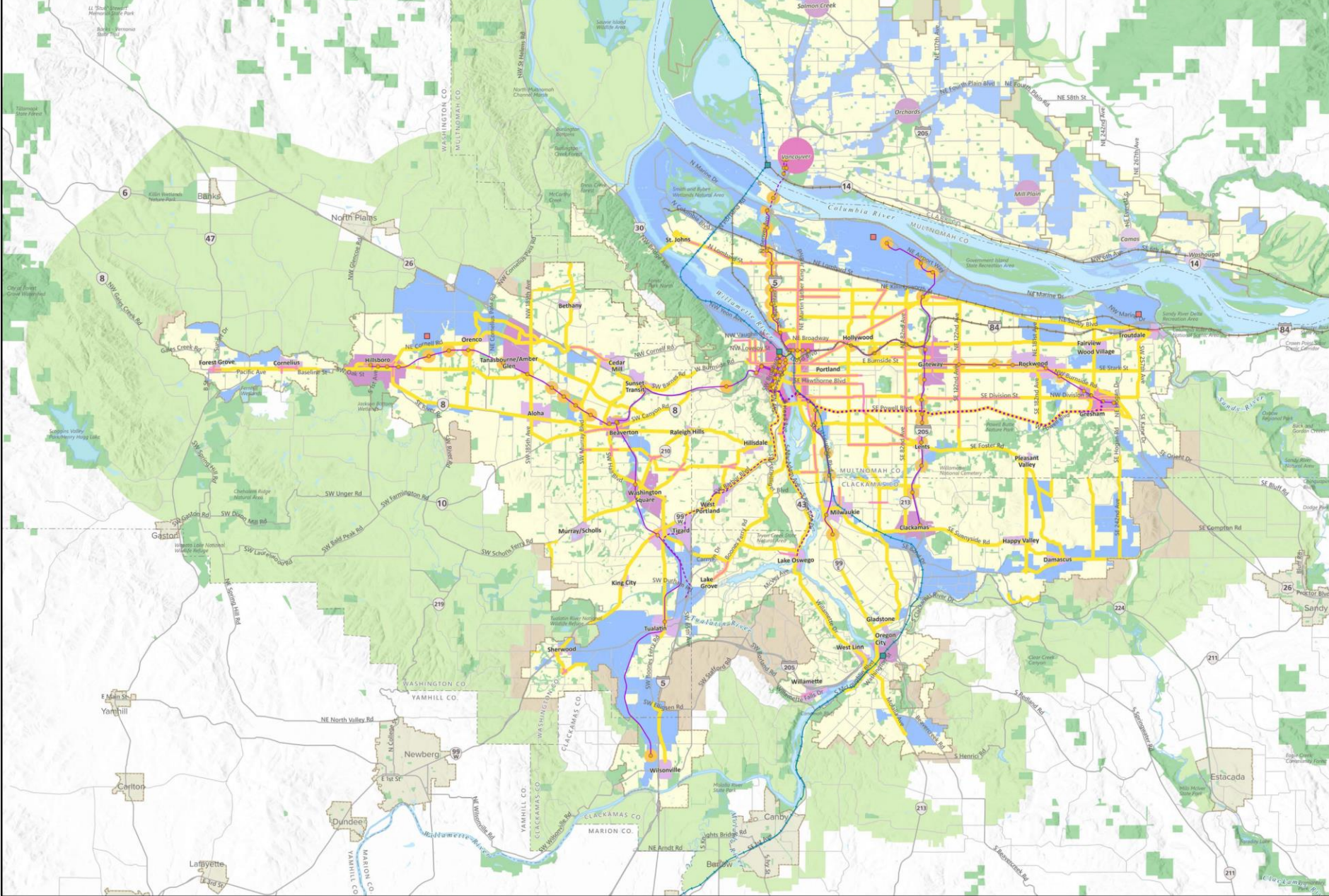




Metro Regional UGB Exchange

Oregon House Committee on Emergency Management, General Government, and Veterans

May 30, 2023



2040 Growth Concept Map

December 2018

0 6 12 Miles
0 10 20 Kilometers

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the accuracy of membership or fitness for a particular purpose, accompanying this product. However, notification of any errors are appreciated.

