban use. South of Skyline, the area contains all or part of two important Tualatin basin stream systems, Rock and Abbey Creeks. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams

Area 6: West Hills South

			and riparian areas. In this area, the concentration of small drainages in the Abbey Creek headwaters area in the vicinity of the Powerline corridor suggests difficulty protecting these values were urban development to occur there.
3e.	Provides a sense of place to the region	HIGH	The southwest side of the Tualatin Mtns is a large-scale landscape feature that provides a green connection between Portland and the Coast Range that is visible from large areas of the west side including Hwy 26.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	LOW HIGH for areas south of Skyline	Areas north of Skyline form the south end of an un-interrupted expanse of rural land that connects to the Coast Range – no urban potential for this area is recognized. South of Skyline, Landscape Features mapped areas can separate existing and potential urban areas. The southwest slopes form a large-scale buffer between urban areas to the west and Forest Park. Other features within this area that provide buffers between urban and farm/forest/natural resources include: <ul style="list-style-type: none"> • Abbey Creek headwaters, and the east-west lower Abbey Creek drainage • Rock Creek running north-south immediately west of the county line.
3g.	Provides separation between cities	LOW	The south of Skyline separates urban unincorporated areas to the west from the City of Portland. That said, the intent of this factor is to consider separation between Metro UGB cities and cities outside of that area.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	HIGH	This area includes recreational opportunities adjacent to the urban area including bicycle routes along Skyline and Germantown Roads. The area also contains the Metro “Ancient Forest Preserve.” Within the reserves planning horizon, additional trails proposed for the area are likely to become accessible to the public.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region. This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.

Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. Upland habitat areas also exist, however there are patches in the landscape features mapping indicating lesser regional value. All areas south of Skyline Blvd. continue to be studied for urbanization. On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the

Area 6: West Hills South

region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.

Urban Analysis for Area 6a: North of Cornelius Pass Rd/Skyline Blvd

The CAC indicated that areas north of Skyline/Cornelius Pass Rd, and the portion of this area that is north of the power lines and above the mid-slope line, had low overall efficiency for key urban services, and should therefore not continue to be studied for urban reserve. The factors evaluation below addresses this northern portion of Area 6. Areas to the south – the areas designated for further study as candidate urban reserve – are evaluated as Area 6.b.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Numerous small streams also limit efficient connectivity. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated low due to topography.</p>
2.	Includes sufficient development capacity to support a healthy economy;	LOW	<ul style="list-style-type: none"> • Area has no suitable employment land or opportunities for same in area due to steep topography. • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Most likely service provider for this area is Portland since the area is adjacent at it's south and east edges.

Area 6: West Hills South

	providers;		
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to steep slopes. • The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	Very little usable buildable land makes it difficult to avoid creeks, including headwaters areas, and to avoid forest canopy systems that exist throughout the area.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Very limited and constrained land for accommodating a variety of housing, including topographic constraints for developing a connected transp. system to serve such uses.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW	Very little usable buildable land makes it difficult to avoid the landscape features areas of Rock Creek Headwaters and Forest Park Connections which together cover all of this area.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	MEDIUM	<p>Features that could be used as edges exist, such as Cornelius Pass Rd./McCarthy Creek canyon, and Abbey Cr drainage in the powerlines area.. Buffers from land set-asides would be workable generally.</p> <p>Urban scale development on visible slopes will impact the visual quality of adjacent undeveloped areas and would be difficult to avoid/mitigate.</p>

Staff Summary and Conclusion:

This area ranks low for urban reserve due to a number of factors, driven in large part by topography. The area ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density. It is relatively isolated from existing urban areas as well. Taken together, these limitations indicate the area is not a good area for urban reserve.

Urban Analysis for Area 6b: South of Cornelius Pass Rd/Skyline Blvd

This north edge of this area is defined by Skyline Blvd. where it runs east – west between Cornelius Pass Rd. and the City of Portland. The area extends south between the Multnomah County/Washington County line on the west, and the City of Portland on the east, down to the N. Bethany plan area and Abbey Creek. It is divided from Area 7 to the south by a powerline corridor. The area is ranked in the key urban services assessment as “high” efficiency for water, and includes areas with both high and low efficiency for sewer

Area 6: West Hills South

service. The CAC recommended that this subarea, together with land to the south in area 7.b, should continue to be studied as a “candidate” urban reserve area. The CAC indicated that areas north of Skyline had low suitability for key urban services and should not be studied further for urban reserve. The Area 6a factors evaluation includes this northern area.

