



Metro | Agenda

Meeting: Metro Technical Advisory Committee
 Date: Wednesday, July 6, 2016
 Time: 10:00 a.m. to Noon
 Place: Council Chamber

Time	Agenda Item	Action Requested	Presenter(s)	Materials
10:00 a.m. 10 min.	CALL TO ORDER Updates from the Chair <ul style="list-style-type: none"> Urban Growth Management Readiness Task Force Update 		John Williams, Chair	
	Citizen Communications to MTAC		All	
10:20	Rock Creek Employment Center – Infrastructure Funding Plan <i>Purpose: To share lessons learned and best practices from the City of Happy Valley CPDG project with MTAC</i>	Informational	Michael Walter, Happy Valley	
11:00	Revised Growth Forecast Distribution <i>Purpose: To seek MTAC's recommendation to MPAC regarding the revised 2040 growth forecast distribution which has been revised to satisfy local jurisdiction concerns regarding city-level summary totals</i>	Recommendation to MPAC	Rebecca Hamilton, Metro	
Noon	Adjourn			

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2016 MTAC Tentative Agendas

January 6 <ul style="list-style-type: none"> • Cancelled 	January 20 <ul style="list-style-type: none"> • Housing Equity
February 3 <ul style="list-style-type: none"> • Cancelled 	February 17 <ul style="list-style-type: none"> • Cancelled
March 2 <ul style="list-style-type: none"> • Urban Growth Management Update • 2018 RTP Update: 2016 Activities & Milestones • 2018 RTP Update: Background for Regional Leadership Forum #1 • Metro Equity Strategy • Title 13 Progress Report 	March 16 <ul style="list-style-type: none"> • Growth Distribution • Sherwood West Concept Planning work
April 6 <ul style="list-style-type: none"> • Cancelled 	April 20 <ul style="list-style-type: none"> • Metro Equity Strategy Final Report
May 4 <ul style="list-style-type: none"> • Cancelled 	May 18 <ul style="list-style-type: none"> • Cancelled
June 1 <ul style="list-style-type: none"> • 2018 RTP Update • Metro Equity Strategy • Urban Growth Management Update • Affordable Housing Grants Update 	June 15 <ul style="list-style-type: none"> • Cancelled
July 6 <ul style="list-style-type: none"> • Happy Valley CPDG Project Update • Revised Growth Forecast Distribution • Urban Growth Management Readiness TF update 	July 20
August 3 <ul style="list-style-type: none"> • 2018 RTP: Background for Regional Leadership Forum # 2 • 2018 RTP: Transportation Equity Priority Outcomes • 2018 RTP: Draft Regional Transit Vision 	August 17
September 7	September 21 <ul style="list-style-type: none"> • 2018 RTP: Draft RTP Performance Targets
October 5	October 19 <ul style="list-style-type: none"> • 2018 RTP: Background for Regional Leadership Forum #3
November 2 <ul style="list-style-type: none"> • 2018 RTP: Transportation Equity Measures • 2018 RTP: Safety Strategies and Outcomes 	November 16
December 7	December 21

Parking Lot – Future Agenda Items

- Bonny Slope and North Bethany update
- ODOT Highway Performance Measures Project
- City of Vancouver Updates

Parking Lot – Future Events

- Sept. 23, 2016 – RTP Regional Leadership Forum #2; Navigating our Transportation Funding Landscape
- Dec. 2, 2016 – RTP Regional Leadership Forum #3; Transforming our Vision into Regional Priorities

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADOPTING THE)	
DISTRIBUTION OF THE POPULATION)	Ordinance No. 16-1371
AND EMPLOYMENT GROWTH TO YEAR)	
2040 TO LOCAL GOVERNMENTS IN THE)	Introduced by Chief Operating Officer
REGION CONSISTENT WITH THE)	Martha Bennett in concurrence with
FORECAST ADOPTED BY ORDINANCE)	Council President Tom Hughes
NO. 15-1361 IN FULFILLMENT OF)	
METRO'S POPULATION COORDINATION)	
RESPONSIBILITY UNDER ORS 195.036)	

WHEREAS, ORS 195.025 designates Metro as the local government responsible for coordination of planning activities within the Metro district; and

WHEREAS, ORS 195.036 requires the designated local government responsible for coordination of planning activities in a region to establish and maintain a population forecast for the area within its boundary and to coordinate the forecast with the other local governments within the boundary; and

WHEREAS, on November 12, 2015 the Metro Council adopted a population and employment forecast for the region by Ordinance No. 15-1361 ("For the Purpose of Adopting the 2014 Urban Growth Report and Complying with Regional Growth Management Requirements Under ORS 197.299 and Statewide Planning Goal 14"); and

WHEREAS, Metro planning staff have begun work on a required update to the Regional Transportation Plan, which is scheduled for adoption in 2018 and will need to rely on the most current data regarding the distribution of the forecasted population and employment growth for the region; and

WHEREAS, Metro began the process of distribution of the forecasted population and employment in July 2015 by coordinating with the 25 cities and three counties within the Metro district regarding the proposed distribution, including a series of meetings and a review and comment period designed to improve the accuracy of the distributions; and

WHEREAS, Metro staff made presentations to its advisory committees (MPAC, MTAC, TPAC and JPACT) regarding the distribution and coordination with local governments; and

WHEREAS, Metro incorporated comments and suggestions from the cities and counties to refine the distribution; and

WHEREAS, the forecast distributions shown on the attached Exhibit A are expressed in terms of population, households, and employment, and the household estimates are the basis for Metro's residential capacity analysis; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The distribution made to local governments, described in Exhibit A to this Ordinance and in the Staff Report dated June 29, 2016, of the regional population and employment forecast adopted by the Council in Ordinance No. 15-1361, is accepted and adopted as fulfillment of Metro's responsibilities regarding coordination of population forecasts under ORS 195.025 and 195.036 and is endorsed for use by the 25 cities and three counties as their own population and employment forecasts for their planning activities.
2. The Metro Chief Operating Officer shall make the distribution of population and employment available to each city and county in the district.

ADOPTED by the Metro Council this ____ day of September 2016.

Tom Hughes, Council President

Approved as to form:

Alison R. Kean, Metro Attorney

Exhibit A

2040 HOUSEHOLD FORECAST DISTRIBUTION

Created: May 5, 2016

REVISED: January 2016 (jurisdiction TAZ review and accepted by Research Center)

City household estimates prorated with 2015 PSU population estimates and Census household size imputations

2015	FINAL 2040
Households	Household Forecast

INSIDE Metro UGB

Clackamas County

Damascus	(former area / city of:)	3,585	11,281
Gladstone		4,481	4,877
Happy Valley		5,344	10,219
Johnson City		270	278
Lake Oswego		15,760	17,648
Milwaukie		8,677	10,151
Oregon City		12,682	16,206
Rivergrove		180	195
West Linn		9,723	10,962
Wilsonville		9,553	11,706
Uninc. Clackamas County /future city annex.		35,068	45,143

Multnomah County

Fairview		3,771	4,243
Gresham		38,412	45,785
Maywood Park		307	327
Portland		261,804	381,913
Troutdale		5,657	6,544
Wood Village		1,367	1,557
Uninc. Multnomah County /future city annex.		7,247	15,789

Washington County

Beaverton		37,808	43,100
Cornelius		3,234	4,908
Durham		777	854
Forest Grove		8,432	13,190
Hillsboro		34,468	47,227
King City		2,005	3,222
Sherwood		6,639	7,454
Tigard		19,585	28,291
Tualatin		10,653	11,362
Uninc. Washington County /future city annex.		79,218	116,605

TOTAL in Metro UGB (today)	626,707	871,038
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OUTSIDE Metro UGB (including urban reserves/ future UGB adds)

Rural Cities	15,255	22,151
Uninc. Clackamas County /future city annex.	31,677	39,092
Uninc. Multnomah County /future city annex.	3,923	5,193
Uninc. Washington County /future city annex.	9,574	23,844

TOTAL outside Metro UGB	60,429	90,280
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Tri-county TOTAL	687,136	961,318
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City estimates are based on 2015 city limits and unchanged for 2040 figures.

Cities in multiple counties are tabulated to the county of majority.

