

SHERWOOD WEST CONCEPT PLAN

Attachment F2

Employment and Housing Stakeholder Letters of Support





March 15, 2024

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

Dear Marissa:

Thank you for the opportunity to lend our support to the City of Sherwood's urban growth boundary expansion application. The Washington County Chamber wishes to express our strong support for the City of Sherwood's application.

First, we'd like to emphasize the significant economic development opportunities that this expansion will bring to both Sherwood and the entire region. The importance of technology and advanced manufacturing cannot be overstated in driving the Metro and Westside economy. Traded-sector workers in our region earn 41% more than other workers, and advanced manufacturing plays a crucial role in creating higher-paying family-wage jobs. These jobs not only enhance individual livelihoods but also contribute to a more equitable society by generating revenues for essential public services like schools, parks, and infrastructure.

The pressing need for more industrial and employment land is evident, especially given the strong demand for new industrial space in Washington County. With extremely low industrial vacancy rates, it's clear that expanding and attracting traded-sector businesses is essential for sustaining economic growth. Moreover, the lack of space within the Metro boundary is causing companies to locate outside the region, leading to increased sprawl and greenhouse gas emissions.

Furthermore, the need for larger sites, particularly for manufacturing companies, cannot be overlooked. The scarcity of development-ready sites poses a challenge for major manufacturing investments, impacting the region's competitiveness and job growth potential. It's imperative that we provide suitable sites for advanced manufacturing companies to thrive within our region.

Supporting Sherwood's application aligns with our shared goals of promoting economic development and addressing the housing crisis. The proposal includes a variety of housing zones and types, ensuring a mixture of housing options to meet the needs of our diverse population. Additionally, innovative zoning types will provide opportunities for first-time homebuyers and empty nesters, contributing to a vibrant and inclusive community.

We believe Sherwood's application for urban growth boundary expansion presents a unique opportunity to foster economic prosperity, provide much-needed housing, and create a complete community where residents can live, work, and recreate. We urge you to consider our support as you make decisions that will shape the future of Sherwood and our region.

Thank you for your attention to this matter, and please do not hesitate to reach out if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink, reading "Deanna Palm". The signature is fluid and cursive, with the first name "Deanna" and the last name "Palm" clearly distinguishable.

Deanna Palm
President & CEO



Marissa Madrigal, COO
Metro
600 NE Grand Avenue
Portland, OR 97232

Cc: Eric Rutledge, Community Development Director
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

March 6, 2024

Dear Ms. Madrigal,

Thank you for considering this letter of support for the City of Sherwood's application to expand their Urban Growth Boundary.

There is strong demand for new industrial land and space in Washington County and Sherwood as exhibited by the extremely low industrial vacancy rates. Additionally, the Metro region's current industrial vacancy rate is 3.3 percent with the Southwest I-5 industrial submarket (including Sherwood) with a vacancy rate of 2.5.

We know that growth of Southwest I-5 Corridor is fueled by manufacturing, rather than warehousing, operations. Indeed, warehousing buildings are often occupied by manufacturing companies for lack of other options. And, only 600,000 SF of new industrial space in the Southwest I-5 Corridor is scheduled to be delivered in 2024. At most this is a 3-year supply of industrial inventory.

Over half of region's new industrial construction is in Clark County, Washington – outside of the Metro boundary and outside of Oregon. This impacts state and local tax revenues in Oregon.

Additionally, we know from the Oregon Semiconductor Competitive Task force that our state falls woefully short of large industrial sites that are development-ready. And we also learned from the report issued by the task force ("Seizing Opportunity") that, **"At the aggregate level, the Metro region shows thousands of acres designated as industrial property over a 20-year planning cycle. However, a closer look at this land shows very few sites of appropriate size that are development-ready for major manufacturing investment, especially semiconductor R&D and manufacturing"**.

At WEA we center the opportunity of our community to move into the middle class as a key indicator of a vibrant economy. We encourage Metro to do the same, which means providing opportunities for economic growth that is not solely based service-

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industry jobs. **Manufacturing and R&D are sectors that provide an economic ladder and should be favored in our consideration of how we grow our region.**

A 2024 Metro-funded study completed by MacKenzie & Leland Consulting Group for Sherwood West-North District (including planned Mixed Employment Area) indicated:

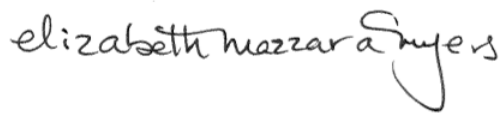
- The Mixed Employment area is conducive for both large-scale industrial development/larger companies and for smaller-scale development and smaller companies.
- There is strong potential for Mixed Employment and industrial development considering the increasing demand for and limited supply of high quality, buildable employment land in the region - particularly large sites.
- Sherwood is centrally located between the existing tech clusters in Wilsonville and the Sunset Corridor and developers are looking for opportunities elsewhere in the region.

WEA is fortunate to work closely with the City of Sherwood, and the City has demonstrated it can collaborate effectively with our major industrial development partners. The City has worked with companies to develop over 1.1 million square feet of new speculative industrial park space in the last three years. Space is leased prior to completion of construction to advanced manufacturing companies such as Lam Research, DW Fritz Automation, NSI Manufacturing and Olympus Controls. Large new projects are currently underway – demonstrating continued strong market demand.

Lastly, the City of Sherwood's application will help address our region's chronic housing shortage. The Sherwood West proposal includes a variety of housing zones and types to ensure a mixture of housing is provided. We are heartened that the plan proposes 340 net acres of new residential land with zoning that will result in a variety of housing types, sizes, and price points. Our understanding is that the plan would result in a minimum of 3,000 new residential units, a victory for both our region and the state. **In alignment with Metro's goals, The City will follow a Master Planned Community approach that ensures ample parks, open space, and multi-modal transportation options.**

Thank you to you and your staff for your thoughtful consideration of this excellent proposal that offers so much to improve the quality of life for our region.

Sincerely,

A handwritten signature in cursive script that reads "elizabeth mazzara myers". The signature is written in dark ink and is positioned above the printed name.

