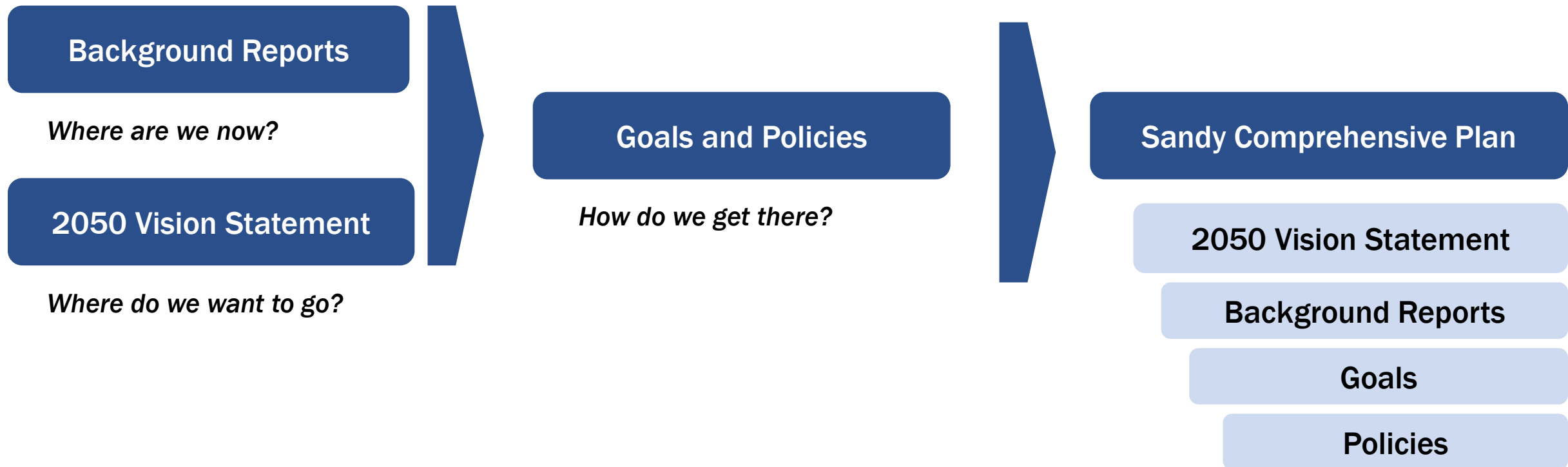




Economic Opportunities Analysis
City Council and Planning Commission Joint Work Session
October 16, 2022

Envision Sandy 2050 and Comprehensive Plan Update Process



2022

Winter

Spring

Summer

Fall

2023

Winter

Spring

Summer

Fall

2024

Winter

Community Visioning and Goal Setting

- Community engagement and outreach activities
- Comprehensive Plan Vision and Goals

Comprehensive Plan Update

- Policy Formulation and Implementation Strategies
- Comprehensive Plan Document Development

Adoption

- Planning Commission and City Council Hearings

Assessment of Current and Future Conditions

- Data Collection and Analysis
- Economic Opportunities Analysis (EOA)
- Housing Needs Analysis (HNA)

Tonight, we are presenting the results of the EOA which informs the Comprehensive Plan update

Community Advisory Committee (CAC) Meetings

City Council and Planning Commission Briefings





503.668.9323



503.668.0414



Images Source: Sandy Chamber of Commerce

Overview of an EOA

Why do an EOA?