2040 POPULATION FORECAST DISTRIBUTION

Created: May 5, 2016

City population prorated to match 2015 PSU population estimates

	2015 Population Estimate (PSU estimate)	FINAL 2040 Population Forecast
INSIDE Metro UGB		
<u>Clackamas County</u>		
Damascus (former area / city of:)	10,625	32,269
Gladstone	11,505	12,083
Happy Valley	17,510	32,314
Johnson City	565	561
Lake Oswego	37,300	40,311
Milwaukie	20,505	23,149
Oregon City	33,940	41,857
Rivergrove	495	515
West Linn	25,605	27,861
Wilsonville	22,870	27,046
Uninc. Clackamas County /future city annex.	93,728	116,447
<u>Multnomah County</u>		
Fairview	8,940	9,708
Gresham	107,065	123,162
Maywood Park	750	771
Portland	613,355	863,509
Troutdale	16,020	17,884
Wood Village	3,910	4,298
Uninc. Multnomah County /future city annex.	17,809	37,448
<u>Washington County</u>		
Beaverton	94,215	103,651
Cornelius	11,900	17,432
Durham	1,880	1,996
Forest Grove	23,080	34,844
Hillsboro	97,480	128,901
King City	3,425	5,310
Sherwood	19,080	20,674
Tigard	49,280	68,701
Tualatin	26,590	27,372
Uninc. Washington County /future city annex.	213,493	303,279
TOTAL in Metro UGB (today)	1,582,920	2,123,354
OUTSIDE Metro UGB (including urban reserves/ future UGB adds)		
Rural Cities	42,355	59,608
Uninc. Clackamas County /future city annex.	84,667	100,838
Uninc. Multnomah County /future city annex.	9,641	12,315
Uninc. Washington County /future city annex.	25,802	62,017
TOTAL outside Metro UGB	162,465	234,778
Tri-county TOTAL	1,745,385	2,358,132

City estimates are based on 2015 city limits and unchanged for 2040 figures.

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Exhibit A

2040 EMPLOYMENT FORECAST DISTRIBUTION

Created: May 5, 2016

REVISED: January 2016 (jurisdiction TAZ review and accepted by Research Center)

City employment prorated to match 2015 job estimates from QCEW data and OED county estimates

	2015 Employment	FINAL 2040 Employment Forecast
INSIDE Metro UGB		
<u>Clackamas County</u>		
Damascus (former area / city of:)	1,333	4,941
Gladstone	2,700	4,231
Happy Valley	2,858	10,363
Johnson City	8	13
Lake Oswego	19,381	25,265
Milwaukie	12,764	17,376
Oregon City	14,100	22,534
Rivergrove	9	13
West Linn	4,541	6,199
Wilsonville	18,495	26,168
Uninc. Clackamas County /future city annex.	45,554	71,731
<u>Multnomah County</u>		
Fairview	2,919	6,180
Gresham	35,459	51,998
Maywood Park	16	20
Portland	434,723	559,848
Troutdale	7,893	14,274
Wood Village	2,227	4,190
Uninc. Multnomah County /future city annex.	487	3,585
<u>Washington County</u>		
Beaverton	57,053	78,471
Cornelius	2,696	4,594
Durham	1,436	1,785
Forest Grove	6,442	9,359
Hillsboro	74,379	114,123
King City	709	1,143
Sherwood	5,463	8,416
Tigard	46,041	63,919
Tualatin	27,342	38,596
Uninc. Washington County /future city annex.	45,040	78,078
TOTAL in Metro UGB (today)	872,066	1,227,414
OUTSIDE Metro UGB (including urban reserves/ future UGB adds)		
Rural Cities	13,926	24,229
Uninc. Clackamas County /future city annex.	14,960	20,946
Uninc. Multnomah County /future city annex.	2,576	4,527
Uninc. Washington County /future city annex.	6,772	11,936
TOTAL outside Metro UGB	38,234	61,638
Tri-county TOTAL	910,300	1,289,052

City estimates are based on 2015 city limits and unchanged for 2040 figures.

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Materials following this page were distributed at the meeting.

Exploring possible improvements to the region's urban growth management process

Framework for discussions in 2016

Proposal for improvements to the region's residential urban growth management process

Acknowledgment of urban and rural reserves – when complete – will represent an important milestone for our region and can change the way we manage growth going forward. Unlike the past, we will have already decided where to grow for the next several decades. With the debate about the region's potential urban footprint settled, we could refocus dialogue on the ingredients needed to get housing built (including city governance, infrastructure finance and market feasibility). The Metro Council has indicated its willingness to explore alternative paths for regional consideration of modest (to be defined) UGB expansion or adjustment requests for housing¹.

Problem statement

Under current state law, the Metro Council lacks sufficient flexibility to be able to respond to city requests for modest residential urban growth boundary (UGB) adjustments into urban reserves when cities demonstrate that they can govern the area and finance infrastructure and services and when the adjustment would advance regional and local goals.

Core values and concepts guiding this process

The following core values and concepts frame the Metro Council's interests in policy discussions:

- Consistent with Oregon's land use planning program, locally-adopted community plans and the public's core values, cities and counties are planning for most housing growth to occur in existing downtowns, main streets, corridors and station communities.
- Carefully made residential UGB expansions into acknowledged urban reserves are another source of future growth, are consistent with the 2040 Growth Concept, and can support its implementation.
- Acknowledged urban reserves represent the anticipated maximum residential urban footprint for the region through the year 2060. Consistent with existing law, urban reserves will be revisited in 2031.
- Rural reserves will remain off limits to urban development through at least the year 2060.
- UGB expansion or adjustment requests made by cities will be considered in a regional dialogue, with recommendations made by the Metro Policy Advisory Committee (MPAC) and decisions made by the Metro Council.
- UGB expansions into urban reserves will be considered based on their potential contributions to the region's Six Desired Outcomes as well as the results that they could produce for the region and requesting city. Cities requesting expansions should address topics including governance, infrastructure finance, market, the full range of housing, jobs/housing balance, carbon emissions reductions, affordability, and how to best achieve development in centers, corridors, main streets and station communities.

¹ Under existing state law and Metro policies and code, Metro already has a fair amount of discretion regarding urban growth management decisions for employment uses, including a fast-track UGB expansion process for large industrial sites that the Council adopted in 2010.

- Metro will continue to improve data and forecasting tools used for mandated growth analysis, design ways for those tools to better inform the planning process as it evolves, and meaningfully engage stakeholders in those technical efforts.

Discussion topics

In its initial conversations about this concept, the Metro Council suggested consideration of the following topics, which can happen after agreement on the problem statement:

- Consider placing limits on:
 - The size of individual UGB expansion requests (to remain true to the purpose of this concept, providing an alternative path for “modest” UGB expansions or adjustments).
 - The cumulative size of UGB expansions made over a to-be-defined planning period.
- Consider requiring that cities requesting UGB expansions or adjustments demonstrate:
 - That governance, infrastructure finance, and market conditions will result in housing development in a requested UGB expansion area.
 - That the city has taken actions to increase housing choices and affordability in its jurisdiction.
 - That requested UGB expansions or adjustments would support regional and local goals.

Engagement framework

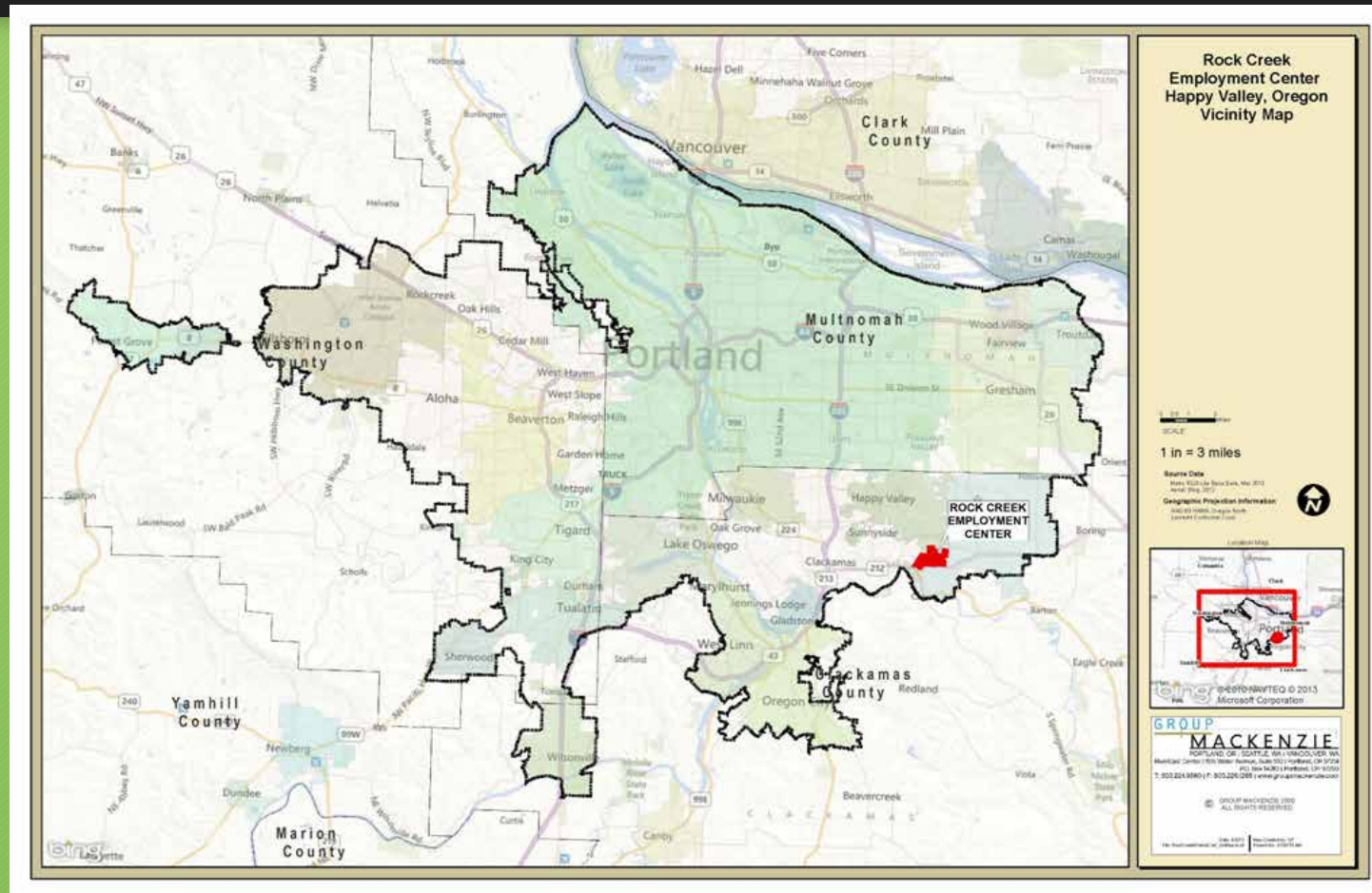
Beginning in spring 2016, Council President Hughes will convene a regional discussion with a task force that includes Metro councilors, mayors and key stakeholders. The Metro Council will have periodic work sessions to discuss concepts that are emerging in the task force with the intent of clarifying Metro’s position when needed. Likewise, MPAC would be given periodic updates on task force discussions. MTAC would serve as a technical resource when needed. The proposed sequence for discussions is as follows:

