



**Tuesday, January 31, 2023**

**50-YEAR STAKEHOLDER ADVISORY COMMITTEE MEETING AGENDA**

**Meeting at 6:00 pm**

*This meeting will be held in a hybrid format at Scappoose City Hall via Microsoft Teams.*

**Topic**

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| <b>1. Call to order</b>  | <b>6:00 pm</b> |
| 1.1. Roll call   |                |
| 1.2. Agenda; January 31, 2023  |                |
| 1.3. Minutes; November 1, 2022   |                |
| 1.4. Public comment  |                |
| <b>2. New Business</b>   | <b>6:10 pm</b> |
| 2.1. Review of Project to-date<br>Laurie Oliver Joseph, City of Scappoose  |                |
| 2.2. Revisions to the Community Vision<br>Anais Mathez, 3J Consulting  |                |
| 2.3. Present Public and Semi-Public Land Need, Land Need for Housing and Employment for<br>2043 to 2073<br>Nicole Underwood and Beth Goodman, ECONorthwest |                |
| 2.4. Next Steps<br>Beth Goodman, ECONorthwest  |                |
| <b>3. Announcements</b>  | <b>7:55 pm</b> |
| 3.1. Next SAC meetings   |                |
| • TBD  |                |
| 3.2. Annual Town Meeting   |                |
| • Saturday, April 8th 2023   |                |
| <b>4. Adjourn</b>  | <b>8:00 pm</b> |

The Committee will accept written public comment at all meetings. Comments submitted by 5:00pm on January 30, 2023 to City staff will be included in the meeting packet. Please email [50-year-plan@cityofscappoose.org](mailto:50-year-plan@cityofscappoose.org), drop written comments at City Hall, or call 503-543-7146.

This meeting will be conducted in a handicap accessible room. If special accommodations are needed, please contact City Hall at (503) 543-7146, ext. 224 in advance. TTY 1-503-378-5938



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Tuesday, November 1, 2022

**50-YEAR STAKEHOLDER ADVISORY COMMITTEE MEETING AGENDA**

Meeting at 6:00 pm

*This meeting was held in a hybrid format at Scappoose City Hall via Microsoft Teams.*

**Topic**

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**1. Call to order**

1.1. Roll call

Voting Members Present:

Chair Pat Kessi, Tyler Miller (via Microsoft Teams), Kim Holmes, Jeannet Santiago (via Microsoft Teams), Yi Hua Rippet (via Microsoft Teams), Pat Turpen, Paul Vogel, Jeff Weiss, Jennifer Anderson (via Microsoft Teams), Brian Rosenthal

Agency Partners Present:

Debbie Jacob, Len Waggoner (via Microsoft Teams), Craig Campbell (via Microsoft Teams), Nancy Ward (via Microsoft Teams), Laura Kelly (via Microsoft Teams)

Staff Present:

Community Development Director Laurie Oliver Joseph and Associate Planner N.J. Johnson

Consultants Present: Beth Goodman and Brittany Bagent, ECONorthwest

Citizens Present:

Paul Fidrych and Joe Backus

Quorum was confirmed by N.J. Johnson.

1.2. Agenda - November 1, 2022

With a motion duly set by Paul Vogel and seconded by Brian Rosenthal, the agenda was approved unanimously.



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1.3. Minutes; September 27, 2022

With a motion duly set by Paul Vogel and seconded by Jeff Weiss, the September 27, 2022 minutes were approved unanimously.

1.4. Public comment

N.J. Johnson: No public comment submitted.

**2. New Business**

2.1. Project update to-date

Laurie Oliver Joseph provided project updates including stakeholder engagement related to the Housing Needs Analysis (HNA) and Economic Opportunities Analysis (EOA).

2.2. Revised draft results of the Economic Opportunities Analysis

Beth Goodman and Brittany Bagent, ECONorthwest

- Beth Goodman invited participants to share feedback or edits to the Economic Opportunities Analysis with N.J. Johnson or Laurie Oliver Joseph. The decision maker work session will be in December and we will return to this group to discuss other land needs (parks, school districts, churches, etc.) and vision statement revisions in early 2023. We will also discuss the Urban Growth Boundary in greater detail in 2023.
- Beth Goodman shared a minor update to the Buildable Lands Inventory as well as overlays. In review, uses per zoning district were discussed (commercial, light industrial, and airport).
- Brian Rosenthal: The airport zone also has commercial uses but the expanded definition includes personal services and entertainment.
- Laurie Oliver Joseph: 5,000 square feet or less commercial are permitting; larger require conditional use.
- Chair Pat Kessi: Where would heavy industrial be?
- Beth Goodman: Heavy industrial is not permitted.
- Laurie Oliver Joseph: Heavy industrial uses, including Cascade Concrete, are permitted in the county but not permitted in the city. They could make a request under light industrial.



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- Jeff Weiss: What zoning is OMIC?
- Laurie Oliver Joseph: Light industrial.
- Beth Goodman continued describing buildable land and the number of sites. Scappoose has five sites above 25 acres, which are easier to subdivide than it is to aggregate smaller sites. It is important to think about how to use these sites, particularly the larger ones.
- Paul Vogel: Can a light industrial use be built on a site that is 1 acre or less? Or would it be reclassified?
- Laurie Oliver Joseph: Light industrial does not have significant setback requirements so it is feasible. There is no minimum lot size.
- Beth Goodman: We are continuing to forecast 2,126 future mix of employment from 2023 – 2043. Future employment land needs total 206 gross acres.
- Chair Pat Kessi: If the forecast is 2,100 jobs, how does that relate to our population forecast?
- Beth Goodman: The job growth forecast is faster than the population forecast due to historic trends and land base which supports the growth.
- Chair Pat Kessi: How much housing is needed to support these jobs?
- Beth Goodman: We can look into that.
- Paul Vogel: Commercial versus industrial job concentration?
- Beth Goodman: Industrial employment is less dense (2-5 employees/acre). Commercial use is denser (15 – 20 employees/acre) and office is even more dense (25 employees/acre). Commercial and industrial support one another; commercial is locally serving. Export industries are typically manufacturing industries. The forecasts include a balance in employment between industrial, retail commercial, office & commercial services, and government. What is the economic development policy? Currently they point to higher wage jobs which leads to industrial jobs.
- Paul Vogel: I'm interested in a discussion around automation.
- Beth Goodman: Scappoose is better positioned for automation because of PCC and OMIC R&D which is attractive for businesses looking to relocate. That said, the forecasts are aspirational.
- Kim Holmes: How would we define a large employer? And the follow up is how to recruit a business?