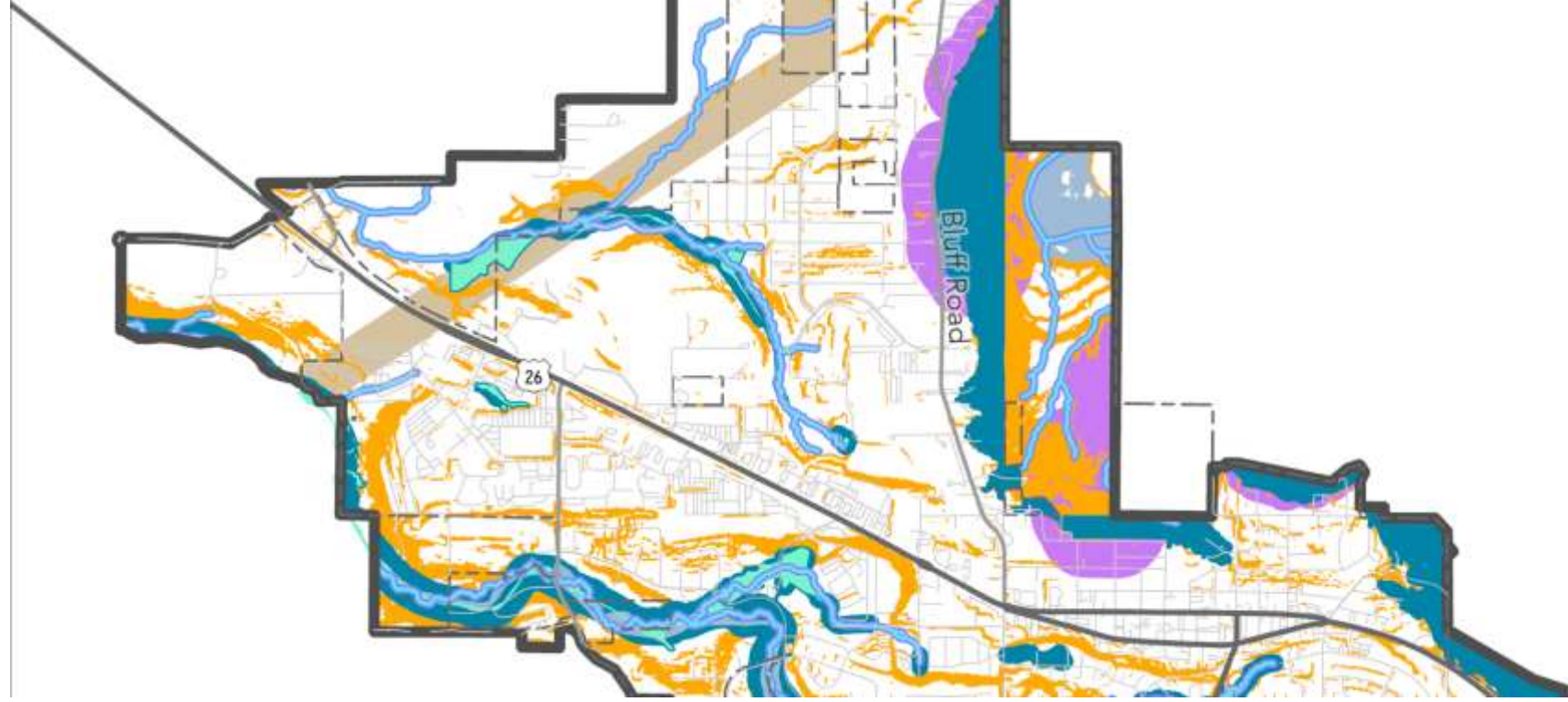
- Legal requirements (Goal 9: Economy)
- Understand existing conditions and forecast future conditions to inform:
 - Economic Development Strategic Plan
 - Land use policy
 - Coordination
- Plan for long-term growth
 - Coordinate with Economic Development Strategic Plan
 - Next 20 years

Project Products

- Economic Opportunities Analysis (EOA)
 - Technical document, meant to meet Goal 9 requirements
- Recommendations for Comprehensive Plan changes



