

HABITAT BENEFIT AREAS

Habitat friendly development practices include preservation, enhancement, mitigation, and creation of habitat benefit areas (HBAs) in order to support the needs and movement of wildlife. Preservation of HBAs also helps maintain surface and sub-surface water quality and helps reduce peak stormwater flows for the Tualatin Basin.



THPRD Nature Park, Courtesy: City of Beaverton

Purpose of this Brochure

This brochure serves as an introduction to the concept of habitat benefit areas (HBAs).

HABITAT FRIENDLY DEVELOPMENT PRACTICES

BROCHURE SERIES:

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- OPERATIONS & MAINTENANCE



City of Beaverton
Planning Services Division

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Website:

www.beavertonoregon.gov/departments/CDD/habitat.html

Staff:

- Barbara Fryer, Senior Planner
503-526-3718, bfryer@ci.beaverton.or.us
- Leigh M. Crabtree, Associate Planner
503-526-2458, lcrabtree@ci.beaverton.or.us

Habitat Friendly Development Practices

...**HABITAT
BENEFIT AREAS**

City of Beaverton

HBA in the City of Beaverton



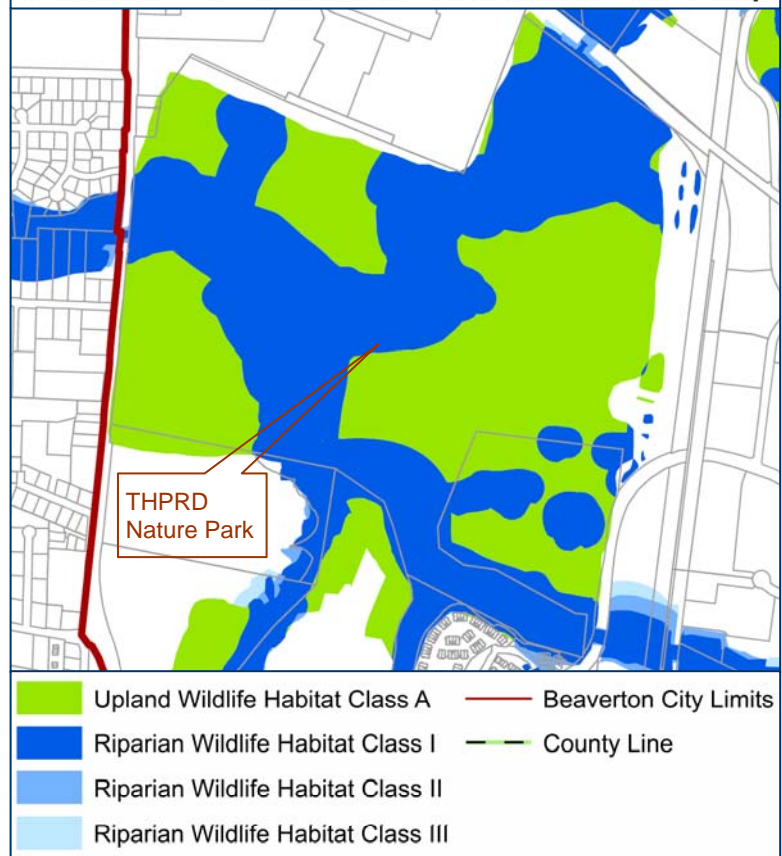
Aerial photograph of THPRD Nature Park

The Tualatin Hills Park & Recreation District's Nature Park, above and to the right, is a unique example of high-quality habitat within an urbanized area of the Tualatin Basin. While the Nature Park is the largest consolidated area providing a habitat benefit in the City, it is not the only area. Almost all mapped HBAs in the City follow riparian corridors along creeks and their tributaries.

By preserving strands of habitat throughout the City, wildlife will benefit from the ability to migrate and forage through a large network. Additionally, these preserved areas will help to reduce the amount of run-off created by development.

The City's riparian corridors are within several creek sub-basins feeding two larger sub-basins, Beaverton Creek and Fanno Creek. Beaverton Creek flows from east to west through central Beaverton to connect with Rock Creek west of the City; Rock Creek continues through the Tualatin Basin to its confluence with the Tualatin River. Fanno Creek flows from northeast of the City, through eastern Beaverton, and continues through the Tualatin Basin to its confluence with the Tualatin River.

Volume III Habitat Benefit Areas Map



Habitat Benefit Areas Map portion, Volume III, Comprehensive Plan, City of Beaverton

The City of Beaverton includes Classes I, II and III riparian corridors and Class A upland wildlife habitat as Habitat Benefit Areas on the map titled "Habitat Benefit Areas Map". Habitat Benefit Areas are intended to be the habitat beyond the areas that are managed or protected through other programs such as the City's Goal 5 program or the Clean Water Services Design and Construction Standards.

Definition of habitat and delineation methodology is produced by Metro as the mapping is provided by Metro. The Metro definition of habitat and delineation methodology is provided in the City's Comprehensive Plan.

Development credits for preservation of HBAs are available in Section 60.12 of the City's Development Code.

HBA Background

Metro, the regional government for urbanized Washington, Clackamas, and Multnomah counties, identified regionally significant wildlife habitat and riparian corridors. These areas were divided into categories: wildlife habitat, riparian corridors, and upland wildlife habitat and subdivided by classes: I, II and III or Class A, B and C. Upon completion of the inventory, the local governments within the Tualatin Basin combined together to form the Tualatin Basin Natural Resource Coordinating Committee, also known as the Tualatin Basin Partners. This group developed a program to protect, conserve and restore Classes I and II riparian corridors/wildlife habitat and Class A upland wildlife habitat, termed Habitat Benefit Areas (HBAs) as a voluntary program. Each local government, through the Tualatin Basin Partnership, agreed to "allow and encourage" habitat friendly development practices. Additionally, to minimize storm water impacts on the HBAs low impact development techniques are allowed and encouraged throughout the city.

The protection of natural resources is necessary to preserve a healthy, sustainable environment in an urban setting. Protection of these resources today will ensure that as the community grows in density and expands its boundaries the natural landscape will be preserved for the health, safety and welfare of its citizens. Natural resources also provide aesthetic beauty. Their protection benefits property values and increases the livability of the City.

Beaverton is fortunate to have natural resources that significantly add to the quality of life. These include streams, adjacent riparian areas, wetlands, large wooded tracts, and open space. Under state planning goals, the citizens of Beaverton have the opportunity and obligation to protect these resources. While it is unreasonable to expect all of Beaverton's resource areas to remain unchanged, we must recognize that the presence of these areas contributes to our overall quality of life. The retention of these resources maintains visual and scenic diversity, provides areas for education and passive or active recreation, and can provide site development amenities for residents and employees alike. Thus, a balance between full protection of all inventoried resources and full development of the inventoried resources is provided in the goals, policies and actions of Chapter Seven of the Comprehensive Plan.