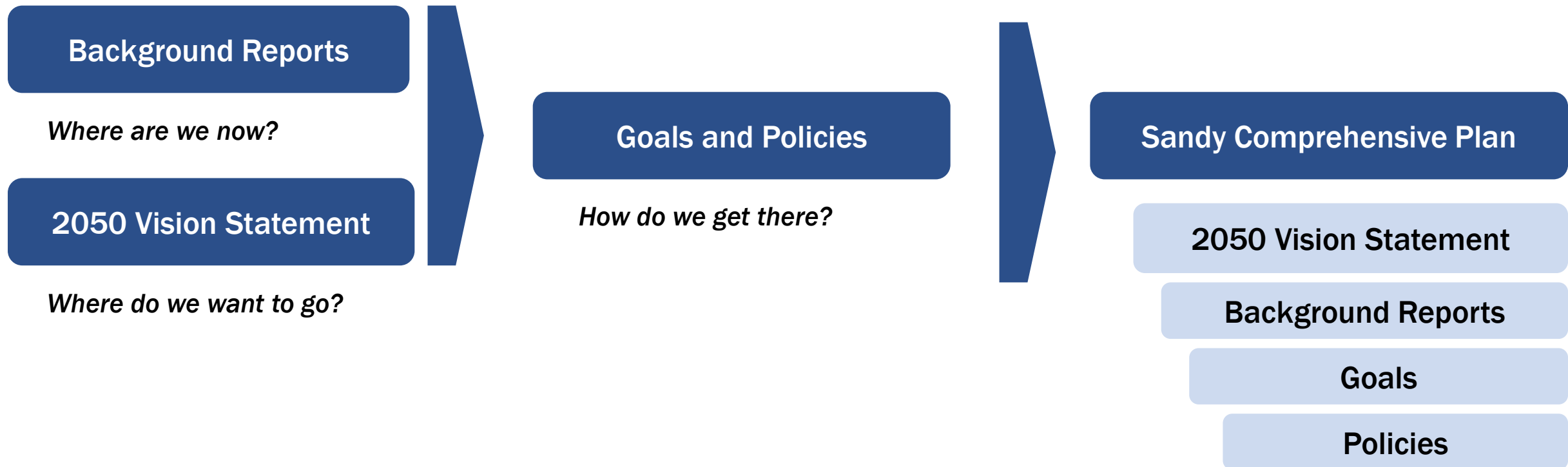




Economic Opportunity Analysis  
City Council Hearing  
April 1, 2024

## Envision Sandy 2050 and Comprehensive Plan Update Process





503.668.9323



503.668.0414



Images Source: Sandy Chamber of Commerce

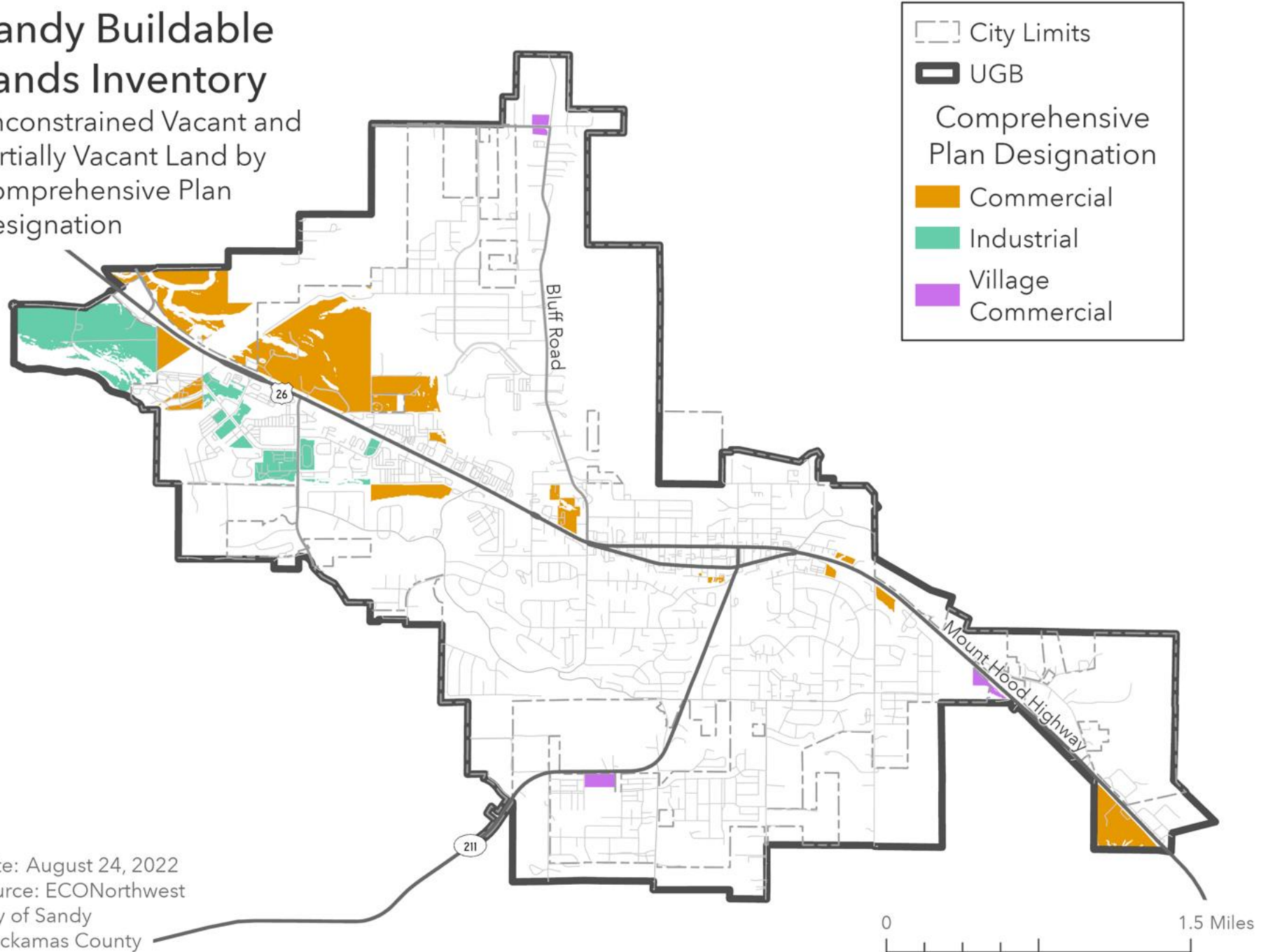
# Economic Opportunity Analysis

## Why do an EOA?

- Legal requirements (Goal 9: Economy)
- Understand existing conditions and forecast future conditions to inform:
  - Economic Development Strategic Plan
  - Land use policy
  - Coordination
- Plan for long-term growth
  - Coordinate with Economic Development Strategic Plan
  - Next 20 years