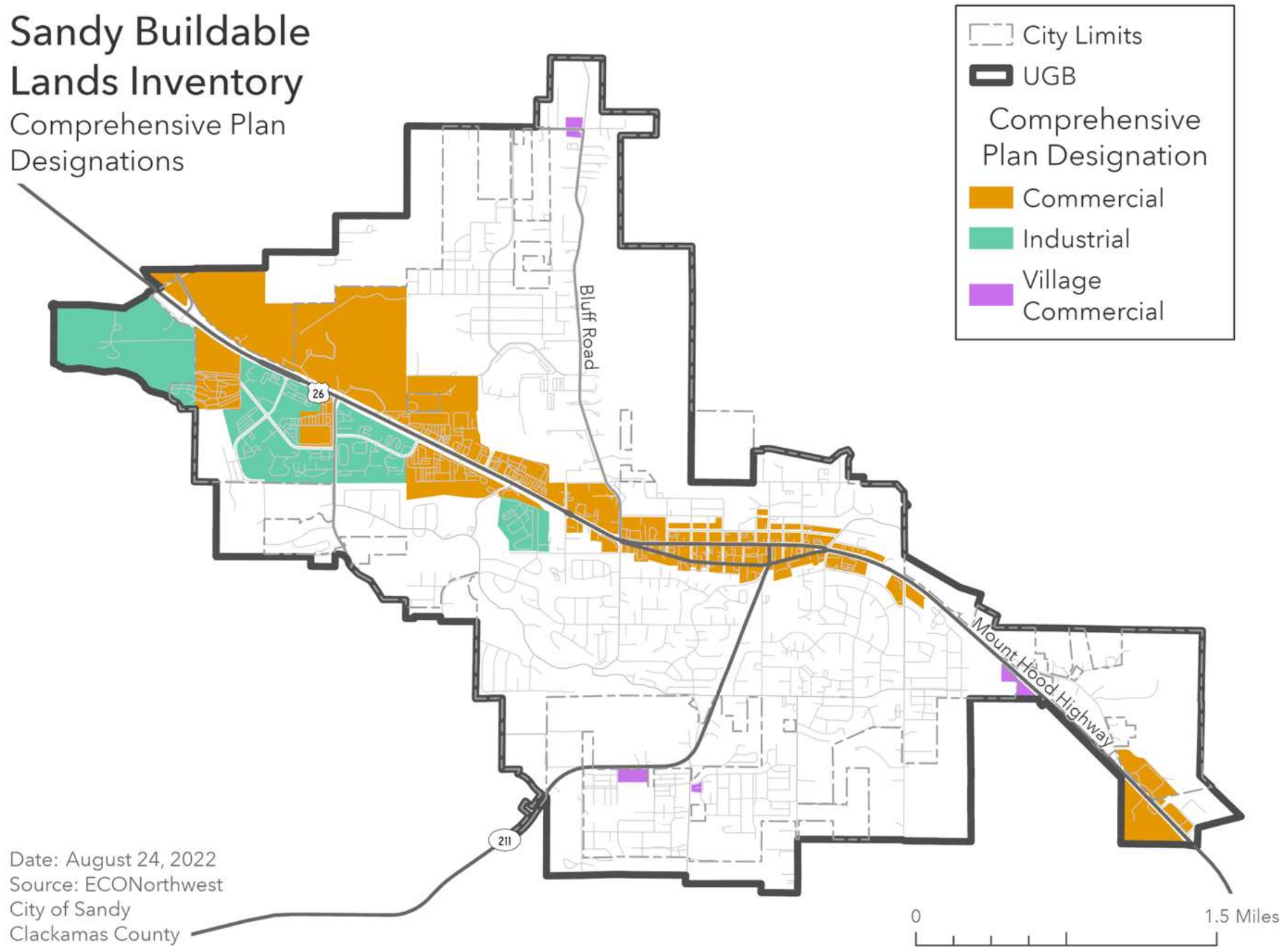
Image Source: <https://yorkeandcurtis.com/dutch-brothers-sandy>



