

## Urban Growth Report Roundtable

June 21, 2024

### Meeting Notes

By Georgia Langer, Council Office Support Intern

#### Introduction

Marissa Madrigal shared that this group has been providing feedback to staff and to her and they are hoping to incorporate the thoughts and concerns shared here into the recommendation. Council will consider her recommendation, but they will deliberate and hear from the public before making their decision. She explained the process.

**Question:** Mayor Rosener asked how the recommendation works.

**Answer:** Malu shared that the recommendation will go to MPAC and then go to the Metro Council.

Folks introduced themselves and shared a word that relates to how they are feeling about this decision. They shared words such as anticipation, busy, opportunity (said three times), vitality, anxiety, statewide, perspective, curious, educated, cautious, immersion, hopeful, eager, captiousness, troubled, balance, inquisitive, and compromise.

Catherine Ciarlo thanked everyone who came in May to the deep dive of the employment forecast.

COO Madrigal shared that they are having discussions about how to set up vision of future and discuss what they want the region to look like and what they want their children and grandchildren to experience.

Catherine Ciarlo shared the agenda for today, sharing that they will talk about the draft roundtable feedback on growth management, employment land analyses, and then wrap up.

**Question:** Will there be language in the UGR to explain what this report does not speak to? These reports tend to just look at current conditions.

**Response:** This is a very relevant question, and that is the exercise that we are engaged in right now. There is real opportunity to frame up how Metro is leading that address some of the things in that question. This is the moment to hear what will accompany.

#### Presentation

They shared the roundtable feedback regarding housing production and affordability; diversity, equity, and inclusion; economic development; development barriers; competing demands on agricultural land; environmental protection and access to nature; role of Metro and local governments; and regional vision for the future.

They shared the documents they had printed for folks regarding the statements they will make and asked roundtable members to submit edits by Monday.

**Comment:** Affordability of employment lands should be considered. Land needs to be affordable.

**Comment:** Transportation may be missing from this.

- Others agreed with that.

**Comment:** We are hearing that the 50-20-30 split for transportation could change, which would be devastating, and we should address that.

**Response:** Available land is one problem, and it is frustrating that this process is not totally addressing that.

**Comment:** We need to be specific about environmental protection and understanding access needs. Blue and green infrastructure needs to be addressed.

Many people have been part of infrastructure discussions. SB 4 and SB1537 are impactful. We should consider this.

### Presentation

Our last meeting will be July 26. The staff shared the timeline and dates for the UGB decision. The draft UGR will be released July 9. On August 26, the COO recommendation will be released.

The presenters discussed housing affordability and availability, wetland mitigation, industrial site readiness, and other things mentioned by the folks here, noting that they will be mentioning this in the process.

Ted Reid reminded folks about their forecast discussions. He shared that they are translating the regional forecast into need for land. They shared a map about vacant buildable land, a map of infill buildable land, and a map of redevelopable land. They discussed employment capacity inside the UGB. They shared that there is a total of 5,950 buildable acres of industrial land when you add up vacant, infill, and redevelopment acres. Many folks referred to this number as 6,000 in the discussion.

**Question:** Is there a contingency for industrial land in particular? Is there an element that adjusts that final 6000 acre number?

**Metro Response:** You are right, we must count all land, zoned industrial. If there is nothing on it, it is in that number.

**Response:** It looks like there is a ton of land to be developed, so you need to clarify that.

**Metro response:** This is buildable land but not *ready* land.

**Response:** qualifying some things as buildable when they are being saved for future use is not actually buildable.

**Comment:** Oregon is known for not having land so there may be a disconnect.

**Comment:** Many opportunities are lost in this region. There are way more coming our way if we want it. 6000 acres does not mean much in terms of the context.

**Comment:** I know that slope was considered, but perhaps the slope you considered for is not feasible and we have been told time and time again that some of the lots are not feasible to build on.

**Response:** This is looking at land- it does not mean it is buildable land- we need to discuss what we are going to do about that. You are all right.

**Question:** When you say buildable, do you share that that word is not actually buildable? You need to make sure that you are emphasizing that this is a state law term, not a colloquial term.

**Response:** The term buildable has statutory meanings and the report does discuss having land and having land that is not ready to be built and those are different tasks. It is buildable land as defined by State law.

**Comment:** We tried to create a peace agreement between Urban and Rural by creating urban and rural reserves which could be used for both. There are lessons to be derived from urban and rural reserves.

### Presentation

They shared how they are converting jobs to acres. They are now moving to looking at physical space, looking at 6 different building types. Shared the industrial land gap analysis.

They discussed the market supply, sharing that they looked at vacancy rates, noting that 4.1% in the region has vacant homes, which shows that they have a very tight market. Another way to measure supply is through growth rates in jobs using industrial spaces. One of the ways we can legally make an UGB expansion decision is by looking at its proximity to industrial clusters. The average site size is 8 acres, and the median is 4 acres. If Sherwood was able to do site assembly and bring competing landowners together to handle larger projects, they still could not put together 50 acre site. They wanted to look at site slope, proximity to transportation and infrastructure. In terms of vacancy rate and the pressure of that, 8 acres is not sufficient, and they need to bring new land into the UGB. The buildable land inventory is required by state law. ECONorthwest flagged the proximity to I-5, noting that there it is too far away from that major highway corridor to be attractive to some manufacturers in the region. However, they have clean tech and climate tech opportunities as well.

**Comments/Question:** The lack of immediate access to I-5 is a pro in Sherwood because we do not want another amazon warehouse. It does not create the right type of jobs. We consider this a pro, and thank you to Metro for doing this study. There are two ways to look at lot size. How did you look at lot size?

**Comment:** The goals of the area by Boones Ferry north of Wilsonville is for clean tech rather than amazon warehouses to be in that area. We like manufacturing because they will be around for a long time. However, if you don't limit it, it spurs investment. The land in Sherwood was a 60-acre parcel and that was another issue which was a deterrent for them investing in it, because one user owning all 90 acres is a lot. However, we could sell half of it to a public entity. I caution you to pile on and let it be the local jurisdictions to make the decision or tell them that they cannot restrict the use of land that can fir for folks.

**Comment:** This approach is what we need. Can Metro talk to the state about how to change the UGB process to include more of a market-based approach.

**Response:** We had similar ideas, and there is room for improvement and nuances. There are many perspectives around the table and on the Council on this. Your perspectives matter.

**Comment:** Thank you for being so focused on the concept of industries. We are having a hard time with the terms and high vacancy rates of commercial. Thank you for your leadership. How does Metro look at net-gain at a time when we are having mass layoffs and are seeing companies move within the region.

**Response:** We are looking at long-term trends rather than short term trends. Sherwood has seen companies from elsewhere in the region come to Sherwood.

**Question:** Are the factors behind the gap analyses going to be explained in the report?

**Comment:** We have a lot of opportunities for a variety of things. I understand the limitations in state requirements, but we have a lot of opportunity here.

Staff thanked the roundtable participants for attending the meeting and shared details of the upcoming meeting.