



# *Growing McMinnville* **MINDFULLY**

## **McMinnville Growth Management and Urbanization Plan, 2003 – 2023**

City of McMinnville  
Remand Order 12-WKTASK-001814

### **ALTERNATIVE ANALYSIS SCREENING CRITERIA WORKBOOK**

December, 2020

## **Attachment 1**

| <b>Screening Criteria Summary</b>   |                                    |   |                                   |
|---|------------------------------------|---|-----------------------------------|
| <u>Goal 14 Factor</u>   | <u>Criteria</u>                    | <u>Description</u>  | <u>Rating Basis</u>               |
| Factor 3 - Orderly and Economic provision for public facilities and services                    |                                    |   |                                   |
|   | Water Service Feasibility          | Engineering evaluation for service extension  | Technical                         |
|   | Water Service Cost                 | Engineering est. of cost based on housing capacity  | \$/Dwelling                       |
|   | Sewer Service Feasibility          | Engineering evaluation for service extension  | Technical                         |
|   | Sewer Service Cost                 | Engineering est. of cost based on housing capacity  | \$/Dwelling                       |
|   | Transportation Service Feasibility | Engineering evaluation for service extension  | Technical                         |
|   | Transportation Service Cost        | Engineering est. of cost based on housing capacity  | \$/Dwelling                       |
| Factor 4 - Maximim Efficiency of land uses within and at the fringe of the existing urban area. |                                    |   |                                   |
|   | Urban Integration                  | Measures for UGB proximity, neighborhood continuity, bike/ped/transit suitability, potential to house NAC | Distance and condition measures   |
|   | Commercial Suitability             | Assessment of site availability and slope factors to assess suitability                                   | Condition and slope               |
|   | Housing Suitability                | Assessment of site availability and slope factors to assess suitability for density                       | Condition and slope               |
|   | Development Capacity               | Assessment of constraints to meeting housing/commercial needs   | Accessibiliity, continuity        |
| Factor 5 - Environmental, energy, economic and social consequences                              |                                    |   |                                   |
|   | Distance to services               | Measure of distance to transit, convenience services, grocery store                                       | Linear measure                    |
|   | Parks, Schools Suitability         | Assessment of suitability to meet siting criteria and park plan needs                                     | Siting criteria                   |
|   | Social Justice                     | Assessment of land cost, utility cost, site availability, and accessibiity for affordable housing         | Construction costs, accessibility |
|   | Hazard Risk                        | Assessment of presence of high risk hazards   | Mapped conditions                 |

| <b>Screening Criteria Summary</b>  |                              |  |                     |
|--|------------------------------|--|---------------------|
| <i>Goal 14 Factor</i>  | <i>Criteria</i>              | <i>Description</i>   | <i>Rating Basis</i> |
|  | Natural Resources            | Assessment of impacts to fish and wildlife habitat                 | Mapped conditions   |
| Factor 6 - Retention of agricultural land, as defined, with Class 1 highest priority to preserve and class VI the lowest priority. |                              |  |                     |
|  | Soil Priority Class          | Map of soil classifications in the study area                      | Mapped conditions   |
|  | High Value Farm Land         | Map of soils meeting ORS 207.215 definition for HVFL               | Mapped conditions   |
| Factor 7 - Compatibility of proposed urban uses with nearby agricultural activities.   |                              |  |                     |
|  | Agricultural Adjacency       | Proximity analysis for the study area perimeter                    | Linear measure      |
|  | Nearby Agricultural Activity | Proximity analysis of type of agricultural uses defined by "Class" | Aerial photo review |





| Ratings Summary             |                   |                      |                        |                            |
|-----------------------------|-------------------|----------------------|------------------------|----------------------------|
|                             | Factor 6 Criteria |                      | Factor 7 Criteria      |                            |
| Study Area                  | Soil Priority     | High Value Farm Land | Agricultural Adjacency | Impact on Agricultural Use |
| <u>Exception Areas</u>      |                   |                      |                        |                            |
| Lawson Lane (LL)            | N/A               | 1                    | 2                      | 2                          |
| Old Sheridan Road (OSR)     | N/A               | 1                    | 2                      | 2                          |
| N-Fox Ridge - West (N-FR-W) | N/A               | 2                    | 2                      | 3                          |
| Booth Bend Road (BR)        | N/A               | 1                    | 2                      | 2                          |
| Brentano Lane (BL)          | N/A               | 1                    | 1                      | 2                          |
| Westside Lane (WL)          | N/A               | 2                    | 3                      | 2                          |
| <u>Resource Areas</u>       |                   |                      |                        |                            |
| N of Old Stone              | 1                 | 1                    | 2                      | 1                          |
| NA-EV-E                     | 2                 | 1                    | 3                      | 2                          |
| Three Mile Lane East        | 1                 | 1                    | 3                      | 2                          |
| Three Mile Lane West        | 1                 | 1                    | 3                      | 2                          |
| Norton Lane East            | 1                 | 1                    | 2                      | 2                          |
| Norton Lane West            | 2                 | 2                    | 3                      | 0                          |
| SW - 06                     | 1                 | 1                    | 3                      | 2                          |
| SW-03                       | 1                 | 1                    | 1                      | 2                          |
| SW II                       | 1                 | 1                    | 3                      | 2                          |
| W of Old Sheridan-1         | 2                 | 1                    | 1                      | 2                          |
| W of Old Sheridan-2         | 1                 | 1                    | 1                      | 2                          |
| West Hills-South            | 2                 | 1                    | 2                      | 2                          |
| West Hills-2                | 2                 | 1                    | 2                      | 3                          |
| N of Fox Ridge-East         | 2                 | 2                    | 2                      | 2                          |
| NW-Ext 1a (Northern)        | 1                 | 1                    | 2                      | 2                          |
| NW-Ext 1b (Southern)        | 2                 | 1                    | 3                      | 3                          |
| NW-Ext 2                    | 1                 | 2                    | 2                      | 2                          |
| Grandhaven-E                | 1                 | 1                    | 2                      | 2                          |
| Grandhaven-W                | 1                 | 1                    | 1                      | 2                          |
| Airport East (EA)           | 1                 | 1                    | 2                      | 2                          |
| North of Baker Creek (NBC)  | 2                 | 3                    | 3                      | 2                          |
| Total                       |                   |                      |                        |                            |
| Poor Rating                 |                   |                      |                        |                            |
| Moderate                    |                   |                      |                        |                            |
| High Rating                 |                   |                      |                        |                            |

| Public Facilities       | Total Acres | Buildable Acres | DU Capacity | Rating | Mean Variance (per DU) | Water Combined Total (DU) | Service Zones Required | Local Total (\$million)                 | Local Cost/Dwelling Unit (\$/DU) | Local Cost/Buildable Area (\$/Ac) | Downstream Capital Total (\$million) | Downstream Capital Cost/Dwelling Unit (\$/DU) | Downstream Capital Cost/Buildable Area (\$/Ac) | Public Facilities Total (Public Water) | Wastewater Combined Score | Wastewater Cost | Wastewater - Capital Costs |              |                         |                                  |                                   |                                      | Feasibility | Pump Required? | Upstream Contributions? |   |  |  |  |  |  |  |
|-------------------------|-------------|-----------------|-------------|--------|------------------------|---------------------------|------------------------|---|----------------------------------|-----------------------------------|--------------------------------------|---|--|--|---------------------------|-----------------|----------------------------|--------------|-------------------------|----------------------------------|-----------------------------------|--------------------------------------|-------------|----------------|-------------------------|---|--|--|--|--|--|--|
|                         |             |                 |             |        |                        |                           |                        |   |                                  |                                   |                                      |   |  |  |                           |                 | Combined Cost (per DU)     | Variance     | Local Total (\$million) | Local Cost/Dwelling Unit (\$/DU) | Local Cost/Buildable Area (\$/Ac) | Downstream Capital Total (\$million) |             |                |                         | Downstream Capital Cost/Dwelling Unit (\$/DU)   | Downstream Capital Cost/Buildable Area (\$/Ac) |  |  |  |  |  |
| Study Area              |             |                 |             |        |                        | 2,130                     | Mean                   |   |                                  |                                   |                                      |   |  |  |                           |                 |                            |              |                         |                                  |                                   |                                      |             |                |                         |   |  |  |  |  |  |  |
| Exception Areas         |             |                 |             |        |                        |                           |                        |   |                                  |                                   |                                      |   |  |  |                           |                 |                            | \$ 16,779.66 |                         |                                  |                                   |                                      |             |                |                         |   |  |  |  |  |  |  |
| Lawson Lane (LL)        | 18.1        | 7.5             | 32.3        | 3.0    | 2.0                    | 172                       | 2,301                  | Zone 1 Only                             | \$0.06                           | \$1,261                           | \$5,420                              | \$0.05  | \$1,041  | \$4,474                                | Lawson Lane               | 1.0             | 1.0                        | \$30,851     | \$14,071.15             | \$1.12                           | \$24,053                          | \$103,426                            | \$0.32      | \$6,798        | \$29,233                | Does not contain environmental corridor (i.e., stream); however, contributes flow downstream to pump station that requires pumping over an environmental corridor (i.e., bridge crossing)   | Yes; TML-E (north)                             | No   |  |  |  |  |
| Old Sheridan Road (O)   | 54.5        | 36.5            | 127.8       | 3.0    | 3.0                    | (286)                     | 1,844                  | Zone 1 Only                             | \$0.17                           | \$1,302                           | \$4,558                              | \$0.07  | \$542  | \$1,896                                | Old Sheridan Road         | 2.0             | 2.0                        | \$16,916     | \$135.88                | \$0.55                           | \$4,266                           | \$14,932                             | \$1.62      | \$12,649       | \$44,273                | Neither contains nor passes through environmental corridor (i.e., stream)   | No   | Yes; W-OSR1, W-OSR-2 & W-OSR2, W-OSR-2 -> OSR  |  |  |  |  |
| N-Fox Ridge - West (N)  | 116.3       | 58.0            | 249.0       | 2.0    | 2.0                    | 794                       | 2,523                  | Zone 1 - 49%; Zone 2 - 48%; Zone 3 - 3% | \$0.54                           | \$2,656                           | \$9,295                              | \$0.05  | \$268  | \$937                                  | N-Fox Ridge - West        | 2.0             | 1.0                        | \$22,518     | \$5,738.44              | \$2.47                           | \$12,163                          | \$42,569                             | \$2.10      | \$10,356       | \$36,244                | Contains at least two environmental corridors/crossings (i.e., stream) within its study area  | Yes; NW-EX-1                                   | No   |  |  |  |  |
| Booth Bend Road (BR)    | 40.2        | 18.0            | 63.0        | 3.0    | 3.0                    | (405)                     | 1,725                  | Zone 1 Only                             | \$0.11                           | \$1,621                           | \$5,944                              | \$0.01  | \$103  | \$379                                  |                           | 2.0             | 2.0                        | \$18,991     | \$2,211.14              | \$0.73                           | \$11,061                          | \$40,556                             | \$0.52      | \$7,930        | \$29,077                | Is bounded on the east by an environmental corridor (i.e., South Yamhill River); the study area contains a portion of excludable area (i.e., non-buildable) along its entire west edge and in the east corner.  | Yes  | No   |  |  |  |  |
| Brentano Lane (BL)      | 91.8        | 83.6            | 359.5       | 3.0    | 2.0                    | 735                       | 2,865                  | Zone 1 Only                             | \$0.55                           | \$1,543                           | \$6,627                              | \$0.04  | \$103  | \$444                                  |                           | 1.0             | 2.0                        | \$15,200     | -\$1,579.66             | \$2.01                           | \$5,585                           | \$23,983                             | \$3.06      | \$8,537        | \$36,660                | Two portions of an environmental corridor (i.e., stream) run through the study area.  | Yes [NW-EX2]                                   | No   |  |  |  |  |
| Westside Lane (WL)      | 35.0        | 16.3            | 57.1        | 3.0    | 3.0                    | (377)                     | 1,752                  | Zone 1 Only                             | \$0.09                           | \$1,649                           | \$5,767                              | \$0.01  | \$103  | \$361                                  |                           | 2.0             | 1.0                        | \$67,631     | \$50,851.09             | \$0.89                           | \$15,526                          | \$54,294                             | \$2.97      | \$52,104       | \$182,206               | Is bounded on the east, south, and north-east corner by an environmental corridor (e.g., Baker Creek); NW Westside Rd passes over Baker Creek   | Yes  | No   |  |  |  |  |
| Subtotal Resource Areas | 355.8       | 219.9           | 888.9       |        |                        |                           |                        |   |                                  |                                   |                                      |   |  |  |                           |                 |                            |              |                         |                                  |                                   |                                      |             |                |                         |   |  |  |  |  |  |  |
| N of Old Stone *        | 96.9        | 96.9            | 1,776       | 3.0    | 2.0                    | 185                       | 2,314                  | Zone 1 Only                             | \$0                              | \$1,274                           | \$5,104                              | \$0   | \$1,041  | \$4,169                                | N of Old Stone            | 2.0             | 2.0                        | \$15,647     | -\$1,133.03             | \$0                              | \$2,813                           | \$11,269                             | \$0         | \$12,834       | \$0                     | NA  | NA   | NA   |  |  |  |  |
| NA-EV-E                 | 40.2        | 39.9            | 248.5       | 3.0    | 2.0                    | 185                       | 2,314                  | Zone 1 Only                             | \$0.31                           | \$1,274                           | \$5,104                              | \$0.25  | \$1,041  | \$4,169                                | NA-EV                     | 3.0             | 2.0                        | \$15,647     | -\$1,133.03             | \$0.68                           | \$2,813                           | \$11,269                             | \$3.08      | \$12,834       | \$51,422                | Neither contains nor passes through environmental corridor (i.e., stream)   | No   | No   |  |  |  |  |
| Three Mile Lane East    | 201.7       | 186.4           | 1127.9      | 3.0    | 2.0                    | 114                       | 2,243                  | Zone 1 Only                             | \$1.40                           | \$1,203                           | \$7,576                              | \$1.21  | \$1,041  | \$6,555                                | Three Mile Lane East      | 1.0             | 3.0                        | \$7,767      | -\$9,013.09             | \$2.84                           | \$2,442                           | \$15,385                             | \$6.19      | \$5,325        | \$33,544                | Contains environmental corridor (i.e., stream) within its study area; therefore, requires service to north and south portions (bisected by stream/ditch)  | Yes; TML-E (north)                             | No   |  |  |  |  |
| Three Mile Lane West    | 9.0         | 7.5             | 42.7        | 3.0    | 2.0                    | 114                       | 2,243                  | Zone 1 Only                             | \$0.06                           | \$1,203                           | \$7,576                              | \$0.05  | \$1,041  | \$6,555                                | Three Mile Lane West      | 1.0             | 2.0                        | \$14,113     | -\$2,666.93             | \$0.45                           | \$8,798                           | \$55,366                             | \$0.28      | \$5,325        | \$33,544                | Does not contain environmental corridor (i.e., stream); however, contributes flow downstream to pump station that requires pumping over an environmental corridor (i.e., bridge crossing)   | Yes; TML-E (north)                             | No   |  |  |  |  |
| Norton Lane East        | 81.5        | 71.6            | 436.7       | 3.0    | 2.0                    | 114                       | 2,243                  | Zone 1 Only                             | \$0.50                           | \$1,203                           | \$7,576                              | \$0.43  | \$1,041  | \$6,555                                | Norton Lane East          | 2.0             | 2.0                        | \$10,307     | -\$6,473.00             | \$2.08                           | \$4,982                           | \$31,388                             | \$2.22      | \$5,325        | \$33,544                | Neither contains nor passes through environmental corridor (i.e., stream)   | Yes; NL-E                                      | No   |  |  |  |  |
| Norton Lane West *      | 61.4        | 0.0             | 0.0         | 3.0    | 3.0                    | (2,130)                   | Zone 1 Only            | \$0                                     | \$0                              | \$0                               | \$0                                  | \$0   | \$0  | Norton Lane West                       | 2.0                       | 2.0             | \$14,900                   | -\$1,879.66  | \$0.00                  | \$0                              | \$0                               | \$0                                  | \$0         | \$0            | \$0                     | Contains environmental corridor (i.e., stream) along west boundary of study area, but does not impede the development of the majority of this study area  | Yes; NL-W                                      | No   |  |  |  |  |
| SW-06                   | 158.0       | 137.3           | 845.4       | 3.0    | 3.0                    | (394)                     | 1,736                  | Zone 1 Only                             | \$0.96                           | \$1,194                           | \$8,093                              | \$0.44  | \$542  | \$3,672                                | SW I (SW 06)              | 3.0             | 3.0                        | \$8,625      | -\$8,155.13             | \$0.34                           | \$415                             | \$2,815                              | \$6.62      | \$8,209        | \$55,651                | Contains environmental corridor (i.e., stream) along north-east boundary of study area, but does not impede the development of the majority of this study area; Assume can service area north of creek with existing gravity network to north and service area south of creek with proposed local gravity to existing gravity network | No   | Yes; W-OSR2, W-OSR-4 -> SW 06  |  |  |  |  |
| SW-03 *                 | 41.9        | 30.7            | 188.0       | 3.0    | 3.0                    | (394)                     | 1,736                  | Zone 1 Only                             |                                  |                                   |                                      |   |  | SW-03                                  | 3.0                       | 3.0             | \$8,625                    | -\$8,155.13  |                         |                                  |                                   |                                      |             |                |                         |   |  |  |  |  |  |  |
| SW II                   | 120.1       | 114.7           | 702.5       | 3.0    | 3.0                    | (385)                     | 1,744                  | Zone 1 Only                             | \$0.87                           | \$1,203                           | \$7,576                              | \$0.39  | \$542  | \$3,413                                | SW II                     | 2.0             | 2.0                        | \$11,834     | -\$4,946.14             | \$1.16                           | \$1,600                           | \$10,078                             | \$7.40      | \$10,234       | \$64,473                | Contains at least one environmental corridor/crossings (i.e., stream) within the subdivided study area portion "SW II-1" (designated by north/south of the creek)   | No   | Potentially; WH-2-5 -> WH-5 -> WH-6 -> SW II-1 (South)   |  |  |  |  |
| W of Old Sheridan-1     | 231.4       | 214.5           | 1337.9      | 3.0    | 3.0                    | (385)                     | 1,744                  | Zone 1 Only                             | \$1.63                           | \$1,203                           | \$7,576                              | \$0.73  | \$542  | \$3,413                                | W of Old Sheridan-1       | 3.0             | 2.0                        | \$11,968     | -\$4,811.98             | \$4.59                           | \$3,398                           | \$21,408                             | \$11.58     | \$8,570        | \$53,989                | Contains at least two environmental corridors/crossings (i.e., stream) within its study area; W-OSR1, W-OSR-1 is bisected by creek corridor, splitting loading to north and south of creek  | No   | Yes; WH-2-1 -> W-OSR1, W-OSR-2 (north of creek) -> W-OSR1, W-OSR-1 (north of creek) -> SW 06 -> system |  |  |  |  |
| W of Old Sheridan-2     | 313.8       | 283.2           | 1787.0      | 3.0    | 3.0                    | (385)                     | 1,744                  | Zone 1 Only                             | \$2.14                           | \$1,203                           | \$7,576                              | \$0.97  | \$542  | \$3,413                                | W of Old Sheridan-2       | 3.0             | 2.0                        | \$10,285     | -\$6,494.92             | \$3.06                           | \$1,715                           | \$10,805                             | \$15.28     | \$8,570        | \$53,989                | Subdivided area W-OSR2, W-OSR-1 contains at least one environmental corridor/crossing (i.e., stream); the remainder do not  | No   | Yes; (1) WH-2-5 -> WH-5 -> W-OSR2, W-OSR-3, (2) WH-2-1 -> W-OSR1, W-OSR-1 -> W-OSR2, W-OSR-1           |  |  |  |  |
| West Hills-South        | 122.3       | 118.5           | 700.6       | 3.0    | 3.0                    | (289)                     | 1,840                  | Zone 1 - 93%; Zone 2 - 7%               | \$0.92                           | \$1,338                           | \$8,428                              | \$0.35  | \$503  | \$3,166                                | West Hills-South          | 3.0             | 2.0                        | \$10,052     | -\$6,727.23             | \$1.02                           | \$1,483                           | \$9,342                              | \$5.91      | \$8,570        | \$53,989                | Contains at least two environmental corridor/crossings (i.e., stream) within its study area; located mostly within the north-east corner of the study area  | No   | Yes; WH-2-5 -> WH-5  |  |  |  |  |





