



Urban growth management: Concept plans and the Sherwood West expansion proposal

CORE

June 20, 2024

Technical work and analysis: Developing the urban growth report

- Buildable land inventory (BLI)
- Regional forecast
- Capacity analysis
- Employment trends and site characteristics
- Housing needs analysis
- Residential readiness analyses
- Draft urban growth report (UGR)

City expansion proposals

- Letters of interest
- Expansion proposals

2040 planning and development grants available

Metro Council decision

- Consider Metro staff and advisory group recommendations
- Public hearings
- Policy direction
- Final decision

Nov 2022 - July 2024

Dec 2023 - April 2024

Aug 2024 - Dec 2024

Residential readiness analyses

Capacity analysis - begin BLI and regional proforma model

Draft capacity analysis available for local review

Letters of interest due

Regional forecast updated

Housing needs analysis

Proposals due

Draft UGR public comment period

Advisory group input

Public hearing

Final UGB decision

Engagement

- MTAC
- MPAC
- CORE
- Land Use Technical Advisory Group
- Jurisdictional outreach
- Urban growth report roundtable
- Youth cohort
- Interest group presentations

Project timeline

July 9: Draft UGR is released for public comment period (ends July 30)

Discussion of draft UGR:

July 9: Council Work Session

July 17: MTAC

July 24: MPAC

July 26: UGR roundtable

August 14: COO recommendation released

Discussion of COO recommendation:

August 21: MTAC

September 3: Council Work Session

September 11: MPAC

Discussion of final overall recommendations:

September 18: MTAC (recommendations to MPAC)

September 19: CORE (recommendations to Council)

September 21: Council holds public hearing on COO recommendation

September 25: MPAC (recommendations to Council)

October 1: Final UGR prepared per Council direction

November 28: Council first reading of ordinance; public hearing

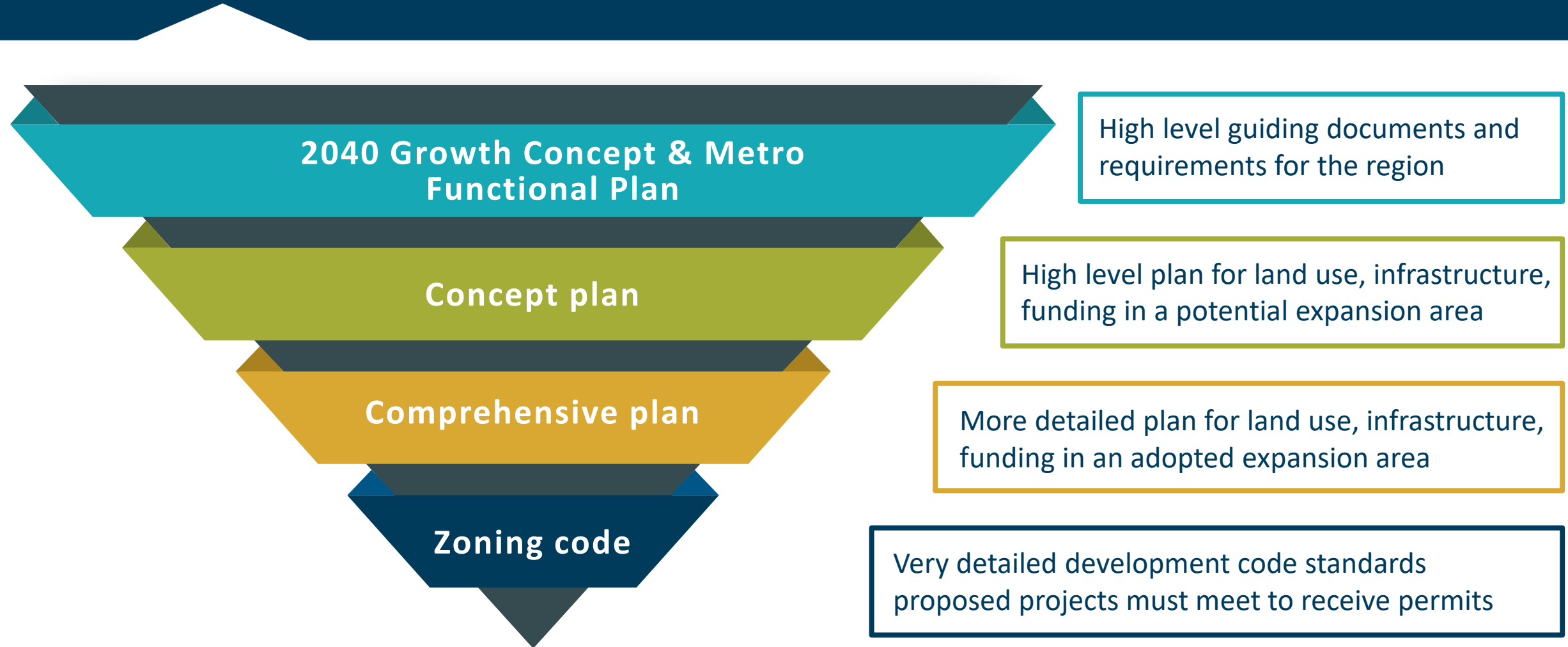
December 12: Council second reading of ordinance; final decision