Elizabeth Mazzara Myers, Executive Director

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

March 13, 2024

Dear Ms. Madrigal and Metro Council:

On behalf of Greater Portland Inc (GPI), I am writing to express my strong support for the City of Sherwood's proposal to bring Sherwood West, currently designated Urban Reserve Area 5B, into the Urban Growth Boundary. I believe the following reasons justify this action:

There is a pressing need for more employment lands. Demand remains high for new industrial land and buildings in Washington County as exhibited by the extremely low industrial vacancy rates. The current industrial vacancy rate is 3.3 percent with the Southwest I-5 industrial submarket at 2.5 percent. Only 600,000 SF of new industrial space in the Southwest I-5 Corridor is scheduled to be delivered in 2024 – what is considered a 3-year supply of inventory.

The region's reputation is that of a tight industrial market. Although Metro's 2018 Urban Growth Report indicated that over 8,000 acres of industrially zoned sites exist within the Metro UGB, national corporate site selectors have repeatedly indicated that the Greater Portland Metro area is not considered a viable destination by companies primarily due to the lack of available, appropriately sized, shovel-ready sites within the region.

Regional business attraction efforts have been directly hindered by the lack of adequate industrial land supply. In 2023, 40% of GPI's lost recruitment and expansion projects were the direct result of a lack of land inventory. These losses had the potential to create 6,700 new jobs and bring \$6.5 billion in capital investment to the region.

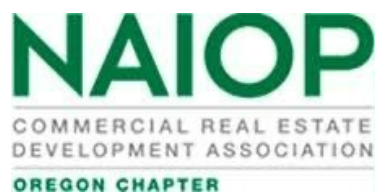
Sherwood West constitutes 1,291 gross acres with 605 acres of net developable acreage, including 265-acres of employment land. The employment land proposed in Sherwood West will accommodate an estimated 4,500 new jobs. Greater Portland Inc eagerly endorses the City of Sherwood's proposed expansion of the Urban Growth Boundary.

GPI is the only regional public-private partnership dedicated to creating and expanding jobs and pursuing equitable economic prosperity. Spanning two states and seven counties, the organization is in a unique position to speak to the regional significance and impact of employment lands.

Sincerely,



Monique Claiborne
President & CEO
Greater Portland Inc



March 28, 2024

Dear Metro Council Members and Metro Chief Operating Officer,

On behalf of NAIOP Oregon, I am writing to express our strong support for the City of Sherwood's request for a Urban Growth Boundary (UGB) expansion in 2024, encompassing both industrial and residential land. This expansion is a critical opportunity to address the region's growing need for employment and critical housing options, and we believe it aligns with the long-term economic and community development goals of the region.

We understand that Metro evaluates UGB expansions for employment land every six years, and the decision to amend the UGB is a significant one with lasting implications. Given the limited frequency of such considerations, it is imperative that Metro Council carefully assesses the current proposal from the City of Sherwood and recognizes its potential to contribute positively to the economic vitality of the region.

The Sherwood West Concept Plan, approved by the Sherwood City Council in July 2023 after extensive citizen involvement, presents a well-thought-out vision for sustainable growth and development. The plan designates a significant portion of the expansion area for employment land, including a mix of industrial, commercial, educational, and hospitality uses. This will not only create an estimated 4,500 new jobs but also serve as a vital gateway to the renowned Wine Country, further enhancing the region's attractiveness for businesses and visitors alike.

Moreover, the inclusion of housing land in the expansion proposal is critical, particularly given the current housing crisis facing Oregonians today. The focus on developing Master Planned Communities that offer diverse housing options at various price points is consistent with what the legislature is working to address. The innovative zoning approach proposed by the City of Sherwood demonstrates a commitment to promoting housing affordability and diversity, including the development of middle housing and cottage clusters. These efforts align closely with Governor Kotek's housing production goals and will assist in reaching those goals (36,000 units a year for the next ten years).

We believe that approving the UGB expansion for Sherwood in 2024 is a necessary and strategic decision that will yield significant benefits for the region's economy, community, and statewide housing goals.

Furthermore, the scarcity of available industrial land in our region has reached a critical point, posing a substantial challenge to businesses seeking to establish or expand operations. This shortage not only hampers the growth potential of local enterprises but also undermines our region's competitiveness in attracting new industries and investment. Without sufficient industrial land, we risk stifling innovation, job creation, and economic diversification. Therefore, the inclusion of industrial land expansion within the proposed Urban Growth Boundary (UGB) expansion for Sherwood is imperative. By addressing this pressing need, we can unlock opportunities for industrial growth, fostering a vibrant and resilient economy for generations to come.

We urge the Metro Council to prioritize this aspect in their evaluation of the expansion proposal, recognizing its pivotal role in securing the economic future of our region. And to carefully consider the merits of this proposal and to support its timely implementation. Thank you.



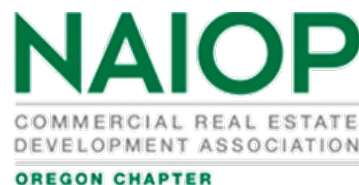
Jodi Hack | Executive Director

NAIOP Oregon Chapter

2075 Madrona Ave SE Suite 150

Salem, OR 97302

jodi@jhackconsulting.com | cell: 503.508.5414



March 23, 2024

Marissa Madrigal, Chief Operating Officer
Oregon Metro
600 NE Grand Ave.
Portland, OR 97232

Dear Marissa,

Please accept this letter of support for the City of Sherwood's proposal to bring Sherwood West into the Urban Growth Boundary (UGB).

The Port of Portland's mission is to build shared prosperity through travel, trade, and economic development. A major pillar of our work for decades has been industrial land development in support of Oregon's traded sector. As such, we have been involved in many discussions and processes surrounding land use and economic development. In each, competing interests typically emerge, and all-too-often stall progress in any direction. That is clearly not the case with the Sherwood West proposal. To be sure, this is a major endeavor with real considerations on how to balance the community's needs and future growth; but the City of Sherwood has done the work to chart an effective path forward.

Sherwood's proposal is a result of two-plus years of engagement with city residents and the broader economic development community; and will result in a mixed-use development that meets pressing employment and housing needs along the I-5 corridor. This proposal also speaks to dire need for development-ready industrial land in the region, highlighted most recently by the Oregon Semiconductor Task Force.

