



# 2009 preliminary employment urban growth report

## Making the Greatest Place



Reserves Steering Committee

June 10, 2009



Metro | *People places. Open spaces.*

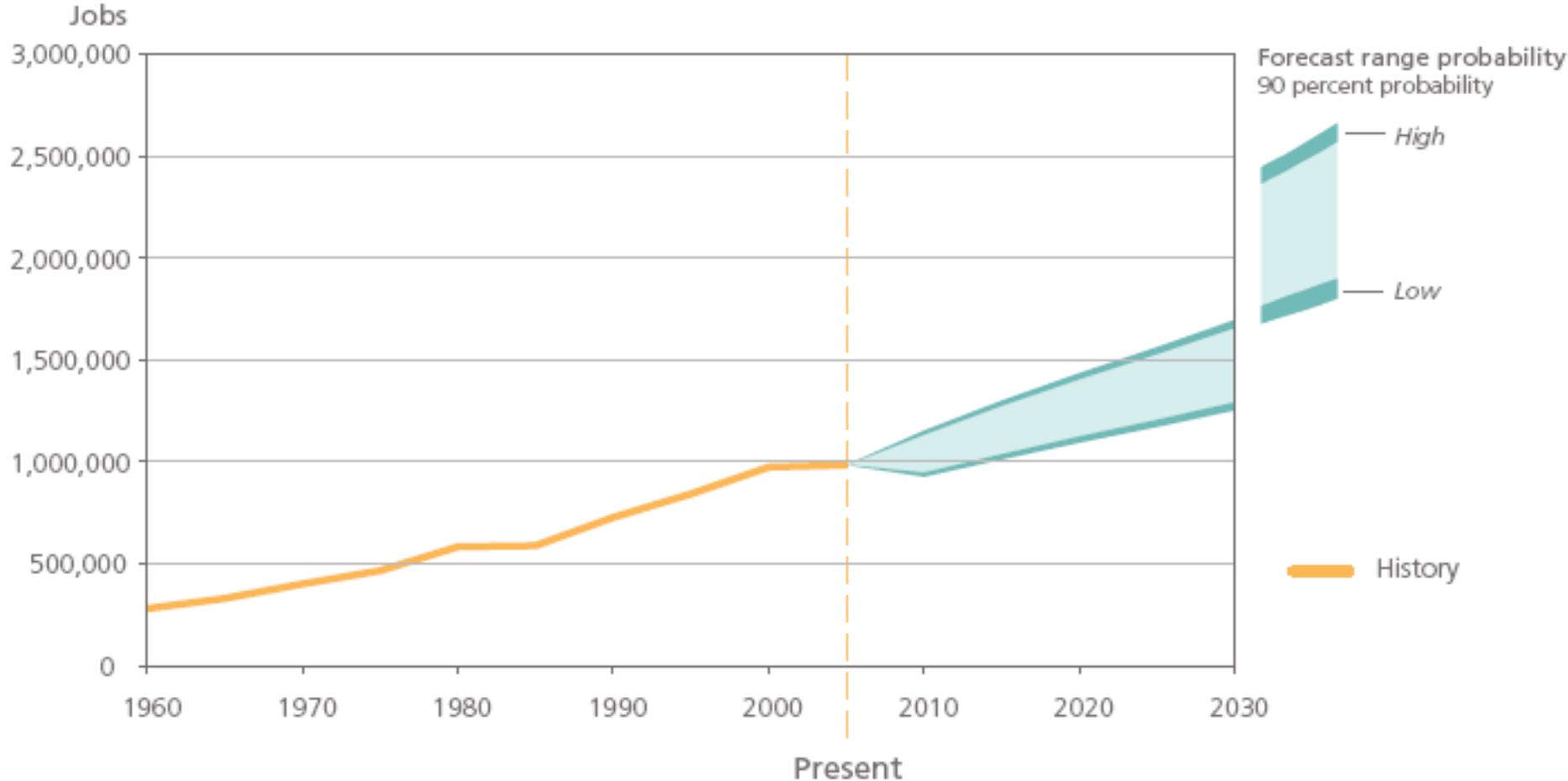
# Outcomes-based approach

- Vibrant, walkable communities
- Sustained economic competitiveness and prosperity
- Safe and reliable transportation choices
- Minimal contributions to global warming
- Clean air, clean water, healthy ecosystems
- Benefits and burdens of growth shared throughout the region

