



AGENDA

Technical Advisory Committee (TAC) Meeting #3

Sherwood Economic Opportunities Analysis (EOA) Update

MEETING DATE: Monday, November 21, 2022

MEETING TIME: 2- 4 PM

LOCATION: VIRTUAL – ZOOM Platform.

How to Provide Citizen Comments: Citizen comments may be provided in writing, or by telephone. Written comments must be submitted at least 24 hours in advance of the scheduled meeting start time by e-mail to reschc@sherwoodoregon.gov and must clearly state that it is intended as a general Citizen Comment for this meeting. To provide comment by phone during the live meeting, please e-mail or call Colleen Resch at ReschC@Sherwoodoregon.gov or 503-625-4223 at least 24 hours in advance of the meeting start time in order to receive the phone dial-in instructions. Per Council Rules Ch. 2 Section (V)(D)(5), Citizen Comments, "Speakers shall identify themselves by their names and by their city of residence." Anonymous comments will not be accepted into the meeting record.

AGENDA:

- 1. Review October 20, 2022 Meeting Notes**
- 2. Review Updated Buildable Lands Inventory Map**
- 3. Projected Employment Demand for Industrial/Commercial Lands**

Agenda Item # 1
October 20, 2022 Meeting Notes



Meeting Minutes

Technical Advisory Committee (TAC) Meeting #1

Sherwood Economic Opportunities Analysis (EOA) Update

MEETING DATE: October 20, 2022
MEETING TIME: 2- 4 PM
LOCATION: VIRTUAL – ZOOM Platform.

TAC Members Present: Megan Thornton with Sherwood Chamber of Commerce, Planning Commissioner Daniel Bantz, Leigh McIlvaine with DLCD, Stu Peterson with Macadam Forbes, Bret Marchant with Greater Portland Inc., Matt Craigie with Washington County Economic Development, Suzannah Stanley with NAIOP, Local Area Resident/Commercial Appraiser David Balfour, and Kirk Olsen with Trammell Crow Company.

Consultants and Sherwood Staff Present: Jerry Johnson with Johnson Economics, IT Manager Brad Crawford, Planning Manager Erika Palmer, Economic Development Manager Bruce Coleman, Planning Associate Eric Rutledge, and Planning Technician Colleen Resch.

Economic Manager Bruce Coleman called the meeting to order at 2:02 pm.

Agenda Item:

1. Welcome and Introductions

Economic Development Manager Bruce Coleman introduced the Committee members and reviewed the minutes from the previous meeting. He provided an overview of the economic development goals and activities. He stated economic development is one of the City Council's highest priorities and explained the reasons for Sherwood's economic development focus. He discussed how the City works to facilitate economic development and said the focus is on both trade-sector and local sector business growth. He provided Sherwood's economic development initiative strategies and key target industries.

2. Community Comments

None.