We are pleased to see this proposal move forward and are hopeful the process will accommodate the opportunity.

Sincerely,



Keith Leavitt
Chief Economic Development Officer

CC: Bruce Coleman, Sherwood Economic Development Manager
Eric Rutledge, Sherwood Community Development Director



March 15, 2024

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232

CC:
Eric Rutledge
Community Development Director
City of Sherwood
22560 SW Pine Street
Sherwood OR 97140

Re: Support from Oregon Business & Industry for Sherwood West/Urban Growth Boundary Expansion

Dear Ms. Madrigal,

I am writing to indicate the strong support by the Oregon Business & Industry (OBI) for the application by the City of Sherwood to Metro for the expansion of the Urban Growth Boundary for Sherwood West.

OBI is a statewide business association representing businesses from a wide variety of industries from each of Oregon's 36 counties. In addition to being the statewide chamber of commerce, OBI is the state affiliate for the National Association of Manufacturers (our Manufacturing Council of Oregon, or "MCO") and the National Retail Federation. Our 1,600+ member companies, more than 80% of which are small businesses, employ more than 250,000 Oregonians. OBI's primary mission is to strengthen the business climate in Oregon.

OBI and MCO have long advocated for the growth of manufacturing as essential for the economic prosperity of Oregon and the Portland Metropolitan Area. This includes not only the semiconductor industry, which is so vital of the region's future but all other types of advanced manufacturing. Manufacturing creates living wage jobs which are essential if we hope to grow a diverse middle class and a more equitable economy. Many of these jobs do not require a university education and can be achieved through high school Career & Technical Education Programs, often with a community college certificate – particularly when combined with industry-led training initiatives.

We are concerned, however, that the Portland region lacks an adequate supply of available sites for the growth of manufacturing. While there are reports that many industrially zoned sites already exist within the current UGB boundary, so many of these sites require assembly and redevelopment which is a very time-consuming process and difficult to achieve and, often, not practical within normal business cycles. This is the reason that corporate site selectors frequently do not consider Greater Portland in their recruitment efforts since they recognize that the region just does not have the larger sites needed for their client companies. We often lose out to other regions.

Most of the potential larger sites required by industry are located in the outer areas of the Metro boundary. Unless we are able to provide suitable locations for the growth of manufacturing, we are concerned that our companies may need to expand outside of Oregon, including in Clark County, Washington. This will continue to harm the revenue base for the State of Oregon and its cities and counties and will make it more challenging to provide strong levels of public services.

Since 2021, Sherwood has already demonstrated that it can work to attract major industrial park development and that these developments can provide a location for semiconductor and other advanced manufacturing supply chain companies. Due to the very strong market for these sites, we have been informed that Sherwood expects to run out of suitable industrial land within the next 3-to-5 years. This is the reason that Sherwood has been working for the past two years to plan for a prosperous future by creating new industrial sites for advanced manufacturers. We believe that Sherwood West offers a tremendous opportunity for Sherwood and the region to grow jobs that will spur on a more prosperous future for Metropolitan Portland.

Thank you for this opportunity to comment.

Sincerely yours,



Scott Bruun

Vice President of Government Affairs | Oregon Business & Industry
Tax, Fiscal & Manufacturing Policy
C: (503) 720-1329
scottbruun@oregonbusinessindustry.com



Portland General Electric

121 SW Salmon Street • Portland, OR 97204
portlandgeneral.com

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

CC:
Eric Rutledge
Community Development Director
City of Sherwood
22560 SW Pine St.
Sherwood, Oregon 97140

March 27, 2024

Dear Ms. Marissa Madrigal and Metro Council:

Portland General Electric (PGE) is pleased to provide this letter in support of the city of Sherwood's 2024 proposal for the inclusion of land—known as Sherwood West—into the Urban Growth Boundary (UGB). The plan will increase the availability of industrial, commercial and residential zones, supporting the population and economic growth needs of the region.

PGE serves approximately 900,000 customers with a service area population of 2 million Oregonians in 51 cities, including approximately 75 percent of the state's commercial and industrial activity. PGE continually assesses the evolving needs of the region, supporting and futureproofing for population and economic growth. PGE has already invested millions of dollars into transmission infrastructure upgrades and a new substation to increase reliability and resiliency in the expanding Sherwood and surrounding Washington County areas.

PGE is committed to partnering with cities in our service area to support their specific development initiatives. As the City plans to increase the amount of buildable land and further expand, PGE anticipates a need for one new 115kV distribution substation to be constructed within the UGB, requiring 6-8 acres. We welcome the City's assistance with land selection and transmission easements to support the addition of this site.



Portland General Electric

121 SW Salmon Street • Portland, OR 97204
portlandgeneral.com

The exact timing and location of potential investments will depend on the outcome of UGB expansion requests, customer growth plans and regulatory approvals. PGE looks forward to working with the city of Sherwood to discuss the specifics. As always, we embrace the partnership to complete infrastructure projects as quickly as possible to support economic growth throughout our region.

Thank you for the opportunity to comment on the expansion of critical infrastructure as Sherwood grows.

Sincerely,

A handwritten signature in black ink that reads "gohar shafiq" in a cursive, lowercase script.

Gohar Shafiq

Sr. Business Development Manager



February 25, 2024

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232

Cc:
Eric Rutledge
Community Development Director
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

Re: Proposed Expansion of Sherwood West UGB

I write on behalf of the Technology Association of Oregon (TAO) in support of the City of Sherwood's application to expand the Sherwood West Urban Growth Boundary (UGB). TAO is a nonprofit member-based organization whose mission is to support entrepreneurs and technologists, connect peers and decision makers, and establish Oregon as a global hub for innovation. TAO is composed of nearly 500 local and global companies working across the entire technology ecosystem, with the vast majority of those companies located in the Portland Metro Region.

Tech sector workers in Oregon earn an average of \$161,000 per year, and the region's advanced manufacturing and semiconductor industries are a significant reason why that number is so high. Advanced manufacturing—especially in the semiconductor industry—creates higher paying family-wage jobs leading to opportunities to a more equitable region. To be sure, the 2018 Metro Urban Growth Report (UGR) states: "Manufacturing plays an outsized role in our economy." Expanding and attracting traded-sector businesses are an important aspect of creating middle income jobs. As an income tax dependent state, Oregon's higher wage jobs generate revenues for schools, parks, and public services.

