

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING ) ORDINANCE NO. 02-981A  
ORDINANCE NO. 95-625A TO AMEND THE )  
2040 GROWTH CONCEPT MAP AND ) Introduced by Executive Officer Mike Burton  
ORDINANCE NO. 96-647C TO AMEND THE )  
EMPLOYMENT AND INDUSTRIAL AREAS )  
MAP –NOVEMBER 2002; AND DECLARING )  
AN EMERGENCY )

WHEREAS, Metro’s regional goals and objectives required by ORS 268.380, the Regional Urban Growth Goals and Objectives (RUGGO), were adopted December 14, 1995 in Ordinance No. 95-625A; and

WHEREAS, RUGGO was transmitted to the Land Conservation and Development Commission (LCDC) for acknowledgement of consistency with statewide land use planning goals; and

WHEREAS, LCDC acted on November 1, 1996 to authorize the RUGGO final acknowledgement Order dated December 9, 1996; and

WHEREAS, the Metro Council adopted the Urban Growth Management Functional Plan in Ordinance No. 96-647C on November 21, 1996 which includes Council-approved changes in certain 2040 Growth Concept design type designations as part of 2040 Growth Concept implementation; and

WHEREAS, functional plans must remain consistent with RUGGO, including the 2040 Growth Concept Map; and

WHEREAS, changes in industrial and employment areas in the Cities of Cornelius, Fairview, Forest Grove, Gresham, Portland, and Tualatin have been requested; and

WHEREAS, a change in the corridor in the City of Happy Valley has been requested; and

WHEREAS, the staff have recommended that changes be made to the Airport Light Rail Line Station Communities, ~~and~~ that the outer neighborhood designation be amended to inner neighborhood, the Town Center be moved north, and Employment Areas be added in Pleasant Valley, ~~and that the rural reserve designations be removed;~~ and

WHEREAS, RUGGO Goal 1 requires that amendments to RUGGO involve MPAC for public and local government review prior to final Metro Council action; and

WHEREAS, amendment of acknowledged RUGGO requires a 45 day notice to the Department of Land Conservation and Development under ORS 197.610 which has been sent; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. That the 2040 Growth Concept Map, a part of the Regional Urban Growth Goals and Objectives in Ordinance No. 95-625A, is hereby amended as indicated on the amended 2040 Growth Concept Map attached as Exhibit A.

2. That the amendments to the 2040 Growth Concept Map are described generally as follows:

A. City of Cornelius:

- i. All Employment Area designations save the City's Development Services Facilities are changed to Industrial Areas.
- ii. The Outer Neighborhood designation at the northwest corner of the City are changed to Industrial Area.
- iii. The Employment Area designation east of N 10<sup>th</sup> Avenue and south of the railway tracks is changed to Outer Neighborhood.
- iv. The Employment Area designation west of N 19<sup>th</sup> Avenue, north of the railway tracks to N Holladay Street is changed to Outer Neighborhood.

B. City of Fairview:

- i. The Industrial Area designation in the vicinity of NE 238<sup>th</sup> and Sandy Boulevard is changed to Employment Area.
- ii. The Employment Area designation on the lands occupied by NACCO is changed to Industrial Area.

C. City of Forest Grove:

- i. The Employment Area designation west of Quince St/Martin Rd is changed to Industrial Area.
- ii. The Inner Neighborhood designation west of Elm Street, north of 23<sup>rd</sup> Avenue is changed to Industrial Area.
- iii. The Industrial Area designation on the Sewage Lagoons is changed to Inner Neighborhood.
- iv. The Inner Neighborhood designation southeast of Highway 47 is changed to Industrial Area.

D. City of Gresham:

~~i. The Industrial Area designation commonly known as the brickyards is changed to Employment Area.~~

ii.i. The Employment Area designation on Powell Boulevard is changed to Inner Neighborhood.

iii.ii. The Employment and Industrial Area designation on Powell Boulevard west of SE 182<sup>nd</sup> Avenue is changed to Inner Neighborhood.

E. City of Happy Valley:

i. The Corridor designation on SE Mt. Scott Boulevard and SE 122<sup>nd</sup>/129<sup>th</sup> Avenues is changed to Outer Neighborhood.

F. Portland:

i. The Inner Neighborhood designation on the Oregon Health and Sciences University and the Veterans Hospital is changed to Employment Area.

ii. The Industrial Area designation on the Albina Fuel site at NE 33<sup>rd</sup> Avenue is changed to Inner Neighborhood.

iii. The center of the Light Rail Community Station at NE Going is moved to NE Prescott St.

iv. The Main Street designation on SE Tacoma Street west of SE 7<sup>th</sup> Street is changed to Inner Neighborhood.

v. A Main Street designation is added on SE 92<sup>nd</sup> Avenue between SE Harold and SE Duke Streets.

vi. A Main Street designation is added on NE and SE 102<sup>nd</sup> Avenue between NE Wiedler and SE Washington Streets.

vii. The Open Space designation on the center of the racetrack at Portland Meadows is changed to Industrial Area.

G. City of Tualatin:

i. The Inner Neighborhood designation on the Legacy Meridian Hospital is changed to Employment Area.

ii. The Employment Area designation north of SW Nyberg Road and west of the County line is changed to Inner Neighborhood.

iii. The Industrial Area designation southwest of SW Tualatin Road and north of SW Herman Road is changed to Inner Neighborhood.

iv. The Employment Area designation between SW Mohawk and SW Sagert Streets on SW Martinazzi Avenue is changed to Inner Neighborhood,

v. The Employment Area designation south of SW Nyberg Road, west of SW 65<sup>th</sup> Avenue and north of SW Sagert Street is changed to Inner Neighborhood.

H. Airport Light Rail Line Station Communities:

i. The Airport Light Rail Line Station Communities are changed from Potential Light Rail Stations to Light Rail Stations.

I. Pleasant Valley:

i. The Pleasant Valley Town Center is moved north to focus on the proposed new intersection of 172<sup>nd</sup> Avenue and Giese Road.

ii. The Outer Neighborhood designation in the Pleasant Valley area is changed to Inner Neighborhood.

iii. Employment Areas area added west of 190<sup>th</sup> Avenue at Giese Road and east of 172<sup>nd</sup> Avenue at Sager Road in Pleasant Valley.

J. Rural Reserves:

~~i. The Rural Reserve designation is removed from the map. The Exclusive Farm Use designation is expanded to include Forestlands and Renamed Resource Land.~~

3. That the Employment and Industrial Areas Map, a part of the Regional Urban Growth Goals and Objectives in Ordinance No. 96-647C, is hereby amended as indicated on the amended Title 4 Map attached as Exhibit B.

4. The amendments to the Employment and Industrial Areas Map are described generally as follows:

a. The Employment Areas in the City of Cornelius, save the City's Development Services Facilities are changed to Industrial Areas.

b. Industrial Areas are added to the northwest corner of Cornelius and to east of S 4<sup>th</sup> Avenue, south of Baseline Street.

c. Employment Areas east of N 10<sup>th</sup>, south of the railway tracks and west of N 19<sup>th</sup>, north of the railway tracks in Cornelius are removed.

d. The Industrial Area in the vicinity of NE 238<sup>th</sup> and Sandy Boulevard is changed to Employment Area in Fairview.

e. The Employment Area on the lands occupied by NACCO is changed to Industrial Area in Fairview

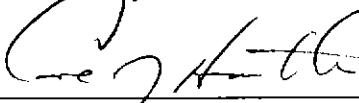
f. The Employment Area west of Quince Street/Martin Road in Forest Grove is changed to Industrial Area.

g. Industrial Areas are added east of Cedar Street at 23<sup>rd</sup> Place, west of Elm Street, north of 23<sup>rd</sup> Avenue, and southeast of Highway 47 in Forest Grove.

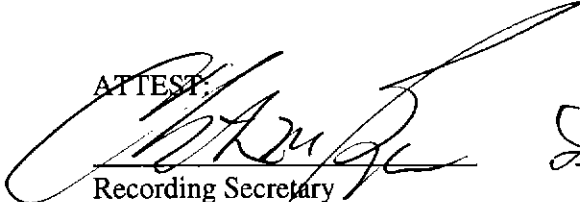
- h. The Industrial Area is removed from the Sewage Lagoons in Forest Grove.
- i. The Industrial Area south of 19<sup>th</sup> Avenue, east of B Street is removed in Forest Grove.
- ~~j. The Industrial Area commonly know as the brickyards is changed to Employment Area.~~
- ~~k. j.~~ The Employment Area on Powell Boulevard east of NW 182<sup>nd</sup> Avenue, west of NW Battaglia Avenue developed or zoned as residential or owned by Gresham for park purposes is removed.
- ~~j. k.~~ The Employment Area south of Powell Boulevard, west of SW Highland Drive in Gresham zoned for residential uses is removed.
- ~~l.~~ Employment Area is added on the Oregon Health and Sciences University and the Veterans Hospital site in Portland.
- ~~j. m.~~ The Industrial Area on the Albina Fuel site at NE 33<sup>rd</sup> Avenue is removed.
- ~~k. n.~~ Employment Area is added on the Legacy Meridian Hospital in Tualatin.
- ~~l. o.~~ Employment Areas are removed from SW Nyberg Road, west of the County line, from SW Martinazzin Avenue between SW Mohawk and SW Sagert Streets, and from SW Nyberg Road west of SW 65<sup>th</sup> Avenue, north of SW Saggert Street.
- ~~m. p.~~ The Industrial Area southwest of Tualatin Road north of SW Herman Road is removed.
- ~~n. q.~~ Employment Areas area added west of 190<sup>th</sup> Avenue at Giese Road and east of 172<sup>nd</sup> Avenue at Sager Road in Pleasant Valley.

5. This ordinance is necessary for the immediate preservation of public health, safety and welfare because state law requires Metro to ensure that the region's UGB includes a 20-year supply of buildable land for housing upon the completion of its analysis of the capacity of the boundary. The resulting decision will include amendments to the 2040 Growth Concept and Employment and Industrial Areas Maps and it is necessary to have the Map amendments effective at the same time. An emergency is therefore declared to exist, and this ordinance shall take effect immediately, pursuant to Metro Charter section 39(1).

ADOPTED by the Metro Council this 14<sup>th</sup> day of November 2002.

  
 Carl Hosticka, Presiding Officer

ATTEST:

  
 Recording Secretary  
 Ordinance No. 02-981A

APPROVED AS TO FORM:

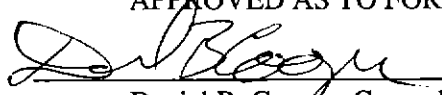
  
 Daniel B. Cooper, General Counsel

Exhibit A  
Ordinance No. 02-981A  
Proposed 2040 Growth Concept Map  
Oversized Exhibit Found in Map Drawer 2

Exhibit B  
Ordinance No. 02-981A  
Proposed Employment and Industrial Areas Map  
Title 4  
Oversized exhibit found in Map Drawer 2

## **STAFF REPORT**

*CONSIDERATION OF ORDINANCE NO. 02-981A FOR THE  
PURPOSE OF AMENDING ORDINANCE NO. 95-625A TO AMEND  
THE 2040 GROWTH CONCEPT MAP AND THE TITLE 4:  
INDUSTRIAL AND EMPLOYMENT AREAS MAP, NOVEMBER, 2002;  
AND DECLARING AN EMERGENCY*

**Date: November, 2002**

**Presented by: Brenda Bernards  
Prepared by: Brenda Bernards**

## **PROPOSED ACTION**

Adoption of Ordinance No. 02-981A to amend the 2040 Growth Concept Map and the Employment and Industrial Areas Map.

## **BACKGROUND**

As the jurisdictions work through the Urban Growth Management Functional Plan (Functional Plan) compliance process, a number of requests for amendments to the 2040 Growth Concept Map have been received. Requests for amendments to the 2040 Growth Concept Map were expected and staff anticipates that additional requests will come forward as more jurisdictions come into compliance with the requirements of the Functional Plan.

In April 2001, Metro Council adopted a substantial number of amendments to the 2040 Growth Concept Map and Employment and Industrial Areas Map. At that time, the Metro Council asked that the staff bring forward proposed map changes on an annual basis. A letter was sent to the Planning Directors of the local jurisdictions requesting that proposed map amendments. Requests for map amendments were received from the Cities of Cornelius, Fairview, Forest Grove, Gresham, Happy Valley, Portland, and Tualatin. In addition, Metro staff has initiated a number of mapping amendments.