**The draft UGR
and beyond**

Concept plan required by Metro to demonstrate readiness

- Metro policy adopted in 2010 to ensure city readiness for expansion area
- To date, all UGB expansions that had city proposals have been supported by Metro

What is a concept plan?



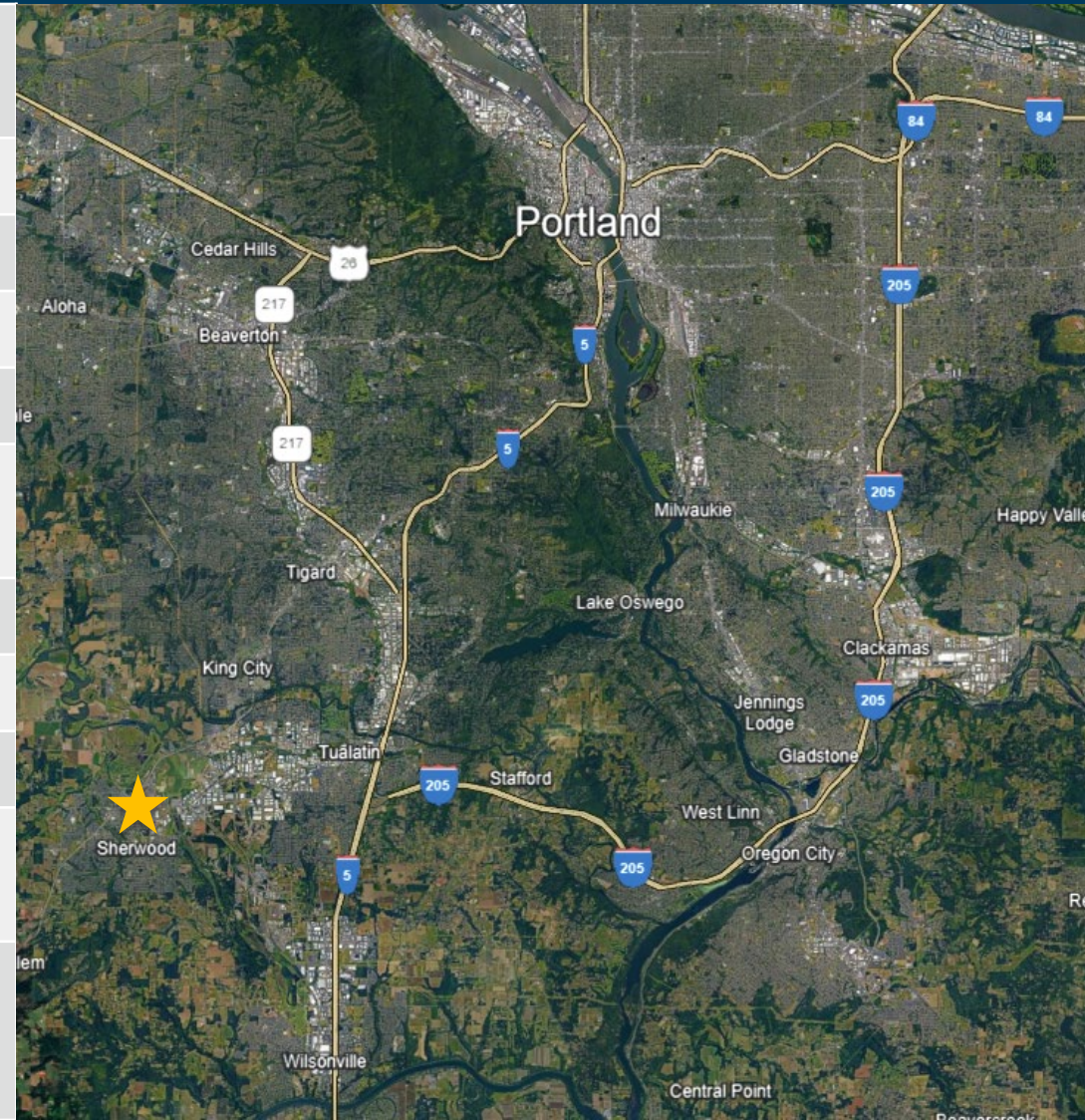
Elements of a concept plan

- Background context
- Community engagement
- Vision and goals
- Existing conditions
- Land use alternatives
- Concept plan maps
- Implementation



Sherwood context

	Sherwood	Portland MSA	Oregon
Total population	20,450	2,512,859	4,237,256
American Indian and Alaska Native	0.8%	1.1%	1.5%
Asian	5%	7%	5%
Black or African American	0.7%	3%	2%
Native Hawaiian and Other Pacific Islander	0.4%	0.6%	0.4%
Some Other Race	3%	6%	6%
Two or More Races	10%	11%	10.5%
Hispanic or Latino	7%	13%	14%
Population identifying as white alone, not Hispanic or Latino	82%	69%	72%
Population speaking a language other than English at home <i>Top language</i>	12% <i>Spanish (4%)</i>	18% <i>Spanish (8%)</i>	15% <i>Spanish (9%)</i>