Buildable Lands Inventory and Forecast of Land Need

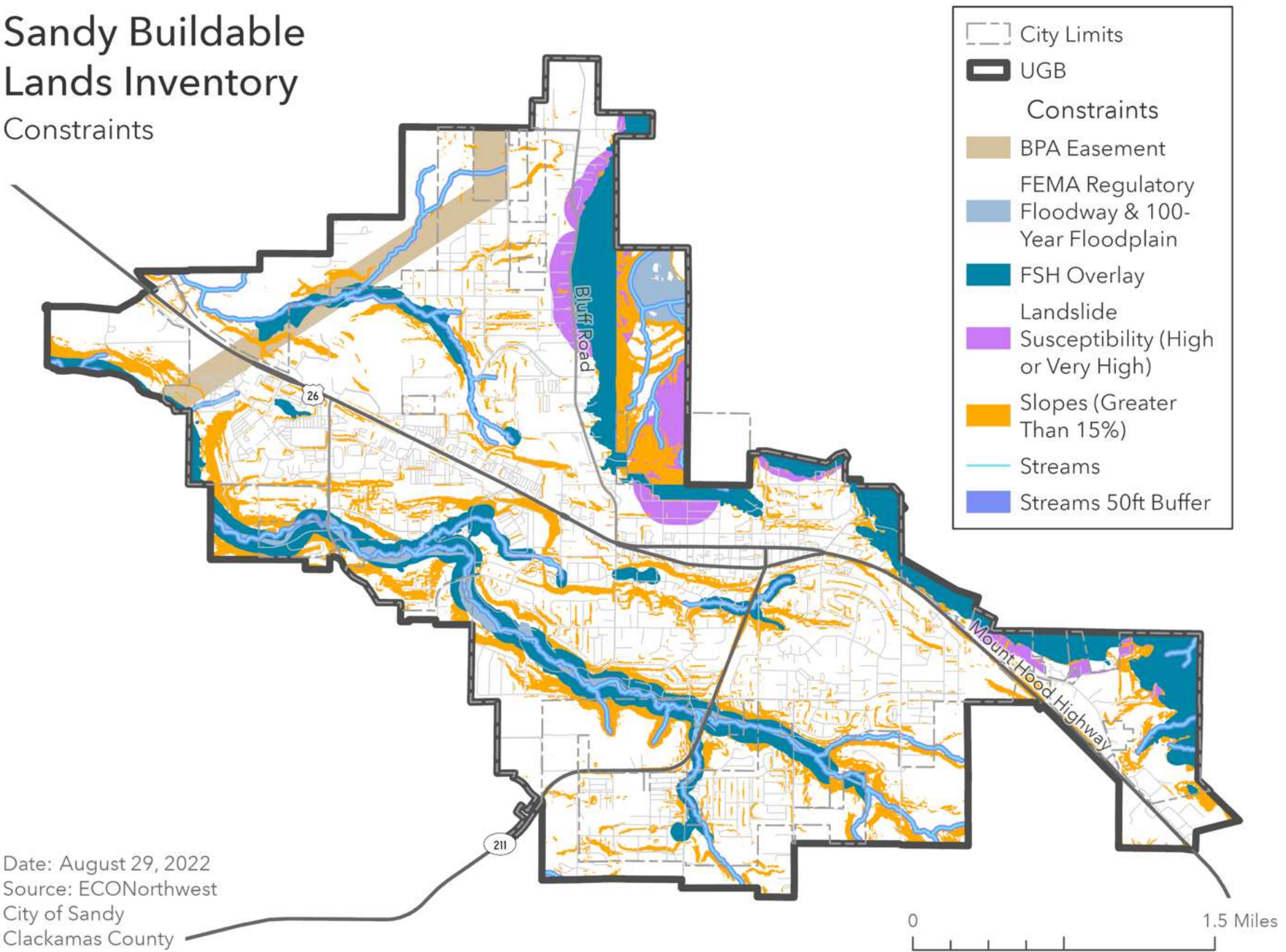
Sandy Buildable Lands Inventory

Comprehensive Plan
Designations



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

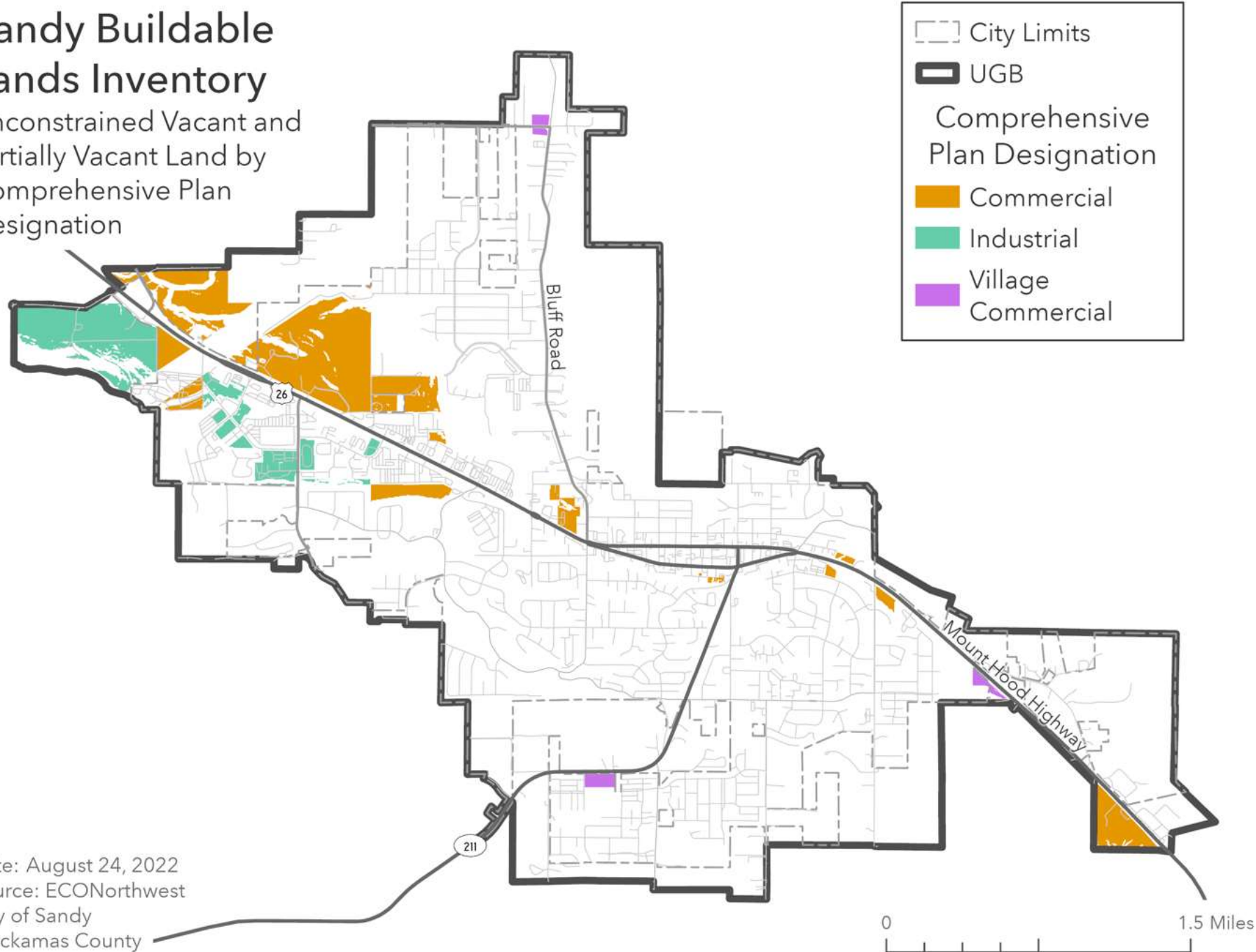
Sandy Buildable Lands Inventory Constraints