CAC Assessment: Split between medium and low suitability. Most agreed to low suitability for the subarea east of the north fork of Abbey Creek. Members were split between low and medium/low suitability for subarea west of Abbey Creek.

Staff Assessment: Low suitability for subarea east of the north fork of Abbey Creek;
Medium/Low suitability for subarea west of Abbey Creek

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:		
1.	<p>Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments</p>	<p>LOW/MEDIUM – except LOW along N. fork Abbey Creek and eastward</p> <p><i>CAC: LOW for entire area</i></p> <p>Transportation – this is part of a larger area that was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Steep slopes exist along the east third of this area, moderating to slopes predominately in the 10 – 25% range west to the county line.</p> <p>Further considerations include:</p> <ul style="list-style-type: none"> • Suitability of isolated areas with flatter slopes in west portion dependent on as yet unplanned connectivity system in adjacent areas. • Limited connectivity potential to the east, other areas will have higher costs to connect pockets of development land due to slope and stream crossings. • Relatively limited amount of developable land relative to assumed higher road costs. • High off-site impacts to rural and limited urban roads including Cornelius Pass Rd and Skyline Blvd. <p>Transportation ranking is low/medium for areas west of the N. Abbey Creek drainage, and low to the east.</p> <p>Sewer – rated low suitability to serve east of Abbey Creek N. fork, high suitability to the west.</p> <p>Water - rated high suitability.</p> <p><i>CAC</i> <i>Area has lower transportation potential than Area 4; only small pockets are developable</i></p>
2.	Includes sufficient	<p>LOW</p> <ul style="list-style-type: none"> • Area has very little suitable employment land

Area 6: West Hills South

	development capacity to support a healthy economy		<p>or opportunities for same in area due to slopes predominately greater than 10%.</p> <ul style="list-style-type: none"> • West of Abbey Creek area (high suitability for sewer area) along northern Kaiser Rd contains approximately 800 acres gross area.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	MEDIUM – except LOW along N. fork Abbey Creek and eastward	<p>See key services efficiency information under 1 above.</p> <ul style="list-style-type: none"> • No assessments for schools, stormwater, parks. • Appropriate service provider is unclear, but most likely would be Portland since the area is adjacent, especially for upper areas along Skyline. • Beaverton has indicated “aspiration” for urban reserve along the west edge of this area up to Kaiser Rd. may be able to provide services within an undetermined future timeframe.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited areas, mostly in west section, with slopes less than 10% to form walkable neighborhoods that require higher density and mix of services. • For most part, the topography and associated low street connectivity, density, low diversity of uses, is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	<p>HIGH</p> <p><i>CAC: MEDIUM</i></p>	<ul style="list-style-type: none"> • Landscape features mapping does not cover the majority of this area, and there is adequate land area to protect the few small streams in the area. • Areas east of Abbey Creek N. fork and along the mainstem could be avoided. <p><i>CAC:</i></p> <ul style="list-style-type: none"> • <i>Development would be difficult without impacting ecological systems; there may not be enough land to protect small streams</i>
6.	Includes sufficient land suitable for a range of needed housing types	LOW-MEDIUM	Limited pockets of unconstrained land for accommodating a variety of housing, found predominately along the west edge of the area, upper Kaiser Rd.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW	Urban development on visible slopes will impact the sense of place quality of the Rock Creek (Tualatin Mtns) landscape feature and would be difficult to mitigate.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape	MEDIUM	<ul style="list-style-type: none"> • Farm/forest – yes buffers exist along the east, south, north, and northwest edges, adequate area to use set asides in other areas. • Landscape features – visual impacts from development on higher areas would need to be managed to avoid reducing overall sense of