## **ANALYSIS/INFORMATION**

### **Known Opposition**

There is no known opposition to the proposed legislation.

### **Legal Antecedents**

The 2040 Growth Concept is a component of both the acknowledged Regional Urban Growth Goals and Objectives and the Regional Framework Plan. Authority to amend the 2040 Growth Concept map comes from ORS 268.380 and ORS 268.390(5). The Authority to amend the Employment and Industrial Areas Map comes from Metro Code 3.07.820.B.4.

### **Anticipated Effects**

Adoption of this Ordinance will result in amendments to the 2040 Growth Concept and Employment and Industrial Areas Maps.

### **Budget Impacts**

Adoption of this ordinance has no budget impact.



## **PROPOSED 2040 GROWTH CONCEPT MAP AND EMPLOYMENT AND INDUSTRIAL AREAS MAP AMENDMENTS**

The Cities of Cornelius, Fairview, Forest Grove Gresham, Portland and Tualatin have requested amendments to their Industrial and Employment designations on the 2040 Growth Concept Map. These requests also require changes to the Title 4: Industrial Employment Areas Map. The City of Happy Valley has requested that a Corridor designation be removed. In addition to Employment and Industrial Areas related amendments, Portland has requested amendments to a number of Main Streets and the Interstate Max Line.

Metro staff is recommending a number of amendments including showing the Airport Max Light Rail Line as operating, and amending the design type designations in the Pleasant Valley area to reflect the planning that has occurred, and removing the Rural Reserve designation.

A number of the requested amendments to the Employment and Industrial Areas Map will not appear on the 2040 Growth Concept Map. This is because a number of the requests for amendments are to remove Employment and Industrial Areas from floodways and park lands. These sites are already shown on the 2040 Growth Concept Map as Public Parks and Open Spaces not the underlying Industrial or Employment Area Designation. A number of the requests for additions or removal of these areas are in Town Centers. As mixed-use areas overlay the Employment and Industrial Areas on the 2040 Growth Concept Map, these amendments to the Employment and Industrial Areas map show no apparent change to the 2040 Growth Concept map.

### **City of Cornelius**

2040 Growth Concept Map Amendment Recommendation: Replace Employment Areas with Industrial Areas, add Industrial Areas and remove Employment Areas as shown on Map 1.

Employment and Industrial Areas Map Amendment Recommendation: Replace Employment Areas with Industrial Areas, add Industrial Areas and remove Employment Areas as shown on Map 2.

At this time, the City of Cornelius has only Employment Area designations. The City has requested that all of the Employment Areas on the 2040 Growth Concept Map and the Employment and Industrial Areas Map be replaced with Industrial Areas as these areas are zoned for industrial uses. The exception to this is a parcel used for the City's Development Services Facilities that will remain as an Employment Area as shown on Maps 1 and 2.

The City has requested that Industrial Area designation be added to the industrially zoned lands in the northwest corner of the City (a on Maps 1 and 2) and on the industrially zoned land east of S 4<sup>th</sup> Avenue and south of Baseline Street (b Map2). There is no change to the 2040 Growth Concept Map as a Corridor covers the new Industrial Area. The City has requested that the Employment designation be removed from the lands zoned for residential east of N 10<sup>th</sup> Avenue and south of the railway tracks (c on Maps 1 and 2) and west of N 19<sup>th</sup> Avenue, north of the railway tracks to N Holladay Street (d on Maps 1 and 2). These areas will be designated as Outer Neighborhood on the 2040 Growth Concept Map.

### **City of Fairview**

2040 Growth Concept Map Amendment Recommendation: Replace Industrial Area with Employment Area, replace Employment Areas with Industrial Area as shown on Map 3

Employment and Industrial Areas Map Amendment Recommendation: Replace Industrial Area with Employment Area, replace Employment Area with Industrial Area as shown on Map 4

The City is requesting two map amendments in order to better reflect the land use and institutional structure of Fairview and the anticipated economic future. The first requested amendment would replace an Industrial Area designation with an Employment Area designation in the vicinity of NE 238<sup>th</sup> and Sandy Boulevard (a on Maps 3 and 4). This change is reflective of the growing commercial and industrial activities in this area. The second requested amendment would replace the Employment Area designation on the lands occupied by NACCO, Fairview's largest manufacturing facility with an Industrial Area designation (b on Maps 3 and 4).

#### **City of Forest Grove**

2040 Growth Concept Map Amendment Recommendation: Replace Employment Area with Industrial Area, replace Industrial Area with Inner Neighborhood, Replace Inner Neighborhood with Industrial Area as shown on Map 5.

Employment and Industrial Areas Map Amendment Recommendation: Replace Employment Area with Industrial Area, add and remove Industrial Area as shown on Map 6.

The City is requesting a number of map amendments in order that the 2040 Growth Concept and Employment and Industrial Areas Maps to better reflect the zoning in place in Forest Grove. The Employment Area designation west of Quince St/Martin Rd and north of railroad tracks would be replaced with an Industrial Area designation (a on Maps 5 and 6). Industrial Area designations are to be added east of Cedar Street at 23<sup>rd</sup> Place and west of Elm Street, north of 23<sup>rd</sup> Avenue (b on Maps 5 and 6). The Cedar Street addition would not be seen on the 2040 Growth Concept Map as this area is covered by the Town Center designation. The Elm Street addition would replace an Inner Neighborhood designation. The City has requested that the Industrial Area designation on the Sewage Lagoons be removed. Although this area is zoned as industrial, its current use precludes any type of industrial uses. The area would appear as an Inner Neighborhood and Open Space on the 2040 Growth Concept Map (c on Maps 5 and 6). The City has requested that the Industrial Area designation southeast of Highway 47 be extended to include the recently annexed areas of the City. The Industrial Area designation replaces an Inner Neighborhood designation on the 2040 Growth Concept Map (d on Maps 5 and 6). The City has requested that a triangle of land west of Fern Hill Road, south of Highway 47 designated as Employment Area be redesignated as Industrial Area (e on Map 5 and 6). The City has requested that the Industrial Area designation south of 19<sup>th</sup> Avenue be east of B Street be removed as this area is part of the Town Center (f on Map 6). There would be no change to the 2040 Growth Concept Map as this area is covered by the Town Center designation.

#### **City of Gresham**

2040 Growth Concept Map Amendment Recommendation: Replace Industrial Area with Employment Area, replace Employment Areas with Inner Neighborhood and Parks and Open Space as shown on Map 7.

Employment and Industrial Areas Map Amendment Recommendation: Replace Industrial Area with Employment Area, remove Employment Area as shown on Map 8.

Gresham is requesting a number of amendments to the lands designated as Industrial or Employment areas in ~~three~~ two locations in the City.

~~The City is requesting that Industrial Area designation on the site, commonly known as the "brickyards," be removed and replaced with an Employment Area designation (a on Maps 7 and 8). Gresham is attempting to increase its family-wage employment opportunities and is intending to rezone this area to Business Park as part of its Periodic Review program. This zone is compatible with the Employment Area designation as it is primarily intended for manufacturing and related industrial activities and office~~

development. Secondary uses permitted as part of a mixed-use development include commercial services and retail uses. Both are restricted to a certain percentage of the total floor area.

The 2040 Growth Concept and Employment and Industrial Areas Maps includes an Employment Area along Powell Boulevard east of SE 182<sup>nd</sup> Avenue. A portion of this Employment Area is owned by the City and planned for public park and trail purposes. The City is requesting that these areas be removed from the Employment and Industrial Areas Map. The 2040 Growth Concept Map shows these City-owned properties as parks and open space (b-a on Maps 7 and 8).

A number of the sites within this Employment Area are zoned and developed as residential uses. The City is requesting that these sites be designated as Inner Neighborhood and removed from the Employment and Industrial Areas Map. The residential zones support the Corridor designation along Powell Boulevard (e-b on Maps 7 and 8).

The 2040 Growth Concept and Employment and Industrial Areas Maps include a small Industrial Area and surrounded by Employment Area south of Powell Boulevard west of SE 182<sup>nd</sup> Avenue. This area is zoned for residential and mixed-use developments. Gresham has requested that the Industrial Area and the eastern portion of the Employment Area be removed from the Employment and Industrial Areas Map and be designated as Inner Neighborhood on the 2040 Growth Concept Map (d-c on Maps 7 and 8).

#### **City of Happy Valley**

2040 Growth Concept Map Amendment Recommendation: Replace Corridor designation with Inner and Outer Neighborhood as shown on Map 9.

The City is requesting that the Corridor designation on SE Mt. Scott Boulevard and SE 122<sup>nd</sup>/129<sup>th</sup> Avenues be removed (a on Map 9). The City has indicated that environmental constraints, existing development patterns and the fact that a substantial amount of the land along the Corridor is in public ownership limits the potential for increased development. In addition, the Corridor is poorly served by transit; the service is infrequent and does not run the full length of the Corridor. The northern portion of this corridor, between the Happy Valley City limits and Foster Road lies in the City of Portland. As the majority of this portion of the Corridor runs through the Lincoln Memorial and Willamette National Cemeteries, the City of Portland concurs with the removal of the Corridor designation.

#### **City of Portland**

2040 Growth Concept Map Amendments Recommendation: Replace Inner Neighborhood with Employment Area, Replace Industrial Area with Inner Neighborhood, Move Light Rail Station, Modify and add Main Streets, Remove Open Space designation, as shown on Map 10.

Employment and Industrial Areas Map Amendment Recommendation: Add Employment Area, Remove Industrial Area as shown on Map 11.

The City is requesting that the Inner Neighborhood designation on the Oregon Health and Science University and the Veterans Hospital be amended to Employment Area. These institutions have a combined employment base of more than 10,000 people and the City anticipates an increase in employment over the 30-year planning horizon for the Marquam Hill Plan (a on Maps 10 and 11).

The City has requested that the Industrial Designation on the Albina Fuel site at NE 33<sup>rd</sup> Avenue south of NE Broadway be removed. It is a remnant parcel once part of the larger Hyster Plan that is now a Fred Meyer Store. The remaining parcel is insufficient in size to constitute a viable Industrial Area. It would be shown as Inner Neighborhood on the 2040 Growth Concept Map b on Maps 10 and 11).

The 2040 Growth Concept shows a Light Rail Community Station along the Interstate Max Line at NE Going Street. This Community Station is located between NE Prescott and NE Skidmore Streets and the City is requesting that it be relocated to more accurately reflect its location (c on Map 10).

The City is requesting that the Main Street designation on SE Tacoma Street be shown from SE 7<sup>th</sup> Avenue to SE 17<sup>th</sup> Avenue, as SE Tacoma Street west of SE 7<sup>th</sup> Avenue is a bridge approach. Through the planning for the Lents Town Center and the Gateway Regional Center, two new Main Streets have been identified. These include SE 92<sup>nd</sup> Avenue between SE Harold and SE Duke Streets and NE and SE 102<sup>nd</sup> Avenue between NE Wiedler and SE Washington Streets (d on Map 10).

The 2040 Growth Concept Map shows the center of the racetrack at Portland Meadows as Open Space. The City is requesting that this be removed and designated as Industrial Area. The Employment and Industrial Areas Map shows this as Industrial Area, no amendment is necessary on this Map (e on Map 10).

### **City of Tualatin**

2040 Growth Concept Map Amendment Recommendation: Replace Inner Neighborhood with Employment Area, Replace Employment Area with Inner Neighborhood, Replace Industrial Area with Inner Neighborhood as shown on Map 12.

Employment and Industrial Areas Map Amendment Recommendation: Add and Remove Employment Areas, Remove Industrial Areas as shown on Map 13.

Tualatin has requested a number of amendments to the Growth 2040 Concept and Employment and Industrial Areas Maps to more accurately reflect the City zoning.

The City has requested that the Legacy Meridian Hospital, east of SW 65<sup>th</sup> Avenue, north of SW Borland Road, and the area around the hospital be designated as Employment Area rather than as Inner Neighborhood to reflect the Medical Center and Commercial Office zoning (a on Maps 12 and 13). This would be added to the Employment and Industrial Areas Map.