3. Project Overview

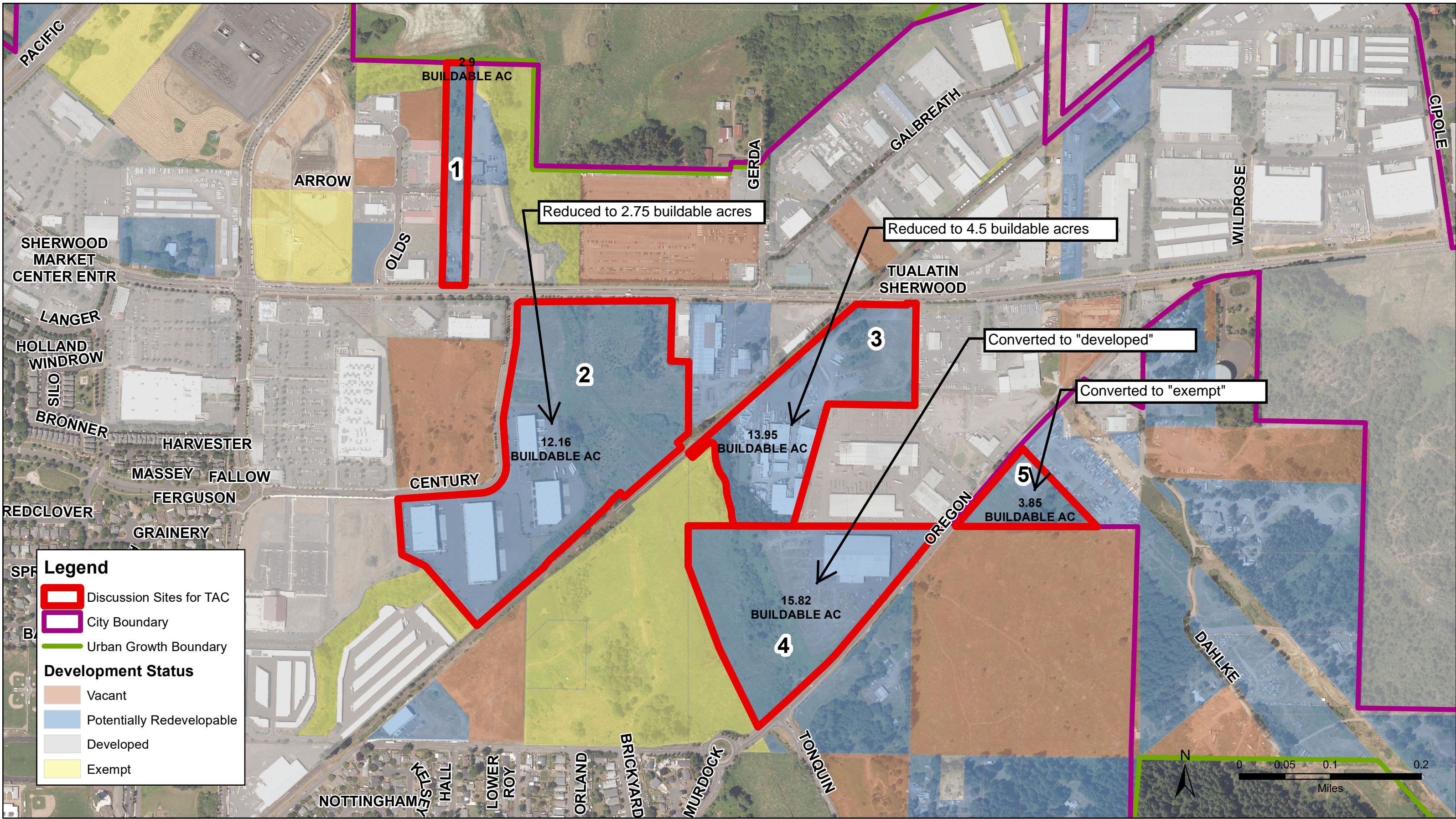
Jerry Johnson with Johnson Economics discussed the Buildable Lands Inventory (BLI). Planning Associate Eric Rutledge presented the map that was included in the packet and discussion followed. The topic of parcelization of the Tonquin Employment area was discussed.

Commissioner Bantz asked if finishing this EOA by the end of the year is feasible. Mr. Johnson said we will need to have five meetings and may need to go into January, then the adoption process begins.

4. Next Steps

Mr. Johnson said the goal is clean up the BLI and have a few more meetings. Mr. Coleman said he will set up another doodle poll for the next meeting date.