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- Beth Goodman: A big employer may account for a large number of employees or a large site. Scappoose is well positioned in the next several years to plan for large employers whereas other cities may not be.
- Paul Vogel: Talking with six companies ranging from 20 acres to 250 acres, ranging from 25-50 employees, 80-160 employees, and 1,200 employees that is aviation related. Columbia County Economic Team (CCET) is working with Business Oregon on these pipeline projects. His focus is manufacturing and will not target requests for information (RFIs) for businesses that have height restrictions, heavy water needs, or come up against other limitations. One challenge in Columbia County is that nearly 90% of land is privately owned. Columbia County is targeted by site selectors with companies that want to locate here despite not having the best conditions. Obstacles include distance to I-5, transportation efficiency, workforce limitations (although workforce is often very willing to commute), perceived housing deficit, and incentives (although that is statewide and not limited to Scappoose).
- Chair Pat Kessi: I'm concerned with housing supply due to Paul's comments.
- Beth Goodman: The land for housing is concerning. We will discuss urban reserves which may accommodate housing.
- Brian Rosenthal: I'm interested in discussing more about urban reserves. I understand that urban reserves will come into the UGB more easily.
- Beth Goodman: Planning for public works is also helpful to have urban reserves.
- Brian Rosenthal: Would the forecasted growth trigger the need for developer to pay for future growth? For example, if a developer locates close to urban reserves do they need to pay for just their site or for capacity for forecasts?
- Laurie Oliver Joseph: It is worth discussing as a policy conversation.
- Beth Goodman: I suggest discussing further with the city manager's office.
- Beth Goodman then continued presenting land sufficiency, including the 21-acre deficit of commercial land.
- Brian Rosenthal: The 2015 plan identified a hotel and motel, one to service and support the airport and another located on highway 30.
- Beth Goodman reintroduces target industries, including manufacturing, professional services, tourism, local services, aviation-related industries, and



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trades for construction and manufacturing support. Beth presents needs for typical businesses that may locate in Scappoose.

- Debbie Jacob: is Highway 30 a competitive advantage or disadvantage?
- Beth Goodman: Being located on or near Highway 30 is more advantageous than disadvantageous.
- Brian Rosenthal: Access to Highway 30 is advantageous but having access to a traffic light is even higher value.

### 2.3. Discuss Economic Development Policies

Beth Goodman and Brittany Bagent, ECONorthwest

- Beth Goodman introduces the city's existing comprehensive plan economic goals. These goals focus on land use recommendations but the framing can be more inclusive of additional recommendations.
- Kim Holmes: Is there interest in a railroad spur?
- Paul Vogel reviewed all rail dependent recruitment projects as rail dependents and tracks which properties with rail access are available.
- Brittany Bagent presented an overview of economic development policies, including celebrating quality of place, expanding business development, and supporting upward economic mobility.
- Chair Pat Kessi: Why prioritize economic development? Request to add introduction to economic development and underscore importance.
- Discussion regarding the benefits of economic development included the following: invest in job opportunities, investing in the economic base, economic development allows residents and leaders choose who you want to be, being intentional about manufacturing (for example) allows for secondary and tertiary jobs.
- Len Waggoner: The idea of giving large businesses tax incentives is frustrating to me because public services are going to have to expand their service provision to these developments, which is very difficult to do if we give them tax breaks.
- Brian Rosenthal: I did not see the land at Parker's Pit (in UGB) in the inventory (south side of the pit).
- Laurie Oliver Joseph: It is constrained in the floodplain.



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- Chair Pat Kessi: My final comments and requests for the consultant team include writing an introduction to the importance of economic development, incorporating economic development recommendations into the EOA, and exploring jobs/housing balance.

#### 2.4. Next steps

Beth Goodman: ECONorthwest will review and incorporate feedback and edits to the EOA. The next SAC meeting is scheduled for January 10, 2023.

Laurie Oliver Joseph: Committee members, please be aware that the January meeting may need to be rescheduled, depending on the completion of various items.

### 3. Adjourn

7:38 pm

### **50-Year Plan Vision Statement**

The City of Scappoose has launched the 50-Year Plan, a multi-phase project that will span the next three years and establish a long-term community vision for how Scappoose will grow in the future.

At the outset of the process, City staff led outreach and engagement efforts to better understand the community's vision and priorities related to future growth in Scappoose. Upon completion of the visioning process in summer 2022, the project team prepared a draft *50-Year Plan Vision Statement*. Additional community outreach was conducted between July and September 2022 to share out the draft vision statement and seek feedback.

This memorandum describes the various outreach efforts and summarizes key themes that emerged from these activities and informed revisions to the draft vision statement.

### **Scappoose Farmer's Market**

On Saturday, July 23<sup>rd</sup>, staff hosted a booth at the Scappoose Farmers' Market. Approximately 20 people visited the booth. Generally, people were happy with the draft vision and to hear that the City was planning for growth. Some commented that the planning horizon felt too far into the future, though staff indicated that the process would result in updates to the Comprehensive Plan and Development Code that will make changes in the short term. Other comments included:

- Don't build housing near railroad tracks or in flood prone areas
- Build a pool
- Enhance downtown
- Add a WinCo and candy store
- Distribute affordable housing
- Convert train tracks to bike trail
- Create jobs for people who don't drive
- Encourage sustainable development





## Adventure Festival

On September 14<sup>th</sup>, Scappoose held its annual Adventure Festival where a booth for the 50-Year Plan was staffed by volunteers. Overall, participants expressed that they were pleased with the direction of the project and that the City is looking this far ahead. Approximately 10-15 people indicated that they liked the draft vision statement as it was written. Comments from post-it notes included additional desires and priorities, such as:

- Need for Hwy 30 bypass (x5)
- Need expansion of the urban growth boundary - smart planning
- DoorDash, Lyft, Uber
- City wide compost
- River walk (x2)
- Bring good restaurants to Scappoose (x7)
- Home Depot, Winco, Cash & Carry, Wendy's, Trader joes
- Swimming pool & community center, parks & rec programs
- Swimming pool (x7)
- Revitalize an old town/downtown area (x5)
- More industry to match increased population
- More transportation to Portland, Beaverton, Hillsboro (x5)
- No more apartment buildings
- Preserve river access (x5)
- Recreational river access (x7)
- Focus on trail systems and recreation
- Stay small (x3)
- Parks on east side of Hwy to go with urban growth



## Questionnaire/Community Conversation

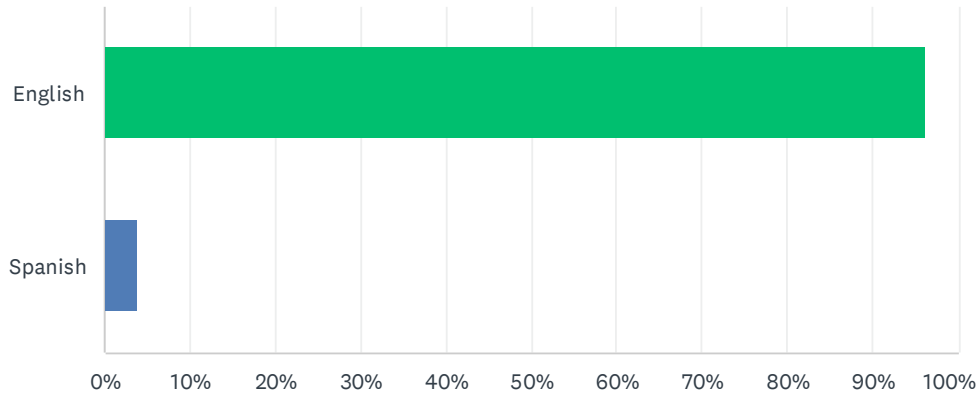
Concurrent with the community events like the Farmers' Market and Adventure Festival, an online questionnaire was live from July 4<sup>th</sup> to September 30<sup>th</sup>. The questionnaire was available in both English and Spanish and received a total of 272 responses. In addition, a community conversation was held with local Spanish-speakers in Scappoose to understand their vision for the future of Scappoose.