# Sandy Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant Land by Comprehensive Plan Designation



Date: August 24, 2022  
Source: ECONorthwest  
City of Sandy  
Clackamas County

# Unconstrained Vacant & Partially Vacant Lands

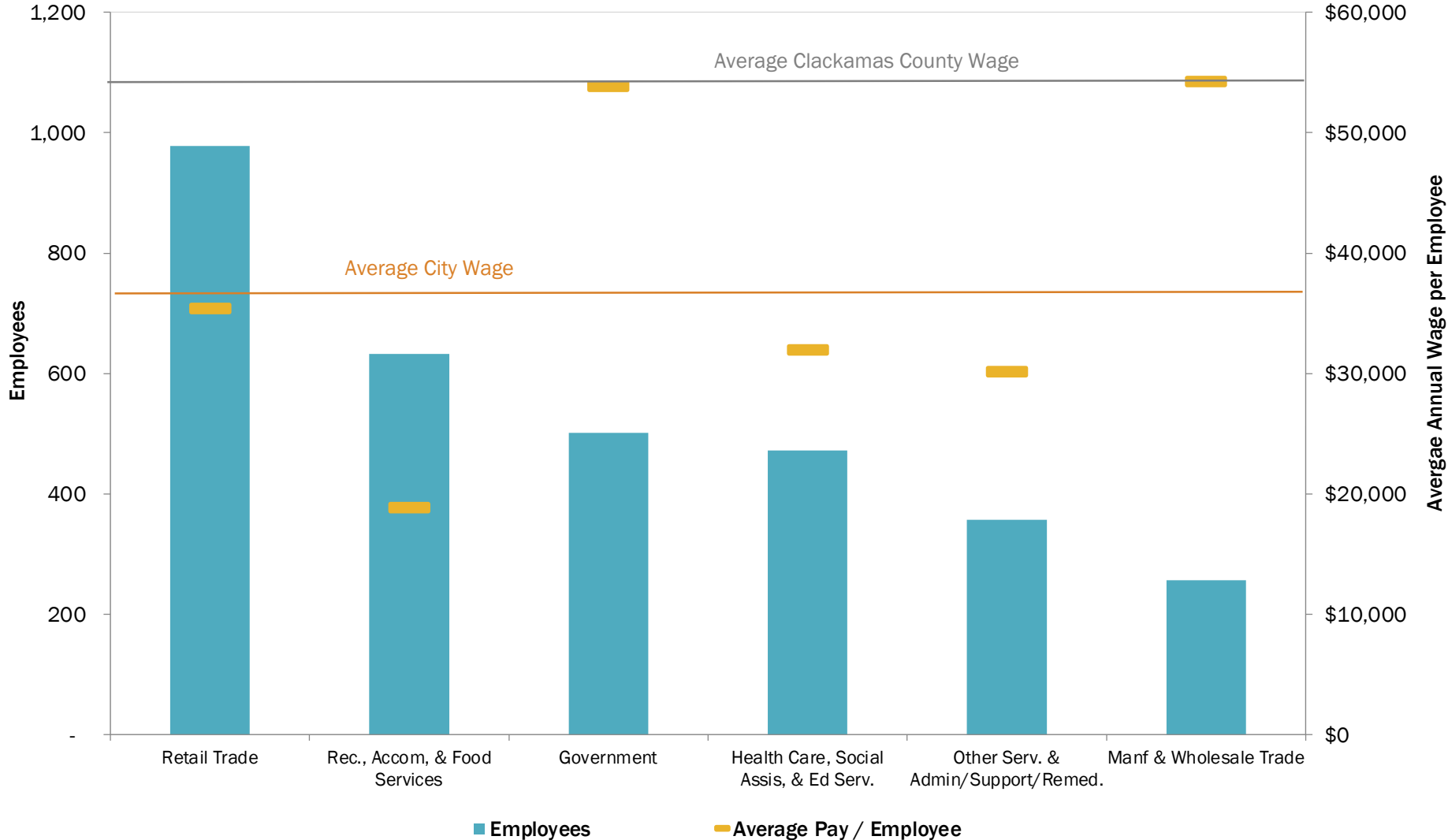
Total Unconstrained Buildable Acres: 191

72% of buildable land is Commercial, mostly in the General Commercial zone

Plan Designation/Zone	Total Buildable Acres	Buildable Acres on Vacant Lots	Buildable Acres on Partially Vacant Lots
<b>Commercial</b>	<b>132</b>	<b>51</b>	<b>81</b>
Central Business (C-1)	1	-	1
General Commercial (C-2)	131	51	81
<b>Industrial</b>	<b>54</b>	<b>23</b>	<b>30</b>
Industrial Park (I-1)	4	4	-
Light Industrial (I-2)	8	2	5
Heavy Industrial (I-3)	42	17	25
<b>Village Commercial</b>	<b>6</b>	<b>2</b>	<b>3</b>
Village Commercial (C-3)	6	2	3
<b>Total</b>	<b>191</b>	<b>76</b>	<b>115</b>

# Employment in Sandy

**Covered Employment by Industry, sectors with 200+ employees, Sandy UGB, 2019**



Average Wage (2019)

Clackamas County: \$54,802

Sandy: \$37,318

Source: Oregon Employment Department, Quarterly Census of Employment and Wages, 2019.