| Public Facilities       | Wastewater Descriptive Score  |  |
|-------------------------|---|--|
|                         | Wastewater Descriptive Score  | Wastewater Descriptive Score - Downstream Impacts  |
| Study Area              |   |  |
| Exception Areas         |   |  |
| Lawson Lane (LL)        | Loading via local gravity service to local pump station at lowest point in study area "TML-E", north of the creek/ditch; this concept requires a bridge to cross the river and connect in to existing infrastructure; pumped to existing gravity system at manhole "J-8-S8". Concept employs local gravity conveyance to downstream proposed infrastructure, and, ultimately, a regional pump station (TML-E).  | The downstream system is pumped twice, through 3MILELN2 & RSPS. Despite being pumped, wastewater enters the existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity   |
| Old Sheridan Road (O)   | Loading via local gravity service to existing gravity system at manhole "F-12-2"; Concept employs local gravity conveyance to the existing gravity system.  | The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.  |
| N-Fox Ridge - West (N)  | Loading via local gravity service to north of study area; loading transferred downstream through long gravity extension to NW-EX-1; Concept employs local gravity conveyance to downstream proposed infrastructure and, ultimately, a regional pump station (NW-EX-1).  | The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek); System requires capacity upgrades in the downstream interceptor including segments just north and parallel to Wallace Rd.  |
| Booth Bend Road (BR)    | Loading via local gravity service to a local pump station at the lowest point in the study area "BA", directly west of South Yamhill River; this concept requires a local pump station to pump to the existing gravity system at manhole "I-10-49".   | The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor.   |
| Brentano Lane (BL)      | Loading via local gravity service to intersection with NW Hill Rd. Loading via gravity along NW Hill Rd (shared with NBC) to the proposed NW-EX2 pump station, which discharges to the existing system at manhole "F-9-85".   | The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.   |
| Westside Lane (WL)      | Loading via local gravity service to a local pump station at the lowest point in the study area "WR", directly west of Baker Creek, this concept requires a local pump station to pump to the existing gravity system at manhole "I-4-230".   | The downstream system is pumped once, through RSPS. Downstream existing infrastructure experiences capacity issues east of NE Lafayette Avenue as it transfers flows to RSPS.  |
| Subtotal Resource Areas |   |  |
| N of Old Stone *        | NA  | NA   |
| NA-EV-4                 | Loading via local gravity service to existing gravity system at manhole "N-10-1" for study area NA-EV-4 and manhole "M-10-9" for study area NA-EV-2; Concept employs local gravity conveyance to the existing gravity system.   | The downstream system is pumped four times, through 3MILELN3 & 3MILELN2 & 3MILELN1 & RSPS. Higher per acre cost due to the smaller buildable area (relative to "NA-NO5V") despite being subject to similar downstream gravity system capacity issues and requiring multiple pumping scenarios.   |
| Three Mile Lane East    | Loading from north of creek is serviced via local gravity service to local pump station at lowest point in study area "TML-E", north of the creek/ditch; this concept requires a bridge to cross the river and connect in to existing infrastructure; pumped to existing gravity system at manhole "J-8-S8"; south portion of TML-E = ???; Concept for the (1) North portion of the TML-E study area employs local gravity conveyance to a proposed regional pump station (TML-E), and (2) South portion of the TML-E study area.           | The downstream system is pumped twice, through 3MILELN2 & RSPS. Despite being pumped, wastewater enters the existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity   |
| Three Mile Lane West    | Loading via local gravity service to local pump station at lowest point in study area "TML-E", north of the creek/ditch; this concept requires a bridge to cross the river and connect in to existing infrastructure; pumped to existing gravity system at manhole "J-8-S8". Concept employs local gravity conveyance to downstream proposed infrastructure and, ultimately, a regional pump station (TML-E).   | The downstream system is pumped twice, through 3MILELN2 & RSPS. Despite being pumped, wastewater enters the existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity   |
| Norton Lane East        | Loading via local gravity service to local pump station at lowest point in study area pumped to existing gravity system at manhole "K-9-19". Concept employs local gravity conveyance and a service area pump station that discharges to the existing gravity system.   | The downstream system is pumped twice, through 3MILELN2 & RSPS. Enters existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity  |
| Norton Lane West *      | Loading via local gravity service to local pump station at lowest point in study area; pumped to existing gravity system at manhole "K-7-1"; Concept employs local gravity conveyance and a service area pump station that discharges to the existing gravity system.   | The downstream system is pumped once, through RSPS, NA   |
| SW - 06                 | Loading via local gravity service to existing gravity system at manhole "F-11-1" for area south of creek (north-east corner of SW 06); Concept employs local gravity conveyance to existing gravity system.   | The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.   |
| SW-03 *                 |   |  |
| SW II                   | Loading via local gravity service to existing gravity system at the following manhole for sub-divided areas: SW II-1 (split north/south of creek) to manholes "F-9-79" (North) and "F-10-18" (South); SW II-2 to manhole "F-9-69"; SW II-3 to manhole "E-9-9"; Concept employs local gravity conveyance to existing gravity system, though SW II-3 is split by the creek.   | [SW-2_SW-2-1] - The downstream system is pumped three times, through KATHLN & COZINE PS & RSPS. [SW-2_SW-2-2/SW-2_SW-2-3] - The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor. |
| W of Old Sheridan-1     | Loading via local gravity service to downstream local gravity service systems, as follows: (1) North of creek: WW-1 to W-OSR2_W-OSR-1 to W-OSR2_W-OSR-3; "F-10-10"; SW 06 to existing gravity system at manhole "F-11-1"; (2) South of creek: W-OSR1_W-OSR-1 to W-OSR2_W-OSR-1 to existing gravity system at manhole "F-12-1"; (3) W-OSR2_W-OSR-2 to OSR to existing gravity system at manhole "F-12-2"; Concepts employ local gravity conveyance to existing gravity system.   | The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.   |
| W of Old Sheridan-2     | Loading via local gravity service to existing gravity system at the following manhole for sub-divided areas: W-OSR2_W-OSR-1; "F-12-1"; W-OSR2_W-OSR-3; "F-10-10"; W-OSR2_W-OSR-2; loading via local gravity service to downstream local gravity service in study area W-OSR1_W-OSR-2; and, W-OSR2_W-OSR-4; loading via local gravity service to downstream local gravity service in study area SW 06 and, ultimately, manhole "F-12-2" in the existing gravity system; Concepts employ local gravity conveyance to existing gravity system. | The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.   |
| West Hills-South        | Loading via local gravity service to downstream local gravity service in study area "W-OSR2_W-OSR-3" to existing gravity system at manhole "F-10-10". Concept employs local gravity conveyance to proposed downstream gravity conveyance that, ultimately, discharges to the existing gravity system.   | The downstream system is pumped three times, through COZINEACRES & COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.   |

| Public Facilities     | Wastewater Descriptive Score   |   |
|-----------------------|--|---|
|                       | Wastewater Descriptive Score   | Wastewater Descriptive Score - Downstream Impacts   |
| Study Area            | <p>Loading via local gravity service to existing gravity system for the following subdivided areas: (1) WH-2-3 to manhole "D-8-9"; (2) WH-2-4 to manhole "D-8-6" but shares cost with RHR-2/3/4/5; loading via local gravity service to proposed local gravity infrastructure for the following subdivided areas: (3) WH-2-1 to W-DSR-W-DSR-1 to W-DSR-2, W-DSR-3 to existing manhole "F-11-1"; (4) WH-2-2 to WHR-E2 to gravity service to regional pump station (NW-EX-1 PS) to existing manhole "F-5-28"; (5) WH-2-5 to WH-5 to existing manhole "F-10-10"; Concepts employ local gravity conveyance to (1) existing gravity system (WH-2-3/4), and (2) proposed downstream gravity conveyance (WH-2-1/3).</p> | <p>[WH2_WH-1/WH2_WH-5]. The downstream system is pumped three times, through COZINEACRES &amp; COZINE PS &amp; RSPS. [WH2_WH-3/WH2_WH-4/WH2_WH-2/WH2_WH-7]. The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.</p> |
| West Hills-2          | <p>Loading via local gravity service to north of study area, loading transferred downstream through long gravity extension to NW-EX-1; Concept employs local gravity conveyance to proposed downstream gravity system and, ultimately, a regional pump station (NW-EX-2 PS).</p>   | <p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>   |
| N of Fox Ridge-East   | <p>Loading via local gravity service to: (1) NW-EX1a, NW-EX1-1 -&gt; gravity service along north of study area -&gt; NW-EX1-1 PS -&gt; existing manhole "F-5-28"; (2) NW-EX1a, NW-EX1-4 -&gt; existing manhole "F-5-23"; Concepts employ local gravity conveyance to (1) existing gravity system (NW-EX1a, NW-EX1-4), and (2) proposed gravity downstream gravity system, ultimately discharging to regional pump station at NW-EX-1 (NW-EX1a, NW-EX1-1).</p>  | <p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>   |
| NW-Ext 1a (Northern)  | <p>Loading via local gravity service to: (1) NW-EX1b, NW-EX1-1 -&gt; NW-EX1a, NW-EX1-1 -&gt; NW-EX1-1 PS -&gt; existing manhole "F-5-28"; (2) NW-EX1b, NW-EX1-2 -&gt; existing manhole "F-6-13"; (3) NW-EX1b, NW-EX1-3 -&gt; NW-EX1a, NW-EX1-1 -&gt; NW-EX1-1 PS -&gt; existing manhole "F-5-28"; and, (4) NW-EX1b, NW-EX1-4 -&gt; existing manhole "F-6-13"; Concepts employ local gravity conveyance to (1) existing gravity system (NW-EX1b, NW-EX1-2/-4), and (2) proposed gravity downstream gravity system, ultimately discharging to regional pump station at NW-EX-1 (NW-EX1b, NW-EX1-1/-2).</p>   | <p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>   |
| NW-Ext 1b (Southern)  | <p>Loading via local gravity service to local pump station at lowest point in study area pumped to existing gravity system at manhole "F-5-35"; Concept employs local gravity conveyance and a service area pump station (NW-EX-2) that discharges to the existing gravity system.</p>   | <p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>   |
| NW-Ext 2              | <p>Loading via local gravity service to local pump station at lowest point in study area pumped to existing gravity system at manhole "1-3-4/7"; Concept employs local gravity conveyance and a service area pump station (GH-E) that discharges to the existing gravity system.</p>   | <p>The downstream system is pumped once, through RSPS. Downstream existing infrastructure passes through at least three environmental corridors; Downstream existing gravity interceptor, within the Fairgrounds Basin, requires capacity upgrades.</p>   |
| Grandhaven-E          | <p>Loading via local gravity service to local pump station at lowest point in study area pumped to existing gravity system at manhole "1-4-90" for minimal environmental implications, else connect to existing gravity system at manhole "1-3-4"; Concept employs local gravity conveyance and a service area pump station (GH-W) that discharges to the existing gravity system.</p>   | <p>The downstream system is pumped once, through RSPS. Downstream existing infrastructure passes through at least three environmental corridors; Downstream existing gravity interceptor, within the Fairgrounds Basin, requires capacity upgrades.</p>   |
| Grandhaven-W          | <p>Loading via local gravity to the low point within the study area located just south of SE Criswickbank Rd; this concept requires a local pump station to pump to the existing gravity system at manhole "N-10-2" on the south side of Hwy 18.</p>   | <p>The downstream system is pumped four times, through 3MILELN#3 &amp; 3MILELN#2 &amp; 3MILELN#1 &amp; RSPS. Existing downstream capacity issues.</p>   |
| Airport East (EA)     | <p>Loading via local gravity service to intersection with NW Hill Rd. Loading via gravity along NW Hill Rd (shared with BR) to the proposed NW-EX2 pump station, which discharges to the existing system at manhole "F-5-35"</p>   | <p>The downstream system is pumped twice, through COZINE PS &amp; RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.</p>   |
| North of Baker Creek  |  |   |
| Subtotal              |  |   |
|                       |  |   |
|                       |  |   |
| High Cost             |  |   |
| Average Cost          |  |   |
| Low Cost              |  |   |
| Notes:                |  |   |
| Exception Areas       |  |   |
| Booth Bend Road (BR)  |  |   |
| Brentano Lane (BL)    |  |   |
| Westside Lane (WL)    |  |   |
| Resource Areas        |  |   |
| N of Old Stone        |  |   |
| SW-03                 |  |   |
| N of Fox Ridge - East |  |   |
| Airport East (EA)     |  |   |
| North of Baker Creek  |  |   |

| Transportation Ratings Summary         |             |                 |             |                          |                        |             |               |                             |                               |                                  |  |   |
|--|-------------|-----------------|-------------|--------------------------|------------------------|-------------|---------------|-----------------------------|-------------------------------|----------------------------------|--|---|
| Transportation - Capital Costs (Local) |             |                 |             |                          |                        |             |               |                             |                               |                                  |  |   |
| Study Area                             | Total Acres | Buildable Acres | DU Capacity | Net Density (Target 6.3) | Transportation Network | Cost Rating | Cost Variance | Cost/DU                     | Cost/Buildable Area (\$/acre) | Cost Range                       | Transportation Descriptive Score   | Downstream Transportation Impact  |
| <b>Exception Areas</b>                 |             |                 |             |                          |                        |             |               |                             | Local Total (\$million)       | Local Cost/Dwelling Unit (\$/DU) |  |   |
| Lawson Lane                            | 18.1        | 10.8            | 46          | 4.3                      | 1.0                    | 1.0         | 9648.8        | \$ 7,095.36<br>\$ 16,744.19 | \$72,000                      | High                             | Requires upgrade to existing access roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips | Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport  |
| Old Sheridan Road                      | 54.5        | 36.5            | 128         | 3.5                      | 3.0                    | 2.0         | -1095.4       | \$ 6,000.00                 | \$21,000                      | Low                              | Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway  | Impacts traffic on the north-south Highway 18 through the town and SR 18 connecting to the Airport                                |
| N-Fox Ridge - West                     | 116.3       | 58.0            | 203         | 3.5                      | 1.0                    | 1.0         | 12047.5       | \$ 19,142.86                | \$67,000                      | High                             | Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have medium slopes and no planned transit service        | Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport |
| Booth Bend Road (BR) *                 | 40.2        | 18.0            | 63          | 3.5                      | 2.0                    | 2.0         | -95.4         | \$ 7,000.00                 |                               |                                  | Assumes average local improvement costs  |   |
| Brentano Lane (BL) *                   | 91.8        | 83.6            | 359         | 4.3                      | 2.0                    | 2.0         | -95.4         | \$ 7,000.00                 |                               |                                  | Assumes average local improvement costs  |   |
| Westside Lane (WL) *                   | 35.0        | 16.3            | 57          | 3.5                      | 2.0                    | 1.0         | 9104.6        | \$ 16,200.00                |                               |                                  | Average local cost plus cost to widen bridge for pedestrian access   |   |
| <b>Resource Areas</b>                  |             |                 |             |                          |                        |             |               |                             | Local Total (\$million)       | Local Cost/Dwelling Unit (\$/DU) |  |   |
| N of Old Stone                         | 279.0       | 274.8           | 1,716       | NA                       | 3.0                    | 3.0         | -2131.3       | \$ 4,964.06                 | \$31,000                      | Medium                           | Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network                                      | Impacts traffic on the east-west corridor on Three Mile Lane to the town  |
| NA-EV                                  | 40.2        | 39.9            | 248         | -                        | 3.0                    | 3.0         | -2117.3       | \$ 4,978.02                 | \$31,000                      | Medium                           | Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network                                      | Impacts traffic on the east-west corridor on Three Mile Lane to the town  |
| Three Mile Lane East                   | 201.7       | 184.4           | 1,053       | 5.7                      | 3.0                    | 3.0         | -4468.9       | \$ 2,626.42                 | \$15,000                      | Low                              | Requires new roadways to connect to existing network and do not have multiple access for emergency services; but have transit services within 1/4 mile                                     | Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport  |
| Three Mile Lane West                   | 9.0         | 8.2             | 47          | 5.8                      | 1.0                    | 1.0         | 7164.0        | \$ 14,259.36                | \$82,000                      | High                             | Requires upgrade to existing access roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips | Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport  |
| Norton Lane East                       | 81.5        | 66.3            | 403         | 6.1                      | 3.0                    | 3.0         | -2987.1       | \$ 4,108.26                 | \$25,000                      | Low                              | Requires connections to existing roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips    | Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport  |
| Norton Lane West                       | 61.4        | -               | -           |                          | 3.0                    | 2.0         | -1095.4       | \$6,000                     | N/A                           | Low                              | Requires connection to existing roads, do not have multiple access for emergency services and downstream roadway network is at over-capacity would need upgrades to serve the new trips    | Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport  |
| SW I (SW 06)                           | 158.0       | 119.0           | 669         | 5.6                      | 3.0                    | 3.0         | -3535.5       | \$ 3,559.81                 | \$20,000                      | Low                              | Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway  | Impacts traffic on Old Sheridan Road and Pacific Highway connecting to the downtown and SR 18 to the Airport                      |
| SW-03                                  | 41.9        | 30.7            | 188         | 6.1                      | 3.0                    | 3.0         | -3824.8       | \$ 3,270.57                 | \$20,000                      | Low                              | Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway  | Impacts traffic on Old Sheridan Road and Pacific Highway connecting to the downtown and SR 18 to the Airport                      |
| SW II                                  | 120.0       | 114.8           | 702         | 6.1                      | 3.0                    | 3.0         | -3826.8       | \$ 3,268.58                 | \$20,000                      | Low                              | Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway  | Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport |

|  |  |       |       |     |     |     |         |              |          |        |   |   |
|--|--|-------|-------|-----|-----|-----|---------|--------------|----------|--------|---|---|
| W of Old Sheridan-1  | 231.4  | 214.5 | 1,337 | 6.2 | 3.0 | 3.0 | -4529.0 | \$ 2,566.35  | \$16,000 | Low    | Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile  | Impacts traffic on Old Sheridian Road and Pacific Highway connecting to the downtown and SR 18 to the Airport                     |
| W of Old Sheridan-2  | 313.8  | 283.1 | 1,767 | 6.2 | 3.0 | 3.0 | -5332.6 | \$ 1,762.72  | \$11,000 | Low    | Requires connection to existing roads, do not have multiple access for emergency services and no planned transit service within 1 mile  | Impacts traffic on Old Sheridian Road and Pacific Highway connecting to the downtown and SR 18 to the Airport                     |
| West Hills-South   | 122.3  | 109.4 | 643   | 5.9 | 3.0 | 3.0 | -3524.6 | \$ 3,570.80  | \$21,000 | Low    | Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile  | Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport |
| West Hills-2   | 431.9  | 370.3 | 1,776 | 4.8 | 3.0 | 3.0 | -3968.3 | \$ 3,127.08  | \$15,000 | Low    | Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have high slopes and no planned transit service within 1 mile | Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport |
| N of Fox Ridge-East  | 189.1  | 170.6 | 918   | 5.4 | 1.0 | 2.0 | 985.7   | \$ 8,081.02  | \$43,500 | High   | Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have medium slopes and no planned transit service             | Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport |
| NW-Ext 1a (Northern)   | 78.2   | 32.6  | 276   | 8.5 | 3.0 | 3.0 | -3427.5 | \$ 3,667.91  | \$31,000 | Medium | Requires local roads and connection to existing transportation network, multiple access for emergency services, connected to major roadway and within 1/4 mile of transit network               | Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport   |
| NW-Ext 1b (Southern)   | 72.5   | 67.3  | 402   | 6.0 | 3.0 | 2.0 | -1574.8 | \$ 5,520.58  | \$33,000 | Medium | Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/2 mile of transit network   | Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport   |
| NW-Ext 2   | 15.5   | 15.0  | 45    | 3.0 | 1.0 | 1.0 | 10280.4 | \$ 17,375.81 | \$52,000 | Medium | Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network   | Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport   |
| Grandhaven-E   | 19.5   | 67.3  | 361   | 5.4 | 2.0 | 2.0 | 928.0   | \$ 8,023.34  | \$43,000 | Medium | Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile  | Impacts traffic on Pacific Highway to downtown and SR 18 to the Airport   |
| Grandhaven-W   | 67.9   | 18.3  | 96    | 5.3 | 1.0 | 3.0 | -2338.4 | \$ 4,756.95  | \$25,000 | Low    | Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile  | Impacts traffic on Pacific Highway to downtown and SR 18 to the Airport   |
| Airport East (EA) *  |  |       |       |     | 2.0 | 2.0 | -95.4   | \$ 7,000.00  |          |        | Assumes average local improvement costs   |   |
| North of Baker Creek (NBC) *   |  |       |       |     | 2.0 | 2.0 | -95.4   | \$ 7,000.00  |          |        | Assumes average local improvement costs   |   |
| Score - Area Weighted to Study Area [high rating = 3 = Very Good; low rating = 1 = Very Poor]; Rounded to nearest whole number |  |       |       |     |     |     |         |              |          |        |   |   |
|  | Rating   |       |       |     |     |     |         |              |          |        |   |   |
| Poor Rating  | 1.0  |       |       |     |     |     |         | >\$10000/DU  |          |        |   |   |
| Moderate   | 2.0  |       |       |     |     |     |         | In Between   |          |        |   |   |
| High Rating  | 3.0  |       |       |     |     |     |         | <\$5000/DU   |          |        |   |   |
| * - Areas not evaluated for transportation network integration. Costs for all assumed to be average                            |  |       |       |     |     |     |         |              |          |        |   |   |
| Westside Lane  | \$539,000 to correct accessibility for bike/ped through the bridge area added. |       |       |     |     |     |         |              |          |        |   |   |