Respondents to the questionnaire indicated that they felt the vision was on track (42%) or needed a little bit of work (38%). Approximately 19% of responses indicated the vision needed a lot of work. Open-ended comments provided a wide range of specific priorities and desires. A compilation of the raw survey data can be found in the Appendix. Generally, comments called out:

- More parks and trails and connected sidewalks
- Increased public safety
- A well-defined business district
- Supporting business retention and attraction for more employment opportunities
- Balancing growth with infrastructure improvements
- More community amenities and programs

## Q1 Choose your language/ Elige tu idioma

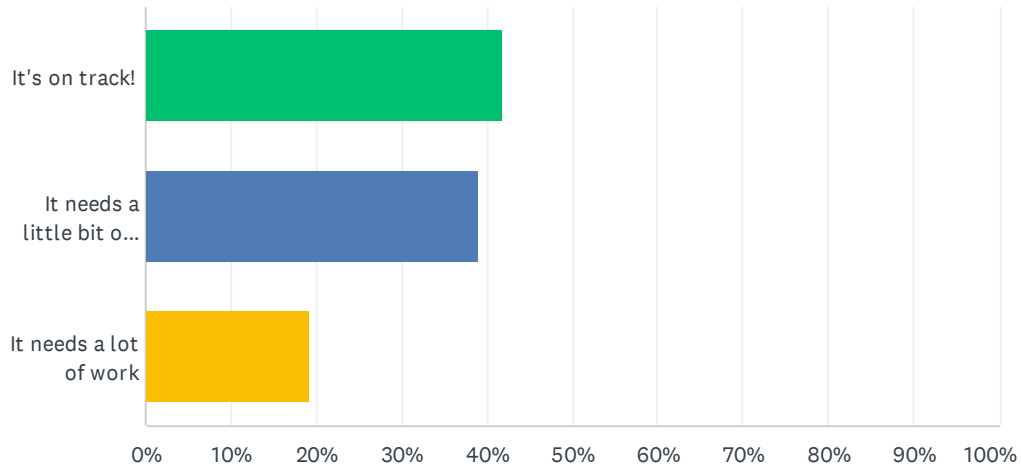
Answered: 230 Skipped: 42



ANSWER CHOICES	RESPONSES	
English	96.09%	221
Spanish	3.91%	9
TOTAL		230

## Q2 Are we on the right track?

Answered: 177 Skipped: 95



ANSWER CHOICES	RESPONSES	
It's on track!	41.81%	74
It needs a little bit of work	38.98%	69
It needs a lot of work	19.21%	34
TOTAL		177

## Q3 If it needs work, how could it be improved?

Answered: 95 Skipped: 177

#	RESPONSES	DATE
1	I don't see the relationship with the schools. The trails and paths for walking and biking are minimal other than a 2 mile stretch. Where is this downtown corridor?	9/29/2022 10:35 AM
2	Things that include the less exciting things like investment in utilities/ waste management or broadband infrastructure will be essential to healthy community growth. Increased focus or opportunity for transit like CC Rider will also be essential as will a focus on supporting excellent educational opportunities for kids.	9/28/2022 9:37 AM
3	Scappoose is a small town with family values and as it grows, it should be like adding to the family. First section could be titled 'Friendly, Family oriented and connected neighborhoods' In the first section, we could say Scappoose's small town feel has a strong sense of family, and is enhanced through a connection ..... Under well-planned infrastructure: Scappoose boast an 'endless supply of water', modern, and reliable pulic..... This could be a big risk 50 years and is needed for a lively town.	9/27/2022 2:51 PM
4	Where is the swimming pool promised in 2007 when i moved here? More community centers for youth like YMCA where activity for adults and youth combine together	9/25/2022 6:48 AM
5	I think there needs to be some form of a community center for indoor sporting activities, social rooms, event halls, etc where our youth, young adults and even adults can attend events. I would also like city codes drawn up that hold people accountable for keeping the city clean. Let's not allow people to turn their front yards into salvage yards or garbage dumps. Renters should be held at higher standards to ensure rental property is maintained inside and out. You throw a lot of money at a city to make it look nice but if it looks like no one cares for their own houses that's the same kind of people you will attract. And if they don't care for their own property they won't care for their own. Let's provide some assistance to make that easier if people don't have the means. This may sound harsh but I think it is important to have a clean city that looks like it's citizens and government take pride in.	9/25/2022 5:21 AM
6	I'd like to hear what the plan is for the schools as more families move to scappoose every year. The traffic routes for drop-off at each of the scappoose schools is, frankly, atrocious. Having the police cars around in the mornings has helped but the school traffic flow needs some work.	9/24/2022 10:10 PM
7	We have been getting too many "high density housing" projects. This invites transitory residency, where transitory residents don't share the same interests as long term residents. "Single family housing" invites a community with long term interests in the community.	9/24/2022 7:22 AM
8	Specifics on protection of forest age and wetlands integrity could be better	9/23/2022 1:15 PM
9	I don't feel the lush forests bit, particularly since so much of what surrounds us is held by large logging corporation(s). This feels like selling someone a bill of goods, because it's not the case and I don't see how that can be possible in 50 years.	9/23/2022 12:34 PM
10	Understanding this is a vision statement, it should include just a little more specificity with regard to safety/security of neighborhoods and the city overall.	9/22/2022 12:58 AM
11	I would like to see an emphasis on walkable neighborhoods	9/21/2022 5:33 PM
12	Highway 30 bypass?	9/21/2022 4:03 PM
13	Stop building housing developments and apartments. Our city schools, roads, water and sewer can not handle this. City council has stated this many times in the past, and nothing happens except new people serve on the board and don't care. STOP ruining our town with big city ideas, if you want that move back to wherever you came from! This town needs more employment opportunities for people. The last thing we need is more prime land being used for housing, when it should be for businesses.	9/21/2022 9:16 AM
14	can we rethink planting all the trees that ruin the sidewalks? Smart planting would be good,	9/21/2022 9:13 AM

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	Native species	
15	Our facilities such as schools need to be upgraded. Our mid school is falling apart and too small. The high school would be a fantastic mid school and a new high school is needed! With so much housing growth our schools can not support the increasing number of students.	9/21/2022 9:11 AM
16	Stop building more housing and apartments our schools, roads and city water and sewer cannot handle this!!!!!!!	9/21/2022 9:09 AM
17	pedestrian-friendly, mixed-use environment nearly impossible along Highway 30	9/21/2022 8:13 AM
18	We need very controlled growth and no major transit from Portland to this area. Wherever major transit routes go, so does crime and homelessness. We live in Scappoose for a reason and do not want this to be a mini Portland or Hillsboro	9/20/2022 8:57 PM
19	No downtown core identified. East side near Heritage Park would be best. "Modern and reliable public facilities"...I'm not sure about that. "Hyper-local quality and character of Scappoose's downtown...". (I'm not sure what this sentence means.). We have the potential to be "world class". We're not there yet	9/20/2022 7:25 PM
20	Better roads, side walks, planning department on where houses and business and school go needs help!	9/20/2022 6:06 PM
21	I like the ideas presented, and I think we need to look at all the suggestions made at the meetings. I think we need to be careful about change just for the sake of change. We also need to look at improving the existing buildings in downtown. Increasing tourism is a great income generator, but not consistent. We need to make sure we have businesses that keep Scappoose alive during tourism down turns.	9/20/2022 10:11 AM
22	Prohibit bicycles on scappoose/vernonia hwy. Maybe pave the cz trail? I have almost hit several weekly.	9/19/2022 7:15 PM
23	We don't have an actual downtown area that people want to visit besides Cathedral Coffee and the bakery. I'm not sure how traffic of hwy 30 will be rerouted without making the small neighborhoods too busy.	9/14/2022 5:54 PM
24	It doesn't say ANYTHING. How do you get there? It sounds like you are just telling us your hopes and dreams.	9/13/2022 9:22 PM
25	The vision statement is great. However, I think it would be important to see some of the details. Maybe that's coming in a more detailed action plan? Looking forward to seeing it all together. Calling out specific organizations like OMIC and PCC is risky. PCC OMIC is currently under utilized and not attracting enough students. What is the % of local residents who will be directly impacted by OMIC and/or PCC through direct services or employment? "Modern and reliable public facilities and services" - would love to hear more specifics. "The school district connects families..." with the city resources? How? Will the city find a Community Resource Specialist to serve as a liaison between school and community?	9/13/2022 8:15 PM
26	There isn't any talk in you "infrastructure plan" regarding a bypass to circumvent highway 30 through downtown. This will become more and more congested and you don't have a plan to address it. Instead, focusing on bike lanes? Who exactly is going to bike to or from scappoose?	9/13/2022 8:07 PM
27	More police and actually do something about crime, drugs, traffic.	9/13/2022 7:54 PM
28	More police, and actually doing something about crime.	9/13/2022 7:53 PM
29	School size and classroom sizes are completely ignored and the biggest barrier to growth our town faces. We don't want or need a diversity of housing types, we need houses. Real homes with a yard for a fair price. Stop approving duplexes and apartment buildings. The city has done nothing to provide recreational resources to teens. Children 12-17 don't want a playground!	9/13/2022 7:34 PM
30	A priority should be to build an overpass from Hwy 30 across the railroad tracks. A small town like Columbia City figured out how to build one to allow access in the event of an emergency.	9/13/2022 4:17 PM
31	I feel like we are losing our close knit community and small town feel. With all these apartments being built, Drugs being decriminalized, and influx of people from Portland and surrounding areas (and not the good ones) I feel like in 50 years this place will be a dump and it will break my heart. We don't want more busses and bike paths and business, there's plenty	9/13/2022 3:58 PM

