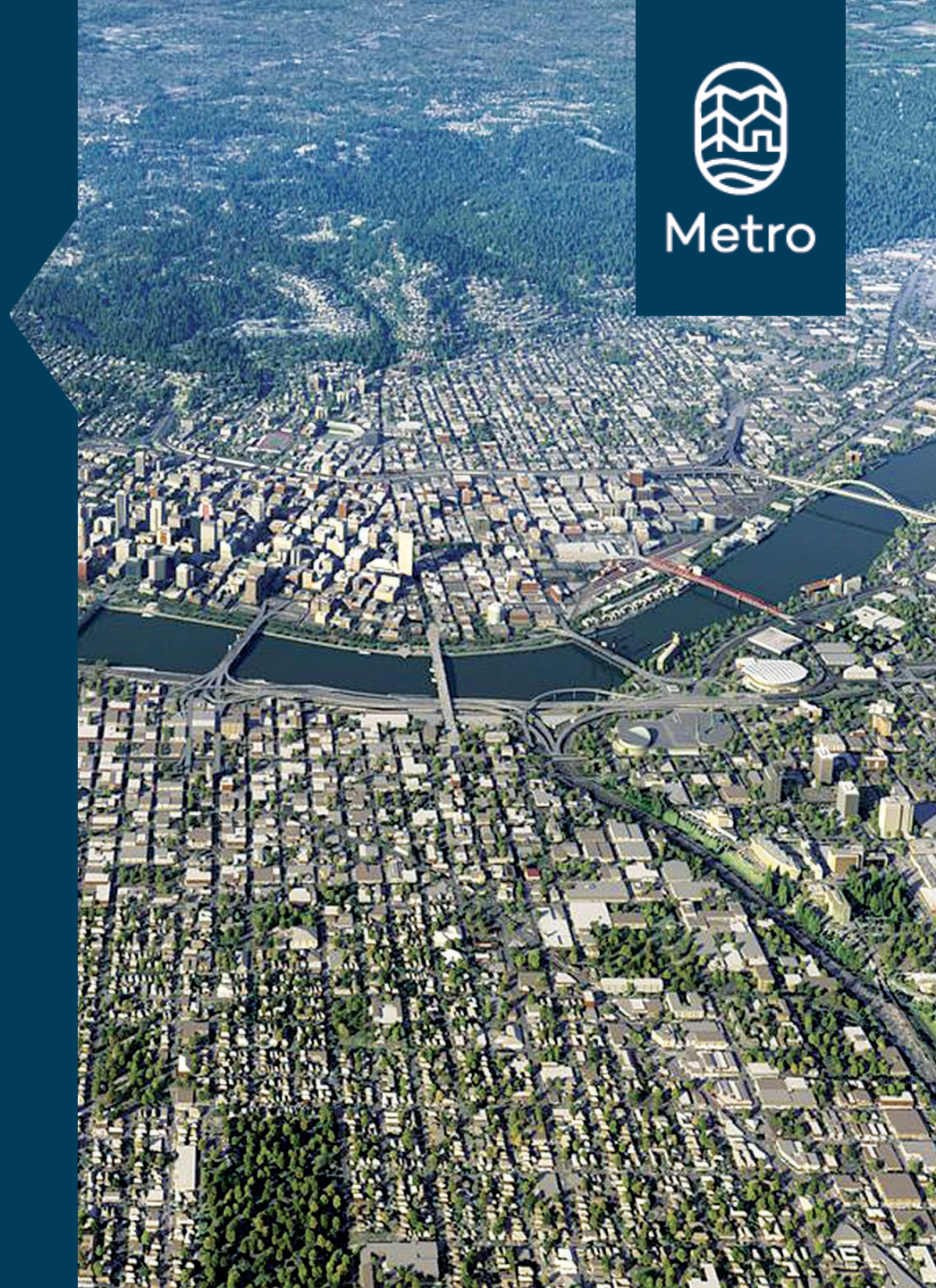


Context for the 2024 urban growth management decision

Stakeholder roundtable
September 29, 2023



Metro



Agenda

1. Urban growth management
 1. The urban growth report
 2. Decision-making process
2. Urban growth report stakeholder roundtable purpose
 1. Work plan overview
3. Activity: Challenges of regional growth