Time period	Topic or action
2 nd quarter 2016	Agreement on problem statement
2 nd – 3 rd quarter 2016	Discussion of possible mechanisms for addressing the problem statement
3 rd quarter 2016	Task force recommendation to MPAC on process improvements
4 th quarter 2016	MPAC recommendation to Council on next steps
4 th quarter 2016	Metro Council direction to staff on next steps

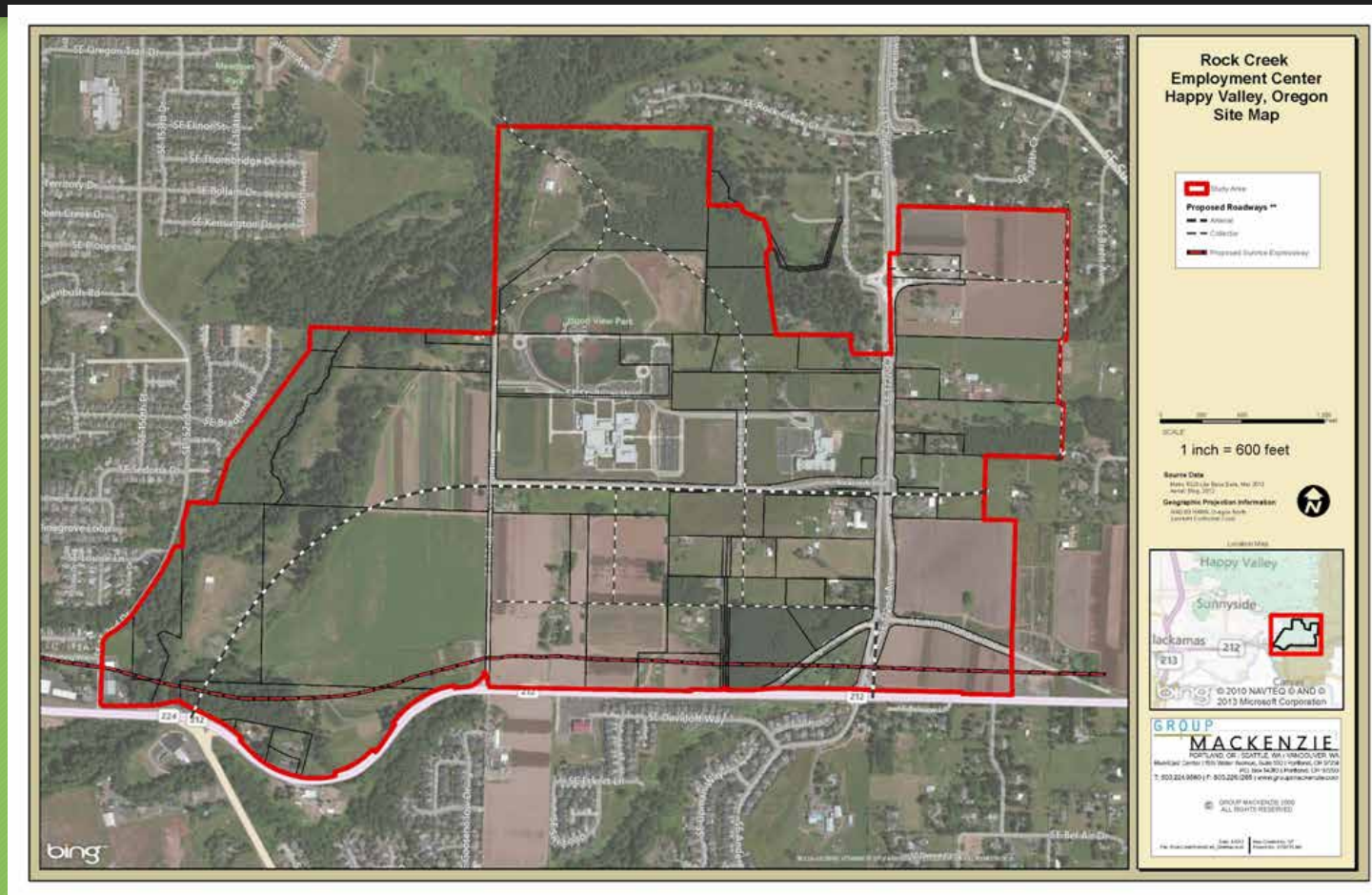
Rock Creek Employment Center Infrastructure Funding Plan

Challenges & Opportunities

Vicinity Map



Rock Creek Employment Center Area



Profile 1

Happy Valley, Oregon

Location Map



Site Proximity
Airport: 14 miles | Port of Portland: 17 miles | Rail: .4 miles

Clackamas County Proximity to Major Western Regional Cities
Seattle, WA: 200 miles | Las Vegas, NV: 950 miles | Salt Lake City, UT: 785 miles
Boise, ID: 445 miles | Denver, CO: 1,250 miles | Phoenix, AZ: 1,250 miles



Clackamas County
Business and Economic Development
150 Beaver Creek Rd.
Oregon City, OR 97045

Phone: (503) 742-4812 | Email: 4biz@clackamas.us
Fax: (503) 742-4349 | Website: www.clackamas.us/business
Site search: cmap.clackamas.us/ccss



City of Happy Valley
Economic & Community Development
16000 SE Misty Drive
Happy Valley, OR 97086

Phone: (503) 783-3800 | Email: michaelw@happyvalleyor.gov
Fax: (503) 658-5174 | Website: www.happyvalleyor.gov

26 Acres Industrial Land Clackamas Industrial Area



- Key Attributes**
- Direct access to OR Hwy. 212 and I-205
 - Access to quality, skilled workforce
 - Fully served with utilities and infrastructure
 - Excellent highway visibility
 - Located in North Urban Clackamas Enterprise Zone

Happy Valley, Oregon



Profile 2

Happy Valley, Oregon

Location Map



Site Proximity

Airport: 12 miles | Port of Portland: 28 miles | Rail: 4 miles

Clackamas County Proximity to Major Western Regional Cities

Seattle, WA: 200 miles | Las Vegas, NV: 950 miles | Salt Lake City, UT: 785 miles
Boise, ID: 445 miles | Denver, CO: 1,250 miles | Phoenix, AZ: 1,250 miles



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52 Acres Industrial Land

Rock Creek Employment Area



Key Attributes

- Site fully served with utilities
- Access to quality, skilled workforce
- Easy access to OR Hwy. 212 and I-205
- Located in North Urban Clackamas Enterprise Zone

Happy Valley, Oregon



Profile 3

Conceptual Development Option: Campus Style/General Manufacturing

Location Overview



The size and location of this site provides flexibility for a range of development types and uses. Having property with direct frontage on OR Hwy 212 (a main arterial) would be of interest to a user interested in visibility. Industries such as professional business services and health care providers would be good candidates. The interior of the site along Rock Creek Blvd could lend itself to locating commercial support services and community amenities.

The site could effectively be developed for a single user campus-style development with multiple buildings housing various functions. A manufacturer or a specialty manufacturer could combine material handling, processing, and front office functions easily on the site.

The proximity of the Happy Valley sites to the Clackamas industrial area can give some sense of the industry sectors locating in the community. Certainly, warehousing and distribution have a strong presence in the locale, which could support a variety of enterprises using this site.