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of that everywhere else. If we get trimet to out here it will be a main line to destruction. The people that take busses to and from town are either minors that can't drive or junkies/homeless.

32	This is extremely generic....what changes exactly is the committees thinking of? In detail please.	9/13/2022 2:50 PM
33	Safer roads, including more stop lights on Hwy 30. You say lively and attractive downtown, but we sure don't see that happening anytime soon. Scappoose has such a poor, rundown and unappealing vibe right now. What are you going to do to attract more businesses, and not chain retailers, but small Oregon entrepreneurs.	9/13/2022 1:04 PM
34	appreciate the focus on small locally-owned business. community planning needs to incorporate greater understanding towards climate-induced flood changes that don't depend on dam infrastructure.	9/13/2022 11:26 AM
35	My parents had a business in Scappoose starting in the late 50's, and the same issues face the city. While we need to try and improve, hwy 30 and the railroad tracks will always be in the way of improvement. Look at cities like Rainier, they did well while Trojan was alive, the hwy and train kept them from growing thoughtfully with Longview just across the river. Since we depend on jobs in Portland, there is no real indigenous population in Scappoose except lower income residents that can't get to Portland, and can't afford attempts to become that cute little self-sufficient town we all wish Scappoose was, but simply isn't. Look at St Helens, when the mills were operating, strong sense of community, now still trying to keep business going, but the infrastructure isn't there, the biggest business is homes and appartments for people will still go to Portland to have any hope of higher paying jobs. I would ask you to look to the 100 year plan for the downtown area and show how that vision really hasn't budged. Keep up the hard work, it is not easy.	9/13/2022 8:37 AM
36	Scappoose does not really have a downtown. There is nothing really in Scappoose so we go to St. Helens a lot for dining and boutiques.	9/13/2022 7:39 AM
37	If plans still include expanding city limits, then you're on the WRONG track! People buy outside city limits for a reason usually, and forcing them into your world STEALS their way of life away from them. Some of have been here for generations and DO NOT like the rapid, unbalanced growth that is being encouraged.	9/13/2022 7:00 AM
38	For one the event that just took place over the weekend only showed how that most have no respect for their neighbors. The music was way too loud and could be heard clearly over by fred meyer. When people of the community expressed their feeling of it being too loud and breaking the 10pm noise ordinance we were called all sorts of insulting names. Further more being told we should have left our homes for the day too accommodate those that wanted to get drunk and party, not except able especially since it was pointed out that the city council had to of approved the music being this loud and breaking the noise ordinance. By doing so you divided the community	9/12/2022 1:24 PM
39	It needs an actual main street area.	9/12/2022 11:43 AM
40	The rate of growth in Scappoose needs to slow. The infrastructure,schools and other necessities are not capable of handling the current rate of growth we are seeing.	9/12/2022 10:19 AM
41	Poor development/growth planning. Poor job getting community input and poor full disclosure from city.	9/10/2022 6:56 PM
42	The east side of town needs to have EMS support, if a train is coming an ambulance can't get across the tracks.	9/10/2022 2:32 PM
43	Costco, windows, Sam's club, target, super walmart- we need some kind of super store for all the peeps. All our stores around do not offer enough for what we already have. Way too many "small shops" that can't cater to the amount of people we have vs what's coming. Love what we have but if it's not enough now and we all keep expanding then what? I feel like the focus should be the bigger picture especially over the next 50 years.	9/3/2022 12:45 PM
44	Highway 30 traffic needs to be looked at for during the day time period for better traffic flow.	9/2/2022 1:31 PM
45	You keep allowing more housing but do not address the only way in and out is a disaster during rush hour.	8/29/2022 7:57 AM
46	in order to grow local business rather than bringing outside large companies you need to	8/29/2022 7:18 AM

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consider making it easier for local residents to start businesses do you need to move the boundaries of what we're going to be considering commercial property and how these commercial properties can be utilized currently there are way too many restrictions to actually let the average person out here be innovative with their ideas and entrepreneurs. You're creating an environment or only people who have a lot of money chains in large industry to be the ones to be growing out here.

47	Infrastructure down highway 30 needs updated. We can make our Main Street through town nicer and something that reflects the residents in town. Run down buildings don't reflect the residents.	8/28/2022 7:14 PM
48	Safety needs to be a huge factory in that. We lack law enforcement for our community because you as a city can't pay them a good wage to help retain them.	8/28/2022 7:09 PM
49	Sidewalk should be mandatory around schools. Very unsafe for kids to walk to and from school.	8/28/2022 2:23 PM
50	No discussion about safety and livability. We don't want Portlands crime, filth, and homelessness	8/28/2022 6:43 AM
51	We could use a winco or Trader Joe's out here. We're getting priced gouged by Fred Meyers	8/25/2022 6:53 PM
52	Excellent schools? Not! Where are the network of walking and biking trails? CZ... that's not even in the city. Older neighborhoods are getting run down because there is no code enforcement of nuisances.	8/25/2022 4:04 PM
53	If NW Scappoose could somehow snake through to highway 30 eastbound. Buying properties behind Grocery Outlet, Ichabods and the business, food truck pod and connect to Old PDX Rd would be ideal. We would then have 2 lights to access westbound highway traffic and 3 options for Eastbound	8/25/2022 2:32 PM
54	The language is very flowery with little substance about actions that will be taken, especially in the 'Friendly and Connected Neighborhoods'.	8/25/2022 11:25 AM
55	More sidewalks.	8/25/2022 5:38 AM
56	We need to enforce traffic safety better on our streets. So many people use side streets to cut through and get off the highway, they disregard speed signs and often times pedestrians which can be so dangerous considering the lack of sidewalks especially around the middle school where children walk. The downtown area needs a facelift to make it more appealing and add in more family friendly shops or restaurants. I don't even know what our downtown is or if it's split in half by the highway. I am assuming it's where the bars and liquor store is rather than the library? Our parks are our best asset and it's been amazing to see the centennial celebration and now adventure fest. These are the things that are so fun for everyone- well done!More community activities like those are welcomed!	8/24/2022 10:19 PM
57	The CZ trail isn't much of a gateway. Hwy 30 and the train tracks will always prevent all of this ease of travel. And with Rocky Point and the river and a lack of sustainable business that aren't fast food places there will never be enough business to sustain these businesses during the day.	8/24/2022 10:08 PM
58	Sounds contrived. Boiler plate. Cheesy.	8/24/2022 6:51 PM
59	I feel there needs to be a way to connect The new park on SW 4th with veterans park.	8/24/2022 5:33 PM
60	You have failed to mention anything about our schools and the ball fields. The city is missing out by not having a baseball park that can host 50/70 through 60/90 baseball. These are not even an option in the whole county at any city park!	8/24/2022 4:59 PM
61	Sidewalks around the middle school (around the field)	8/24/2022 4:49 PM
62	Single family housing where one doesn't feel like a neighbor lives on the other side of the door needs to be prioritized over multi family or shared wall housing. Apartment style living largely negatively impacts a person's sense of peace in a living situation.	8/24/2022 4:26 PM
63	More community recreation opportunities are needed through community facilities that remove the school district from being the leader of those opportunities.	8/24/2022 4:18 PM
64	What resources are available for the homeless. Where are new grocery stores coming in to address the increase of people moving here	8/24/2022 4:10 PM