The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

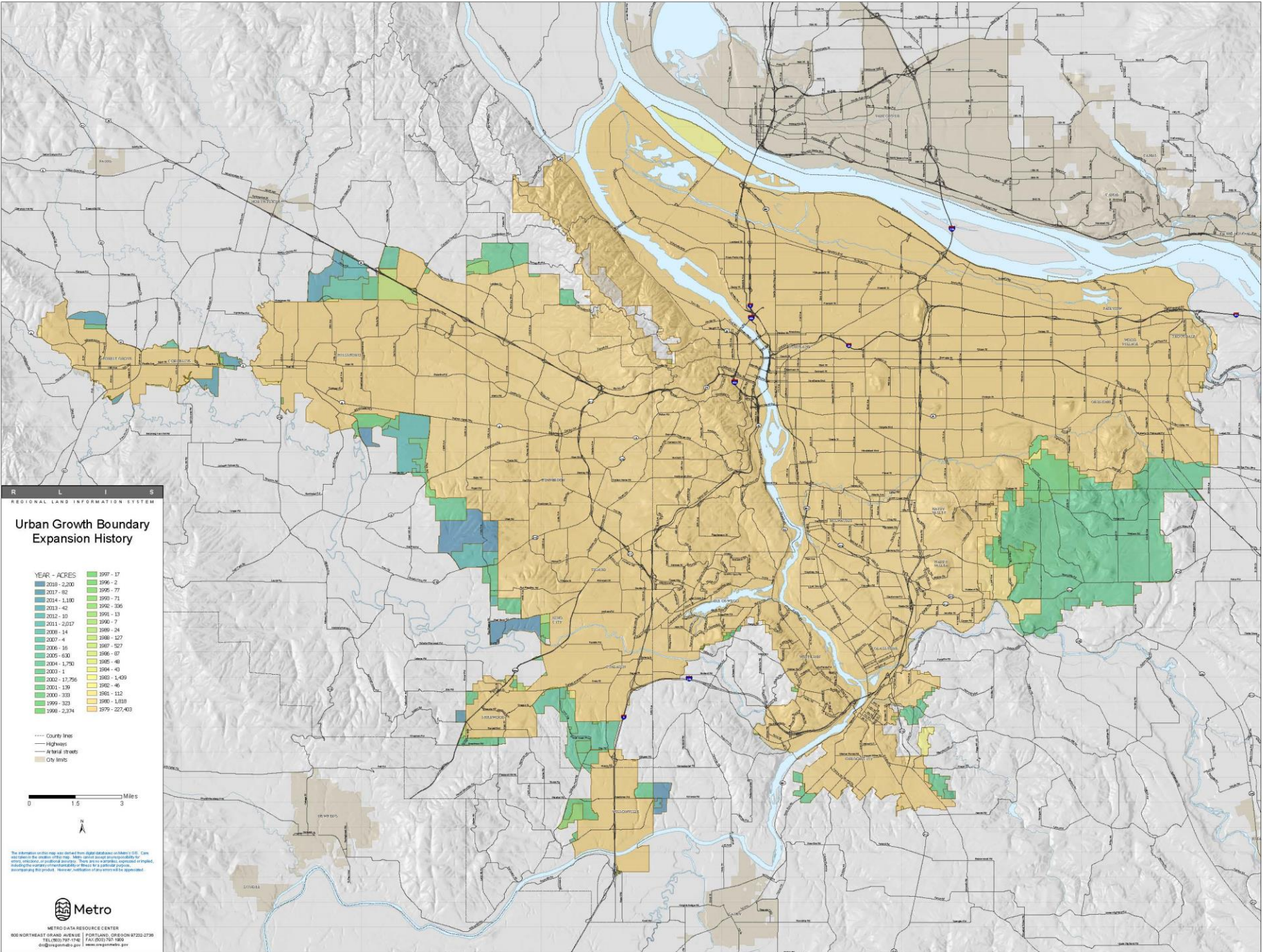
The map highlights elements of parallel planning efforts including: the 2018 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

- Central city
- Regional center
- Town center
- Station communities
- Main streets
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Existing high capacity transit
- Planned high capacity transit
- - - Proposed high capacity transit tier 1
- Mainline freight
- - - High speed rail (proposed)
- - - County boundaries
- Neighboring cities
- Airports
- Intercity rail terminal



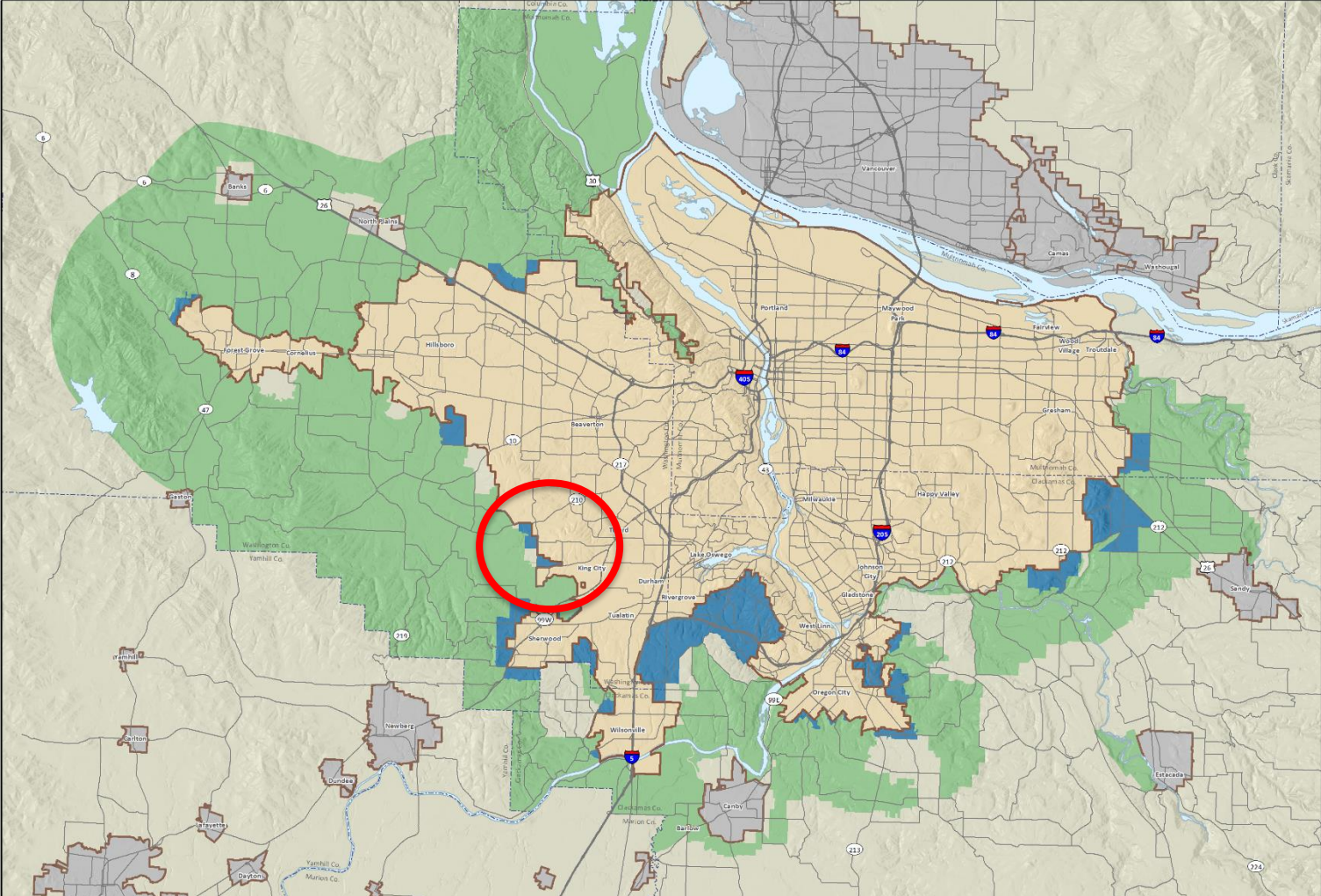
Metro has a continued focus on land readiness for housing and job growth