| Urban Integration           |   |                 |                      |                                  |                                  |                         |                            |                           |  |
|-----------------------------|---|-----------------|----------------------|----------------------------------|----------------------------------|-------------------------|----------------------------|---------------------------|--|
| Study Area                  | Total Acres   | Buildable Acres | Bike/Ped Suitability | Transit Access & Distance (feet) | Transit Access & Distance (feet) | Neighborhood Continuity | Buildable Lands Continuity | Overall Rating (Method 1) |  |
| <b>Exception Areas</b>      |   |                 |                      |                                  |                                  |                         |                            |                           |  |
| Lawson Lane (LL)            | 18.1  | 7.5             | 1                    | 3,264                            | 2                                | 1                       | 1                          | 1                         |  |
| Old Sheridan Road (OSR)     | 54.5  | 36.5            | 1                    | 4,951                            | 2                                | 1                       | 1                          | 1                         |  |
| N-Fox Ridge - West (N-FR-W) | 116.3   | 58.0            | 1                    | 10,235                           | 1                                | 1                       | 1                          | 1                         |  |
| Booth Bend Road (BR)        |   |                 | 1                    | 3,069                            | 2                                | 1                       | 1                          | 1                         |  |
| Brentano Lane (BL)          |   |                 | 1                    | 3,378                            | 2                                | 1                       | 2                          | 1                         |  |
| Westside Lane (WL)          |   |                 | 1                    | 2,008                            | 3                                | 1                       | 1                          | 1                         |  |
| Subtotal                    | 188.9   | 102.0           |                      |                                  |                                  |                         |                            |                           |  |
| <b>Resource Areas</b>       |   |                 |                      |                                  |                                  |                         |                            |                           |  |
| N of Old Stone              | 279.0   | 274.9           | 1                    | 2,846                            | 2                                | 1                       | 3                          | 2                         |  |
| NA-EV-E                     | 40.2  | 39.9            | 2                    | 1,638                            | 3                                | 1                       | 3                          | 2                         |  |
| Three Mile Lane East        | 201.7   | 186.4           | 2                    | 1,047                            | 3                                | 2                       | 3                          | 3                         |  |
| Three Mile Lane West        | 9.0   | 7.5             | 1                    | 3,833                            | 2                                | 1                       | 1                          | 1                         |  |
| Norton Lane East            | 81.5  | 71.6            | 3                    | 2,700                            | 2                                | 2                       | 3                          | 3                         |  |
| Norton Lane West            | 61.4  | 0.0             | 3                    | 1,825                            | 3                                | 2                       | 1                          | 2                         |  |
| SW - 06                     | 158.0   | 137.3           | 3                    | 3,326                            | 2                                | 2                       | 3                          | 3                         |  |
| SW-03                       | 41.9  | 30.7            | 2                    | 5,351                            | 1                                | 2                       | 3                          | 2                         |  |
| SW II                       | 120.1   | 114.7           | 3                    | 2,807                            | 2                                | 3                       | 3                          | 3                         |  |
| W of Old Sheridan-1         | 231.4   | 214.5           | 1                    | 8,524                            | 1                                | 1                       | 3                          | 1                         |  |
| W of Old Sheridan-2         | 313.8   | 283.2           | 2                    | 5,757                            | 1                                | 1                       | 3                          | 2                         |  |
| West Hills-South            | 122.3   | 118.5           | 2                    | 4,820                            | 2                                | 3                       | 3                          | 3                         |  |
| West Hills-2                | 431.9   | 370.4           | 1                    | 6,981                            | 1                                | 2                       | 2                          | 1                         |  |
| N of Fox Ridge-East         | 189.1   | 170.6           | 1                    | 6,567                            | 1                                | 1                       | 2                          | 1                         |  |
| NW-Ext 1a (Northern)        | 78.2  | 45.8            | 2                    | 1,282                            | 3                                | 2                       | 1                          | 2                         |  |
| NW-Ext 1b (Southern)        | 72.5  | 67.3            | 2                    | 1,208                            | 3                                | 3                       | 3                          | 3                         |  |
| NW-Ext 2                    | 15.5  | 14.9            | 2                    | 687                              | 3                                | 1                       | 3                          | 2                         |  |
| Grandhaven-E                | 19.5  | 15.6            | 2                    | 3,847                            | 2                                | 1                       | 1                          | 1                         |  |
| Grandhaven-W                | 67.9  | 59.2            | 3                    | 3,865                            | 2                                | 3                       | 3                          | 3                         |  |
| Airport East (EA)           |   |                 | 1                    | 5389                             | 1                                | 1                       | 3                          | 1                         |  |
| North of Baker Creek (NBC)  |   |                 | 1                    | 2405                             | 3                                | 1                       | 3                          | 2                         |  |
| Subtotal                    | 2534.7  | 2223.2          |                      |                                  |                                  |                         |                            |                           |  |
|                             | Rating  | Overall Rating  |                      |                                  |                                  |                         |                            |                           |  |
| Low Suitability             | 1   | 4 to 6          |                      |                                  |                                  |                         |                            |                           |  |
| Average Suitability         | 2   | 7 to 9          |                      |                                  |                                  |                         |                            |                           |  |
| High Suitability            | 3   | 10 to 12        |                      |                                  |                                  |                         |                            |                           |  |
| Nhood Continuity            | Street connectivity. Opportunities for extension of grid street pattern.  |                 |                      |                                  |                                  |                         |                            |                           |  |
| Buildable Lands Continuity  | Pockets of Discontinuity (buildable areas together or separated).   |                 |                      |                                  |                                  |                         |                            |                           |  |
| Bike/Ped                    | Presence of slopes, with more slopes resulting in more difficult ped/bike accessibility. Comparison to Nhood Continuity and extension of street network/connectivity  |                 |                      |                                  |                                  |                         |                            |                           |  |
| Notes:                      |   |                 |                      |                                  |                                  |                         |                            |                           |  |
| <b>Exception Areas</b>      |   |                 |                      |                                  |                                  |                         |                            |                           |  |
| Lawson Lane (LL)            | Transit measured to Norton Lane (Highway 18 not accessible). Disconnected from other UGB areas across Hwy 18 and east down frontage road (Stratus Ave). Bike/Ped - flat but disconnected, and Hwy 18 still a barrier to the north. Buildable Lands - Entire study area is existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous.               |                 |                      |                                  |                                  |                         |                            |                           |  |
| Old Sheridan Road (OSR)     | Transit measured to Hwy 99 & Keck intersection. Linear extension disconnected from UGB, except that SW Taylor Drive stubbed out to edge of study area. Bike/Ped - flat but disconnected. Buildable Lands - Entire study area is existing SFHs with two publicly owned parcels, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous.                         |                 |                      |                                  |                                  |                         |                            |                           |  |
| N-Fox Ridge - West (N-FR-W) | Transit measured directly westbound to Hill Road. Bike/Ped - Slopes and disconnected. Buildable Lands - Entire study area is existing SFHs, with some vacant lots left in the subdivision. Study area parcelized, so partially vacant buildable land is not continuous. Study area also has slope constraints in western portion of study area that span multiple lots, further limiting continuity of buildable acres. |                 |                      |                                  |                                  |                         |                            |                           |  |
| Booth Bend Road (BR)        | Some areas of steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous.  |                 |                      |                                  |                                  |                         |                            |                           |  |

|                            |  |
|----------------------------|--|
| Brentano Lane (BL)         | Transit measured to BCR directly to south. Disconnected from UGB lands, and also separated from the UGB by Baker Creek. Only connectivity would need to be by Hill Road North (north of Baker Creek Road), so still a barrier to continuity of neighborhood grid street patterns. Bike/Ped - mostly flat but disconnected. Some areas of steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous. However, most parcels are large with large amounts of vacant space, so infill development and land division more feasible.   |
| Westside Lane (WL)         | mostly flat but disconnected. Some areas of steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not continuous. Long, narrow shape of some existing parcels may further limit infill development.   |
| <b>Resource Areas</b>      |  |
| N of Old Stone             | Transit measured to planned route ending at Olde Stone Village. Only street connectivity from Loop Road. Disconnect from other neighborhoods in UGB and 3ML corridor. Bike/Ped - Flat but disconnected. Buildable Land - Majority of study area is Vacant. Only two smaller parcels have SFHs, rest is vacant parcels.   |
| NA-EV-E                    | Transit measured to planned route ending at Olde Stone Village. Measurement directly south to Hwy 18 is 556 feet. Adjacent to partial existing and planned frontage road. No neighborhood extensions adjacent. Bike/Ped - Flat, but little connectivity besides adjacency to frontage road. Buildable Lands - Majority of study area is Vacant.  |
| Three Mile Lane East       | Transit measured to planned route ending at south end of Norton Lane. Neighborhood continuity not existing, but high density residential sites to north and Norton Lane available for extension. Bike/Ped - flat, but somewhat disconnected. Some connectivity through opportunity for extension of Norton Lane, but Hwy 18 still a barrier to the north. Buildable Lands - About half of study area is in Vacant parcels. Others with SFH are large parcels with one dwelling, so continuity of buildable acres is high. Some constraints are unbuildable, but are along drainageway in floodplain and slopes adjacent to floodplain, as well as some slope along southern boundary. These constraint areas are generally on the edges of vacant land that could be built around. |
| Three Mile Lane West       | Transit measured to planned route ending at south end of Norton Lane. Disconnected from other UGB areas across Hwy 18 and east down frontage road (Stratus Ave). Bike/Ped - flat but disconnected, and Hwy 18 still a barrier to the north. Buildable Land - Entire study area is existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized into only three parcels, so buildable land is not continuous.  |
| Norton Lane East           | Transit measured to Hwy 18 & Norton intersection. Norton Lane available for extension to the north. Some neighborhood connectivity through stubbed out street (NE Haven Lane) to be extended to the north on the west side of Norton Lane. Bike/Ped - Flat, with opportunity for connection through extension of Norton Lane. Located north of Hwy 18 so crossing of highway not necessary to access downtown. Buildable Land - About half of study area is Vacant parcels. Others are SFHs on larger parcels, so partially vacant land areas available and continuous. Areas of constraint only along edges of study area in slopes adjacent to floodplain.   |
| Norton Lane West           | ROW extending east of Oregon St. Opp for residential development in close proximity to downtown. Bike/Ped - Some slope at edges of study area, but adjacency to park with trails and proximity to surrounding UGB and downtown. Buildable Lands - 0 buildable acres.   |
| SW - 06                    | network within study area and between Hill Rd and Old Sheridan Rd. Opportunity for alignment with SW Mitchell Dr and Old Sheridan Road intersection for connectivity to Creekside Meadows/Cozine Woods subdivision. Bike/Ped - Flat. Limited direct connectivity due to floodplain separating study area and existing UGB, but adjacency to both Hill Road and Old Sheridan Road provide opportunities for connection to streets that connect to UGB in closer proximity than other  |
| SW-03                      | Transit measured to Fellows & Cypress intersection. Study area on its own separated from existing UGB, and separated from study area to the north by Cozine Creek.   |
| SW II                      | Transit measured to Hill & 2nd intersection. Multiple existing streets stubbed out adjacent to northern boundary of study area (Mt Jefferson St, Mt St Helens St, Westhills Dr). Opportunity for grid street alignment with existing street intersections along Hill Road frontage (Tamarack St, Fellows St, and Phyllis Drive). Bike/Ped - Primarily flat, with high nhood continuity. Many opportunities for grid street connectivity to reduce bike/ped travel times. Buildable Lands - Almost entirely Vacant, with some constraints along floodplain and some minor slopes on existing earthen mound.   |
| W of Old Sheridan-1        | Transit measured to Fellows & Cypress intersection. Disconnected from existing UGB. Only ROW frontage on Peavine Rd, Old Sheridan Rd, and Hwy 18, but not connected to any UGB street or nhood street grid network. Bike/Ped - Flat, but low nhood continuity score results in moderate bike/ped score. Buildable Land - Almost entirely Vacant parcels, with only unbuildable in constraint along floodplain. Constraint located along northern boundary of study area.   |
| W of Old Sheridan-2        | and disconnected from other existing neighborhoods. Opportunity for more continuity if SW 1 or SW 2 are also included in UGB. Bike/Ped - Flat, but low nhood continuity score. Small area of connectivity to Hill Road, with most of study area separated from Hill Road and existing UGB, increasing bike/ped travel times. Buildable Land - Almost entirely Vacant parcels, with only unbuildable in constraint along floodplain. Constraint located through center of study area, so does separate the vacant buildable lands.  |
| West Hills-South           | neighborhood developed south of Redmond Hill Road. More opportunity for further grid street connections to the east if SW 2 is included in UGB. Bike/Ped - Mostly flat, but some slope in the westernmost portions of study area at higher elevations leads to moderate bike/ped instead of high score, together with slopes. Buildable Lands - Study area is two parcels, one large Vacant and one Partially Vacant with one dwelling. Buildable land continuous. Constraints exist in limited areas.   |
| West Hills-2               | west with two streets (E Street and G Street) stubbed out at west boundary of existing UGB adjacent to WH study area (but those connections are at least 2, or up to 6, phases out from existing platted subdivisions). Bike/Ped - Many slopes, along with low/moderate nhood continuity. Buildable Lands - Study area is primarily vacant land in both Vacant parcels and a few large SFH parcels (partially vacant). Slope constraints do exist in areas throughout study area.  |
| N of Fox Ridge-East        | Transit measured directly westbound to Hill Road. Only ROW adjacent is Hidden Hills Lane, but if that nhood not included in UGB there is no continuity with UGB nhoods. Bike/Ped - Slopes present, along with low nhood continuity score. Buildable Lands - Study area is almost entirely Vacant, with some limited constraints.   |
| NW-Ext 1a (Northern)       | Transit measured directly westbound to Hill Road. Completion of West Winds street network internal to study area would complete connectivity and network within that subdivision. Northern portions of study area have no connectivity to West Winds to the south - would require new access from Baker Creek Road or Hill Road without opportunity for alignment with any other local streets across from those potential access points. Bike/Ped - Flat, but moderate nhood continuity score and lack of grid street extension opportunities leads to moderate score. Buildable Lands - Study area is primarily existing SFHs, with some vacant lots left in the subdivision. Study area parcelized, so partially vacant buildable land is not continuous.                       |
| NW-Ext 1b (Southern)       | Transit measured directly westbound to Hill Road. Adjacent to Hill Road, with opportunities for alignment with and extension of existing streets (Wallace Rd and Cottonwood Drive). Bike/Ped - Nhood continuity high and proximity to other improved streets (Hill Road, Wallace Road), but some slopes in western portions of study area lead to moderate bike/ped score. Buildable Lands - Study area is about half Vacant and half parcels with SFH. Partially vacant has large areas of vacant land that is continuous.  |
| NW-Ext 2                   | extensions to the west. Bike/Ped - mostly flat, with adjacency to Baker Creek Road. Low nhood continuity and lack of opportunities for grid street extensions lead to moderate bike/ped score. Buildable Lands - Study area almost entirely buildable, with some limited constraints along northern boundary adjacent to floodplain.   |
| Grandhaven-E               | Transit measured directly southbound to NE 27th Street. Grandhaven Street exists at southern boundary of study area, but study area surrounded by Chegwyn conservation easement. Bike/Ped - flat, but low nhood continuity score results in moderate bike/ped score. Buildable Land - Study area is one Vacant parcel and two parcels with SFHs, so buildable areas are in partially vacant portions. Study area parcelized into only three parcels, so buildable land is not continuous.  |
| Grandhaven-W               | high nhood continuity and opportunities for street extensions and grid street network to reduce bike/ped travel times. Buildable Lands - Study area is one parcel with SFH, so much continuous vacant land. Some limited constraints along northern boundary of study area adjacent to floodplain.   |
| Airport East (EA)          | Transit measured to planned route at Olde Stone Village entrance. Only street connectivity from Airport Road and Cruikshank Road, both are outside UGB and require crossing/connection to UGB from Highway 18. Disconnect from other neighborhoods in UGB and 3ML corridor. Bike/Ped - Flat but disconnected. Buildable Land - Majority of study area is Vacant. Small number of structures within a couple of parcels at north and south ends of study area.  |
| North of Baker Creek (NBC) | neighborhood grid street patterns. Bike/Ped - mostly flat but disconnected. Some areas of moderate to steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily vacant, so buildable areas are fairly continuous. Two parcels have single family homes. One of those parcels is small and surrounded by a parcel that is vacant, and other parcel is larger with one single family home and rest of parcel vacant. Most parcels are large with large amounts of vacant space, so infill development and land division more feasible.  |

| <b>Commercial/Mixed Housing Suitability</b> |             |           |                |        |                           |        |                             |        |                        |        |                 |  |
|---|-------------|-----------|----------------|--------|---------------------------|--------|-----------------------------|--------|------------------------|--------|-----------------|--|
| Study Area                                  | Total Acres | Buildable | <10% Slope     | Rating | Large Parcels (>20 acres) | Rating | Transportation Connectivity | Rating | Annexation Feasibility | Rating | Combined Rating | Comment  |
| <i>Exception Areas</i>                      |             |           |                |        |                           |        |                             |        |                        |        |                 |  |
| Lawson Lane (LL)                            | 18.1        | 7.5       | 5.9            | 1      | Few/None                  | 1      | Local                       | 2      | >200-ft                | 1      | 1               |  |
| Old Sheridan Road (OSR)                     | 54.5        | 36.5      | 35.3           | 1      | Few/None                  | 1      | Collector                   | 3      | Adjacent               | 3      | 2               |  |
| N-Fox Ridge - West (N-FR-W)                 | 116.3       | 58.0      | 3.4            | 1      | Few/None                  | 1      | Private                     | 1      | >200-ft                | 1      | 1               |  |
| Booth Bend Road (BR)                        | 40.2        | 18.1      | 16.3           | 1      | Few/None                  | 1      | Local                       | 2      | <200-ft                | 2      | 2               |  |
| Brentano Lane (BL)                          | 91.8        | 83.8      | 77.1           | 0      | Few/None                  | 1      | Local                       | 2      | >200-ft                | 1      | 1               |  |
| Westside Lane (WL)                          | 35.0        | 19.7      | 10.8           | 1      | Few/None                  | 1      | Collector                   | 3      | >200-ft                | 1      | 2               |  |
| Subtotal                                    | 355.8       | 223.6     | 148.8          |        |                           |        |                             |        |                        |        |                 |  |
| <i>Resource Areas</i>                       |             |           |                |        |                           |        |                             |        |                        |        |                 |  |
| N of Old Stone                              | 279.0       | 274.9     | 273.8          | 3      | Many/All                  | 3      | Local                       | 2      | Adjacent               | 3      | 3               | Study area trimmed to remove low priority soil properties  |
| NA-EV-E                                     | 40.2        | 39.9      | 39.3           | 1      | Few/None                  | 1      | Collector                   | 3      | Adjacent               | 3      | 2               | Study area trimmed to remove low priority soil properties  |
| Three Mile Lane East                        | 201.7       | 186.4     | 167.5          | 3      | Many/All                  | 3      | Collector                   | 3      | Adjacent               | 3      | 3               |  |
| Three Mile Lane West                        | 9.0         | 7.5       | 5.4            | 1      | Few/None                  | 1      | Local                       | 2      | >200-ft                | 1      | 1               |  |
| Norton Lane East                            | 81.5        | 71.6      | 66.0           | 2      | ~2-4                      | 2      | Local                       | 2      | Adjacent               | 3      | 2               |  |
| Norton Lane West                            | 61.4        | 54.0      | 36.0           | 1      | ~2-4                      | 2      | Local                       | 2      | Adjacent               | 3      | 2               |  |
| SW - 06                                     | 158.0       | 137.3     | 130.8          | 3      | Many/All                  | 3      | Collector                   | 3      | Adjacent               | 3      | 3               |  |
| SW-03                                       | 41.9        | 30.7      | 28.6           | 1      | ~2-4                      | 2      | Collector                   | 3      | >200-ft                | 1      | 2               |  |
| SW II                                       | 120.1       | 114.7     | 107.3          | 3      | Many/All                  | 3      | Collector                   | 3      | >200-ft                | 1      | 3               |  |
| W of Old Sheridan-1                         | 231.4       | 214.5     | 212.8          | 3      | Many/All                  | 3      | Local                       | 2      | >200-ft                | 1      | 1               | This area is in a high liquefaction zone and cannot be developed for commercial use. The City wil not annex land with this risk so it cannot urbanize. |
| W of Old Sheridan-2                         | 313.8       | 283.2     | 281.7          | 3      | Many/All                  | 3      | Local                       | 2      | Adjacent               | 3      | 3               |  |
| West Hills-South                            | 122.3       | 118.5     | 97.9           | 3      | Many/All                  | 3      | Local                       | 2      | Adjacent               | 3      | 3               |  |
| West Hills-2                                | 431.9       | 370.4     | 93.9           | 3      | Many/All                  | 3      | Local                       | 2      | >200-ft                | 1      | 2               |  |
| N of Fox Ridge-East                         | 189.1       | 170.6     | 94.7           | 3      | Many/All                  | 3      | Private                     | 1      | >200-ft                | 1      | 2               |  |
| NW-Ext 1a (Northern)                        | 78.2        | 45.8      | 40.3           | 1      | Few/None                  | 1      | Collector                   | 3      | Adjacent               | 3      | 2               | Study area trimmed to remove low priority soil properties  |
| NW-Ext 1b (Southern)                        | 72.5        | 67.3      | 57.9           | 2      | ~2-4                      | 2      | Collector                   | 3      | Adjacent               | 3      | 3               |  |
| NW-Ext 2                                    | 15.5        | 14.9      | 12.6           | 1      | Few/None                  | 1      | Collector                   | 3      | Adjacent               | 3      | 2               |  |
| Grandhaven-E                                | 19.5        | 15.6      | 14.6           | 1      | Few/None                  | 1      | Local                       | 2      | Adjacent               | 3      | 2               |  |
| Grandhaven-W                                | 67.9        | 59.2      | 52.6           | 2      | Many/All                  | 3      | Local                       | 2      | >200-ft                | 1      | 2               |  |
| Airport East (EA)                           | 493.4       | 484.0     | 480.1          | 3      | Many/All                  | 3      | Local                       | 2      | >200-ft                | 1      | 2               |  |
| North of Baker Creek (NBC)                  | 118.7       | 77.4      | 65.5           | 2      | Many/All                  | 3      | Local                       | 2      | >200-ft                | 1      | 2               |  |
| Subtotal                                    | 3146.9      | 2838.6    | 2359.4         |        |                           |        |                             |        |                        |        |                 |  |
|   | Rating      |           |                |        |                           |        |                             |        |                        |        |                 |  |
| Unsuitable                                  | 1           |           | <50 acres      |        | Few/None                  |        | Private                     |        | >200'                  |        |                 |  |
| Moderate Suitability                        | 2           |           | 50 to 80 Acres |        | ~2-4                      |        | Local                       |        | <200'                  |        |                 |  |
| Highly Suitable                             | 3           |           | >80 Acres      |        | Many/All                  |        | Collector+                  |        | Adjacent               |        |                 |  |

