

A G E N D A

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METRO

MEETING: METRO TECHNICAL ADVISORY COMMITTEE
 DATE: April 1, 2009
 DAY: Wednesday
 TIME: 10:00 a.m. to noon
 PLACE: Room 370A&B

TIME	AGENDA ITEM	ACTION REQUESTED	PRESENTER(S)
10:00 a.m.	CALL TO ORDER AND INTRODUCTIONS		Robin McArthur
1. 1 hour	20 and 50 Year Regional Population and Employment Range Forecast <i>Purpose: To discuss 20 and 50 year range forecasts, how they will be used in capacity analysis and urban reserves and questions posed by MPAC</i>	Discussion	Malu Wilkinson
2. 1 hour	Review Local Aspirations Summary and Investment Opportunities* <i>Purpose: To discuss what we have heard and how the information will be used</i>	Discussion	Chris Deffebach
12:00 noon	ADJOURN		

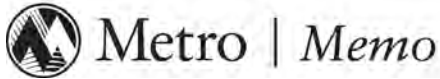
**As requested at the last MTAC meeting, the original local aspirations request memo sent to planning directors in November 2008 is included in the packet.*

Next regularly scheduled meeting (MTAC meets the 1st & 3rd Wednesday of the month): April 15, 2009

For further information or to get on this mailing list, contact Paulette Copperstone @ paulette.copperstone@oregonmetro.gov or 503-797-1562

Metro's TDD Number – 503-797-1804

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Date: March 24, 2009
To: MTAC
From: Malu Wilkinson
Re: 20 and 50 year Regional Population and Employment Range Forecasts

Background and context:

To inform the regional discussion of growth management choices and the possible implications of those choices, Metro has developed a range population and employment forecast. This forecast is derived from national economic and demographic information and adjusted by Metro based on regional growth factors. The forecast has two end dates (2030 and 2060) to serve two purposes:

Purpose of the 2030 forecast: Oregon land use laws require that Metro maintain a supply of buildable land inside the UGB to accommodate estimated housing needs for twenty years. Metro fulfills a similar role in determining whether or not there is adequate capacity for employment. This draft 2030 forecast is a necessary step towards Metro's compliance with these requirements and is the determination of how much growth is expected. A separate analysis of the region's capacity to accommodate growth is included in the UGR.

Purpose of the 2060 forecast: The 2060 forecast is intended to inform the urban and rural reserves process. Metro and Clackamas, Multnomah and Washington counties are jointly leading this innovative regional effort to study and designate areas outside of the current urban growth boundary that are suitable for accommodating future population and job growth over the next 40 to 50 years (urban reserves) as well as areas that should be preserved for agriculture, forestry and natural resources (rural reserves).

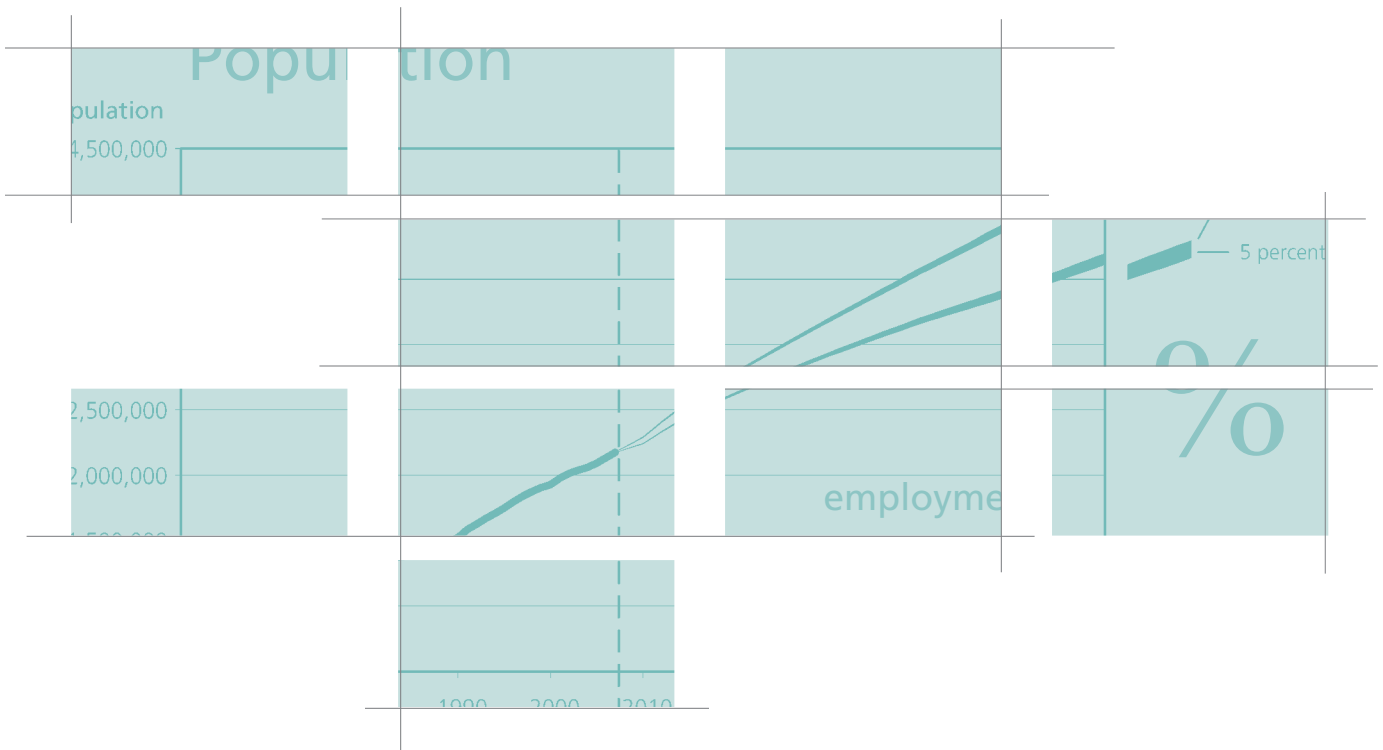
A draft 2060 forecast was released by Metro in May 2008; the current forecast updates that release by starting with an updated 2030 forecast and responding to public comments and questions received on the 2030 to 2060 component. The primary difference between the May 2008 forecast and the forecast described here is that this forecast takes into account worsening global economic conditions. The current economic downturn is anticipated to slow growth over the short term. However, in the longer term, it is expected that the region's population and employment growth will return to long-term trend.

MTAC April 1 discussion

At their March 25 meeting, MPAC will begin discussing the following questions:

- What are the risks of planning for the high or low end of the forecast? Are there different risks associated with planning for:
 - Land use?
 - Transportation investments?
 - Other infrastructure system investments?
- How might particularly effective or ineffective economic development strategies push population and employment growth higher or lower within the forecasted range?
- How might the success or failure of efforts to preserve the region's livability push population and employment growth higher or lower within the forecasted range?
- The range forecast does not account for a number of unknowns such as the possibility of climate change refugees, people that may be displaced from some regions of the planet by climate change. Depending on how our region's future climatic conditions compare with future conditions in other regions, climate changes could result in additional people either entering or leaving our region. How might this additional uncertainty influence how we make decisions?