There is strong demand for new industrial land and space in Washington County and Sherwood as exhibited by the extremely low industrial vacancy rates. The Metro region's current industrial vacancy rate is 3.3 percent. Southwest I-5 industrial submarket (including Sherwood) has extremely low vacancy rates – 2.5% in the Sherwood area. As a result, over half of the region's new industrial construction is in Clark County, Washington – outside of the Metro boundary and outside of Oregon. This impacts state and local tax revenues in Oregon

The Oregon Legislature and Governor's Office are working to strengthen Oregon's position as a global hub for semiconductor R&D and manufacturing, and in the next couple of years, the Portland Metro is

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TECHNOLOGY
ASSOCIATION
OF OREGON

competing with regions around the U.S. for once-in-a-generation federal and private funding for expanding U.S.-based semiconductor production. Additionally, efforts are just now getting underway at the State level to enable Oregon to compete for nearly \$60B in federal funding focused on climate tech manufacturing through the Inflation Reduction Act (IRA). Oregon and the Portland Metro Region have much to gain or lose, depending upon how quickly our public officials can demonstrate that Oregon has what it takes to attract these investments. By way of example, Oregon currently has nearly twice as many semiconductor R&D workers as the next ten U.S. states with large concentrations combined. Those ten other states and more will be looking to leverage CHIPS Act funding to attract investments and talent away from Oregon.

One of the biggest challenges facing the Portland Metro Region is a lack of development-ready industrial land. In 2017, the Metro region had 47 industrial sites with more than 25 acres. Today that inventory has fallen by 40% to only 28 sites. In 2022, the Metro region had only two development ready sites totalling 82 acres. The need exists now for two 500+ acre sites, four 50–100 acre sites and nine 15-25 acres for manufacturing companies, and that does not include potential semiconductor and climate tech manufacturing investment in the area related to the CHIPS Act or the Inflation Reduction Act, respectively.

Sherwood is centrally located between the existing tech clusters in Wilsonville and the Sunset Corridor, which makes it attractive to developers. The expansion proposed by the City of Sherwood accounts for the fact that the Mixed Employment area is conducive for both large-scale industrial development geared toward larger companies and for smaller-scale development and smaller companies, recognizing this region's vibrant startup and small business ecosystem and providing those companies with options to grow into new spaces without having to leave the region or the state. Importantly, the plan proposes 340 net acres of new residential land with zoning that will result in a variety of housing types, sizes, and price points, recognizing that the region also faces a severe shortage of affordable housing (including affordable workforce housing).

For the reasons above, we strongly encourage the Metro Council to vote in favor of the City of Sherwood's proposed expansion to the Sherwood West UGB. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Skip Newberry".

Skip Newberry
President & CEO
Technology Association of Oregon



SIOR®

**SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS®**

The Oregon/SW Washington Chapter of the Society of Industrial and Office Realtors (SIOR) is proud to write a letter in support of the Application To Metro for the Urban Growth Boundary expansion for the Sherwood West Area which includes an additional 250 acres for a new industrial area.

Sherwood offers many strategic advantages for business investment and economic development.

1. Conveniently located in the southwest/I-5 Corridor of Greater Portland's Silicon Forest.
2. 2. Rated the 2nd safest city in Oregon,
3. Sherwood also boasts a highly skilled workforce, outstanding schools, and strong community spirit.
4. Sherwood enjoys easy access to I-5, I-205, Highway 99W and the Portland International Airport.
5. Sherwood has a pro-business city government and encourages a wide range of businesses to locate and grow here, from startup entrepreneurs to Main Street businesses, to high technology advanced manufacturing.
6. Sherwood boasts an engaged and collaborative city staff. We are actively creating new locations to serve our growing business community. We invite you to explore business growth opportunities in Sherwood.

Not only does SIOR support this application, but I strongly encourage it as a 23-year Sherwood resident. I believe it would be foolish not to have this expansion which is just part of the City of Sherwoods overall growth. With the already huge growth of this City, we need this land to keep up with the bursting need for Industrial space. The current vacancy rate in the SW Portland market is 3.7 % and Sherwood is 1.6% We need this industrial expansion to happen sooner than later.

From our entire SIOR chapter we say, "Yes", Application to Metro for the Urban Growth Boundary expansion for the Sherwood West Area.

Scott D. Finney

Norris-Stevens Inc. Vice President of Industrial Properties
2024 SIOR President



Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

CC:

Eric Rutledge
Community Development Director
City of Sherwood
22560 SW Pine St.
Sherwood, Oregon 97140

As President of the Oregon Manufacturing Extension Partnership (OMEP), I am writing to express my full support for the Sherwood West Urban Growth Boundary (UGB) Expansion proposal. Through my involvement with OMEP, I have gained a deep understanding of the critical importance of this expansion, particularly for the manufacturing sector in our region.

The manufacturing industry plays a pivotal role in driving economic growth, fostering innovation, and providing employment opportunities. However, in order to thrive and remain competitive, manufacturers require adequate infrastructure, including suitable land for expansion and development.

The proposed Sherwood West UGB Expansion offers a significant opportunity to address the growing needs of the manufacturing sector. By designating additional land for industrial use, this expansion would enable existing manufacturing businesses to expand their operations, attract new investment, and create jobs within our community.

Furthermore, the expansion aligns with the long-term economic development goals of our region. It provides a strategic framework for accommodating future growth while preserving valuable agricultural and natural resources. This balanced approach to land use planning is essential for ensuring sustainable development and enhancing the overall quality of life for residents.

Moreover, the Sherwood West UGB Expansion has the potential to foster collaboration and partnership between local government, businesses, and community stakeholders. By working together, we can leverage our collective resources and expertise, including the valuable support and resources provided by OMEP, to maximize the benefits of this expansion for all stakeholders involved.

In conclusion, I urge you to support the Sherwood West UGB Expansion proposal and recognize its importance to the manufacturing sector and the broader community. By doing so, we can lay the foundation for continued economic prosperity and vitality in our region.