| <b>Housing Capacity</b>     |                    |       |       |       |               |             |                 |                    |                     |                         |                          |   |   |                 |
|-----------------------------|--------------------|-------|-------|-------|---------------|-------------|-----------------|--------------------|---------------------|-------------------------|--------------------------|---|---|-----------------|
| Study Area                  | Zoning Suitability |       |       |       | Zoning Rating | Total Acres | Buildable Acres | Bld Ac 0-10% Slope | Bld Ac 10-25% Slope | Res Density 0-10% Slope | Res Density 10-25% Slope | Affordable Opportunity Capacity DUs (0-10% Slope) | Market Only Capacity DUs (10-25% slope) | <b>X</b><br>SUM |
| <i>Exception Areas</i>      | R-1/R-2            | R-3   | R-4   | R-5   |               |             |                 |                    |                     |                         |                          |   |   |                 |
| Lawson Lane (LL)            | Yes                | No    | No    | No    | 1             | 18.1        | 7.5             | 5.9                | 1.6                 | 4.3                     | 4.3                      | 25  | 7                                       | 32              |
| Old Sheridan Road (OSR)     | Yes                | No    | No    | No    | 1             | 54.5        | 36.5            | 35.3               | 1.2                 | 3.5                     | 3.5                      | 124   | 4                                       | 128             |
| N-Fox Ridge - West (N-FR-W) | Yes                | No    | No    | No    | 1             | 116.3       | 58.0            | 3.4                | 54.6                | 4.3                     | 4.3                      | 15  | 235                                     | 249             |
| Booth Bend Road (BR)        | Yes                | No    | No    | No    | 1             | 40.2        | 18.0            | 13.9               | 4.08                | 4.3                     | 4.3                      | 60  | 18                                      | 77              |
| Brentano Lane (BL)          | Yes                | No    | No    | No    | 1             | 91.8        | 83.6            | 77.1               | 6.51                | 4.3                     | 4.3                      | 331   | 28                                      | 359             |
| Westside Lane (WL)          | Yes                | No    | No    | No    | 1             | 35.0        | 16.3            | 8.8                | 7.51                | 4.3                     | 4.3                      | 38  | 32                                      | 70              |
| Subtotal                    |                    |       |       |       |               | 355.8       | 219.9           | 144.4              | 75.5                |                         |                          | 593.1   | 323.9                                   | 916.1           |
| <i>Resource Areas</i>       |                    |       |       |       |               |             |                 |                    |                     |                         |                          |   |   |                 |
| N of Old Stone              | Yes                | TRUE  | TRUE  | TRUE  | 3             | 279.0       | <b>274.9</b>    | <b>273.8</b>       | <b>1.2</b>          | 6.25                    | 4.3                      | 1,711   | 5                                       | 1,716           |
| NA-EV-E                     | Yes                | TRUE  | TRUE  | FALSE | 2             | 40.2        | <b>39.9</b>     | <b>39.3</b>        | <b>0.6</b>          | 6.25                    | 4.3                      | 246   | 3                                       | 248             |
| Three Mile Lane East        | Yes                | TRUE  | TRUE  | TRUE  | 3             | 201.7       | 186.4           | 167.5              | 18.9                | 6.25                    | 4.3                      | 1,047   | 81                                      | 1,128           |
| Three Mile Lane West        | Yes                | FALSE | FALSE | FALSE | 2             | 9.0         | 7.5             | 5.4                | 2.1                 | 6.25                    | 4.3                      | 34  | 9                                       | 43              |
| Norton Lane East            | Yes                | TRUE  | TRUE  | TRUE  | 3             | 81.5        | <b>71.6</b>     | <b>66.0</b>        | <b>5.6</b>          | 6.25                    | 4.3                      | 412   | 24                                      | 437             |
| Norton Lane West            | No                 | No    | No    | No    | 0             | 61.4        | 0.0             | 0.0                | 0.0                 | NA                      | NA                       | 0   | 0                                       | 0               |
| SW - 06                     | Yes                | TRUE  | TRUE  | TRUE  | 3             | 158.0       | <b>137.3</b>    | <b>130.8</b>       | <b>6.5</b>          | 6.25                    | 4.3                      | 818   | 28                                      | 845             |
| SW-03                       | Yes                | TRUE  | TRUE  | FALSE | 2             | 41.9        | 30.7            | 28.6               | 2.1                 | 6.25                    | 4.3                      | 179   | 9                                       | 188             |
| SW II                       | Yes                | TRUE  | TRUE  | TRUE  | 3             | 120.1       | 114.7           | 107.3              | 7.4                 | 6.25                    | 4.3                      | 671   | 32                                      | 702             |
| W of Old Sheridan-1 *       | Yes                | FALSE | FALSE | FALSE | 1             | 231.4       | 214.5           | 212.8              | 1.7                 | 3.2                     | 3.2                      | 1,330   | 7                                       | 1,337           |
| W of Old Sheridan-2         | Yes                | TRUE  | TRUE  | TRUE  | 3             | 313.8       | <b>283.2</b>    | <b>281.7</b>       | <b>1.5</b>          | 6.25                    | 4.3                      | 1,761   | 6                                       | 1,767           |
| West Hills-South            | Yes                | TRUE  | TRUE  | TRUE  | 3             | 122.3       | 118.5           | 97.9               | 20.7                | 6.25                    | 4.3                      | 612   | 89                                      | 701             |
| West Hills-2                | Yes                | TRUE  | TRUE  | TRUE  | 2             | 431.9       | <b>370.4</b>    | <b>93.9</b>        | <b>276.5</b>        | 6.25                    | 4.3                      | 587   | 1,189                                   | 1,776           |
| N of Fox Ridge-East         | Yes                | TRUE  | TRUE  | TRUE  | 3             | 189.1       | <b>170.6</b>    | <b>94.7</b>        | <b>75.9</b>         | 6.25                    | 4.3                      | 592   | 326                                     | 918             |
| NW-Ext 1a (Northern)        | Yes                | TRUE  | TRUE  | FALSE | 2             | 78.2        | 45.8            | 40.3               | 5.5                 | 6.25                    | 4.3                      |   |   | 218             |
| NW-Ext 1b (Southern)        | Yes                | TRUE  | TRUE  | FALSE | 2             | 32.9        | <b>67.3</b>     | <b>57.9</b>        | <b>9.4</b>          | 6.25                    | 4.3                      | 362   | 40                                      | 402             |
| NW-Ext 2                    | Yes                | FALSE | FALSE | FALSE | 1             | 15.5        | 14.9            | 12.6               | 2.3                 | 6.25                    | 4.3                      | 79  | 10                                      | 89              |
| Grandhaven-E                | Yes                | FALSE | FALSE | FALSE | 1             | 19.5        | 15.6            | 14.6               | 0.9                 | 6.25                    | 4.3                      | 92  | 4                                       | 96              |



| <b>Housing Capacity</b>           |   |      |      |       |   |             |                 |                    |                     |   |                          |   |   |          |
|-----------------------------------|---|------|------|-------|---|-------------|-----------------|--------------------|---------------------|---|--------------------------|---|---|----------|
|                                   |   |      |      |       |   |             |                 |                    |                     |   |                          |   |   | <b>X</b> |
| Study Area                        | Zoning Suitability  |      |      |       | Zoning Rating                             | Total Acres | Buildable Acres | Bld Ac 0-10% Slope | Bld Ac 10-25% Slope | Res Density 0-10% Slope   | Res Density 10-25% Slope | Affordable Opportunity Capacity DUs (0-10% Slope) | Market Only Capacity DUs (10-25% slope) | SUM      |
| Grandhaven-W                      | Yes   | TRUE | TRUE | FALSE | 3   | 67.9        | 59.2            | 52.6               | 6.7                 | 6.25  | 4.3                      | 329   | 29                                      | 357      |
| Airport East (EA)                 | Yes   | TRUE | TRUE | TRUE  | 3   | 493.4       | 484.1           | 480.1              | 4.0                 | 6.25  | 4.3                      | 3,001   | 17                                      | 3,018    |
| North of Baker Creek (NBC)        | Yes   | TRUE | TRUE | TRUE  | 3   | 118.7       | 76.6            | 61.7               | 14.9                | 6.25  | 4.3                      | 386   | 64                                      | 450      |
| Subtotal                          |   |      |      |       |   | 3107.3      | 2783.9          | 2319.6             | 464.3               |   |                          | 14245.5   | 1972.8                                  | 16436.3  |
| <b>Housing Suitability Rating</b> |   |      |      |       |   |             |                 |                    |                     |   |                          |   |   |          |
| High                              | 3.0 Suitable for any type of housing need; meets urban expansion density target of 6.3 du/acre                        |      |      |       |   |             |                 |                    |                     |   |                          |   |   |          |
| Average                           | 2.0 Suitable for most housing needs; <25% not suitable for 6.3 urban density targets                                  |      |      |       |   |             |                 |                    |                     |   |                          |   |   |          |
| Low                               | 1.0 Suitability mostly lower density housing need; 50% or more of buildable land falls below 6.3 urban density target |      |      |       |   |             |                 |                    |                     |   |                          |   |   |          |
| Notes:                            |   |      |      |       |   |             |                 |                    |                     |   |                          |   |   |          |
| Location Factors:                 |   |      |      |       | 4) Maximum efficiency at the urban fringe |             |                 |                    |                     | 5) Environment, Energy, Economy, Social Consequences  |                          |   |   |          |
| <b>Exception Areas</b>            |   |      |      |       |   |             |                 |                    |                     |   |                          |   |   |          |
| N-Fox Ridge - West                | Dev, parcelization, slopes limit efficiency   |      |      |       |   |             |                 |                    |                     | Substantial portion of N and E sides are high landslide susceptibility, multiple access routes limited between hazard areas |                          |   |   |          |
| <b>Resource Areas</b>             |   |      |      |       |   |             |                 |                    |                     |   |                          |   |   |          |
| Three Mile Lane                   | Good. Flat, opportunity for efficient mix of variety of housing, east unparcelized                                    |      |      |       |   |             |                 |                    |                     | Good: Opportunity to collocate neighborhood commercial  |                          |   |   |          |
| SW 06                             | Good. Flat, opportunity for efficient mix of variety of housing   |      |      |       |   |             |                 |                    |                     | Good: Opportunity to collocate neighborhood commercial  |                          |   |   |          |
| W of Old Sheridan                 | Good. Flat and unparcelized; (As configured, together w/OSR would wrap ag land)                                       |      |      |       |   |             |                 |                    |                     | W-OSR1. Poor - almost entirely within high liquefaction susceptibility  |                          |   |   |          |
| N of Fox Ridge- East              | Mod. and steep slopes limit efficiency  |      |      |       |   |             |                 |                    |                     | NFRR-E1 - Poor - almost entirely within high landslide susceptibility and high liquefaction susceptibility                  |                          |   |   |          |
| NW-Ext 2                          | Good. Flat, unparcelized  |      |      |       |   |             |                 |                    |                     | Good: Opportunity to collocate neighborhood commercial  |                          |   |   |          |
| Grandhaven                        | Parcelization and isolation of GH-E limits efficiency   |      |      |       |   |             |                 |                    |                     | GH-E. Poor: isolated from public facilities and services by surrounding conservation easement                               |                          |   |   |          |

| <b>Housing Capacity</b>     |                    |                      |                |                       |                           |          |        |                  |
|-----------------------------|--------------------|----------------------|----------------|-----------------------|---------------------------|----------|--------|------------------|
|                             |                    |                      | X              |                       |                           |          |        |                  |
| Study Area                  | Acheivable Density | Variance from Target | Density Rating | Average Density Gross | Average Density Buildable | Variance | Rating | Composite Rating |
| <i>Exception Areas</i>      |                    | 5.7                  |                |                       |                           |          |        |                  |
| Lawson Lane (LL)            | 4.3                | (1.4)                | 1.0            | 1.8                   | 4.3                       | (2.5)    | 1      | 1                |
| Old Sheridan Road (OSR)     | 3.5                | (2.2)                | 1.0            | 2.3                   | 3.5                       | (1.2)    | 1      | 1                |
| N-Fox Ridge - West (N-FR-W) | 4.3                | (1.4)                | 1.0            | 2.1                   | 4.3                       | (2.2)    | 1      | 1                |
| Booth Bend Road (BR)        | 4.3                | (1.4)                | 1.0            | 1.9                   | 4.3                       | (2.4)    | 1      | 1                |
| Brentano Lane (BL)          | 4.3                | (1.4)                | 1.0            | 3.9                   | 4.3                       | (0.4)    | 1      | 1                |
| Westside Lane (WL)          | 4.3                | (1.4)                | 1.0            | 2.0                   | 4.3                       | (2.3)    | 1      | 1                |
| Subtotal                    |                    |                      |                |                       |                           |          |        |                  |
| <i>Resource Areas</i>       |                    |                      |                |                       |                           |          |        |                  |
| N of Old Stone              | 6.2                | 0.5                  | 3              | <b>6.2</b>            | <b>6.2</b>                | (0.1)    | 3      | 3                |
| NA-EV-E                     | 6.2                | 0.5                  | 3              | <b>6.2</b>            | <b>6.2</b>                | (0.0)    | 3      | 3                |
| Three Mile Lane East        | 6.1                | 0.4                  | 3              | <b>5.6</b>            | <b>6.1</b>                | (0.5)    | 3      | 3                |
| Three Mile Lane West        | 5.7                | (0.0)                | 2              | 4.8                   | 5.7                       | (0.9)    | 2      | 2                |
| Norton Lane East            | 6.1                | 0.4                  | 3              | <b>5.4</b>            | <b>6.1</b>                | (0.7)    | 2      | 3                |
| Norton Lane West            | -                  |                      |                |                       |                           |          |        | -                |
| SW - 06                     | 6.2                | 0.5                  | 3              | 5.4                   | 6.2                       | (0.8)    | 2      | 3                |
| SW-03                       | 6.1                | 0.4                  | 3              | 4.5                   | 6.1                       | (1.6)    | 1      | 2                |
| SW II                       | 6.1                | 0.4                  | 3              | 5.9                   | 6.1                       | (0.3)    | 3      | 3                |
| W of Old Sheridan-1 *       | 6.2                | 0.5                  | 3              | 5.8                   | 6.2                       | (0.5)    | 3      | 1                |
| W of Old Sheridan-2         | 6.2                | 0.5                  | 3              | 5.6                   | 6.2                       | (0.6)    | 2      | 3                |
| West Hills-South            | 5.9                | 0.2                  | 2              | 5.7                   | 5.9                       | (0.2)    | 3      | 3                |
| West Hills-2                | 4.8                | (0.9)                | 1              | <b>4.1</b>            | <b>4.8</b>                | (0.7)    | 2      | 2                |
| N of Fox Ridge-East         | 5.4                | (0.3)                | 2              | <b>4.9</b>            | <b>5.4</b>                | (0.5)    | 3      | 3                |
| NW-Ext 1a (Northern)        | 4.8                | (0.9)                | 1              | 2.8                   | 4.8                       | (2.0)    | 1      | 1                |
| NW-Ext 1b (Southern)        | 6.0                | 0.3                  | 3              | <b>5.6</b>            | <b>6.0</b>                | (0.4)    | 3      | 3                |
| NW-Ext 2                    | 5.9                | 0.2                  | 2              | 5.7                   | 5.9                       | (0.2)    | 3      | 2                |
| Grandhaven-E                | 6.1                | 0.4                  | 3              | 4.9                   | 6.1                       | (1.2)    | 1      | 2                |

| <b>Housing Capacity</b>           |                    |                      |                |                       |                           |          |        |                  |
|-----------------------------------|--------------------|----------------------|----------------|-----------------------|---------------------------|----------|--------|------------------|
|                                   |                    |                      | X              |                       |                           |          |        |                  |
| Study Area                        | Acheivable Density | Variance from Target | Density Rating | Average Density Gross | Average Density Buildable | Variance | Rating | Composite Rating |
| Grandhaven-W                      | 6.0                | 0.3                  | 3              | 5.3                   | 6.0                       | (0.8)    | 2      | 3                |
| Airport East (EA)                 | 6.2                | 0.5                  | 3              | 5.3                   | 6.0                       | (0.8)    | 2      | 3                |
| North of Baker Creek (NBC)        | 5.9                | 0.2                  | 2              | 5.3                   | 6.0                       | (0.8)    | 2      | 2                |
| Subtotal                          |                    |                      |                |                       |                           |          |        |                  |
| <b>Housing Suitability Rating</b> |                    |                      |                |                       |                           |          |        |                  |
| High                              | above 5.9          |                      | >0.2           |                       |                           |          |        |                  |
| Average                           | 5.4 - 5.9          |                      | (0.3) to 0.2   |                       |                           |          |        |                  |
| Low                               | below 5.4          |                      | <(0.3)         |                       |                           |          |        |                  |
| Notes:                            |                    |                      |                |                       |                           |          |        |                  |
| Location Factors:                 |                    |                      |                |                       |                           |          |        |                  |
| <u>Exception Areas</u>            |                    |                      |                |                       |                           |          |        |                  |
| N-Fox Ridge - West                |                    |                      |                |                       |                           |          |        |                  |
| <u>Resource Areas</u>             |                    |                      |                |                       |                           |          |        |                  |
| Three Mile Lane                   |                    |                      |                |                       |                           |          |        |                  |
| SW 06                             |                    |                      |                |                       |                           |          |        |                  |
| W of Old Sheridan                 |                    |                      |                |                       |                           |          |        |                  |
| N of Fox Ridge- East              |                    |                      |                |                       |                           |          |        |                  |
| NW-Ext 2                          |                    |                      |                |                       |                           |          |        |                  |
| Grandhaven                        |                    |                      |                |                       |                           |          |        |                  |

| <b>Housing Capacity</b>     |   |
|-----------------------------|---|
| Study Area                  | Comments  |
| <u>Exception Areas</u>      |   |
| Lawson Lane (LL)            | Parcelization and slope constraints limit capacity; Not favorable unless combined with areas east and west.   |
| Old Sheridan Road (OSR)     | Separation from the urban area, limited capacity, and proximity to agricultural and Goal 5 resources makes this area undesirable for urban expansion.   |
| N-Fox Ridge - West (N-FR-W) | Parcelization and slope constraints limit capacity; not favorable to include unless integrated with areas east and south  |
| Booth Bend Road (BR)        |   |
| Brentano Lane (BL)          |   |
| Westside Lane (WL)          |   |
| Subtotal                    |   |
| <u>Resource Areas</u>       |   |
| N of Old Stone              | Separation from other residential and proximity to museum makes this area unsuitable for residential uses.  |
| NA-EV-E                     | Separation from other residential and proximity to museum makes this area unsuitable for residential uses.  |
| Three Mile Lane East        | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre   |
| Three Mile Lane West        | Small size and isolation makes the area unsuitable for MFR. May not achieve 6.3 urban density. Best use may be as a neighborhood park.  |
| Norton Lane East            | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre   |
| Norton Lane West            | Land owned by City  |
| SW - 06                     | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre   |
| SW-03                       |   |
| SW II                       | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre. Separation from the urban area means there may not be a to urbanizing this area. Liquefaction risk is significant.                       |
| W of Old Sheridan-1 *       | This area is in a high liquefaction zone and cannot be developed at high density. The City wil not annex land with this risk so it cannot urbanize.   |
| W of Old Sheridan-2         | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre   |
| West Hills-South            | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre   |
| West Hills-2                | Moderate to steep slopes produce a fragmented development pattern and make achieving urban density difficult, especially for MFR dwellings that are needed to raise development densities.                                  |
| N of Fox Ridge-East         | Moderate to steep slopes produce a fragmented development pattern and make achieving urban density difficult, especially for MFR dwellings that are needed to raise development densities.Landslide hazards add complexity. |
| NW-Ext 1a (Northern)        | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre   |
| NW-Ext 1b (Southern)        | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre   |
| NW-Ext 2                    | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre. The size of this area could limit the diversity of housing developed.  |
| Grandhaven-E                | Parcelization and access constraints limit capacity; surrounded by conservation lands and cut off from the rest of the urban area.  |

| <b>Housing Capacity</b>           |   |
|-----------------------------------|---|
|                                   |   |
| Study Area                        | Comments  |
| Grandhaven-W                      | Suitable for all housing types; able to meet planned urban density of 6.3 du/acre |
| Airport East (EA)                 |   |
| North of Baker Creek (NBC)        |   |
| Subtotal                          |   |
| <b>Housing Suitability Rating</b> |   |
| High                              |   |
| Average                           |   |
| Low                               |   |
|                                   |   |
| Notes:                            |   |
| Location Factors:                 |   |
| <b><u>Exception Areas</u></b>     |   |
| N-Fox Ridge - West                |   |
| <b><u>Resource Areas</u></b>      |   |
| Three Mile Lane                   |   |
| SW 06                             |   |
| W of Old Sheridan                 |   |
| N of Fox Ridge- East              |   |
| NW-Ext 2                          |   |
| Grandhaven                        |   |

