

Metro guide

2015 Growth Management Decision

HOW WE PLAN FOR THE FUTURE

As the Portland metropolitan region grows, our shared values guide policy and investment choices to accommodate growth and change, while ensuring our unique quality of life is maintained for generations to come. This means striking a balance between preservation of the farms and forests that surround the Portland region, supporting the revitalization of existing downtowns, main streets and employment areas, and ensuring there's land available for new development on the edge of the region when needed.

Urban growth report

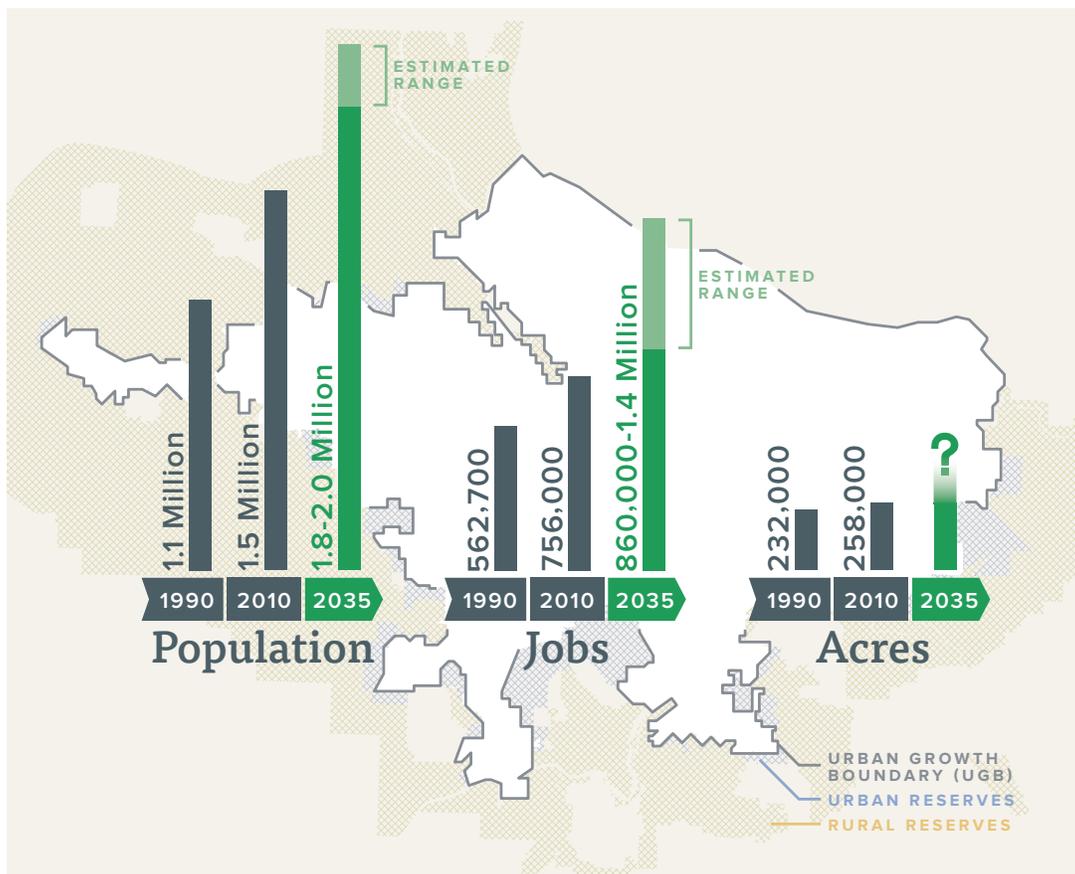
Oregon law requires that every five years, the Metro Council evaluate the capacity of the region's urban growth boundary to accommodate a 20-year forecast of housing needs and employment growth. The results of that evaluation are provided in the urban growth report (UGR). While complying with the requirements of state law, the UGR serves as more than just an accounting of available acres inside the urban growth boundary by drawing our attention to the region's successes and its challenges.

Working together

The urban growth report helps inform Metro, local jurisdictions, and other public and private sector partners as they consider new policies, investments, and actions to maintain the region's quality of life and promote prosperity. But the work does not end with the council's decision. Implementation will require coordination of local, regional and state policy and investment actions. In its role as convener for regional decision-making, Metro is committed to building and maintaining partnerships and alignments among the different levels of government and between the public and private sectors.

Past growth-future forecast

Population and job growth within the Metro urban growth boundary 1990-2035



WHAT THE NUMBERS SHOW

Population and employment forecasts in the urban growth report are expressed as ranges based on probability. Mid-point in the forecast range is Metro's best estimate of what future growth may be. It is less probable that growth will occur at the high or low ends of the range forecast.

This analysis looks at long-term capacity needs for:

- single-family and multifamily housing
- general industrial employment uses
- large industrial sites
- commercial employment uses.

If policymakers choose to plan for the high end of the growth forecast range, there is a need for additional capacity for jobs and housing. But, at mid-point in the range and below, there is no need for additional growth capacity.

Whether you trace your Oregon roots five generations or moved here last week, you have your own reasons for loving this place – and Metro wants to keep it that way. Help shape the future of the greater Portland region and discover tools, services and places that make life better today.

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To learn more about the growth management decision and the urban growth report, visit oregonmetro.gov/growth



LAND READINESS OR LAND SUPPLY?

For better or worse, our state land use planning system asks Metro to focus on counting acres of land to determine the region's 20-year growth capacity. But over the years, it's become clear that land supply alone isn't the cause or the solution for all of the region's challenges. Working together, we must make the most of the land we already have inside the urban growth boundary to ensure that those lands are available to maintain, improve, and create the kinds of communities that we all want – today and for generations to come.

Working together, we can:

- ensure that communities have governance structures in place that can respond to growth and change
- provide the types of infrastructure and services that signal to the development community a site or area is primed for investment
- make the strategic investments needed to clean up and reuse neglected lands.

HOW WE ACCOMMODATE GROWTH

URBAN AND RURAL RESERVES Areas outside the current UGB designated by Metro and the three counties through a collaborative process. Urban reserves are the best places for future growth if urban growth expansions are needed over the next 50 years. Rural reserves are lands that won't be urbanized for the next 50 years.

INFILL Development on a tax lot where the original structure has been left intact and the lot is considered developed.

REDEVELOPMENT Development on a tax lot where the original structure has been demolished and there is a net increase in housing units.

VACANT LAND Land inside the UGB that's not developed.

The urban growth report compares a buildable land inventory that has been reviewed by local jurisdiction staff with a peer-reviewed population and employment growth forecast.



Urban growth management decision TIMELINE

2013
Phase 1

**TECHNICAL
ENGAGEMENT**

Jan–Dec 2013
Develop 20-year growth capacity estimates

2014
Phase 2

**URBAN GROWTH
REPORT**

July 2014
Draft urban growth report released

Dec 2014
Metro Council approves UGR

2015
Phase 3

**GROWTH
MANAGEMENT
DECISION**

Sept 2015
COO recommendation to Metro Council

Dec 2015
Council decision to adopt measures to meet housing and employment needs