

Urban Development Seat

URBAN AND RURAL RESERVES

*COMMENTS AND RECOMMENDATIONS ON BEHALF OF THE HOUSING
INDUSTRY*



OUR SUPPORT

- ✘ The builders and developers of our region support this process and are confident in its success.
- ✘ Urban and Rural Reserves will allow us to go beyond just managing growth, to making smart growth decisions.
- ✘ This process will help us to avoid the pitfalls of the past, by directing future UGB expansions to areas that truly make sense.
- ✘ For all of these reasons and more, our industry was a strong supporter of SB1011.



URBAN RESERVES

- ✗ We can focus future expansion in the areas that we know will succeed:
 - ✗ By identifying areas where existing and planned infrastructure investments can be leveraged.
 - ✗ By targeting growth in locations desirable to current and future employers.
 - ✗ By focusing future expansion in areas beneficial to existing commercial and employment centers.
 - ✗ By expanding in areas that can support a range of housing options and price points.



URBAN RESERVES

✗ A generous Urban Reserve:

- ✗ Will promote housing affordability and choice*.

**The UGR and Housing Choice, Johnson Gardner, May 2009*

- ✗ Will provide ample opportunity for sought-after industries to acquire suitable parcels for location and expansion.
- ✗ Will provide for a broad range of industries, creating a diverse economy that is more competitive globally.
- ✗ Will ensure that adequate land is available for the park and school facilities needed for the growing population.
- ✗ Will allow our future leaders to make streamlined decisions when opportunities arise.



RURAL RESERVES & UNDESIGNATED LANDS

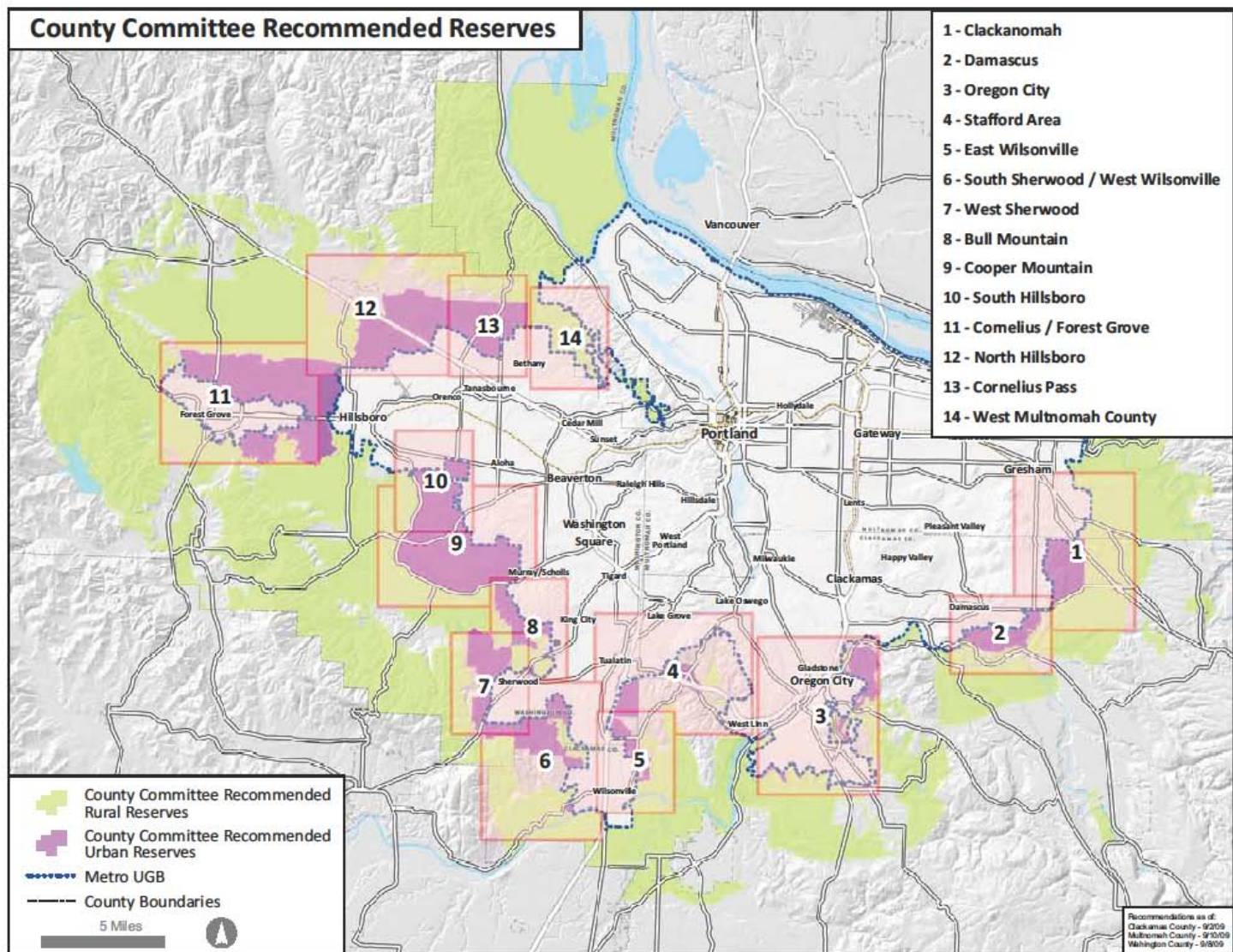
- ✗ Rural Reserves will provide certainty:
 - ✗ For the agricultural industry.
 - ✗ For land owners.
 - ✗ For all of us that enjoy a connection with rural living.
- ✗ Undesignated lands should be expanded:
 - ✗ As protection for all areas of the region, just in case today's estimates fall short.
 - ✗ Expansive undesignated lands are critical to preserving opportunities for future generations.