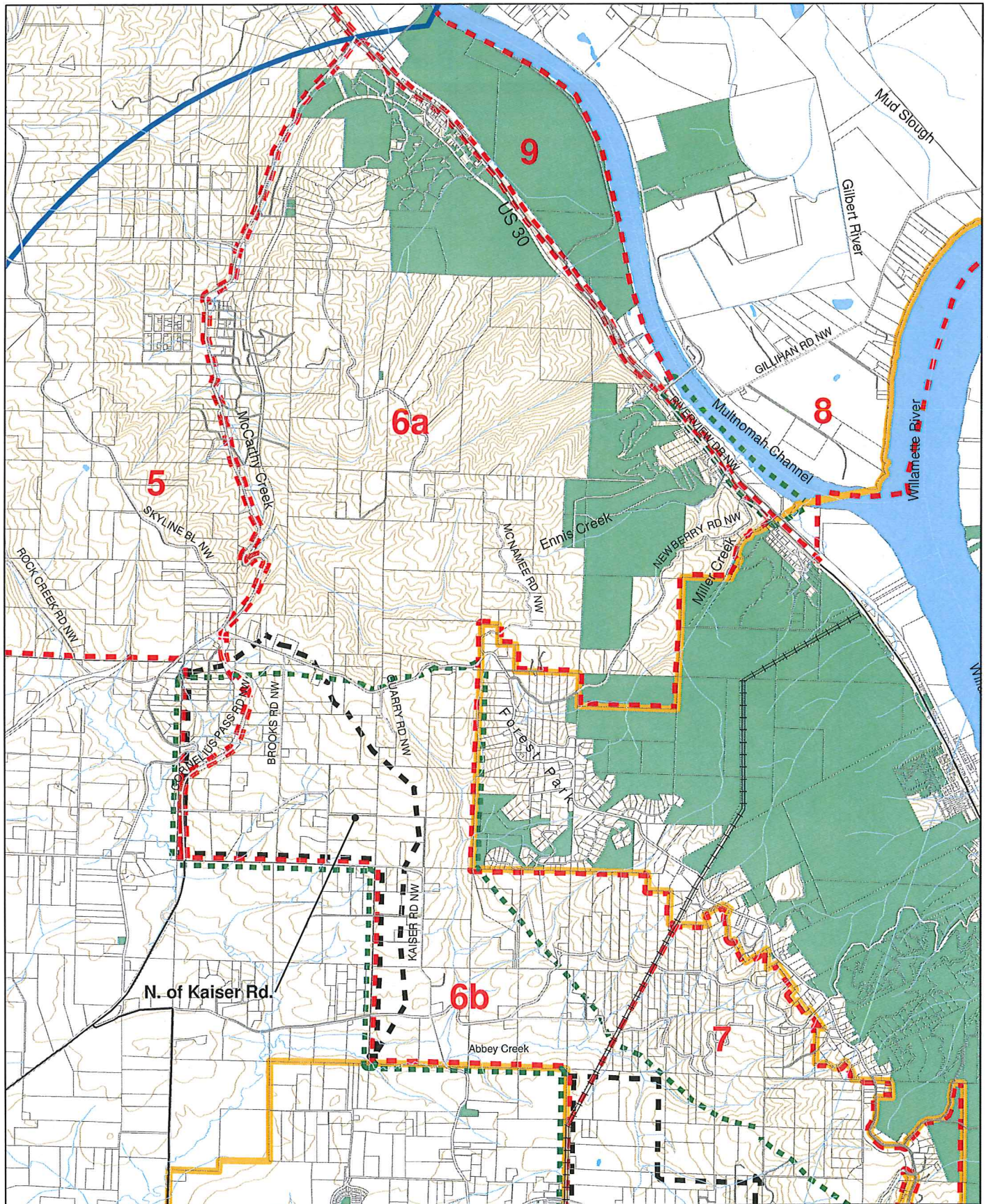
Area 6: West Hills South

	features, on nearby land including land designated as rural reserves.		place values the ridge provides.
--	---	--	----------------------------------

Staff Summary and Conclusion:

This subarea contains two main areas with different results of this factors evaluation. The area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer. It also rates low for other important elements including employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.

The area west of the Abbey Creek drainage system in the N. Kaiser Rd. area, contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections. These characteristics would result in higher costs to develop transportation system connectivity that is less than the ideal "grid" system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd. Other key systems of water and sewer rank easy for this area, land suitable for housing exists in the area and impacts to ecological systems and nearby farm/forest practices are manageable. Careful consideration to visual impacts from development on upper slopes should occur for this area. Overall, while this area could provide additional urban growth area, limitations suggest it should not be the highest priority.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 6 - NW Hills South

MC - 3003

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- | | | | |
|--|----------------------|--|---------------------|
| | Streams/Water Bodies | | Study Area Boundary |
| | UGB 3-mi Buffer | | Tax Lots |
| | Urban Candidate Area | | 50 ft Contours |
| | Rural Candidate Area | | Public Lands |

N