| Development Capacity        |             |                 |              |              |                  |                  |                            |                         |               |              |
|-----------------------------|-------------|-----------------|--------------|--------------|------------------|------------------|----------------------------|-------------------------|---------------|--------------|
| Study Area                  | Total Acres | Buildable Acres | 0 to 10%     | 10% - 24%    | Buildable % >10% | Site Cost Rating | High Landslide Constraints | High Shake/Liquifaction | Hazard Rating | Total Rating |
| <i>Exception Areas</i>      |             |                 |              |              |                  |                  |                            |                         |               |              |
| Lawson Lane (LL)            | 18.1        | 7.5             | 5.9          | 1.6          | 21.05%           | 3                | 3                          | 3                       | 3             | 3            |
| Old Sheridan Road (OSR)     | 54.5        | 36.5            | 35.3         | 1.2          | 3.36%            | 3                | 3                          | 3                       | 3             | 3            |
| N-Fox Ridge - West (N-FR-W) | 116.3       | 58.0            | 3.4          | 54.6         | 94.14%           | 1                | 1                          | 3                       | 2             | 1            |
| Booth Bend Road (BR)        | 40.2        | 18.0            | 18.0         | 0.0          | 0.00%            | 3                | 2                          | 3                       | 2.5           | 3            |
| Brentano Lane (BL)          | 91.8        | 83.6            | 83.6         | 0.0          | 0.00%            | 3                | 3                          | 3                       | 3             | 3            |
| Westside Lane (WL)          | 35.0        | 16.3            | 10.8         | 5.5          | 33.74%           | 2                | 2                          | 3                       | 2.5           | 2            |
| Subtotal                    | 355.8       | 219.9           | 157.0        | 62.9         |                  |                  |                            |                         |               |              |
| <i>Resource Areas</i>       |             |                 |              |              |                  |                  |                            |                         |               |              |
| N of Old Stone              | 279.0       | 274.9           | <b>273.8</b> | <b>1.2</b>   | 0.44%            | 3                | 3                          | 3                       | 3             | 3            |
| NA-EV-E                     | 40.2        | 39.9            | <b>39.3</b>  | <b>0.6</b>   | 1.50%            | 3                | 3                          | 3                       | 3             | 3            |
| Three Mile Lane East        | 201.7       | 186.4           | 167.5        | 18.9         | 10.14%           | 3                | 3                          | 3                       | 3             | 3            |
| Three Mile Lane West        | 9.0         | 7.5             | 5.4          | 2.1          | 28.39%           | 2                | 3                          | 3                       | 3             | 2            |
| Norton Lane East            | 81.5        | 71.6            | <b>66.0</b>  | <b>5.6</b>   | 7.88%            | 3                | 3                          | 3                       | 3             | 3            |
| Norton Lane West            | 61.4        | 53.7            | 36.5         | 17.1         | 31.92%           | 2                | 2                          | 3                       | 2.5           | NA           |
| SW - 06                     | 158.0       | 137.3           | <b>130.8</b> | <b>6.5</b>   | 4.71%            | 3                | 3                          | 3                       | 3             | 3            |
| SW-03                       | 41.9        | 30.7            | 28.6         | 2.1          | 6.92%            | 3                | 3                          | 3                       | 3             | 3            |
| SW II                       | 120.1       | 114.7           | 107.3        | 7.4          | 6.45%            | 3                | 3                          | 3                       | 3             | 3            |
| W of Old Sheridan-1         | 231.4       | 214.5           | 212.8        | 1.7          | 0.77%            | 3                | 3                          | 1                       | 2             | 3            |
| W of Old Sheridan-2         | 313.8       | 283.2           | <b>281.7</b> | <b>1.5</b>   | 0.51%            | 3                | 3                          | 3                       | 3             | 3            |
| West Hills-South            | 122.3       | 118.5           | 97.9         | 20.7         | 17.43%           | 3                | 3                          | 3                       | 3             | 3            |
| West Hills-2                | 431.9       | 370.4           | <b>93.9</b>  | <b>276.5</b> | 74.66%           | 1                | 3                          | 3                       | 3             | 2            |
| N of Fox Ridge-East         | 189.1       | 170.6           | <b>94.7</b>  | <b>75.9</b>  | 44.46%           | 2                | 2                          | 2                       | 2             | 2            |
| NW-Ext 1a (Northern)        | 78.2        | 45.8            | 40.3         | 5.5          | 11.98%           | 3                | 3                          | 3                       | 3             | 3            |
| NW-Ext 1b (Southern)        | 72.5        | 67.3            | <b>57.9</b>  | <b>9.4</b>   | 13.99%           | 3                | 2                          | 3                       | 2.5           | 3            |
| NW-Ext 2                    | 15.5        | 14.9            | 12.6         | 2.3          | 15.45%           | 3                | 3                          | 3                       | 3             | 3            |
| Grandhaven-E                | 19.5        | 15.6            | 14.6         | 0.9          | 5.97%            | 3                | 2                          | 3                       | 2.5           | 3            |
| Grandhaven-W                | 67.9        | 59.2            | 52.6         | 6.7          | 11.25%           | 3                | 2                          | 3                       | 2.5           | 3            |
| Airport East (EA)           | 493.4       | 484.1           | 484.1        | 0.0          | 0%               | 3                | 3                          | 3                       | 3             | 3            |
| North of Baker Creek (NBC)  | 118.7       | 76.6            | 76.6         | 0.0          | 0%               | 3                | 3                          | 3                       | 3             | 3            |
| Subtotal                    | 3146.9      | 2837.5          | 2375.0       | 462.5        |                  |                  |                            |                         |               |              |
|                             | Rating      |                 |              |              |                  |                  |                            |                         |               |              |
| High Cost                   | 1           |                 |              |              | >50%             |                  |                            |                         |               |              |
| Average Cost                | 2           |                 |              |              | 25% to 49%       |                  |                            |                         |               |              |
| Low Cost                    | 3           |                 |              |              | <25%80%          |                  |                            |                         |               |              |

| <u>Distance to Services</u> |             |                                  |                                  |                              |                              |                              |                              |                                  |                                  |                          |                          |
|-----------------------------|-------------|----------------------------------|----------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|----------------------------------|----------------------------------|--------------------------|--------------------------|
| Study Area                  | Total Acres | % of Area<br>w/in 1/4<br>mile of | % of Area<br>w/in 1/2<br>mile of | Transit<br>Score<br>Method 1 | Transit<br>Score<br>Method 2 | Transit<br>Score<br>Method 3 | Transit<br>Score<br>Method 3 | % of Area<br>w/in 1/4<br>mile of | % of Area<br>w/in 1/2<br>mile of | Service<br>Node<br>Score | Service<br>Node<br>Score |
| <u>Exception Areas</u>      |             |                                  |                                  |                              |                              |                              |                              |                                  |                                  |                          |                          |
| Lawson Lane (LL)            | 18.1        | 68.8%                            | 100.0%                           | 3                            | 3                            | 3,264                        | 2                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| Old Sheridan Road (OSR)     | 54.5        | 0.0%                             | 0.0%                             | 1                            | 1                            | 4,951                        | 2                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| N-Fox Ridge - West (N-FR-W) | 116.3       | 0.0%                             | 0.0%                             | 1                            | 1                            | 10,235                       | 1                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| Booth Bend Road (BR)        |             |                                  |                                  |                              |                              | 3,069                        | 2                            |                                  |                                  |                          |                          |
| Brentano Lane (BL)          |             |                                  |                                  |                              |                              | 3,378                        | 2                            |                                  |                                  |                          |                          |
| Westside Lane (WL)          |             |                                  |                                  |                              |                              | 2,008                        | 3                            |                                  |                                  |                          |                          |
| Subtotal                    | 188.9       |                                  |                                  |                              |                              |                              |                              |                                  |                                  |                          |                          |
| <u>Resource Areas</u>       |             |                                  |                                  |                              |                              |                              |                              |                                  |                                  |                          |                          |
| N of Old Stone              | 279.0       | 0.0%                             | 39.8%                            | 1                            | 2                            | 2,846                        | 2                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| NA-EV-E                     | 40.2        | 99.6%                            | 100.0%                           | 3                            | 3                            | 1,638                        | 3                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| Three Mile Lane East        | 201.7       | 43.3%                            | 97.7%                            | 2                            | 3                            | 1,047                        | 3                            | 0.83%                            | 49.4%                            | 2*                       | 3                        |
| Three Mile Lane West        | 9.0         | 30.9%                            | 100.0%                           | 2                            | 3                            | 3,833                        | 2                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| Norton Lane East            | 81.5        | 0.0%                             | 49.6%                            | 2*                           | 2                            | 2,700                        | 2                            | 0.0%                             | 45.7%                            | 1                        | 2                        |
| Norton Lane West            | 61.4        | 18.8%                            | 67.1%                            | 2                            | 3                            | 1,825                        | 3                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| SW - 06                     | 158.0       | 0.0%                             | 15.8%                            | 1                            | 2                            | 3,326                        | 2                            | 0.0%                             | 4.2%                             | 1                        | 2                        |
| SW-03                       | 41.9        |                                  |                                  |                              |                              | 5,351                        | 1                            |                                  |                                  |                          |                          |
| SW II                       | 120.1       | 0.0%                             | 34.4%                            | 1                            | 2                            | 2,807                        | 2                            | 0.0%                             | 34.5%                            | 1                        | 2                        |
| W of Old Sheridan-1         | 231.4       | 0.0%                             | 0.0%                             | 1                            | 1                            | 8,524                        | 1                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| W of Old Sheridan-2         | 313.8       | 0.0%                             | 0.0%                             | 1                            | 1                            | 5,757                        | 1                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| West Hills-South            | 122.3       | 0.0%                             | 0.0%                             | 1                            | 1                            | 4,820                        | 2                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| West Hills-2                | 431.9       | 0.0%                             | 0.0%                             | 1                            | 1                            | 6,981                        | 1                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| N of Fox Ridge-East         | 189.1       | 0.0%                             | 0.0%                             | 1                            | 1                            | 6,567                        | 1                            | 0.0%                             | 0.0%                             | 1                        | 1                        |
| NW-Ext 1a (Northern)        | 78.2        | 54.5%                            | 98.0%                            | 3                            | 3                            | 1,282                        | 3                            | 40.3%                            | 92.4%                            | 3                        | 3                        |
| NW-Ext 1b (Southern)        | 72.5        | 66.6%                            | 95.9%                            | 3                            | 3                            | 1,208                        | 3                            | 0.0%                             | 37.9%                            | 1                        | 2                        |
| NW-Ext 2                    | 15.5        | 100.0%                           | 100.0%                           | 3                            | 3                            | 687                          | 3                            | 99.94%                           | 100.0%                           | 3                        | 3                        |
| Grandhaven-E                | 19.5        | 0.0%                             | 0.0%                             | 1                            | 1                            | 3,847                        | 2                            | 0.0%                             | 0.0%                             | 1                        | 1                        |

| <b>Distance to Services</b>                |  |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |
|--|--|----------------------------|----------------------------|------------------------|----------------------------------|------------------------|------------------------|----------------------------|----------------------------|--------------------|--------------------|
| Study Area                                 | Total Acres  | % of Area w/in 1/4 mile of | % of Area w/in 1/2 mile of | Transit Score Method 1 | Transit Score Method 2           | Transit Score Method 3 | Transit Score Method 3 | % of Area w/in 1/4 mile of | % of Area w/in 1/2 mile of | Service Node Score | Service Node Score |
| Grandhaven-W                               | 67.9   | 0.0%                       | 3.3%                       | 1                      | 2                                | 3,865                  | 2                      | 0.0%                       | 0.0%                       | 1                  | 1                  |
| Airport East (EA)                          |  |                            |                            |                        |                                  | 5389                   | 1                      |                            |                            |                    |                    |
| North of Baker Creek (NBC)                 |  |                            |                            |                        |                                  | 2405                   | 3                      |                            |                            |                    |                    |
| Subtotal                                   | 2534.7   |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |
| <b>Transit Route/Service Node Distance</b> |  |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |
| 1/4 mile is walkable distance              |  |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |
| 1/2 mile sometimes walkable, easy biking   |  |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |
|  | Method 1   |                            |                            |                        | Method 2                         |                        |                        |                            |                            |                    |                    |
| Transit                                    | 50% of Study Area within 1/4 mile  |                            |                            | 3                      | Study Area within 1/4 mile (Y/N) |                        |                        |                            |                            | 3                  |                    |
|  | 50% of Study Area within 1/2 mile  |                            |                            | 2                      | Study Area within 1/2 mile (Y/N) |                        |                        |                            |                            | 2                  |                    |
|  | Less than 50% within 1/2 mile  |                            |                            | 1                      | Over 1/2 mile                    |                        |                        |                            |                            | 1                  |                    |
| Service Node                               | 50% of Study Area within 1/4 mile  |                            |                            | 3                      | Study Area within 1/4 mile (Y/N) |                        |                        |                            |                            | 3                  |                    |
|  | 50% of Study Area within 1/2 mile  |                            |                            | 2                      | Study Area within 1/2 mile (Y/N) |                        |                        |                            |                            | 2                  |                    |
|  | Less than 50% within 1/2 mile  |                            |                            | 1                      | Over 1/2 mile                    |                        |                        |                            |                            | 1                  |                    |
| Grocery Store                              | Centroid within 1 mile (5280')   |                            |                            | 3                      |                                  |                        |                        |                            |                            |                    |                    |
|  | Centroid within 1.5 miles (7920')  |                            |                            | 2                      |                                  |                        |                        |                            |                            |                    |                    |
|  | Over 1.5 miles   |                            |                            | 1                      |                                  |                        |                        |                            |                            |                    |                    |
| Service Nodes                              | Intersections of arterial streets with commercial zoning (include 2nd/Hill, Hill/Baker Creek Rd, Old Sheridan Rd/Hwy 99W, 2nd/Ad)  |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |
| Service Node Distance                      | Distance from study area centroid to nearest service node.   |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |
| Grocery Store Distance                     | Distance from study area centroid to nearest grocery store (include Albertson's, Roth's, Harvest Fresh, Grocery Outlet, Safeway, a |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |
| Transit Distance                           | Distance from Study Area centroid to nearest Planned Transit Routes (Figure 5-23 and Pages 964-965 in CoA Record Document          |                            |                            |                        |                                  |                        |                        |                            |                            |                    |                    |



| <b>Distance to Services</b> |                    |                    |                        |                     |                    |                    |                    |
|-----------------------------|--------------------|--------------------|------------------------|---------------------|--------------------|--------------------|--------------------|
|                             |                    |                    |                        |                     |                    |                    |                    |
| Study Area                  | Service Node Score | Service Node Score | Grocery Store Distance | Grocery Store Score | Rating Both Method | Rating Both Method | Rating Both Method |
| <i>Exception Areas</i>      |                    |                    |                        |                     |                    |                    |                    |
| Lawson Lane (LL)            | 3,540              | 2                  | 6,251                  | 2                   | 2                  | 2                  | 2                  |
| Old Sheridan Road (OSR)     | 5,863              | 1                  | 6,827                  | 2                   | 1                  | 1                  | 2                  |
| N-Fox Ridge - West (N-FR-W) | 10,426             | 1                  | 17,404                 | 1                   | 1                  | 1                  | 1                  |
| Booth Bend Road (BR)        | 5,790              | 1                  | 4,535                  | 3                   |                    |                    | 2                  |
| Brentano Lane (BL)          | 3,378              | 2                  | 9,526                  | 1                   |                    |                    | 2                  |
| Westside Lane (WL)          | 4,758              | 2                  | 4,604                  | 3                   |                    |                    | 3                  |
| Subtotal                    |                    |                    |                        |                     |                    |                    |                    |
| <i>Resource Areas</i>       |                    |                    |                        |                     |                    |                    |                    |
| N of Old Stone              | 8,300              | 1                  | 10,838                 | 1                   | 1                  | 1                  | 1                  |
| NA-EV-E                     | 6,209              | 1                  | 11,675                 | 1                   | 2                  | 2                  | 2                  |
| Three Mile Lane East        | 2,113              | 3                  | 8,707                  | 1                   | 2                  | 2                  | 2                  |
| Three Mile Lane West        | 4,129              | 2                  | 5,754                  | 2                   | 2                  | 2                  | 2                  |
| Norton Lane East            | 2,719              | 2                  | 6,815                  | 2                   | 2                  | 2                  | 2                  |
| Norton Lane West            | 4,928              | 2                  | 4,622                  | 3                   | 2                  | 2                  | 3                  |
| SW - 06                     | 3,941              | 2                  | 4,518                  | 3                   | 2                  | 2                  | 2                  |
| SW-03                       | 5,047              | 2                  | 5,891                  | 2                   | 2                  | 2                  | 2                  |
| SW II                       | 2,801              | 2                  | 6,925                  | 2                   | 1                  | 2                  | 2                  |
| W of Old Sheridan-1         | 8,982              | 1                  | 10,069                 | 1                   | 1                  | 1                  | 1                  |
| W of Old Sheridan-2         | 6,402              | 1                  | 7,596                  | 2                   | 1                  | 1                  | 1                  |
| West Hills-South            | 4,830              | 2                  | 9,633                  | 1                   | 1                  | 1                  | 2                  |
| West Hills-2                | 6,985              | 1                  | 13,198                 | 1                   | 1                  | 1                  | 1                  |
| N of Fox Ridge-East         | 6,753              | 1                  | 15,082                 | 1                   | 1                  | 1                  | 1                  |
| NW-Ext 1a (Northern)        | 1,524              | 3                  | 9,864                  | 1                   | 2                  | 2                  | 2                  |
| NW-Ext 1b (Southern)        | 2,811              | 2                  | 9,726                  | 1                   | 2                  | 2                  | 2                  |
| NW-Ext 2                    | 684                | 3                  | 9,145                  | 1                   | 2                  | 2                  | 2                  |
| Grandhaven-E                | 4,169              | 2                  | 3,219                  | 3                   | 2                  | 2                  | 2                  |

| <b>Distance to Services</b>  |                                  |                    |                        |                     |                    |                    |                    |
|--|----------------------------------|--------------------|------------------------|---------------------|--------------------|--------------------|--------------------|
| Study Area   | Service Node Score               | Service Node Score | Grocery Store Distance | Grocery Store Score | Rating Both Method | Rating Both Method | Rating Both Method |
| Grandhaven-W   | 5,901                            | 1                  | 4,949                  | 3                   | 2                  | 2                  | 2                  |
| Airport East (EA)  | 11,521                           | 1                  | 18,446                 | 1                   |                    |                    | 1                  |
| North of Baker Creek (NBC)   | 2,536                            | 3                  | 8,378                  | 2                   |                    |                    | 3                  |
| Subtotal   |                                  |                    |                        |                     |                    |                    |                    |
| <b>Transit Route/Service Node Distance</b>   |                                  |                    |                        |                     |                    |                    |                    |
| 1/4 mile is walkable distance  |                                  |                    |                        |                     |                    |                    |                    |
| 1/2 mile sometimes walkable,   |                                  |                    |                        |                     |                    |                    |                    |
|  | Method 3                         |                    |                        |                     |                    |                    | Overall Rating     |
| Transit  | Centroid within 1/2 mile (2640') |                    |                        | 3                   |                    |                    | 3 to 4             |
|  | Centroid within 1 mile (5280')   |                    |                        | 2                   |                    |                    | 5 to 7             |
|  | Over 1 mile                      |                    |                        | 1                   |                    |                    | 8 to 9             |
| Service Node   | Centroid within 1/2 mile (2640') |                    |                        | 3                   |                    |                    |                    |
|  | Centroid within 1 mile (5280')   |                    |                        | 2                   |                    |                    |                    |
|  | Over 1 mile                      |                    |                        | 1                   |                    |                    |                    |
| <b>Grocery Store</b>   |                                  |                    |                        |                     |                    |                    |                    |
| Service Nodes (Aams, Evans/Hwy 99W, Lafayette/Hwy 99W, Norton/Hwy 18).                                 |                                  |                    |                        |                     |                    |                    |                    |
| Service Node Distance  |                                  |                    |                        |                     |                    |                    |                    |
| Grocery Store Distance (Aams and WinCo)  |                                  |                    |                        |                     |                    |                    |                    |
| Transit Distance (Aams and WinCo). All transit measurements based on the transit figure in the record. |                                  |                    |                        |                     |                    |                    |                    |

| <u>Distance to Services</u> |   |  |  |
|-----------------------------|---|--|--|
|                             |   |  |  |
| Study Area                  | <b>Comments</b>   |  |  |
| <u>Exception Areas</u>      |   |  |  |
| Lawson Lane (LL)            | Norton/Hwy 18. Harvest Fresh  |  |  |
| Old Sheridan Road (OSR)     | Old Sheridan/Hwy 99W. Roths   |  |  |
| N-Fox Ridge - West (N-FR-W) | Hill/BCR. Roths   |  |  |
| Booth Bend Road (BR)        | Transit to Davis/Linfield. Service Norton/Hwy 18 (Note - disconnected. Old Sheridan Rd & Hwy 99W is 6,065' but more realistic in terms of connectivity). Albertsons |  |  |
| Brentano Lane (BL)          | Transit Hill/BCR. Service Node Hill/BCR. Grocery Outlet   |  |  |
| Westside Lane (WL)          | Transit to Evans/Burnett. Service Node Evans/Hwy 99W. Grocery Outlet  |  |  |
| Subtotal                    |   |  |  |
| <u>Resource Areas</u>       |   |  |  |
| N of Old Stone              | Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)   |  |  |
| NA-EV-E                     | Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)   |  |  |
| Three Mile Lane East        | Norton/Hwy 18. Harvest Fresh  |  |  |
| Three Mile Lane West        | Norton/Hwy 18. Albertsons   |  |  |
| Norton Lane East            | Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)   |  |  |
| Norton Lane West            | Norton/Hwy 18. Harvest Fresh  |  |  |
| SW - 06                     | Old Sheridan/Hwy 99W. Roths   |  |  |
| SW-03                       |   |  |  |
| SW II                       | 2nd/Hill. Roths   |  |  |
| W of Old Sheridan-1         | 2nd/Hill. Roths   |  |  |
| W of Old Sheridan-2         | 2nd/Hill. Roths   |  |  |
| West Hills-South            | 2nd/Hill. Roths   |  |  |
| West Hills-2                | 2nd/Hill. Roths   |  |  |
| N of Fox Ridge-East         | Hill/BCR. Harvest Fresh   |  |  |
| NW-Ext 1a (Northern)        | Hill/BCR. Grocery Outlet  |  |  |
| NW-Ext 1b (Southern)        | Hill/BCR. Harvest Fresh   |  |  |
| NW-Ext 2                    | Hill/BCR. Grocery Outlet  |  |  |
| Grandhaven-E                | Lafayette/Hwy 99W. WinCo  |  |  |