MPAC may also request feedback from MTAC on specific questions or issues. The executive summary of the 20 and 50 year Regional Population and Employment Range Forecasts is included in the MTAC packet.



EXECUTIVE SUMMARY

20 and 50 year

**Regional population and employment
range forecasts**

March 2009 draft

PURPOSE OF THE 2030 FORECASTS

Oregon land use laws require that Metro maintain a supply of buildable land inside the urban growth boundary to accommodate estimated housing needs for twenty years. Metro fulfills a similar role in determining whether or not there is adequate capacity for employment. This draft 2030 forecast is a necessary step towards Metro's compliance with these requirements and is the determination of how much growth is expected. A separate analysis of the region's capacity to accommodate growth is included in the urban growth report.

PURPOSE OF THE 2060 FORECASTS

The 2060 forecast is intended to inform the urban and rural reserves process. Metro and Clackamas, Multnomah and Washington counties are jointly leading this innovative regional effort to study and designate areas outside of the current urban growth boundary that are suitable for accommodating future population and job growth over the next 40 to 50 years (urban reserves) as well as areas that should be preserved for agriculture, forestry and natural resources (rural reserves).

A draft 2060 forecast was released by Metro in May 2008; the current forecast updates that release by starting with an updated 2030 forecast and responding to public comments and questions on the 2030 to 2060 component.

DISCLAIMER

These forecasts illustrate a range of possible population and employment outcomes and trends for the greater Portland metropolitan area over a 50-year period. These forecasts are intended to inform local and regional public policy discussions and do not represent any policy agenda or policy decision of the Metro Council.

OVERVIEW

To inform the regional discussion of growth management choices and the possible implications of those choices, Metro has developed a range population and employment forecast. This forecast is derived from national economic and demographic information and is adjusted by Metro based on regional growth factors.

The forecasts cover the seven-county Portland-Beaverton-Vancouver Primary Metropolitan Statistical Area (PMSA), as defined by the U.S. Office of Management and Budget. It does not predict where within the statistical area future population and jobs may locate nor does it determine what portion may locate within the Metro urban growth boundary. Possible trends will be discussed fully in the urban growth report, to be released in Spring 2009.

The region must make a number of choices about how it will accommodate forecasted growth and what the possible implications of those choices may be.

Regional choices: Is the region willing and able to provide the necessary public facilities and services, governance and investments to accommodate population and employment growth and support the creation of sustainable, vibrant communities?

Local choices: How willing and able are the region's cities, counties and public service providers to make targeted investments and public improvements in their urban centers, transportation corridors and employment areas in order to support long-term population and employment growth?

Map 1: Portland-Beaverton-Vancouver OR-WA PMSA



Geographic extent of the regional forecast encompasses seven counties. The Metro urban growth boundary comprises a fraction of the land area of the region.

SUMMARY FORECAST RESULTS

Population and employment forecast ranges are provided for the years 2030 and 2060 for the entire seven-county Portland-Beaverton-Vancouver Primary Metropolitan Statistical Area, which consists of Clackamas, Columbia, Multnomah, Washington and Yamhill counties in Oregon as well as Clark and Skamania counties in Washington. Though this forecast does not predict where growth will occur within the seven-county statistical area, it is safe to say that not all of it will be within Metro's boundary.

The forecast indicates a 90 percent chance that the population of the seven-county statistical area in 2030 will be between 2.9 and 3.2 million people. For 2060, the forecast projects a 90 percent probability that the population of the same area will be between 3.6 and 4.4 million people. In 2000, the population was 1.9 million people.

On the employment side, the forecast indicates a 90 percent chance that there will be between 1.3 and 1.7 million jobs in the statistical area in 2030 and a 90 percent chance that there will be between 1.7 million and 2.4 million jobs in the same area in 2060. In 2000, there were approximately 973,000 jobs.

Where the region's population and employment numbers ultimately land will be affected by several factors. They include varying conditions in the local and global economies, changing population and workforce demographics, and policy decisions and investments made in local communities that may attract particular types of population and employment growth to certain areas of the region.

Next steps

Spring 2009: Metro will release a preliminary urban growth report with analyses of the region's capacity to accommodate the next twenty years of residential and employment growth within the existing urban growth boundary. The 2030 forecast informs the preliminary capacity analyses. The urban growth report will discuss what share of the forecasted growth may happen within the urban growth boundary. Metro will also release a final 2060 forecast that informs the designation of urban reserves.

Summer 2009: Regional leaders will engage in a more specific discussion of the long-term aspirations of local communities and the capacity assumptions in the preliminary analyses, culminating in a draft urban growth report to be issued in September 2009.

Fall 2009: The Metro Council will, with Clackamas, Multnomah and Washington counties, adopt urban and rural reserves. Urban reserves will be informed by the 40-50 year population and employment range forecast.

December 2009: The Metro Council will accept a 2030 population and employment range forecast and submit a final urban growth report to the Oregon Land Conservation and Development Commission that describes any capacity gap to be addressed in 2010.

2010: Local and regional governments will continue to implement policies and investments to create and enhance great communities while accommodating anticipated growth. Metro Council will submit plans to accommodate at least 50 percent of any 20-year capacity need to LCDC.

2011: If any additional 20-year capacity need remains, the Metro Council will consider urban growth boundary expansions into designated urban reserves.

ABOUT THE RANGE

Why use a range instead of a point forecast?

To plan for the future, it is important to have an idea what the future might look like. In making any prediction, it is necessary to acknowledge uncertainty. Predictions that declare absolute certainty can be regarded with skepticism.

Weather forecasting is an example. Which forecast is more trustworthy and provides more useful information for planning?

Five days from today, it will be sunny.

or...

Five days from today, there is a 65 percent chance of sunny weather.

If you rely on the first forecast, you may end up stuck in the rain without an umbrella. If you rely on the second forecast, you have the opportunity to consider whether or not it is worth taking an umbrella along.

Forecasting population and employment growth and subsequently making land use, transportation, and investment decisions is a similar exercise, though with higher stakes. The use of a range forecast allows for the consideration of a number of possible outcomes, rather than only planning for one future. Using a range forecast is more likely to result in growth management decisions that result in adaptable, resilient communities that are able to adjust course when conditions change. This ability to be adaptable is more critical than ever considering today's volatile fuel prices, an economic crisis of historic proportions, and the need to take significant and immediate actions to reduce greenhouse gas emissions.

What does the range mean?