2024 urban growth management

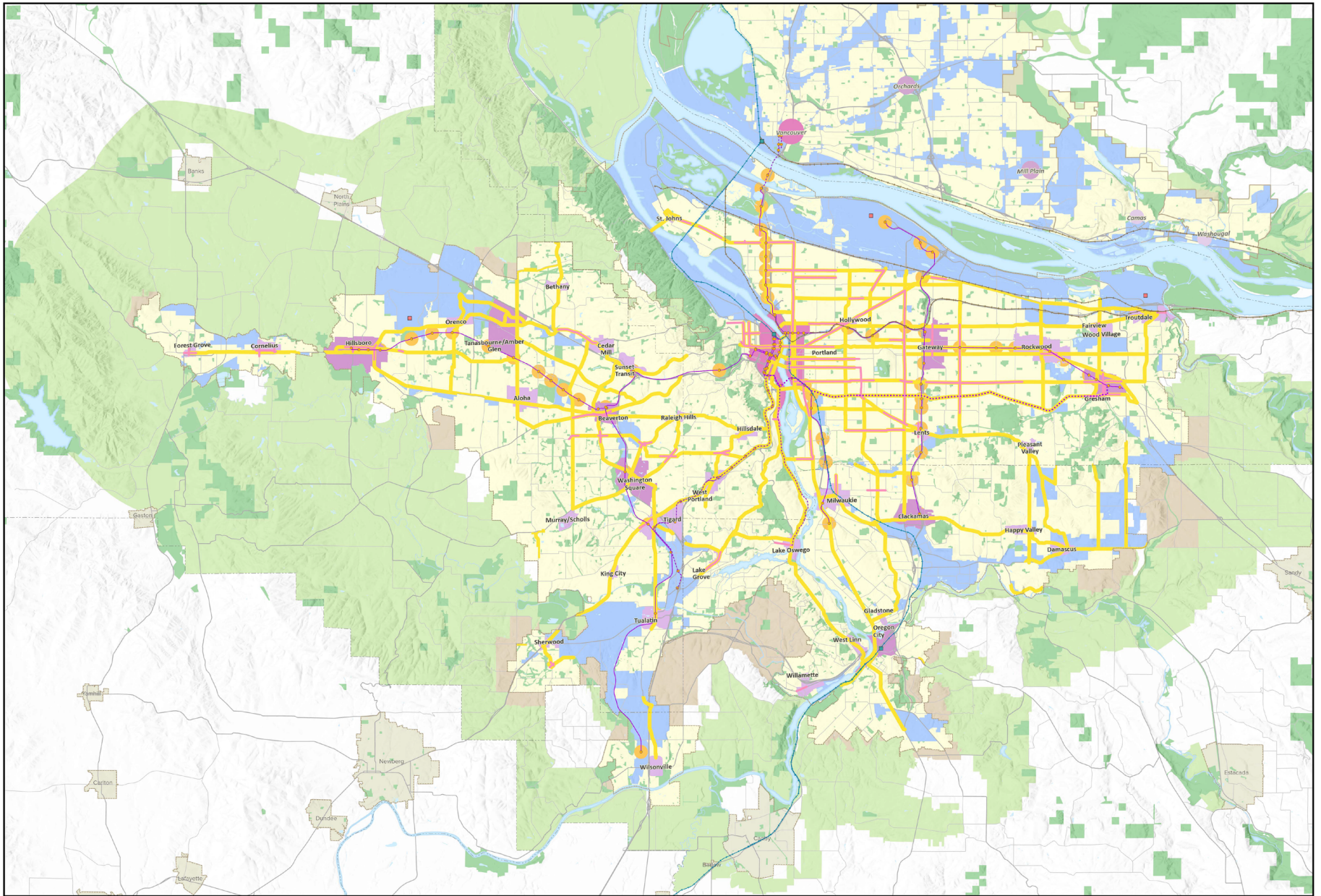
1. What is the urban growth boundary?
 - Why do we have it?
 - How does it move?
 - What are urban and rural reserves?
2. What research is done to prepare for a decision about the boundary?
3. What is the decision-making process?

Urban Growth Boundary

Deliberate planning for growth

Housing tracts, shopping malls, and other kinds of urban development are planned inside, while agricultural lands and open space outside are preserved





2040 Growth Concept Map

May 2023

0 6 12 Miles
0 9.5 19 Kilometers

Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

The map highlights elements of parallel planning efforts including: the 2018 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

- Central city
- Regional center
- Town center
- Station communities
- Main streets
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Existing high capacity transit
- Planned high capacity transit
- - - Proposed high capacity transit tier 1
- Mainline freight
- High speed rail (proposed)
- Neighboring cities
- Airports
- Intercity rail terminal

For more information on these initiatives, visit <http://www.oregonmetro.gov/2040>



Oregon growth management basics

DEMAND

How much land is in demand inside the UGB?

-

BUILDABLE LAND

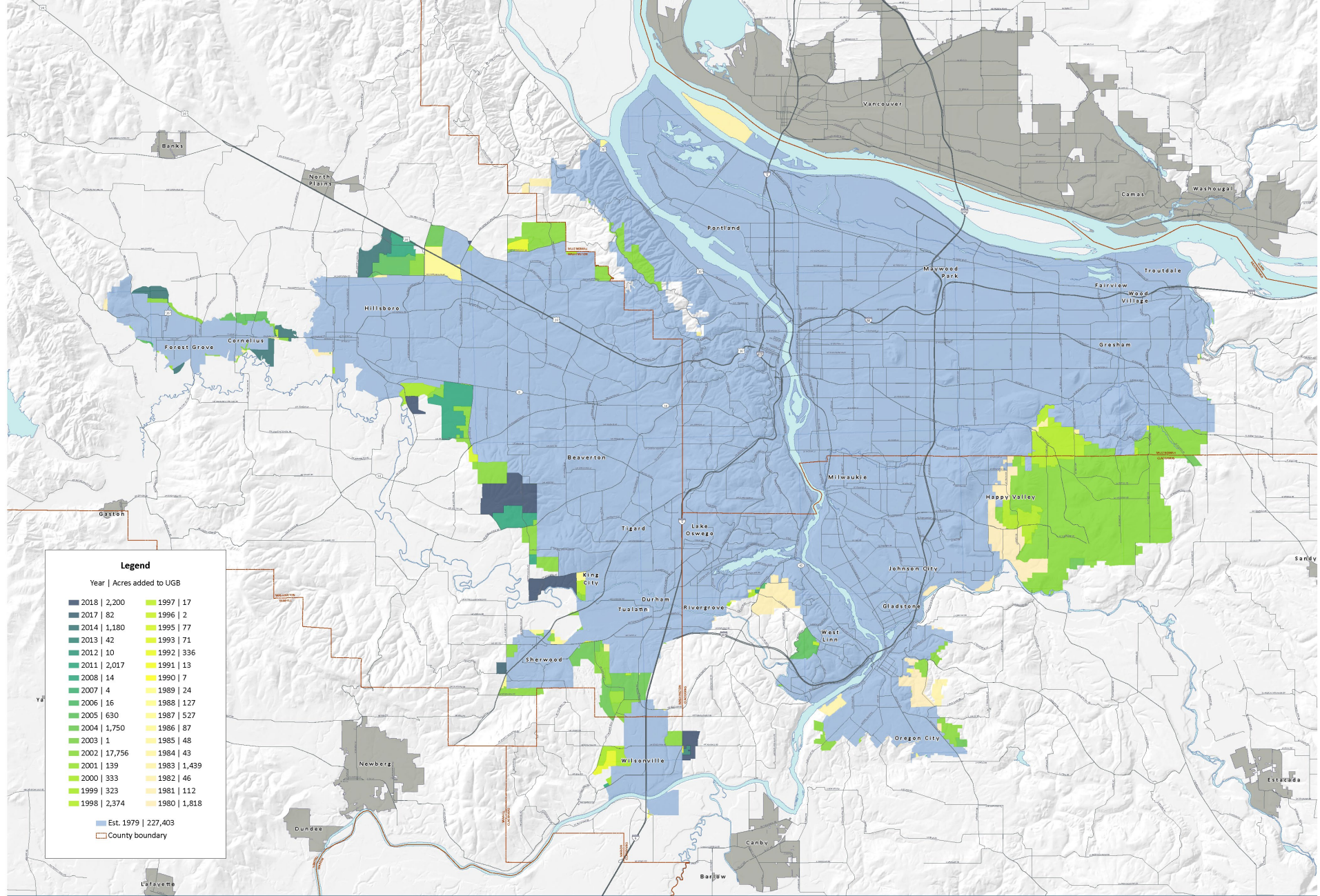
How much land is buildable inside the UGB?