The City has requested that the Employment Area designation be removed from the area zoned for medium and high density housing, north of SW Nyberg and west of the County line, and replaced with Inner Neighborhood (b on Maps 12 and 13).

The City has requested that the Industrial Area designation be removed from the area zoned for residential, southwest of SW Tualatin Rd and north of SW Herman Road, and the road-right-of-way where SW Herman and SW Tualatin Roads intersect and replaced with Inner Neighborhood (c on Maps 12 and 13).

The City has requested that area west of the railroad tracks and south of the old Tualatin-Sherwood Road be designated as Employment Area on the Employment and Industrial Areas Map. There would be no change to the 2040 Growth Concept Map as the Tualatin Town Center circle covers this area (d on Maps 12 and 13).

The City has requested that the Employment Area between SW Mohawk Street and SW Sagert Street on SW Martinazzi Avenue be removed and the area be designated as Inner Neighborhood (e on maps 12 and 13). The area is zoned as residential.

The City has requested that the Employment Area south of SW Nyberg Street, west of SW 65<sup>th</sup> Avenue and north of SW Sagert be redesignated as Inner Neighborhood (f on Maps 12 and 13). The are is zoned for residential.

### **Additional Map Changes**

#### **Airport Light Rail Line**

2040 Growth Concept Map Amendment Recommendation: Replace Potential Light Rail Station with Light Rail Station designation as shown on Map 14.

Currently, the Light Rail Stations along the Airport Light Rail Line are shown as potential stations. This Line opened in September 2001 and the Stations should be shown as in place.

#### **Pleasant Valley**

2040 Growth Concept Map Amendment Recommendation: Move Town Center, Replace Outer Neighborhood with Inner Neighborhood as shown on Map 15.

Employment and Industrial Areas Map Amendment Recommendation: Add Employment Areas as shown on Map 16.

The Concept Planning for the Pleasant Valley area has recently been completed. The focus of the Town Center has moved north to the proposed new intersection of 172<sup>nd</sup> Avenue and Giese Road. The designation of Inner Neighborhood is a closer fit with the results of this effort and staff is recommending that the Outer Neighborhood designation be replaced with Inner Neighborhood. Two Employment Areas have been added. The first is located west of 190th Avenue at the Giese Road terminus and the second is located east of 172<sup>nd</sup> Avenue at Sager Road (a on Maps 15 and 16). As the Concept Plan for this area is further refined, additional amendments to the 2040 Growth Concept Map maybe brought forward.

#### **Rural Reserves**

2040 Growth Concept Map Amendment Recommendation: Remove Rural Reserve designations, replace the Exclusive Farm Use Designation with a Resource Lands Designation.

~~In January 2000, the Oregon Court of Appeals upheld a decision by the Oregon Land Use Board of Appeals that said Metro erred in the way that it designated urban reserves in 1997. In particular, the court said Metro included resource land as urban reserves before it had considered all non-resource land. As a result of these decisions, with its adoption of Ordinance No. 01-892A, Council removed the urban reserve designation from the 2040 Growth Concept Map.~~

~~At that time, staff noted that the removal of the Urban Reserve designation raised a number of issues regarding the depiction of the areas outside of the Urban Growth Boundary on the 2040 Growth Concept Map and that staff would bring this issue forward to Council at a later date.~~

~~As the Council designated the Urban Reserves and the Rural Reserves in Ordinance No. 9X-xxx, and the Rural Reserves only apply when the Urban Reserves are in place, staff is recommending that the Rural Reserve be removed.~~

~~With the removal of the Rural Reserves, an indication of the location of the resource lands outside of the Urban Growth Boundary would be useful. At this time, the 2040 Growth Concept Map includes a designation of Exclusive Farm Use, staff is recommending that this be expanded to include Forestlands and the designation be renamed Resource Lands.~~

**EXECUTIVE OFFICER'S RECOMMENDATION**

That the recommended amendments to the 2040 Growth Concept and the Employment and Industrial Areas maps described above be adopted.

**ATTACHMENT 1 – List of Maps**

Map 1 – Cornelius 2020 Growth Concept Map Update

Map 2 – Cornelius Title 4 Map Update

Map 3 – Fairview 2040 Growth Concept Map Update

Map 4 – Fairview Title 4 Map Update

Map 5 – Forest Grove 2040 Growth Concept Map Update

Map 6 – Forest Grove Title 4 Map Update

Map 7 – Gresham 2040 Growth Concept Map Update

Map 8 – Gresham Title 4 Map Update

Map 9 – Happy Valley 2040 Growth Concept Map Update

Map 10 – Portland 2040 Growth Concept Map Update

Map 11 – Portland Title 4 Map Update

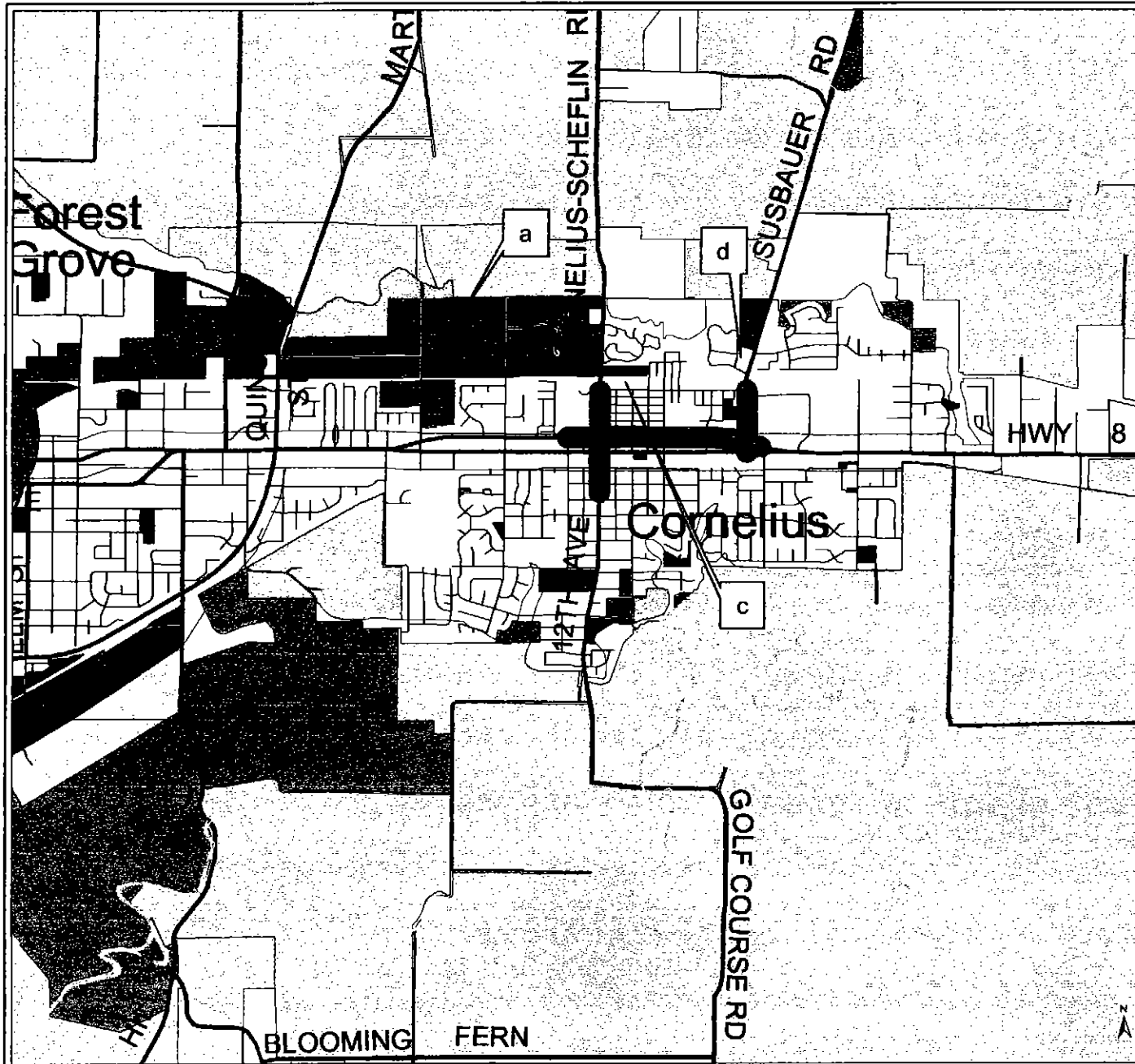
Map 12 – Tualatin 2040 Growth Concept Map Update

Map 13 – Tualatin Title 4 Map Update

Map 14 – Airport Light Rail Line 2040 Growth Concept Map Update

Map 15 – Pleasant Valley 2040 Growth Concept Map Update

Map 16 – Pleasant Valley Title 4 Map Update



REGIONAL LAND INFORMATION SYSTEM

## Map 1

### Cornelius 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

The information on this map was derived from a GIS database on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or misinterpretations. There are no warranties, expressed or implied, including the validity of the data or the accuracy of the information accompanying this product. However, no portion of any errors will be responsible.

1 inch equals 2,730 feet

0 1,100 2,200 4,400 Feet






Location Map

METRO  
METRO DATA RESOURCE CENTER  
800 NORTH EAST GRAND AVENUE | PORTLAND, OREGON 97232-2726  
TEL: (503) 797-1742 | FAX: (503) 797-1999  
metro@metro-oreg.gov | www.metro-oreg.gov