# Employment Forecast, Sandy UGB, 2023 to 2043

## Employment Base: Estimate 2019 Total

In 2019 there were about 5,114 jobs in Sandy

Year	Jobs grow at the rate of...		
	Regional Employment Growth (1.62%)	Historic Employment Growth in Sandy (2008-19) (1.88%)	Population Growth Forecast for the City (2023-43) (1.90%)
2023	5,453	5,509	5,514
2043	7,516	7,994	8,037
<b>Change 2023 to 2043</b>			
Employees	2,063	2,485	2,523
Percent	38%	45%	46%
Avg. Annual Growth Rate (AAGR)	1.62%	1.88%	1.90%

- Two “safe harbor” options**
1. OED growth rate for Portland Metro Region (1.62%)
  2. PSU population growth rate for Sandy (1.90%)

Note: The employee count here is not the same as what is shown in the Census OnTheMap (slide 14) because Census OnTheMap shows Covered Employment which only includes employees covered by unemployment insurance. This table shows total employment which includes all employees including sole proprietors and other noncovered workers.



# Employment and Land Need

Forecast growth of 2,523 new jobs

## Future mix of employment:

Land Use Type	2023		2043		Change 2023 to 2043
	Employment*	% of Total	Employment*	% of Total	
Industrial	802	15%	1,245	15.5%	443
Retail Commercial	1,349	24%	1,567	19.5%	218
Office & Commercial Services	2,783	50%	4,461	55.5%	1,678
Government	580	11%	764	9.5%	184
<b>Total</b>	<b>5,514</b>	<b>100%</b>	<b>8,037</b>	<b>100%</b>	<b>2,523</b>

## Future employment land need:

Land Use Type	New Emp. on Vacant Land	Employees per Net Acre	Land Demand (Net Acres)	Land Demand (Gross Acres)
Industrial	443	8	55	63
Retail Commercial	218	20	11	13
Office & Commercial Services	1,678	25	67	78
<b>Total</b>	<b>2,339</b>	<b>-</b>	<b>133</b>	<b>154</b>

Note: Sandy will accommodate new government employees in existing government buildings and areas designated for public use.

## Comparison of the Capacity of Unconstrained Vacant Land with Employment Land Demand by Land Use Type, Sandy UGB, 2023–2043

General Plan Designation	Land Supply (Suitable Gross Acres)	Land Demand (Gross Acres)	Land Sufficiency (Gross Acres)
Industrial	54	63	(9)
Commercial	142	91	52

Note: It is possible that some of commercial land may be used for development of affordable housing as allowed by Senate Bill 8.

Sandy has:

A 9-acre **deficit** of industrial land

A 52-acre **surplus** of commercial land.

# Site Needs for Typical Businesses that May Locate in Sandy

## Industrial

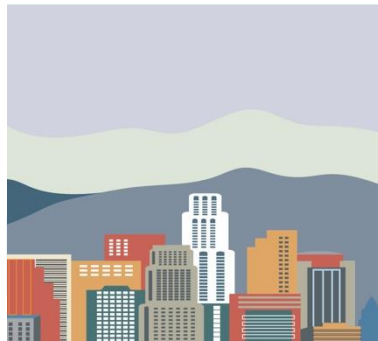
- Mostly industrial target industries are manufacturing
- Small-scale manufacturing: Business incubator, locate in an existing building, develop a building on a small site (1 to 5 acres in size)
- Mid-sized manufacturing: sites 5 to 15 acres
- Large manufacturing spaces: sites larger than 15 acres

## Commercial

- Target industries include professional and technical services, services for visitors, services for residents
- Space in an existing building with multiple businesses
- Space in a building dominated by one business
- Land for construction of a new building: generally, sites 1 to 5 acres

# **ECON**Northwest

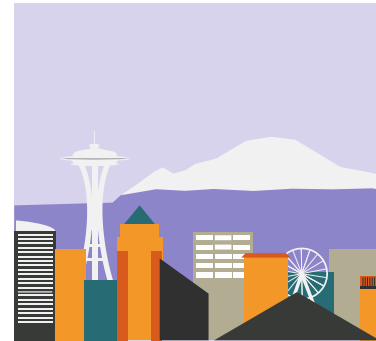
ECONOMICS • FINANCE • PLANNING



Los Angeles



Portland



Seattle



Boise