

Urban Growth Report Roundtable

October 20th, 2023

Meeting Notes

By Georgia Langer, Council Office Support Intern

Introduction

- What surprised you in our last meeting? What are you looking forward to?
 - The answers included these ideas and themes: Understanding the culture of Portland; the group was more fun than expected; grateful for the honesty; left feeling hopeful; the diversity and personalities around the table last time was great; last meeting taught me that I knew less than I thought; respectful and important conversations were had; ambition; open and honest conversation; curiosity; pleased to see the earnest conversations; surprised by the lack of representation.

Initial discussion, term definitions and questions from roundtable participants

- Regional need is required for urban growth boundary decisions. There is only one instance where a need is not required, which is a land swap.
- The UGB decision is occurring in 2024. Every decision that has been made for the Urban Growth Boundary has been appealed. Documenting this need is very important.
 - Question: To what degree is this a response to a need rather than a want? What about the ability to shape the future?
 - ❖ That is a great question. It is important to be objective about the data versus what we would like to see.
 - ❖ This is part of the State requirement and Metro will be held accountable for supporting the need.
 - Question: How does supply and demand come into play, especially in relation to housing?
 - Question: What are the results of the land capacity work?
 - Comment: We need to make sure that this process also includes correcting wrongs through reparations and restorative justice.
- Concept plans are Metro policy. It is defined in the packet as a document that describes how a city plans to urbanize an urban reserve, including the desired community vision, the broad location of proposed land use, and conceptual transportation and utility proposal, meant to demonstrate a city's readiness.

Introduction Slides

- Andy Shaw discussed where the urban reserves are located and discussed the legality of these areas. Noted that there is a lot of interest in maintaining urban and rural reserves. Urban and rural reserves have been established and people collaborated to make some urban growth boundary expansions and into areas that they would not have been able to go before.
- Question: How much buildable land do we have inside the existing urban growth boundary today and if there is a deficit, how do we proceed?
- Speakers went through the process to go from vacant land to developed land.
- They produced a draft vacant land inventory for local jurisdiction review

Presentation Q&A

- How do we figure out the impact of how much land you have? What if you are growing onto land that needs wetland mitigation, but the impact is greater due to the wetland mitigation you need to do for other land?
- How do you align the study with the demand side?
 - Answer: We try to meet jurisdictions where they are and ask folks to let us know where they have vacant land, and we try our best to get the information however is easiest for them.
- What does the law say constitutes need? That should be defined.
- What is a buildable parcel of land? Is it 2500 sqft lot or is it an acre where you can put multiple houses?
 - Answer: It can be either or. It can be 50 acres with no development, or a place the size of where we are today. A parcel is legally defined, and it is the same as the lot size of your home if you are a homeowner.
- If it is a brownfield, would it be defined as developed?
 - Answer: It depends what is on the land.
- What about interest rates? How will that impact markets?
- Does the pro forma model involve where the market can support these developments?
- What about green spaces? Green spaces are really important for climate changes.
- Affordability for whom?
- What in the pro forma model is new process and what is not?
 - The pro forma model is entirely new.

Meeting Notes- Activity (Share-Out)

- What challenges do you see? What challenges do you share with the people you are working with?
 - (People went into groups of three and discussed)
- Challenges
 - There should be a 10-20 minute video put together about the pro forma model
 - What is true readiness for industrial properties? What is the time frame for getting these properties ready?
 - We should understand and agree on what readiness means
 - A group talked about affordable housing versus market price housing and how affordable housing land is counted, because it does not have the same amount of tax revenue.
 - There is development pressure on farm land. It is important to discuss whether or not it is designated as reserve, and also discuss right-to-farm.
 - How do we balance competing priorities for land use?
 - When discussing land use, we need to think about the tradeoffs.
 - The urban growth report will inform decisions, and we need to be aspirational. What does success look like?
 - The density push is harming livability. We need to make sure we are protecting our environment. We should discuss the ability to be proactive vs reactive.
 - How will the model consider adaptive reuse/true readiness/timeline to develop?
 - How do the market and affordable housing contribute to the tax base?
 - Development pressure on agricultural land and whether it is designated or not.
 - Balancing contradictory land uses (limited resources).
 - Competing priorities

- Trade-offs
- Balancing local and regional policy goals with the UGB process

Outcomes and Solutions

- Shared understanding of where investment is needed.
- Strategies to support building affordable housing.
- It should be an inclusive process

Meeting Notes- New “parking lot” items

- Affordability for whom?
- Office conversion/the capacity of downtown
- Correcting historic injustice when considering need. How does restorative justice play a role?
- Land Use Technical Advisory Group – need more explanation
- Regional level vs general requirements (site specific)
- Define “need” → who decides?
- Describe what happens with a disagreement in “capacity” analysis
- Development assumptions (typologies) in different locations
- Green space/tree space/reforestation within densification