

Area 93 Overview

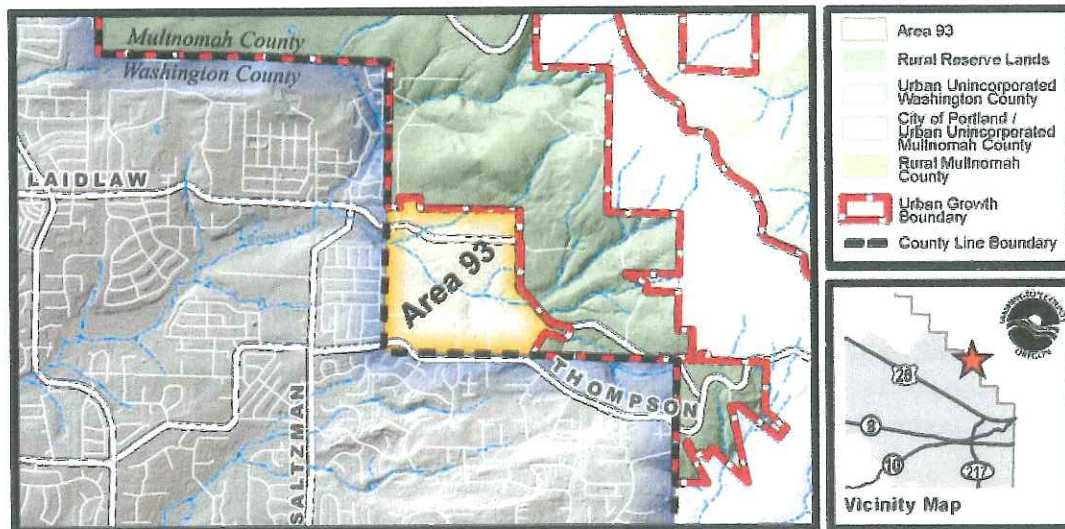
Updated February 11, 2013



What is "Area 93"?

In 2002, the region added more than 20,000 acres to the urban growth boundary (UGB) to provide enough land to support 20 years of anticipated population and job growth, as required by Oregon law. "Area 93" was one of several areas included in the 2002 UGB expansion to serve growth on the region's west side—others included North Bethany, portions of River Terrace (West Bull Mountain), and portions of South Hillsboro.

Area 93 is located in Multnomah County, approximately 2.5 miles north of the U.S. Highway 26/Oregon 217 interchange. It is approximately 160 acres in size. Due to existing roads and natural features, the land area available for development is significantly less. Area 93 is isolated from other urbanized areas in Multnomah County by a rural reserve area approximately one-half mile in width. It is contiguous to urbanized Washington County on two sides.



What is Area 93's current status?

The regional and local governments involved in the 2002 UGB decision made a collective commitment to allow development of Area 93 to help address the region's growth needs. Honoring that commitment reduces growth pressure on farm and forest land elsewhere. Multnomah County and the City of Portland completed a significant amount of preliminary planning for Area 93. However, unlike other 2002 west side UGB expansion areas, Area 93 has not been able to move beyond planning. The primary challenge has been determining how to provide essential urban services such as water, sewer, parks, roads, and police protection. The preferred solution to advance development of Area 93 involves transferring it into Washington County.

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Why change the county boundary for Area 93?

Area 93 landowners, Metro, and Multnomah and Washington counties have worked cooperatively to find a solution that delivers on the region's 2002 commitment to provide for residential development in this area. In this unique situation, moving the county boundary to bring Area 93 into Washington County is necessary because:

- Public services essential to developing Area 93 cannot be provided in a timely and cost-effective manner by the City of Portland or Multnomah County,
- Those services are available in Washington County, and
- Revenue-raising tools are already in place in Washington County to ensure that Area 93 infrastructure costs are paid for by those directly benefitting from development.

Who would pay the planning and infrastructure costs of development?

Washington County's objective is to make this change of jurisdiction as close to revenue-neutral for its existing taxpayers as possible. Existing Washington County residents should not have to pay for public improvements needed in Area 93—those who benefit should pay for them. Potential revenue tools to pay for Area 93 planning and services include: Metro's Community Planning and Development Grants; development fees; systems development charges for transportation, parks, water and sewer systems; construction excise taxes for schools; and increased property taxes collected as the area develops (including specific levies for urban levels of road maintenance and police protection).

What kind of development is anticipated for Area 93?

Development will be primarily residential, at densities consistent with the existing urban development in adjacent Washington County. If Area 93 is transferred to Washington County, it will be subject to the appropriate environmental standards and rules currently used by Metro, Washington County and Clean Water Services to protect stream corridors, water quality and wildlife habitat.

How soon would development occur?

Development could commence in 2016 or 2017. Changing county boundaries in Oregon requires a change in state law. The 2013 Legislature will be considering specific legislation to adjust the boundary. To implement the boundary change, Multnomah and Washington counties would need to adopt a formal agreement by January 2014. Once an agreement is adopted, citizen input about the planning and development of Area 93 would take place over a one- to three-year period.

Where can I get additional information?

Please visit www.co.washington.or.us/area93 or contact Stephen Roberts in Washington County's Department of Land Use and Transportation at 503-846-4963.