Thank you for considering my perspective on this matter. Should you require any further information or assistance, please do not hesitate to contact me.

Sincerely,

Mike



Mike Vanier
President

P: 503-406-3774 | M: 503-686-8993

***.omep.org

mvanier@omep.org



Grella Partnership Strategies
298 Buckhead Ave NE, Suite 2006, Atlanta, GA 30305
******.grellapartners.com***

March 13, 2024

Marissa Madrigal
Chief Operating Officer
METRO
600 NE Grand Avenue
Portland, OR 97232

Ms. Madrigal:

I am writing this letter in support of the City of Sherwood's formal proposal for Sherwood West to be brought into the Urban Growth Boundary. I understand that they will be completing the application going through a thoughtful process to add 1,291 gross acres of land to meet not only employment land opportunities but also housing for future residents.

I personally have worked for the State of Oregon's Business Development Department for over 27 years and am currently a Technical Advisor for Grella Partnership Strategies focusing on site selection and industrial development. As the Senior Business Recruitment Officer, my last four years with the Oregon Business Development Department were difficult at best due to the shortage of industrial parcels in the Portland Region. It forced me to encourage companies to look outside of the Portland Region at alternative options knowing that they would prefer to be within the MSA of the Region. I am not exaggerating when I say that we lost multiple projects due to the constraints of available industrial land.

Which is why I am so pleased to see the City of Sherwood take a proactive approach in working with Metro to find solutions to allow appropriate growth for the community, which will benefit the entire region.

There is need and there is demand that just can't be met. The few projects I'm working on with Grella are not considering the Portland region at this time, due to lack of availability of land as well as affordable housing. As an economic development professional with many decades of experience, there are so many factors required before a company invests and the key factors are transportation, housing and ready to build industrial land.

I agree with many that we need a couple of large sites as well as many 50-to-100-acre sites not only in the Portland region but all over the State. There are some great opportunities looking at Oregon due to the hard work of the Semiconductor Task Force, the work that Greater Portland Inc. is doing around key industry data and marketing and then the higher education system which is making great strides in building a stronger and competent workforce. Resources are flowing into these focuses and I'm excited to see the results of all this work.

I really respect the City of Sherwood for taking the initiative to work through the process and hope that you and your team will support their efforts. I've been enjoying my role on your Urban Growth Report Roundtable group and have learned so much and respect your organization and your responsibilities for all who work and reside in the Metro region.

I'm available to answer any questions you may have. Thank you for your time and consideration of this letter of support.

Warm regards,

Jill

Jill A. Miles, CEcD
Grella Partnership Strategies
541-805-8872
jmiles@grellapartners.com

cc: Eric Rutledge
Community Development Director
City of Sherwood
22560 Pine Street
Sherwood, OR 97140

March 14, 2024

Marissa Madrigal
Chief Operating officer
Metro
600 NE Grand Ave.
Portland, OR 97232

RE: Sherwood West UGB Expansion Letter of Support

Dear Marissa,

On behalf of Hines, I am pleased to present the below Letter of Support regarding the Sherwood West Urban Growth Boundary (UGB) Expansion Plan.

As background on our firm, Hines is a privately owned global real estate investment company founded in 1957 with a presence in 395 cities in 30 countries. Hines manages approximately \$96B in high-performing assets across residential, logistics, retail, office, and mixed-use strategies. The firm has 209 developments in design and under construction around the world. Historically, Hines has developed, redeveloped, or acquired 1,610 properties, totaling over 537 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is excited to partner with Sherwood on its vision. Hines opened an office in Oregon in fall of 2021 and we are pursuing acquisition and development strategies locally in all asset classes.

The pressing need for this UGB expansion is evident in the critical shortage of large developable industrial sites and available land for new housing projects. It is our understand that Sherwood is the only city within the Metro boundary that is requesting a UGB expansion for both product types.

Currently, the lack of suitable industrial sites within the Metro boundary is a significant barrier to attracting major manufacturing investments, adversely affecting the region's competitiveness and potential for job growth. Sherwood's proposal addresses this urgent need by providing additional large, industrial development sites, which is essential for growing the region's economy.

According to CBRE, Clark County has historically contained approximately 12% of the region's industrial supply, but in the past year Clark County has delivered 52% of the region's new product and is currently under construction on over 50% of the region's future product. Metro will continue to lose opportunities to Clark County if more large-scale industrial sites are not made available. Continuing to grow the industrial supply in the region will not only grow its economy but will also add more high paying jobs which will further stimulate the metro.

To facilitate this growth mentioned above, it is crucial to grow the local housing supply alongside these new jobs. Not growing housing in parallel with new employment has led to the housing crisis our region currently faces. To increase the supply of housing, it is imperative to have a pipeline of nearby land available to develop. In the past, scarcity of residential land has exacerbated the housing problem in the region. The limited availability of residential land has driven up housing prices and made homeownership increasingly unattainable for many residents. This crisis disproportionately affects vulnerable populations, intensifying homelessness, and housing insecurity. Sherwood's expansion proposal offers a solution by allocating 340 acres of

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Hines

UGB EXPANSION
SHERWOOD, OR
LETTER OF SUPPORT
Page 2

new residential land and incorporating innovative zoning types to facilitate the development of housing at a variety of pricing points. This mixed housing solution will help address the critical need for many.

In conclusion, we are excited to support Sherwood's application for UGB expansion, recognizing its potential to alleviate the shortage of developable industrial land, provide much-needed housing opportunities, and contribute to the region's economic prosperity.

Very truly yours,



Charlie Kuntz
Managing Director

cc: Dusty Harris, Senior Managing Director, Hines
 Eric Rutledge, Community Development Director, City of Sherwood



March 6, 2024

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

cc:

Eric Rutledge
Community Development Director
City of Sherwood
22560 SW Pine St.
Sherwood, Oregon 97140

Re: Letter of support for Sherwood West/Urban Growth Boundary expansion

Dear Ms. Madrigal,

I am writing to express my sincerest support for the City of Sherwood's Sherwood West development project proposal, and by extension the Urban Growth Boundary expansion for both industrial and residential land.