Agenda Item # 2
Updated Buildable Lands Inventory Map
and Tables



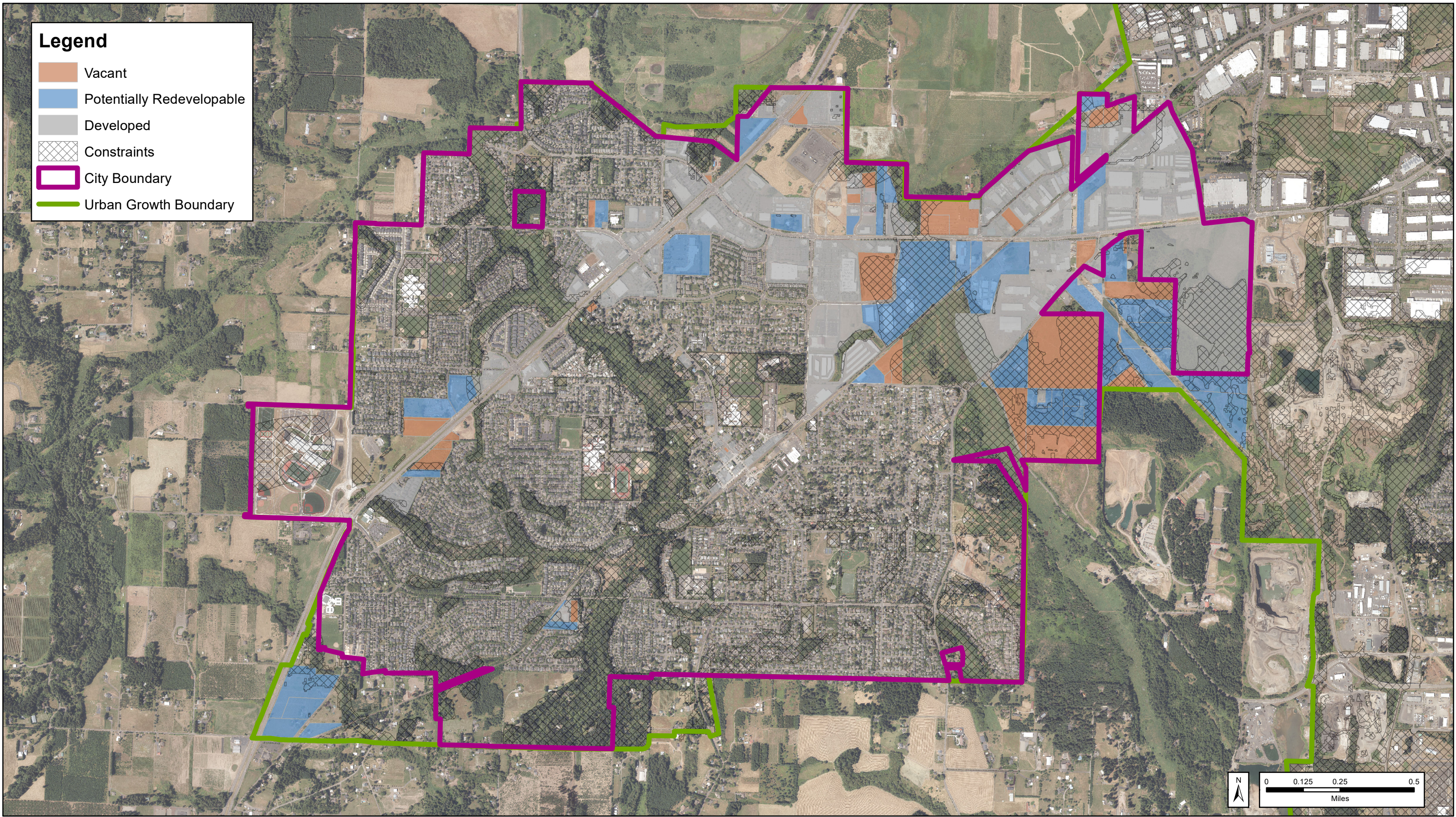
CHANGES TO ADOPTED MAP



Map data provided by METRO and the City of Sherwood. The City of Sherwood's infrastructure records, drawings, and other documents have been gathered over many years, using many different formats and standards. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not guaranteed.

Legend

- Vacant
- Potentially Redevelopable
- Developed
- Constraints
- City Boundary
- Urban Growth Boundary



Draft Buildable Lands Inventory Map 2022



Map data provided by METRO and the City of Sherwood. The City of Sherwood's infrastructure records, drawings, and other documents have been gathered over many years, using many different formats and standards. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not guaranteed.

