

Urban Growth Boundary Stakeholder Roundtable
Meeting Notes
May 17, 2024

By Georgia Langer, Council Office Support Intern

Introduction

COO Marisa Madrigal shared this stakeholder roundtable will inform Marisa's recommendation to Council. After she provides the recommendation, Council will take their time to deliberate before coming to a decision. She shared that they will not delay the release of the draft report, because if they delay it, it will take away time from the public to view it and give feedback. She noted that MTAC and MPAC also need to look at this report. If the current deadline stands, they will release the draft in the end of June.

Malu Wilkinson shared that there is a need for more time to deepen the understanding of the technical analysis. She added that they have set up a meeting later this month to share those technical details. She added that asking questions in a group this large can be hard and encouraged folks to reach out to them.

Presentation and discussion

Presenters shared the timeline of the draft, sharing that in June 2024 the draft UGR will be released for public comment. They shared that in August 2024, the COO recommendation will be released and there will be discussions in MTAC, MPAC, CORE, and Council Work session. In December 2024, Council will have a second reading of the ordinance, and then they will make the final decision.

Question: How many times have you issued an urban growth report?

Response: 10 times.

Question: How many times have Council said no to the recommendation?

Response: It has always been a discussion that grows into a decision. We are the only region that manages an urban growth boundary. In the urban rural reserves process from 2007-2009, there was a discussion about how to make sure urban growth boundary expansion related to affordable housing. Metro Council adopted a regional policy to require concept plans before they were added to the urban growth boundary in 2010. They did this to be responsive to city needs.

Question: What will be included about land back and reparations with folks that do not want to be connected to a municipality?

Response: Even when the growth boundary moves it is different from municipalities.

REQUEST: Please pull together literature on land back, reparations, and how the urban growth boundary is different from municipalities.

Presentation Continued:

They shared the 2040 vision and 2040 growth concept. They discussed that when thinking about a regional vision, it connects to climate change, environment, access to open space, and industrial land

and manufacturing, which is a lot of what has been talked about it. They discussed readiness and introduced Mayor Tim Rosener, Joy Chang, Eric Rutledge, and Bruce Coleman to discuss the Sherwood West Concept Plan.

City of Sherwood Concept Plan

The presenters shared a map that highlights “Sherwood West”, where they would like to expand. It is about 1,291 acres, and there are 126 properties, with 110 property owners.

They discussed Sherwood’s specific needs. First, they discussed Sherwood’s housing land needs. They shared that some townhomes are being built. They shared that they are hoping to have more multifamily homes because they have so many single-family homes. They are hoping to deliver more family type. With the current boundary, they have room for 500 units, but they want 3100-5500 units to be increased. They are hoping that Sherwood could accommodate the need for housing in the region. They also shared that they have an aging population, and the reality is that there is no option to downsize in Sherwood right now. Also, Sherwood is becoming more diverse, and they have a need for smaller units as households get smaller as well.

Question: Sherwood’s Housing Need Analysis also looks at affordable housing in the region. What does it look like when a city says they are willing to assist in the regional need. How does Metro deal with that?

Response: We have a duty to look at housing needs, and with folks who have urban reserves, that begins the concept plan process. There is also no prohibition on a city for providing more housing than their need shows. We also look at different time frames.

80% is single family residential:

We have more availability for single family detached so very few lots that have been made are multifamily. We are seeing that we need to provide more than we are right now. We know there is an unmet need that we need to deliver. At the same time, we will provide the units that are multifamily and also single family detached. We know that the city cannot just put down the zoning and it will work. The opportunity is there for single family lots.

Comment: There is a reason why folks move to Sherwood, and it is because there are no high rises and that you can get single family detached.

Response: We look at demand based on our residents saying what they want which is cluster living, but we also know that as a region, people move to Sherwood for that single family detached housing.

Comment: What is the preference that people have? I am seeing Tigard with retail and housing above it.

Comment: I am hearing that Sherwood is confident that folks want multifamily housing. As a developer, it is all about how builders make more money, which is single family detached.

Comment: The question is for whom we are building it for.

The presenters shared that they are now seeing industrial and employment-oriented growth. They have a need for 240 acres of industrial land outside the urban growth boundary. They shared the regional large industrial site need.

Comment: Industrial land is not created equally, and we are lucky that Sherwood is stepping up and meeting our regional need.

The presenters continued, sharing the engagement that they have done with their community on this. They shared 13 different groups that they have engaged with. The presenters discussed the vision for Sherwood West, noting that the public stated that it needed to be a walkable community with high paying jobs, and should feel like a natural extension of Sherwood's existing neighborhoods.

Question: What is your process for incorporating marginalized communities?

Response: Sherwood is about 80% white, and they are becoming more diverse as the region is becoming more diverse. We need to provide housing that meets that need. We are tracking the change in demographic in Sherwood and the discussion that we have in middle housing is important.

Question: I think you should look deeper into that.

Comment: If you are thinking about aging, you should think about ADA compliance and accessibility.