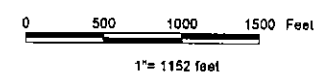
# Map 2

## Cornelius Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

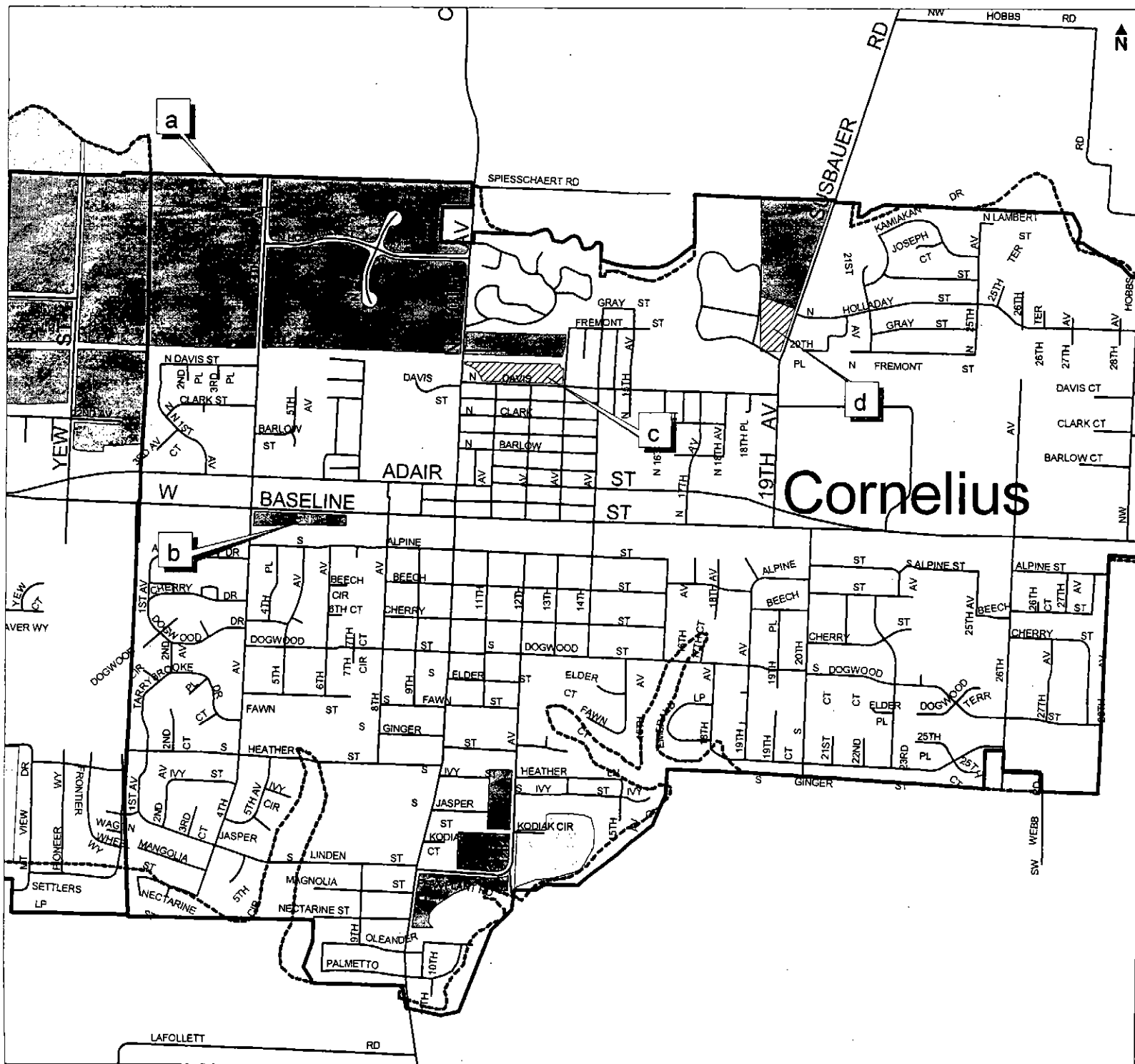
# DRAFT

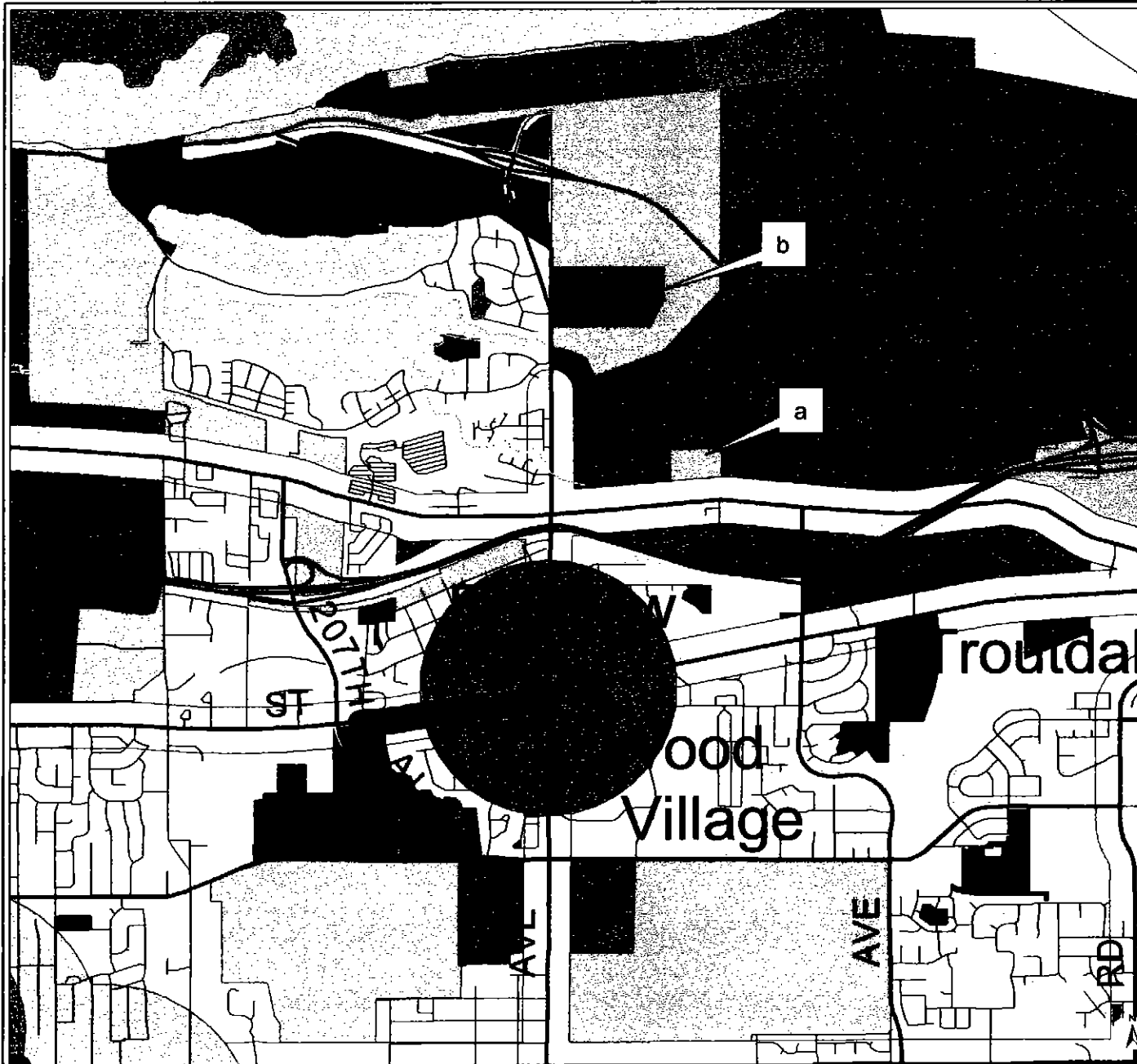
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R L I S  
REGIONAL LAND INFORMATION SYSTEM

## Map 3

### Fairview 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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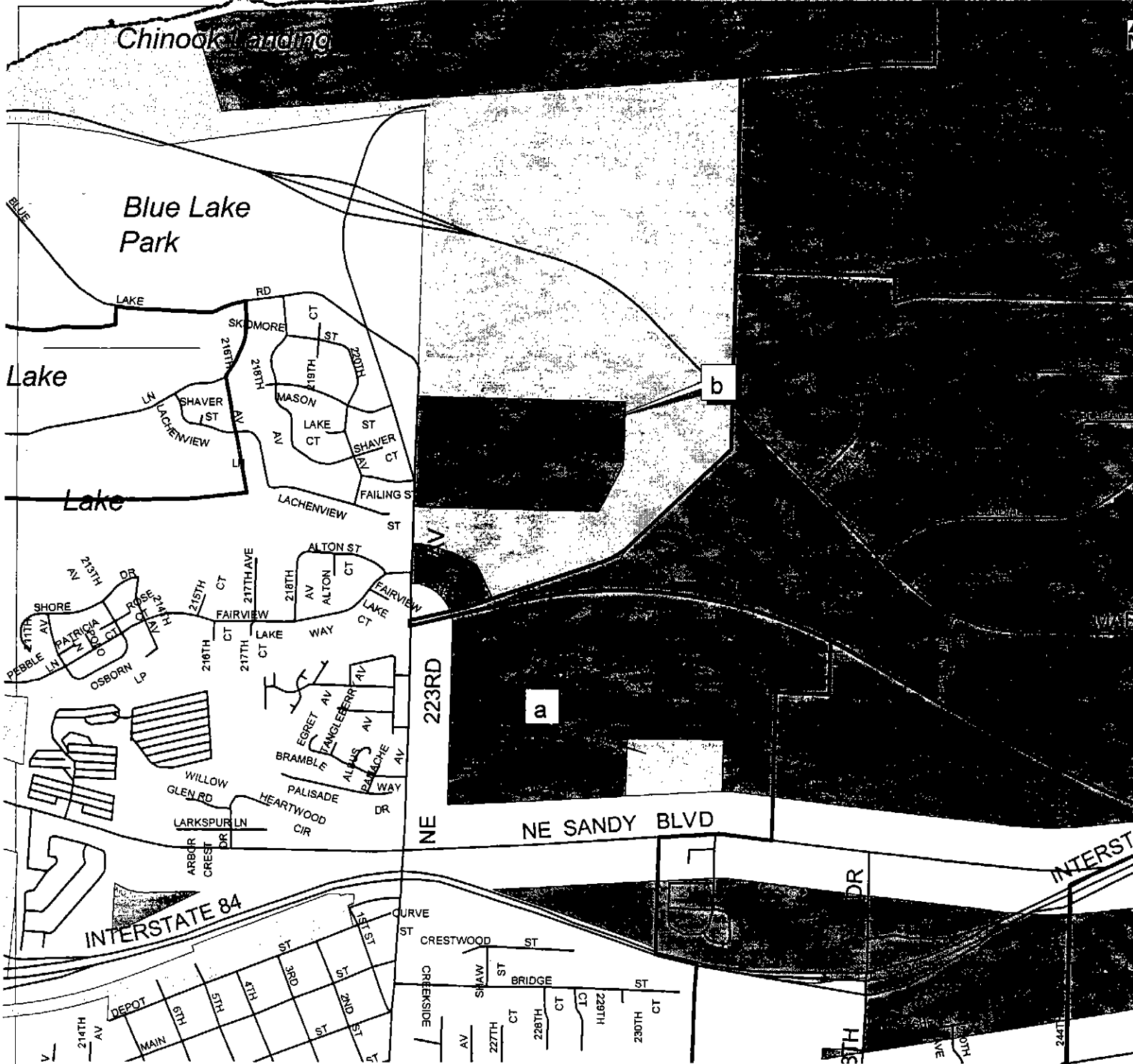
1 inch equals 2,156 feet






Location Map

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# Map 4

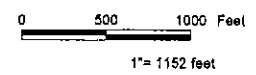
## Fairview Title 4 Update



-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

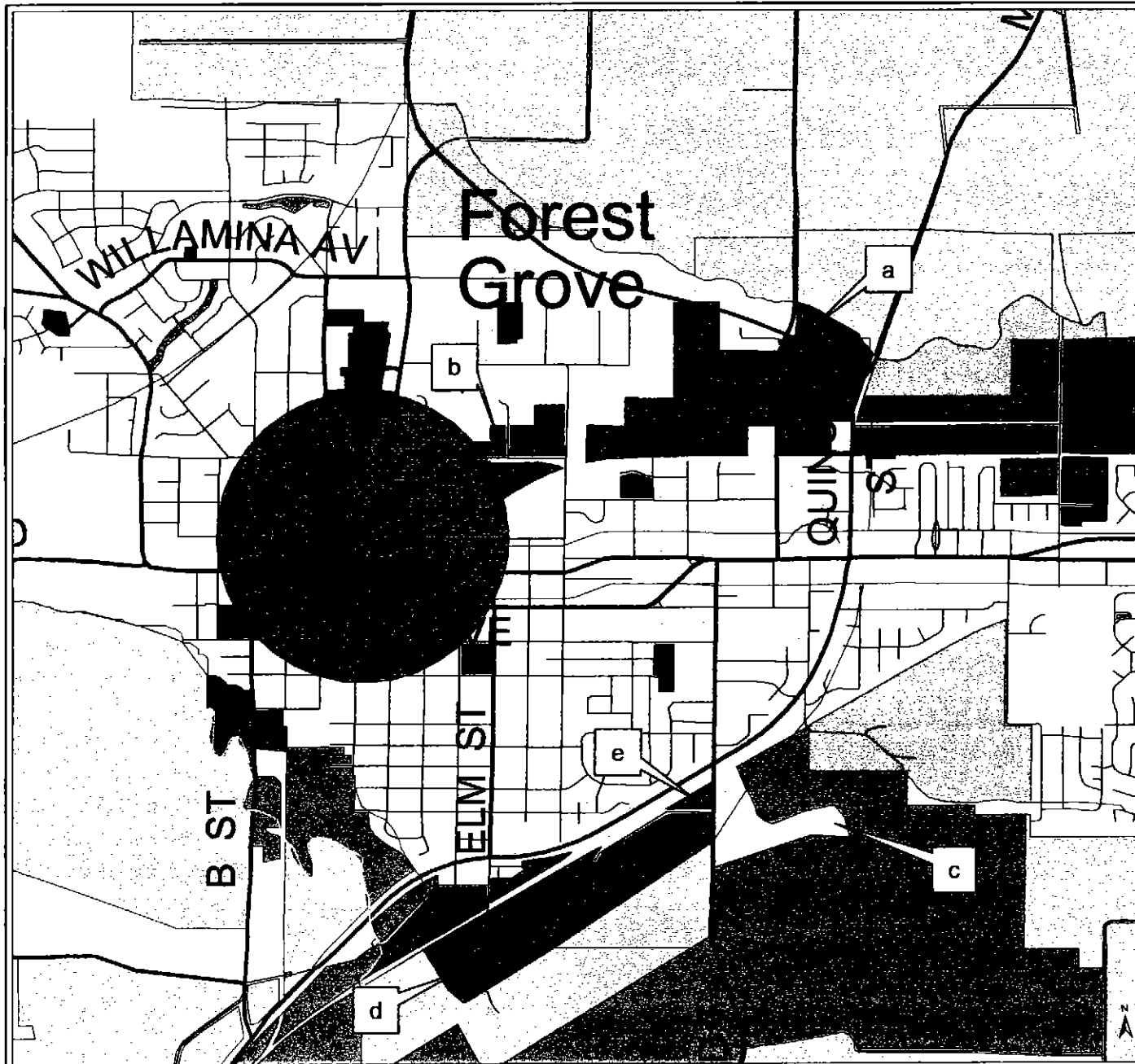
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R E G I O N A L  
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## Map 5