Table 1: Employment Acres by Classification and Plan Designation					
Plan Designation	Tax Lots	Total Acres	No Dev. Capacity	Constrained Acres	Total Unconstrained Buildable Acres
General Commercial	31	62	38	10	14
Neighborhood Commercial	2	1	1	0	0
Office Commercial	11	16	6	5	6
Retail Commercial	90	92	79	12	7
Commercial Total	134	171	124	26	26
General Industrial	66	238	184	19	35
Light Industrial	49	240	144	72	24
Employment Industrial	10	175	56	82	36
Industrial Total	125	653	384	174	95
Tonquin - Future Development	15	108	9	28	70
Brookman - Future Development	4	25	3	4	18
Future Development Total	19	133	12	33	88
Total	278	956	520	233	208

Source: MetroRLIS, 2018 BLI, EcoNorthwest and City of Sherwood Analysis

Comments:

- Unconstrained buildable acres reduced from 249 to 208
- No development capacity increased from 474 to 520
- 10 Tax Lots and 36 buildable acres of land converted from Tonquin – Future Development to Employment Industrial

Table 2: Lot Sizes for Buildable Acres					
Plan Designation	<1	1 - 1.99	2 - 4.99	5 - 9.99	10 - 49.99
Acres					
General Commercial	1.21	0.00	7.11	5.43	0.00
Neighborhood Commercial	0.00	0.00	0.00	0.00	0.00
Office Commercial	1.77	1.32	2.53	0.00	0.00
Retail Commercial	0.34	3.17	3.00	0.00	0.00
General Industrial	0.00	3.10	18.38	13.37	0.00
Light Industrial	2.90	5.60	15.01	0.00	0.00
Employment Industrial	0.92	1.82	2.66	30.73	0.00
Future - Tonquin	0.60	1.25	9.57	58.44	0.00
Future - Brookman	0.00	0.00	10.85	7.18	0.00
Acres Total	7.74	16.26	69.11	115.15	0.00
Tax lots					
General Commercial	2	0	2	1	0
Neighborhood Commercial	0	0	0	0	0
Office Commercial	2	1	1	0	0
Retail Commercial	2	2	0	0	0
General Industrial	0	2	6	2	0
Light Industrial	5	4	5	0	0
Employment Industrial	1	1	1	4	0
Future - Tonquin	2	1	2	8	0
Future - Brookman	0	0	3	1	0
Taxlot Total	14	11	20	16	0

Source: MetroRLIS, 2018 BLI, EcoNorthwest and City of Sherwood Analysis

Comments:

- Reduction of 40-acres of industrial land within the 10 – 49.99-acre category

Table 3: Short Term Supply of Commercial and Industrial Land		
Plan Designation	Taxlots	Buildable Acres
General Commercial	31	12.55
Neighborhood Commercial	2	0
Office Commercial	11	5.62
Retail Commercial	90	6.5
Commercial Total	134	24.67
General Industrial	66	34.89
Light Industrial	49	23.54
Employment Industrial	10	36.13
Industrial Total	125	94.56

Source: MetroRLIS, 2018 BLI, EcoNorthwest and City of Sherwood Analysis

Comments:

- Reduction in 5-acres of short term land supply
- Addition of 10 tax lots and 36-acres of Employment Industrial land to the short-term inventory (previously in Future – Tonquin Employment Area and not counted in the short term supply)