## Scappoose 50-Year Plan Draft Vision Statement

65	More parks on both sides of tracks. Require business owners to upkeep their buildings/grounds.	8/24/2022 4:06 PM
66	I would love to see a trail that would connect the "Seven Oaks" neighborhood with Miller Park along Ninth Street. Currently, you have to all the way down to 4th Street, and then all the way. Ask up to Miller Park. More sidewalks. Don't stop building sidewalks. More "street trees," trees which shade the streets. Maybe the city could create an incentive for property owners to plant shade trees. New parking lots behind All About Pets and the Wig Wam. My moms little hometown invested in pretty parking lots and it made a big difference in their downtown.	8/24/2022 3:58 PM
67	I think you talk a lot about a massive "picture" you have in mind but besides saying improve it a few parks you don't actually specify what you mean with each of these point. It's all very vague. Like, hey we want to see a new midschool, we want to get side walls near every school for students to walk safely, we want to enhance our fields at the park by adding XYZ.... I think that's when you'll get people more energized about this concept. It's just a bunch or vague talking points right now.	8/24/2022 3:57 PM
68	Needs more clarity on the "how" this will occur. Scappoose, like St Helens feel like stops along the highway and never have felt much like communities to me. Too many box stores too.	8/22/2022 1:13 PM
69	Downtown needs some work. I wouldn't call it pedestrian friendly or a place someone would intentionally come to visit.	8/22/2022 10:39 AM
70	TEST - NJ	8/19/2022 1:30 PM
71	How are the homeless included in this? Global warming needs to be considered in all economic and infrastructure decision. You have a couple of cursory reference to global warming and clean industry. I think it needs to figure more prominently in our vision. But overall, I think it is on track. A good weaving of so many different values and concerns.Thanks for considering my input.	8/15/2022 12:53 PM
72	The infrastructure in scappoose has great so far (road repair, power, internet, natural gas, and water). We'd love to see the plan for a community pool come to fruition, it would be a huge lifestyle win for the community especially with the summers we've been having the last few years. A little development of Chapman landing would be great too to have some local water access in scappoose instead of having to drive all the way up to scappoose bay. The CZ trail improvements have been great! Getting a protected bike lane that parallels or is along side 30 and connects to the CZ trail would be amazing as well. My family can't wait to see what's next for this great little city! Keep doing a great job!	7/29/2022 2:12 PM
73	Keep up the attention to the outdoors and recreation!! Great work so far! Thank you.	7/29/2022 12:30 PM
74	A better defined business district. Building apartments in between Goodwill and Les Schwab takes away land that could have been used for business and increases traffic in that area.	7/27/2022 12:48 PM
75	We need an inviting walkable "downtown" area (like St Helens) where you can easily walk from shop to shop or restaurant. Someplace you would go and just spend an afternoon rather than just driving to one shop and then driving home.	7/26/2022 7:22 AM
76	There is once again, no Park and Recreation planned to address the need for adult activities. No motels that would enable more visitors to stay in our town, while exploring the trails. The dependence on school district recreation facilities for our youth activities continues as it has forever. A poorly attempted swimming pool project again shows how limited we are in terms of recreation for all ages.	7/24/2022 2:35 PM
77	Hwy 30 traffic is terrible. People run red lights on hwy 30 ALL THE TIME!!	7/23/2022 2:04 PM
78	We need a Winco for Columbia county!	7/23/2022 10:07 AM
79	Street side walks in town.	7/20/2022 8:49 PM
80	We are blessed with an excellent mayor and city government and we need to continue to positively enable these people and future governments the ability to access additional government programs to help fund the continuation of progress.	7/20/2022 5:40 PM
81	So many busy roads without sidewalks, as if no one walks, even though the town is small enough for us to walk everywhere.	7/20/2022 2:48 PM
82	A connected road network aids in local circulation and relieves traffic along Highway 30: Don't	7/19/2022 8:37 AM



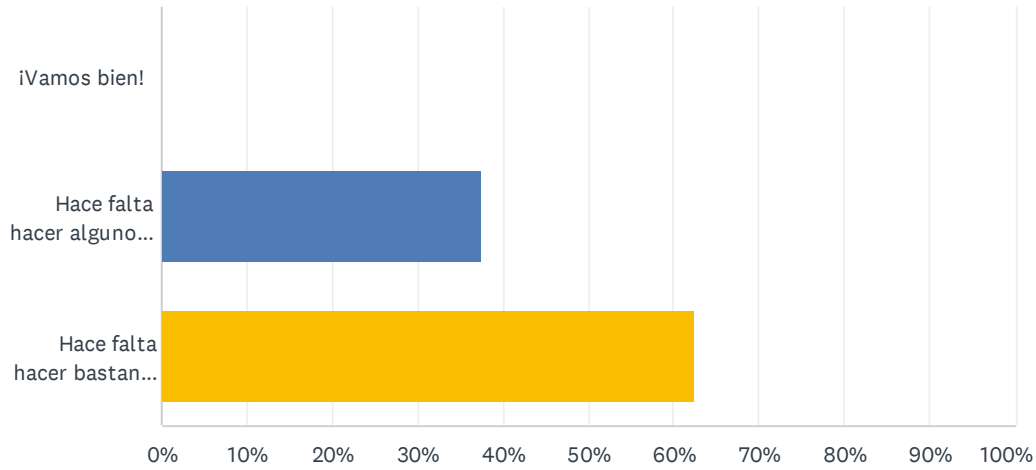
## Scappoose 50-Year Plan Draft Vision Statement

agree on this at all. We don't want our neighborhood roads to be cut throughs to avoid highway traffic. Going this route will make our neighborhoods very dangerous for families and disrupt the community aspect of our town. Keep the cars on the highway, let us LIVE on the side roads. NO CONNECTORS. Rt 30 has traffic but in reality it is a few minutes long at most for parts of the day. The best thing to mitigate this traffic would be a pedestrian overpass by the schools. During the day, the two lights by the schools are a huge bottleneck to Rt30 traffic flow. Love the idea of a vibrant downtown core, but we are so far away from this. I hope this is a real goal that can be accomplished. We need more walkability through our town; basically a "trail plan" that is for walking, biking etc to connect our town better. This should include the ped bridge over 30 and sidewalks/paths to all schools, neighborhoods and parks. Personally, I think we are betting too hard on OMIC and PCC. Schooling is going more and more remote, PCC won't bring many jobs. Regarding OMIC, I have read the promises, but the jobs have yet to come and would not bet on this.