Manufacturing plays a significant role in Oregon's economy, and the need for semiconductor manufacturing, in particular, is critical around the world. Hoffman is intimately familiar with the necessity to create more manufacturing opportunities, and we're also familiar with the lack of available sites to do so. In the last seven years industrial sites have decreased by 40% in the Portland metropolitan area. Over half of our region's new industrial construction is occurring in Washington state, which has a negative impact on Oregon's tax revenues. The lack of available industrial space in the Portland area is also causing manufacturing companies to move further out, from Tacoma to Cottage Grove, which is increasing both sprawl and greenhouse gas emissions – while simultaneously taking jobs out of the Metro boundary.

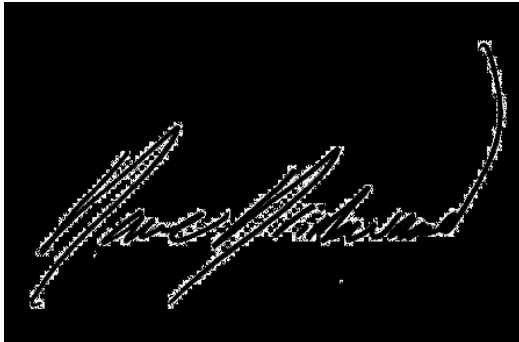
Increasing manufacturing opportunities in the Greater Portland area would create thousands of new jobs. And not just any jobs. Manufacturing jobs create middle income jobs that can be obtained without a college degree. These jobs also provide an opportunity to begin a career, to learn a skilled trade, and have rife opportunities for advancement. As an income tax dependent state, having higher paying jobs supports everyone and brings much needed revenue to our schools, parks, and other public facilities and services.

The Sherwood West project complements other projects Hoffman Construction is currently building or hopes to build in the near future. We are nearing completion of the Willamette Valley

Water Supply water reservoir project. The Tualatin Valley Water District, City of Hillsboro, and the City of Beaverton formed the Willamette Valley Water Supply System Commission due to accelerated growth in Washington County. To ensure there's enough water for the second most highly populated county in Oregon, Willamette River water will be treated at and pumped to a water treatment plant and stored at one of the most seismically-resilient water systems in the state. This \$1.6 billion investment should be completed by 2026, and the increased water capacity will support this proposed growth in Sherwood.

Like Metro, Hoffman works with communities, businesses, and residents in the Portland metropolitan area to plan wisely for the future while protecting what we all love about living here. We genuinely feel that Sherwood West supports a shared vision between numerous agencies, community members, and stakeholders. This project is a fortuitous opportunity to increase manufacturing facilities, create new jobs, bring in new tax revenue, add necessary housing, and co-locate several community resources to better support the future growth of Sherwood – and the Greater Portland region. I am very enthusiastic about this project and it has my full support.

Sincerely,



Dan Drinkward
Vice President
Hoffman Construction Company



March 25th, 2024

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

Dear Marissa:

I hope this letter finds you well. I am writing you today to express Mortenson's support for the City of Sherwood's request to expand the Urban Growth Boundary. As a developer, design-builder and general contractor – Mortenson fully backs any municipality's request for expansion so long as the plan is written and carried out in a responsible manner. After meeting with the economic development team at the City of Sherwood and reviewing the adopted Sherwood West Concept Plan in detail, it is our belief that the proposed UGB expansion is a meticulously thought out and honest approach to development which will bring tremendous opportunity for businesses and the local community. Expanding the urban growth boundary will provide the required space we need to continue growing in a sustainable and responsible manner. The City of Sherwood's proposed plan allows for a variety of housing opportunities, hospitality projects, developed parks and greenways, and most notably the required land for continued economic development in the corporate enterprise sector. All these opportunities present the most valuable asset of expansion – more jobs for our community members.

The Portland Metro area has seen far too many missed opportunities with large manufacturing expansion projects, being passed up for more incentive-friendly locations such as Arizona and Ohio. While SB4 was a step in the right direction, we still lack the readily available land for large industrial projects. In 2017, our Metro region had 47 industrial sites with more than 25 acres. Today that inventory has fallen by 40% to only 28 sites. In 2022, the Metro region had only two development ready sites totaling 82 acres. Greater Portland Inc. (GPI) reported that in 2023, they had lost or closed projects constituting 9,700 new jobs and \$9.5 billion in capital investment for region. 40% of these projects were the direct result of a lack of land inventory.

While we understand that expanding the Urban Growth Boundary is a complex issue that requires careful consideration, Mortenson believes that the City of Sherwood's thoughtful planning with community input will allow for an expansion that benefits our metropolitan area and its residents. We fully support the UGB expansion request and will prioritize being a part of the extensive economic development it will bring in our region. Your consideration is greatly appreciated, I look forward to seeing our community continue to grow and prosper.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mike Clifford".

Mike Clifford
Vice President, General Manager
Mortenson

Cc: Eric Rutledge, City of Sherwood

March 26, 2024

Ms. Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

RE: Support of the City of Sherwood's Sherwood West UGB Expansion

Dear Ms. Madrigal:

I am writing to you today in support of the City of Sherwood's application to expand their urban growth boundary (UGB). As a board member of Greater Portland Inc (GPI), I have had the opportunity to understand more about the needs of companies as they evaluate our greater Portland region for suitability. As the immediate past co-chair of SEMI's Pacific Northwest Chapter, I also have heard from the semiconductor sector of the challenges affecting their operational requirements.

Our greater Portland region is losing out on many potential new employers as well as the ability for existing companies within our metro area to expand due to a lack of industrial land supply. While I recognize that industrial lands do exist, the size of the parcels and/or locations of them are currently too small to accommodate the space these companies need, especially when it comes to our advanced manufacturers. GPI reported that, of the projects this region lost in 2023, approximately 40% were directly because of a lack of the kind of land availability the prospective employers were looking for. In fact, our region struggles to even be on the shortlist for advanced manufacturing companies because site selectors want multiple larger sites within our region to evaluate for these high wage bearing firms.

With better land availability of large parcels, we increase our chances of attracting employers who are interested in placing their operations in our metro region. The job creation will additionally mean an increased need for more residences. The City of Sherwood's proposed Sherwood West expansion provides an ideal place for many advanced manufacturers, many of whom serve Intel and are now required to have their facilities within 35 miles of the Intel campus.

