

Appendix 7, Attachment 3: Goal 14 Boundary Location Factors Analysis Results (Page 1 of 2)
Draft 2024 Urban Growth Report

	Factor 1	Factor 2				Factor 3		Factor 4
Urban Reserve	Accommodation of Land Need ¹	Water Services	Sanitary Sewer Services	Stormwater Management Services	Transportation Services	Environmental Consequences ²	Social/Energy/Economic Consequences ²	Compatibility with Ag and Forest Activities
<i>Beaver Creek Bluffs</i>	Yes (R)	Medium	Low	Medium	Low-Medium	Low (High)	Low (High)	High
<i>Bendemeer</i>	Yes (R) (E)	High	High	Medium	Medium-High	Medium-High (Low)	Low (High)	Medium-High
<i>Bethany West</i>	Yes (R) (E)	High	High	Medium	Medium	Low (High)	Low (High)	Medium
<i>Boring</i>	Yes (R) (E)	Low	Low	Medium	Low	Medium-High (Low)	Medium	Low
<i>Boring – Highway 26</i>	Yes (R) (E)	Low	Low	Medium	Low	Low (High)-Medium	Low (High)-Medium	Medium-High
<i>Borland</i>	Yes ³ (R) (E)	Medium	Low	Medium	Medium	Low (High)-Medium	Low (High)	Medium-High
<i>Brookwood Parkway</i>	Yes (R)	Medium	High	High	Medium	Low (High)	Low (High)	High
<i>Damascus</i>	Yes (R) (E)	Medium	Low	High	Low	Low (High)-Medium	Medium-High (Low)	High
<i>David Hill</i>	Yes (R)	Medium	Medium	Low	Low	Low (High)	Medium	Medium
<i>Elligsen Road North</i>	Yes (R) (E)	High	Low	Medium	High	Low (High)	Medium	Low
<i>Elligsen Road South</i>	Yes (R) (E)	High	Low	Medium	Medium	Medium-High (Low)	Low (High)	Low
<i>Grahams Ferry</i>	Yes (R)	Medium	Medium	Medium	High	Low (High)	Low (High)	High
<i>Gresham East</i>	Yes (R) (E)	Medium	Low	High	Medium	Medium-High (Low)	Medium	Low
<i>Henrici</i>	Yes (R)	Low	Medium	Medium	Medium	Low (High)	Low (High)	High
<i>Holcomb</i>	Yes (R)	Low	Low	Medium	Low	Low (High)	Low (High)-Medium	Medium-High
<i>Holly Lane – Newell Creek Canyon</i>	Yes (R)	Medium	Medium	Medium	Medium	Low (High)	Low (High)	High

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<i>I-5 East – Washington County</i>	Yes (R)	Low	Medium	High	Low-Medium	Medium-High (Low)	Medium	Low
<i>Maplelane</i>	Yes (R)	Medium	Low	Medium	Low-Medium	Medium-High (Low)	Low (High)	High
<i>Norwood</i>	Yes (R)	Low	Low	Medium	Low	Low (High)-Medium	Low (High)-Medium	Low
<i>Rosa</i>	Yes (R)	Medium	Medium	Medium	Low	Low (High)-Medium	Medium	Medium
<i>Rosemont</i>	Yes ³ (R)	Medium	Low	High	Medium-High	Low (High)	Low (High)	High
<i>Sherwood North</i>	Yes (R) (E)	High	Medium	High	High	Low (High)-Medium	Low (High)	High
<i>Sherwood South</i>	Yes (R)	Low	Low	Low	Low-Medium	Medium-High (Low)	Low (High)-Medium	High
<i>Sherwood West</i>	Yes ⁴ (R) (E)	Medium ⁴	Medium ⁴	High ⁴	Medium-High ⁴	Low (High)– Medium	Medium	Medium
<i>Stafford</i>	Yes ³ (R)	Medium	Low	Medium	Low	Medium-High (Low)	Medium	High
<i>Tonquin</i>	Yes (R) (E)	Low	Low	Medium	Low	Low (High)-Medium	Low (High)-Medium	High
<i>Wilsonville Southwest</i>	Yes (R) (E)	Medium	Medium	Medium	High	Low (High)	Low (High)	High

Notes:

- 1: (R) = Can accommodate a *residential* land need; (E) = Can accommodate an *employment* land need
- 2: Goal 14 Factor 3 reports on the consequences of urbanizing an area. Therefore, a “low” consequence receives a “high” score, while a “high” consequence receives a “low” score.
- 3: In 2019, the cities of Lake Oswego, Tualatin, and West Linn entered into an agreement that prohibits any one of those cities from completing a concept plan for any part of the Borland, Rosemont, and Stafford Urban Reserve areas until, at the earliest, December 31, 2028, which weighs heavily against these reserves regarding their ability to efficiently accommodate identified needs for residential or employment land under Goal 14 Factor 1.
- 4: The Sherwood West Urban Reserve is the only reserve with an adopted concept plan, which, as detailed in the *Introduction and Methodologies* section of Appendix 7, is a primary consideration in whether the reserve can efficiently accommodate an identified land need under Goal 14 Factor 1 and will facilitate the orderly and economic provision of public facilities and services in the future under Goal 14 Factor 2.