83	Too vague of a mission statement	7/19/2022 6:35 AM
84	Bypass and planning for another river crossing	7/18/2022 10:42 PM
85	A focus on adapting to significant economic and environmental changes headed to communities everywhere, should be given decided rumination.	7/18/2022 9:14 PM
86	Support public transportation	7/18/2022 3:43 PM
87	I would love to see summer programs geared towards the kids similar to the City of Portland offered by the city.	7/18/2022 2:40 PM
88	Details, details, details! Like where exactly will the "connected road network" be?	7/18/2022 12:54 PM
89	I disagree with the pedestrian friendly comment. I commented in the last survey... I see young kids walking to school in the road. We need a lot more sidewalks for safety. thank you	7/18/2022 12:34 PM
90	I wish hwy30 was more navigable for pedestrians to cross and walk along	7/18/2022 12:26 PM
91	I see plenty of statements of what Scappoose is currently like but I don't really see any vision of what it should be like in the future. I don't entirely agree with the pedestrian-friendly mixed-use environment statement and the fact that there is a lively and attractive downtown core. If anything, the appearance when driving into Scappoose from St. Helens is like you're driving into a nondescript dumpy town on the way to Portland. I would like to see more "vision" in the vision statement.	7/18/2022 11:02 AM
92	Let's own up to the fact that Scappoose is primarily a "bedroom community" for folks that work in Portland and other nearby cities. As such, most residents do not work in Scappoose. Scappoose (and Columbia County) have vast expanse of forested land, but lack many retail opportunities other areas take for granted, such as big box home improvement stores and package delivery retail centers. The safety of our community and freedom from obvious homeless camps and graffiti stand in stark contrast to Portland. We like it that way, and would prefer to minimize growth.	7/18/2022 10:54 AM
93	The police department needs to be expanded under safety- the fact multiple trucks run each red lights daily at the MS and is not addressed contradicts the entire document. The rock query is not required to follow laws in place (running lights in town, sweeping their trucks and covering their loads) also is contradictory. The document is good but safety includes a 24 hour, strong, fully trained and staffed PD.	7/18/2022 10:50 AM
94	The description that's being painted is a far cry from current reality. If this was shared without context and a multiple choice "what city is this describing?", I'd guess Beaverton or somewhere else. Scappoose feels very void of successful/sustainable employment opportunities, the middle school is falling apart, and we're in desperate need of transportation options. If we're looking to promote growth, but expect highway 30 to take the brunt of it, we're setting ourselves up to fail.	7/18/2022 10:28 AM
95	Beautification. Side walks. Make it look like a nice small town night a biker bar ghetto	7/18/2022 10:17 AM

## Q4 ¿Vamos por el camino correcto?

Answered: 8 Skipped: 264



ANSWER CHOICES	RESPONSES
¡Vamos bien!	0.00% 0
Hace falta hacer algunos cambios	37.50% 3
Hace falta hacer bastantes cambios	62.50% 5
TOTAL	8

## Q5 Si hace falta hacer unos cambios, ¿en qué podemos mejorar el plan?

Answered: 8 Skipped: 264

#	RESPONSES	DATE
1	I think Scappoose needs a lot of changes for the benefit of the community. I believe that it needs more hospitals, food stores like Winco, Walmart, and Mexican stores, pharmacies, and community schools. I am pregnant and many times I have felt that I do not have the resources at hand for this experience. I mean that I have to travel more distance to be able to go where I need to take care of myself and my unborn child. Also I think they need more daycares. This is of great importance to mothers like me who would like to work and have nowhere to leave my oldest daughter.	8/30/2022 9:18 AM
2	- Stores to buy food - Pharmacies - Daycare - Schools, community colleges - Hospitals and medical clinics - Programs to prepare people to get commercial licenses. Hopefully this includes Latinos.	8/30/2022 9:06 AM
3	- Christian private school - More accessible hospital - College that is close to Scappoose, whether it happens to be public or private - Hispanic stores to have cultural products in Scappoose	8/30/2022 9:03 AM
4	- More day care for children 0-3 years old to be accessible to low income families - Big grocery stores like Winco	8/30/2022 9:00 AM
5	- Be able to develop at an affordable price - Community college - A city free of places to sell marijuana	8/30/2022 8:58 AM
6	- More supermarkets like Winco, Costco, Mexican markets - Add a hospital - Community and safe schools - More activities for small children - Mexican and Honduras restaurants - Easier to obtain a building permit for a Latino Christian church - More positive influence in schools so young people won't use drugs	8/30/2022 8:57 AM
7	- Make homes for the needy or make it easier to purchase an existing home - More help for those who are disabled in schools	8/30/2022 8:50 AM
8	mas cupo en las escuelas, mas maetros que entiendan sobre otras culturas, mejores calles para viajar fuera de el la autopista 30. Mas opciones para los jovenes de nuestra comunidad, no hay programas para ninos despues que salgan fuera de clases. no hay mas cupo para estudiantes que excisten hoy, y sigues construyendo mas casas.	8/26/2022 4:03 PM



**Scappoose 50-Year Plan**  
**REVISED DRAFT VISION STATEMENT**  
~~July 6~~ November 21, 2022

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***Over the next 50 years, Scappoose will grow into a community with:***

**Friendly and connected neighborhoods**

Scappoose's small-town feel is enhanced through a connection to people and a celebration of place. ~~The City fosters a spirit of collaboration between partners and jurisdictions. Neighborhoods are nestled into the landscape and built to ensure families can live, work, learn and thrive in Scappoose across multiple generations.~~ The community invests in its youth through excellent schools and modern facilities. The school district connects families and works in tandem with the City to expand access to community resources, programs, and amenities for people of all ages, abilities, language, race and backgrounds. Neighborhoods are nestled into the landscape and built to ensure families can live, work, learn and thrive in Scappoose across multiple generations. ~~Neighborhoods~~ They include a diversity of housing choices with unrivaled access to natural areas and a network of local walking and biking trails. ~~They~~ The community remains safe, friendly, and accessible for all.

**A strong and innovative economy**

Scappoose invests in a lively and attractive downtown core. The pedestrian-friendly, mixed-use environment draws in ~~small~~, locally owned businesses that provide a wide variety of services and retail options. The ~~hyper-local~~ quality and character of Scappoose's downtown and heritage industries is complemented by its position as a hub for world-class manufacturing innovation and technology. Oregon Manufacturing Innovation Center (OMIC) and Portland Community College (PCC) provide innovative facilities that promote workforce training and create synergies for furthering education, research and development, and clean industry. The duality of local and national economic engines provides sustainable living wage jobs and opportunities for investment back into the community. In Scappoose, the "candle burns bright."

**Unparalleled access to the great outdoors**

Scappoose's lush forests, waterways and open spaces are intentionally preserved through clustered development and the enhancement of key community amenities like the Crown Z Trail, Veterans Memorial Park, and Chapman Landing. Linear trails along riparian corridors connect neighborhoods north to south, and there is a balance between improving access to outdoor recreational opportunities and conserving natural spaces for the protection of habitats and ecosystems. A culture of environmental stewardship ~~and an eye towards a changing climate~~ ensures development is thoughtful, responsive, adaptive, and resilient.