### Forest Grove 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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1 inch equals 1,000 feet






Location Map

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# Map 6

## Forest Grove Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

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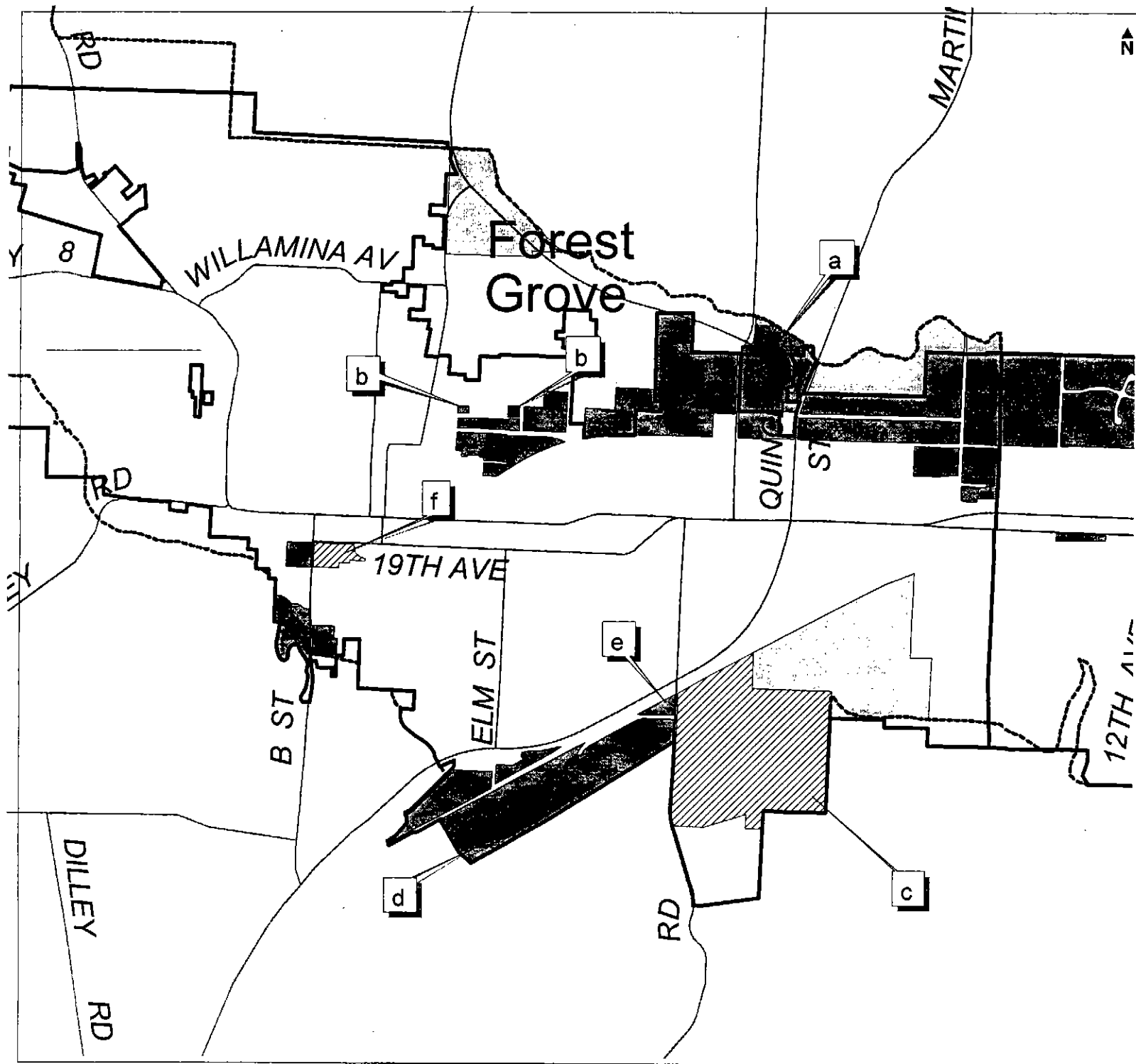
0 1000 2000 3000 Feet

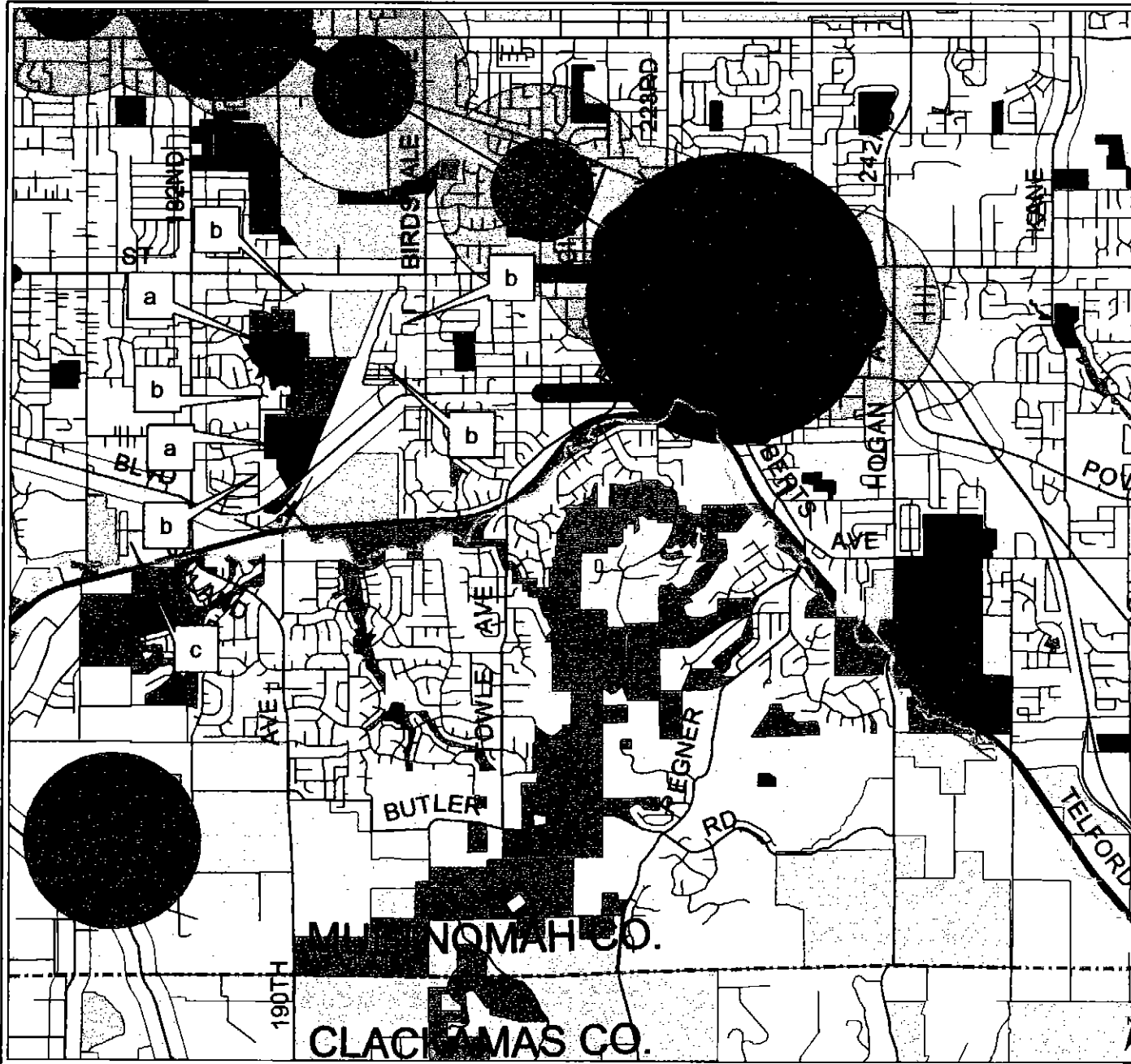
1" = 1152 feet



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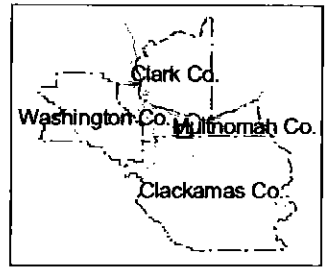
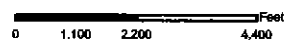
# Map 7

## Gresham 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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1 inch equals 3,147 feet








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# Map 8

## Gresham Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

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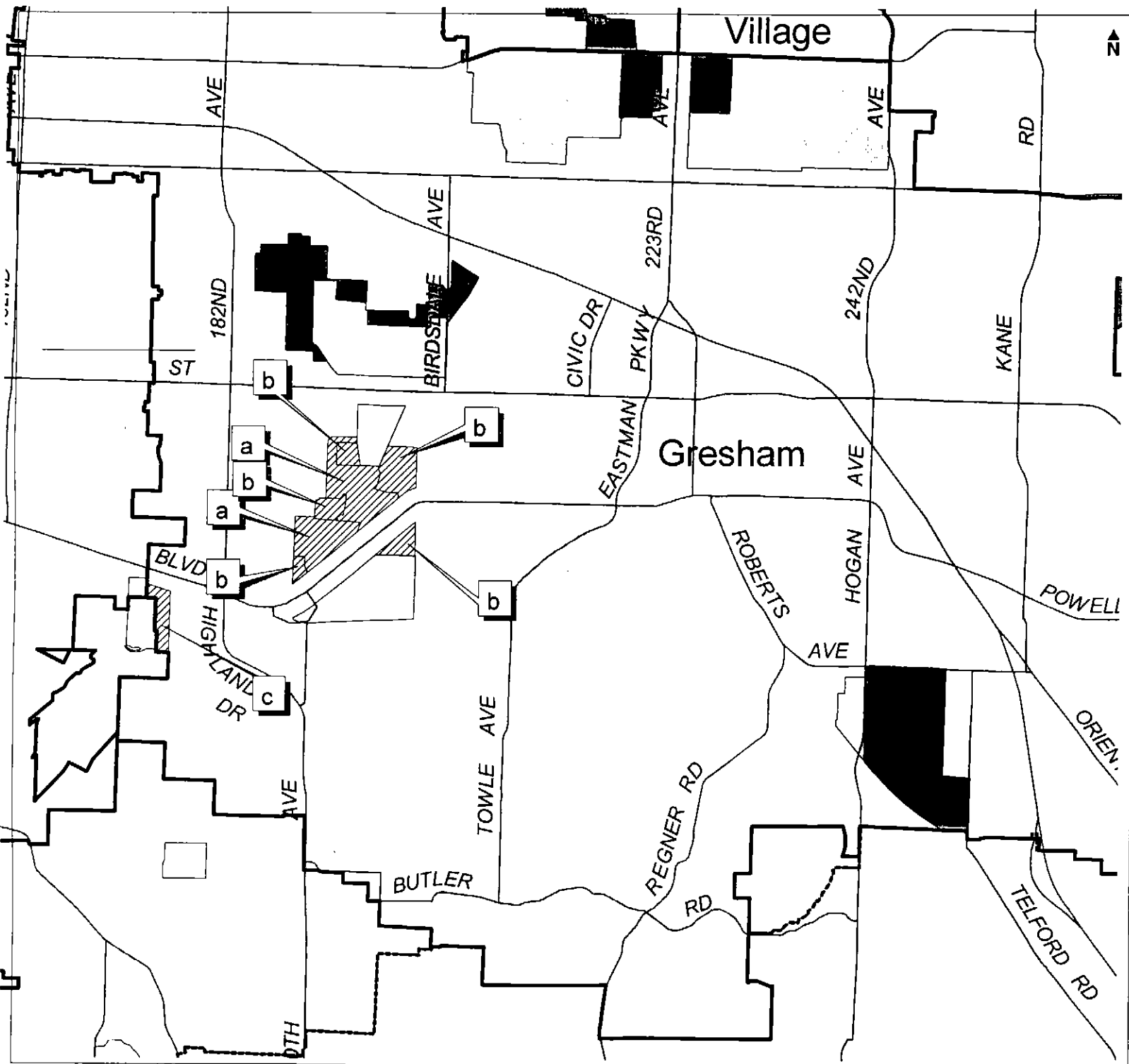
0 1000 2000 3000 Feet

