

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF EXPANDING)
THE REGION'S SUPPLY OF LARGE)
INDUSTRIAL SITES)

RESOLUTION NO. 82-348
Introduced by Councilor Bonner

WHEREAS, Studies by Metro show a shortage of large industrial sites available for industrial development based on a consideration of service availability, physical constraints and needs for transportation improvements; and

WHEREAS, Specially Regulated Areas contain approximately one-half of the land in serviceable large parcels zoned for industrial use in the Portland area; and

WHEREAS, The Land Conservation and Development Commission has required the application of Goal No. 3 (Agricultural Lands) to land use actions involving Specially Regulated Areas inside the Urban Growth Boundary; and

WHEREAS, Goal No. 3 review precludes prompt and timely land use decisions and thereby deters economic development; and

WHEREAS, land use policies adopted by Washington County and its cities will continue to provide for the application of Goal 14 (Urbanization) criteria, including the requirement for orderly and economic provision of services, to the conversion of land from urbanizable to urban status; now, therefore,

BE IT RESOLVED,

That the Council of the Metropolitan Service District requests that the Land Conservation and Development Commission amend its acknowledgement order for the Portland Metropolitan Urban Growth Boundary by waiving restrictions on development in Specially Regulated Areas, where a proposed use:

- is industrial in nature; and
- is located on a parcel or collection of parcels 30 acres or larger in size; and
- does not involve the subdivision, partitioning or other land use action that will produce any lot smaller than 30 acres or provide for any uses smaller than 30 acres.

ADOPTED by the Council of the Metropolitan Service District,
this 26th day of August, 1982.


Presiding Officer

EB:lz

1000 FRIENDS OF OREGON

400 DEKUM BUILDING, 519 S.W. THIRD AVENUE, PORTLAND, OREGON 97204 (503) 223-4396

August 26, 1982

Councilor Cindy Banzer
Presiding Officer
Metropolitan Service District Council
527 S.W. Hall
Portland, Oregon 97201

Re: Resolution No. 82-348, Industrial Uses in SRAs

Dear Councilor Banzer:

1000 Friends of Oregon supports the resolution, introduced by Councilor Bonner, requesting that the Land Conservation and Development Commission waive development restrictions in Specially Regulated Areas for any industrial use requiring 30 or more acres. We concur in your staff's analysis that this resolution -- and prompt action on it by LCDC next month -- is the one certain way to make an immediate and needed improvement in the region's supply of large-parcel industrial sites.

We support the limitation in the resolution to those uses which will occupy 30 or more acres and which will not result in creation of parcels smaller than 30 acres. The clear need in the metropolitan area is for large parcels suitable for fast-growing industries that need or project a near-term need for substantial acreage. Such parcels exist in the SRAs. It would be a waste of this resource simply to allow any industrial development, including small-lot subdivisions, on this land that has been reserved in large parcels. Resolution 82-348 has been drafted to prevent such wasteful development and to assure that these parcels are made available for large-parcel users.

Our analysis of the short-term need for large sites follows.

1. The Current Supply of Large Parcels Is Low

On August 16, 1982 Metro staff issued a site-by-site analysis of 50 vacant parcels throughout the region containing 50 or more acres of land planned or zoned for industrial use. The 50 were the total supply of such parcels the staff was able to identify. Of those 50, the staff determined that only six sites, totalling only 388 acres, are free from development constraints or not already committed to other development:

<u>Site</u>	<u>Acreage</u>
33 - St. Marys	75
39 - Hillsboro (BN)	61

40 - Hillsboro	50
41 - Hillsboro (Hawthorn Farm)	53
43 - Hillsboro (Roseway)	85
49 - Wilsonville	<u>64</u>
TOTAL AVAILABLE ACREAGE	388

In the past week 1000 Friends has attempted to review the large-parcel availability problem as well. We have found only two instances where the staff analysis may have erred on the conservative side. These two instances do not affect our conclusion that the Specially Regulated Area resolution is needed.

The first case is Troutdale, where the Metro Staff identified five otherwise available parcels (sites 23 through 27) which it believes are constrained by lack of sewage treatment capacity at the Troutdale plant. These sites total 529 acres. We learned from Scott Pemble, Troutdale Planner, that the city has reserved 650 "equivalent residential units," or 260,000 gallons of treatment capacity, for commercial and industrial use. According to Ben Altman, Wilsonville City Planner, the Tektronix plant in Wilsonville generates daily waste water flows of 123,700 gallons from its 83-acre developed site. We conclude that there is sewage capacity at present in Troutdale to serve equivalent high-technology development of 170 acres, the actual size of site 23 in the staff's list.

However, it should be noted that the reserved sewer capacity in the City of Troutdale is available to new or expanding industry or commercial development on a first-come, first-served basis. It is not earmarked for site 23 or any other parcel; it could be exhausted before a development proposal is ever filed for site 23.