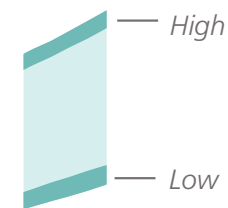
As with a weather forecast, this population and employment range forecast is expressed in terms of probability. The methodology for producing the range forecast is described in more detail later in this document.

Low end of range: There is a five percent chance that actual growth will be less than or equal to the low end of the range.

High end of range: There is a 95 percent chance that actual growth will be less than or equal to the high end of the range.

Stated differently, there is a 90 percent chance that growth will occur within the outer bounds of the forecasted range.

Forecast range probability
90 percent probability



What kinds of questions should we consider in light of the range forecast?

The range forecast prompts questions for policy makers to consider such as:

- What are the risks of planning for the high or low end of the forecast? Are there different risks associated with planning for land use, transportation investments or other infrastructure system investments?
- How might the success or failure of efforts to preserve the region's livability push population and employment growth higher or lower within the forecasted range?
- How might particularly effective or ineffective economic development strategies push population and employment growth higher or lower within the forecasted range?
- The range forecast does not account for a number of unknowns such as the possibility of climate change refugees – people who may be displaced by climate change. Future climate conditions could result in additional people entering or leaving the region. How might this additional uncertainty influence how we make decisions?

What are some of the variables that affect the forecast?

Some of the basic variables that inform this forecast are birth, death and immigration rates and anticipated economic conditions. The regional economy is increasingly subject to global and national forces that are beyond the region's influence and are not easily quantifiable through standard economic tools. Economic globalization affects the flow of trade, foreign exchange rates, and the cost and availability of foreign and domestic skilled and unskilled labor. Population growth in the region continues to reflect the region's status as one of the nation's more desirable metropolitan areas; in the early part of this decade, our region's population continued to grow even as employment stagnated during the recession.

These are but a few examples of the many factors that will ultimately affect both population and employment trends in the region.

How has recent global economic turmoil influenced the forecast?

Our region is not immune to the recent recession and other economic distress. In the short term, it is expected that job growth will slow in our region. Employment sectors that tend to be most sensitive to downturns in business cycles include construction, manufacturing and professional business services. However, by the year 2020, growth is expected to have returned to the average long-term trend (compared to older forecasts).

Managing in the fog

A recent article in *The Economist* refers to forward-thinking companies like Lego that use range forecasts instead of point forecasts. The article states that scenario planning, which considers a range of possible outcomes, is all the more important during uncertain times since it allows for contingency planning and adaptability.

The Economist (February 26, 2009) *Managing in the Fog*. Accessed online on March 5, 2009 at http://www.economist.com/business/displaystory.cfm?story_id=13184837

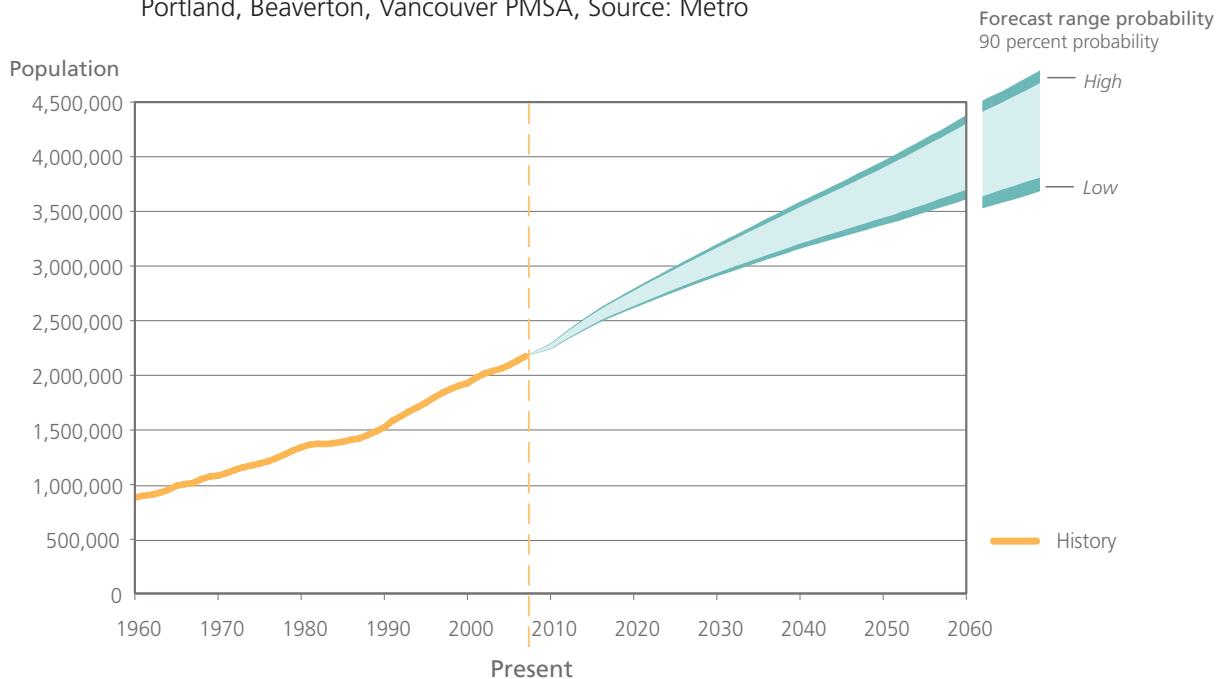
POPULATION RANGE FORECAST RESULTS

In the year 2000, the population of the seven-county statistical area was about 1.9 million people. This forecast estimates that, by the year 2030, the population could grow to a total of 2.9 to 3.2 million people. By the year 2060, the population could grow to a total of 3.6 to 4.4 million people.

Table 1: Population range forecast and annual percentage rate change from year 2000
Portland, Beaverton, Vancouver PMSA, Source: Metro

Year	Low end of range	High end of range
2000	<i>1,927,881 Actual</i>	
2030	2,903,300 1.37% APR	3,199,500 1.70% APR
2060	3,609,300 1.05% APR	4,376,100 1.38% APR

Figure 1: 2007 – 2060 Population forecast
Portland, Beaverton, Vancouver PMSA, Source: Metro



HOUSEHOLD RANGE FORECAST RESULTS

Using forecasted household sizes, the population forecast is translated into a household range forecast.

In the year 2000, there were approximately 742,300 households in the seven-county statistical area. This forecast estimates that, by the year 2030, there could be between 1.2 to 1.3 million households. By the year 2060, there could be between 1.5 to 1.8 million households.