Date: August 29, 2022
Source: ECONorthwest
City of Sandy
Clackamas County

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 |
|---------------------------|-----------------------|--------------------------------|--|
| Commercial | 132 | 51 | 81 |
| Central Business (C-1) | 1 | - | 1 |
| General Commercial (C-2) | 131 | 51 | 81 |
| Industrial | 54 | 23 | 30 |
| Industrial Park (I-1) | 4 | 4 | - |
| Light Industrial (I-2) | 8 | 2 | 5 |
| Heavy Industrial (I-3) | 42 | 17 | 25 |
| Village Commercial | 6 | 2 | 3 |
| Village Commercial (C-3) | 6 | 2 | 3 |
| Total | 191 | 76 | 115 |

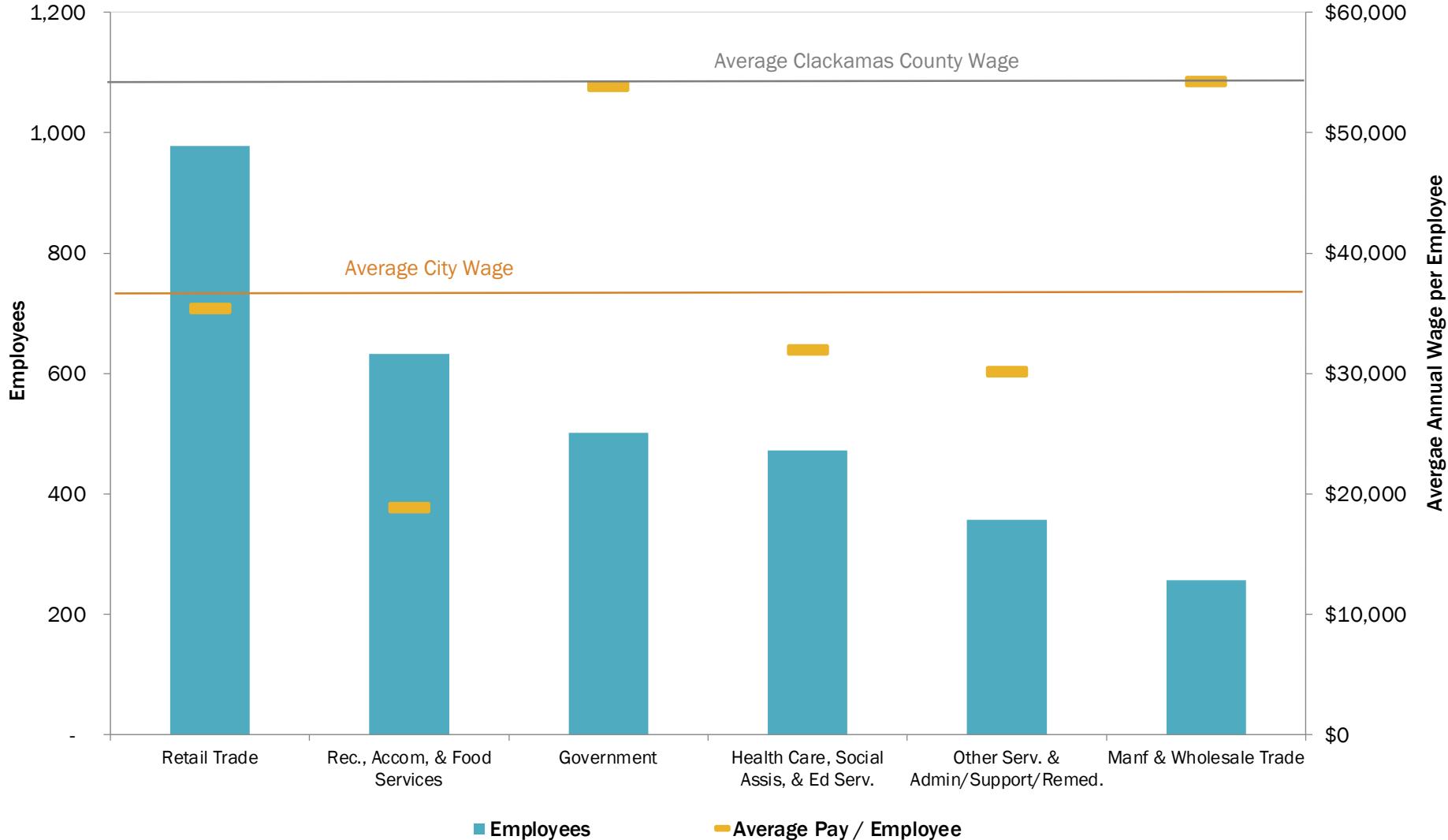


Image Source: City of Sandy Website

Employment Growth Opportunities and Forecast

Employment in Sandy

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



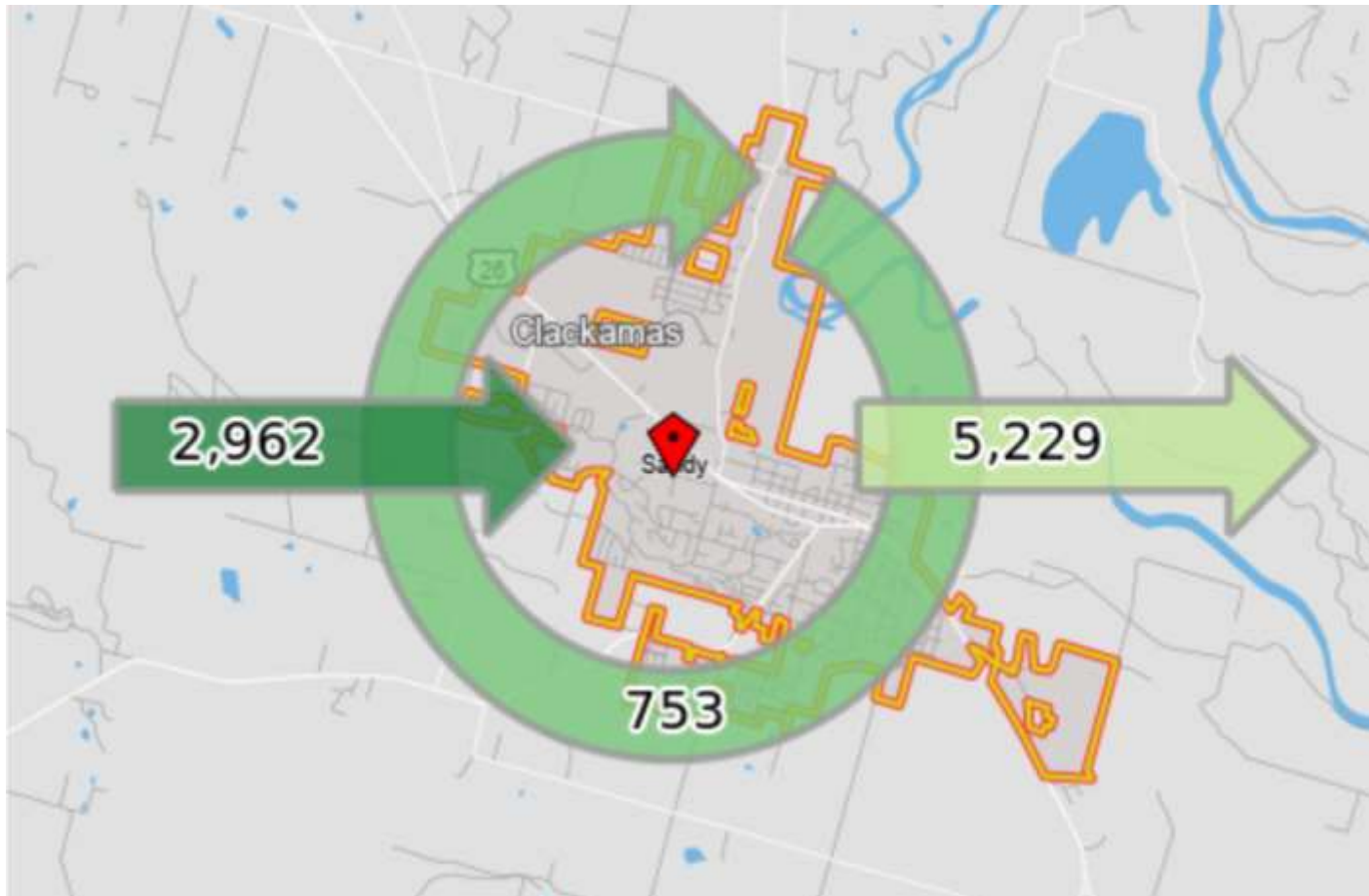
Average Wage (2019)