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City of Tigard demonstrated readiness for a proposed UGB addition



Process for identifying exchange candidates

1. Mapping exercise

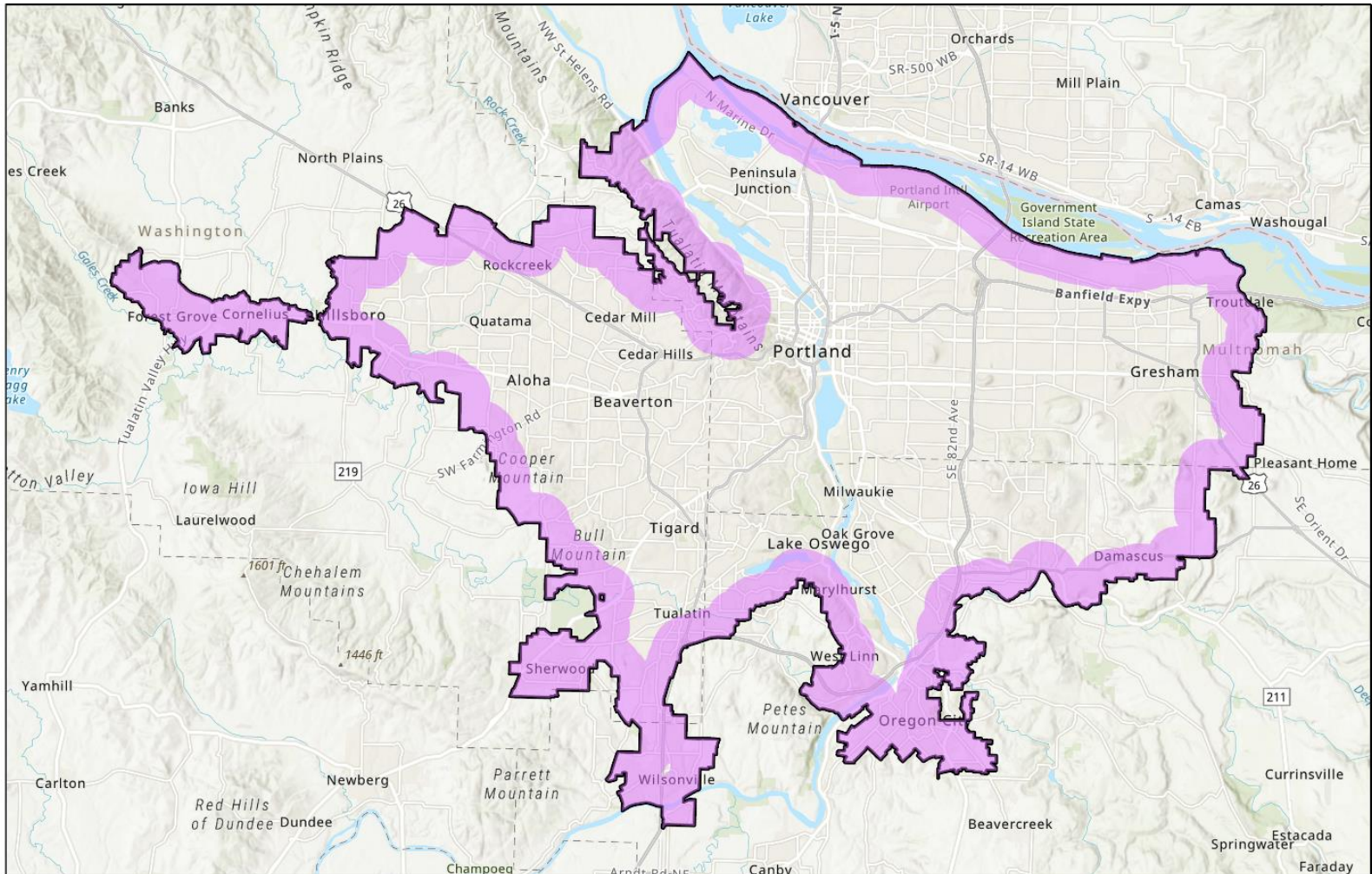
- Rough cut of possible candidates using aerial photos and buildable land inventory