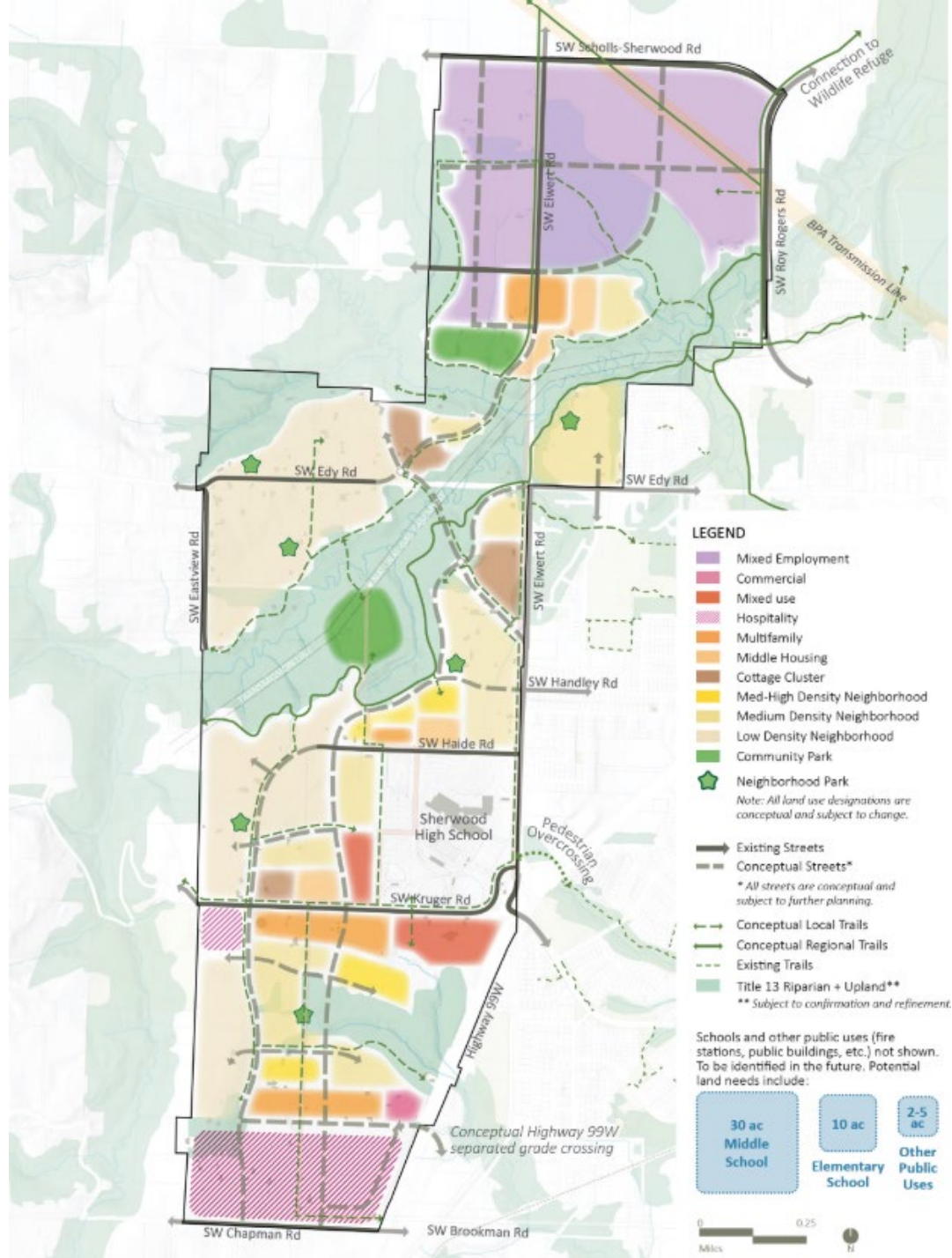


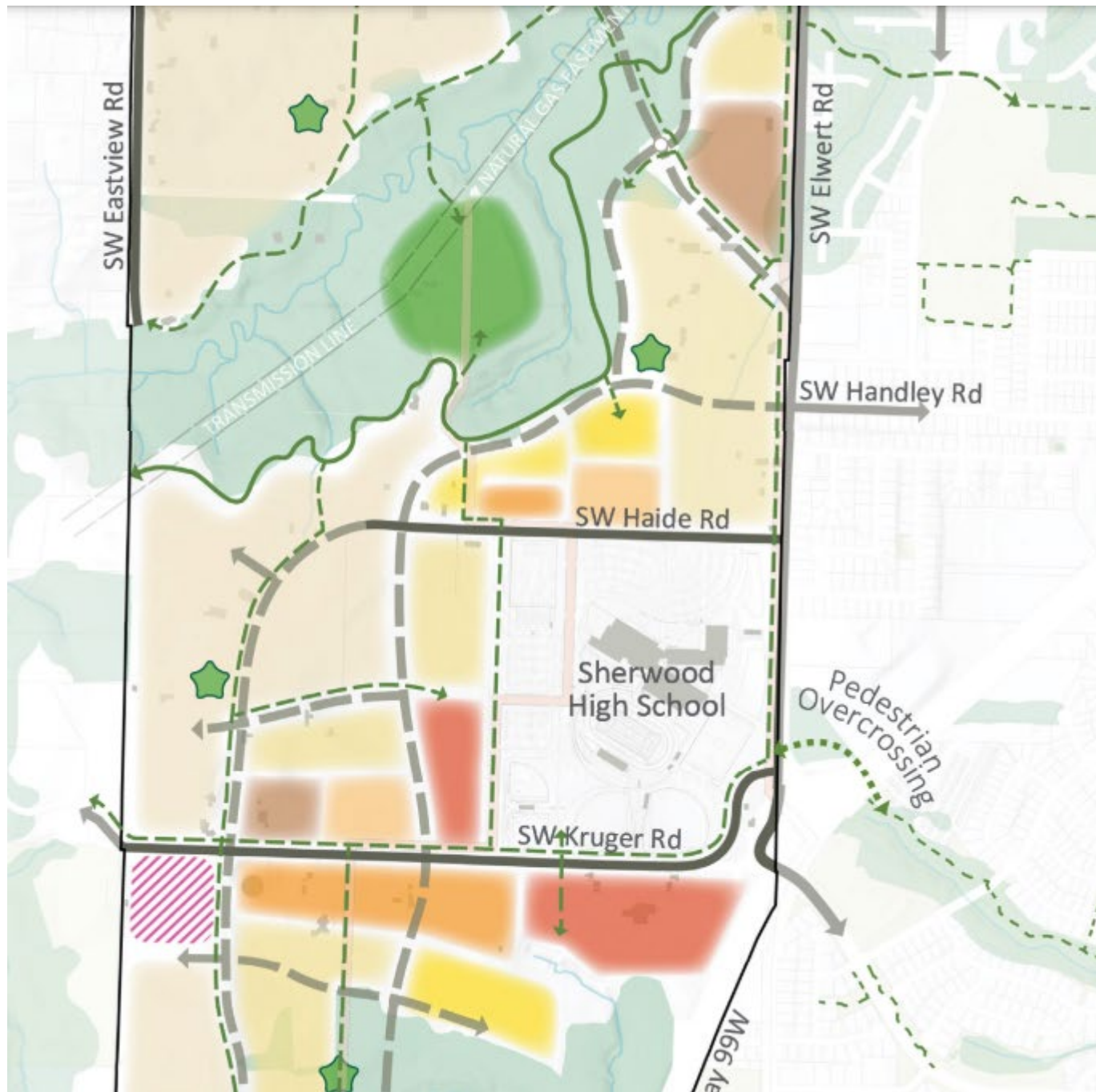
Sherwood context

	Sherwood	Portland MSA	Oregon
Educational attainment <i>Bachelor's degree or higher</i>	50%	42%	36%
Older population <i>Age 65+</i>	10%	17%	19%
Employment rate	66%	64%	60%
Median household income	\$109,770	\$89,312	\$75,657
Median gross rent	\$1,980	\$1,555	\$1,370
Rent-burdened households <i>Households spending 30%+ of income on rent</i>	55%	50%	53%
Homeownership rate	74%	62%	63%
Median home value	\$520,500	\$556,700	\$475,600



How do you read and understand a concept plan map?





LEGEND

- Mixed Employment
- Commercial
- Mixed use
- Hospitality
- Multifamily
- Middle Housing
- Cottage Cluster
- Med-High Density Neighborhood
- Medium Density Neighborhood
- Low Density Neighborhood
- Community Park
- Neighborhood Park

Note: All land use designations are conceptual and subject to change.

- Existing Streets
 - Conceptual Streets*
- * All streets are conceptual and subject to further planning.*

- Conceptual Local Trails
- Conceptual Regional Trails
- Existing Trails

- Title 13 Riparian + Upland**
- ** Subject to confirmation and refinement.*

Conditions of approval

- Part of growth management ordinance
- Provide clarity for cities proposing UGB expansions
- Supplement regional regulations or state law if needed
- Advance Metro Council priorities

Conditions of approval - examples

- Housing density and mix
- Housing affordability
- Mix of uses
- Public engagement expectations
- Deadlines



Discussion: What does CORE want to hear from Sherwood staff?

- Let's spend some time brainstorming some key topic areas that you want to hear more about from the Sherwood team.
- What are 1-2 questions in each topic area?

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