# Business community input



# Range employment forecast (seven-county area)



975,000 to 1.2 million total jobs inside Metro UGB by 2030

# Demand analysis:

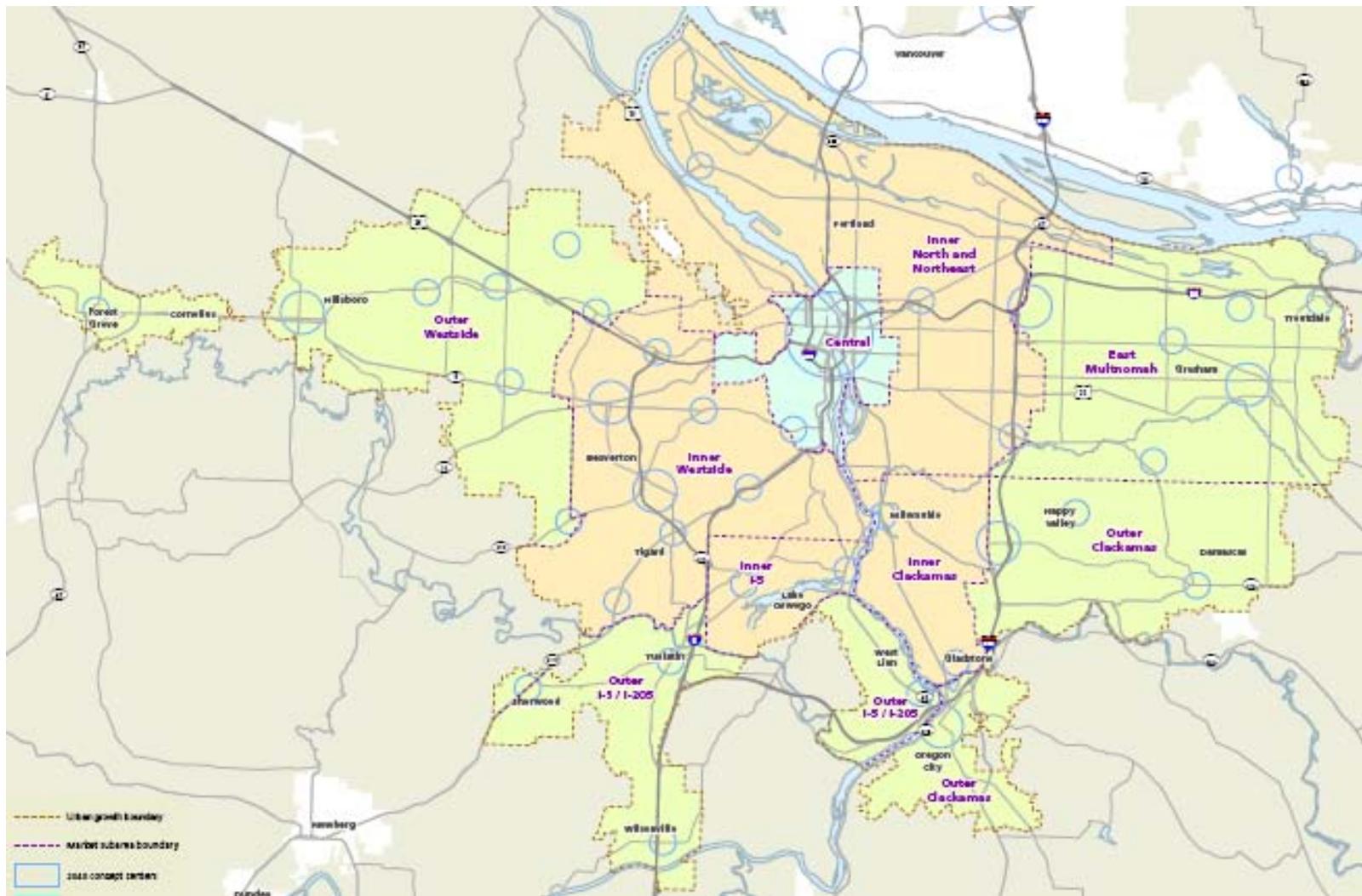
- 5- and 20-year range demand forecast
- Variable redevelopment rates by subarea
- Different employment sectors have different square feet per employee and location needs
- Changing trends