=

UGB
EXPANSION

Is more land is needed because of household and employment growth?

Questions/Discussion



Legend

Year | Acres added to UGB

2018 2,200	1997 17
2017 82	1996 2
2014 1,180	1995 77
2013 42	1993 71
2012 10	1992 336
2011 2,017	1991 13
2008 14	1990 7
2007 4	1989 24
2006 16	1988 127
2005 630	1987 527
2004 1,750	1986 87
2003 1	1985 48
2002 17,756	1984 43
2001 139	1983 1,439
2000 333	1982 46
1999 323	1981 112
1998 2,374	1980 1,818
Est. 1979 227,403	
County boundary	



View source: <https://data.metro.gov/datasets/ugb-expansion-history>

The information on this map was derived from digital data bases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional inaccuracies. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose. Metro reserves the right to make any corrections of any errors as appropriate.



DATA RESOURCE CENTER
 600 NE Grand Ave.
 Portland, OR 97232-2736
 data@metro.gov
 503.797.1742

Urban Growth Boundary expansion history

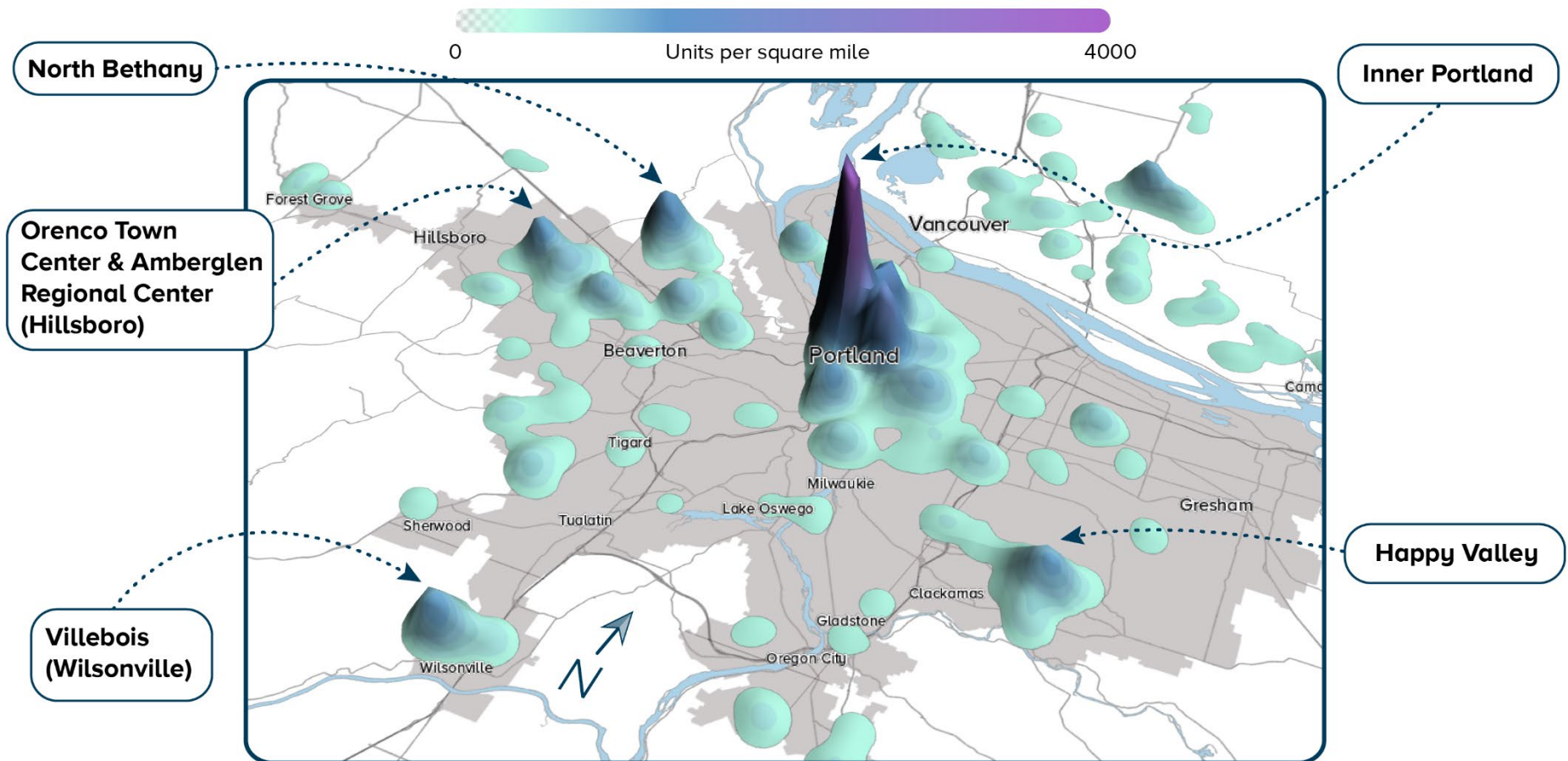
Land readiness is essential

UGB expansions only produce jobs or housing when there is a city that can provide needed pipes, roads, sidewalks, parks and schools



Growth is happening where intended

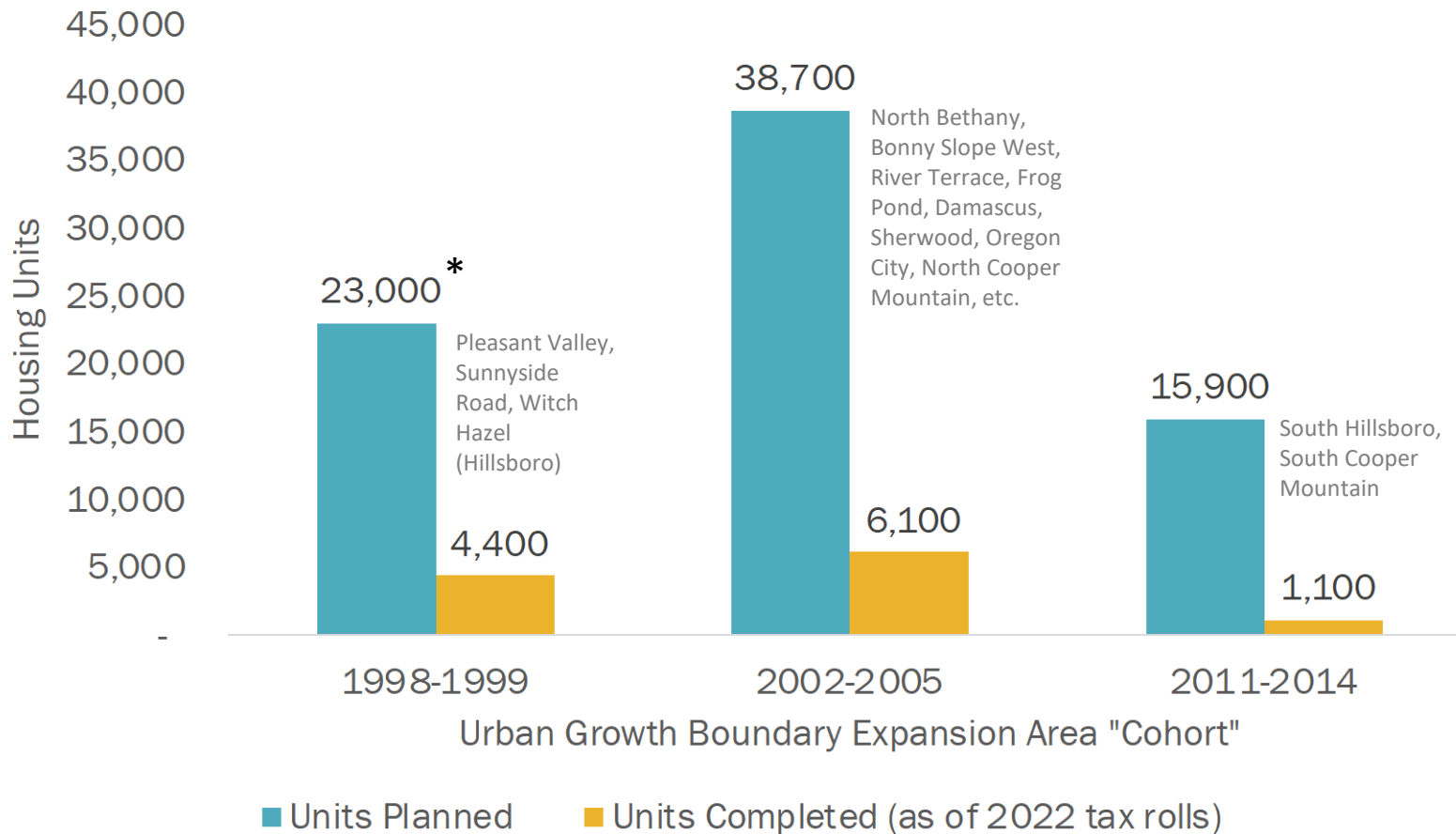
Housing permits in the Portland Metro area, 2009-2017 - units per square mile



Source: Construction Monitor data report Q1 2009 - Q2 2017. Created October 2017

Past UGB decisions that did not emphasize readiness have been slow to produce housing

Estimated Housing Units Planned & Completed in Past UGB Expansion Areas



Sources: Units planned: Metro UGB History; Deliveries: ECONorthwest analysis of 2022 RLIS tax lot data. Note that tax lot data tends to lag construction completions, sometimes by up to a year. * Units planned may include portions of Wilsonville's Villebois, which is not included in estimated units completed.