Table 2: Household forecast and annual percentage rate change from year 2000
Portland, Beaverton, Vancouver PMSA, Source: Metro

Year	Low end of range	High end of range
2000	742,300 Actual	
2030	1,181,300 1.56% APR	1,301,800 1.89% APR
2060	1,478,400 1.15% APR	1,792,500 1.48% APR

Figure 2: 2007 – 2060 Household forecast
Portland, Beaverton, Vancouver PMSA, Source: Metro

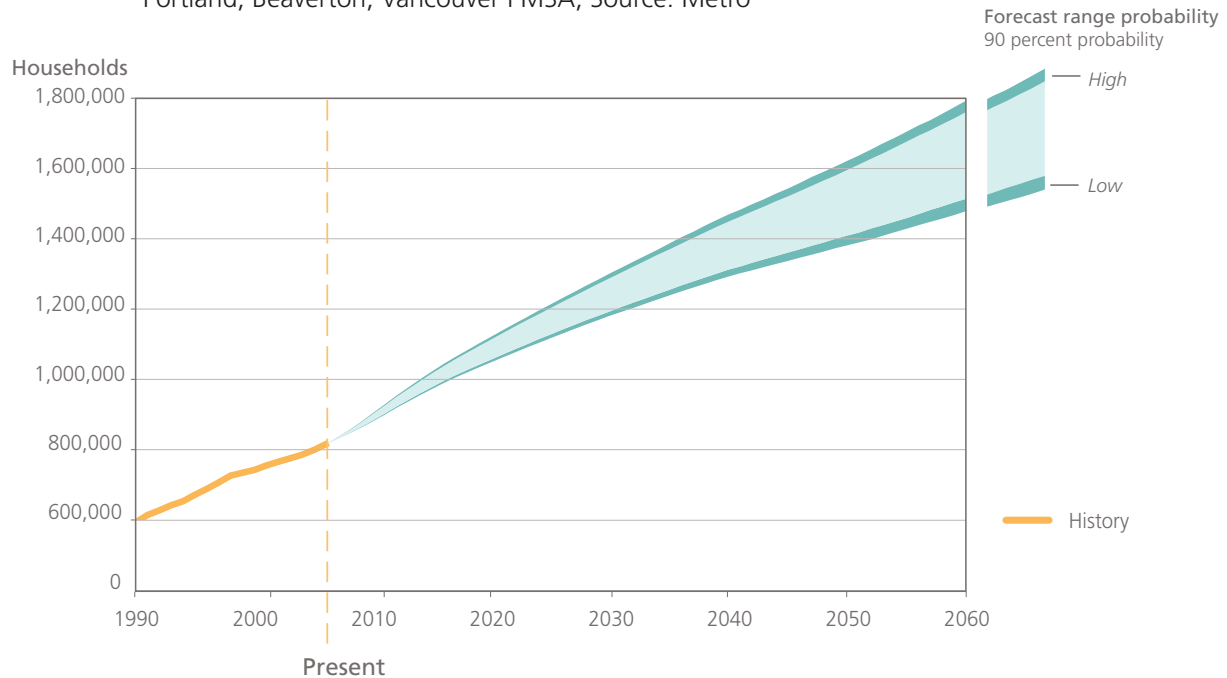
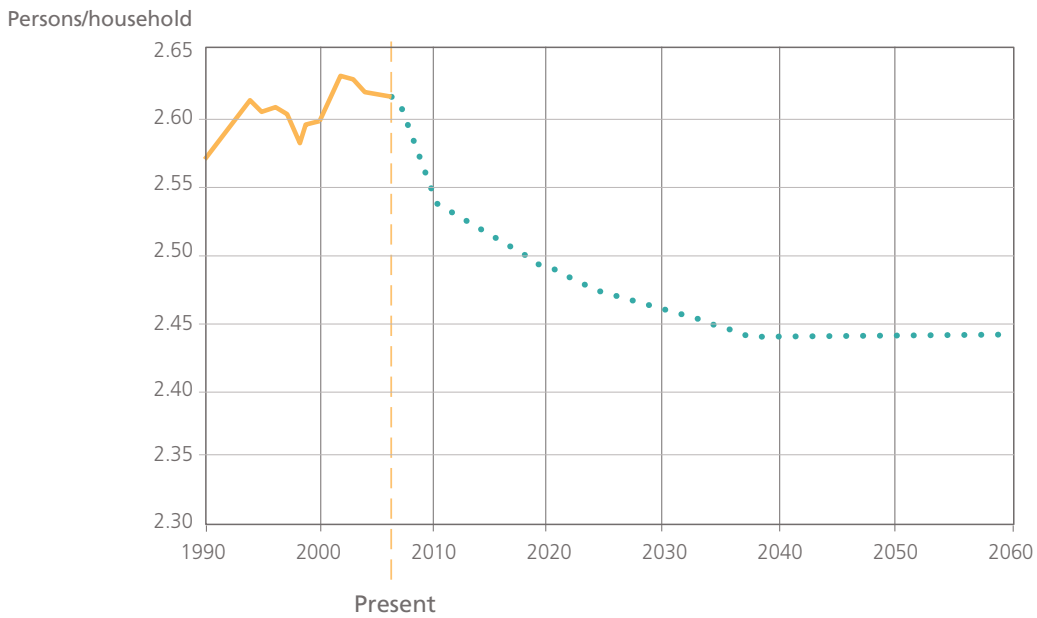


Figure 3: 2007 – 2060 Average household size forecast
Portland, Beaverton, Vancouver PMSA, Source: Metro



What are some expected demographic changes?

The region's population is forecasted to be distributed fairly evenly among different age groups – a trend that is also predicted for the United States as a whole. This is a change from the past when there were progressively fewer people at more advanced ages. One implication of this anticipated change is that a greater percentage of households will be older and without children, resulting in a lower average household size. More demographic detail is presented in the full forecast report.

EMPLOYMENT RANGE FORECAST

This forecast also predicts how many jobs will be in the seven-county statistical area in the future. As with the population and household forecasts, this forecast does not predict where these jobs will be within the seven-county statistical area. Not all forecasted jobs will be within Metro’s jurisdiction.

In the year 2000, the number of jobs in the seven-county statistical area was 973,230. This forecast estimates that, by the year 2030, jobs could grow to a total of 1.3 to 1.7 million. By the year 2060, jobs could grow to a total of 1.6 to 2.4 million.

Economic lows and highs are to be expected at times throughout the course of the analysis period; this forecast focuses on the cumulative, long-term trends.