# Capacity analysis:

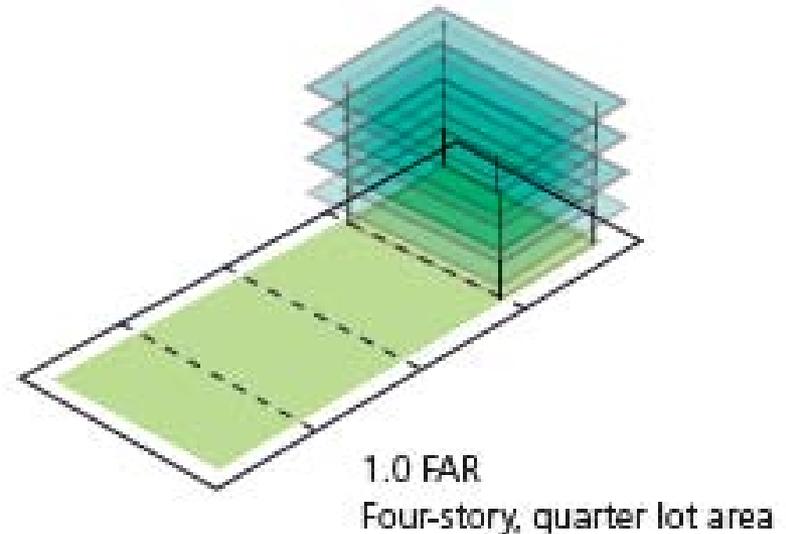
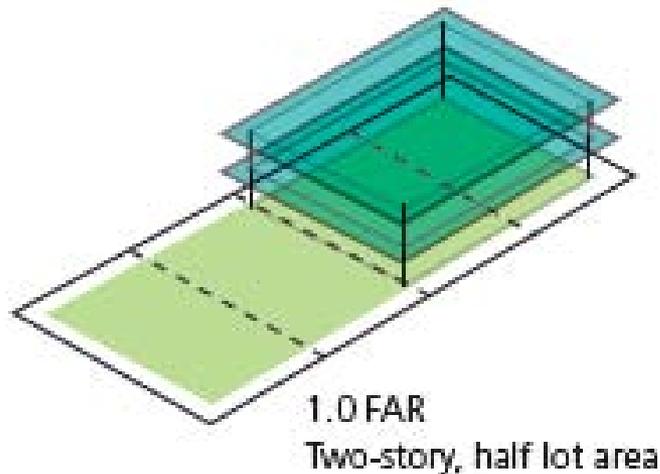
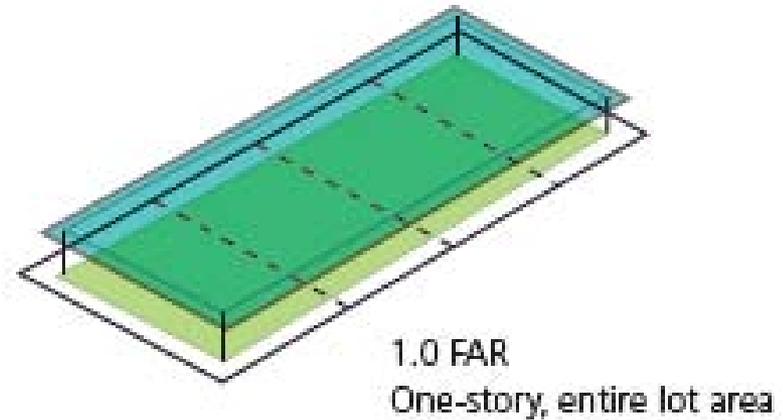
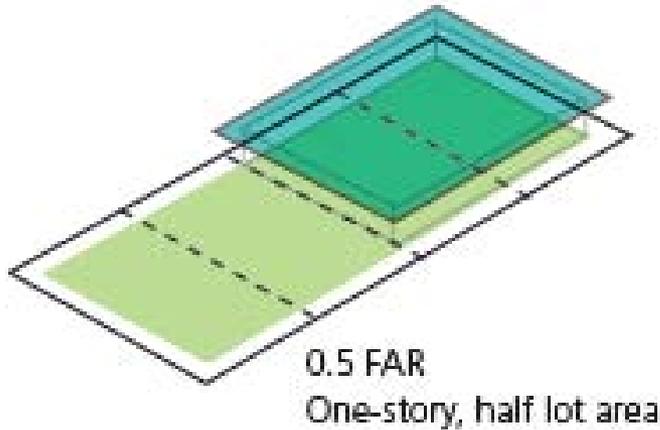
- 5- and 20-year range capacity forecast
- Analysis by 2040 Growth Concept design types and market subareas
- Building space as unit of measurement
  - Variable floor-area ratios (FAR)
- Changing trends