1" = 1152 feet



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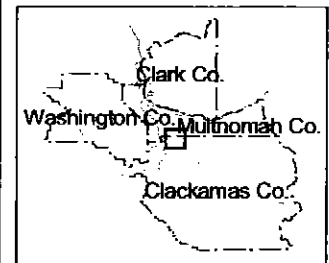
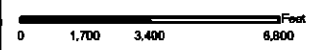
# Map 9

## Happy Valley 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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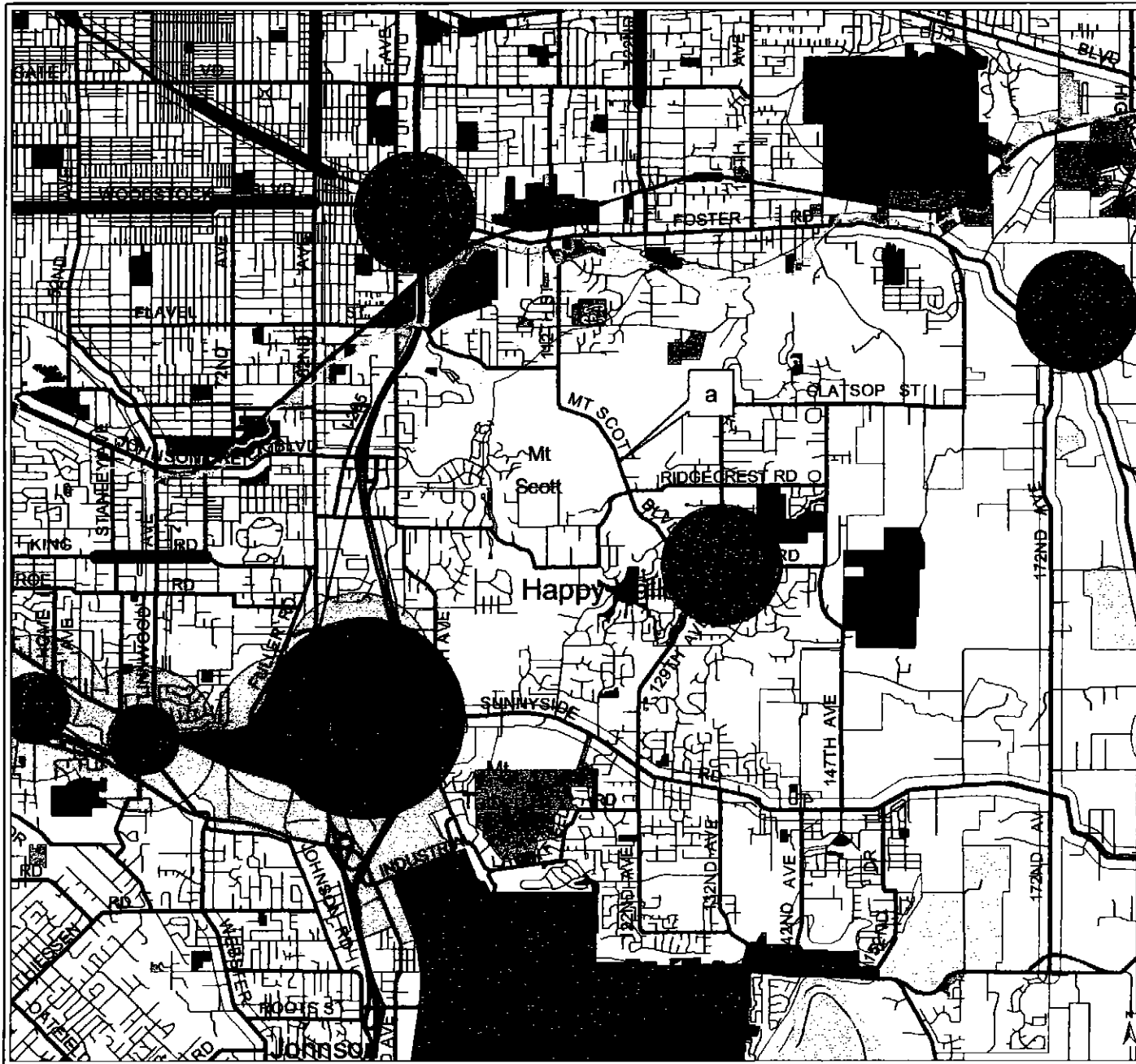
1 inch equals 4,535 feet



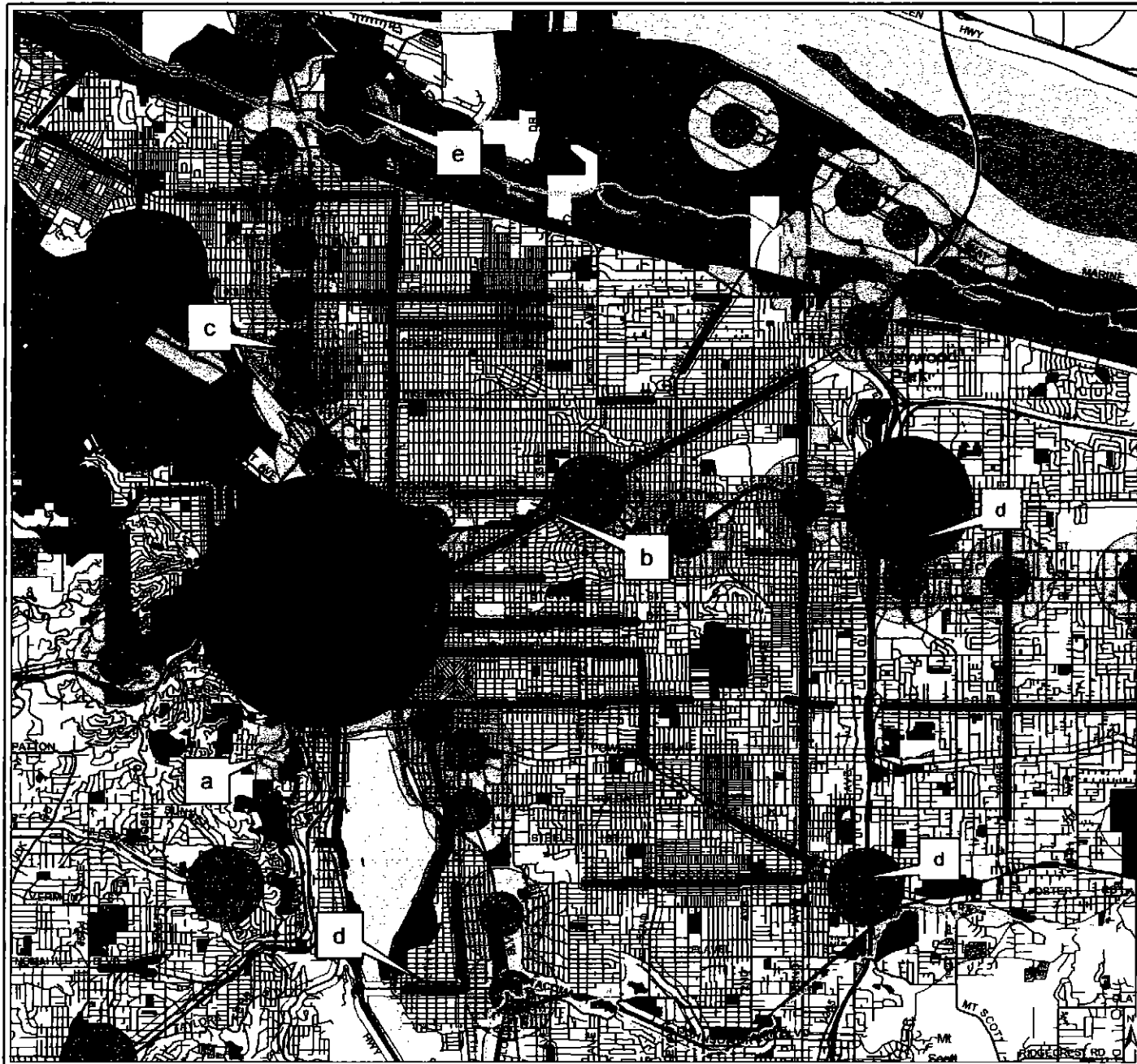
Location Map



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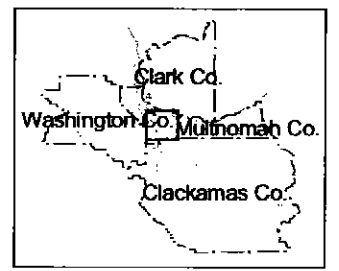
# Map 10

## Portland 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

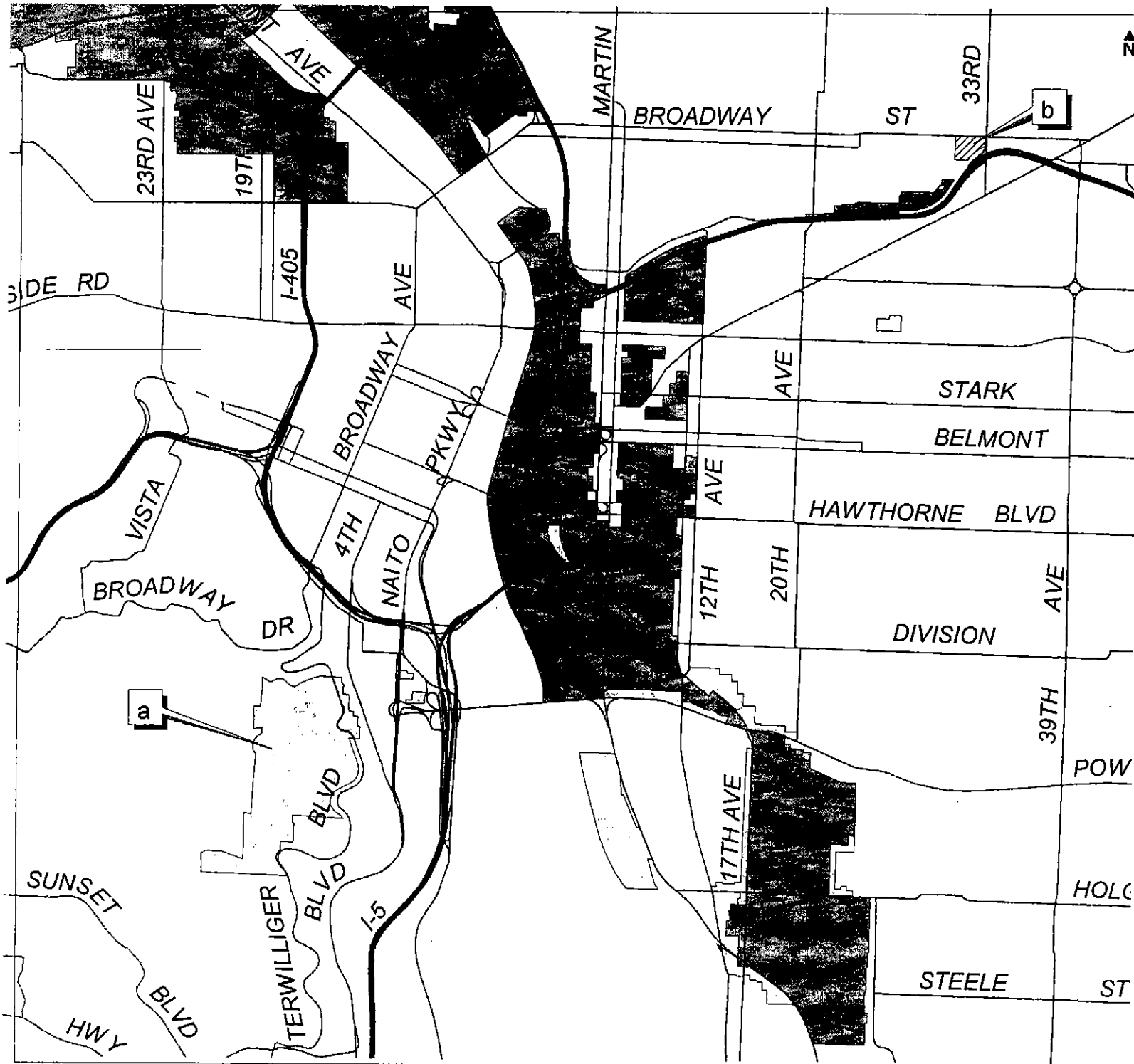
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1 inch equals 7,219 feet