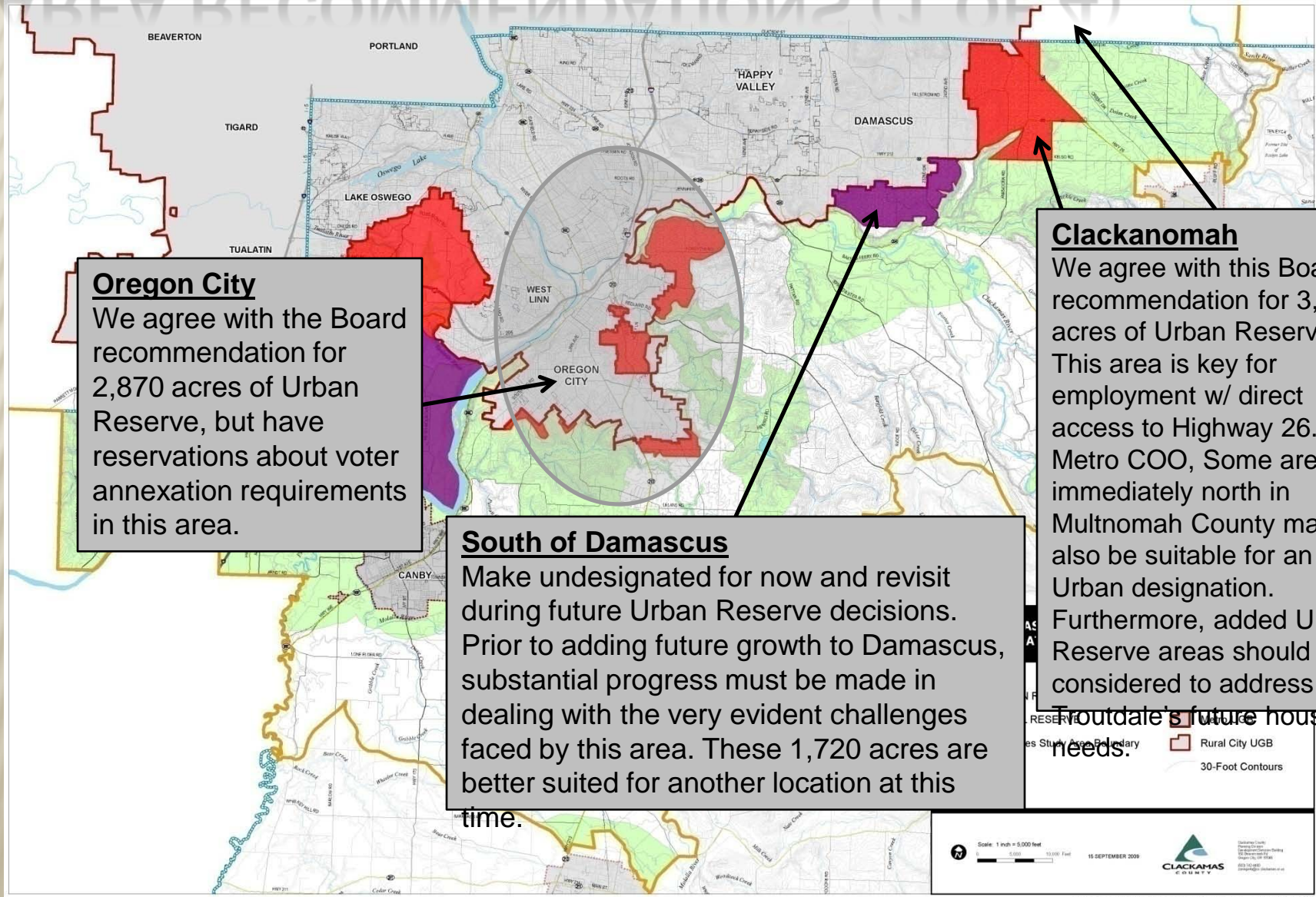
50 YEARS

- ✗ These decisions are based upon a long term timeline, and as we all know, many things will change over the next 50 years:
 - ✗ Advances in technology will resolve many of today's identified infrastructure challenges.
 - ✗ The definition of “suitable” can and will change over time.
 - ✗ Local administrations will change, governance opportunities should be feasible by location only.
 - ✗ Today's policies and aspirations should not dictate whether or not governance will be available tomorrow.
 - ✗ Urban Reserves can be reevaluated with more frequency. Our crystal ball is foggy; undesignated lands should be prominent.