# Market subareas

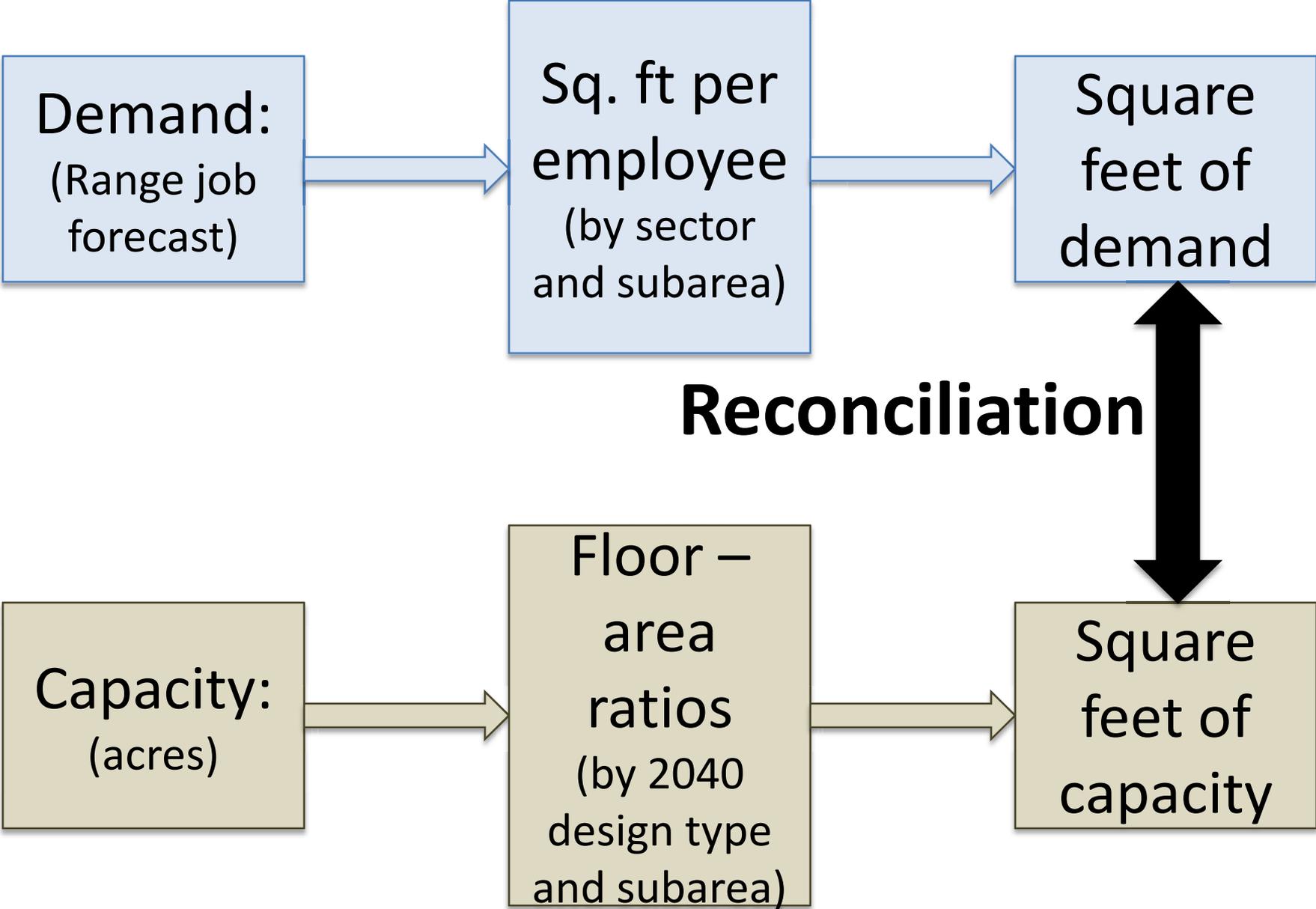
- Different jobs have different location needs
- Different subareas have different market realities