By granting the expansion, you can directly assist continued growth and our ability to thrive and compete for employers that provide high economic viability to our region. Thank you for your kind consideration of the City of Sherwood's UGB expansion proposal.

Sincerely,



Amy Winterowd
Vice President
JE Dunn Construction

cc: Eric Rutledge, City of Sherwood Community Development Director

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Tualatin, OR 97062
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F: 503.926.9391
perlo.biz



Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

Dear Marissa and the Metro Council,

We are writing to express our support for the proposed Sherwood West UGB Expansion and to convey the commitment of Perlo, a local construction company with over 50 years of dedicated service, to our community.

Perlo's roots run deep in both the Portland-Metro and Tualatin-Sherwood areas, and we take immense pride in contributing to their growth and prosperity. Through our extensive experience, we have gained a unique understanding of the City of Sherwood. We are confident that they can accommodate the expansion of businesses and homes, leveraging existing and pre-planned expansions of city utilities and land. Sherwood is well-prepared for growth, and this measure aligns with our vision for responsible and sustainable development.

Furthermore, the economic benefits of incorporating Sherwood West are significant. With nationwide demand for domestically manufactured semiconductor chips and a growing interest in domestic manufacturing in general, the city has a unique opportunity to thrive. Unfortunately, we have observed that our area has been overlooked due to the absence of adequate facilities. Greater Portland Inc. (GPI) reported that in 2023, they had lost or closed projects constituting 9,700 new jobs and \$9.5 billion in capital investment for the region. 40% of these projects were the direct result of a lack of land inventory. Of the current industrial spaces, vacancy rates are extremely low in Washington County and Sherwood. The area is clearly in demand and being used.

While there are some developments in progress in the Southwest I-5 Corridor, we estimate it will total only about 600,000 SF in the next year— at best that will sustain businesses until 2027. However, smaller spaces of around 50,000 SF are scarce, making it harder for smaller companies to utilize the area. This demand will, inevitably and quickly, use all viable sites for new industrial parks – some estimate Sherwood will run out in as little as five years. The measure, if passed, would release land to create these much-needed facilities, attracting investments and fostering economic growth.

We support the expansion of the UGB and urge you to consider the long-term benefits it can bring to the community. We believe that this measure will not only meet the needs of the current residents and businesses, but also position Sherwood and the surrounding Metro area as leaders in sustainable, responsible, and prosperous development.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Chris P. McLaughlin". The signature is written in a cursive, flowing style.

Chris McLaughlin
Vice President | Partner
503.789.4052 | cmclaughlin@perlo.biz

Trammell Crow Company

1300 SW 5th Ave.
Suite 3350
Portland, OR 97201

February 26, 2024

Metro Council
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

To Whom It May Concern:

Trammell Crow Company is a commercial real estate developer that has been investing in the Portland metro area since 1978. Our projects include retail (e.g., Cascade Station at PDX), office (e.g., Nimbus Corporate Center and Lincoln Center near Washington Square) multifamily (e.g., Mercato Grove in Lake Oswego) and industrial (e.g., T-S Corporate Center in Sherwood). We are the region's largest industrial developer having completed 94 projects totaling 24.4 million square feet worth over \$2.1 billion [at the time of delivery].

TCC understands the economic importance of technology and advanced manufacturing to the Metro region generally and the to the westside specifically. Traded-sector workers in the Metro region earn 41% more than other workers. Advanced manufacturing creates higher paying family-wage jobs leading to opportunities to a more equitable region. TS-Corporate Park in Sherwood offers a good example of the demand for modern space by local, traded-sector and advanced manufacturing companies. The Park leased up immediately (while under construction) to many nearby companies, such as Lam Research, NSI, and DW Fritz. It is now home to 250± high quality jobs.

The 2018 Metro Urban Growth Report (UGR) states: "Manufacturing plays an outsized role in our economy." Expanding and attracting traded-sector businesses are an important aspect of creating middle income jobs. As an income tax dependent state, Oregon's higher wage jobs generate revenues for schools, parks, and public services. The Metro region's current industrial vacancy rate is 3.3%. Southwest I-5 industrial submarket (including Sherwood) has extremely low vacancy rates of 2.5% in the Sherwood area.

TCC supports Sherwood's request to provide employment and housing opportunities by expanding the UGB to include the Sherwood West land.

Sincerely,



Steve Sieber
Principal

CC: Eric Rutledge, Community Development Director, City of Sherwood

March 7th 2024
Metro Council
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland OR 97232

To whom it may concern:

My name is Stu Peterson. I am a partner at Macadam Forbes, one of Portland's largest industrial real estate brokers. I have been in this position for 42 years. During that period of time, I have spent the bulk of it in Westside Industrial and Office Brokerage. I have been involved in transactions involving all that region's largest employers. Short list would include Nike, Intel, Lam Research, Reser's Fine Foods, Mentor Graphics, Collins Aerospace, Microsoft, and Apple computer to name just a few. In addition to that I have sold land to land to nearly all the area's Industrial developers including Specht Development, Trammell Crow, Schnitzer Investment, Pannatoni Development, Pac Trust, and Pacific NW properties. In addition, I have been an investor in some developments on an individual basis. I believe this background makes me very qualified to understand the market dynamics of supply and demand and the economics associated therewith.

In all of this time I have never seen the supply of Industrial/Employment land so constrained. There is virtually no fully served industrial land of any scale available for development in the area spanning from Wilsonville to Hillsboro. I have seen examples of companies who the City of Sherwood has bucked this trend by servicing industrial sites, and providing a business friendly attitude for business. Over the last several years they have provided space for a plethora of traded sector manufacturing companies. Nuance Systems, DW Fritz Automation, Lam Research and Olympus Controls have all settled in Sherwood, principally due to this city having space available.

Counting all the developments that are scheduled to be completed in the next two years in the entire I-5 corridor may amount to a two-to-three-year supply of space. After that the future is murky at best. Currently there is not a ready to build parcel of even 10 acres available in the entire industrial market south of 217 and I-5. I have never seen the likes of this type of scarcity. The city of Sherwood's planned expansion is sorely needed and cannot come soon enough. Many of the region's best companies and heaviest employers will desperately need it. Myself and my firm strongly support Sherwood's planned expansion.