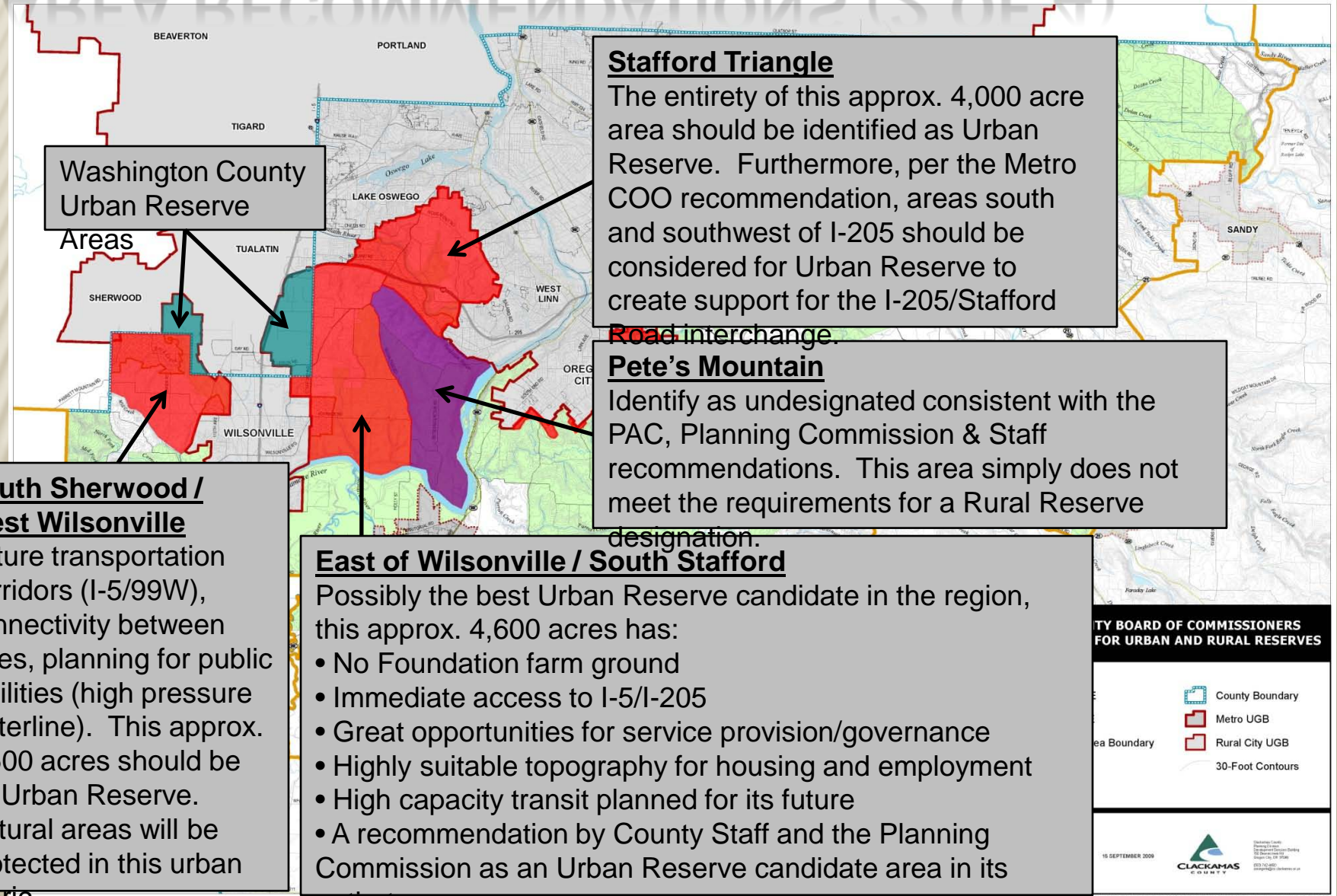
RECOMMENDATIONS – METRO COO AREAS