Table 3: Employment range forecast and annual percentage rate change from year 2000
Portland, Beaverton, Vancouver PMSA, Source: Metro

Year	Low end of range	High end of range
2000	973,230 Actual	
2030	1,252,200 0.84% APR	1,695,300 1.87% APR
2060	1,648,400 0.88% APR	2,422,900 1.53% APR

Figure 4: 2007 – 2060 Employment forecast (nonfarm)
Portland, Beaverton, Vancouver PMSA, Source: Metro

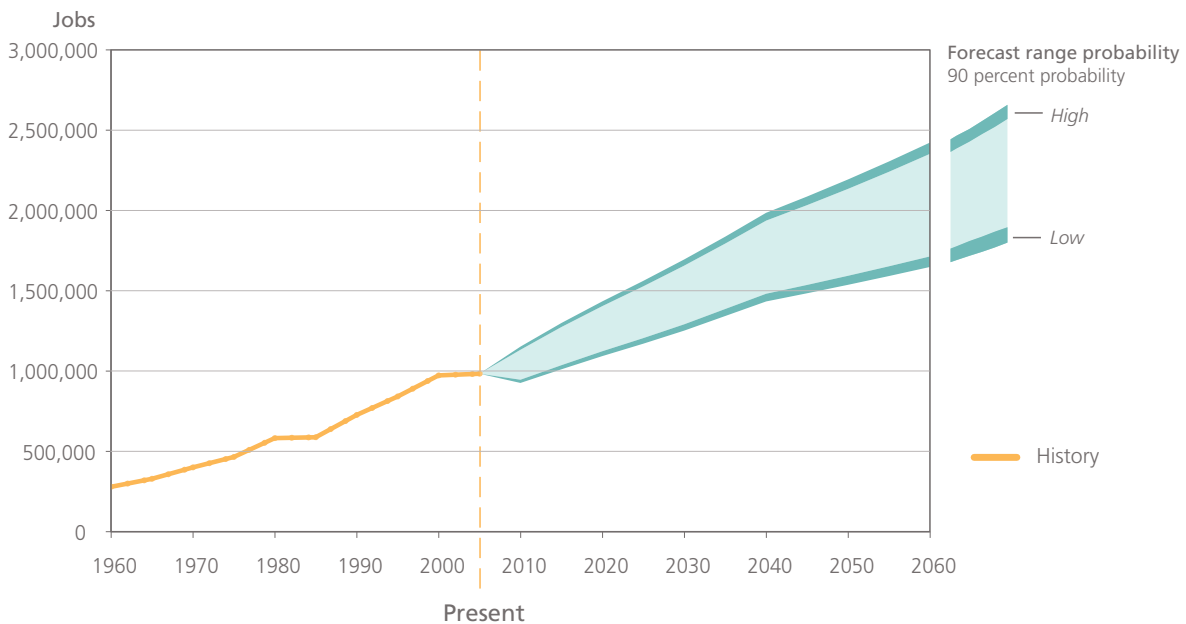
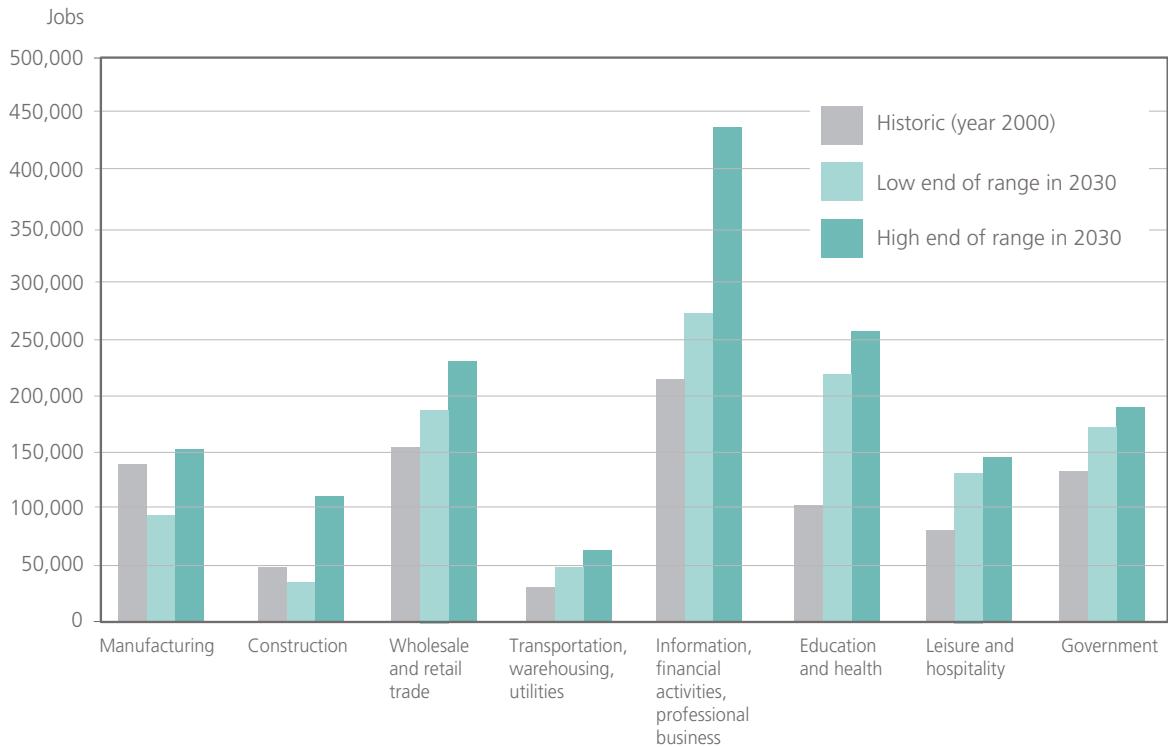


Figure 5: 2007– 2060 Employment forecast by sector
 Portland, Beaverton, Vancouver PMSA, Source: Metro



How might the mix of employment in 2030 compare with 2000?

As in the past, the information, financial activities and professional business sectors are forecasted to make up a substantial share of total future employment (about one-quarter of all jobs) in the seven-county statistical area.

Employment sectors that serve the resident population (e.g. the health and education and construction sectors) tend to show growth that is commensurate with overall population growth. From the years 2000 to 2030, employment in the education and health sectors is predicted to increase by 117 percent (low end of forecast range) to 154 percent (high end of forecast range).

The manufacturing sector is forecasted to see relatively little growth as many of these jobs move overseas. It is likely that the manufacturing jobs that do remain will be those that require specialized training and command competitive wages.

ABOUT THE PROJECTIONS

How Metro produced the projections

Economic trend forecast: Metro first produces the “econometric trend” forecast through 2040 using its own state-of-the-art regional econometric model. This model has been thoroughly vetted by an independent panel of economic and demographic experts from across the U.S. It relies on national growth factors obtained from the economic forecasting firm Global Insight, Inc., as well as birth and death rates derived from the U.S. Census Bureau’s most current “middle series” fertility and survival rates. Both the national economic data and national demographic forecast data are then regionalized based on regional growth factors; net migration into the region pegged to relative differences between regional and national economic growth factors; and actual birth and death rates derived from local vital statistics. Population and migration trends are directly linked to specific economic sectors modeled in the regional econometric model, so employment trends and population growth are dependent upon one another.