2. Fact checking

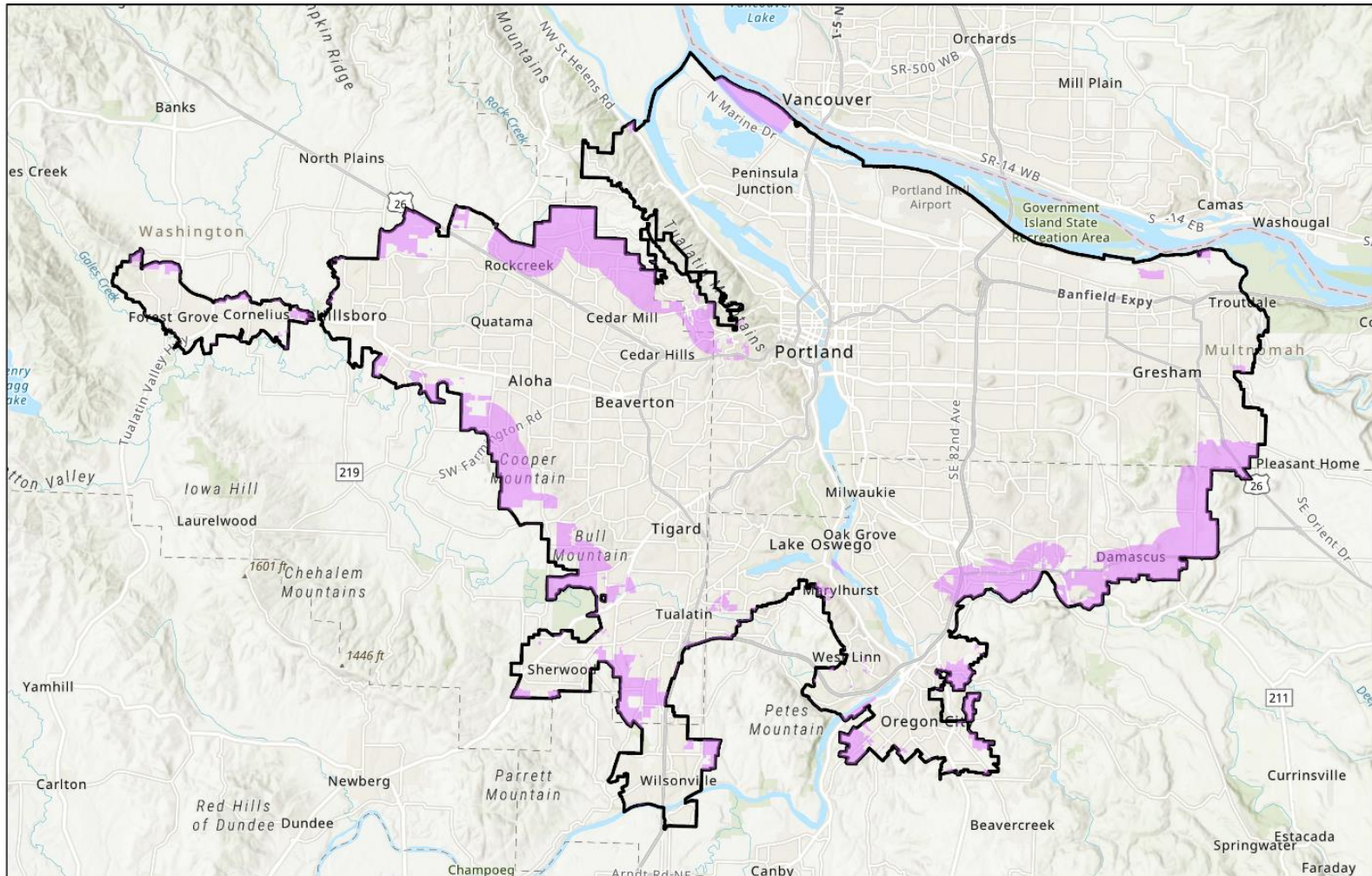
- Consultation with local governments and service districts to confirm planning status