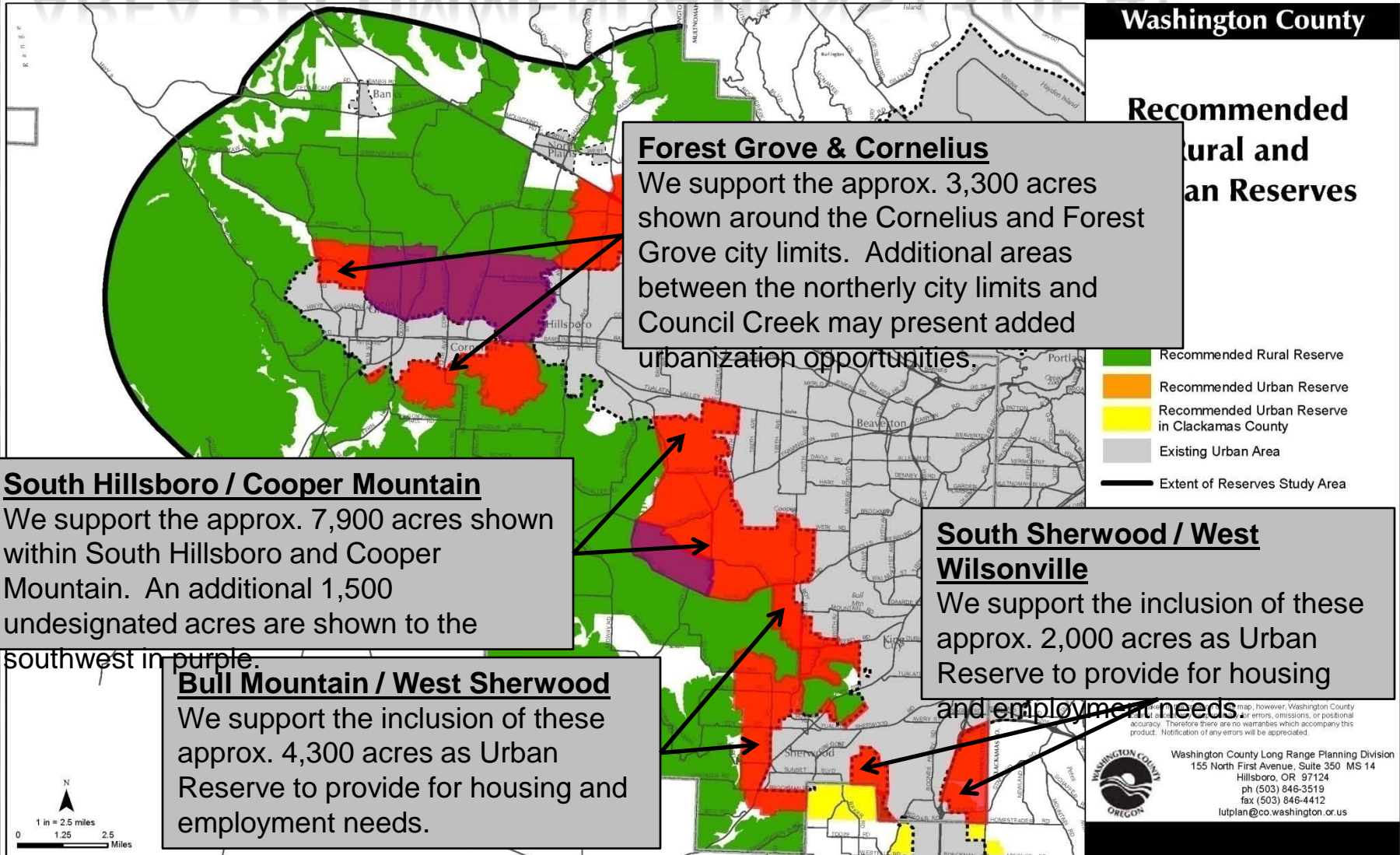
AREA RECOMMENDATIONS (1 OF 4)