Next steps prior to development:

- Slope mitigation to level slopes greater than 5% to achieve development area as shown
- Verify location of City's mapped Steep Slopes and Natural Resources Overlay
- Obtain wetland delineation and determine building footprint impacts, obtain wetland fill permit if necessary
- Obtain property owner aggregation agreement as site is made up of 7 parcels and 4 ownerships

Distance to Key Transportation Assets

- Interstate 5: 23 miles to Interstate 5
- Interstate 205: 6 miles to Interstate 205
- Portland International Airport: 12 miles
- Port of Portland: 28 miles

Source: Google Maps

Work Force:

- City of Happy Valley Labor Force: 9,718
- Labor Force—5 Mile Radius: 92,375
- Median Household Income: \$82,355
- Average Commute: 25 minutes

Source: Oregon Prosperator

Local Happy Valley Employers

- TCV Employees, LLC: 200–300 emp.
- The Home Depot: 150–200 emp.
- New Seasons Market, Inc.: 150–200 emp.
- Sears Roebuck Co.: 100–150 emp.
- H&S Portland Corp.: 50–100 emp.

Source: Clackamas County Economic Landscape, 2014

Clackamas County Key Industries:

- Professional Business Services
- Advanced Manufacturing and Technology
- Food Processing and Production
- Wholesale Trade and Distribution
- Health Care
- Film and Media Production
- Wood Product Manufacturing
- Nurseries and Greenhouses

Utilities & Infrastructure

Water Service	Sewer Service	Storm Service	Electric Service	Natural Gas Service	Telecommunications Service
<p>• Provider: Sunrise Water Authority</p> <p>• Distance to Site: Adjacent N, S</p> <p>• Nearest Water Location: Rock Creek Blvd, Hwy 212, 172nd Ave</p> <p>• Water Main Size: 12" (N), 8" (S)</p> <p>New water line along 162nd to complete loop.</p> <p>• Contact Information: Sunrise Water Authority customerservice@sunrisewater.com (503) 761-0220</p>	<p>• Provider: Water Environment Services (WES)</p> <p>• Distance to Site: Adjacent E</p> <p>• Nearest Sewer Location: SE 172nd Ave</p> <p>• Sewer Pipe Size: 5"</p> <p>• Sewer Service Basin: CCSD#1</p> <p>Extend service from Clackamas Interceptor line.</p> <p>• Contact Information: Water Environment Services wescustomerservice@clackamas.us (503) 742-4567</p>	<p>• Provider: Water Environment Services (WES)</p> <p>• Distance to Site: Adjacent N</p> <p>• Nearest Storm Location: SE 172nd Ave</p> <p>• Storm System Outfall: Rock Creek</p> <p>• Storm Pipe Size: 15"</p> <p>• Detention/WQ Required: CCSD#1</p> <p>Assume drainage to on-site channel.</p> <p>• Contact Information: Water Environment Services wescustomerservice@clackamas.us (503) 742-4567</p>	<p>• Provider: Portland General Electric (PGE)</p> <p>• Electric Service Available: Yes</p> <p>• Available Capacity: Yes</p> <p>PGE will work with prospective customers to meet their timeline and load requirements.</p> <p>• Contact Information: Melissa Hunting, PGE Business Development Specialist Melissa.Hunting@pge.com (503) 484-7784</p>	<p>• Provider: NW Natural Gas (NW Natural)</p> <p>• Natural Gas Service Available: Yes</p> <p>• Available Capacity: Yes</p> <p>NW Natural must be consulted prior to any request for gas to determine ability to serve.</p> <p>• Contact Information: Linda Chang, NW Natural Major Accounts Manager l3c@nwnatural.com (503) 721-2474 (800) 422-4012</p>	<p>• Provider: Clackamas Broadband eXchange (CBX) dark fiber, multiple local and national carriers bandwidth</p> <p>• Available Capacity: Unlimited dark fiber, 10 Mbps–10 Gigs bandwidth</p> <p>• Availability: Dark fiber in selected areas of county, different bandwidth providers available throughout, contact CBX for more information.</p> <p>• Contact Information: Duke Dexter, CBX Broadband Program Coordinator ddexter@co.clackamas.or.us (503) 722-8863</p>

Profile 4

Happy Valley, Oregon

Location Map



Site Proximity

Airport: 12 miles | Port of Portland: 16 miles | Rail: 4 miles

Clackamas County Proximity to Major Western Regional Cities

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25 Acres Industrial Land

Rock Creek Employment Area



Key Attributes

- Site fully served with utilities
- Access to quality, skilled workforce
- Easy access to OR Hwy. 212 and I-205
- Located in North Urban Clackamas Enterprise Zone

Happy Valley, Oregon



Profile 5

Conceptual Development Option: Campus Style/Specialty Manufacturing Location Overview



The size and location of this site provides flexibility for a range of development types and uses. The site could effectively be developed for a single user campus-style development with multiple buildings housing various functions. A food/beverage processor or a specialty manufacturer would be able to combine material handling, processing, and front office functions easily on the site. Alternatively, an extension of the warehousing and distribution businesses concentrated in the Clackamas area would be a development possibility.

A mix of housing types, styles and costs support a diverse population that translates into a potential workforce with a range of skills and interests. The proximity to available workforce would be an attraction to employers considering locating on this site.

The proximity of the Happy Valley sites to the Clackamas industrial area gives some sense of the industry sectors locating in the community.

Next steps prior to development:

- Slope mitigation to level slopes greater than 5% to achieve development area as shown
- Obtain wetland delineation and determine building footprint impacts; obtain wetland fill permits if necessary
- Obtain property owner aggregation agreement as site is made up of 9 parcels and 6 ownerships

Distance to Key Transportation Assets

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Source: Google Maps

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Source: Oregon Prosperator

Local Happy Valley Employers

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- The Home Depot: 150-200 emp.
- New Seasons Market, Inc.: 150-200 emp.
- Seans Roebuck Co.: 100-150 emp.
- H&S Portland Corp.: 50-100 emp.

Source: Clackamas County Economic Landscape, 2014

Clackamas County Key Industries:

- Professional Business Services
- Advanced Manufacturing and Technology
- Food Processing and Production
- Wholesale Trade and Distribution
- Health Care
- Film and Media Production
- Wood Product Manufacturing
- Nurseries and Greenhouses

Utilities & Infrastructure

Water Service	Sewer Service	Storm Service	Electric Service	Natural Gas Service	Telecommunications Service
<ul style="list-style-type: none"> • Provider: Sunrise Water Authority • Distance to Site: Adjacent W • Nearest Water Location: Rock Creek Blvd. • Water Main Size: 18" • Extend lines along 162nd Ave. & Hwy. 212. • Contact Information: Sunrise Water Authority customer.service@sunrisewater.com (503) 761-0220 	<ul style="list-style-type: none"> • Provider: Water Environment Services (WES) • Distance to Site: Adjacent W • Nearest Sewer Location: SE 172nd Ave. & Armstrong Cir. • Sewer Pipe Size: 8" • Sewer Service Basin: CCSD#1 • Contact Information: Water Environment Services wes.customer.service@clackamas.us (503) 742-4567 	<ul style="list-style-type: none"> • Provider: Water Environment Services (WES) • Distance to Site: Adjacent E • Nearest Storm Location: SE 172nd Ave. & Armstrong Cir. • Storm System Outfall: Rock Creek • Storm Pipe Size: 18" • Detention/WQ Required: CCSD#1 • Contact Information: Water Environment Services wes.customer.service@clackamas.us (503) 742-4567 	<ul style="list-style-type: none"> • Provider: Portland General Electric (PGE) • Electric Service Available: Yes • Available Capacity: Yes • PGE will work with prospective customers to meet their timeline and load requirements. • Contact Information: Melissa Hunting, PGE Business Development Specialist Melissa.Hunting@pge.com (503) 484-7784 	<ul style="list-style-type: none"> • Provider: NW Natural Gas (NW Natural) • Natural Gas Service Available: Yes • Available Capacity: Yes • NW Natural must be consulted prior to any request for gas to determine ability to serve. • Contact Information: Linda Cheng, NW Natural Major Accounts Manager l3c@nwnatural.com (503) 721-2474 (800) 422-4012 	<ul style="list-style-type: none"> • Provider: Clackamas Broadband eXchange (CBX) dark fiber, multiple local and national carriers bandwidth • Available Capacity: Unlimited dark fiber, 10 Mbps-10 Gigs bandwidth • Availability: Dark fiber in selected areas of county; different bandwidth providers available throughout; contact CBX for more information. • Contact Information: Duke Dexter, CBX Broadband Program Coordinator ddexter@co.clackamas.or.us (503) 722-6663

Profile 6

Happy Valley, Oregon

Location Map



Site Proximity

Airport: 12 miles | Port of Portland: 16 miles | Rail: 4 miles

Clackamas County Proximity to Major Western Regional Cities

Seattle, WA: 200 miles | Las Vegas, NV: 950 miles | Salt Lake City, UT: 785 miles
Boise, ID: 445 miles | Denver, CO: 1,250 miles | Phoenix, AZ: 1,250 miles



Clackamas County

Business and Economic Development

150 Beaver Creek Rd.
Oregon City, OR 97045

Phone: (503) 742-4812 | Email: 4biz@clackamas.us
Fax: (503) 742-4349 | Website: www.clackamas.us/business
Site Search: cmap.clackamas.us/ccss



City of Happy Valley

Economic & Community Development

16000 SE Misty Drive
Happy Valley, OR 97086

Phone: (503) 783-3800 | Email: michaelw@happyvalleyor.gov
Fax: (503) 658-5174 | Website: www.happyvalleyor.gov

22 Acres Industrial Land

Rock Creek Employment Area



Key Attributes

- Site fully served with utilities
- Access to quality, skilled workforce
- Easy access to OR Hwy. 212 and I-205
- Located in North Urban Clackamas Enterprise Zone

Happy Valley, Oregon



Profile 7

Conceptual Development Option: Food Processor/Distribution

Location Overview



The size and location of this site provides flexibility of development types and uses. The site could effectively be developed for a multi-user campus-style office park development with buildings housing various functions or could support a large single user as depicted in the concept drawing. Commercial development companies would be the targeted user group for this type/style of development. The site would also lend itself to locating a specialty manufacturing operation that needed adequate room for multiple functions on-site (manufacturing, receiving/distribution, office functions, etc.).