Response: We have heard that Sherwood is an ADA friendly community, and they are wrapping up a Sherwood ADA plan for public buildings. They are looking at not just walkability but also public transit. It is also that they are making the highway bridge to bridge between the YMCA and Sherwood high school, which is a significant ADA investment.

Question: What do people want from single family housing, and can it be done on a smaller scale? Does this mean smaller lots that provide those lots? Are they thinking about getting away from HOAs, not wanting to share walls, privacy/no shared walls, or something else?

Comment: We are contemplating cottage cluster because it could meet some of those needs, and they are cheaper for folks who want to age in place. This is something we think about a lot.

Question: Are there plans or thoughts on connections to current public transit options. Transportation affordability is a huge necessity.

Comment: We struggle with public transit, it is a huge issue. There are no options. They want to have conversations with TriMet. And they would love to see more transit in Sherwood. They are not TriMet and they want a community that is walkable and rollable and bikeable. They want you to go to school, work, and recreate all in the same area.

The presenters discussed the recommended and accepted concept plan. They share that the residential land uses will be for middle housing, cottage cluster, and multi-family. They need to make sure to ensure that the cottage clusters get delivered by the private sector. They shared that they are updating Roy Rogers from 3 lanes to 5 lanes and creating new and accessible roadways. They shared that their vision is to blend the urban-rural life. They discussed the hospitality district and that they wanted to create a zone. They also shared that they are estimating 4500 jobs. They discussed the transportation network and the bridge that is under construction now, which is expected to be completed in 2025. They shared that it will be centered around Chicken Creek Greenway and two community parks. They also discussed

development readiness. The presenters also shared that the urban service providers that support this Sherwood West concept plan, and the agencies that have given them letters of support.

Comment: There is a lot of low-density homes right next to the rural reserve. How do you plan to communicate with folks that their land and views will change? How will you communicate to developers or homeowners that the farm that is currently there may change into something else in the future and they may lose their views. We need to protect the agriculture while also providing affordable housing.

Response: We will develop a development code and we can add things that maybe say “if you are adjacent to an urban reserve, you can expect XYZ” and this is an issue that we would like help on. We have also been taking advantage of the natural topography that could help us.

Comment: Thank you for doing this hard and good work. Small cities must do the same things as big cities but with much smaller staff.

Comment: There are other industries other than wine and a lot of the agricultural lands are also employment lands that are active. People love the look of a nursery, but they hate actual farming. When trucks show up at 11pm, neighbors do not like that. If you are going to develop an urban reserve, note that.

Response: Yes, agricultural is not all wine, and we would love to have a more robust experience of other small agricultural businesses.

COO Marissa Madrigal: Spokane had a little brochure about what living in the country really means, which could maybe be incorporated here.

Comment: There is a lot of interest and opposition and I want to know what support and opposition you have received.

Response: We have not gotten a lot of opposition since the submittal. Some letters of support just came in. We have property owners who are excited to sell or develop their property. There is some opposition that has developed from folks who are just outside the boundary.

Comment: If you are going to have dense multifamily units in a city that is not used to racial diversity and not used to these dense housing, a redistribution of green spaces may be needed to prevent some tensions, looking at this current map. You could maybe use parks as spaces in between neighborhoods.

Comment: This is very exciting, and the homebuilding association has an interest in this and we believe it is impressive. Zoning middle housing is not enough to make it happen. The less profit that you make on a project, the riskier it is, which is why we are not seeing middle housing development.

Comment: Employment lands want to be flat and close to a highway, especially if they are manufacturing. These are good high paying jobs and when we look at this employment area, there is a hill there and it is not totally flat. While Roy Rogers is a collector, it will take 25 minutes to get to a highway. I am worried about creating jobs in a place that may look like Wilsonville where they do not have the highest and best use for employment.

Response: It is part of the process of developing the EOA and concept plan that they have worked with developers of technology parks, and what they were hearing was that the flat stack is a great thing that can happen in that area, and it could work. What we have learned is that Wilsonville area has attracted

many tec companies and that this could also be a location for companies that are looking for alternative locations and they cannot find sites elsewhere. If there is expertise in this group, we would love to hear it. We have got to start this process. It is not all about trucking requirements.

Question: Are you accounting for the cost of this? How will you pay for this? How much will it cost?

Response: We are accounting for it and Metro provided money to the concept plan. They will be applying for grants and to date, Metro is giving them \$250,000.

Question: How do you plan to get the property owners on board?

Response: It is always a challenge with development, and they are going to plan for it.

The staff asked the roundtable participants if they are characterizing what they heard from you all when considering the recommendation. They pointed the roundtable participants to the post it notes on the table and the activity where they can critique their list.

