URBAN GROWTH BOUNDARY

A Growth Management Tool

Richard Benner
Purposes of UGB

• UGB separates urban from rural development.
• UGB declares where government will invest in urban services.
• UGB stops urbanization of farm and forest land outside UGB.
Nature of UGB

- UGB is a line on a plan map.
- UGB is not permanent.
- UGB can expand if region needs more land.
- UGBs are established jointly by cities and counties around the state.
- In Portland region, UGB is established by Metro.
Effects of UGB

• Oregon has lost less farmland than other states.

• Oregon cities use land more efficiently than cities in other states.
History of UGBs in Oregon

• Salem, OR UGB became model for state.
• 1975: New state law requires all cities to have UGBs.
• 1985: All Oregon cities and Metro had established UGBs.
• 1975-2005: UGBs expanded by 6.5% statewide.
How to Expand UGB

• **Step 1**
  • Forecast population and employment growth for next 20 years.
  • Determine how much land is needed for this growth.

• **Step 2**
  • Determine how much growth can fit into existing UGB without new policies.
  • Determine how much growth can fit into existing UGB with new efficiency policies.
If growth cannot fit into existing UGB, must expand UGB

• Step 3: Select best land
• Examine land outside UGB to determine which can be urbanized efficiently.
• Add partially developed land first.
• Add poorer farmland next.
• Add good farmland last.
History of Metro UGB

- Established 1979
- Contained 228,000 and 24 cities
- Minor expansions 1979-2002
- Major expansions 2002-2005
- UGB now contains 255,000 and 25 cities
Incremental Growth at the Edge…
Incremental Growth at the Edge...
How Metro Expanded the UGB 2002-2005

Step 1: How much land needed?
Step 2: How can existing land be used more efficiently?
Step 3: Which land should be added to UGB?
Step 1: Residential Land

- Divided population forecast (500,000) by average household size (2.5 persons) to determine number of units needed (200,000).
- Determined mix of housing types (houses, apartments, etc.) and housing densities (20 units/acre, e.g.) market can support.
Step 1: Employment Land Needed

- Forecast employment growth (350,000 jobs)
- Estimated new jobs by type of industry or business.
- For each type, estimated job density (number of jobs per acre).
- Determined how many acres needed to accommodate number of jobs for each industry or business.
Step 2: Use Existing Land More Efficiently

- Determined that increased investment in redevelopment could enhance capacity of existing UGB to accommodate 162,600 of needed 200,000 dwelling units. Remaining need: 37,400 units.
- Determined that increased protection of industrial land could enhance capacity of existing UGB to accommodate 5,000 of needed 9,400 acres of employment land. Remaining need: 4,400 acres.
Metro determined it must expand UGB for unmet needs

Existing UGB did not have sufficient capacity to accommodate remaining residential need (37,400 dwelling units) or remaining need for employment land (4,400 acres).
Step 3: Metro added 21,000 acres to UGB

- Examined 80,000 acres outside the UGB to find the best 21,000 acres to add to UGB.
- Considered suitability of land (avoid steep slopes and floodplains, etc.).
- Considered whether urban services are feasible.
- Avoided best farmland.
Resource Land (farm and forest) and Non-resource Land
Consolidated Expansion
Public Process to Amend UGB

- Sought comment from cities, counties, urban service providers, businesses, farmers, citizen organizations.
- Mailed information to more than 100,000 people in region.
- Held workshops throughout region.
- Held public hearings throughout region.
- Metro Council made UGB decisions at public hearings.