



LAND USE & TRANSPORTATION MEMORANDUM

Planning and Development Services

Date: September 11, 2019

To: Urban Reserves Transportation Study Technical Advisory Committee

From: URTS Project Team

Subject: Proposed Urban Reserves Land Use Assumptions (Revised based on city meetings)

The project team sent out preliminary land use assumptions for the Washington County urban reserves to the cities on July 3, 2019 for their review. Some cities gave feedback based on preliminary work done for concept planning certain urban reserve areas and/or desired land use assumptions for the future prior to the August 1, 2019 TAC meeting. Since then, Washington County staff has met with several jurisdictions and worked with Angelo Planning Group to develop revised housing and employment estimates based on the cities' expectations and potential land suitability. Generally, changes from the assumptions presented at the TAC include the following:

- Addition of employment areas in I-5 East and Elligsen Road North urban reserves
- Modification of residential and employment assumptions in River Terrace West and River Terrace South urban reserves
- Addition of employment in David Hill urban reserve (small commercial node)
- Slight reduction of residential in Rosa urban reserve (previously called South urban reserve)

The table on the following page has been updated to reflect the most recent land use assumptions, and contains the following information:

- Preliminary assumptions based on the 2018 Metro BLI for dwelling units and the Metro 2040 model inputs for employment
- Adjusted (green) dwelling units and employment as provided at the August 1, 2019 TAC meeting
- Revised (blue) dwelling units and employment based on follow-up meetings and discussions with city staff

The TAZ maps have been revised to reflect the most current future household and employment assumptions and are included for your review.

Please provide feedback on any of these updated land use assumptions to Washington County staff by Friday, September 20, 2019. These assumptions are the basis of the travel demand modeling that will begin once we have consensus on the land use assumptions for all urban reserve areas.



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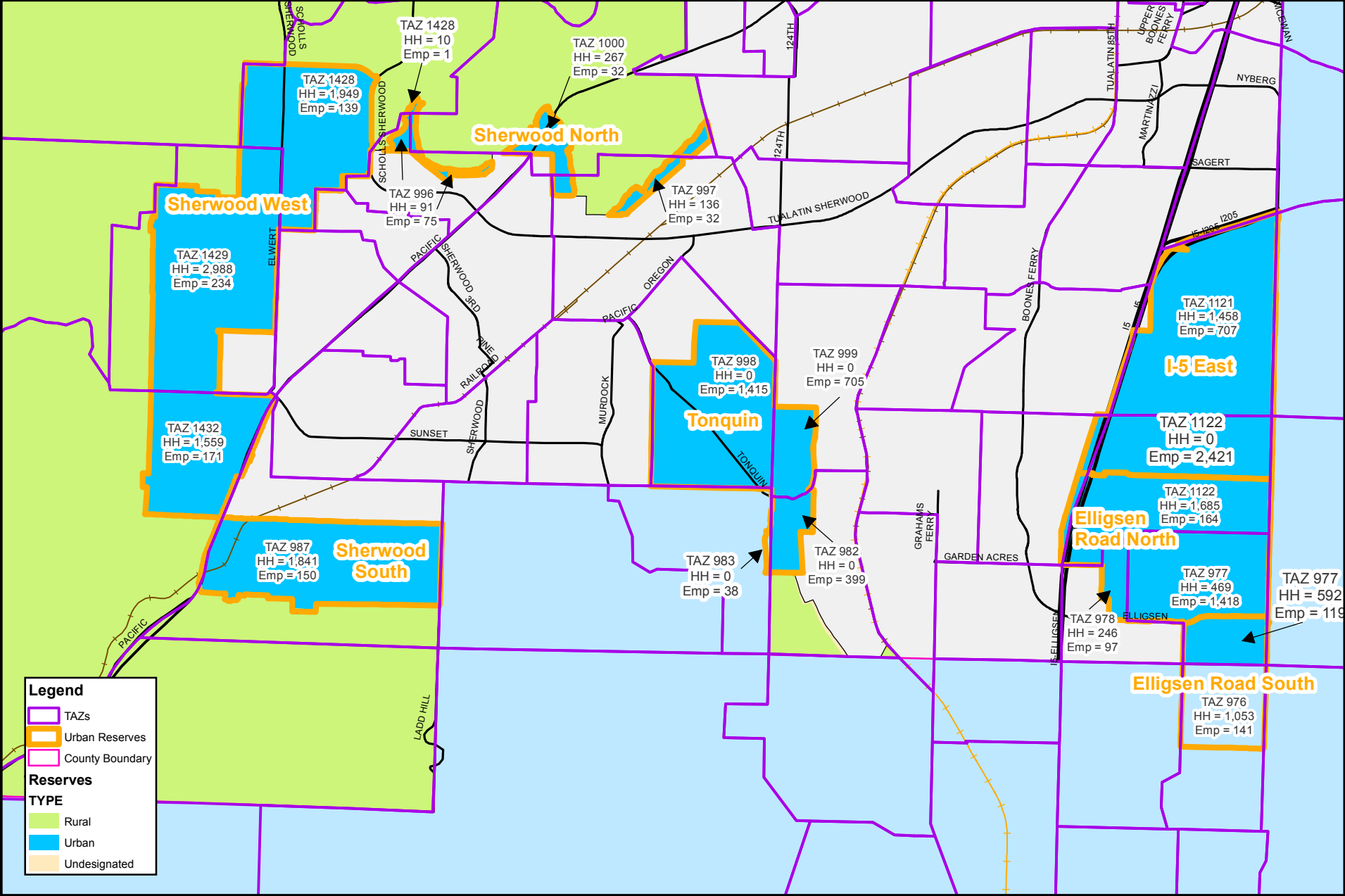
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Table 1: Washington County Urban Reserve Land Use Assumptions

