



Metro

Urban growth management: COO/Staff Recommendations

MPAC

September 11, 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

Regional
forecast
updated

Housing
needs
analysis

Draft UGR public
comment period

Public
hearing

Final UGB
decision

Letters of
interest due

Proposals
due

Advisory
group input

Engagement

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

Project timeline

	July	August	September	October	November	December
Council	Discussion of draft Urban Growth Report released July 9	Public comment survey available until August 22 COO/Staff recommendation released August 26	Public hearing on COO/Staff recommendation	Council direction on intended decision	Council first reading; public hearing	Council second reading; final decision
MPAC			Discuss COO/Staff recommendation; <i>Recommendation to Council</i>			
MTAC			Discuss COO/Staff recommendation; <i>Recommendation to MPAC</i>			
CORE			Discuss COO/Staff recommendation; <i>Recommendation to Council</i>			

Public comment survey themes

- Optimism about **future growth potential**
- Interest in **more housing and job opportunities** in Sherwood
- Importance of **housing affordability**
- **Housing choices** for seniors, young families and other demographic groups
- Impacts of a potential UGB expansion on **traffic**, due to lack of transit options in Sherwood
- Impacts on **farmland and agricultural activities**
- Impacts on the **environment and climate change**
- Impacts of new development on existing **public infrastructure**
- Use **land within the UGB** before expanding

Housing capacity gap range

- UGB housing capacity deficits: 1,000 – 5,300 homes

Table 4. Sherwood West Housing Estimates

	Density Range (Net)	Total Acres (Net)	% of Residential Acres	Total Housing Units (with % of Middle Housing in Neighborhood areas)			
				0% MH	10% MH	20% MH	50% MH
Multi-Family	16.8 to 24	33	10%	798	798	798	798
Middle Housing	5.5 to 11	16	5%	173	173	173	173
Cottage Cluster	12.8 to 16	23	7%	362	362	362	362
Med/High Density Nbhd	5.5 to 11	23	7%	248	279	311	406
Medium-Density Nbhd	5.6 to 8	102	30%	816	990	1,163	1,683
Low-Density Nbhd	3.5 to 5	144	42%	720	1,008	1,296	2,160
TOTAL		340	100%	3,117	3,610	4,103	5,582
<i>Total Average Density</i>				9.2	10.6	12.1	16.4
<i>Total Average Density with Open Space</i>				7.8	9.0	10.3	13.9

Need for large industrial sites

- Current surplus of industrial land, however, at smaller sizes
 - Average lot size: 3.8 acres; Median lot size: 1.7 acres
- 2022 Oregon Semiconductor Taskforce Report
 - Statewide need for four sites of 50 – 100 acres suitable for high tech manufacturers

Recommendations: Sherwood West



**Expand the
UGB to include
Sherwood
West urban
reserve**

Conditions of approval

- Amount of housing
- Housing affordability
- Protections for large industrial sites to grow the region's high-tech manufacturing sector
- Broad based community engagement
- Tribal consultation

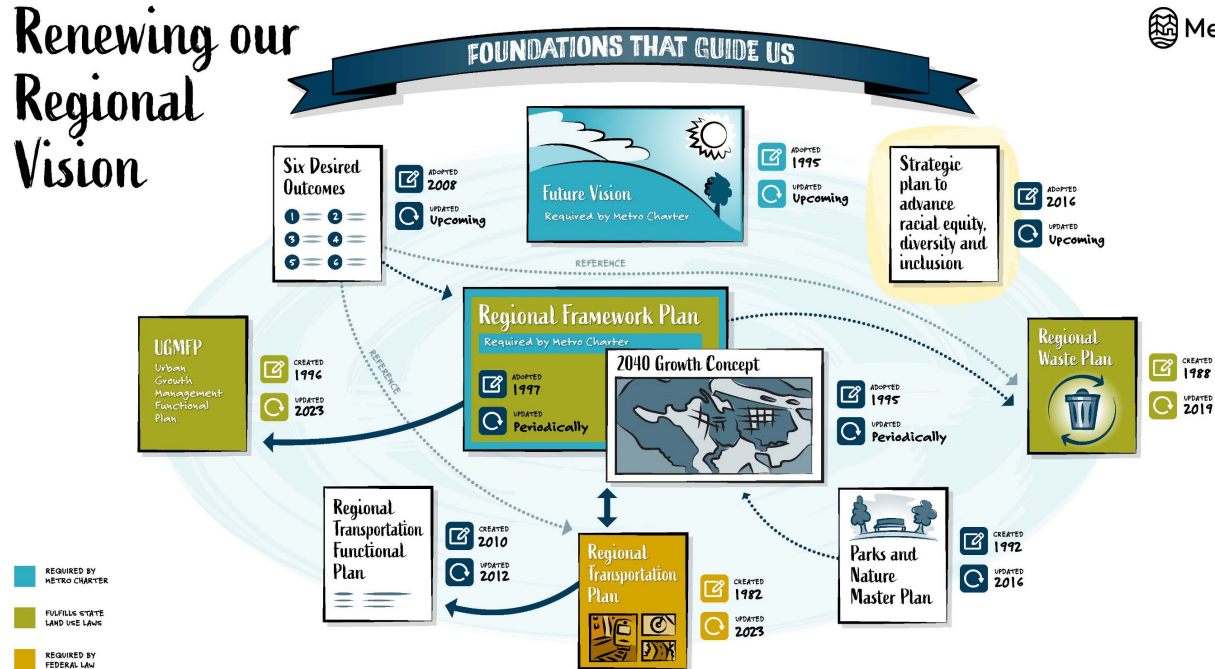
Additional recommendations for Metro

Revise how we accounted for slopes on employment lands

- DLCD advised Metro to use a 10% slope threshold when inventorying buildable employment lands

Update the region's vision for its future

Renewing our Regional Vision



Improve how we assess equity in growth management decisions

- Possible amendments to Title 11 of the Urban Growth Management Functional Plan to require local governments to complete equity assessments when concept planning for new urban areas

Consult with Tribes

- Identify possible requirements for local governments to consult with Tribes when concept planning and comprehensive planning new urban areas
- Identify opportunities to ensure and improve Metro's Urban Growth Report technical analyses are inclusive of relevant tribal priorities, expertise, and data sets

Questions?

Questions for MPAC

1. Do you agree with the COO recommendation that there is a need to add Sherwood West to the UGB?
2. Do you agree with the categories identified in the COO recommendation?
 - Recommendations for Metro
 - Conditions of approval for Sherwood

Next steps

- MPAC will determine their recommendation to Metro Council at the next meeting on September 25th
- Council public hearing on COO/Staff recommendation: September 26th

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Examples of recent expansions

Table 1: Expansion area density comparisons

Expansion Area	Concept Plan [^]	Community Plan/Master Plan
2018: Cooper Mountain (Beaverton)	10.6 du/na	12 du/na
2018: Frog Pond East and South (Wilsonville)[#]	9.9 du/na	13.3 du/na
2018: Witch Hazel Village South (Hillsboro)	11.7 du/na	12.9 – 18 du/na
2018: Kingston Terrace (King City)	11.2 du/na	11.9 du/na
2023: River Terrace 2.0 (Tigard)	13.6 du/na	In progress

[#]Frog Pond West was subject of 2002 UGB expansion – average density was 6.3 units/na

[^]These numbers come from concept plans, when available, and in some cases do not include ROW takeouts

Example from SB 1537

At least 30% of residential units subject to affordability restrictions

- Rentals for households with income 80% or less of area median income - *\$94,400 for a family of four*
- Ownership for households with income 130% or less of area median income - *\$151,970 for a family of four*