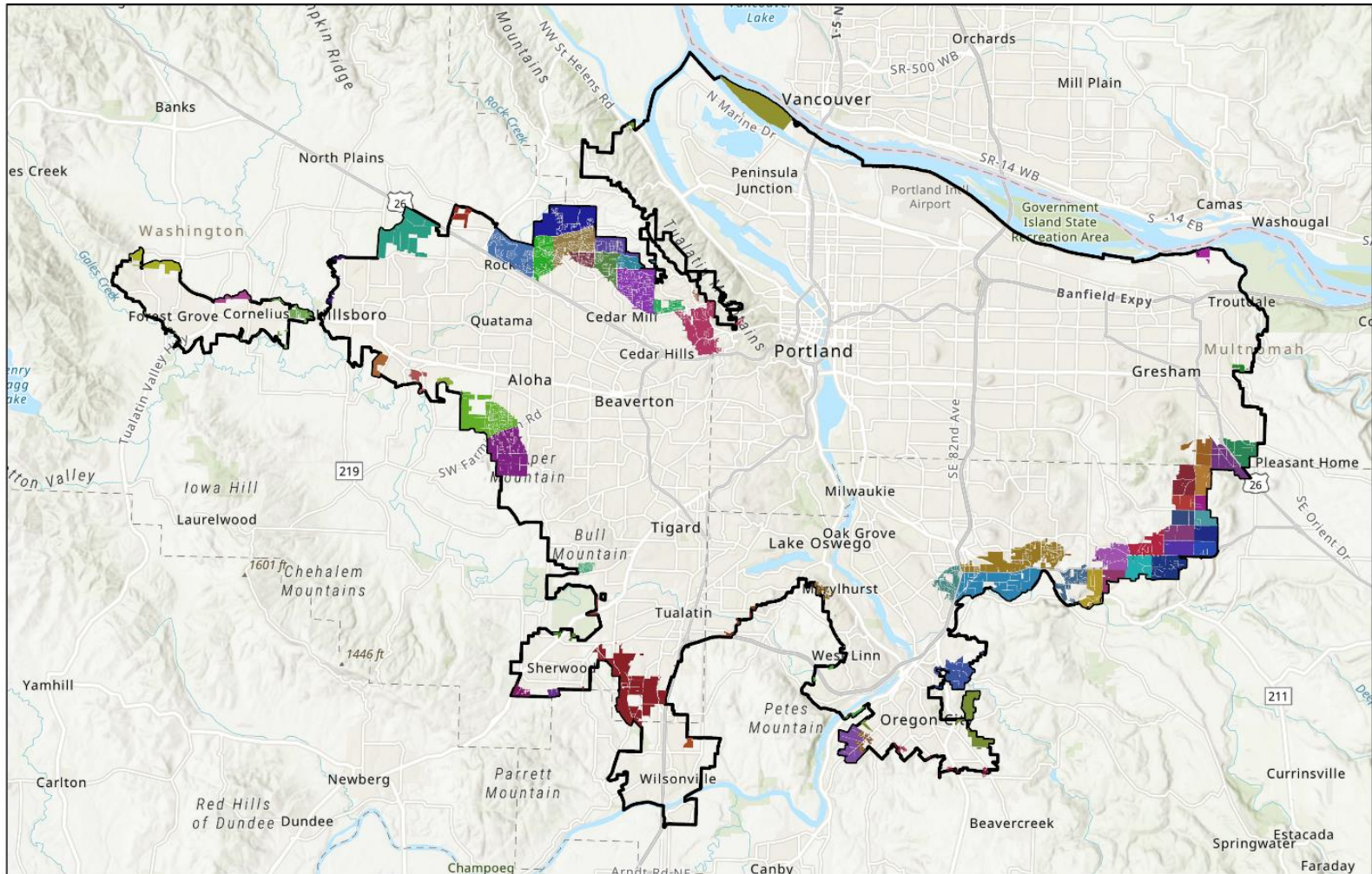
Map a one-mile buffer inside UGB



Identify unincorporated areas



Identify subareas for additional analysis



Considerations used for narrowing options

- Planning, infrastructure and development status
- Time in the UGB
- Parcelization
- Property owner wishes
- Number of exchange areas
- Added to UGB for special purpose
- Environmental features
- Jurisdiction's position

Metro undertook extensive engagement

- 2022:**
- May 18: Metro Technical Advisory Committee
 - June 6: North Clackamas Chamber of Commerce
 - June 15: Clackamas County Coordinating Committee (Metro subcommittee)
 - June 21: Happy Valley City Council
 - June 22: Metro Policy Advisory Committee (MPAC)
 - June 23: Gresham Chamber of Commerce
 - July 20: Westside Economic Alliance
 - August 2: Clackamas County Business Association
 - August 17: Metro Technical Advisory Committee
 - August 24: MPAC
 - Sept 8: Damascus Community Planning Organization
 - Sept 21: Metro Technical Advisory Committee