Agenda Item # 3

Projected Employment Demand for Industrial / Commercial Lands

EMPLOYMENT LAND NEEDS



EMPLOYMENT FORECAST

- By Sector
- Baseline and Adjusted



SPACE NEEDS

- SF per Employee
- Magnitude and Character of Need



REAL ESTATE PRODUCTS

- Office
- Industrial
- Commercial
- Hybrid Products



LAND/SITE NEEDS

- Aggregate Need
- Site Requirements

BASE YEAR EMPLOYMENT ESTIMATE

Major Industry Sector	QCEW Employment			Total Emp. Conversion ²	2022 Estimate
	2020 Employment	'20-'22 County Δ ¹	2022 Estimate		
Construction	753	7.4%	809	79%	1,024
Manufacturing	738	3.2%	762	96%	793
Wholesale Trade	393	1.1%	397	79%	503
Retail Trade	1,213	1.9%	1,237	82%	1,508
T.W.U.	237	2.6%	243	77%	316
Information	29	0.3%	29	83%	35
Finance & Insurance	76	-0.3%	76	58%	131
Real Estate	81	-0.3%	81	24%	336
Professional & Technical Services	201	1.5%	204	56%	364
Administration Services	343	0.5%	345	80%	431
Education	569	1.4%	577	50%	1,154
Health Care/Social Assistance	624	1.4%	633	80%	791
Leisure & Hospitality	929	7.7%	1,000	78%	1,280
Other Services	334	6.0%	354	56%	632
Government	149	0.3%	149	99%	151
TOTAL	6,669	3.4%	6,895	73%	9,449

1/Growth rate calculated using CES data for Washington County

2/ US Department of Commerce

EMPLOYMENT FORECAST SCENARIOS

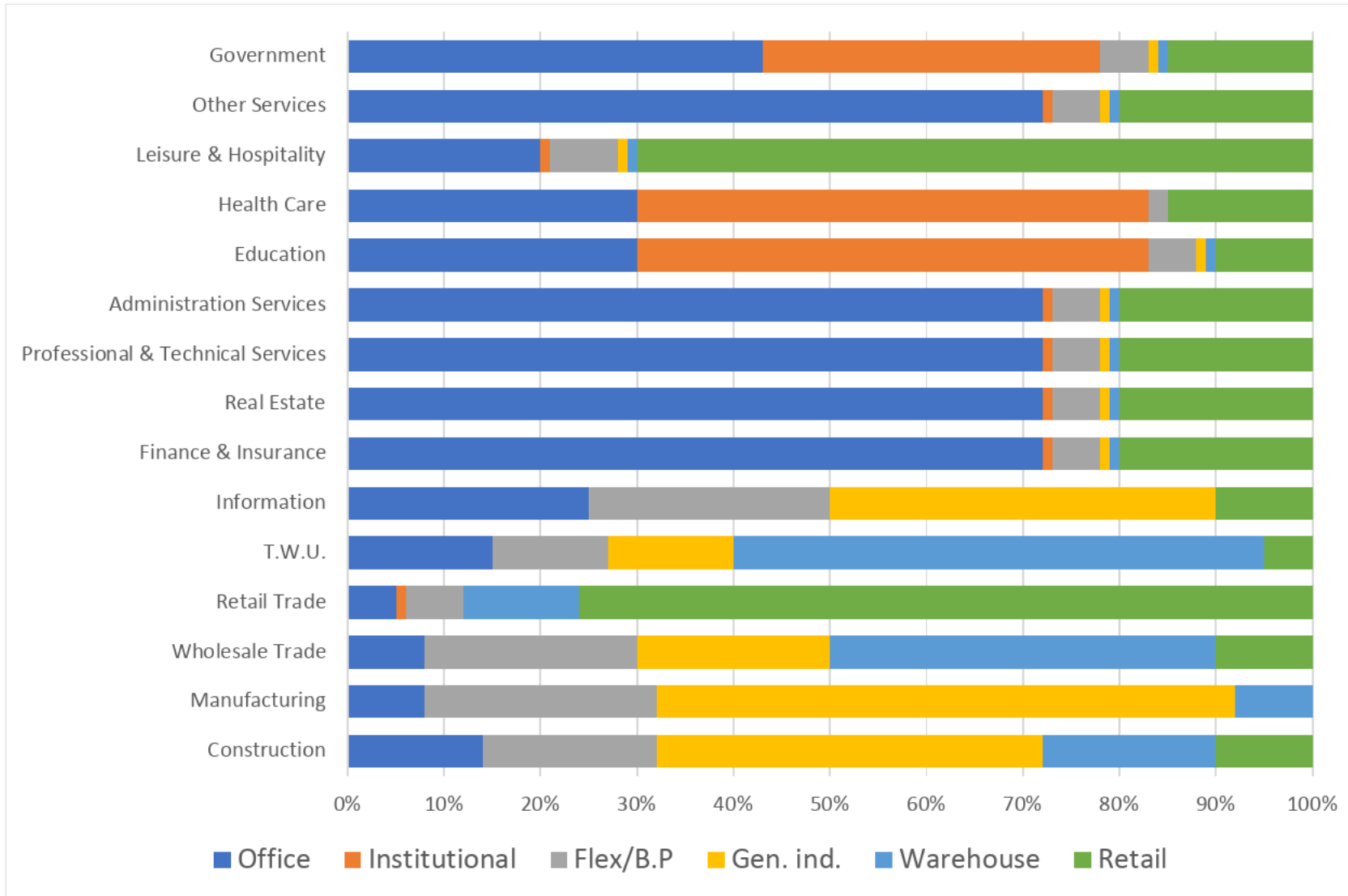