The second case is Standard Insurance Company's Rock Creek-area industrial planned unit development (site 42). The staff analysis lists this 218-acre site as committed by the PUD to parcels 20 acres and less in size. However, according to Dennis Wilde of Wilsey and Ham, consultants for the development, the landowner intends to reserve one site of from 85 to 100 acres for a land-extensive high technology user, and may also market one or more parcels in the 30-acre range. On that basis, we conclude that approximately 100 acres of this 218-acre site are available for large-parcel development.

Addition of these two sites -- Troutdale and Rock Creek -- to the "available" inventory would raise the number of large-parcel sites to eight and the total acreage to 658. However,

these sites are dependent on a difficult sewage capacity situation and on private marketing decisions. There remains a need for additional readily-available large sites.

2. Resolution 82-348 Makes a Significant Improvement

Approval of this resolution by the Council and by LCDC will mean that three parcels presently planned for industrial use will become available immediately:

Site 36 - West Union	147 acres
Site 37 - West Union	110 acres
Site 38 - West Union	<u>90 acres</u>
TOTAL ACREAGE	347 acres

These three parcels, all located in the West Union SRA, will add 347 acres to the supply of available large parcels, nearly doubling the present inventory.

The effect of the resolution does not stop here. It will enable local governments to change the land use designation of serviceable large parcels in the SRAs to allow new large-scale industrial development. For example, the City of Hillsboro Planning Commission is scheduled to hear a request for plan amendment to industrial for a 60-acre parcel on Evergreen Road on September 28. We understand from Rodney Stubbs, one of the principals in the development proposal, that the proposal will be for one or two 30-acre or larger industrial users. Thus, under Resolution 82-348, this application can be approved by Hillsboro without consideration of LCDC Goal 3 or the exceptions criteria of Goal 2.

According to Hillsboro City Manager Eldon Mills, favorable action on this 60-acre plan amendment can be expected as early as October 19, 1982. This would bring to four the total number of sites added by approval of Resolution 82-348, totalling 407 acres.

3. Future Actions Needed

Approval of Resolution 82-348 and favorable action on the Hillsboro amendment will increase the supply of large-parcel industrial land to between 795 and 1,065 acres. It should be the first of several steps designed to maintain or improve that inventory.

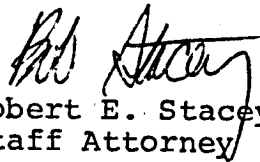
The City of Gresham is now undertaking one such step: redesignation of the 250-acre Rogers property from residential to industrial, with the specific objective of attracting a high-technology firm with large acreage requirements. Gresham

Councilor Cindy Banzer
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Planning Director Walter Monasch estimates that all necessary ordinance changes will be accomplished by Mid-November; the property already has necessary services. This would increase the region's supply to as much as 1,300 acres of large-parcel sites.

Other large parcels within the region's urban growth boundary may be appropriate candidates for rezoning. However, the Metro staff's analysis points to another, even larger source of sites: the many existing 50-acre or larger industrial parcels which are constrained by inadequate sewage treatment capacity or lack of needed transportation improvements. The lack of sewer capacity in the Inverness and City of Troutdale systems, and the need for transportation facilities in the Rivergate, South Shore, Clackamas and Tualatin areas, are more than local problems. Because they are inhibiting development of the region's supply of industrial land, they need regional attention. Metro must lead the effort to meet these facilities needs promptly in order to avoid future crises in the supply of available industrial land.

Very truly yours,



Robert E. Stacey, Jr.
Staff Attorney

cc: Members of the Council
Rick Gustafson
James F. Ross, Director, DLCD

ERRATA SHEET

<u>AREA</u>	<u>ACRES</u>	<u>CONSTRAINTS</u>	<u>EVALUATION</u>
1. NORTH RIVERGATE	56	NONE	YES
2. NORTH RIVERGATE	242	FLOODPLAIN, TRANSPORTATION	NO
3. SOUTH RIVERGATE	52	HEAVY IND.	YES
4. SOUTH RIVERGATE	60	HEAVY IND.	YES
5. SOUTH RIVERGATE	61	NONE	YES
6. SOUTH RIVERGATE	250	FLOODPLAIN, TRANSPORTATION	NO
7. RIVERGATE WATERFRONT	50	**	YES****
8. RIVERGATE WATERFRONT	95	**	YES****
12. MOCKS LANDING	70	NONE	YES

** SITE LOCATED IN SPECIALLY REGULATED AREA

**** FOR LEASE ONLY, WATERFRONT PROPERTY OR FOREIGN TRADE ZONE

ADJUSTED TOTALS BASED ON ERRATA SHEET MODIFICATIONS

<u>Area</u>	<u>Acres</u>	<u>Floodplain</u>	<u>Sewage Treatment</u>	<u>Committed</u>	<u>Heavy Industry</u>	<u>Transportation Problems</u>	<u>Evaluation</u>
<u>TOTALS</u>							
Sites	50	9	13	12	5	21	16
Acres	5,555	1,111	1,813	1,743	322	2505	1594



824 S.W. Fifth Avenue • Portland, OR 97204 • (503) 228-9411

August 26, 1982

Rick Gustafson
Executive Officer
Metropolitan Service District
527 SW Hall
Portland, Oregon 97201

Dear Rick:

As you are aware, the Portland Chamber of Commerce retained SRI International of Menlo Park, California, to conduct an evaluation of the economic and business climate in our metropolitan area.