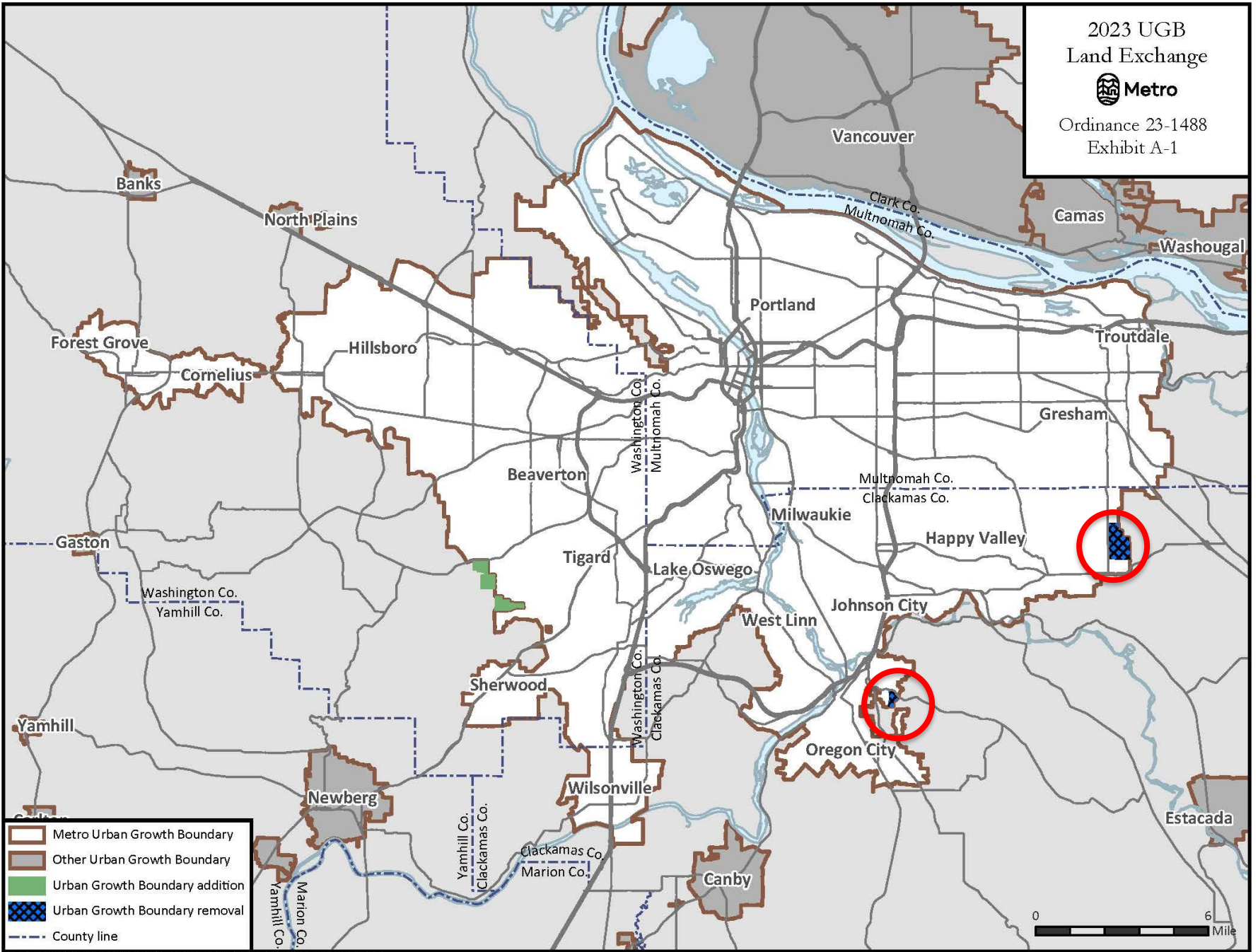
Engagement (ctd.)

Sept 21:	Clackamas County Board of Commissioners
Sept 28:	MPAC
October 5:	Oregon City Board of Commissioners
October 13:	Homebuilders Assoc. of Metropolitan Portland
October 17:	Washington County Coordinating Committee
October 26:	MPAC
November 1:	Washington County Board of Commissioners
November 9:	MPAC
December 1:	Washington County Planning Directors
December 5:	Postcards sent to property owners

2023:

January 4:	In-person town hall
January 5:	Virtual town hall
January 19:	Metro Council public hearing
February 2:	Metro Council decision