Range forecast: The economic trend forecast assumes certain trends for birth rates, death rates and migration rates. Yet there is a degree of uncertainty surrounding those trends. To account for that uncertainty, 10,000 scenarios (*Monte Carlo simulations*) were conducted to determine possible population and employment outcomes if these rates were to differ to a greater or lesser degree from the assumed trends. Using this method, the probability that actual population and employment growth in 2030 and 2060 will be less than or equal to a certain projected or forecasted value was calculated. There is a 95 percent chance that actual growth will be less than or equal to the upper end of the range and a five percent chance that actual growth will be less than or equal to the bottom end of the range.

Extrapolating the forecast beyond the year 2040

Global Insight does not produce a U.S. macroeconomic outlook that extends more than 30 years into the future. Consequently, to complete the “econometric trend” forecast to the full 2060 horizon, the post-2040 population trend from the regional econometric forecast has simply been extrapolated forward to converge with the trend growth rate predicted for U.S. population.

The projected employment trend to 2040 is also derived from Metro’s regional econometric model and driven by the Global Insight U.S. macroeconomic outlook. Post-2040 employment projections are extrapolated based on a stable employment-population ratio.

How do these projections compare with other projected growth rates?

To put Metro’s forecast into context, Table 4 summarizes forecasted annual percentage rates of population growth from several different sources for the entire United States, Oregon, and the Portland metro region. The annual percentage rates of growth are for the 2000 to 2030 time period. This table shows forecasted growth rates increasing as the geography moves from nation to state to region. Of these three geographic scales, forecasted growth rates for the entire United States are the lowest since the large geography includes a variety of urban and rural areas, many of which are forecasted to grow slowly. Forecasted growth rates for Oregon are higher than rates for the United States since the historic trend of coastal states growing faster than interior states is expected to continue. Finally, given that a substantial portion of the Portland metro region is urban, its forecasted growth rates are even higher. Metro’s regional forecasts (Table 4) are in keeping with regional forecasts conducted by the Oregon Office of Economic Analysis and Global Insight.

Table 4: Forecast comparisons

Population growth Annual percentage rate 2000 – 2030	Geography of forecast	Forecast source	
0.85%	United States	U.S. Census middle series (2004)	
0.95%	United States	Global Insight (4th quarter, 2008)	
1.14%	Oregon	Global Insight (2008)	
1.16%	Oregon	U.S. Census middle series (2005)	
1.18%	Oregon	OR Office of Economic Analysis (2004)	
1.28%	Portland metro region (3 counties)	OR Office of Economic Analysis (2004)	
1.40%	Portland metro region (7 counties)	Global Insight Regional Service (2008)	
1.37%	Portland metro region (7 counties)	Metro – low end of range (2009)	} Current forecast
1.70%	Portland metro region (7 counties)	Metro – high end of range (2009)	

Source: US Census as compiled by Metro (for purposes of calculation consistency, the geographic extent of the PMSA used here is the same seven counties even though the PMSA's boundaries have changed over time)

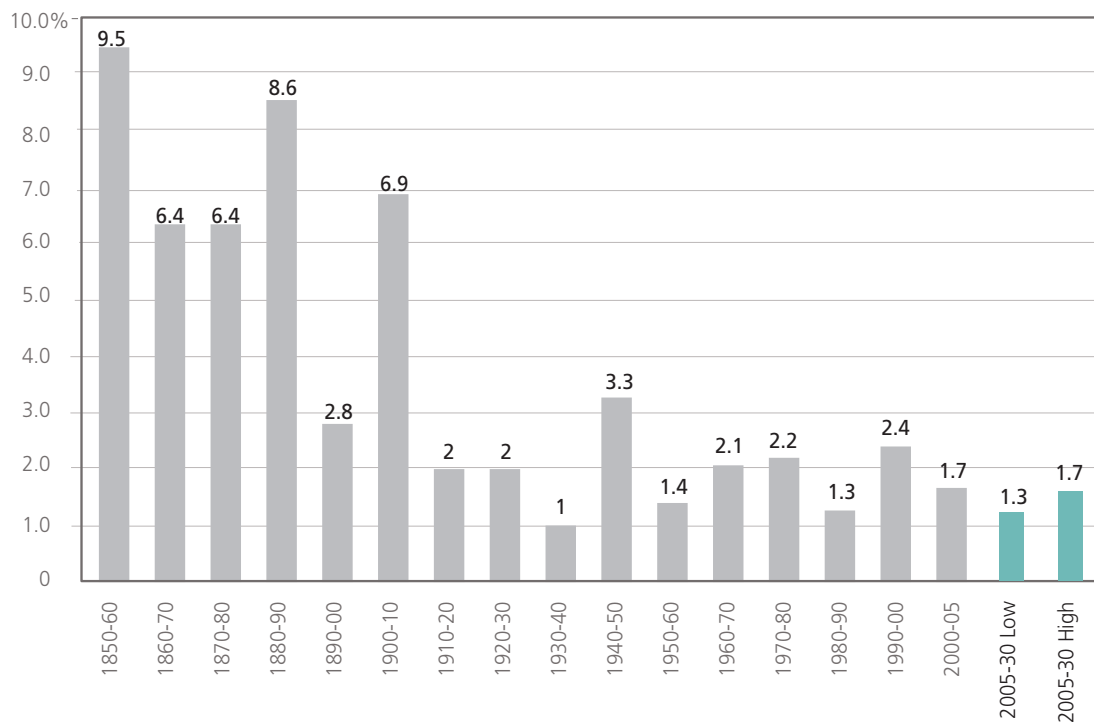
How do the projections compare to historical growth rates?

Figure 6 helps put the population range forecast in perspective with historical population trends. This forecast indicates slower population growth in the region for the next 50 years than has historically been experienced since the inception of the state.

Population trends have varied widely since 1850. At a glance, the historical data show two distinct periods of growth: first, a hyper-expansion phase that carried through the early pioneer days and ensuing decades through 1910, when the base population of the region was small, and second, a slower pace over the last century, reflecting the maturation of Portland as a metropolitan area.

Population growth in the region averaged 2.44 percent per year during the 20th century. At that rate, it took over 100 years before the region's population reached one million residents in 1966. More recently, the population doubled to about two million people in only 36 years. This doubling of the population occurred at the relatively modest growth rate of 1.9 percent per year. The more recent lower growth rate can be explained both by declining birth rates and the mathematics of compounding growth on a large population base (in absolute terms, the population increase is substantial despite a lower growth rate). Likewise, when forecasting population growth, we start with a large population base and even modest growth rates amount to big increases in population numbers.

Figure 6: Historic and forecasted population growth rates



For more information on the forecasts, contact Ken Ray, Metro senior public affairs coordinator, at 503-797-1508 or ken.ray@oregonmetro.gov.

Visit www.oregonmetro.gov/forecasts



Metro | *People places. Open spaces.*

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.