Metro has improved its growth management process to focus on readiness

Old system

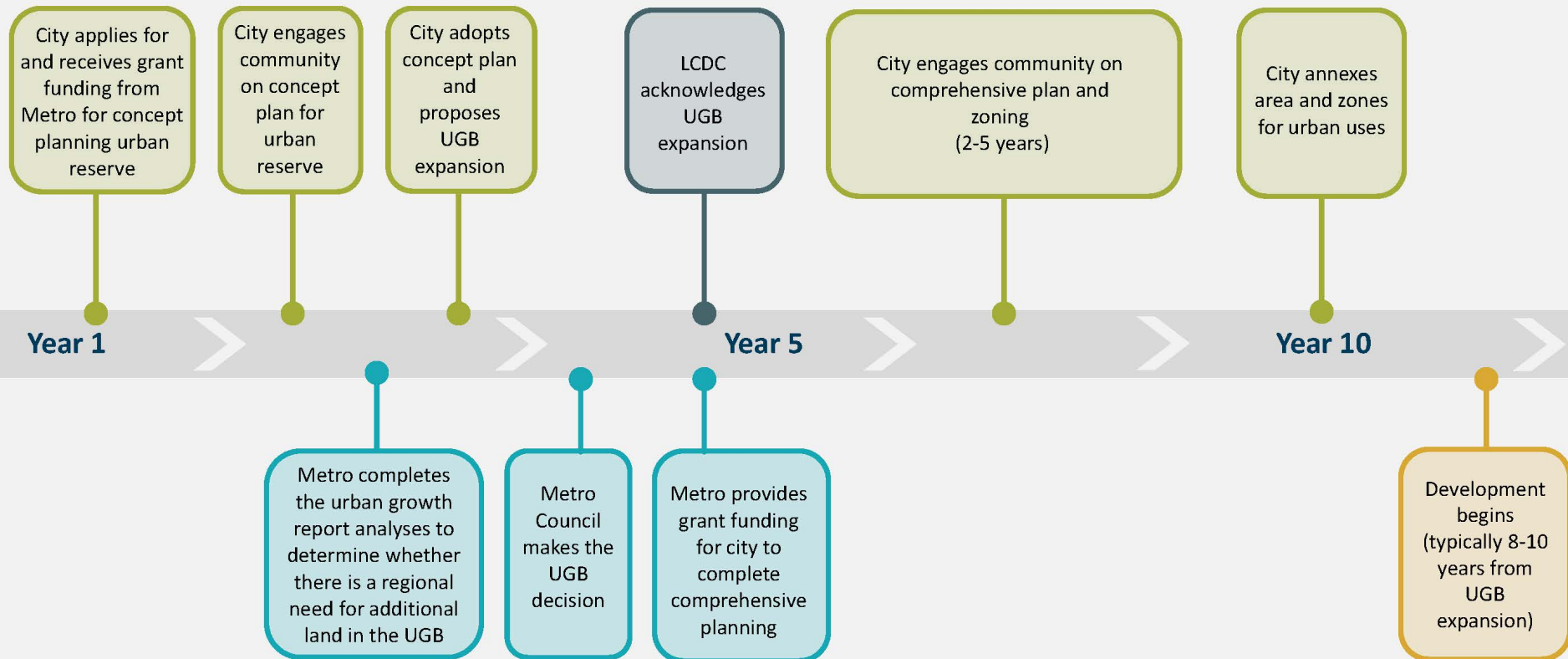


New system



Growth in expansion areas takes time

Development in UGB Expansion Areas

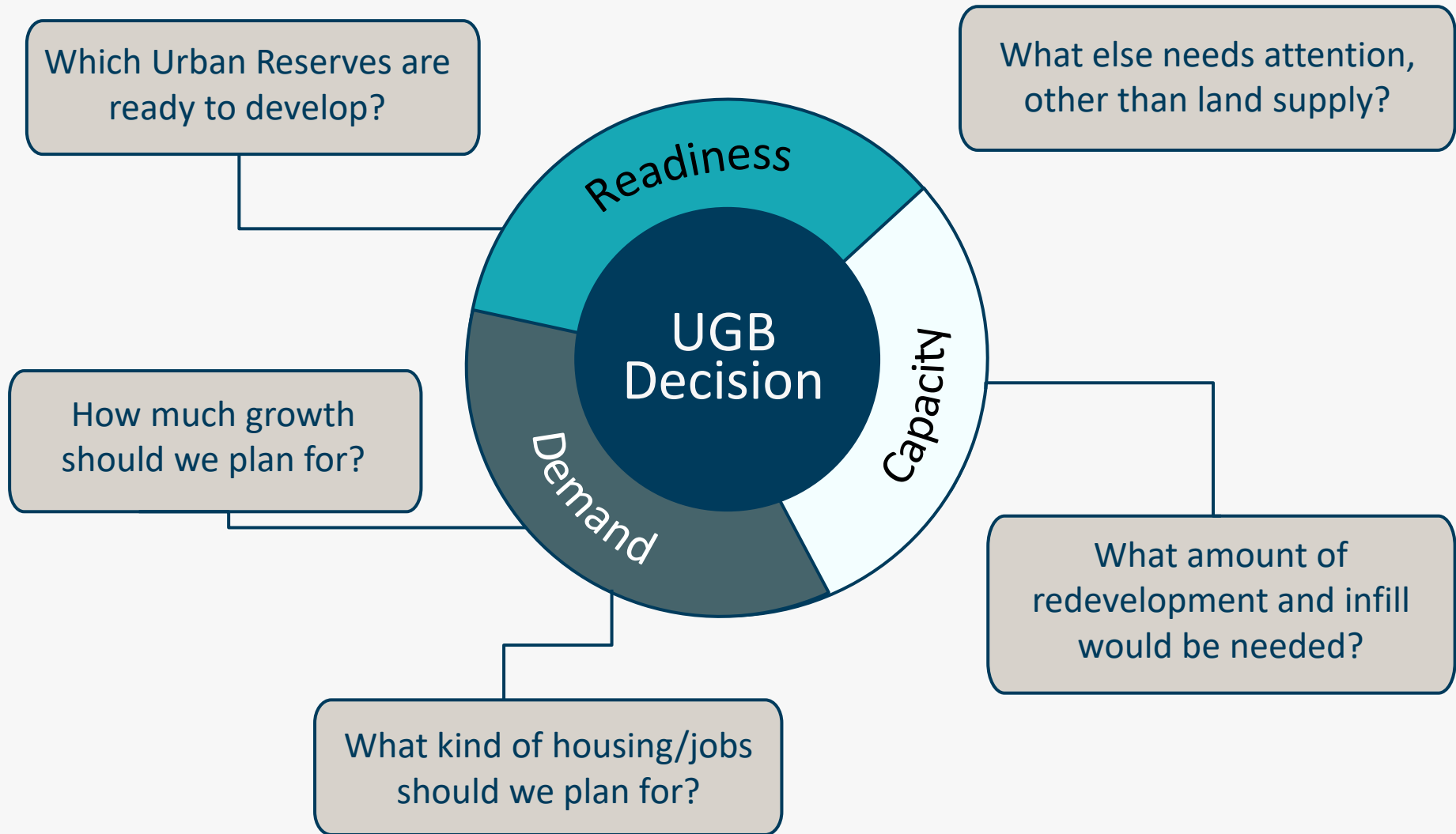


Example: Witch Hazel Village South



- Added to the UGB following the 2018 cycle
- Comprehensive planning began in 2021
- Plan district adopted in 2023