Location Map






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# Map 11

## Portland

### Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

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0 1000 2000 3000 Feet

1" = 1152 feet



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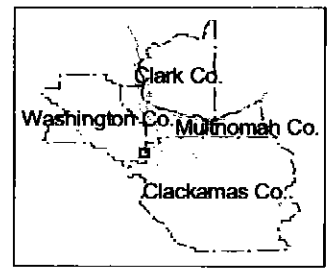
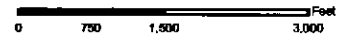
# Map 12

## Tualatin 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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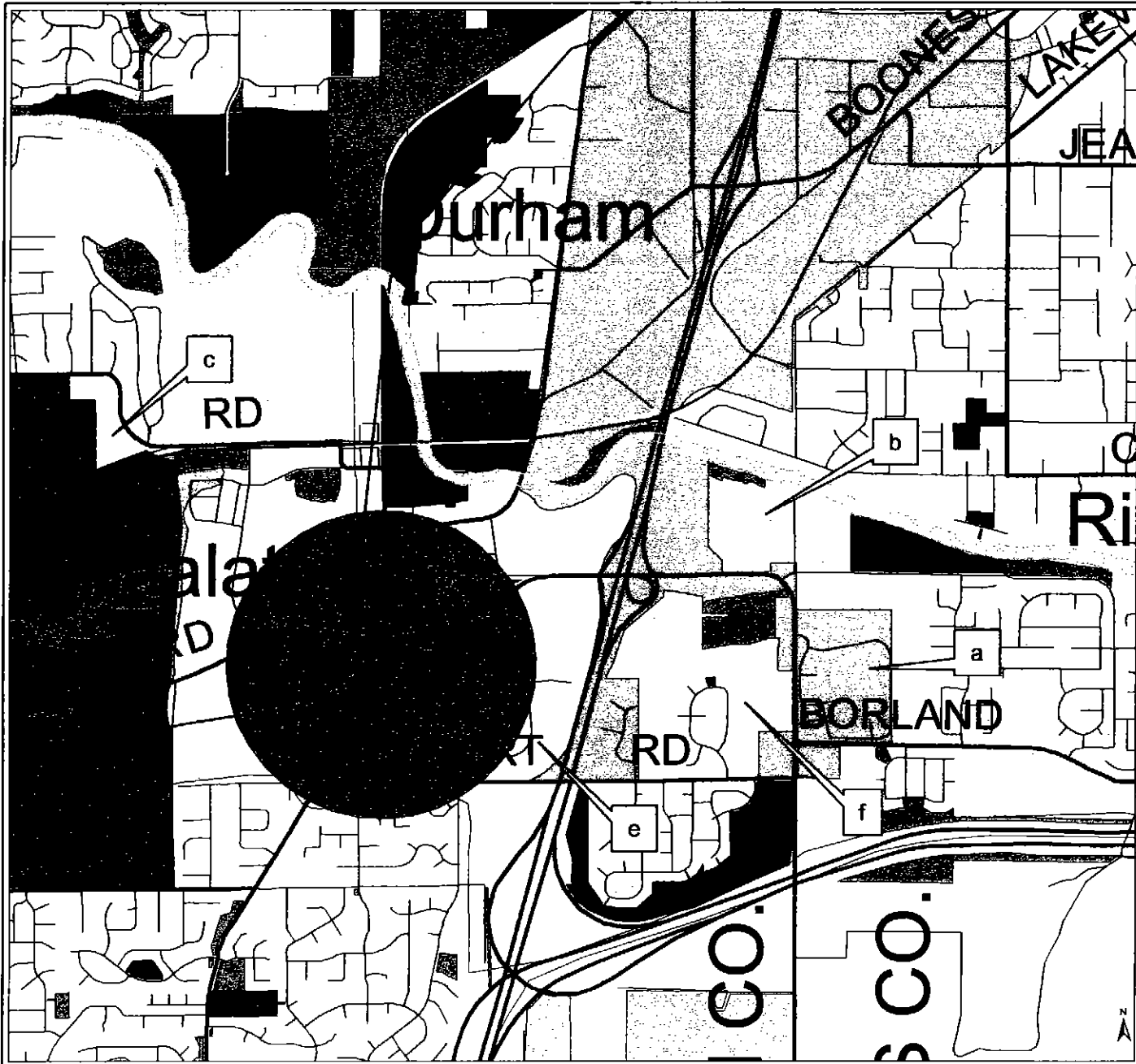
1 inch equals 1,780 feet



Location Map








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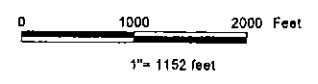
# Map 13

## Tualatin Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

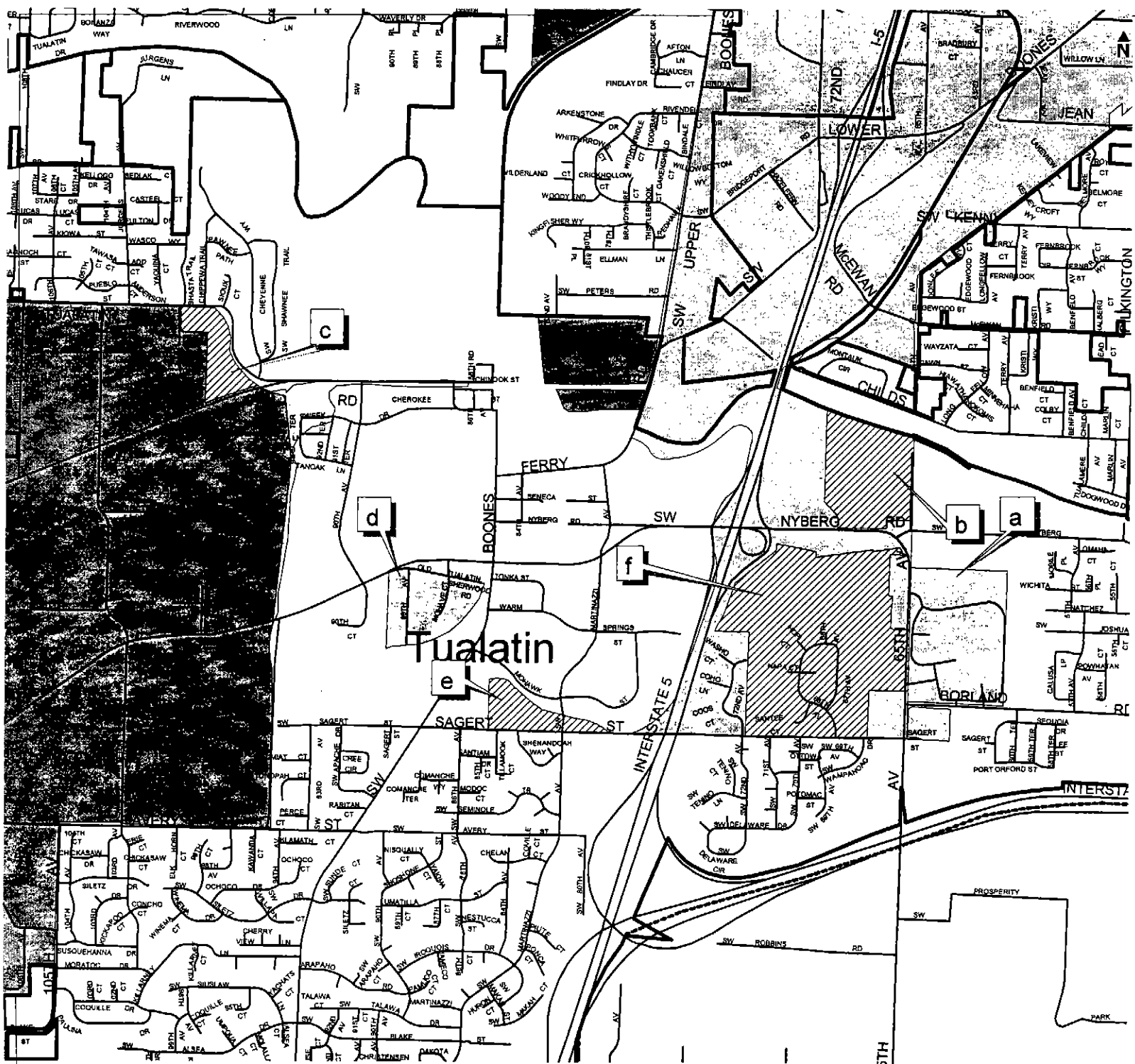
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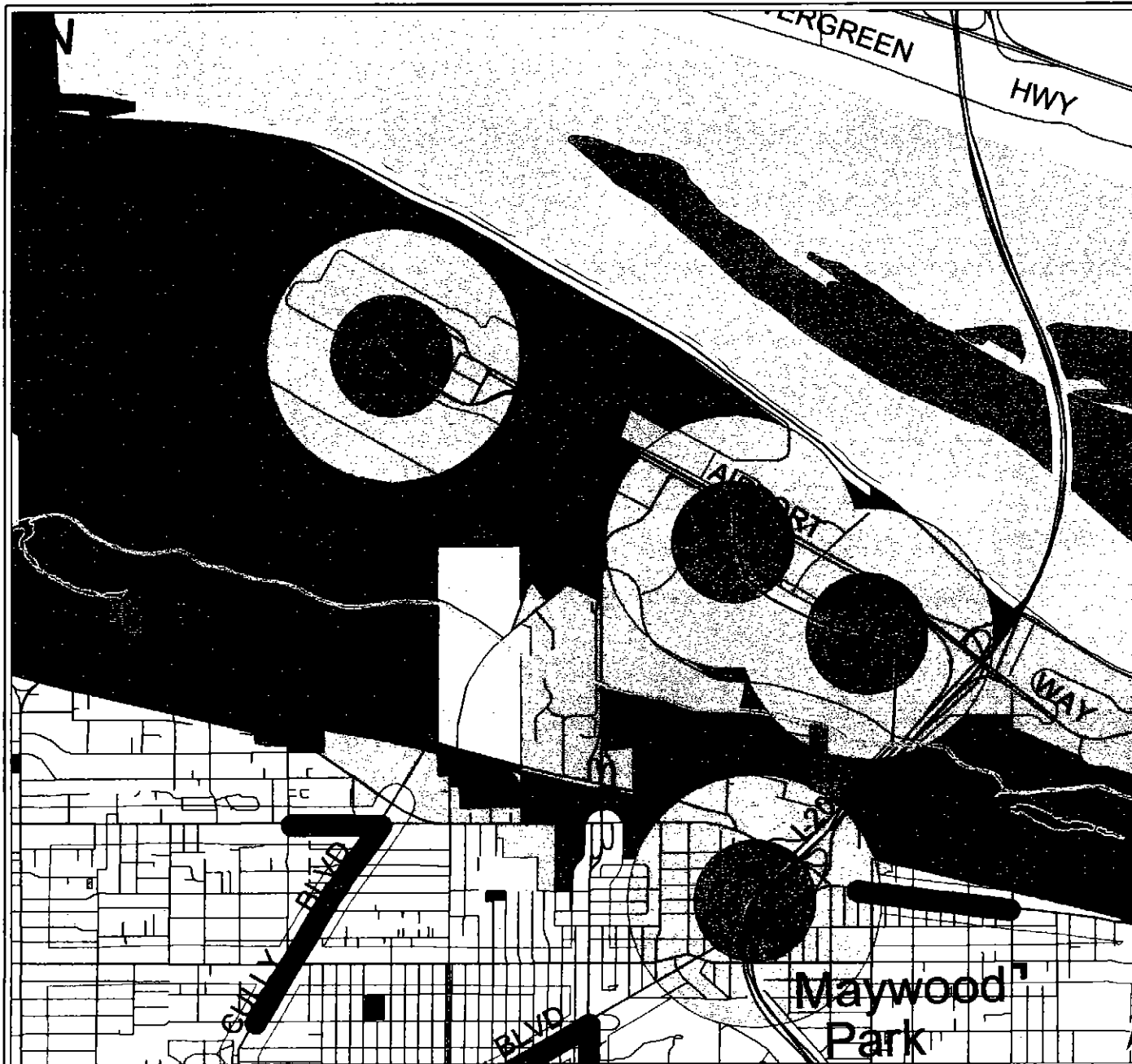
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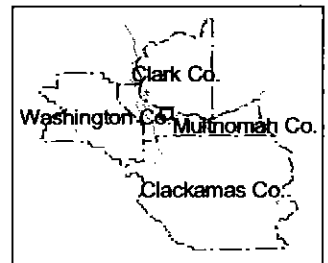
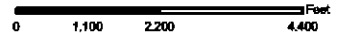
# Map 14