| <u>Distance to Services</u>   |   |  |  |
|-------------------------------|---|--|--|
|                               |   |  |  |
|                               |   |  |  |
| Study Area                    | Comments  |  |  |
| Grandhaven-W                  | Lafayette/Hwy 99W. WinCo  |  |  |
| Airport East (EA)             | Transit to Olde Stone Village entrance. Service Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier) |  |  |
| North of Baker Creek (NBC)    | Transit direct south to BCR. Service Hill/BCR.  |  |  |
| Subtotal                      |   |  |  |
| Transit Route/Service Node Di |   |  |  |
| 1/4 mile is walkable distance |   |  |  |
| 1/2 mile sometimes walkable,  |   |  |  |
|                               |   |  |  |
|                               | ting  |  |  |
| Transit                       | 1   |  |  |
|                               | 2   |  |  |
|                               | 3   |  |  |
| Service Node                  |   |  |  |
|                               |   |  |  |
|                               |   |  |  |
| Grocery Store                 |   |  |  |
|                               |   |  |  |
|                               |   |  |  |
| Service Nodes                 |   |  |  |
| Service Node Distance         |   |  |  |
| Grocery Store Distance        |   |  |  |
| Transit Distance              |   |  |  |
|                               |   |  |  |

| <b>Social Justice</b>       |             |                 |                    |  |        |   |        |                  |                          |                      |        |
|-----------------------------|-------------|-----------------|--------------------|--|--------|---|--------|------------------|--------------------------|----------------------|--------|
| Study Area                  | Total Acres | Buildable Acres | Bld Ac 0-10% Slope | Affordable Suitability (Percentage <10% Slope) | Rating | Pub-Facility Cost/ Unit H2O, Sewer, Trans | Rating | Site Cost Rating | Variety of Housing Types | Service Distance now | Rating |
| <i>Exception Areas</i>      |             |                 |                    |  |        |   |        |                  |                          |                      |        |
| Lawson Lane (LL)            | 18.1        | 7.5             | 5.9                | 79.0%  | 2      | \$ 49,896                                 | 1      | 3                | 1                        | 3,540                | 2      |
| Old Sheridan Road (OSR)     | 54.5        | 36.5            | 35.3               | 96.6%  | 3      | \$ 24,759                                 | 2      | 3                | 1                        | 5,863                | 1      |
| N-Fox Ridge - West (N-FR-W) | 116.3       | 58.0            | 3.4                | 5.9%   | 1      | \$ 44,584                                 | 1      | 1                | 1                        | 10,426               | 1      |
| Booth Bend Road (BR)        | 40.2        | 18.0            | <b>18.0</b>        | 100.0%   | 3      | \$ 27,715                                 | 1      | 3                | 1                        | 5,790                | 1      |
| Brentano Lane (BL)          | 91.8        | 83.6            | <b>83.6</b>        | 100.0%   | 3      | \$ 25,065                                 | 2      | 3                | 1                        | 3,378                | 2      |
| Westside Lane (WL)          | 35.0        | 16.3            | <b>10.8</b>        | 66.3%  | 2      | \$ 85,583                                 | 1      | 2                | 1                        | 4,758                | 1      |
| Subtotal                    | 355.8       | 219.9           | 157.0              |  |        |   |        |                  |                          |                      |        |
| <i>Resource Areas</i>       |             |                 |                    |  |        |   |        |                  |                          |                      |        |
| N of Old Stone              | 279.0       | 274.9           | <b>273.8</b>       | 99.6%  | 3      | \$ 22,925                                 | 2      | 3                | 3                        | 8,300                | 1      |
| NA-EV-E                     | 40.2        | 39.9            | <b>39.3</b>        | 98.5%  | 3      | \$ 22,939                                 |        | 3                | 2                        | 6,209                | 1      |
| Three Mile Lane East        | 201.7       | 186.4           | <b>167.5</b>       | 89.9%  | 3      | \$ 12,636                                 | 3      | 3                | 3                        | 2,113                | 3      |
| Three Mile Lane West        | 9.0         | 7.5             | 5.4                | 71.6%  | 2      | \$ 30,615                                 | 1      | 2                | 2                        | 4,129                | 1      |
| Norton Lane East            | 81.5        | 71.6            | <b>66.0</b>        | 92.1%  | 3      | \$ 16,658                                 | 3      | 3                | 3                        | 2,719                | 2      |
| Norton Lane West            | 61.4        | -               | 0.0                |  | 1      |   |        | 2                | 0                        | 4,928                | 1      |
| SW - 06                     | 158.0       | 137.3           | <b>130.8</b>       | 95.3%  | 3      | \$ 13,920                                 | 3      | 3                | 3                        | 3,941                | 2      |
| SW-03                       | 41.9        | 30.7            | 28.6               | 93.1%  | 3      | \$ 13,631                                 | 3      | 3                | 2                        | 5,047                | 1      |
| SW II                       | 120.1       | 114.7           | 107.3              | 93.5%  | 3      | \$ 16,846                                 | 3      | 3                | 3                        | 2,801                | 2      |
| W of Old Sheridan-1         | 231.4       | 214.5           | 212.8              | 99.2%  | 3      | \$ 16,278                                 | 3      | 3                | 1                        | 8,982                | 1      |
| W of Old Sheridan-2         | 313.8       | 283.2           | <b>281.7</b>       | 99.5%  | 3      | \$ 13,792                                 | 3      | 3                | 3                        | 6,402                | 1      |
| West Hills-South            | 122.3       | 118.5           | 97.9               | 82.6%  | 3      | \$ 15,464                                 | 3      | 3                | 3                        | 4,830                | 1      |
| West Hills-2                | 431.9       | 370.4           | <b>93.9</b>        | 25.3%  | 1      | \$ 28,096                                 | 1      | 1                | 2                        | 6,985                | 1      |
| N of Fox Ridge-East         | 189.1       | 170.6           | <b>94.7</b>        | 55.5%  | 2      | \$ 35,196                                 | 1      | 2                | 3                        | 6,753                | 1      |
| NW-Ext 1a (Northern)        | 78.2        | 45.8            | 40.3               | 88.0%  | 3      | \$ 21,119                                 | 2      | 3                | 2                        | 1,524                | 3      |
| NW-Ext 1b (Southern)        | 72.5        | 67.3            | <b>57.9</b>        | 86.0%  | 3      | \$ 19,891                                 | 2      | 3                | 2                        | 2,811                | 2      |
| NW-Ext 2                    | 15.5        | 14.9            | 12.6               | 84.6%  | 3      | \$ 31,422                                 | 1      | 3                | 1                        | 684                  | 3      |
| Grandhaven-E                | 19.5        | 15.6            | 14.6               | 94.0%  | 3      | \$ 30,463                                 | 1      | 3                | 1                        | 4,169                | 1      |
| Grandhaven-W                | 67.9        | 59.2            | 52.6               | 88.8%  | 3      | \$ 20,978                                 | 2      | 3                | 3                        | 5,901                | 1      |

| <b>Social Justice</b>             |             |                 |                    |  |        |   |          |                  |                          |                      |        |
|-----------------------------------|-------------|-----------------|--------------------|--|--------|---|----------|------------------|--------------------------|----------------------|--------|
| Study Area                        | Total Acres | Buildable Acres | Bld Ac 0-10% Slope | Affordable Suitability (Percentage <10% Slope) | Rating | Pub-Facility Cost/ Unit H2O, Sewer, Trans | Rating   | Site Cost Rating | Variety of Housing Types | Service Distance now | Rating |
| Airport East (EA)                 | 493.4       | 484.1           | <b>484.1</b>       | 100.0%   | 3      | \$ 21,689                                 | 2        | 3                | 3                        | 11,521               | 1      |
| North of Baker Creek (NBC)        | 118.7       | 76.6            | <b>76.6</b>        | 100.0%   | 3      | \$ 19,061                                 | 2        | 3                | 3                        | 2,536                | 1      |
| Subtotal                          | 3146.9      | 2783.9          | 2338.5             |  |        |   |          |                  |                          |                      |        |
|                                   |             |                 |                    |  | Median | \$ 19,891                                 |          |                  |                          |                      |        |
| <u>Housing Suitability Rating</u> |             |                 |                    |  | Mean   | \$ 25,230                                 |          |                  |                          |                      |        |
| High                              |             |                 |                    | >80% Suitable                                  |        |   | <17000   |                  | All zones                |                      |        |
| Average                           |             |                 |                    | >50% Suitable                                  |        |   | 17 - 27K |                  | R2 - R4                  |                      |        |
| Low                               |             |                 |                    | <50% Suitable                                  |        |   | >27000   |                  | SFR only                 |                      |        |

| <b>Social Justice</b>       |                 |                         |                   |                  |  |
|-----------------------------|-----------------|-------------------------|-------------------|------------------|--|
| Study Area                  | NAC Suitability | Service Distance Rating | Parks and Schools | Composite Rating | Comments   |
| <i>Exception Areas</i>      |                 |                         |                   |                  |  |
| Lawson Lane (LL)            | No              | 2                       | 1                 | 1.7              |  |
| Old Sheridan Road (OSR)     | No              | 1                       | 1                 | 1.8              |  |
| N-Fox Ridge - West (N-FR-W) | No              | 1                       | 1                 | 1.0              |  |
| Booth Bend Road (BR)        | No              | 1                       | 1                 | 1.7              |  |
| Brentano Lane (BL)          | No              | 2                       | 2                 | 2.2              |  |
| Westside Lane (WL)          | No              | 1                       | 1                 | 1.3              |  |
| Subtotal                    |                 |                         |                   |                  |  |
| <i>Resource Areas</i>       |                 |                         |                   |                  |  |
| N of Old Stone              | No              | 1                       | 2                 | 2.3              |  |
| NA-EV-E                     | No              | 1                       | 2                 | 1.8              |  |
| Three Mile Lane East        | Yes             | 3                       | 3                 | 3.0              |  |
| Three Mile Lane West        | No              | 1                       | 1                 | 1.5              |  |
| Norton Lane East            | No              | 2                       | 3                 | 2.8              |  |
| Norton Lane West            | No              | 1                       | 2                 |                  |  |
| SW - 06                     | Yes             | 3                       | 3                 | 3.0              |  |
| SW-03                       | No              | 1                       | 3                 | 2.5              |  |
| SW II                       | Yes             | 3                       | 3                 | 3.0              |  |
| W of Old Sheridan-1         | No              | 1                       | 1                 | 1.0              | This area is in a high liquification zone and cannot be developed at high density. The City will not annex land with this risk so it cannot urbanize.                            |
| W of Old Sheridan-2         | No              | 1                       | 3                 | 2.7              |  |
| West Hills-South            | No              | 1                       | 3                 | 2.7              |  |
| West Hills-2                | No              | 1                       | 1                 | 1.2              |  |
| N of Fox Ridge-East         | No              | 1                       | 1                 | 1.7              | This area contains a high landslide area and cannot be developed at high density. The City will not annex land with this risk so land to the west of the hazard cannot urbanize. |
| NW-Ext 1a (Northern)        | No              | 3                       | 3                 | 2.7              |  |
| NW-Ext 1b (Southern)        | No              | 2                       | 3                 | 2.5              |  |
| NW-Ext 2                    | No              | 3                       | 3                 | 2.3              |  |
| Grandhaven-E                | No              | 1                       | 3                 | 2.0              |  |
| Grandhaven-W                | No              | 1                       | 3                 | 2.5              |  |

| <b>Social Justice</b>             |                 |                         |                   |                  |          |
|-----------------------------------|-----------------|-------------------------|-------------------|------------------|----------|
| Study Area                        | NAC Suitability | Service Distance Rating | Parks and Schools | Composite Rating | Comments |
| Airport East (EA)                 | No              | 1                       | 3                 | 2.5              |          |
| North of Baker Creek (NBC)        | No              | 1                       | 3                 | 2.5              |          |
| Subtotal                          |                 |                         |                   |                  |          |
| <u>Housing Suitability Rating</u> |                 |                         |                   |                  |          |
| High                              |                 |                         |                   |                  |          |
| Average                           |                 |                         |                   |                  |          |
| Low                               |                 |                         |                   |                  |          |



| <b>Hazard Risk</b>        |  |        |            |             |        |  |       |        |                        |       |   |        |                  |
|---------------------------|--|--------|------------|-------------|--------|--|-------|--------|------------------------|-------|---|--------|------------------|
| Study Area                | Total Acres  | Flood  | >25% slope | Unbuildable | Rating | Moderate Constraints on Buildable Land |       |        |                        |       |   | Rating | Composite Rating |
|                           |  |        |            |             |        | High Landslide Risk                    |       | Rating | High Liquefaction Risk |       |   |        |                  |
| <u>Exception Areas</u>    |  |        |            | %           |        | Acres                                  | %     |        | Acres                  | %     |   |        |                  |
| Lawson Lane (LL)          | 18.1   | 0.2    | 0.1        | 1.7%        | 3      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| Old Sheridan Road (OSR)   | 54.5   | 0.2    | 0.1        | 0.6%        | 3      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| N-Fox Ridge - West (N-FR) | 116.3  | 0.0    | 23.3       | 20.0%       | 2      | 54.2                                   | 46.6% | 1      | 3.6                    | 3.1%  | 3 | 2.00   |                  |
| Booth Bend Road (BR)      | 40.2   | 10.0   | 5.1        | 37.6%       | 2      | 6.4                                    | 15.9% | 2      | 0.0                    | 0.0%  | 3 | 2.33   |                  |
| Brentano Lane (BL)        | 91.8   | 0.0    | 0.2        | 0.2%        | 3      | 0                                      | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| Westside Lane (WL)        | 35.4   | 8.3    | 5.7        | 39.5%       | 2      | 6.1                                    | 17.2% | 2      | 0.0                    | 0.0%  | 3 | 2.33   |                  |
| Subtotal                  | 356.3  | 18.7   | 34.5       |             |        | 66.7                                   |       |        | 3.6                    |       |   |        |                  |
| <u>Resource Areas</u>     |  |        |            |             |        |  |       |        |                        |       |   |        |                  |
| N of Old Stone            | 279.0  | 0.0    | 0.0        | 0.0%        | 3      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| NA-EV                     | 40.2   | 0.0    | 0.2        | 0.5%        | 3      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| Three Mile Lane East      | 201.7  | 3.5    | 7.7        | 5.6%        | 3      | 11.3                                   | 5.6%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| Three Mile Lane West      | 9.0  | 0.0    | 0.0        | 0.0%        | 3      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| Norton Lane East          | 81.5   | 0.0    | 6.8        | 8.3%        | 3      | 8.0                                    | 9.8%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| Norton Lane West          | 61.4   | 35.9   | 7.7        | 71.1%       | 1      | 9.7                                    | 15.8% | 2      | 0.0                    | 0.0%  | 3 | 2.00   |                  |
| SW - 06                   | 158.0  | 16.7   | 0.8        | 11.1%       | 2      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 2.67   |                  |
| SW-03                     | 41.9   | 3.8    | 0.0        | 8.9%        | 3      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| SW II                     | 120.1  | 3.6    | 1.7        | 4.4%        | 3      | 8.5                                    | 7.1%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| W of Old Sheridan-1       | 231.4  | 16.7   | 1.7        | 8.0%        | 3      | 0.2                                    | 0.1%  | 3      | 205.4                  | 88.8% | 1 | 1.00   |                  |
| W of Old Sheridan-2       | 313.8  | 27.3   | 1.2        | 9.1%        | 3      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| West Hills-South          | 122.3  | 0.0    | 3.7        | 3.0%        | 3      | 0.5                                    | 0.4%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| West Hills-2              | 431.9  | 3.8    | 44.4       | 11.2%       | 2      | 24.4                                   | 5.6%  | 3      | 0.0                    | 0.0%  | 3 | 2.67   |                  |
| N of Fox Ridge-East       | 189.1  | 0.0    | 17.5       | 9.3%        | 3      | 48.2                                   | 25.5% | 2      | 22.4                   | 11.8% | 2 | 1.00   |                  |
| NW-Ext 1a (Northern)      | 78.2   | 0.0    | 1.6        | 2.0%        | 3      | 0.7                                    | 0.9%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| NW-Ext 1b (Southern)      | 72.5   | 0.0    | 1.4        | 1.9%        | 3      | 15.1                                   | 20.8% | 2      | 0.0                    | 0.0%  | 3 | 2.67   |                  |
| NW-Ext 2                  | 15.5   | 0.0    | 0.4        | 2.6%        | 3      | 0.4                                    | 2.6%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| Grandhaven-E              | 19.5   | 0.0    | 1.9        | 9.7%        | 3      | 2.5                                    | 12.8% | 2      | 0.0                    | 0.0%  | 3 | 2.67   |                  |
| Grandhaven-W              | 67.9   | 0.0    | 7.6        | 11.2%       | 2      | 8.6                                    | 12.7% | 2      | 0.0                    | 0.0%  | 3 | 2.33   |                  |
| Airport East (EA)         | 493.4  | 0.0    | 0.5        | 0.1%        | 3      | 0.0                                    | 0.0%  | 3      | 0.0                    | 0.0%  | 3 | 3.00   |                  |
| North of Baker Creek (NB) | 118.7  | 39.2   | 4.3        | 36.6%       | 2      | 1.7                                    | 1.4%  | 3      | 0.0                    | 0.0%  | 3 | 2.67   |                  |
| Subtotal                  | 3146.9   | 150.5  | 111.1      |             |        | 139.8                                  |       |        | 227.8                  |       |   |        |                  |
| Rating                    |  |        |            |             |        |  |       |        |                        |       |   |        |                  |
| High Risk                 | 1  | >40%   |            |             |        |  |       |        |                        |       |   |        |                  |
| Medium Risk               | 2  | 10-40% |            |             |        |  |       |        |                        |       |   |        |                  |
| Low Risk                  | 3  | <10%   |            |             |        |  |       |        |                        |       |   |        |                  |
| Composite Rating          | average rating unless high hazard present over 50% of study area, then composite = 1 |        |            |             |        |  |       |        |                        |       |   |        |                  |
| Unbuildable:              | Flood Hazard Area  |        |            |             |        |  |       |        |                        |       |   |        |                  |
|                           | Slopes > 25%   |        |            |             |        |  |       |        |                        |       |   |        |                  |
| Constrained:              | High risk for seismic hazard with another risk factor                                |        |            |             |        |  |       |        |                        |       |   |        |                  |
|                           | Only low density development allowed   |        |            |             |        |  |       |        |                        |       |   |        |                  |
|                           | Geotech analysis required for all buildings  |        |            |             |        |  |       |        |                        |       |   |        |                  |
|                           | Wildfire mitigation may be required  |        |            |             |        |  |       |        |                        |       |   |        |                  |

| <b>Hazard Risk</b>                     |   |       |            |             |        |                     |  |                        |        |                  |  |  |  |
|--|---|-------|------------|-------------|--------|---------------------|--|------------------------|--------|------------------|--|--|--|
| Moderate Constraints on Buildable Land |   |       |            |             |        |                     |  |                        |        |                  |  |  |  |
| Study Area                             | Total Acres   | Flood | >25% slope | Unbuildable | Rating | High Landslide Risk | Rating   | High Liquefaction Risk | Rating | Composite Rating |  |  |  |
| Notes:                                 | 5) Environment, Energy, Economy, Social Consequences                          |       |            |             |        |                     | 4) Maximum efficiency at the urban fringe  |                        |        |                  |  |  |  |
| <b>Exception Areas</b>                 |   |       |            |             |        |                     |  |                        |        |                  |  |  |  |
| Lawson Lane                            | Moderate hazards concentrated along adjacent South Yamhill River floodplain.  |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| Old Sheridan Road                      | Minimal Hazard conflicts. Moderate hazards concentrated along adjacent        |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| N-Fox Ridge - West                     | Moderate to high landslide and slope hazards on majority of SA.               |       |            |             |        |                     | Small band of low hazard area present between adjacent Baker Creek floodplain and            |                        |        |                  |  |  |  |
| <b>Resource Areas</b>                  |   |       |            |             |        |                     |  |                        |        |                  |  |  |  |
| N of Old Stone                         | Minimal hazard conflicts  |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| NA-EV                                  | Minimal hazard conflicts  |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| Three Mile Lane East                   | High to moderate hazards concentrated along adjacent South Yamhill River      |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| Three Mile Lane West                   | Moderate landslide & slope hazards concentrated along adjacent South          |       |            |             |        |                     | Smaller areas of low hazards divided by band of moderate hazards                             |                        |        |                  |  |  |  |
| Norton Lane East                       | High Hazards concentrated along South Yamhill River bank around perimeter     |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| Norton Lane West                       | High Hazards concentrated along South Yamhill River bank and adjacent to      |       |            |             |        |                     | Low continuity of low hazard areas outside of floodplain.                                    |                        |        |                  |  |  |  |
| SW 06                                  | Moderate hazards associate with floodplain and creek banks present            |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| SW 2                                   | Localized areas of high to moderate landslide and slope hazards.              |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| W of Old Sheridan-1                    | High liquefaction hazard in majority of Study Area                            |       |            |             |        |                     | Smaller contiguous area of low hazards at north end of SA, not adjacent to UGB or other SAs. |                        |        |                  |  |  |  |
| W of Old Sheridan-2                    | Minimal hazard conflicts. High to moderate hazards associated with floodplain |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| West Hills-South                       | Small isolated pockets of high landslide & slope hazard.                      |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| West Hills-1                           | Moderate to high landslide and slope hazards through SA.                      |       |            |             |        |                     | Contiguous areas of moderate hazards generally located west of contiguous high slope and     |                        |        |                  |  |  |  |
| West Hills-2                           | Bands of high slope hazard and isolated pockets of high landslide hazard      |       |            |             |        |                     | Contiguous areas of moderate hazards adjacent to UGB   |                        |        |                  |  |  |  |
| N of Fox Ridge- East1                  | High landslides hazards present on majority of SA.                            |       |            |             |        |                     | Isolated pockets of low hazards between adjacent floodplain and moderate to high hazard      |                        |        |                  |  |  |  |
| N of Fox Ridge- East2                  | Bands of high slope hazard and isolated pockets of high landslide hazard      |       |            |             |        |                     | Isolated pocket of low hazards between adjacent floodplain and moderate to high hazard       |                        |        |                  |  |  |  |
| NW-Ext 1a (Northern)                   | Moderate to High hazards concentrated along adjacent Baker Creek floodplain.  |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| NW-Ext 1b (Southern)                   | Areas of high to moderate landslide hazard and high to moderate slope hazard  |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| NW-Ext 2                               | Moderate to High hazards concentrated along adjacent Baker Creek floodplain.  |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| Grandhaven-C                           | High hazards concentrated along Yamhill River bank                            |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| Grandhaven-East                        | High hazards concentrated along Yamhill River bank                            |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |
| Grandhaven-West                        | High hazards concentrated along Yamhill River bank                            |       |            |             |        |                     | Contiguous areas of low to moderate hazards adjacent to UGB                                  |                        |        |                  |  |  |  |