Industry	SCENARIO I (Regional Forecast)				SCENARIO II (Sherwood Trend)				SCENARIO III (Adjusted)			
	2022	2042	Chg.	AAGR	2022	2042	Chg.	AAGR	2022	2042	Chg.	AAGR
Construction	1,024	1,288	264	1.2%	1,024	3,040	2,016	5.6%	1,024	2,513	1,489	4.6%
Manufacturing	793	967	173	1.0%	793	762	-31	-0.2%	793	2,026	1,233	4.8%
Wholesale Trade	503	628	124	1.1%	503	1,814	1,310	6.6%	503	1,814	1,310	6.6%
Retail Trade	1,508	1,849	341	1.0%	1,508	4,152	2,644	5.2%	1,508	2,829	1,321	3.2%
T.W.U.	316	437	121	1.6%	316	501	186	2.3%	316	501	186	2.3%
Information	35	49	14	1.7%	35	18	-17	-3.2%	35	18	-17	-3.2%
Finance & Insurance	131	143	12	0.4%	131	77	-54	-2.6%	131	77	-54	-2.6%
Real Estate	336	434	98	1.3%	336	153	-183	-3.9%	336	153	-183	-3.9%
Professional & Technical Services	364	527	163	1.9%	364	672	308	3.1%	364	672	308	3.1%
Administration Services	431	617	187	1.8%	431	586	156	1.6%	431	586	156	1.6%
Education	1,154	1,690	536	1.9%	1,154	1,111	-43	-0.2%	1,154	1,111	-43	-0.2%
Health Care	791	1,145	354	1.9%	791	2,046	1,255	4.9%	791	1,392	601	2.9%
Leisure & Hospitality	1,280	3,124	1,844	4.6%	1,280	1,964	684	2.2%	1,280	1,964	684	2.2%
Other Services	632	954	322	2.1%	632	1,444	812	4.2%	632	1,444	812	4.2%
Government	151	184	33	1.0%	151	241	90	2.4%	151	241	90	2.4%
TOTAL:	9,449	14,036	4,586	2.0%	9,449	18,581	9,132	3.4%	9,449	17,340	7,891	3.1%