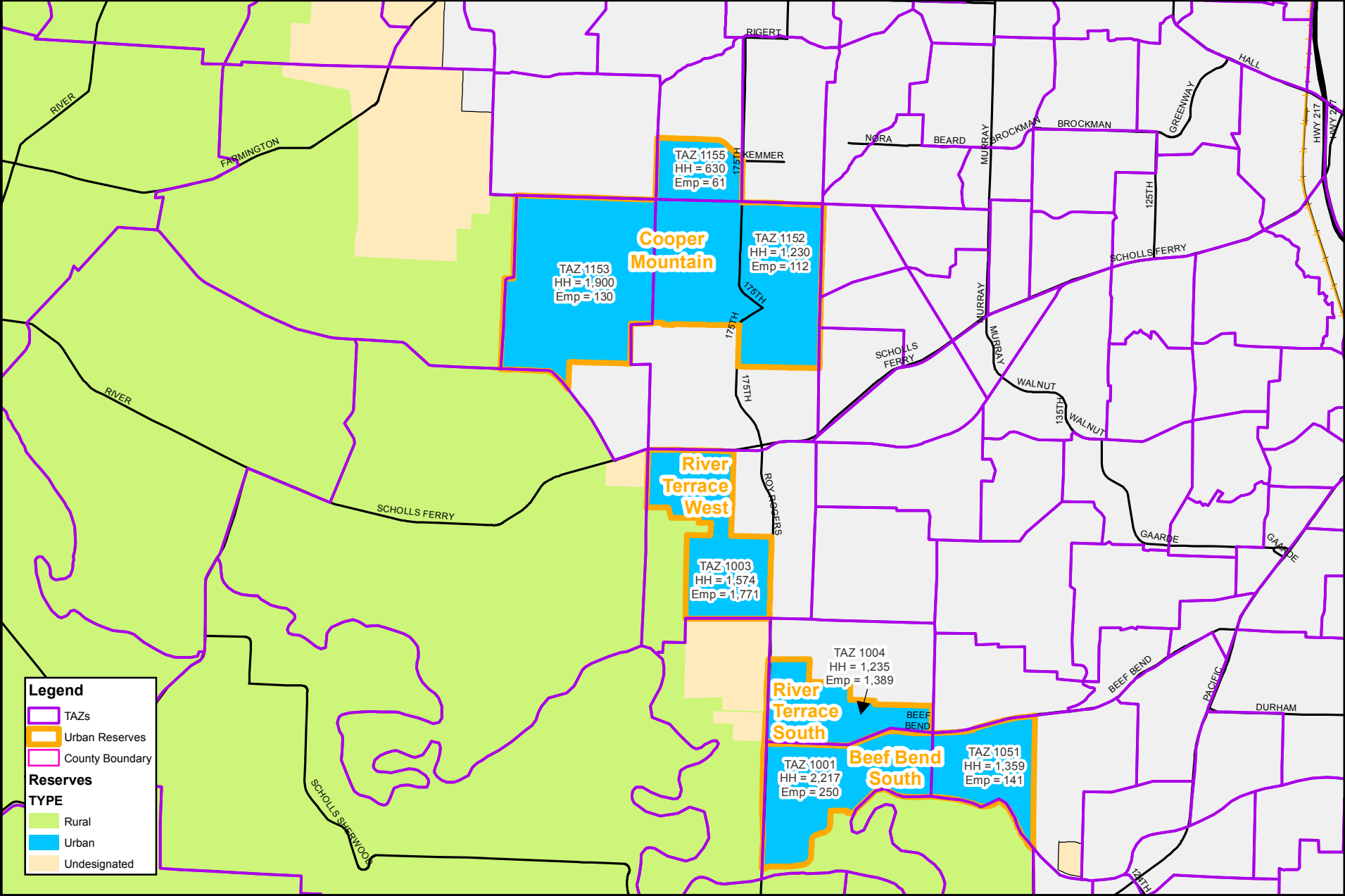
Urban Reserve Area	Total Acreage	Constrained/ Partially Constrained Acreage	Metro BLI Dwelling Units	August Adjusted Dwelling Units	REVISED Dwelling Units	Metro 2040 Model Land Use - Employment	August Adjusted Employment	REVISED Adjusted Employment
I-5 East	746	86/175	4,078	4,078	1,458	195	195	3,128
Elligsen Road North	588	41/120	3,511	3,511	2,400	621	621	1,678
Elligsen Road South (Wash Co portion)	252	24/24	1,645 (592)*	1,645 (592)*	1,645 (592)*	260 (119)*	260 (119)*	260 (119)*
Tonquin (Wash Co portion)	559	276/155	978	0	0	690 (641)*	2,556 (2518)*	2,556 (2518)*
Sherwood South	421	100/111	1,841	1,841	1,841	150	150	150
Sherwood West	1,159	142/229	6,495	6,495	6,495	544	544	544
Sherwood North	111	24/29	503	503	503	140	140	140
Beef Bend South	493	138/74	2,304	3,576	3,576	147	391	391
River Terrace South	190	6/29	1,235	1,528	1,235	22	1,528	1,389
River Terrace West	301	29/92	1,574	1,916	1,574	81	1,916	1,771
Cooper Mountain	1,210	311/506	4,116	3,760	3,760	304	304	304
Rosa	914	399/228	2,691	3,834	3,413	481	481	481
David Hill	321	99/46	1,435	1,435	1,435	43	43	93
Brookwood Parkway	39	7/0	242	242	242	99	99	99
Bendemeer	535	178/92	2,221	2,221	2,221	301	301	301
Bethany West	166	62/7	462	462	462	63	63	63
Total (Wash Co)	8,005	1,922/1,917	34,278	35,994	31,207	3,951	9,413	13,169