| <b>Parks-Quasi-Public Suitability</b> |                                |                          |                             |                                |                             |                              |                           |
|---------------------------------------|--------------------------------|--------------------------|-----------------------------|--------------------------------|-----------------------------|------------------------------|---------------------------|
| Study Area                            | Existing or planned Open Space | Existing or Planned Park | Existing or Planned Trail   | Suitable for neighborhood park | Suitable for Community Park | Suitable for Trail Extension | Suitable for Elem. School |
| <i>Exception Areas</i>                | Yes/No                         | Yes/No                   | Yes/No                      | Yes/No                         | Yes/No                      | Yes/No                       | Yes/No                    |
| Lawson Lane (LL)                      | No                             | No                       | No                          | No                             | No                          | no                           | no                        |
| Old Sheridan Road (OSR)               | No                             | No                       | No                          | No                             | No                          | no                           | no                        |
| N-Fox Ridge - West (N-FR-W)           | No                             | No                       | No                          | No                             | No                          | no                           | no                        |
| Booth Bend Road (BR)                  | No                             | No                       | No                          | No                             | No                          | No                           | No                        |
| Brentano Lane (BL)                    | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| Westside Lane (WL)                    | No                             | No                       | No                          | No                             | No                          | No                           | No                        |
| <i>Resource Areas</i>                 |                                |                          |                             |                                |                             |                              |                           |
| N of Old Stone                        | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| NA-EV                                 | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| Three Mile Lane East                  | No                             | No                       | No                          | Yes                            | Yes                         | Yes                          | Yes                       |
| Three Mile Lane West                  | No                             | No                       | No                          | No                             | No                          | Yes                          | No                        |
| Norton Lane East                      | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| Norton Lane West                      | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| SW - 06                               | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| SW-03                                 | No                             | No                       | No                          | Yes                            | No                          | Yes                          | Yes                       |
| SW II                                 | No                             | No                       | No                          | Yes                            | Yes                         | Yes                          | Yes                       |
| W of Old Sheridan-1                   | No                             | No                       | No                          | No                             | Yes                         | No                           | No                        |
| W of Old Sheridan-2                   | No                             | Yes                      | Yes                         | Yes                            | Yes                         | Yes                          | Yes                       |
| West Hills-South                      | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| West Hills-2                          | No                             | No                       | No                          | No                             | Yes                         | No                           | No                        |
| N of Fox Ridge-East                   | No                             | No                       | No                          | No                             | Yes                         | No                           | No                        |
| NW-Ext 1a (Northern)                  | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| NW-Ext 1b (Southern)                  | No                             | Yes                      | No                          | Yes                            | Yes                         | No                           | Yes                       |
| NW-Ext 2                              | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| Grandhaven-E                          | No                             | No                       | Yes                         | Yes                            | Yes                         | Yes                          | Yes                       |
| Grandhaven-W                          | No                             | No                       | Yes                         | Yes                            | Yes                         | Yes                          | Yes                       |
| Airport East (EA)                     | No                             | No                       | No                          | Yes                            | Yes                         | No                           | Yes                       |
| North of Baker Creek (NBC)            | No                             | No                       | Yes                         | Yes                            | Yes                         | Yes                          | Yes                       |
|                                       |                                |                          |                             |                                |                             |                              |                           |
|                                       | Rating                         |                          |                             |                                |                             |                              |                           |
| Low Suitability                       |                                | 1                        | Less suitable for parks     |                                |                             |                              |                           |
| Average Suitability                   |                                | 2                        | Somewhat suitable for parks |                                |                             |                              |                           |
| High Suitability                      |                                | 3                        | Highly suitable for parks   |                                |                             |                              |                           |
|                                       |                                |                          |                             |                                |                             |                              |                           |
| Ex/Planned Open Space                 | Protected areas present        |                          |                             |                                |                             |                              |                           |
| Ex/Planned Park                       | Present or planned (Parks MP)  |                          |                             |                                |                             |                              |                           |
| Ex/Planned Trail                      | Present or planned (Parks MP)  |                          |                             |                                |                             |                              |                           |

| <b>Parks-Quasi-Public Suitability</b> |   |                          |                           |  |                             |                              |                           |
|---------------------------------------|---|--------------------------|---------------------------|--|-----------------------------|------------------------------|---------------------------|
| Study Area                            | Existing or planned Open Space  | Existing or Planned Park | Existing or Planned Trail | Suitable for neighborhood park                               | Suitable for Community Park | Suitable for Trail Extension | Suitable for Elem. School |
| Suitable for Trail Ext.               | Extension feasible, proximity to existing trail system                    |                          |                           |  |                             |                              |                           |
| Suitable for Neigh. Park              | Site requirements: >5 acres, generally flat                               |                          |                           |  |                             |                              |                           |
| Suitable for Comm. Park               | Site requirements: >12 acres  |                          |                           |  |                             |                              |                           |
|                                       |   |                          |                           |  |                             |                              |                           |
| Notes:                                |   |                          |                           |  |                             |                              |                           |
| Goal 14 Location Factors:             | 4) Maximum efficiency at the urban fringe                                 |                          |                           | 5) EESE - Environmental/Social Consequences                  |                             |                              |                           |
| <u>Exception Areas</u>                |   |                          |                           |  |                             |                              |                           |
| Lawson Lane                           | Parks would serve existing low density residential development within the |                          |                           | Lot consolidation for Parks could displace existing housing. |                             |                              |                           |
| Old Sheridan Road                     | Parks would serve existing low density residential development within the |                          |                           | Lot consolidation for Parks could displace existing housing. |                             |                              |                           |
| N-Fox Ridge - West                    | Parks would serve existing low density residential development within the |                          |                           | Lot consolidation for Parks could displace existing housing. |                             |                              |                           |
|                                       |   |                          |                           |  |                             |                              |                           |
| <u>Resource Areas</u>                 |   |                          |                           |  |                             |                              |                           |
| N of Old Stone                        | Limited residential area within 1/2 mile of study area. Highway 18 is a   |                          |                           |  |                             |                              |                           |
| NA-EV                                 | Limited residential area within 1/2 mile of study area. Highway 18 is a   |                          |                           |  |                             |                              |                           |
| Three Mile Lane East                  |   |                          |                           |  |                             |                              |                           |
| Three Mile Lane West                  |   |                          |                           | Lot consolidation for Parks could displace existing housing. |                             |                              |                           |
| Norton Lane East                      |   |                          |                           |  |                             |                              |                           |
| Norton Lane West                      |   |                          |                           |  |                             |                              |                           |
| SW 06                                 |   |                          |                           |  |                             |                              |                           |
| SW 2                                  |   |                          |                           |  |                             |                              |                           |
| W of Old Sheridan-1                   |   |                          |                           |  |                             |                              |                           |
| W of Old Sheridan-2                   |   |                          |                           |  |                             |                              |                           |
| West Hills-South                      |   |                          |                           |  |                             |                              |                           |
| West Hills-1                          |   |                          |                           |  |                             |                              |                           |
| West Hills-2                          |   |                          |                           |  |                             |                              |                           |
| N of Fox Ridge- East1                 |   |                          |                           |  |                             |                              |                           |
| N of Fox Ridge- East2                 |   |                          |                           |  |                             |                              |                           |
| NW-Ext 1a (Northern)                  |   |                          |                           | Adjacent to McMinnville School District property,            |                             |                              |                           |
| NW-Ext 1b (Southern)                  |   |                          |                           | Adjacent to McMinnville School District property,            |                             |                              |                           |
| NW-Ext 2                              |   |                          |                           |  |                             |                              |                           |
| Grandhaven-C                          |   |                          |                           | Close proximity to Grandhaven Elem. School & MSD property    |                             |                              |                           |
| Grandhaven-East                       |   |                          |                           | Close proximity to Grandhaven Elem. School & MSD property    |                             |                              |                           |
| Grandhaven-West                       |   |                          |                           | Close proximity to Grandhaven Elem. School & MSD property    |                             |                              |                           |

| <b>Parks-Quasi-Public Suitability</b> |        |   |
|---------------------------------------|--------|---|
| Study Area                            | Rating | Comment   |
| <i>Exception Areas</i>                |        |   |
| Lawson Lane (LL)                      | 1      | Parcelized, low density.  |
| Old Sheridan Road (OSR)               | 1      | Parcelized, low density.  |
| N-Fox Ridge - West (N-FR-W)           | 1      | Parcelized, low density.  |
| Booth Bend Road (BR)                  | 1      |   |
| Brentano Lane (BL)                    | 2      |   |
| Westside Lane (WL)                    | 1      |   |
| <i>Resource Areas</i>                 |        |   |
| N of Old Stone                        | 2      | Large, relatively flat parcels; relatively isolated                         |
| NA-EV                                 | 2      | Large, relatively flat parcels; relatively isolated                         |
| Three Mile Lane East                  | 3      | Large, relatively flat parcels; adjacent to proposed trail in Parks MP      |
| Three Mile Lane West                  | 1      | Parcels less than minimum park size;adjacent to proposed trail in Parks MP  |
| Norton Lane East                      | 3      | Large, relatively flat parcels  |
| Norton Lane West                      | 2      | Large, moderately sloped parcel; barriers to acces/development              |
| SW - 06                               | 3      | Large, relatively flat parcels, adjacent to existing park land              |
| SW-03                                 | 3      | Parcels are relatively flat and large enough for neighborhho park or school |
| SW II                                 | 3      | Large, relatively flat parcels  |
| W of Old Sheridan-1                   | 1      | Large, relatively flat parcels; barriers to access/development              |
| W of Old Sheridan-2                   | 3      | Proposed neighborhood park/trail in Parks Master Plan                       |
| West Hills-South                      | 3      | Large, relatively flat parcels, adjacent to existing park                   |
| West Hills-2                          | 1      | Large, moderate to steeply sloped parcels; barriers to access/development   |
| N of Fox Ridge-East                   | 1      | Large, moderate to steeply sloped parcels; barriers to access/development   |
| NW-Ext 1a (Northern)                  | 3      | Parcelized, 1 large flat parcel   |
| NW-Ext 1b (Southern)                  | 3      | Large, moderately sloped parcels. Proposed neighborhood Park in Parks M.P.  |
| NW-Ext 2                              | 3      | Large, flat parcel  |
| Grandhaven-E                          | 3      | Large, relatively flat parcels;Proposed trail in Parks MP                   |
| Grandhaven-W                          | 3      | Large, relatively flat parcels; Proposed trail in Parks MP                  |
| Airport East (EA)                     | 3      |   |
| North of Baker Creek (NBC)            | 3      |   |
|                                       |        |   |
| Low Suitability                       |        |   |
| Average Suitability                   |        |   |
| High Suitability                      |        |   |
|                                       |        |   |
| Ex/Planned Open Space                 |        |   |
| Ex/Planned Park                       |        |   |
| Ex/Planned Trail                      |        |   |

| <b><u>Parks-Quasi-Public Suitability</u></b> |        |         |
|--|--------|---------|
|  |        |         |
| Study Area                                   | Rating | Comment |
| Suitable for Trail Ext.                      |        |         |
| Suitable for Neigh. Park                     |        |         |
| Suitable for Comm. Park                      |        |         |
|  |        |         |
| Notes:                                       |        |         |
| Goal 14 Location Factors:                    |        |         |
| <u>Exception Areas</u>                       |        |         |
| Lawson Lane                                  |        |         |
| Old Sheridan Road                            |        |         |
| N-Fox Ridge - West                           |        |         |
|  |        |         |
| <u>Resource Areas</u>                        |        |         |
| N of Old Stone                               |        |         |
| NA-EV  |        |         |
| Three Mile Lane East                         |        |         |
| Three Mile Lane West                         |        |         |
| Norton Lane East                             |        |         |
| Norton Lane West                             |        |         |
| SW 06  |        |         |
| SW 2   |        |         |
| W of Old Sheridan-1                          |        |         |
| W of Old Sheridan-2                          |        |         |
| West Hills-South                             |        |         |
| West Hills-1                                 |        |         |
| West Hills-2                                 |        |         |
| N of Fox Ridge- East1                        |        |         |
| N of Fox Ridge- East2                        |        |         |
| NW-Ext 1a (Northern)                         |        |         |
| NW-Ext 1b (Southern)                         |        |         |
| NW-Ext 2                                     |        |         |
| Grandhaven-C                                 |        |         |
| Grandhaven-East                              |        |         |
| Grandhaven-West                              |        |         |

| <b>Natural Resources and Goal 5 Conflicts</b> |                          |                   |                    |                           |                     |                        |               |        |   |
|---|--------------------------|-------------------|--------------------|---------------------------|---------------------|------------------------|---------------|--------|---|
| Study Areas                                   | Natural Resource Present | Mitigation Remedy | Species of Concern | Critical Wildlife Habitat | Urban Compatibility | Other Goal 5 Resources | Resource Type | Rating | Comment   |
| <i>Exception Areas</i>                        |                          |                   |                    |                           |                     |                        |               |        |   |
| Lawson Lane (LL)                              | No                       | N/A               | No                 | No                        | Yes                 | Possible               | Historic      | 3      | Adjacent to agricultural uses; some avian habitat to the east.  |
| Old Sheridan Road (OSR)                       | No                       | N/A               | No                 | No                        | Yes                 | Possible               | Historic      | 3      | Surrounded by agricultural uses; some avian habitat to the northwest.   |
| N-Fox Ridge - West (N-FR-W)                   | Yes                      | Partial           | Yes                | Yes                       | Partial             | Possible               | Historic      | 1      | Adjacent to Baker Creek flood plain; White breasted nuthatch, yellow breasted chat, Olive-sided flycatcher, western Bluebird, and oak savannah habitat  |
| Booth Bend Road (BR)                          | Yes                      | Partial           | Yes                | Yes                       | Partial             | Possible               | Historic      | 2      | Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant settlement disturbance.                |
| Brentano Lane (BL)                            | Yes                      | Partial           | Yes                | Yes                       | Partial             | Yes                    | Historic      | 2      | Century Farm designation for the historic Brentano Farm.  |
| Westside Lane (WL)                            | Yes                      | Partial           | Yes                | Yes                       | No                  | Possible               | Historic      | 1      | Adjacent to Baker Creek flood plain; White breasted nuthatch, yellow breasted chat, Olive-sided flycatcher, western Bluebird. Significant riparian habitat  |
| <i>Resource Areas</i>                         |                          |                   |                    |                           |                     |                        |               |        |   |
| N of Old Stone                                | No                       | No                | No                 | No                        | Yes                 | No                     | N/A           | 3      | No conflicts  |
| NA-EV-E                                       | No                       | No                | No                 | No                        | Yes                 | No                     | N/A           | 3      | No conflicts  |
| Three Mile Lane East                          | Yes                      | Partial           | Yes                | No                        | Yes                 | No                     | N/A           | 3      | Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.              |
| Three Mile Lane West                          | Yes                      | Yes               | Yes                | Yes                       | Yes                 | No                     | N/A           | 3      | Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.              |
| Norton Lane East                              | Yes                      | Partial           | Yes                | Yes                       | Partial             | No                     | N/A           | 2      | Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher  |
| Norton Lane West                              | Yes                      | Yes               | Yes                | Yes                       | Yes                 | Yes                    | Park          | 3      | Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher. Municipal park site.  |
| SW - 06                                       | Yes                      | Partial           | Yes                | Yes                       | Yes                 | No                     | N/A           | 3      | Cozine Creek riparian with flood plain protection for part of the corridor; salmonid, Western Bluebird, White-breasted Nuthatch, Olive-sided flycatcher, and painted turtle habitat. Significant agricultural |
| SW-03   | Yes                      | Partial           | Yes                | Yes                       | Yes                 | No                     | N/A           | 3      | Peavine Creek riparian with flood plain protection for part of the corridor; Western Bluebird, White-breasted Nuthatch, Olive-sided flycatcher, and painted turtle habitat. Significant agricultural          |

| <b>Natural Resources and Goal 5 Conflicts</b> |                          |                   |                    |                           |                     |                        |               |        |  |
|---|--------------------------|-------------------|--------------------|---------------------------|---------------------|------------------------|---------------|--------|--|
| Study Areas                                   | Natural Resource Present | Mitigation Remedy | Species of Concern | Critical Wildlife Habitat | Urban Compatibility | Other Goal 5 Resources | Resource Type | Rating | Comment  |
| SW II   | No                       | No                | No                 | Yes                       | Yes                 | Possible               | Rock Outcrop  | 3      | Upper Cozine Creek riparian; limited habitat; possible cultural site. Significant agricultural disturbance.  |
| W of Old Sheridan-1                           | No                       | No                | Yes                | Yes                       | Yes                 | No                     | N/A           | 2      | Peavine Creek riparian corridor. Limited White-breasted Nuthatch habitat in orchard areas. Significant agricultural disturbance.   |
| W of Old Sheridan-2                           | Yes                      | Yes               | No                 | Yes                       | Yes                 | No                     | N/A           | 3      | White-breasted Nuthatch Significant agricultural disturbance.  |
| West Hills-South                              | Yes                      | No                | Yes                | No                        | Partial             | No                     | N/A           | 2      | Oak savannah upland habitat. White breasted nuthatch, Olive-sided flycatcher, Western Bluebird present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes   |
| West Hills-2                                  | Yes                      | Partial           | Yes                | Yes                       | Partial             | Possible               | Historic      | 1      | Oak savannah critical upland habitat for White breasted nuthatch, Olive-sided flycatcher, Western Bluebird, which are present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes provide development partial protection.  |
| N of Fox Ridge-East                           | Yes                      | Partial           | Yes                | Yes                       | Partial             | No                     | N/A           | 1      | Adjacent to Baker Creek flood plain. Anadromous fish, turtles and Yellow Breasted Chat present in the flood plain. Oak savannah upland habitat. White breasted nuthatch, Olive-sided flycatcher, Western Bluebird present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes provide development partial protection in the southern part of the study area. |
| NW-Ext 1a (Northern)                          | Yes                      | Partial           | Yes                | Yes                       | Partial             | No                     | N/A           | 2      | Adjacent to Baker Creek flood plain; salmonid and painted turtle habitat; White breasted nuthatch, Yellow-breasted Chat, Olive-sided Flycatcher, Western Bluebird. Significant agricultural disturbance.   |
| NW-Ext 1b (Southern)                          | Yes                      | No                | Yes                | No                        | Yes                 | No                     | N/A           | 3      | White-breasted nuthatch, Western Bluebird. Significant agricultural disturbance.   |
| NW-Ext 2                                      | Yes                      | Partial           | Yes                | Yes                       | Yes                 | No                     | N/A           | 3      | Adjacent to Baker Creek flood plain; wetlands; salmonid, Painted Turtle, White breasted nuthatch, Yellow-breasted Chat, Olive-sided Flycatcher habitat; Significant agricultural disturbance.  |
| Grandhaven-E                                  | Yes                      | Partial           | Yes                | Yes                       | No                  | Possible               | Historic      | 1      | Adjacent to North Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Some agricultural disturbance.  |
| Grandhaven-W                                  | Yes                      | Partial           | Yes                | Yes                       | Partial             | No                     | N/A           | 2      | Adjacent to Baker Creek and N. Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.  |
| Airport East (EA)                             | No                       | No                | No                 | No                        | Yes                 | No                     | N/A           | 3      |  |
| North of Baker Creek (NBC)                    | Yes                      | Partial           | Yes                | Yes                       | Partial             | No                     | N/A           | 2      | Adjacent to Baker Creek and N. Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.  |



| <b>Natural Resources and Goal 5 Conflicts</b> |                          |   |                    |                           |                     |                        |               |        |         |
|---|--------------------------|---|--------------------|---------------------------|---------------------|------------------------|---------------|--------|---------|
| Study Areas                                   | Natural Resource Present | Mitigation Remedy   | Species of Concern | Critical Wildlife Habitat | Urban Compatibility | Other Goal 5 Resources | Resource Type | Rating | Comment |
|   | Rating                   |   |                    |                           |                     |                        |               |        |         |
| High Conflict                                 | 1                        |   |                    |                           |                     |                        |               |        |         |
| Moderate Conflict                             | 2                        |   |                    |                           |                     |                        |               |        |         |
| Low Conflict                                  | 3                        |   |                    |                           |                     |                        |               |        |         |
| Notes:  |                          | 5) Environment, Energy, Economy, Social Consequences  |                    |                           |                     |                        |               |        |         |
| <b>Exception Areas</b>                        |                          |   |                    |                           |                     |                        |               |        |         |
| Lawson Lane                                   |                          | Flood plain development restrictions and limited # of parcels adjacent to the flood plain effectively buffer environmental resources.   |                    |                           |                     |                        |               |        |         |
| Old Sheridan Road                             |                          | Flood plain development restrictions and limited # of parcels adjacent to Cozine Creek effectively buffer wildlife and riparian habitat resources.  |                    |                           |                     |                        |               |        |         |
| N-Fox Ridge - West                            |                          | Flood plain development restrictions effectively buffer adjacent riparian habitat resources. The upland areas are shown in a high-value ODFW Yamhill Oaks habitat enhancement opportunity hexagon and also include mapped habitat for avian species of concern.                               |                    |                           |                     |                        |               |        |         |
| <b>Resource Areas</b>                         |                          |   |                    |                           |                     |                        |               |        |         |
| N of Old Stone                                |                          | Minimal environmental conflicts. The upland areas intensively farmed and provides limited wildlife habitat. The area contains no inventoried Goal 5 resources.  |                    |                           |                     |                        |               |        |         |
| MA-EV   |                          | Minimal environmental conflicts. Land provides limited wildlife habitat, no inventoried Goal 5 resource conflicts.  |                    |                           |                     |                        |               |        |         |
| Three Mile Lane                               |                          | Minimal environmental conflicts. The upland areas are intensively farmed and provide limited wildlife habitat. The area contains no inventoried Goal 5 resources.   |                    |                           |                     |                        |               |        |         |
| Norton Lane West                              |                          | Flood plain development restrictions effectively buffer adjacent riparian habitat resources. The upland areas are shown in a high-value ODFW Yamhill Oaks habitat enhancement opportunity hexagon that also include mapped habitat for avian species of concern.                              |                    |                           |                     |                        |               |        |         |
| Norton Lane East                              |                          | Minimal environmental conflicts. The upland areas intensively farmed and provides limited wildlife habitat. The area contains no inventoried Goal 5 resources.  |                    |                           |                     |                        |               |        |         |
| SW I  |                          | Minimal environmental conflicts. Flood plain development restrictions effectively buffer adjacent riparian habitat resources. The upland areas are intensively farmed and provide limited wildlife habitat. The area contains no inventoried Goal 5 resources.                                |                    |                           |                     |                        |               |        |         |
| SW II   |                          | This upland area is intensively farmed and provides limited wildlife habitat. The area contains no inventoried Goal 5 resources. There is a possibility that significant archeological artifacts could be present in a rock outcrop within the study area. This feature needs to be surveyed. |                    |                           |                     |                        |               |        |         |
| W of Old Sheridan                             |                          | Flood plain development restrictions effectively buffer the riparian habitat resources that bisect the study area. The uplands include potential habitat for avian species of concern. The area contains no inventoried Goal 5 resources.   |                    |                           |                     |                        |               |        |         |
| West Hills-South                              |                          | Minimal environmental conflicts. The uplands include habitat for avian species of concern and potential opportunity for Oak Savannah habitat restoration. There are no inventoried Goal 5 resource conflicts.   |                    |                           |                     |                        |               |        |         |