Clackamas County: \$54,802

Sandy: \$37,318

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

Commuting Trends



Source: Census OnTheMap, 2019

Commuting out of Sandy is common

- 20% of jobs in Sandy are held by people who live and work in Sandy
- 80% of people who work at businesses in Sandy live elsewhere
 - Gresham
 - Portland
 - Mount Hood
- Common places where residents of Sandy commute to for work
 - Portland
 - Gresham
 - Beaverton

Advantages for Economic Development

- Location
 - Proximity to Portland region
 - Commercial center in east Clackamas County
- Transportation
 - Access to Highway 26
 - Sandy Area Metro (transit)
- SandyNet
- Access to a labor market at various career stages
- Sandy Community Campus
- Tourism and access to outdoor recreation
- Quality of life and population growth

Disadvantages for Economic Development

- Distance from an interstate
- Traffic and congestion
- Housing affordability
- Limited industrial land
- Shortage of childcare providers
- Need for more healthcare services
- Limited retail shopping opportunities
- Wildfire risk
- BPA easement
- Difficult terrain to develop infrastructure

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 |
| Change 2023 to 2043 | | | |
| 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's show 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 |
| Total | 5,514 | 100% | 8,037 | 100% | 2,523 |

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 |
| Total | 2,339 | - | 133 | 154 |

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.

What industries have the most growth potential in Sandy?

- Manufacturing
 - Industries that use Class A recycled water
 - Repair and Maintenance
 - Food and Beverage Processing
 - Outdoor Equipment Manufacturing
 - Fabricated Metal Product Manufacturing
- Professional and Technical Services
- Services for visitors, tourism
- Services for residents (retail, restaurants, medical services, childcare services, others)

Site Needs for Typical Businesses that May Locate in Sandy

Industrial

- 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

- 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

- Sandy is forecasted to grow in commercial and industrial employment sectors
 - Sandy has **adequate** land for commercial growth
 - Sandy has a **shortage** of industrial land
- Wages in Sandy are lower than the regional average
- Sandy will need to address wastewater system deficiencies to support future employment growth

Do you have questions about the employment growth forecast or land needs?



Image Source: Sandy Facebook page



Image Source: City of Sandy website

Economic Development Comprehensive Plan Goals and Policies

ECONNorthwest

ECONOMICS • FINANCE • PLANNING

How can the City support economic development?

POTENTIAL GOALS

1. **ECONOMIC DEVELOPMENT:** Provide opportunities for a diverse range of businesses to thrive in Sandy, ensuring broader access to economic opportunity and maintaining Sandy's high quality of life.
2. **COMMERCIAL:** Foster vibrant commercial zones that include a mix of retail options to serve the needs of regional residents and enhance destination appeal.