A mix of housing types, styles and costs support a diverse population that translates into a potential workforce with a range of skills and interests. As with all Happy Valley locations, proximity to available workforce will support employers, especially with the diversity of population proximate to the site.

Next steps prior to development:

- Slope mitigation to level slopes greater than 5% to achieve development area as shown
- Verify location of City's mapped Steep Slopes and Natural Resources Overlay
- Obtain wetland delineation and determine building footprint impacts: obtain wetland fill permits if necessary
- Obtain property owner aggregation agreement as site is made up of 2 parcels and 2 ownerships

Distance to Key Transportation Assets

- Interstate 5: 23 miles to Interstate 5
- Interstate 205: 6 miles to Interstate 205
- Portland International Airport: 12 miles
- Port of Portland: 28 miles

Source: Google Maps

Work Force:

- City of Happy Valley Labor Force: 9,718
- Labor Force—5 Mile Radius: 92,375
- Median Household Income: \$82,355
- Average Commute: 25 minutes

Source: Oregon Prosperator

Local Happy Valley Employers

- TCV Employees, LLC: 200–300 emp.
- The Home Depot: 150–200 emp.
- New Seasons Market, Inc.: 150–200 emp.
- Sears Roebuck Co.: 100–150 emp.
- H&S Portland Corp.: 50–100 emp.

Source: Clackamas County Economic Landscape, 2014

Clackamas County Key Industries:

- Professional Business Services
- Advanced Manufacturing and Technology
- Food Processing and Production
- Wholesale Trade and Distribution
- Health Care
- Film and Media Production
- Wood Product Manufacturing
- Nurseries and Greenhouses

Utilities & Infrastructure

Water Service	Sewer Service	Storm Service	Electric Service	Natural Gas Service	Telecommunications Service
<ul style="list-style-type: none"> • Provider: Sunrise Water Authority • Distance to Site: Adjacent W • Nearest Water Location: SE 172nd Ave • Water Main Size: 18" • Contact Information: Sunrise Water Authority customerservice@sunrisewater.com (503) 761-0220 	<ul style="list-style-type: none"> • Provider: Water Environment Services (WES) • Distance to Site: Adjacent W • Nearest Sewer Location: SE 172nd Ave • Sewer Pipe Size: 8" • Sewer Service Basin: CCSD#1 • Contact Information: Water Environment Services wescustomerservice@clackamas.us (503) 742-4567 	<ul style="list-style-type: none"> • Provider: Water Environment Services (WES) • Distance to Site: Adjacent W • Nearest Storm Location: SE 172nd Ave • Storm System Outfall: Rock Creek • Storm Pipe Size: 12" • Detention/WQ Required: CCSD#1 • Contact Information: Water Environment Services wescustomerservice@clackamas.us (503) 742-4567 	<ul style="list-style-type: none"> • Provider: Portland General Electric (PGE) • Electric Service Available: Yes • Available Capacity: Yes • PGE will work with prospective customers to meet their timeline and load requirements. • Contact Information: Melissa Hunting, PGE Business Development Specialist Melissa.Hunting@pge.com (503) 464-7754 	<ul style="list-style-type: none"> • Provider: NW Natural Gas (NW Natural) • Natural Gas Service Available: Yes • Available Capacity: Yes • NW Natural must be consulted prior to any request for gas to determine ability to serve. • Contact Information: Linda Chang, NW Natural Major Accounts Manager l3c@nwnatural.com (503) 721-2474 (800) 422-4012 	<ul style="list-style-type: none"> • Provider: Clackamas Broadband exchange (CBX) dark fiber, multiple local and national carriers bandwidth • Available Capacity: Unlimited dark fiber, 10 Mbps–10 Gbps bandwidth • Availability: Dark fiber in selected areas of county, different bandwidth providers available throughout, contact CBX for more information • Contact Information: Duke Dexter, CBX Broadband Program Coordinator ddexter@co.clackamas.or.us (503) 722-8863

Profile 8

Happy Valley, Oregon

Location Map



Site Proximity

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34 Acres Industrial Land

Rock Creek Employment Area



Key Attributes

- Site fully served with utilities
- Access to quality, skilled workforce
- Easy access to OR Hwy. 212 and I-205
- Located in North Urban Clackamas Enterprise Zone
- Located adjacent to future medical facility

Happy Valley, Oregon



Profile 9

Conceptual Development Option: Health Care Campus

Location Overview



The size and location of this site provides flexibility for differing development types and uses. Industries such as professional business services and health care providers would be good candidates for this location. The interior of the site could lend itself to locating support services for such uses or possibly community amenities like retail/dining.

The site could effectively be developed for a single user health care campus-style development with multiple buildings housing various functions.

The proximity of the Happy Valley sites to the Clackamas industrial area can give some sense of the other, non-health care industry sectors that could be interested in locating in the community. Certainly, warehousing and distribution have a strong presence in the locale, which could support a variety of enterprises using this site.

Next steps prior to development:

- Slope mitigation to level slopes greater than 5% to achieve development area as shown
- Verify location of City's mapped Steep Slopes and Natural Resources Overlay
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Source: Clackamas County Economic Landscape, 2014

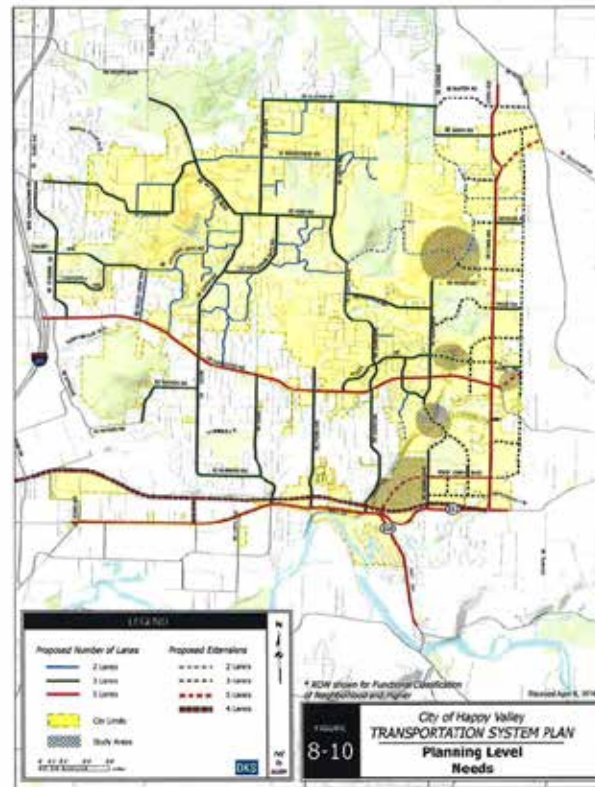
Clackamas County Key Industries:

- Professional Business Services
- Advanced Manufacturing and Technology
- Food Processing and Production
- Wholesale Trade and Distribution
- Health Care
- Film and Media Production
- Wood Product Manufacturing
- Nurseries and Greenhouses

