

September 10, 2009

Multnomah County Board of Commissioners
 Attn: Chair Ted Wheeler
 501 SE Hawthorne Blvd, Suite 600
 Portland, Oregon 97214-3587

Re: Planning Commission Discussion of Urban Reserve Pockets - Lower Springville Road Area

Dear Chair Wheeler and Members of the Board,

At the August 10, 2009, Multnomah County Planning Commission meeting there was discussion about the potential for designating some pocket Urban Reserve areas. It is our understanding that the Planning Commission recommendation was consistent with that of the Citizen Advisory Committee (CAC) and that adjustments for pocket Urban Reserve areas were not made. Unfortunately, the combination of too much information and too little time made it difficult for the Planning Commission to consider any reasonable changes to the CAC recommendation, which included only Rural Reserves and did not identify any areas for future urbanization.

Within Multnomah County there are clear opportunities to identify some pocket Urban Reserve areas where planned and/or existing infrastructure investments can be leveraged. One such opportunity is referred to by Staff and the CAC as the Lower Springville Road area, which is found immediately adjacent to the east of the North Bethany UGB expansion area. The Lower Springville Road area was identified by the CAC as having the highest suitability for an Urban Reserve on the west side of Multnomah County. This statement is encouraging, but without an Urban Reserve designation a tremendous opportunity will be missed to more efficiently and effectively utilize investments in public infrastructure that can be found right next door.

Development within the North Bethany concept planning area has been underway for over two years. The Arbor Oaks development is located in the southwest corner of North Bethany, with vertical construction well under way. Planning for the remainder of North Bethany is nearing completion. Adoption of Ordinance 712 and the associated finance plan is expected to occur within the next three months. Throughout the next ten years, a substantial front-end investment will be made for on and off-site improvements found immediately adjacent to the Lower Springville Road area. North Bethany will generate substantial SDC revenue, targeted for the construction of public infrastructure within and around the planning area. Additional public infrastructure investments will be made by private development, which will result in the creation of logical multi-modal connections to the Lower Springville Road area. The impending development of North Bethany will result in a tremendous investment of hundreds of millions of dollars in infrastructure improvements. It is important that we recognize the benefit of leveraging this neighboring investment through the identification of the Lower Springville Road area as an Urban Reserve.

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METROPOLITAN
 LAND GROUP MLG

Outside of North Bethany, existing sewer and water infrastructure can be found immediately south of the UGB. This infrastructure can already provide access to much of the Lower Springville Road area. Transportation improvements made as part of the North Bethany project will provide added capacity for future urbanization. Additionally, Washington County has identified the potential connection of Saltzman Road to Springville Road, which will add greatly needed north-south connectivity to the area. This much needed north-south collector is more likely to occur in an urban setting.

Through good planning, urbanization of the Lower Springville Road area can provide a logical transition between urban and rural uses, while providing added connectivity from the west to Forest Park. Although a few individuals will testify to the productivity of this area for farming, the Oregon Department of Agriculture has identified the entirety of this area as conflicted for farming, and numerous generational property owners have testified that farming cannot be sustained with any level of productivity for the long-term. The Lower Springville Road area is clearly not suitable for an agricultural Rural Reserve designation and existing natural resources can and will be protected in an Urban Reserve setting.

The focus of this decision must be on the benefits associated with existing and planned investments that can be found just next door. North Bethany is an essential building block for the Lower Springville Road area, and it is just on the horizon.

The attached document, which was submitted to the Planning Commission and the CAC, discusses the Urban Reserve factors as they apply to the Lower Springville Road area. This document clearly discusses the suitability of this pocket area for an Urban Reserve designation. Thank you for considering our remarks. Should you have any questions regarding the information contained herein feel free to contact me at (503) 597-7147.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Wellner', with a long horizontal flourish extending to the right.

Matt Wellner
Tri-County Investments
An affiliate of Metropolitan Land Group

WEST FOREST PARK CONCEPT PLANNING AREA

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WEST FOREST PARK CONCEPT PLANNING AREA

STATISTICS (APPROXIMATE)

- Total acreage of West Forest Park concept planning area – 1,634 acres
- Area 93 acreage within West Forest Park concept planning area – 158 acres
- Title 11 qualifying development acreage “Flatlands” – 486 acres
- Today’s estimated park SDC fees generated by West Forest Park – \$43,000,000.00
- Title 11 exception acreage “Natural Areas” – **990 acres**
 - Natural Area public domain acreage – 800 acres
 - Protected development rights within Natural Area – 190 acres

OBJECTIVES (NATURAL AREAS)

- Garner a significant addition to the public domain; West Forest Park could protect up to 990 acres as public open space through an urban concept planning process.
- Enhance and protect critical riparian areas and upland habitat.
- Provide a safe environment for deer, elk and other animals.
- Create passive recreation and nature education opportunities.
- Eliminate clear cutting, which is allowed under existing limited rural tree protection.
- Cluster housing in Title 11 exception areas to protect property rights while adding large preservation tracts to the public domain.
- Apply urban design standards (such as tree preservation / lighting regulations) aimed towards maximizing natural aesthetics and protection of Natural Area views for Greater Bethany and beyond.

OBJECTIVES (FLATLANDS)

- Add significant urban development capacity.
- Efficiently utilize readily available infrastructure, limiting the need for public investment.
- Expand on local trail system portals in order to enhance west side access points to Forest Park.*
- Focus on the provision of pedestrian and bicycle connectivity to existing centers.*
- Expand existing/planned transportation facilities and focus on enhanced north/south connectivity through the logical extension of Saltzman Road.
- Place urban development on land identified by Oregon Dept. of Agriculture as conflicted for farming.

URBANIZATION POLICIES AND TOOLS FOR PUBLIC DOMAIN ACQUISITIONS

- Added riparian setbacks ensured through concept planning and entitlement processes.
- No development on slopes greater than 25%.
- Upland habitat protections via clustering and open space acquisitions/dedications.
- Title 11 exception areas subject to density and design modifications.
- Cluster development will result in large residual areas dedicated to the public.
- Acquisitions largely driven by West Forest Park SDC fees (for parks) in excess of \$43,000,000.00, additional resources include Metro open space bond funds, tax credits for easements/dedications, and CWS stream cooling resources.

**Applicable to Natural Areas and Flatlands*