Stu Peterson
Partner
Macadam Forbes
stu@macadamforbes.com

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

CC:

Eric Rutledge
Community Development Director
City of Sherwood
22560 SW Pine St.
Sherwood, Oregon 97140

I am writing to express my unwavering support for the Sherwood West Concept Plan, a transformative initiative that promises to address critical economic and housing challenges facing our region. As a concerned citizen deeply invested in the well-being and prosperity of our community, I firmly believe that approving the Sherwood West Concept Plan will be a watershed moment for our collective future.

The Sherwood West Concept Plan presents a unique opportunity to bolster economic development and drive job growth in our region. Recognizing the pivotal role of technology and advanced manufacturing in the Metro and Westside economy, the plan strategically emphasizes the expansion and attraction of traded-sector businesses. With traded-sector workers in the Metro region earning 41% more than other workers, the creation of higher-paying family-wage jobs through advanced manufacturing initiatives will contribute to a more equitable and thriving community.

The pressing need for industrial and employment land is evident, with strong demand reflected in extremely low industrial vacancy rates. As the Southwest I-5 industrial submarket, including Sherwood, experiences vacancy rates as low as 2.5%, the urgency to develop additional industrial space becomes increasingly apparent. Moreover, the scarcity of larger sites suitable for advanced manufacturing poses a significant challenge to our region's competitiveness, resulting in missed opportunities for job growth and investment.

Sherwood's proactive approach to economic development, exemplified by collaborative efforts with major industrial development partners, underscores its commitment to fostering a vibrant business environment. By submitting the Sherwood West UGB application to Metro, the city demonstrates foresight and strategic planning, anticipating future industrial land needs and positioning itself as a catalyst for economic prosperity.

In conclusion, the Sherwood West Concept Plan represents a visionary approach to addressing the intertwined challenges of economic development and housing affordability. I urge you to wholeheartedly

Joshua Goudy
Associate Vice President | Portland
Industrial Properties

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colliers.com



support Sherwood's application and collaborate with stakeholders to realize this bold vision for our community and region.

Thank you for your attention to this matter, and I look forward to witnessing the positive impact of the Sherwood West Concept Plan on our shared future.

Kind Regards,

A handwritten signature in black ink, appearing to read "JG", with a stylized flourish at the end.

Joshua Goudy
Colliers International



February 23rd, 2024

To: Sherwood City Council

Re: Support for Sherwood West Expansion Application

Dear Mayor Rosener and City Councilors,

My name is Preston Korst and I'm the Director of Government Affairs at the Home Building Association of Greater Portland. HBA is dedicated to maximizing housing choice for all who reside in our region by shaping an environment in which industry professionals can meet the diverse needs of all communities.

We are writing to express our strong support the proposal to expand the City of Sherwood's Urban Growth Boundary for future urban planning and development. Doing so will empower Sherwood and our region to reach its housing production target goals and create needed economic development opportunities that will continue to make Washington County a thriving place to live, work, and play.

For almost two years, I have had the pleasure of sitting on the Sherwood West Technical Advisory Committees which helped shape the concept planning for the area. I can say without reservation that the plan brought forward by staff, regional stakeholders, and community members has been careful, conscientious, and equitable. We applaud the delivered outcome and encourage Council to move forward with a UGB Expansion to Metro that encompasses the entirety of the 1,291 acres of Urban Reserve land.

Given the continued severity of our region's housing crisis, mixed with the budding opportunities to capitalize on historic investments for local economic development—HBA and our partners in related industries view this request as a great example of a planning process that will bear fruit for generations. We hope that Council and Metro recognize the unique benefits that will materialize if this expansion request is approved and the area is developed. It will feature a complete-community design with many high-paying jobs, diverse housing options, parks and trails, and multimodal transportation options.

Oregon is staring down a housing deficit of 140,000+ units, and will need 443,000 new homes built over the next 20 years. This means we must not only prioritize the development of new housing now, but also plan to encourage and manage growth for the future as well. Approval of this expansion request will support that enormous effort. For affordability and the overall supply of housing, this Sherwood West proposal is an undeniably smart plan that deserves the community's support and your vote.

Thank you for your consideration,

Preston Korst

Director of Public Policy and Government Affairs
Home Building Association of Greater Portland



VentureProperties INCORPORATED

Creating
Tomorrow's
Communities
Today

February 1, 2024

Honorable Mayor Rosener and Sherwood City Council
c/o planning@sherwoodoregon.gov

Re: Sherwood West UGB Expansion Request to Metro

Mayor Rosener and Councilors:

My name is Kelly Ritz, President of Venture Properties, Inc. and our associated home building company, Stone Bridge Homes NW, LLC. In 2015, we began development of the Mandel Farms subdivision, an 86-lot detached home community at Edy and Elwert Roads. We closed on our last home in October 2019. It was a successful project for us, and we are very appreciative of the support we received from the community and City staff.

Shortly after starting Mandel Farms, we began working with City Planning staff and several property owners in the Sherwood West area to advocate for a potential urban growth boundary (UGB) expansion for all or a portion of Sherwood West. It was 2017 and Metro's next 6-year review was coming up the following year. However, we accepted that the timing was not yet right for many citizens and community leaders. City Council decided to postpone the decision until Sherwood residents could better understand and express their collective vision for Sherwood West.

Much study and discussion has taken place since, culminating in the completion of the Sherwood West Re-Look project last year and Council's early December letter of interest submittal to Metro. Being a part of the housing industry in Sherwood, we participated in these efforts by attending meetings, submitting testimony, and staying connected with Planning staff and the advisory committees. My companies are fully in step with both Council and Metro in their commitments to assuring the long-term availability of residential development land, both in Sherwood and throughout the metro area, thus assuring a variety of housing types and affordabilities into the future.

My staff and I wholeheartedly endorse Sherwood submitting a formal ask to Metro to expand the City's UGB and encourage Council to follow through with this action.

Thank you for your consideration of our testimony.

Sincerely,

Kelly Ritz, President
Venture Properties, Inc.