- Construction not yet underway

The UGR is a decision support tool



**Regional
employment
forecast**

**Assessment of
trends**

**Urban Growth
Report:
Employment**

**Employment
site inventory**

**Industrial land
readiness**

**Population and
household forecast**

Development trends:

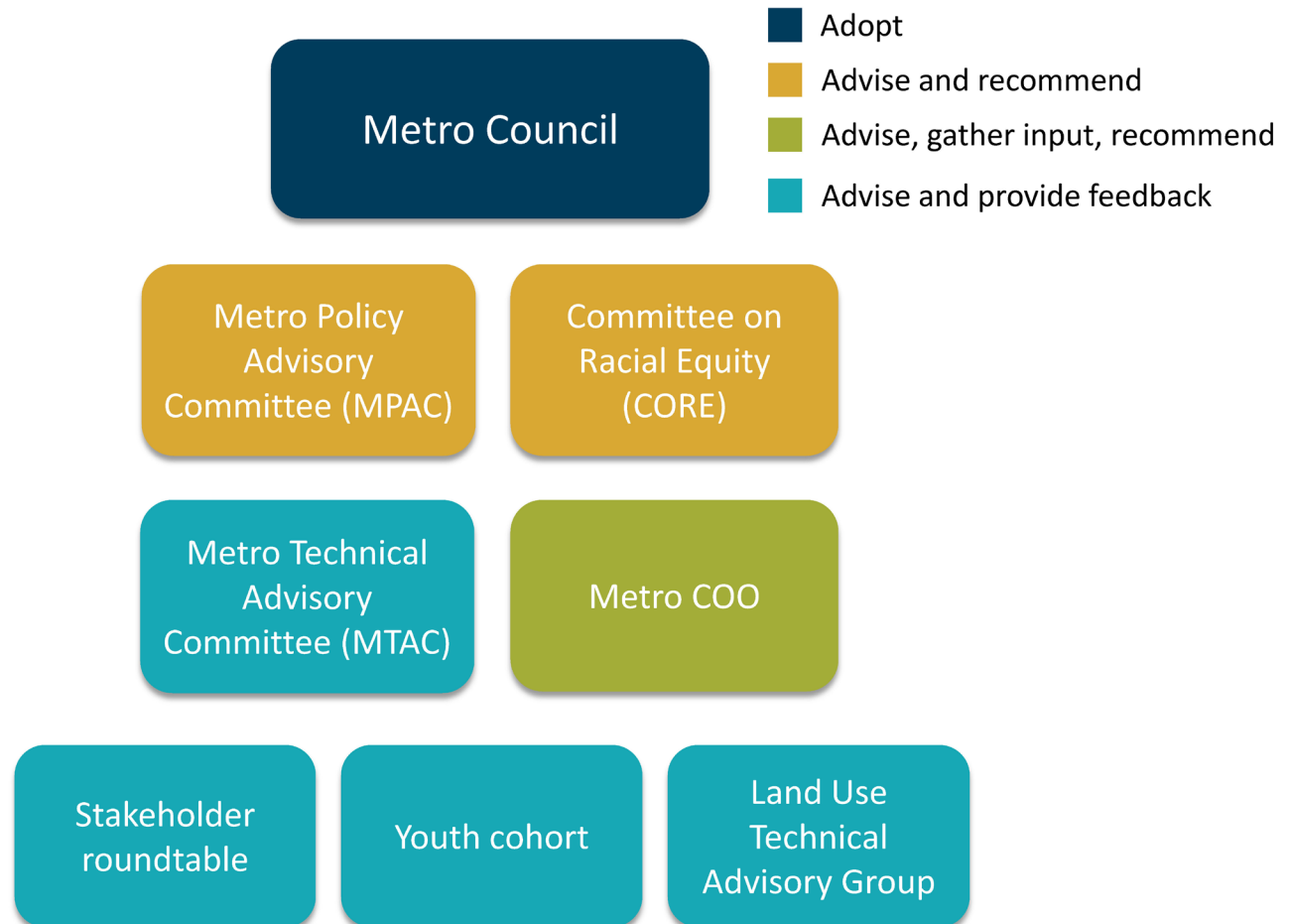
- Price, type, size
- Redevelopment, infill, vacant land