Phase I of the report assessed the characteristics, resources and limitations of the Tri-County area relevant to business and industrial location decision making.

In Phase I of the report, SRI stated, "the greatest single constraint to local expansion by firms already in the area, and to attracting new businesses from outside, was the very limited availability of improved industrial land in large contiguous parcels in the Tri-County area". Furthermore, the Portland Tri-County area ranked last among the eleven cities evaluated by SRI in terms of land availability and permit processing times.

SRI warned that local and statewide efforts to attract new industry would lack credibility until the approval process is expedited and buildable industrial sites are made available. The report strongly recommended the Greater Portland Community immediately initiate efforts to remedy this critical problem area by giving top priority to a cooperative effort to provide major new areas for "campus" office and light industrial parks within the metro area.

Resolution No. 82-348, now before the council of the Metropolitan Service District, does this. As you know, it requests that the Land Conservation and Development Commission amend its acknowledgement order for the Portland Metropolitan Urban Growth Boundary by waiving restrictions on development in specially regulated areas for industrial use in parcels of 30 acres or larger in size. This is compatible with the recommendations of SRI.

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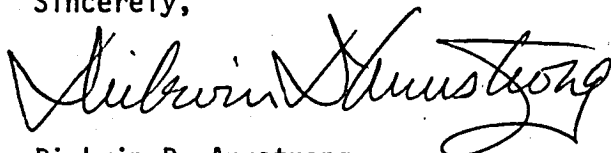


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Rick Gustafson
MSD, Portland

The members of the Chamber's Marketing Committee, who have been working closely with SRI, have read the resolution and are in agreement that this is an important step toward addressing our critical industrial land shortage.

The Portland Chamber looks forward to a continued close working relationship with Metro and offers its assistance in addressing these major issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Dickwin D. Armstrong". The signature is fluid and cursive, with a large, stylized initial "D".

Dickwin D. Armstrong
Chief Executive Officer

DDA"wjc

A G E N D A M A N A G E M E N T S U M M A R Y

TO: Metro Council
FROM: Executive Officer
SUBJECT: Expanding the Region's Supply of Large Lot Industrial Land

I. RECOMMENDATIONS:

- A. ACTION REQUESTED: That the Council petition LCDC to amend its acknowledgement order for the Portland metropolitan Urban Growth Boundary (UGB) by waiving State imposed requirements on large parcel industrial development in Specially Regulated Areas.
- B. POLICY IMPACT: If approved by LCDC, this petition will expedite large lot industrial development in Specially Regulated Areas. Local plans and zoning will continue to govern development approval.
- C. BUDGET IMPACT: None.

II. ANALYSIS:

- A. BACKGROUND: When it acknowledged the Metro UGB, LCDC required that Goal No. 3 (Agricultural Lands) continue to be applied to Specially Regulated Areas inside the Boundary. Local governments must find that such lands are unsuited for farm use and that there are no alternative sites elsewhere in the UGB before approving development for these areas. This restriction effectively removes these lands from the supply of available, developable land.

Recent studies by Metro and SRI, International show that Portland lacks large industrial sites when compared with other similar metropolitan areas. Metro's analysis of large industrial sites shows that only nine of 50 parcels are available for development, based on a consideration of physical limits, sewage treatment availability, transportation problems and present commitment to development. Three of these nine parcels are located in Specially Regulated Areas.

The proposed petition would ask LCDC to lift restrictions on industrial developments of 30 or more acres. There are 28 parcels larger than 30 acres inside Specially Regulated Areas. Fifteen of these 28 parcels are in areas tentatively planned by the County for residential or commercial uses. Eight other parcels are zoned residential, but are located in areas that Washington County or Hillsboro may designate industrial. Five parcels in the West Union area are zoned for industrial use.

- B. ALTERNATIVES CONSIDERED: Not adopting the attached resolution would leave in place the requirement that local governments apply Goal No. 3 to all land use actions in Specially Regulated Areas.
- C. CONCLUSION: The Council should adopt the attached resolution. This action would add to the region's short supply of land available for large lot industrial development, while continuing the protections afforded by Goal No. 3 for other types of development.

JC:lz

AMENDMENTS TO RESOLUTION NO. 82-348, INTRODUCED BY COUNCILOR BONNER

At the end of the fourth paragraph, strike the words "now, therefore," and add the word "and." Following the fourth paragraph, insert the paragraph:

"WHEREAS, land use policies adopted by Washington County and its cities will continue to provide for the application of Goal 14 (Urbanization) criteria, including the requirement for orderly and economic provision of services, to the conversion of land from urbanizable to urban status; and"

In the last sub-section of the "Be it Resolved" portion of the resolution, delete the period, add a comma and the words:

"or provide for any uses smaller than 30 acres."