Image Source: Sandy Facebook page

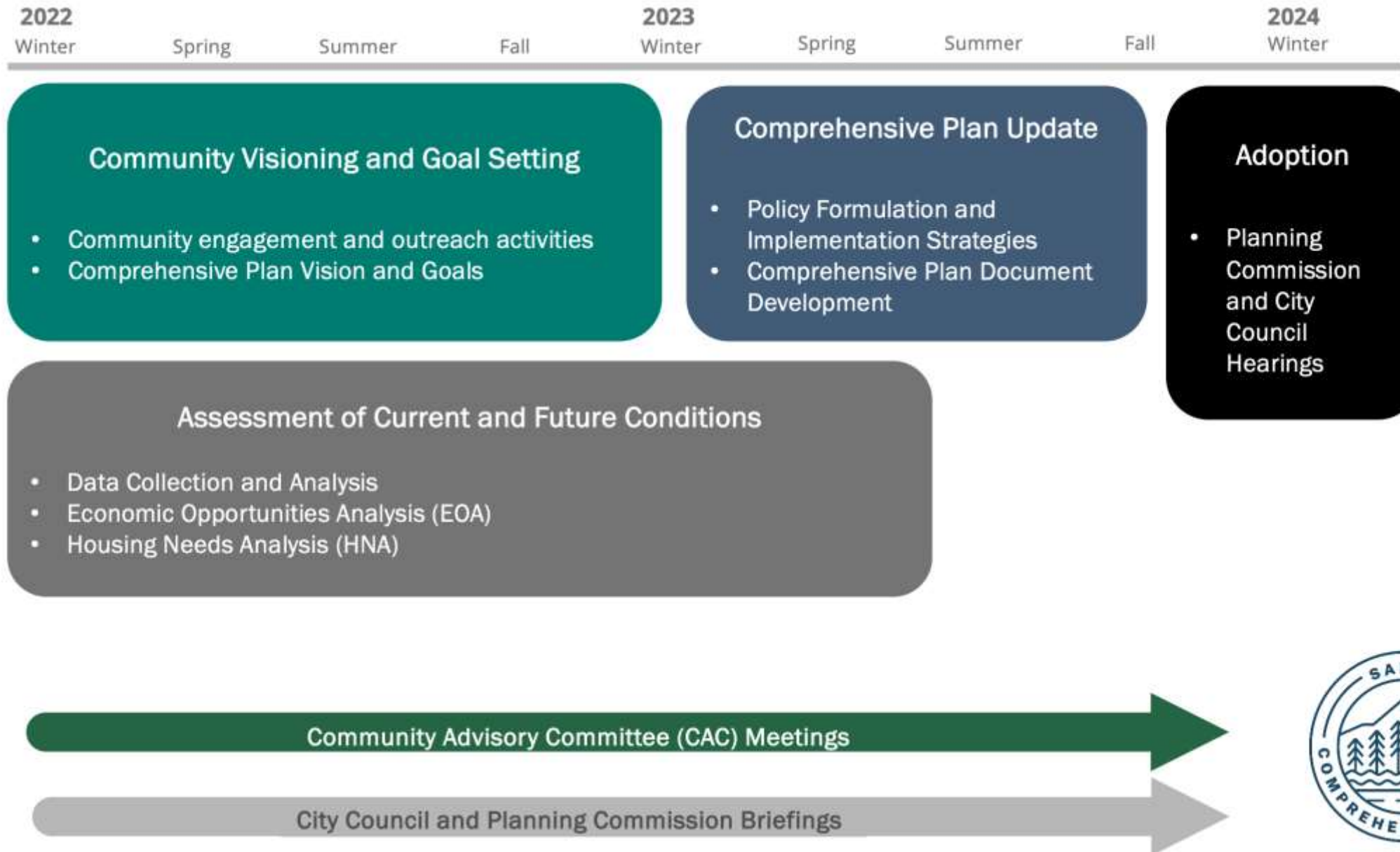
Potential Economic Development Goals

- 3. INDUSTRIAL:** Promote sustainable and non-polluting industrial growth that enhances Sandy's economic resilience, supports high-wage job creation, and fosters innovation.
- 4. INFRASTRUCTURE:** Ensure to the greatest extent possible that Sandy has sufficient infrastructure capacity to support a variety of employment opportunities.

Do these goals reflect your understanding of Sandy's EOA and Economic Development Strategic Plan?

Are there ideas not addressed in the EOA or Economic Development Strategic Plan that you would like to address in the Comp Plan policies?

Next Steps



ECONNorthwest

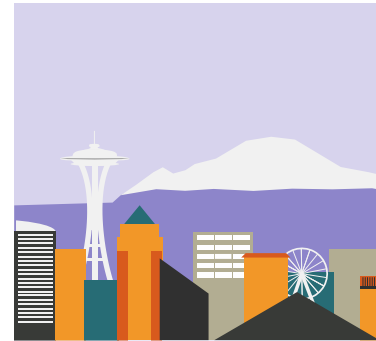
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Los Angeles



Portland



Seattle



Boise