Metro representatives

Metro Council President – David Bragdon

Metro Councilors

Rod Park, District 1

Carlotta Collette, District 2

Carl Hosticka, District 3

Kathryn Harrington, District 4

Rex Burkholder, District 5

Robert Liberty, District 6

Auditor – Suzanne Flynn

[www.oregon**metro.gov**](http://www.oregonmetro.gov)

Metro

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Local Aspirations



Metro | *Making the greatest place*

Making a vision a reality is not a simple task. Often when people are asked to describe what they want their community to be like in the future they use descriptions of how it should look and function. They describe the businesses that would anchor the community, the elements of established neighborhoods that would remain a constant presence, the number of people coming and going on main street, and the nature of employment districts.

Metro's Local Aspirations process seeks to help each community establish its own voice as the region prepares for regional growth management decisions in 2009 and 2010. Within the next year, major decisions will be made about investments that can have a profound impact on achieving these local aspirations. These decisions will revolve around investments in transportation systems and projects that support the development of great communities. These decisions involve the identification of priorities for new high capacity transit investments. These decisions will also address how best to accommodate the next 20 to 50 years of population and employment growth in this region. Over the long term, the aspirations of local communities to accommodate that growth will inform the deployment of Metro's technical and financial assistance to support communities in implementation of the 2040 Growth Concept, the region's blueprint for managing growth.

To inform these decisions and use regional investments wisely, Metro is committed to understanding the aspirations of each unique community and is engaged in an ongoing dialogue with local partners to document these aspirations. Staff has requested planning directors in each of the communities to describe their communities' aspirations and values for growth, the investments that are needed to support those aspirations, and any proposed policy changes that may be necessary to achieve their aspirations.

Stated Aspirations for Growth – Where and how much does a community wish to grow? What key locations are targeted for new growth, what locations should preserve existing character? Are there any significant redevelopment opportunities?

Stated Values – What are the overall values that guide growth in the community? Is it a modern high rise or historic town center? Is it active 24 hours a day or 12?

Investments Needed – What investments will communities require to help them meet their stated aspirations? What transportation investments will be needed? Are there infrastructure needs that cannot be met with existing funding tools? Are policy changes needed? Are other financial incentives needed to enable desired development?

Policies Proposed – What tools are communities currently considering (or willing to consider) to achieve these aspirations? What kind of public process would be helpful? Would such things as a financing strategy, parking management program or zoning code changes be helpful?



A Definition of a Successful Region



Only by framing our future choices and stated aspirations together can the region consider how to target investments to create a successful region. The following definition of a successful region has been approved by the Metro Policy Advisory Committee and adopted by the Metro Council:

1. **People live and work in vibrant communities where they can choose to walk for pleasure and to meet their everyday needs.**
2. **Current and future residents benefit from the region's sustained economic competitiveness and prosperity.**
3. **People have safe and reliable transportation choices that enhance their quality of life.**
4. **The region is a leader in minimizing contributions to global warming.**
5. **Current and future generations enjoy clean air, clean water and healthy ecosystems.**
6. **The benefits and burdens of growth and change are distributed equitably.**

Local Aspiration Milestones

Framing —October 2008- February 2009 – Local aspirations defined at the community level

Assessing – March – Sept 2009 – Local aspirations considered in developing investment priorities.

Committing – Sept 2009 – Dec 2010 – Confirming investment priorities and targeting technical assistance and financial resources to support implementation.

M E M O R A N D U M

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TEL 503 797 1700 | FAX 503 797 1794



DATE: November 24, 2008
TO: Metro Area Planning Directors
FROM: Chris Deffebach
RE: LOCAL COMMUNITY GROWTH ASPIRATION REQUESTS

As a follow-up to our discussion at the October 10 meeting of the region's planning directors, this memo provides updates on our approach to soliciting information about local aspirations and applying that information to the coordinated activities within the broader Making the Greatest Place effort. At the October 10 meeting, we presented a preliminary approach to using local aspirations to help estimate growth potential for the 20- and 50- year time period. This approach emphasizes a process that defines quality of community as well as quantity of jobs and households. Over the past month, we have refined this approach and developed materials to assist you in defining your local aspirations.

Each of the Making the Greatest Place tracks requires an understanding of aspirations for growth in each community. Estimates of how local communities plan to grow will help determine:

- How we plan to meet 20-year needs identified in the Urban Growth Report
- How to set priorities for high capacity transit and other transportation investments
- How to size urban and rural reserves
- Policy and investment strategies that support the desired outcomes of a successful region

To start the process of identifying local aspirations for growth we request your help in answering these questions by the end of January 2009 which are detailed in the attached form, and include:

1. What are your plans for growth in your city in general and in your centers, corridors and employment areas? In particular:
 - What is your planned capacity for these areas?
 - What locations are not achieving their planned capacity?
 - Is our understanding of your current planned capacity correct?
 - What are your aspirations for capacities beyond current adopted plans, if any?
 - What are your plans for growth in the 50 year timeframe, if any?
2. What kind of community are you planning for?
 - Are you planning for an 18-hour community or other community shown on the Activity Spectrum or somewhere in between?
 - Are you planning for a specific type of urban form, such as low-rise or high-rise or moderate rise development?

LOCAL COMMUNITY GROWTH ASPIRATION REQUESTS

November 24, 2008

Page 2

3. What policy and investment choices will it take for you to achieve these aspirations?
 - What type of transportation or other infrastructure is needed, such as completing sidewalk gaps or street connections in your downtown, or upgrading sewer or water services?
 - What new financing strategies, if any, are being considered in your community to pay for needed investments?
 - What type of financial or technical assistance is needed?
 - What type of regulatory or other tools are needed or are being considered?

In addition, we are using this opportunity to ask you to verify Metro's vacant land inventory and capacity estimates for use in completing the employment analysis for the 2009 Urban Growth Report. These questions are also included in the attached form.

We plan to combine your answers with regional data to illustrate how planned capacities and investments in your community:

- support high capacity transit use and access
- support your community's aspirations
- show potential underutilized capacity based on existing zoning
- identify how additional land use changes or other tools could support community aspirations.

We propose that we review these results with you at workshops in spring 2009 that are organized around the four sub-areas in the region. This should help illustrate how plans in adjacent areas could affect your community and to begin to illustrate trade-offs that can be considered at the regional level. We will work in partnership with the County planners who convene these subarea groups and with the City of Portland:

- Washington County – Brent Curtis
- Clackamas County – Doug McClain
- East Multnomah County – Chuck Beasley
- Portland – Gil Kelley

Metro staff will be available to meet with the staff at the subarea level, as well as with local government staff separately, on an as needed basis to help complete this request for information. We have included attachments to help you get started including MetroScope scenario distributions to the subarea level and typologies that describe the aspiration levels for centers or corridors. Maps to support the employment land analysis will come in a separate email. An assessment of current activity levels in centers and MetroScope data at the jurisdictional level will also be available soon.