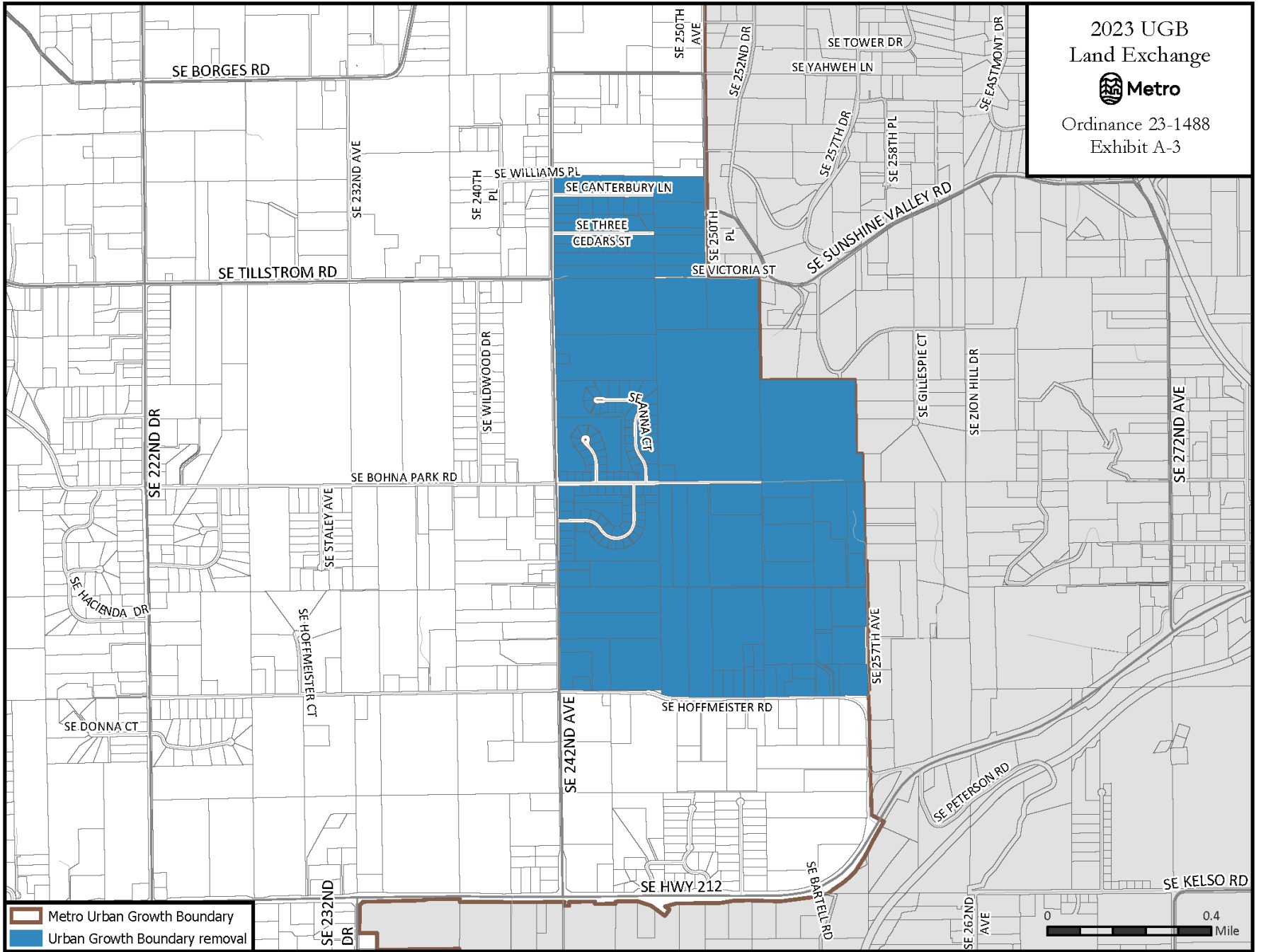
2023 UGB
Land Exchange
Metro
Ordinance 23-1488
Exhibit A-1



2023 UGB
Land Exchange



Ordinance 23-1488
Exhibit A-3



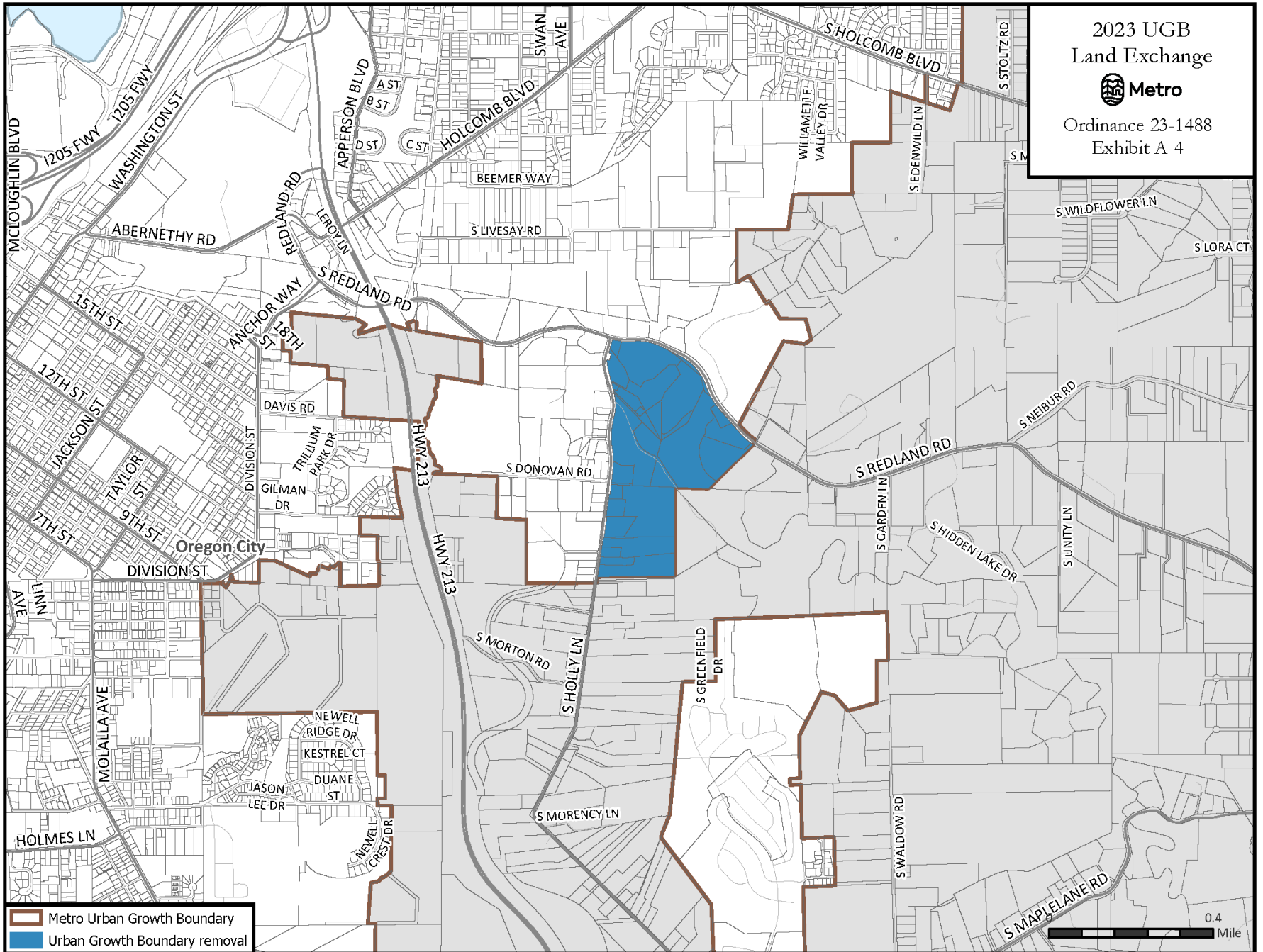
- Metro Urban Growth Boundary
- Urban Growth Boundary removal