* Washington County portion of reserve

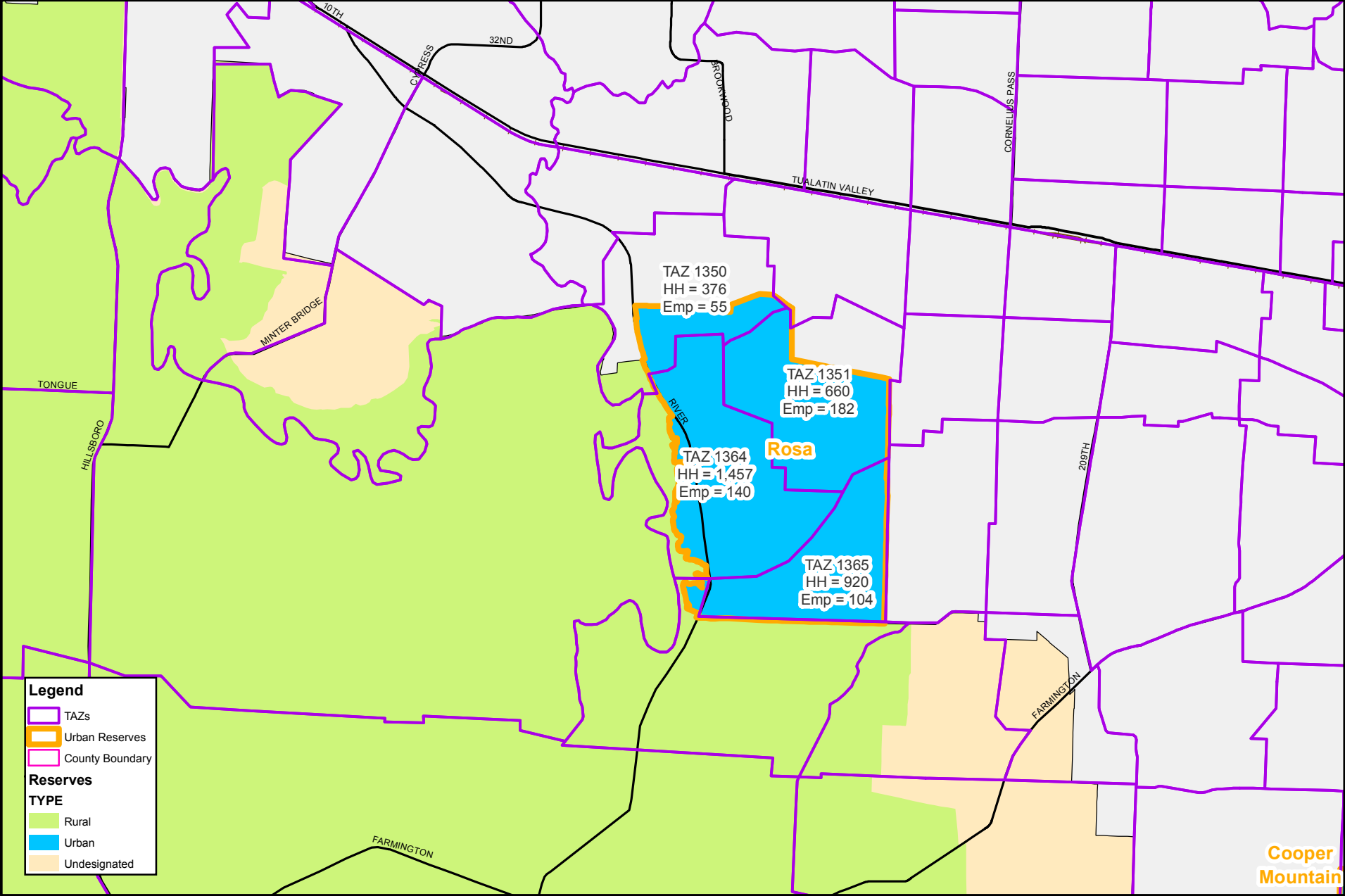
Proposed Urban Reserve Buildout Land Use