Written Responses from Activity:

Concern or Challenge	Additional Ideas	Roundtable Notes and Revisions
Housing Affordability	<ul style="list-style-type: none"> -Consider housing as part of infrastructure. -Be intentional and proactive about planning for workforce housing. -Renew funding source for affordable housing development. -Create policies to address historic underproduction and existing housing deficit. 	<ul style="list-style-type: none"> -Establish affordability goal – number of units for rental and ownership. -Agree that you should consider housing as part of infrastructure -Define affordable housing development -Housing doesn't have to equate to anti-environment. -Government subsidies for housing for all affordability levels for ownership. Ratios AMI?
Addressing racial inequities in housing/land ownership	<ul style="list-style-type: none"> -See land as a resource and vehicle for generational economic development -Apply an equity lens through these conversations -Center community in our conversation 	
Diversity, equity and inclusion in regional data	<ul style="list-style-type: none"> -Focus on diversity, equity, and inclusion with data and with stories -Understand how demographic groups have specific needs and unique positions in the community 	<ul style="list-style-type: none"> -Yes! -Please do not assume BIPOC=povertry
Time to develop: takes too long in expansion areas	<ul style="list-style-type: none"> -Identify funding for infrastructure in expansion areas. -Need creative solutions/collaboration 	<ul style="list-style-type: none"> -Difficulty in assembling large enough parcels due to multiple property owners -Need fewer lawsuits from 1000 friends, etc. -This is where bureaucracy could seriously impact housing affordability: Cut time and detail required to concept, community, master plan

		-Takes too long/or is said no by opposition inside existing boundaries
Economic Development	-How do we stay competitive as a region? -Attract manufacturing and industrial businesses to the region -Emphasize our competitive advantage	-Inventory of available land. Tier 1 -Tailor mixed employment/industrial into zoning clarifications. For example: are warehouses allowed? Are data centers allowed? - There are creative funds for and owners of industrial zoning that should be shared by Business Oregon
Development barriers for infill/redevelopment	-Will middle housing work with consumers? -Set density levels to use land wisely and meet community need	- How can older folks downsize/age in place into duplex? - “Set density levels to use land wisely and meet community need” -This is already happening
Competing demands on agricultural lands	-Agriculture land is employment land -Oregonians value locally produced and accessible agriculture	-Consider highest/best use - “Oregonians value locally produced and accessible agriculture” But rye-grass and fescue isn’t either. Some of food produced is for niche consumers and too expensive for low income. -Consider total net loss of ag/forestry lands in a community. How much loss is acceptable? -Compatibility of transportation infrastructure between zone types- trucks, tractors, and after development increased residents -Residents love farms but dislike act of farming. How do we increase understanding and

		<p>acceptance of different land types/zoning</p> <ul style="list-style-type: none"> -There are many public policy goals that are looking to agricultural lands- carbon sequestration, housing industrial, renewable development. -Cost and carbon footprint of pushing food production outside of Oregon - Agriculture lands can be employment land. Example: “vertical farms” investment is good but need urban services (water/wastewater which is not allowed outside of UGB) -Farmworker housing (temporary and permanent) needs specific, explicit zoning in between agricultural and residential lands
<p>Environmental protection and access to nature</p>	<ul style="list-style-type: none"> -Prioritize environmental conservation -Consider climate change -Increase community member access to parks -Support healthy urban tree canopy -Think about the tradeoffs between density and livability -Understand waste management needs for increased density 	<ul style="list-style-type: none"> - What does “environmental conservation” mean? Define please. - Housing in different parts of region creates CO2 and GHG due to increased community and congestion -Higher density results in fewer trees - Adapt for not consider
<p>Vision for the region’s future</p>	<ul style="list-style-type: none"> -Start with vision -Plan for the growth we expect in the future -Be proactive vs reactive -Don’t be afraid to get messy -The reputation of our region is at risk -Establish shared understanding of where investment is needed 	<ul style="list-style-type: none"> - Yes! Yes! Yes! - Metro’s Role (and visioning): Maximizing land =competing oppositional interests. Density requirements (state minimums) vs environmental protections = increased traffic and not a suburban feel by <u>current city residents</u>. (NIMBY with increased traffic and much higher diversity)

	-Embrace optimism-create the future that we want for the region	
Metro's role	<ul style="list-style-type: none"> -Be nimble -Hear concerns -Partner with cities to find infrastructure funding -More support for infill development -Represent right-sized growth -Understand how policy decisions impact possible outcomes 	<ul style="list-style-type: none"> - "Represent right sized growth"- define as that can easily be too subjective -Metro's Role (and visioning): Maximizing land =competing oppositional interests. Density requirements (state minimums) vs environmental protections = increased traffic and not a suburban feel by <u>current city residents</u>. (NIMBY with increased traffic and much higher diversity) - Metro's Role With lower amount of Urban reserves in Metro, which kicks off concept growth, planning, how to reconcile no new concept plans?!

Additional notes from stakeholders:

- Consider using topo overlay maps as the 2-d vision makes everything appear flat and easy.
- Offsite conditions impact everyone- every resident whether it is a suburb or a city. What is next door or who is next door can (and usually do) change. Zoning changes. Businesses change. Neighbors move.