**Well-planned infrastructure**

Scappoose boasts modern and reliable public facilities and services that support carefully planned growth. Infrastructure improvements are built in tandem with development and are built for redundancy in the face of natural hazards. A connected road network aids in local circulation and relieves traffic along Highway 30. Geographic barriers like the railroad and Highway 30 are overcome through safety improvements and upgraded pedestrian and bicycle facilities that provide safe and efficient travel routes. Along with enhanced transit, local trail systems blend with the pedestrian and bicycle network, promoting transportation options across town that are safe, accessible, and enjoyable for all.



## Scappoose 50-Year Plan FINAL VISION STATEMENT November 21, 2022

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***Over the next 50 years, Scappoose will grow into a community with:***

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DATE: January 24, 2023  
 TO: Scappoose 50 Year Plan, Stakeholder Advisory Committee  
 CC: Laurie Oliver Joseph and N.J. Johnson  
 FROM: Nicole Underwood and Beth Goodman, ECONorthwest  
 SUBJECT: Scappoose 50-Year Land Needs

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Cities need to provide land for housing, employment, and public uses. Public facilities such as schools, governments, churches, parks, and other non-profit organizations will expand as population increases. Many communities have specific standards for parks. School districts typically develop population projections to forecast attendance and need for additional facilities. All these uses will potentially require additional land as a city grows. Land needs for these public and semi-public uses are presented in this memorandum.

The Scappoose Economic Opportunities Analysis (EOA) and Housing Capacity Analysis (HCA) estimated 20-year land demand for housing and employment. This memorandum presents forecasts of housing and employment land needs for the 2043 to 2073 period.

## Summary of Land Needs

To accommodate projected growth, the City of Scappoose will need to add a total of 354 acres of land within its Urban Growth Boundary (UGB) by 2073. This land is needed within the following plan designations:

- 31 acres of land for public use
- 24 acres of land for semi-public uses
- 83 acres for employment uses
- 216 acres for residential uses

### Exhibit 1. Summary of Total Land Deficit, 2023-2073

Source: ECONorthwest

Category	Land Deficit 2023-2043 (acres)	Land Deficit 2043-2073 (acres)	Total Land Deficit 2023- 2073 (acres)
Public	(12)	(19)	(31)
Semi-Public	(9)	(15)	(24)
Employment	(21)	(62)	(83)
Housing	(24)	(192)	(216)
<b>Total</b>	<b>(66)</b>	<b>(289)</b>	<b>(354)</b>

# Land Needed for Public and Semi-Public Uses

## Municipal Land 20 Year Land Needs and 50 Year Land Needs (where possible)

Discussions with stakeholders at public agencies, including the City of Scappoose, Columbia County, Port of Columbia County, and Scappoose School District 1j indicate that **the City of Scappoose is the only agency that may need additional land over the next 20 years. The remaining agencies do not have concrete plans for expansions that will require new land over the next 20 years (beyond land that the agencies currently own).**<sup>1</sup> However, these organizations may pursue opportunistic acquisitions if the right conditions applied. While these agencies will not have designated land needs included in the UGB expansion or urban reserves, these agencies could use land from the urban reserves in the future since urban reserves are not specified by use type.

### City of Scappoose

There may be a need to expand City Hall to accommodate new staff in the future, but no plans have been made as to where this might be accommodated or how much space is needed. This analysis assumes that as the City grows, the City will need more land to accommodate City employees and functions. It is based on land need assumptions using acres per 1,000 persons. Exhibit 2 shows that Scappoose currently has 84 acres of land for city use, with 9.5 acres per 1,000 residents in Scappoose.

Assuming that Scappoose will need 4.8 acres of land per 1,000 people (half the current ratio<sup>2</sup>) to accommodate growth between 2023 and 2073, Scappoose will need 12 acres of land to accommodate growth of the 2,451 new residents (as identified in the PSU Population Forecast) through 2043. Scappoose will need an additional 19 acres between 2043 and 2073 to accommodate growth of 4,045 new residents for a total of 31 acres for the 2023 to 2073 period.

**Exhibit 2. City Land Demand, Scappoose UGB, 2023–2043 and 2043–2073**

Source: ECONorthwest

Existing City Land in 2022			Land Needed 2023-2043	Land Needed 2043-2073
Acres	Current acres per 1,000 people	Expected acres per 1,000 people		
84	9.5	4.8	11.7	19.3

<sup>1</sup> We conducted interviews with the following stakeholders in November 2022: Casey Garrett, Columbia County Commissioner; Alexandra Rains, Scappoose City Manager; Darci Rudzinski, Principle of MIG working on the Parks Plan; Dr. Tim Porter, School District Superintendent; Amy Bynum, Port of Columbia County

<sup>2</sup> The assumption of half the current ratio is because the City will not need to build large additional infrastructure facilities (such as a new water or wastewater treatment facility) to accommodate expected growth. This assumes that the City may need to build smaller-scale additional facilities, such as new office space.

## Columbia County

Columbia County does not expect to need additional land in Scappoose over the 20-year planning period for new County facilities. The County is focused on improving infrastructure on current sites rather than acquiring new properties. While the County has no officially identified surplus land, the County does acquire tax foreclosed properties occasionally and maintains a website and email list serve with these properties. The County often looks to sell these properties or transfer ownership (such as to the City). The County also owns and leases space for public health facilities in Scappoose. These uses may eventually be relocated to St. Helens.

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The County is conducting a Hospital Feasibility Study which will have some initial findings in the in the summer/fall 2023. Given the uncertainty of the findings, and the unlikelihood of placing a hospital in Scappoose, this potential need has not been included in the inventory.

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## Port of Columbia County

The Port of Columbia County does not have immediate, near-term plans for expansion that will require new land in Scappoose over the next 20 years (beyond land the agency already owns). The Port's intended strategy is to buy parcels that are adjacent to the airport, primarily as buffer, but also for future airport expansion. However, these would be opportunistic acquisitions and align with the Scappoose Industrial Airport Master Plan Update. The Port does not plan to sell any of its assets currently. The Port would be open to industrial land acquisition in Scappoose, away from the Airport, if the site was economically viable and strategic.

## Scappoose School District 1J

The school district has the land it needs for the next 10 years, potentially longer. It is hoping to pursue a bond in November 2023 to construct a new middle school, but this would likely take place on land the school district already owns.



