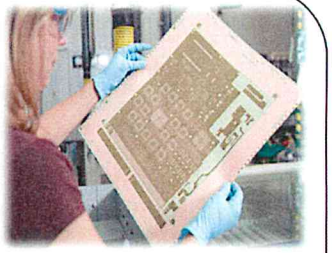
FOREST GROVE OREGON



Economic Opportunity Analysis (EOA) Update

Planning Commission

June 4, 2018

A place where families and businesses thrive.

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Background

- Statewide Land Use Planning Goal 9 - Economic Development (OAR 660-009-0015):
  - Requires that cities and counties review and as necessary amend their comprehensive plans to provide economic opportunities analysis to compare the land demand for industrial and other employment uses to the supply.
  - The analysis must review national, state, regional, county and local economic trends.
  - The analysis must also identify the major categories of industrial or other employment uses that reasonably be expected to locate or expand in the planning area based on the trends analysis.
  - An EOA must also assess industrial and employment land supply and local economic development potential.

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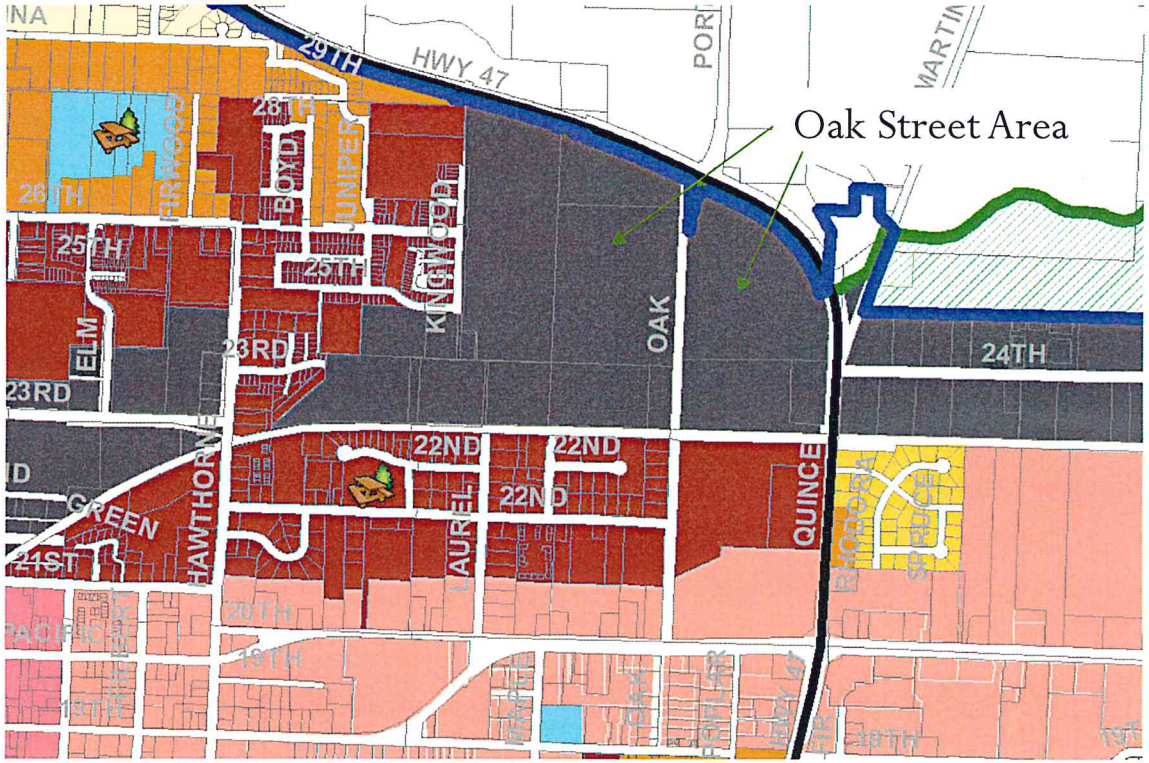
Background

- Current EOA completed prior to the Comp. Plan update in 2008/2009.
- Inform future discussion on the Oak Street industrial area.



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Findings

- Share of Employment by Industry (Top 3)
  - Education services: 2,940 employees (32%)
  - Manufacturing (1,485 employees (16%)
  - Health Care (1,134 employees (12%)

- Projected Employment Growth (Top 3)
  - Education Services: +709 employees
  - Health Care: +498 employees
  - Leisure and Hospitality +441 employees

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Findings

- Total employment estimate:
  - 2008: 9,092
  - 2018: 9,230
- Significantly less employment land needed for the 2018-2038 period compared to 2008-2028.
- Total estimated 20-year employment land needed for all categories (industrial, commercial, institutional)
  - 2008-2028 estimate: 390 acres
  - 2018-2038 estimate: 200 acres.
- The employment land need is not matched well for future employment needs.

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Findings

Land Need Comparison By General Category
(Acres)

	Office	Institutional	Industrial	Retail	Total
Forest Grove 2008-2028	44.7	63.8	113.5	77.5	299.5
Forest Grove 2018-2038	17.3	35.8	54.5	20.1	127.7
Cornelius 2015-2040	11.6	0.0	75.3	19.3	106.2

Land Need By Use Type
(Acres)

	Flex Space / Business Park	General Industrial	Light Industrial Warehouse / Data Center		Commercial Retail	Commercial Office	Institutional
Forest Grove 2018-2038	20.0	14.3	19.3	0.9	20.1	17.3	35.8

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Next Steps

- Finalize EOA for presentation to City Council
  - Expected by July.
- City Council adoption of ordinance replacing the 2008/2009 EOA and including the updated in EOA as a component of the Comprehensive Plan.
  - City Council public hearings during July and August .
- Use findings to inform discussions about the Oak Street Industrial Area.
  - City Council work session in September.

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The End