# Development intensity: different jobs have different space needs



# Reconciling demand and capacity



# US Bancorp Tower—Portland, OR



# Nimbus Office Park--Beaverton, OR



# OHSU Center for Health and Healing— Portland, OR



# The Lovejoy—Portland, OR



# Downtown retail—Oregon City, OR

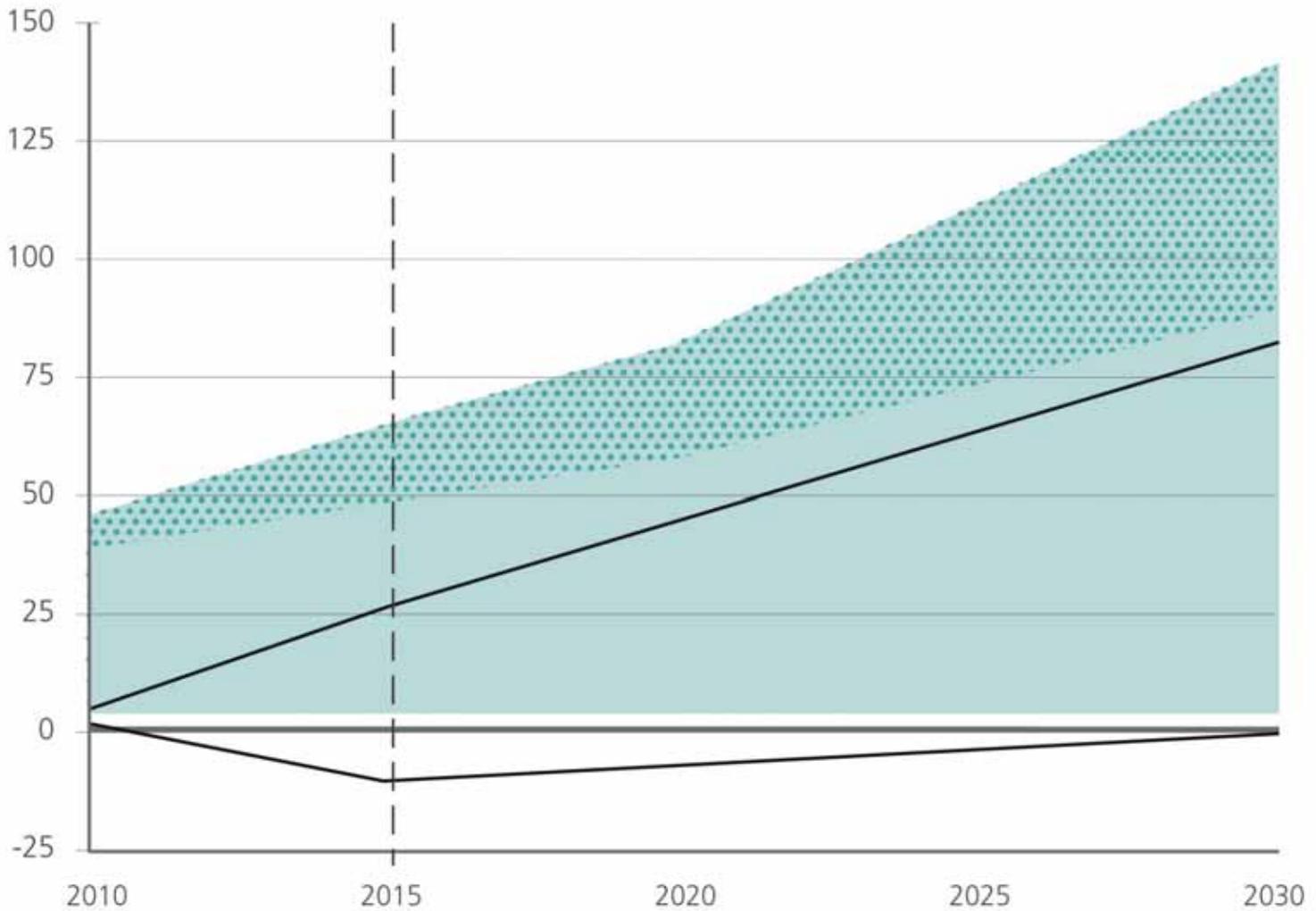


# AMB Ohta Distribution Center—Tokyo



# Industrial capacity and demand

Million square feet



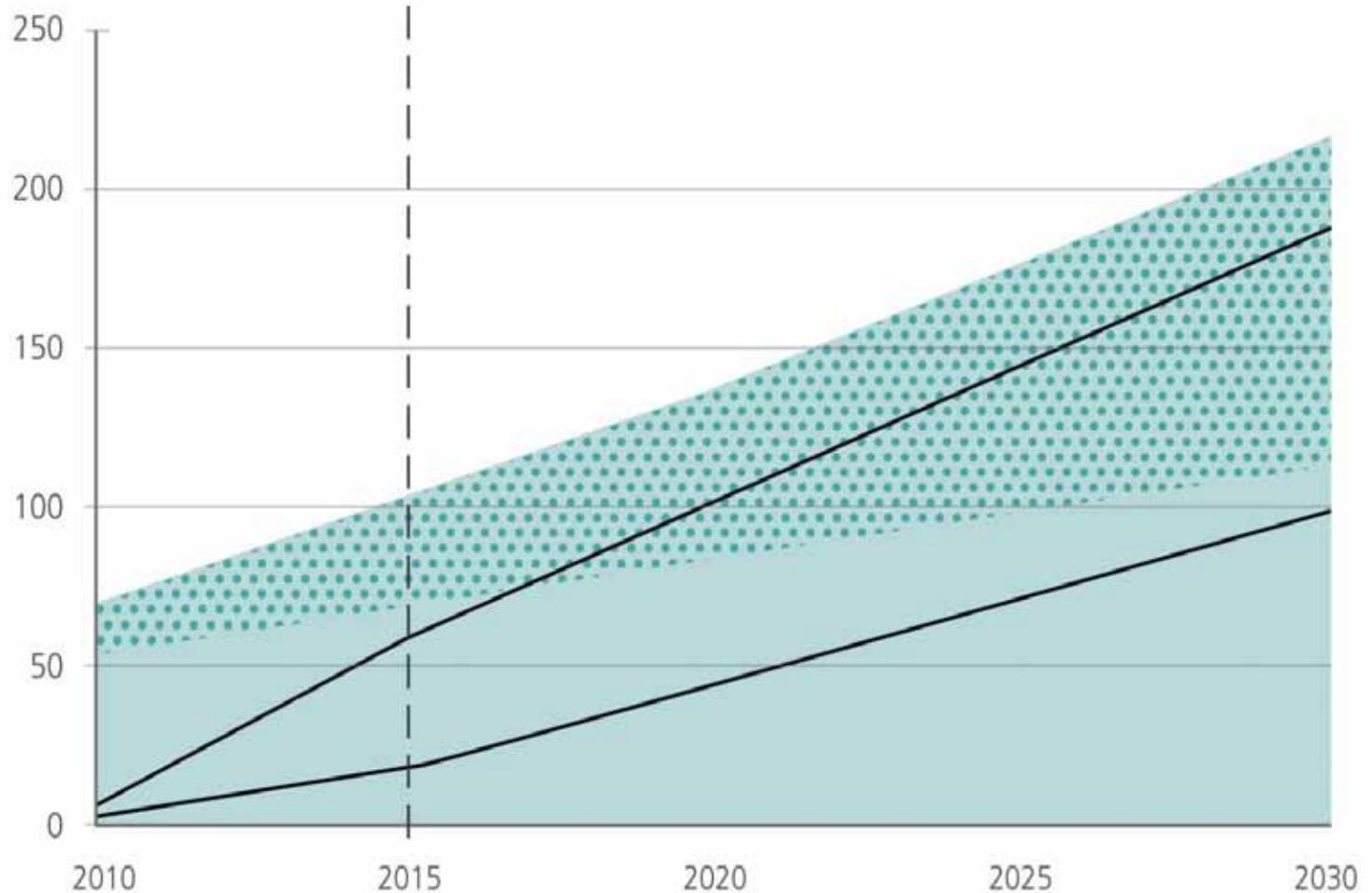
 Potential industrial employment capacity