## 20-Year Land Needed for Parks, Natural Areas, and Trails

The City of Scappoose is in the process of updating the adopted 2017 Parks, Trails & Open Space Plan, with an estimated completion of summer 2023. The Parks, Trails, and Open Space Plan Update identifies the need for additional recreational facilities, parks, natural areas, and trails through year 2043. It identifies the amount of parkland that Scappoose will need based on a park Level of Service (LOS) of 7.8 acres per 1,000 residents. Exhibit 3 shows the current and future need in each park category along with recommended actions to address need.<sup>3</sup> In total, Scappoose will need approximately 45 acres for parks over the next 20 years. However, the City can meet this need with existing undeveloped parkland. **No additional land acquisition is needed over the 2023-2043 period.**

### Exhibit 3. Park LOS Standards and Needs in Scappoose

Source: Parks, Trails, and Open Space Update, Draft Needs Assessment (2022)

Park Type*	Adopted LOS Guideline (acres per 1,000)**	Existing Park Acres	Existing LOS (acres per 1,000)	Proposed LOS Guideline (acres per 1,000)	Current Need (acres) in 2023	Net Future Need (acres) in 2043	Recommended Acquisition or Site Development
					8,878	11,329	Site (acres)
Community Parks	2.0	16.6	1.9	2.3	3.8	9.5	Develop Grabhorn property (9.5 acres)
Neighborhood Parks	1.3	7.7	0.9	1.8	7.8	12.1	Add 5 new Neighborhood Parks @2.5 acres each to support park access (12.5 acres)
Linear Parks / Trails	0	3.4	0.4	1.2	6.8	9.6	Add Scappoose Creek Trail (4 miles, 9.74 acres)
Special Use Parks	2.1	16	1.8	2.6	7.1	13.5	Develop Commerce Drive property (14.1 acres)***
<b>Developed Parks Subtotal</b>	<b>5.4</b>	<b>43.7</b>	<b>4.9</b>	<b>7.8</b>	<b>25.6</b>	<b>44.7</b>	
Undeveloped Parks		94.6	10.7				Parks developed as noted above
<b>City Parks Total</b>		<b>138.3</b>	<b>15.6</b>	<b>7.8</b>	<b>25.6</b>	<b>44.7</b>	

\*Creekview Park and Chapman Landing are counted as developed City parks, even though they will require substantial future investment in development.

\*\* Parks have been reclassified since standards were last adopted. The adopted standards for Neighborhood Parks combine the standards for both neighborhood and pocket parts from the 2017 plan. Special use parks standards combine urban plaza parks and nature parks.

\*\*\* Note that both Commerce Drive and Vista are undeveloped properties that could be developed to address the identified future need. For this analysis the proposed LOS for Special Use Parks was derived without the 71-acre Vista Property.

<sup>3</sup> Only developed parks were included in the analysis.

## 50-Year Semi-Public Land Needs

Land needed for semi-public uses includes land for churches, non-profit organizations, and related semi-public uses. The analysis includes land need assumptions using acres per 1,000 persons for all lands of these types. Exhibit 4 shows that Scappoose currently has 33 acres of land used for semi-public uses, with 3.7 acres per 1,000 residents in Scappoose.

Assuming that Scappoose will continue to need 3.7 acres of land per 1,000 people for semi-public uses in the future, Scappoose will need 9 acres of land to accommodate growth of the 2,451 new residents (as identified in the PSU Population Forecast) through 2043 and an additional 15 acres through 2073 for a total of 24 acres between 2023 and 2073. Land needed for these users can typically be provided within employment and residential designations, based on the uses that are permitted in the associated zone.

### Exhibit 4. Semi-Public Land Demand, Scappoose UGB, 2023–2043 and 2043–2073

Source: ECONorthwest

Category	Existing Semi-Public Land in 2022		Land Needed 2023-2043	Land Needed 2043-2073
	Acres	Acres per 1,000 people		
Church	25	2.8	6.9	11.4
Other	8	0.9	2.3	3.8
Total Semi-Public	33	3.7	9.2	15.2

## 50-Year Land Need for Housing and Employment

### 50-Year Land Needs for Employment

ECONorthwest updated the EOA to include an analysis of land needs for the 2043 to 2073 period. Below is a summary of the findings of that analysis. The forecast for employment land needs over the 2043 to 2073 period generally uses the same assumptions about growth as for the 2023-2043 forecast. The main difference is that we assumed employment growth would slow to the same pace as population growth for the 30-year period, about 1.02% per year. This slower rate of growth reflects the uncertainty about how much employment growth Scappoose will have in the later part of the 50-year period.

The result is the addition of about 2,065 additional employees between 2043 and 2073. In 2043, Scappoose would have about 300 undeveloped acres of industrial land (based on the analysis in the EOA for the 2023-2043 period) and an existing deficit of about 21 acres of commercial land for employment. Exhibit 5 shows that Scappoose will need an additional 83 acres of land to accommodate commercial employment needs by 2073. See EOA for additional details.

**Exhibit 5. Comparison of the Capacity of Unconstrained Vacant Land with Employment Land Demand by Land Use Type, Scappoose UGB, 2043–2073**

Source: ECONorthwest

General Plan Designation	Land Supply in 2043 (Suitable Gross Acres)	Land Demand (Gross Acres)	Land Sufficiency (Surplus/Deficit, Gross Acres)
Industrial	301	93	208
Commercial	(21)	62	(83)

**50-Year Land Needs for Housing**

The Housing Capacity Analysis (HCA)<sup>4</sup> estimates the number and types of housing units needed over a 20-year period and estimates residential land need based on those projections. Using PSU’s 50-year population forecast, and the same assumptions used to calculate 20-year need from the HCA, ECONorthwest estimated demand for dwelling units and subsequent residential land need to 2073.

Exhibit 6 shows an expected need for 1,732 additional dwelling units between 2043 and 2073 based on a growth of 4,045 new residents. Exhibit 6 uses the same assumptions about persons in group quarters, average household size, and vacancy rate as those used in the HCA, shown in Figure 5.1 in the HCA report.

**Exhibit 6. Forecast of Demand for New Dwelling Units, Scappoose UGB 2043 to 2073**

Source: Scappoose 2023-2043 HCA and ECONorthwest calculations

Variable	New Dwelling Units (2043-2073)
Change in persons	4,045
<i>minus</i> Change in persons in group quarters	21
<i>equals</i> Persons in households	4,024
Average household size	2.44
New occupied DU	1,649
<i>times</i> Vacancy rate	5.0%
<i>equals</i> Vacant dwelling units	82
<b>Total new dwelling units</b>	<b>1,732</b>
<b>Annual average of new dwelling units</b>	<b>58</b>

Exhibit 7 shows housing land need for Scappoose for the 2043-2073 period, building on the HCA. It assumes:

- The mix of units needed for the 2043-2073 period is the same as the mix of housing by plan designation demanded in the HCA for 2043 (Figure 6.1). It shows that 58% of

<sup>4</sup> City of Scappoose, OR Housing Capacity Analysis 2023-2043, Johnson Economics, December 2022.

housing need will be in Low Density, 22% in Medium Density, and 20% in High Density.

- Future densities in Exhibit 7 are based off the desirable target densities by plan designation which are assumed in Figure 6.1 of the HCA.<sup>5</sup> The difference in these target densities versus the average densities shown in Figure 6.1 in the HCA reflects that future land should be built out more efficiently.

The result is need for 230 acres of land to accommodate housing development. Using the surplus or deficit of land projected in the HCA as a base (from Figure 6.1), we estimate that Scappoose will need to add an additional 216 acres to accommodate housing development by 2073, with a deficit of land in each plan designation.

**Exhibit 7. Comparison of Future Forecasted Land Need (2073) with Available Capacity in Acres**

Source: Scappoose 2023-2043 HCA and ECONorthwest calculations

<b>Designation</b>	<b>Units Needed</b>	<b>Future Density (units/acre)</b>	<b>Land Needed (acres)</b>	<b>Land Surplus or Deficit</b>	<b>Land Sufficiency 2043-2073</b>
Low Density	999	6	168	38	(130)
Med Density	382	10	38	(17)	(55)
High Density	351	15	24	(7)	(31)
<b>Total</b>	<b>1732</b>		<b>230</b>		<b>(216)</b>

<sup>5</sup> In Figure 6.1 of the HCA, desirable densities can be understood by taking the surplus/deficit unit count and dividing it by the relevant surplus/deficit acres. These desirable densities were confirmed with Johnson Economics (the consultant firm that produced the HCA) on January 4, 2023.