This work is timed to support the Making the Greatest Place products. The summary of local aspirations will provide an alternative estimate to the future capacities within the region. The local aspirations will also help inform the discussion about location and sizing of urban reserves in the spring of 2009. The RTP update will consider the local aspirations results to identify a community-building investment emphasis for the RTP that will be complemented by mobility corridor investment strategies that will be identified through a subsequent series of subarea workshops in February and March 2009. The High Capacity Transit project will consider the local aspirations work to evaluate alternative corridors. Key milestones are summarized in the attached table.

We recognize that your answers will reflect only an initial consideration of how the region wants to grow in the next 20 to 50 years based on your current plans and concepts that have been adopted or considered in a public process. Throughout 2009 and 2010, we expect your aspirations to be revised as communities, such as Portland and Forest Grove, consider different growth options through a public process as part of their periodic review and other planning processes.

LOCAL COMMUNITY GROWTH ASPIRATION REQUESTS

November 24, 2008

Page 3

Thank you for taking the time to assist the region in this collaborative effort. We hope the tools we provide this spring will help you as these aspirations evolve and we look forward to continued work with you to achieve these aspirations. If you have any questions about the information presented here, please do not hesitate to contact me at 503-797-1921 or at christina.deffebach@oregonmetro.gov

c: Chuck Beasley, Multnomah County

Attachments

- Making the Greatest Place Milestones – Schedule of milestones leading to major regional decisions in 2009 and 2010 to illustrate when and how local aspiration results will be used.
- Sample format for local aspiration reporting.
- Prototype of the Activity Spectrum for use in considering where along the spectrum your community would like to be. An assessment of current amenity and people per acre for each center will be available by early December.
- MetroScope estimates of population and employment ranges by major subareas for 30 years (2035) using two policy assumptions – (Reference Case and Tight UGB) for use in considering how local aspirations compare to regional forecasts. Range distributions at the city level will be available soon.
- 50-years population and employment ranges using trend forecasts from 2035 year estimates for use in considering longer-term aspirations.
- Summary of the categories of investment to be included in the Regional Transportation Plan for use in considering types of regional mobility and community-building investments that are needed to support local aspirations. Click on <http://www.oregonmetro.gov/index.cfm/go/by.web/id=25038> to go to Metro's webpage and then go to the green box titled "Project Status: Framing choices" to access those documents.

Making the Greatest Place Milestones that will consider local aspirations:

- 2011 **Metro makes an urban growth boundary decision** to address remaining needs for 20- year capacity for jobs and housing not identified inside existing urban growth boundary, if needed and not completed in 2010.
- 2010 **50% of a 20-year capacity gap must be addressed**, including adoption of any and all local and regional investment and policy strategies that will be used to provide additional capacity for jobs and housing inside urban growth boundary.
- Dec 2009 **Metro Council accepts urban growth report**, summarizing region's capacity to meet 20 year growth needs and gap in ability of existing plans and policies to meet these needs, if any. Approaches to addressing capacity gaps are presented that supports desired outcomes.
- Metro Council, MPAC and JPACT adopt RTP**, summarizing the region's long-range transportation investment strategy and actions needed to support the 2040 Growth Concept vision and meet current and future transportation needs.
- Sept 2009 **Discussion draft RTP released for public comment**, summarizing the region's long-range transportation investment strategy and actions needed to support the 2040 Growth Concept vision and meet current and future transportation needs.
- Aug 2009 **Final draft of the urban growth report released for public comment** describing the region's capacity to meet 20 year growth needs and gap in ability of existing plans and policies to meet these needs, if any. Final draft incorporates any adopted plan/policy changes that affects capacity over past year.
- May - June 2009 **Metro Council and local government officials prioritize transportation investments** and consider the effects of alternative investments and plans in achieving a successful region and providing for 20 and 50 year capacity. Reserves designations released.
- April 2009 **Regional discussion of combinations** of land use and transportation investments and their effect on supporting local aspirations and regional outcomes including potential urban and rural reserves, centers and corridors, employment areas and effects on neighboring communities.
- Jan, Feb, March 2009 **Local aspirations collected and summarized** for use in subarea workshops to consider high capacity transit, regional transportation plan priorities, and other policies and investments to support aspirations and regional capacity.
- Oct - Dec 2008 **MPAC/JPACT review global trends and possible land use, transportation and investment options and identify promising options and tools for supporting development** in centers, corridors and employment areas for further consideration.

Local Aspirations for Growth Reporting Sample Format

Thank you for helping to document available information for use in developing regional growth management strategies and targeting continued technical assistance. Please complete the following questions and return them to Chris Deffebach at Metro and to your subarea County lead (Brent Curtis, Doug McClain or Chuck Beasley) by the end of January 2009. Please answer the questions you are able to answer using available information. Your answers should not require a new public process. If you have any questions, please call Chris Deffebach at 503-797-1921.

Jurisdiction Name:

What are your aspirations for growth in Centers and Corridors and/or City as a whole?

Your estimates will allow for comparison with regional estimates and can be given in ranges.

Where would you like to encourage growth?	Where is this area located? (include shape file if possible)	What is your planned capacity for growth?	What is your estimate for growth by 2030?	What is your aspiration for growth beyond planned capacity if available for 20 years?	What is your aspiration for growth beyond planned capacity if available for 50 years?
Existing Center					
New Center					
Corridor					
City as a whole					
Other locations for additional infill or key nodes?					

What values will guide growth in your community?

If you do not have estimates of capacities or growth forecasts, plans for the type of community you are building will help Metro staff quantify what you envision.

Locations	Using the Activity Spectrum, which type of community best reflects your aspirations?	What is the desired urban form for your community (FAR, Height)	What is the theme, if any that your community wants to retain (historic main street, regional shopping, etc)	Other values
Existing Center				
New Center				
Corridor				
City as a whole				
Other locations for additional infill or key nodes?				

What policies and investment actions will it take to achieve these aspirations?

Many communities have aspirations that can not be fulfilled because of a lack financial incentives or policies. If you have identified major barriers to achieving your aspirations, please list them.

Locations	What kind of transit services?	What kind of other infrastructure? (streetscape, road, bike, pedestrian, sewer or other?)	What kind of financial strategies? (urban renewal, new funding sources, other?)	What kind of regulatory or policy changes?	Other?
Existing Center					
New Center					
Corridor					
City as a whole					
Other locations for additional infill or key nodes?					

What aspirations do you have for your employment areas?

In order to update the regional data for use in the next Urban Growth Report, you will be asked to review the vacant and partially vacant buildable land maps and provide input on employment/mixed use and residential mixed use areas. The maps will be sent to you by separate cover.

Do you have special planning areas or planned redevelopment areas?

Please indicate, on maps to be sent in separate cover, areas with new or revised capacity estimates that Metro should include in regional capacity calculations.

Do you have a completed a Goal 9 Economic Opportunities Analysis that you would like Metro to consider in estimating employment capacity?

If yes, please send a copy to Miranda Bateschell, at Miranda.Bateschell@oregonmetro.gov