**Urban Growth
Report:
Housing**

Displacement trends

**Housing needs
analysis**

Decision-making framework



Urban growth management committees

Draft - 8/31/23

Adopt

Advise and recommend

Advise and provide feedback



Metro Council

- Makes urban growth management decisions every six years based on information from staff and the community
- Elected officials - Six Councilors and Metro Council President
- A public hearing will be held before the urban growth management decision - *open to the public*

<https://www.oregonmetro.gov/regional-leadership/metro-council>

CORE

- Advise Metro Council on strategies to advance racial equity across Metro's work areas
- Members appointed by Metro Council
- Standing committee with monthly meetings - *open to the public*

<https://www.oregonmetro.gov/regional-leadership/metro-advisory-committees/committee-racial-equity>

MPAC

- Advise the Metro Council on land use issues, including the urban growth boundary - established by the Metro Charter
- 21 voting members representing cities, counties, special districts and the public, and six non-voting members. Three Metro Councilors also participate as non-voting liaisons.
- Meetings are the fourth Wednesday of each month - *open to the public*

<https://www.oregonmetro.gov/regional-leadership/metro-advisory-committees/metro-policy-advisory-committee>

MTAC

- Provide technical feedback to MPAC on regional land use issues including the urban growth boundary
- 35-member committee defined by the Metro Charter and made of planners, citizens, and business representatives
- Meetings are monthly on the third Wednesday from Jan to Sept - *open to the public*

<https://www.oregonmetro.gov/regional-leadership/metro-advisory-committees/metro-technical-advisory-committee>

LUTAG

- Provide Metro staff with technical advice on the 2024 Urban Growth Report methods and results, with a particular focus on estimates of housing and job capacity based on local knowledge
- Local land use planners from jurisdictions within the Metro boundary and other technical experts from interested organizations
- Fall 2023 through spring 2024, meetings as needed

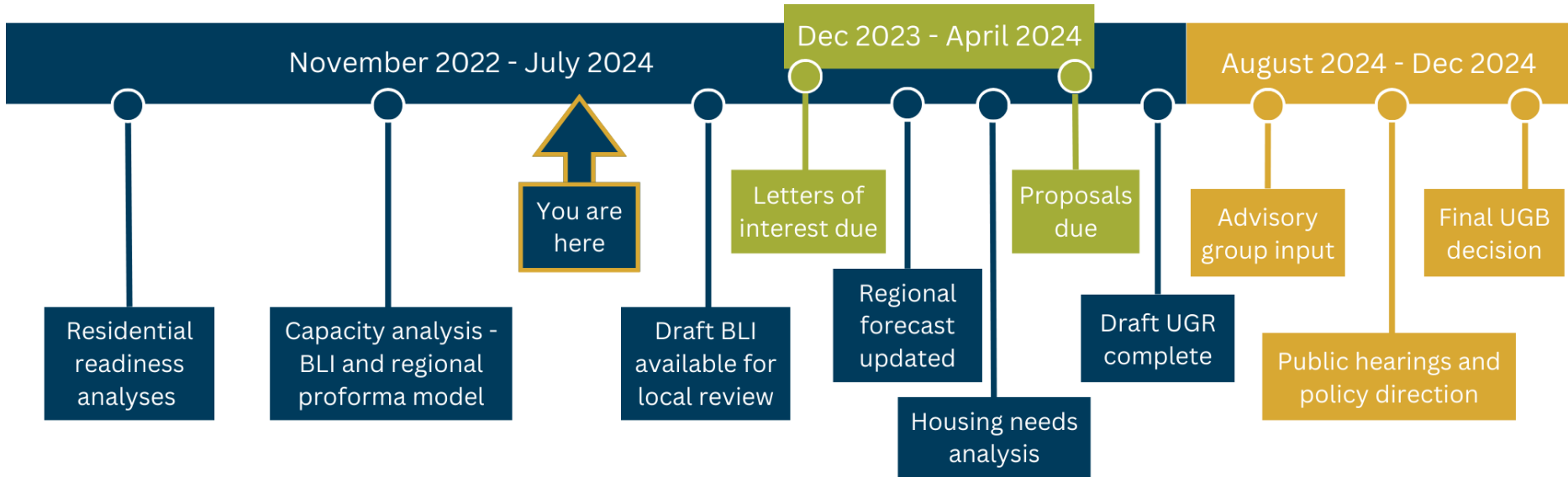
Youth cohort

- Members learn about regional urban growth management in Oregon and how to participate in decision-making
- 15 young people from across the region, ages 14-25
- Eight meetings, from fall 2023 - fall 2024

Urban growth report stakeholder roundtable

- Members contribute perspectives to the content of the 2024 Urban Growth Report
- Range of stakeholders representing a variety of industries and work or live in different parts of the region
- Monthly meetings September 2023 to spring 2024 - *open to the public*

Technical work and analysis: Developing the urban growth report	City expansion proposals	Metro Council decision
<ul style="list-style-type: none"> • Buildable land inventory (BLI) • Regional forecast • Capacity analysis • Employment trends and site characteristics • Housing needs analysis • Residential readiness analyses • Draft urban growth report (UGR) 	<ul style="list-style-type: none"> • Letters of interest • Expansion proposals <p><i>2040 planning and development grants available</i></p>	<ul style="list-style-type: none"> • Consider Metro staff and advisory group recommendations • Public hearings • Policy direction • Final decision