AREA RECOMMENDATIONS (2 OF 4)



AREA RECOMMENDATIONS (3 OF 4)



AREA RECOMMENDATIONS (4 OF 4)

North Hillsboro / Helvetia / Cornelius Pass

We support these areas as Urban Reserves, which encompass approx. 8,600 acres. We wish to stress the importance of an Urban Reserve designation on both sides of the Highway 26, especially near interchange locations where substantial investments already have been made.

Forest Grove & Cornelius (North)

Although we support the areas identified by the Coordinating Committee as Urban Reserve, we recommend retaining the area east of Highway 47 shown in purple as undesignated for future consideration.

Undesignated Lands - All Three Counties

Undesignated lands must be dramatically increased to be applied as a safety valve in preserving opportunities for future generations.

Washington County

Recommended

East Bethany

These approx. 2,600 acres are within Multnomah County, but would serve as a logical expansion of a new urban area (North Bethany) that is well underway. This is a great opportunity to leverage planned and existing infrastructure investments. Furthermore, within an urban setting, needed north/south connectivity could be realized that would be beneficial to all residents in this area (Saltzman Extension).

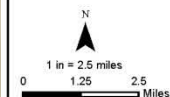
County Boundary

Disclaimer:

The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map, however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore there are no warranties which accompany this product. Notification of any errors will be appreciated.



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URBAN RESERVE RECOMMENDATIONS

URBAN RESERVE AREA	ACRES	NOTES
Clackanomah	3,500	Areas in Multnomah County are also suitable
Oregon City	2,900	Concerns w/ voter annexation in this area
Stafford Triangle	4,000	South of I-205 should be considered as well
E. Wilsonville / S. Stafford	4,600	A key building block for future growth
S. Sherwood / W. Wilsonville	5,500	I-5/99W connection, high pressure waterline
W. Sherwood / Bull Mountain	4,300	For future housing and employment needs
S. Hillsboro / Cooper Mountain	7,900	Undesignated areas west of Cooper Mountain
Forest Grove / Cornelius	3,300	Areas south of Council Creek also suitable
N. Hillsboro / Helvetia / C. Pass	8,600	Make use of interchanges on both sides of 26
East Bethany	2,600	Added connectivity, leveraging of investments

**This number is based upon the three County and Metro COO suitability recommendations only, not any kind of region wide land needs analysis. The Washington County land needs analysis presented in the August 3, 2009 staff report to the Reserves Coordinating Committee identified that under a high growth scenario, approximately 67,000 acres would be required to address housing and employment needs in Washington County alone through 2060.*

CONCLUSION (1 OF 2)

- ✗ We respectfully request that you recommend:
 - ✗ More overall Urban Reserve acreage in Clackamas County.
 - ✗ More overall Urban Reserve acreage in Multnomah County.
 - ✗ More undesignated lands throughout the region.
 - ✗ Leaving areas around Damascus undesignated, to be revisited at a later date if additional Urban Reserves are needed.
 - ✗ That you avoid placing Urban Reserves in areas where voter driven annexation has the potential to create a moratorium.
 - ✗ That recent historic trends be applied for estimating available capacity and that assumptions regarding potential capacity be less aspirational in nature.

CONCLUSION (2 OF 2)

✗ Concerns with existing capacity assumptions:

- ✗ How does Metro plan on increasing refill and redevelopment rates by 50% (from 27% to 40%)?
- ✗ How does Metro plan on achieving a 50% increase in mandated densities (from 10 units per acre to 15 units per acre), especially outside of urban core areas?
- ✗ How does Metro anticipate having 71,000 housing units subsidized to the tune of up to \$50,000 per home, and what will the impact be on schools and other public services?
- ✗ How can the region anticipate accommodating 1 million more people in the next 25 years (a 67% increase over current population) and yet plan on needing only 5% more land (15,000 acres) in housing reserves for the next 50 years?
- ✗ If we are indeed “Making the Greatest Place” isn’t it logical to assume that our UGB capture rate might increase? A potential uptick is not factored into the current UGR, and even a slight increase could change our land need requirements dramatically.