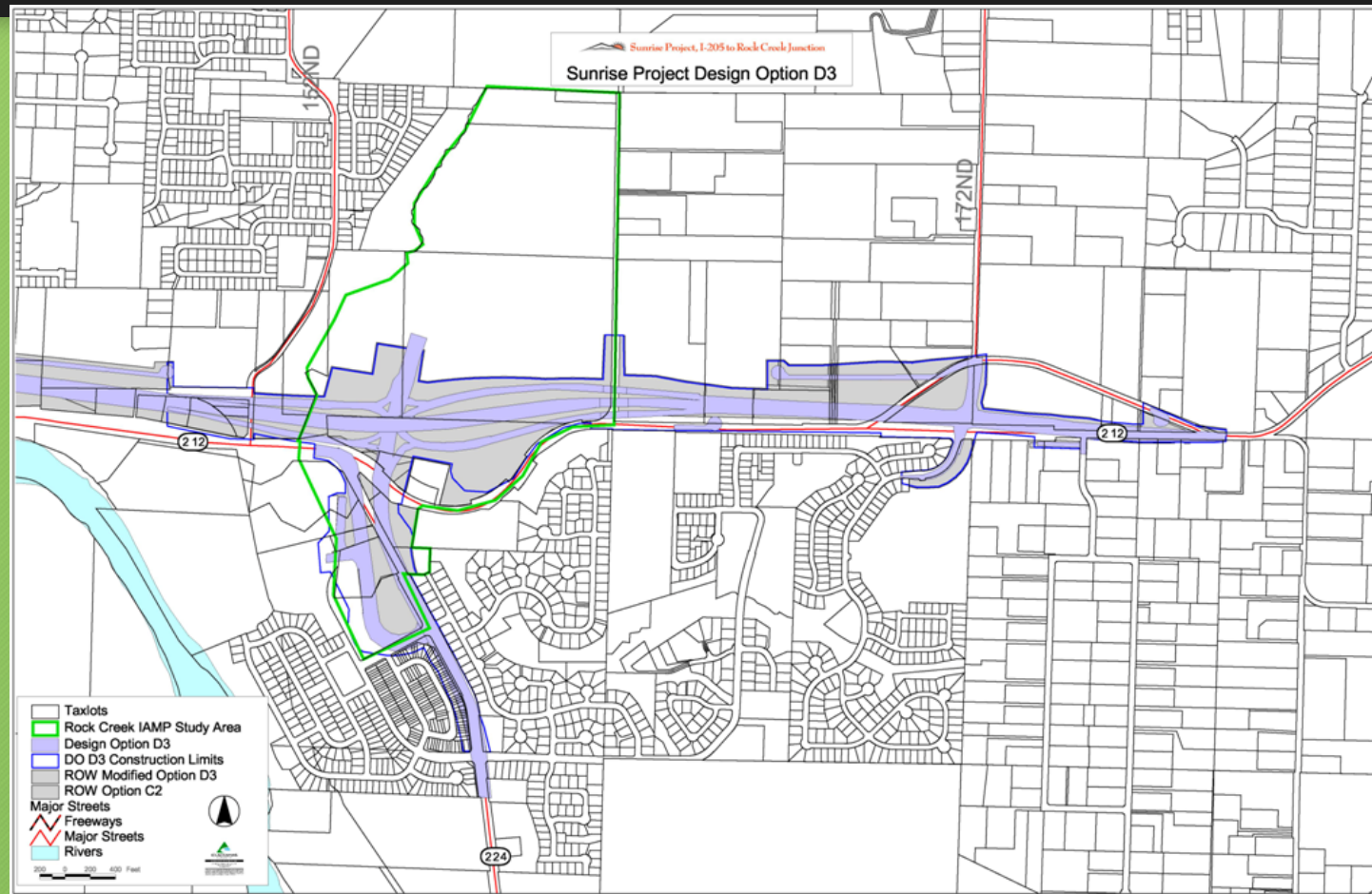
Utilities & Infrastructure

Water Service	Sewer Service	Storm Service	Electric Service	Natural Gas Service	Telecommunications Service
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City TSP (Figure 8-10)



Sunrise Corridor "Phase II"



Questions?



Distributed Forecast

July 6, 2016

Jeff Frkonja, Research Center Director

Rebecca Hamilton, Planning &
Development

Coming Soon to Council

An ordinance adopting the *distributed* version of the jobs & employment *Regional Forecast* already adopted in late 2015.



Where does the Distributed Forecast fit in the urban growth management cycle?



WE ARE HERE

Step 1
Range Forecast
How many more household and jobs will we have in the 7 county area and what share of these will be in the UGB?

Step 2
Urban Growth Report
How much of the region's growth can we meet in the current UGB and what is the additional need, if any?

Step 3
Efficiency Measures
What actions can increase the capacity to meet anticipated growth in the UGB, if needed?

Step 4
UGB Amendment (if needed)
If a UGB expansion is needed, which areas are most suitable to include to meet the region's forecast need for jobs and housing?

Step 5
Regional forecast distribution to cities and counties
Where will the forecast growth locate within the region?

Step 6
Research and model updates
What policy questions do we anticipate for the next UGB review cycle and what analysis can support the decisions?

Completed 2015

Distributed Forecast Process

Why do we need a “Distributed Forecast”?

- Metro, counties, and cities need small-area household and employment inputs for transportation analyses and other planning activities.
- It is both a good idea and consistent with state law that Metro coordinate land use forecasting with local agencies: producing the Distributed Forecast is a useful opportunity for doing so.

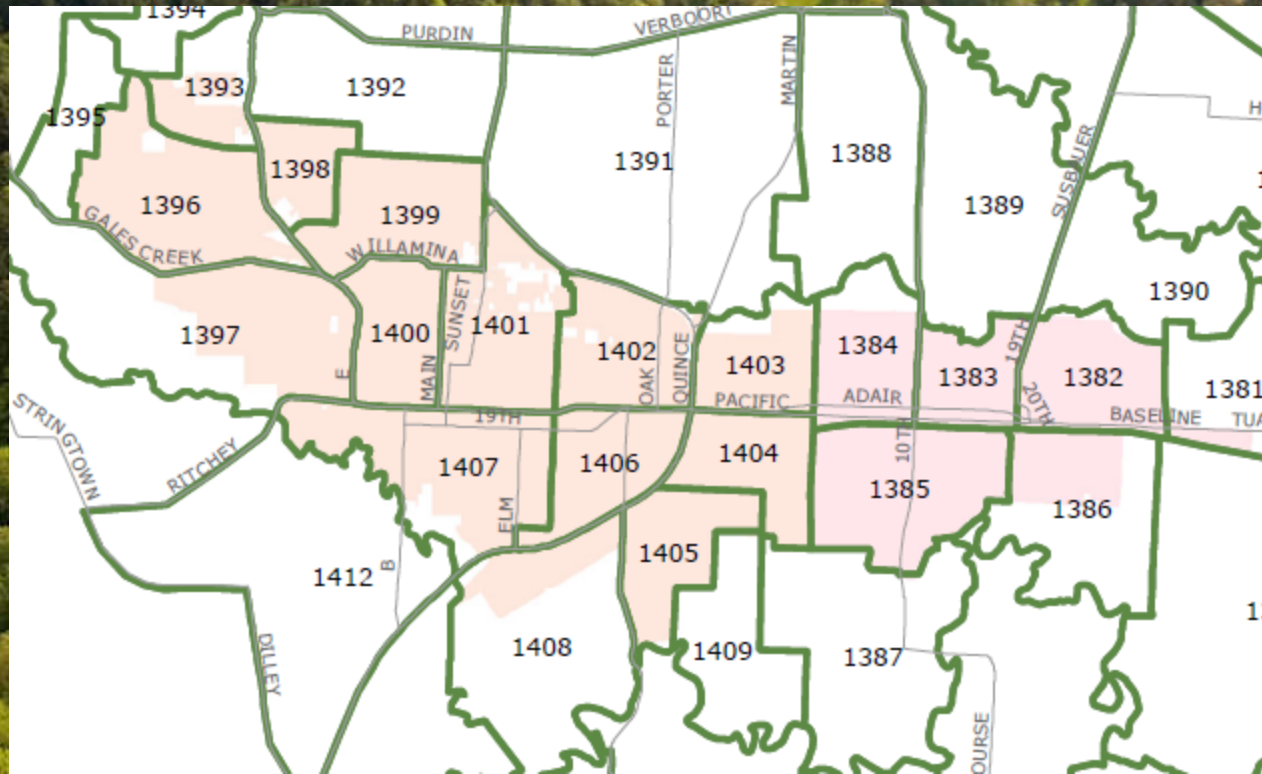
What format does the Distributed Forecast take?

Transportation forecasting models (such as the one used to support the RTP update) take inputs in small areas called Analysis Zones (TAZs).* The Regional Forecast has only regionwide total jobs and people.

TAZ = A small geographic boundary identifying where people live and work *relative to the transportation system*

Metro produces the Distributed Forecast by TAZ to support transportation planning.

Note: TAZ boundaries do not necessarily align to political boundaries. Metro summarizes all years using 2015 boundaries.



An aerial photograph of a lush green forested area with a semi-transparent white text box overlaid on top. The text box contains a question in blue font. Below the text box, there is another semi-transparent white box containing a bulleted list in black font.

If we use TAZ data for planning, why do Distributed Forecast documents summarize TAZ numbers to city and county levels?

- Cities and counties are easier for most people to talk about
- The summarized numbers enable the kind of coordination between Metro and local agencies that is consistent with law and DLCDC guidance.

Why do we adopt the Localized Forecast by ordinance?

- Metro attorneys recommend that the distribution be adopted by ordinance for consistency with state law and DLCDD guidance.

Distribution Coordination Process

An aerial photograph of a town with a large lake in the foreground. The town is built on a hillside, and the lake is surrounded by green trees. The sky is clear and blue.

Cooperative efforts:

- Designated county leads assisted Metro in coordinating their cities' reviews.
- County leads conducted reviews for their county and also assisted individual cities with theirs as needed.
- Metro met with individual cities and county leads throughout the process.