Questions/Discussion

Stakeholder roundtable purpose

1. Transparency
2. New perspectives on the 2024 UGR
3. Discover topics related to growth that are important to stakeholders (regional vision)
4. Staff will consider the group's feedback when preparing a recommendation for the Metro Council UGB decision

STAKEHOLDER ROUNDTABLE Your Role in the UGB Process

UGB PROCESS TIMELINE AND KEY MILESTONES

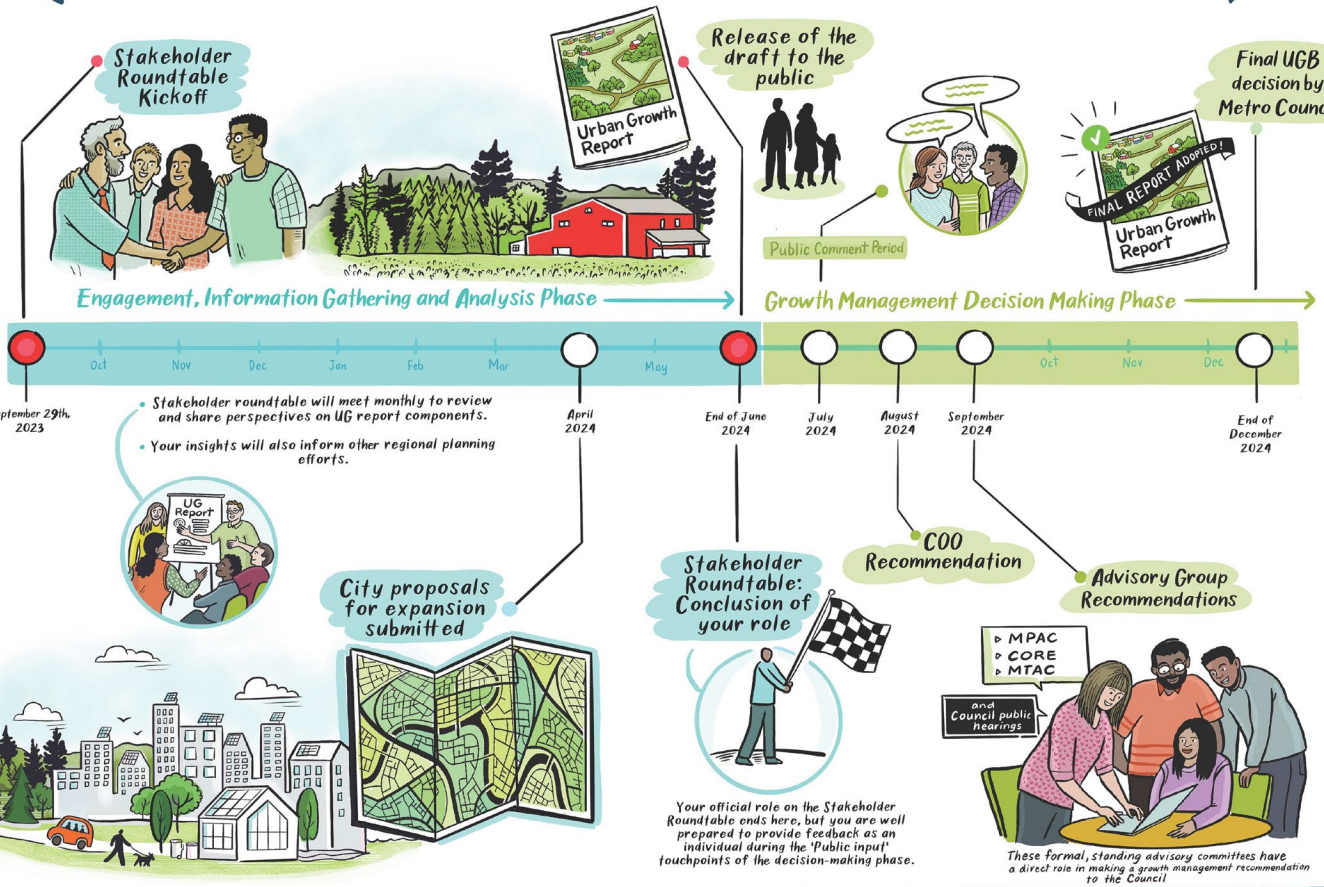


MEMBERSHIP

- Range of stakeholders representing a variety of industries who work or live in different parts of the region.
- Appointed by Metro's COO.
- Forum is also open to the public.

YOUR ROLE

- ✓ **What's in scope.**
In this role you are:
- Developing shared understanding around the UGB process - including the underlying rationale (the "why") and the analytical aspects that inform the process (the "how").
 - Sharing your lived experiences, perspectives and ideas with Metro staff to help shape thinking around the UGB.
- ✗ **What's out of scope.**
In this role, you are not:
- Making any growth management decisions.
 - Making direct recommendations to the Metro Council.



Work plan overview

- Introductions and roundtable purpose
- Capacity estimates
- Housing need
- Economic conditions and trends
- Regional growth forecast
- Historic regional development trends
- City UGB expansion proposals
- Employment land analysis results
- Draft Urban Growth Report review

Meetings

- Monthly
- Every other meeting on Zoom starting in October
- Each meeting builds on the last
- Meeting follow-up/make-up available
- Staff contact: Jaye Cromwell

Questions/Discussion

Activity: Challenges of regional growth

What are your hopes/thoughts and worries about regional growth?



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