 Expected industrial employment capacity

 Demand range

# Non-industrial capacity and demand

Million square feet



 Potential non-industrial employment capacity

 Expected non-industrial employment capacity

 Demand range

# Making the Greatest Place Choices for the Future

**Urban Form** – local aspirations,  
urban & rural reserves

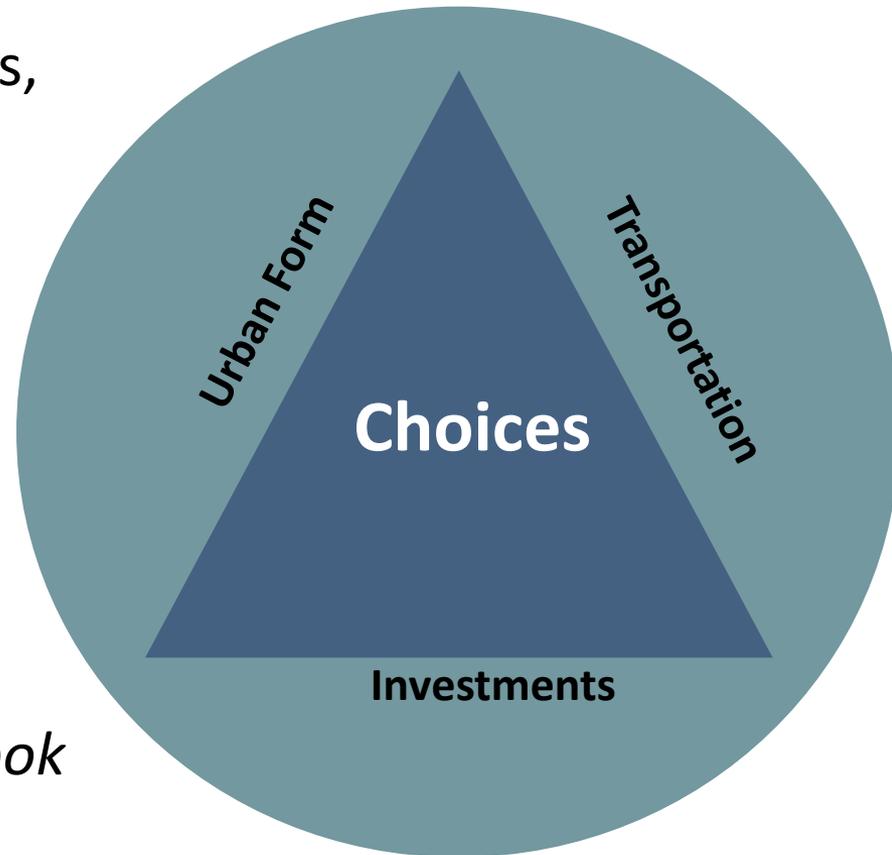
*Where do we grow?*

**Transportation** - RTP

*How do we travel?*

**Investments** - infrastructure

*What do our communities look  
like?*



# Timeline

- March 2009: preliminary residential UGR
- May 2009: preliminary employment UGR
- September 2009: draft UGR
- December 2009: final UGR
- 2010: Continued local implementation
- December 2010: Identify at least 50% (up to 100%) of any needed capacity through efficiency measures **or** UGB expansion
- December 2011: State deadline for Metro Council to expand UGB, if needed

# Policy questions:

- How can we be flexible to meet niche employment needs (such as large lot industrial)?
- What investments are we willing to make?
- How should the region prioritize and protect public investments?
- What does this mean for reserves?