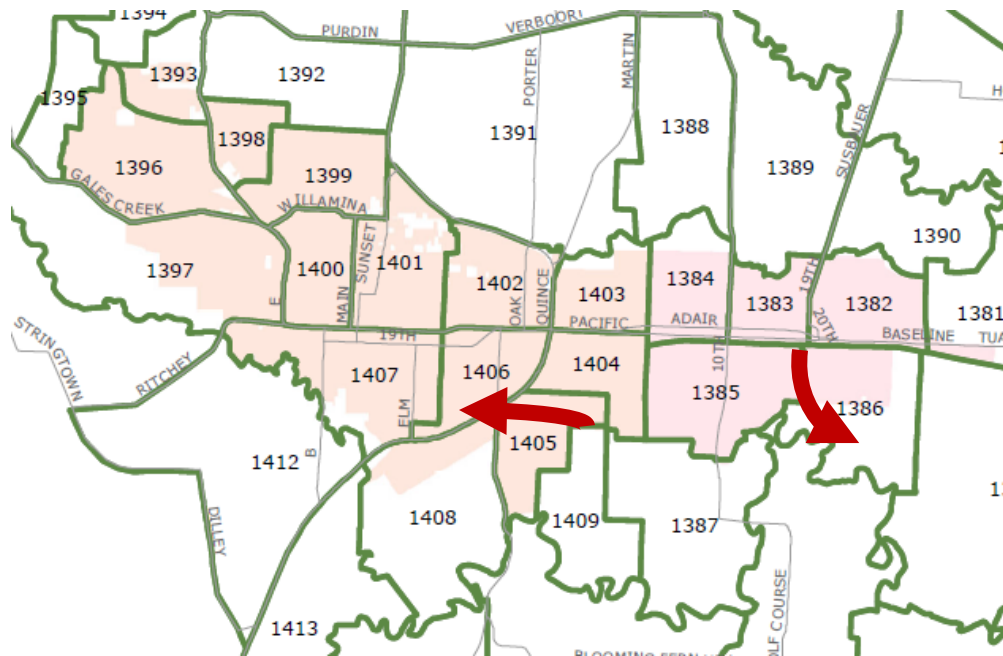
Distribution Coordination Milestones

- July - Aug 2015: Kickoff meetings for county leads and city planning staff.
- Sept – Oct 2015: Jurisdictions review BLI, 2015 base year population and job estimates.
- Oct. 2015: Metro completes modeling run based on jurisdiction-reviewed inputs
- Nov 2015 – Jan 2016: Jurisdictions review draft distributions from the model run
- Metro Council adopted the mid-point of the regional forecast
- Feb – March 2016: Metro finalizes draft distribution results
- April 2016: MTAC and MPAC reviewed work to date
- *May 2016: Metro staff and stakeholders agreed to refine jurisdiction-level numbers and cycle back through MTAC and MPAC before coming to Council*

Distribution Coordination Results

Across all 2,162 TAZs

- Local review specifically examined almost all TAZs
- Local review "moved" only small amounts of jobs or households between TAZs*
 - Only 8.5% of total jobs moved between different TAZs and only 4.3% of total households moved between TAZs during coordination



An aerial photograph of a large, dark blue lake. In the foreground, a sandy beach curves along the shore, with many people swimming and sunbathing. The surrounding area is lush with green trees and grass. In the background, a town is visible, and a prominent mountain peak rises in the distance under a clear blue sky. A semi-transparent white banner is overlaid across the top of the image, containing the text "Questions?".

Questions?

What differs between the “Regional Forecast” and the “Localized Forecast”?

Regional Forecast

- What: people and jobs
- Where: entire region (Urban Growth Boundary)

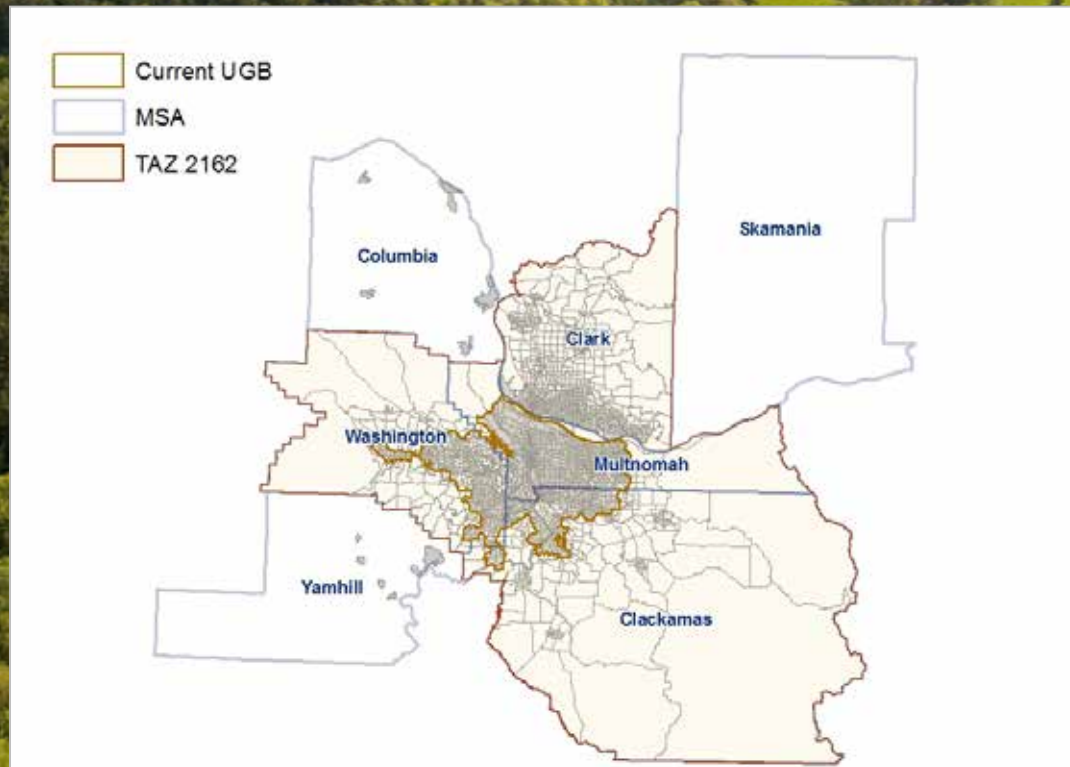
Localized Forecast

- What: Regional Forecast people and jobs converted to households and jobs
- Where: each Traffic Analysis Zone (with city and county summaries)

** Critical product for RTP update and other transportation planning processes*

Why are TAZs important?

- The Metro travel demand model uses 2,162 TAZs which *do* neatly fit *county* boundaries
- Metro Research Center supplies transport forecasting to cities and counties using the Metro model
- Many cities and counties use the Metro model or a version of it for their own studies

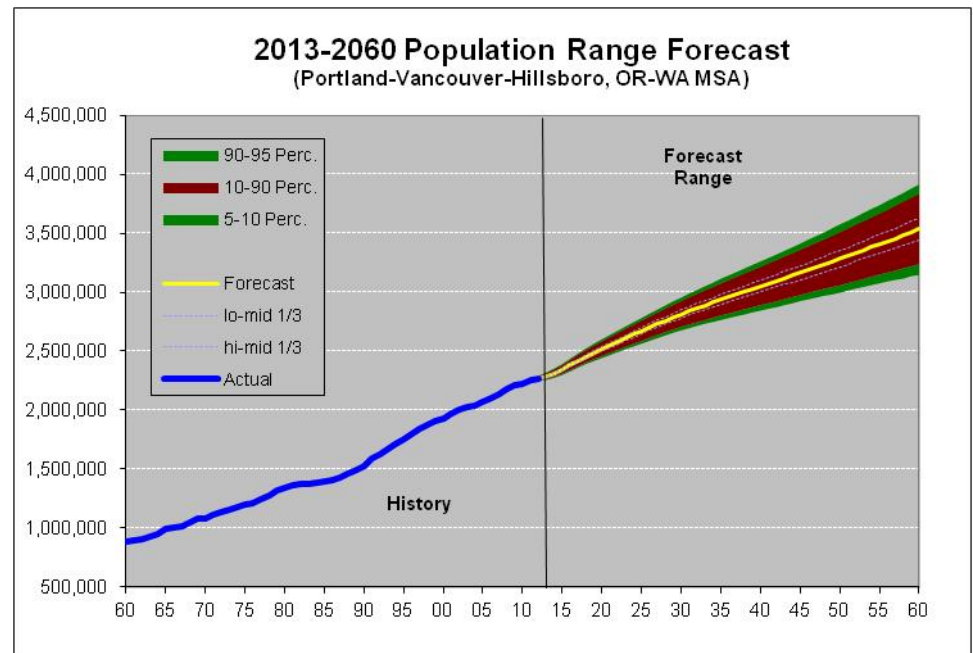


Adopted Regional Forecast

Summary

Population for 7-county MSA

<u>Year</u>	<u>Observed or Forecast</u> <u>Population</u>
2005	2,067,325
2010	2,226,009
2015	2,342,500
2020	2,519,200
2025	2,671,800
2030	2,814,100
2035	2,937,900
2040	3,052,100