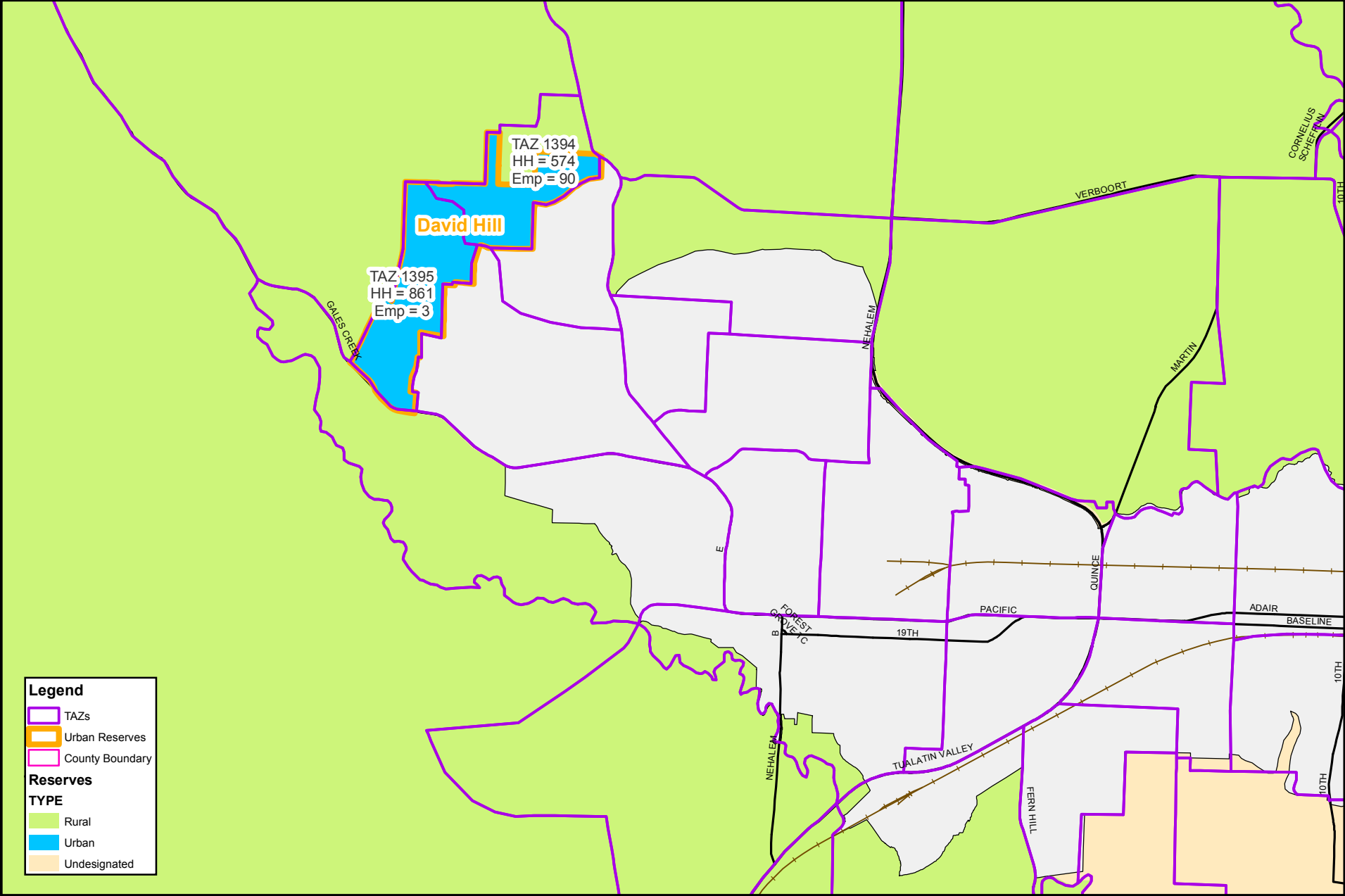
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