EMPLOYMENT FORECAST SCENARIOS

5 YEAR INCREMENTS

Industry	Overall Employment					Net Change by Period				Total 22-42
	2022	2027	2032	2037	2042	22-27	27-32	32-37	37-42	
SCENARIO II (Sherwood Trends)										
Construction	1,024	1,532	2,033	2,537	3,040	508	502	503	503	2,016
Manufacturing	793	781	773	767	762	-12	-8	-6	-5	-31
Wholesale Trade	503	808	1,128	1,464	1,814	305	320	336	349	1,310
Retail Trade	1,508	2,195	2,857	3,509	4,152	687	662	652	643	2,644
T.W.U.	316	375	423	465	501	59	48	41	37	186
Information	35	27	23	20	18	-8	-4	-3	-2	-17
Finance & Insurance	131	107	93	84	77	-24	-14	-9	-7	-54
Real Estate	336	250	204	174	153	-87	-46	-30	-21	-183
Professional & Technical Services	364	457	536	607	672	93	79	71	65	308
Administration Services	431	483	524	557	586	53	40	34	29	156
Education	1,154	1,137	1,126	1,118	1,111	-16	-11	-9	-7	-43
Health Care	791	1,125	1,441	1,747	2,046	334	316	307	299	1,255
Leisure & Hospitality	1,280	1,502	1,679	1,831	1,964	222	177	152	134	684
Other Services	632	859	1,065	1,259	1,444	227	206	194	185	812
Government	151	180	203	223	241	29	23	20	18	90
TOTAL:	9,449	11,819	14,108	16,362	18,581	2,369	2,290	2,254	2,219	9,132
SCENARIO III (Adjusted)										
Construction	1,024	1,428	1,805	2,165	2,513	405	376	361	348	1,489
Manufacturing	793	1,123	1,434	1,734	2,026	330	310	300	292	1,233
Wholesale Trade	503	808	1,128	1,464	1,814	305	320	336	349	1,310
Retail Trade	1,508	1,906	2,245	2,549	2,829	398	339	305	279	1,321
T.W.U.	316	375	423	465	501	59	48	41	37	186
Information	35	27	23	20	18	-8	-4	-3	-2	-17
Finance & Insurance	131	107	93	84	77	-24	-14	-9	-7	-54
Real Estate	336	250	204	174	153	-87	-46	-30	-21	-183
Professional & Technical Services	364	457	536	607	672	93	79	71	65	308
Administration Services	431	483	524	557	586	53	40	34	29	156
Education	1,154	1,137	1,126	1,118	1,111	-16	-11	-9	-7	-43
Health Care	791	976	1,131	1,268	1,392	185	155	137	124	601
Leisure & Hospitality	1,280	1,502	1,679	1,831	1,964	222	177	152	134	684
Other Services	632	859	1,065	1,259	1,444	227	206	194	185	812
Government	151	180	203	223	241	29	23	20	18	90
TOTAL:	9,449	11,620	13,618	15,519	17,340	2,170	1,999	1,901	1,822	7,891