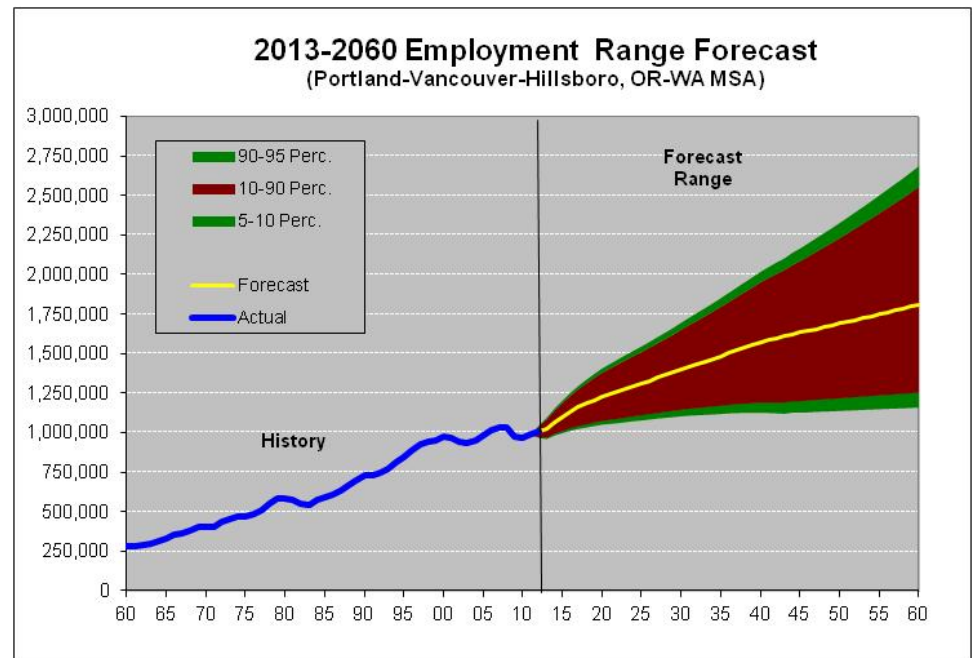


Adopted Regional Forecast

Summary

Employment for 7-county MSA

<u>Year</u>	<u>Observed or Forecast</u> <u>Employment</u>
2005	983,526
2010	968,800
2015	1,100,000
2020	1,228,100
2025	1,311,600
2030	1,399,800
2035	1,484,500
2040	1,571,300



Localized Forecast

Summary

Clackamas County

	Households		
	2015	2040	
	Act. Est.	Preliminary	Final
Clackamas County	150,712	199,420	197,904
Damascus	3,585	11,734	11,281
Gladstone	4,481	4,584	4,877
Happy Valley	5,344	10,358	10,219
Johnson City	270	1,493	278
Lake Oswego	15,760	18,484	17,648
Milwaukie	8,677	9,689	10,151
Oregon City	12,682	16,201	16,206
Rivergrove	180	734	195
West Linn	9,723	11,538	10,962
Wilsonville	9,553	11,400	11,706

Cities tabulated to the county of majority.
Some cities overlap county lines causing small differences in county-level forecast totals.

	Employment		
	2015	2040	
	Act. Est.	Preliminary	Final
Clackamas County	149,200	226,537	231,003
Damascus	1,333	5,063	4,941
Gladstone	2,700	3,863	4,231
Happy Valley	2,858	6,598	10,363
Johnson City	8	435	13
Lake Oswego	19,381	25,433	25,265
Milwaukie	12,764	16,606	17,376
Oregon City	14,100	22,545	22,534
Rivergrove	9	110	13
West Linn	4,541	6,206	6,199
Wilsonville	18,495	25,708	26,168

Sources:

"Act. Est." are actual estimates computed by Metro from Census, PSU, BLS and OED data. Preliminary are derived from "William #1522 scenario", TAZ Forecast Distribution, locally reviewed/adjusted at TAZ-level. Final are pro-rated estimates by Metro from Census, PSU, and "William" data.

Localized Forecast

Summary

Multnomah County

	Households		
	2015	2040	
	Act. Est.	Preliminary	Final
Multnomah County	322,488	460,602	461,351
Fairview	3,771	4,132	4,243
Gresham	38,412	46,861	45,785
Maywood Park	307	890	327
Portland	261,804	388,800	381,913
Troutdale	5,657	6,855	6,544
Wood Village	1,367	1,751	1,557

	Employment		
	2015	2040	
	Act. Est.	Preliminary	Final
Multnomah County	486,300	644,854	644,623
Fairview	2,919	5,921	6,180
Gresham	35,459	55,092	51,998
Maywood Park	16	234	20
Portland	434,723	560,220	559,848
Troutdale	7,893	10,286	14,274
Wood Village	2,227	4,319	4,190

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Localized Forecast

Summary

Washington County

	Households		
	2015	2040	
	Act. Est.	Preliminary	Final
Washington County	213,936	301,296	302,063
Beaverton	37,808	47,693	43,100
Cornelius	3,234	5,472	4,908
Durham	777	377	854
Forest Grove	8,432	12,239	13,190
Hillsboro	34,468	50,197	47,227
King City	2,005	915	3,222
Sherwood	6,639	7,653	7,454
Tigard	19,585	27,835	28,291
Tualatin	10,653	11,523	11,362

	Employment		
	2015	2040	
	Act. Est.	Preliminary	Final
Washington County	274,800	417,661	413,426
Beaverton	57,053	79,973	78,471
Cornelius	2,696	4,716	4,594
Durham	1,436	1,266	1,785
Forest Grove	6,442	8,906	9,359
Hillsboro	74,379	112,822	114,123
King City	709	804	1,143
Sherwood	5,463	8,430	8,416
Tigard	46,041	63,561	63,919
Tualatin	27,342	39,484	38,596

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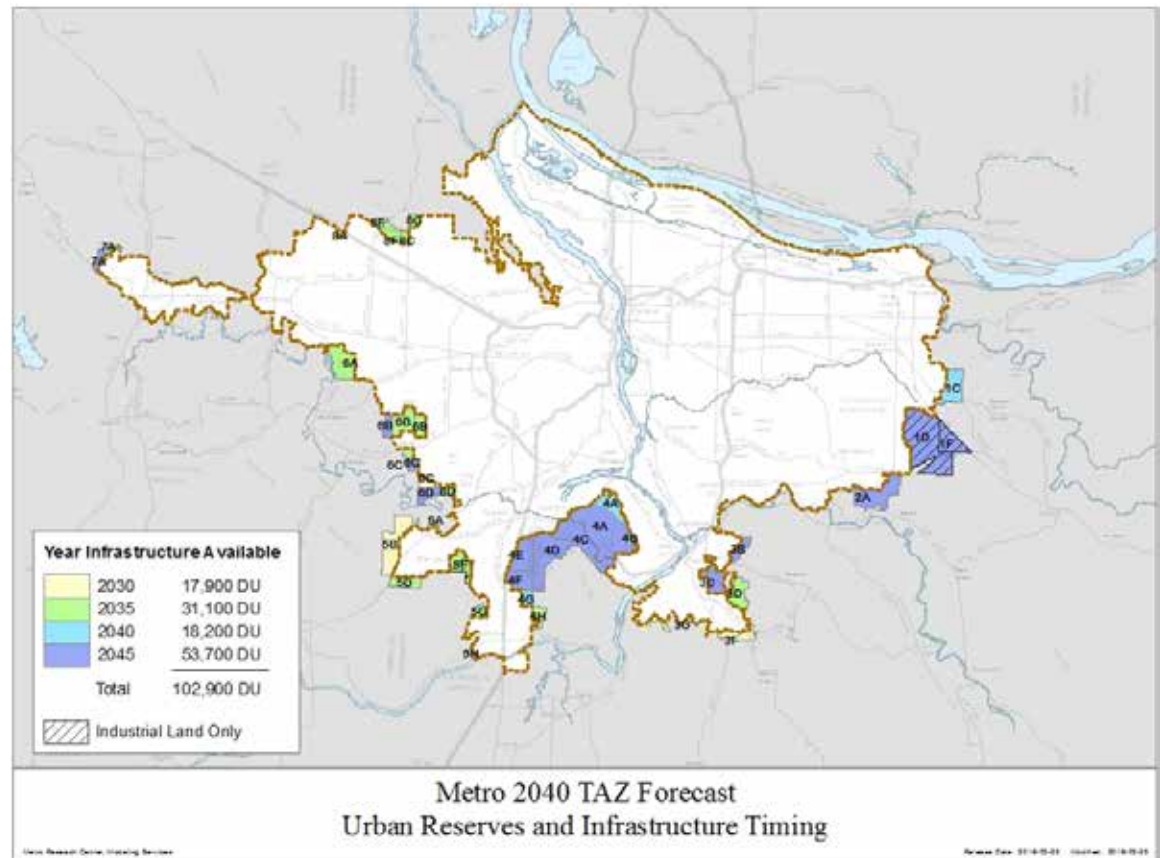
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Forecast Urban Reserves Assumptions*

Main Technical Assumptions (note that these do *not* set policy):

- Net 15 DU/acre per direction
- Estimated environmental lands
- Estimated buildable site locations
- Estimated per-site buildable portion
- Readiness timing



Source: Metro staff

* 2045 not used in 2040 TAZ forecast distribution