OVERVIEW

- Population and Employment Model
- Industrial Land Needs Analysis
- Scenario Planning
POPULATION & EMPLOYMENT MODEL
PROJECT STATUS

- Results have been delivered to RTC
  - Effectively used in the RTC’s new transportation demand model
  - Informs Regional Transportation Plan Update

- Data and methodological enhancement
  - Continued refinement of Water & Wastewater GIS data
  - Development of sensitivity measures for suitability weighting
  - Incorporation of ongoing/incremental edits to the assessor parcel base

- Online Viewer
  - Leveraging employment data to inform economic development efforts (EDAWN, WNDD)
INDUSTRIAL LAND NEEDS ANALYSIS
Develop new information to inform decision-making

- Currently many questions can’t be answered
  - Does the region have enough land and buildings with the right characteristics to accommodate businesses?
  - Are the needs of businesses changing?
    - Larger sites
    - Larger buildings
    - Buildings with new characteristics
  - What infrastructure and services are needed to support businesses EDAWN is looking to attract?

Goal: Proactively support economic development efforts by analyzing the land, building, infrastructure and resource needs of targeted industries
Phase 1 – Develop current supply of industrial lands

- TMRPA preparing with guidance from ECONorthwest
- Preliminary supply methodology & results prepared

Phase 2 – Compare supply with demand scenarios

- ECONorthwest
  - Demand analysis, starting with existing forecasts of employment growth and target industries
  - Compare supply with demand
PROJECT STATUS

- **First Round Stakeholder Meetings**
  - November 2012
  - Input: Expand Scope

- **Additional Input – Real Estate Brokers**

- **Infrastructure Subcommittee**
SCENARIO PLANNING
HOW DO ALTERNATIVE SCENARIOS IMPACT OUR FUTURE?

**Scenario A**

**Growth**
- Grow outward on larger lots beyond the edge of existing cities
- Separate commerce from housing: keep new employment and big box shopping away from residential areas

**Transportation**
- Add freeways to serve growth
- Extend today’s low frequency bus service into nearby cities

**Recreation and Open Space**
- Conserve floodplains and legally protected habitats, but...
- Allow growth on steeper slopes, ridgetops, and some animal habitat.

**Scenario B**

**Growth**
- Grow inward on vacant developable land and through reuse of commercial and industrial areas
- Mix multi-family homes, jobs, and shopping, at the center of cities, with single family housing nearby

**Transportation**
- Add new major city roadways in newly developed areas
- Add high capacity, high frequency transit such as light rail

**Recreation and Open Space**
- Link together and conserve ridgetops, river corridors, steeper slopes, floodplains, and legally protected habitats, but...
- Allow growth on some animal habitat.
NEXT STEPS

- Inter-local Agreement with Western Regional Water Commission (WRWC)

- Smart Growth America Technical Assistance Grant
  - Planning for Economic and Fiscal Health
  - September 11th & 12th

- Questions?