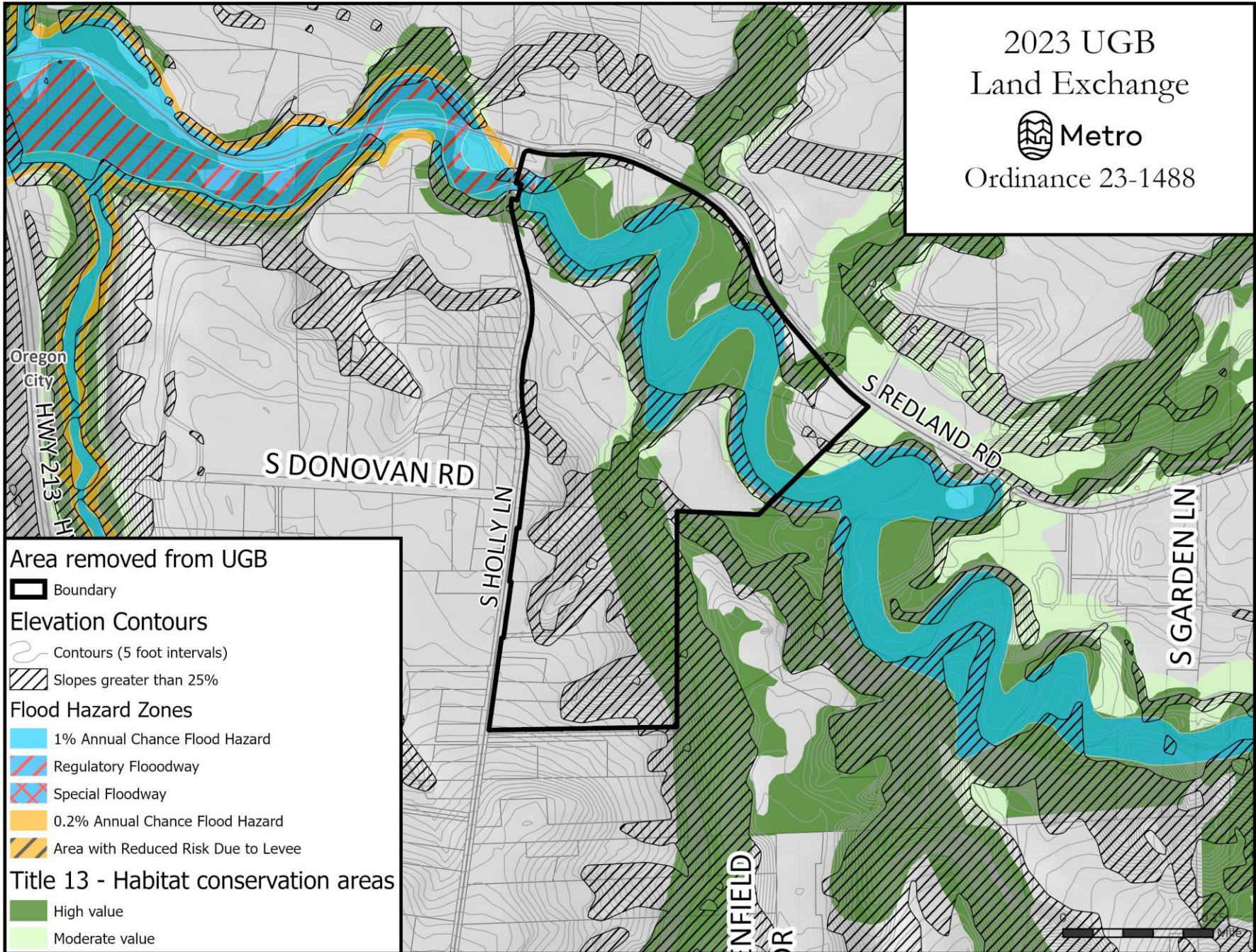
2023 UGB
Land Exchange



Ordinance 23-1488
Exhibit A-4




2023 UGB
Land Exchange
 Metro
 Ordinance 23-1488




Area removed from UGB

 Boundary

Elevation Contours

 Contours (5 foot intervals)

 Slopes greater than 25%


Flood Hazard Zones

 1% Annual Chance Flood Hazard

 Regulatory Floodway

 Special Floodway

 0.2% Annual Chance Flood Hazard

 Area with Reduced Risk Due to Levee

Title 13 - Habitat conservation areas

 High value

 Moderate value

oregonmetro.gov