ALLOCATION OF SECTORS BY SPACE TYPE



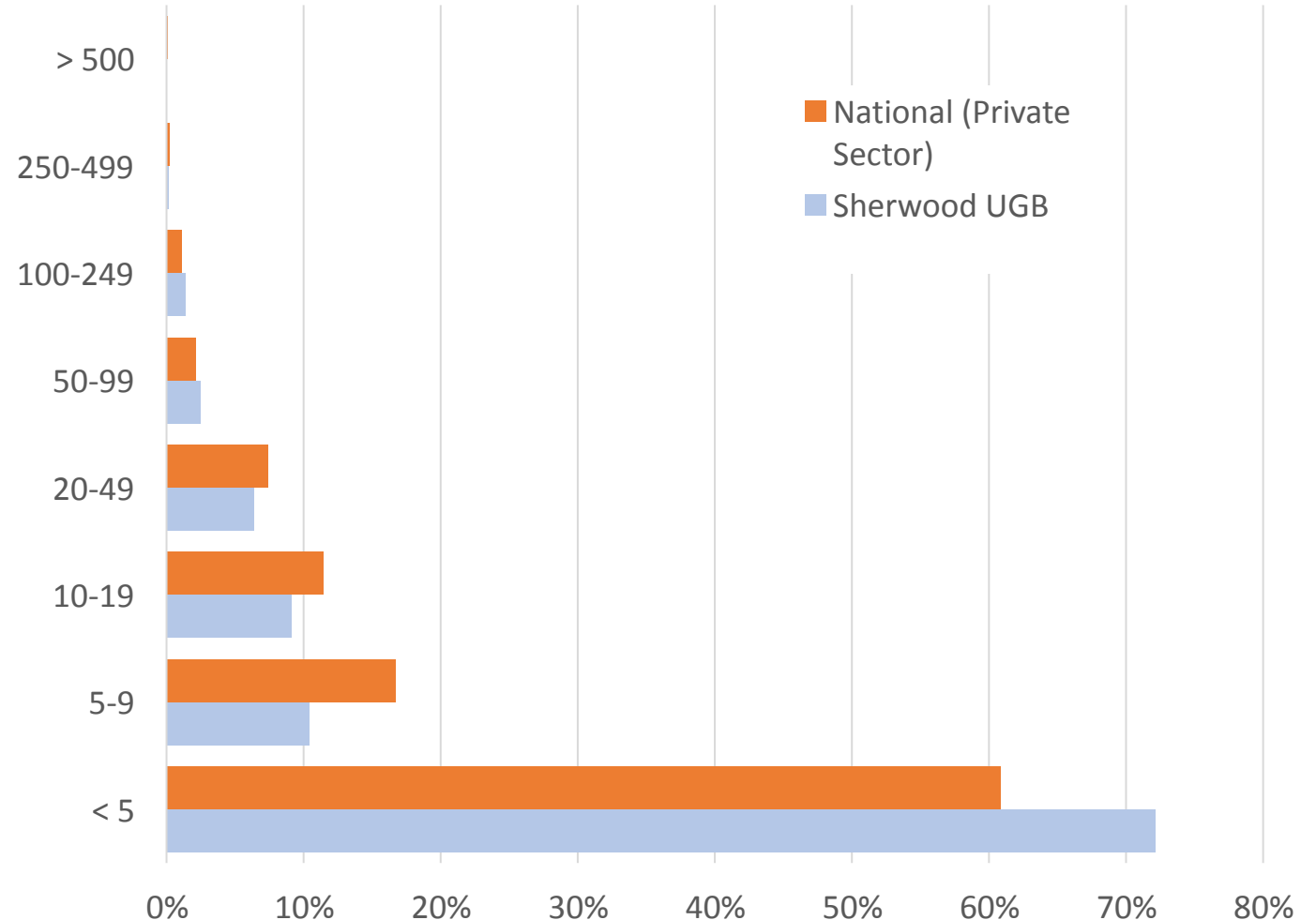
LAND DEMAND PROJECTIONS

	DEMAND BY GENERAL USE TYPOLOGY, 2022-2042						Total
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	
Employment Growth	1,592	357	1,064	1,632	1,169	2,077	7,891
Allocated to Employment Zoned	1,257	357	936	1,436	1,169	1,775	6,931
Avg. SF Per Employee	350	600	990	600	1,650	500	666
Demand for Space (SF)	440,100	214,400	926,300	861,700	1,928,900	887,700	5,259,100
Floor Area Ratio (FAR)	0.25	0.25	0.30	0.30	0.30	0.20	0.27
Market Vacancy	10.0%	0.0%	10.0%	10.0%	10.0%	10.0%	
Implied Density (Jobs/Acre)	35.5	16.4	13.5	22.3	7.1	18.3	15.9
Net Acres Required	44.9	21.8	78.7	73.3	164.0	113.3	496.0

	Baseline Growth	
	SF of Space	Acreage
Average Annual Demand/Industrial:	185,850	15.8
Average Annual Demand/Commercial:	77,100	9.0

DISTRIBUTION OF FIRMS BY SIZE

- **MANY SMALLER FIRMS**
 - Will require speculative space to lease – multi-tenant
- **DEMONSTRATED ABILITY TO COMPETE FOR LARGER TENANTS**
- **KEY ADVANTAGES**
 - Housing availability
 - School Districts/services
 - Proximity to Sunset Corridor
- **CHALLENGES**
 - Distance from I-5



EMPLOYMENT LAND NEED FINDINGS

- Projected Land Need of 496 *net* acres over next 20-years
 - Based on historic patterns and targeted industries – Scenario III
 - Aggregate need as opposed to site need
 - Not inclusive of any incremental site needs to support chip recruitment effort



EMPLOYMENT LAND NEED FINDINGS

- Current inventory has no sites greater than 50 acres
 - Need for larger sites, not only for large firms but for multi-tenant development to accommodate smaller firms needing lease options
- Coordination with regional efforts to recruit chip manufacturing