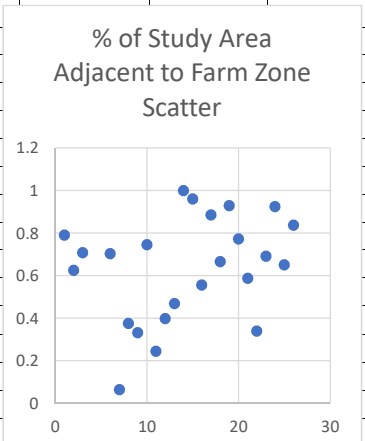
| <b>Natural Resources and Goal 5 Conflicts</b> |                          |  |                    |                           |                     |                        |               |        |         |
|---|--------------------------|--|--------------------|---------------------------|---------------------|------------------------|---------------|--------|---------|
| Study Areas                                   | Natural Resource Present | Mitigation Remedy  | Species of Concern | Critical Wildlife Habitat | Urban Compatibility | Other Goal 5 Resources | Resource Type | Rating | Comment |
| West Hills                                    |                          | The upland areas are included in high-value ODFW Yamhill Oaks habitat enhancement opportunity hexigons and also include mapped habitat for avian species of concern.   |                    |                           |                     |                        |               |        |         |
| N of Fox Ridge- East                          |                          | Flood plain development restrictions effectively buffe radjacent riparian habitat resources. The upland areas are shown in a high-value ODFW Yamhill Oaks habitat enhancement opportunity hexigon that also include mapped habitat for avian species of concern. |                    |                           |                     |                        |               |        |         |
| NW-Ext 1                                      |                          | Flood plain development restrictions effectively bufferthe parcels that are adjacent to riparian habitat resources. There are minimal upland habitat conflicts with no   |                    |                           |                     |                        |               |        |         |
| NW-Ext 2                                      |                          | Flood plain development restrictions effectively buffer the few parcels that border riparian habitat resources. There are minimal upland habitat conflicts with no   |                    |                           |                     |                        |               |        |         |
| Grandhaven                                    |                          | Flood plain development restrictions would buffer adjacent riparian habitat from future urban development. The upland area is mostly a protected conservatioin area  |                    |                           |                     |                        |               |        |         |



| Soil Priority Conflict                           | Total Acres   | Acres   |          |           | Percentage |         |          | CHECK % | Continuity | Rating | Comments |
|--|---|---------|----------|-----------|------------|---------|----------|---------|------------|--------|----------|
|  |   | Class I | Class II | Class III | Class IV+  | Class I | Class II |         |            |        |          |
| Continuity                                       | Relative uniformity aids segregation between lower and higher priority soils  |         |          |           |            |         |          |         |            |        |          |
| CHUCK'S NOTE:                                    | Continuity level assigned here not relative to what class of soil is present (i.e. a study area could have High continuity because it is almost entirely Class II soils)  |         |          |           |            |         |          |         |            |        |          |
| 6) AG. Land Retention by Soil Productivity Class |   |         |          |           |            |         |          |         |            |        |          |
| <u>Exception Areas</u>                           |   |         |          |           |            |         |          |         |            |        |          |
| Lawson Lane                                      | Study area is almost entirely Class I/II (about 94%). Class II is on north and south, with band of Class I in the center.   |         |          |           |            |         |          |         |            |        |          |
| Old Sheridan Road                                | Study area is almost entirely Class II (93.4%).   |         |          |           |            |         |          |         |            |        |          |
| N-Fox Ridge - West                               | Study area is almost entirely Class III/IV+ (98.4%). Areas of Class IV+ are along entry road to subdivision, and southeastern portion of study area (which would not be adjacent to other UGB unless WH1 and NFFR-E1 are included in UGB)   |         |          |           |            |         |          |         |            |        |          |
| <u>Resource Areas</u>                            |   |         |          |           |            |         |          |         |            |        |          |
| N of Old Stone                                   | Study area has Class III generally around center of study area, but it is a speckled pattern intermixed with Class II which would have impacts to some higher value soil areas. Class II around the perimeter of the study area.  |         |          |           |            |         |          |         |            |        |          |
| MA-EV  | Class III soils present, but similar to North of Old Stone Village, in a somewhat speckled pattern and intermixed with Class II so there would be some impact to higher value soil areas.   |         |          |           |            |         |          |         |            |        |          |
| Three Mile Lane East                             | Study area is predominately Class II (84.3%), with the Class II in a large continuous area adjacent to the current UGB. Areas of Class IV+ are on the southern fringes of the study area, near the river/floodplain, which would only be accessible through Class II soil areas.  |         |          |           |            |         |          |         |            |        |          |
| Three Mile Lane West                             | Contains some Class III soils (23.4%), but in a small study area and that Class III soil is a small portion in the center with Class II to the north and south.   |         |          |           |            |         |          |         |            |        |          |
| Norton Lane West                                 | Class III and IV+ present, but in narrow bands along edges of study area. Areas of Class II still present in areas, so low overall continuity of soil types throughout study area.  |         |          |           |            |         |          |         |            |        |          |
| Norton Lane East                                 | Study area is predominately Class I/II (87.9%), and makes up the major central portions of the study area. Class IV+ is only present in narrow bands along perimeter of study area near the floodplain, so access to those Class IV+ soils would require impacts to higher value soils.   |         |          |           |            |         |          |         |            |        |          |
| SW I (SW 06)                                     | Narrow bands of Class III and IV+ near the existing UGB, seeming to follow existing drainageway. Most of central portion of study area is Class II (79% of study area).   |         |          |           |            |         |          |         |            |        |          |
| SW II  | Some pockets of Class III, but surrounded by Class II which makes up most of central portion of study area. Small amount of Class IV+ appears to be the existing mound located in this study area.  |         |          |           |            |         |          |         |            |        |          |
| W of Old Sheridan                                | Class II soils adjacent to current UGB and along southeastern boundary of study area. But a fairly continuous band of Class III and IV+ (accounting for 46.3% of the study area) through center of study area. Would need to be accessed through some Class II soil areas adjacent to Hill Road and in order to be contiguous with current UGB. |         |          |           |            |         |          |         |            |        |          |
| West Hills-South                                 | Predominately Class III (80.7%) together with Class IV+ (12.9%) in highest elevations near the western edge of study area. Class III soils are adjacent to existing UGB, so could be accessed with no impact to higher priority soils.  |         |          |           |            |         |          |         |            |        |          |
| West Hills                                       | Study area is almost entirely Class III/IV+ (98.9%). Class III is adjacent to UGB, so could be accessed with no impact to higher priority soils.  |         |          |           |            |         |          |         |            |        |          |
| N of Fox Ridge- East                             | Predominately Class III and IV+ (87.9%), with those soils being adjacent to current UGB (FRR area).   |         |          |           |            |         |          |         |            |        |          |
| NW-Ext 1a (northern)                             | Predominately Class I/II (79.7%), and also a very non-continuous pattern of soil types. Where there are Class III or Class IV+, they are in narrow bands surrounded by Class I, so difficult to access within impacting higher value soils.   |         |          |           |            |         |          |         |            |        |          |
| NW-Ext 1b (southern)                             | Portion of the study area north of High School site is all Class I/II. Portion of the study area south and west of High School site has mostly Class III and IV+. Small amount of Class II immediately adjacent to Hill Road would be impacted to access Class III and IV+ soil areas.  |         |          |           |            |         |          |         |            |        |          |
| NW-Ext 2   | Predominately Class I (72%), with the Class I making up main central portion of study area adjacent to Baker Creek Road. Only portions of Class III/IV+ are along northern boundary of study area adjacent to Baker Creek floodplain, which would need to be accessed through Class I soil areas.   |         |          |           |            |         |          |         |            |        |          |
| Grandhaven                                       | Predominately Class II (86.4%), with the Class II making up majority of main central area of study area. Areas of Class III/IV+ only along northern boundaries of study area adjacent to Yamhill River and floodplain.  |         |          |           |            |         |          |         |            |        |          |

| <b>Agricultural Adjacency &amp; Conflicts</b> |                                   |                 |                                   |                |
|---|-----------------------------------|-----------------|-----------------------------------|----------------|
| Study Area                                    | Perimeter Length adjacent to Farm | Total Perimeter | Percentage of study area boundary | Overall Rating |
| <u>Exception Areas</u>                        |                                   |                 |                                   |                |
| Lawson Lane (LL)                              | 3,673                             | 4,651           | 79.0%                             | 2              |
| Old Sheridan Road (OSR)                       | 5,720                             | 9,148           | 62.5%                             | 2              |
| N-Fox Ridge - West (N-FR-W)                   | 7,840                             | 11,075          | 70.8%                             | 2              |
| Booth Bend Road (BR)                          | 4,826                             | 6,875           | 70.2%                             | 2              |
| Brentano Lane (BL)                            | 8,895                             | 8,895           | 100.0%                            | 1              |
| Westside Lane (WL)                            | 2,953                             | 6,258           | 47.2%                             | 3              |
| Subtotal                                      |                                   |                 |                                   |                |
| <u>Resource Areas</u>                         |                                   |                 |                                   |                |
| N of Old Stone                                | 9,689                             | 13,770          | 70.4%                             | 2              |
| NA-EV-E                                       | 607                               | 9,490           | 6.4%                              | 3              |
| Three Mile Lane East                          | 6,662                             | 17,759          | 37.5%                             | 3              |
| Three Mile Lane West                          | 985                               | 2,973           | 33.1%                             | 3              |
| Norton Lane East                              | 6,331                             | 8,489           | 74.6%                             | 2              |
| Norton Lane West                              | 2,389                             | 9,759           | 24.5%                             | 3              |
| SW - 06                                       | 4,424                             | 11,125          | 39.8%                             | 3              |
| SW-03   | 4,802                             | 5,698           | 84.3%                             | 1              |
| SW II   | 4,333                             | 9,234           | 46.9%                             | 3              |
| W of Old Sheridan-1                           | 20,052                            | 20,052          | 100.0%                            | 1              |
| W of Old Sheridan-2                           | 16,284                            | 16,962          | 96.0%                             | 1              |
| West Hills-South                              | 6,720                             | 12,084          | 55.6%                             | 2              |
| West Hills-2                                  | 21,611                            | 32,455          | 66.6%                             | 2              |
| N of Fox Ridge-East                           | 10,961                            | 14,660          | 74.8%                             | 2              |
| NW-Ext 1a (Northern)                          | 7,465                             | 12,699          | 58.8%                             | 2              |
| NW-Ext 1b (Southern)                          | 3,540                             | 10,427          | 34.0%                             | 3              |
| NW-Ext 2                                      | 2,489                             | 3,598           | 69.2%                             | 2              |

| <b>Agricultural Adjacency &amp; Conflicts</b> |                                   |                 |                                   |                |
|---|-----------------------------------|-----------------|-----------------------------------|----------------|
|   |                                   |                 |                                   |                |
| Study Area                                    | Perimeter Length adjacent to Farm | Total Perimeter | Percentage of study area boundary | Overall Rating |
| Grandhaven-E                                  | 2,932                             | 4,505           | 65.1%                             | 2              |
| Grandhaven-W                                  | 9,307                             | 11,112          | 83.8%                             | 1              |
| Airport East (EA)                             | 21,953                            | 28,107          | 78.1%                             | 2              |
| North of Baker Creek (NBC)                    | 7,622                             | 16,244          | 46.9%                             | 3              |
| Subtotal                                      |                                   |                 |                                   |                |
|   |                                   | Rating          |                                   |                |
| High Conflict                                 | >80%                              | 1               |                                   |                |
| Moderate Conflict                             | 51% - 79%                         | 2               |                                   |                |
| Low Conflict                                  | 50% or <                          | 3               |                                   |                |
| Buffer  |                                   |                 |                                   |                |
| Adjacency                                     |                                   |                 |                                   |                |
| Perimeter to Farm Zones                       |                                   |                 |                                   |                |
| Total Perimeter                               |                                   |                 |                                   |                |
| % of Perimeter                                |                                   |                 |                                   |                |
| Perimeter to BL Ratio                         |                                   |                 |                                   |                |
| High Value Farmland                           |                                   |                 |                                   |                |
| Soils Classification                          |                                   |                 |                                   |                |
|   |                                   |                 |                                   |                |
|   |                                   |                 |                                   |                |
|   |                                   |                 |                                   |                |
|   |                                   |                 |                                   |                |
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|   |                                   |                 |                                   |                |



| <b>Agricultural Adjacency &amp; Cor</b> |  |
|---|--|
|   | Comments   |
| Study Area                              |  |
| <u>Exception Areas</u>                  |  |
| Lawson Lane (LL)                        |  |
| Old Sheridan Road (OSR)                 | Hwy 18 provides some buffer from ag uses to the east.  |
| N-Fox Ridge - West (N-FR-W)             | Adjacent on west and south to F-80 county zoned land.  |
| Booth Bend Road (BR)                    | Adjacent to EF-80, besides UGB across Highway 18.  |
| Brentano Lane (BL)                      | Disconnected from UGB, so surrounded by EF zoned land. Active ag uses surround study area.   |
| Westside Lane (WL)                      | Adjacent on south to VLDR-2.5 zone. East is UGB. West is EF-80. North is EF-20.  |
| Subtotal                                |  |
| <u>Resource Areas</u>                   |  |
| N of Old Stone                          | Well established ag use in close proximity to the north. Forest Glen Oaks dairy farm, with many buildings and improvements, so well established.   |
| NA-EV-E                                 | Only adjacent ag use is vineyard to the west. Physical buffers include Hwy 18 (south), Evergreen campus (north), and Olde Stone Village (east).  |
| Three Mile Lane East                    | Only adjacent ag use would be remaining fields in floodplain. Other existing ag uses are in UGB, but just not yet developed (large parcels along Three Mile Lane).   |
| Three Mile Lane West                    | Only adjacent ag use would be remaining fields in floodplain. Adjacent to Lawson Lane rural residential zoning and Hwy 18 as buffers.  |
| Norton Lane East                        | Yamhill River a physical buffer to east. West is river and then Joe Dancer Park. South is UGB. Only adjacent ag use would be remaining fields to the north in floodplain.  |
| Norton Lane West                        | Not adjacent to active ag uses. Existing UGB surrounds most of study area, with Yamhill River on the east as a physical buffer. Technically north part of Joe Dancer Park is outside UGB and EF-80 zoning, so perimeter length measured along that portion.                                    |
| SW - 06                                 | Cozine Creek corridor provides small buffer to the south.  |
| SW-03                                   | Perimeter adjacent to farm zones would reduce to 2,962 if study area to the north (SW-06-R2) were included in UGB.   |
| SW II                                   |  |
| W of Old Sheridan-1                     | Surrounded by existing ag uses.  |
| W of Old Sheridan-2                     | Surrounded by existing ag uses, with the exception of small adjacency to existing UGB at northeast corner. If other study areas were included (SW1 and SW2), would have more adjacency to UGB.   |
| West Hills-South                        |  |
| West Hills-2                            | Adjacent to F-80 zone to the north and west, adjacent to ag field to south.  |
| N of Fox Ridge-East                     | Remnant ag uses adjacent to east (existing ag uses in NW Ext 1b study area) and north in fields in floodplain. More established ag uses (recent orchard installation) further north across Baker Creek. Separated by Baker Creek and floodplain (but floodplain areas would be farmed fields). |
| NW-Ext 1a (Northern)                    | Adjacent to UGB on south and east. Only adjacent ag use would be remaining fields to the north in floodplain. Draper Farms is located within this study area (active ag use).  |
| NW-Ext 1b (Southern)                    | Adjacent to ag use and farm zoning to west (NFRR-E study area). UGB is to south (FRR and High School) and east, and West Winds residential use to the north.   |
| NW-Ext 2                                | Adjacent to Draper Farms to the south, and remaining fields to the north in floodplain. Larger ag use and zoned areas to the north across Baker Creek. Baker Creek provides physical buffer further to the north, and Baker Creek Road provides some buffer to the south.                      |

| <b>Agricultural Adjacency &amp; Cor</b> |   |
|---|---|
|   | Comments  |
| Study Area                              |   |
| Grandhaven-E                            | Adjacent to UGB to the south, but also to ag uses in Chegwyn conservation easement along entire west and north study area boundary that create physical and legal buffer to size of study area. Other ag uses are across Yamhill River, with river providing physical buffer. |
| Grandhaven-W                            | Adjacent to UGB to the south, but also to ag uses in Chegwyn conservation easement along entire east study area boundary. Other ag uses are across Yamhill River, with river providing physical buffer.   |
| Airport East (EA)                       | Adjacent to UGB and airport on west, but all other boundaries are EF-80.  |
| North of Baker Creek (NBC)              | Adjacent to UGB on south, but across Baker Creek. Adjacent to ag uses to east, north, and west. Some areas to north are in Exception area, but are actively farmed.   |
| Subtotal                                |   |
|   |   |
| High Conflict                           |   |
| Moderate Conflict                       |   |
| Low Conflict                            |   |
|   |   |
| Buffer                                  |   |
| Adjacency                               |   |
| Perimeter to Farm Zones                 |   |
| Total Perimeter                         |   |
| % of Perimeter                          |   |
|   |   |
| Perimeter to BL Ratio                   |   |
| High Value Farmland                     |   |
| Soils Classification                    |   |
|   |   |
|   |   |
|   |   |
|   |   |
|   |   |



**Type of Adjacent Agricultural Uses**

| <b><i>Study Area</i></b>      | <b><i>Type</i></b> | <b><i>Overall Rating</i></b> |
|-------------------------------|--------------------|------------------------------|
| <b><u>Exception Areas</u></b> |                    |                              |
| Lawson Lane (LL)              | Class 2            | 2                            |
| Old Sheridan Road (OSR)       | Class 2            | 2                            |
| N-Fox Ridge - West (N-FR-W)   | Class 3            | 3                            |
| Booth Bend Road (BR)          | Class 2            | 2                            |
| Brentano Lane (BL)            | Class 2            | 2                            |
| Westside Lane (WL)            | Class 2            | 2                            |
| Subtotal                      |                    |                              |
| <b><u>Resource Areas</u></b>  |                    |                              |
| N of Old Stone                | Class 1            | 1                            |
| NA-EV-E                       | Class 2            | 2                            |
| Three Mile Lane East          | Class 2            | 2                            |
| Three Mile Lane West          | Class 2            | 2                            |
| Norton Lane East              | Class 2            | 2                            |
| Norton Lane West              | N/A                | 0                            |
| SW - 06                       | Class 2            | 2                            |
| SW-03                         | Class 2            | 2                            |
| SW II                         | Class 2            | 2                            |
| W of Old Sheridan-1           | Class 2            | 2                            |
| W of Old Sheridan-2           | Class 2            | 2                            |
| West Hills-South              | Class 2            | 2                            |
| West Hills-2                  | Class 3            | 3                            |
| N of Fox Ridge-East           | Class 2            | 2                            |
| NW-Ext 1a (Northern)          | Class 2            | 2                            |
| NW-Ext 1b (Southern)          | Class 3            | 3                            |
| NW-Ext 2                      | Class 2            | 2                            |
| Grandhaven-E                  | Class 2            | 2                            |
| Grandhaven-W                  | Class 2            | 2                            |
| Airport East (EA)             | Class 2            | 2                            |
| North of Baker Creek (NBC)    | Class 2            | 2                            |
| Subtotal                      |                    |                              |
| Class of Ag Resource          | Conflict           | Rating                       |
| Class 1                       | High               | 1                            |
| Class 2                       | Moderate           | 2                            |
| Class 3                       | Low                | 3                            |



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| Notes: | Commercial Forest Zoning includes Yamhill County F-80, AF-10, AF-20, AF-40, and AF-80 Zones. |  |  |
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