## Airport Light Rail 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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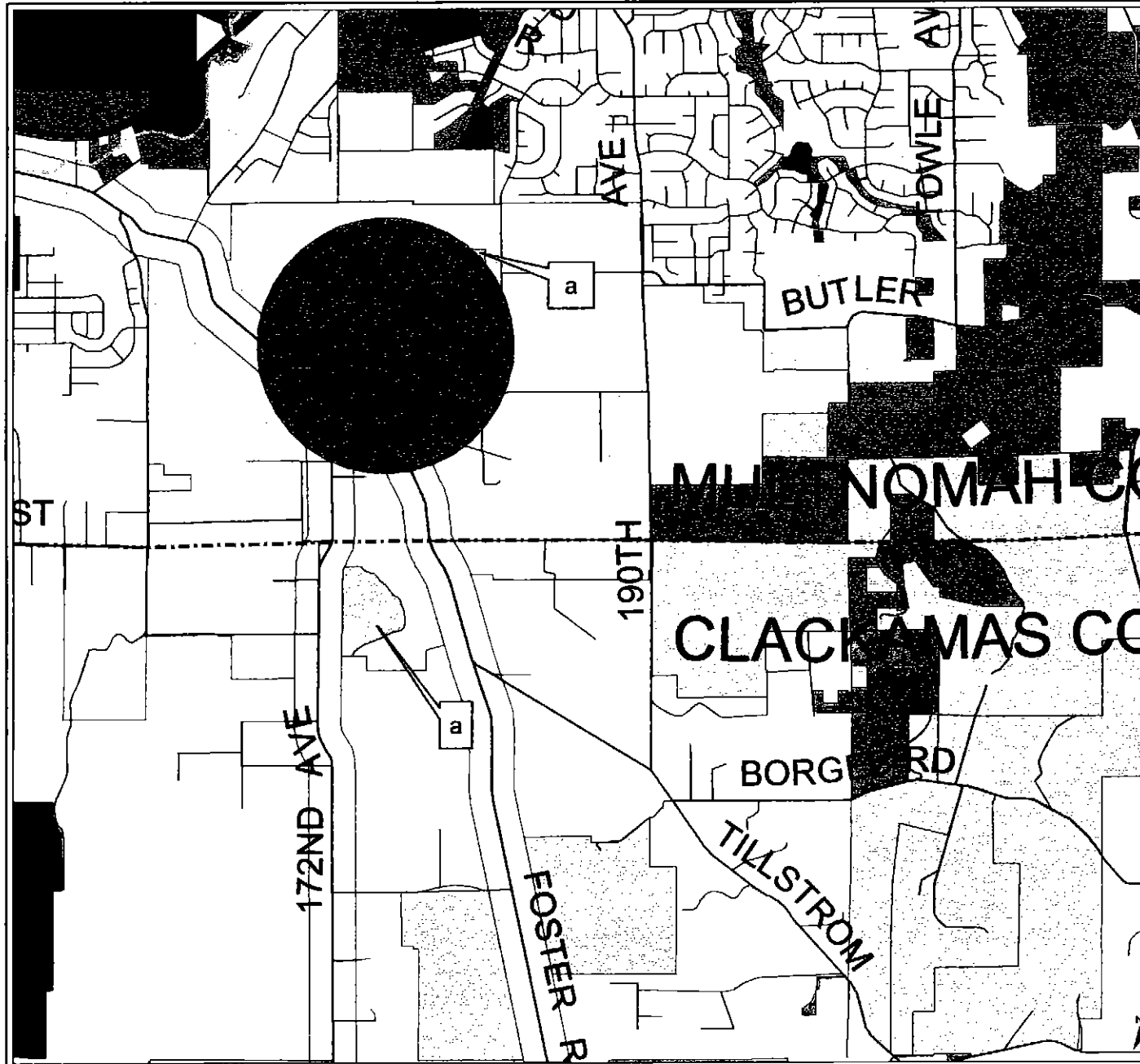
1 inch equals 2,639 feet



Location Map



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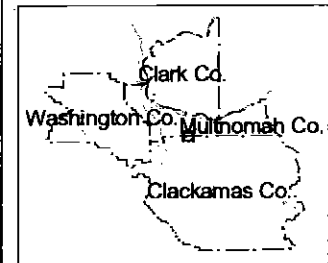
# Map 15

## Pleasant Valley 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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1 inch equals 2,156 feet








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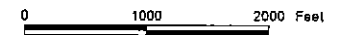
# Map 16

## Pleasant Valley Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

# DRAFT

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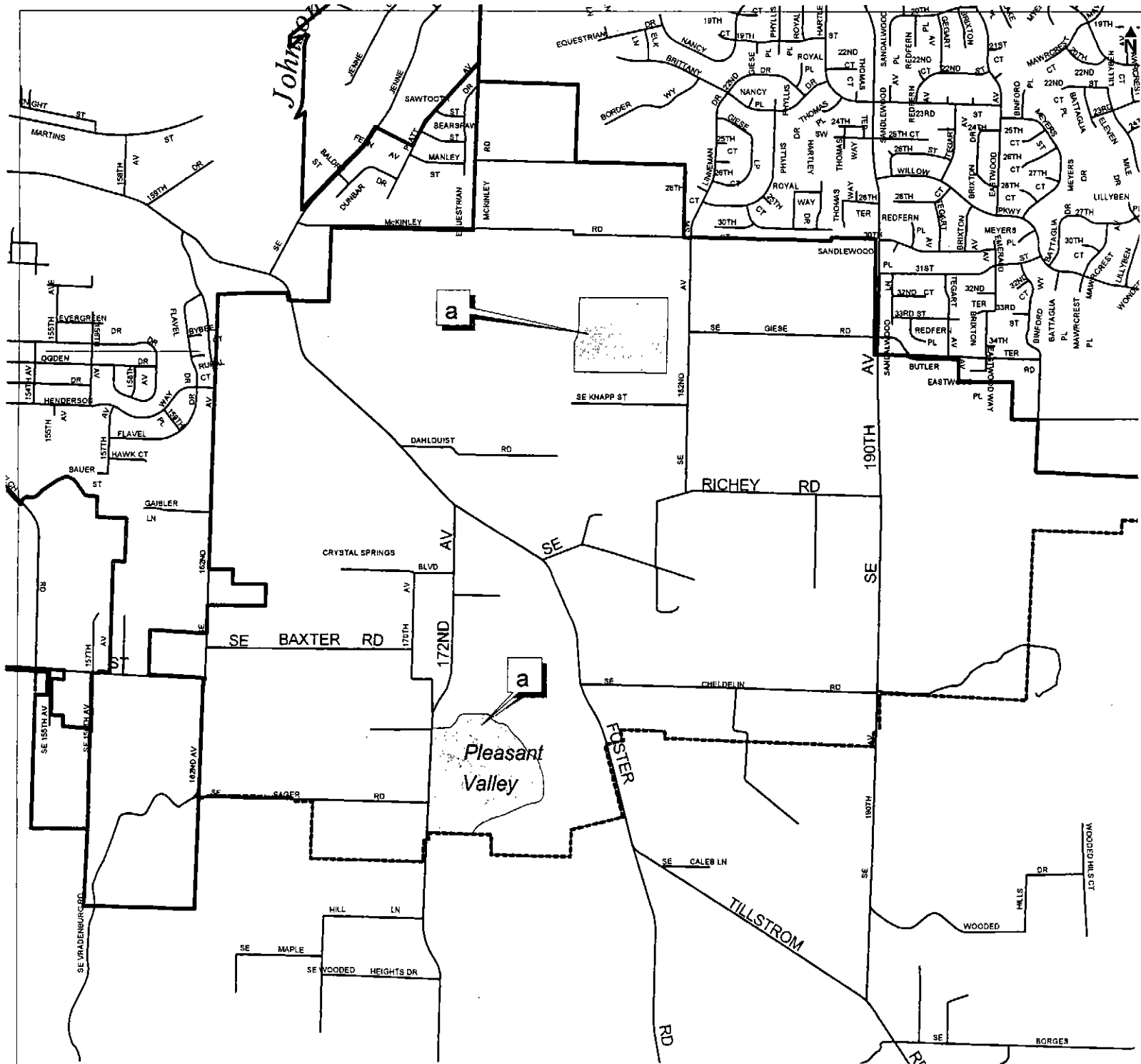


1" = 1152 feet



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BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING ) ORDINANCE NO. 02-981  
ORDINANCE NO. 95-625A TO AMEND THE )  
2040 GROWTH CONCEPT MAP AND ) Introduced by Executive Officer Mike Burton  
ORDINANCE NO. 96-647C TO AMEND THE )  
EMPLOYMENT AND INDUSTRIAL AREAS )  
MAP –NOVEMBER 2002; AND DECLARING )  
AN EMERGENCY )

WHEREAS, Metro’s regional goals and objectives required by ORS 268.380, the Regional Urban Growth Goals and Objectives (RUGGO), were adopted December 14, 1995 in Ordinance No. 95-625A; and

WHEREAS, RUGGO was transmitted to the Land Conservation and Development Commission (LCDC) for acknowledgement of consistency with statewide land use planning goals; and

WHEREAS, LCDC acted on November 1, 1996 to authorize the RUGGO final acknowledgement Order dated December 9, 1996; and

WHEREAS, the Metro Council adopted the Urban Growth Management Functional Plan in Ordinance No. 96-647C on November 21, 1996 which includes Council-approved changes in certain 2040 Growth Concept design type designations as part of 2040 Growth Concept implementation; and

WHEREAS, functional plans must remain consistent with RUGGO, including the 2040 Growth Concept Map; and

WHEREAS, changes in industrial and employment areas in the Cities of Cornelius, Fairview, Forest Grove, Gresham, Portland, and Tualatin have been requested; and

WHEREAS, a change in the corridor in the City of Happy Valley has been requested; and

WHEREAS, the staff have recommended that changes be made to the Airport Light Rail Line Station Communities, that the outer neighborhood designation be amended to inner neighborhood, the Town Center be moved north, and Employment Areas be added in Pleasant Valley, and that the rural reserve designations be removed; and

WHEREAS, RUGGO Goal 1 requires that amendments to RUGGO involve MPAC for public and local government review prior to final Metro Council action; and

WHEREAS, amendment of acknowledged RUGGO requires a 45 day notice to the Department of Land Conservation and Development under ORS 197.610 which has been sent; now therefore,



THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. That the 2040 Growth Concept Map, a part of the Regional Urban Growth Goals and Objectives in Ordinance No. 95-625A, is hereby amended as indicated on the amended 2040 Growth Concept Map attached as Exhibit A.
  
2. That the amendments to the 2040 Growth Concept Map are described generally as follows:
  - A. City of Cornelius:
    - i. All Employment Area designations save the City's Development Services Facilities are changed to Industrial Areas.
    - ii. The Outer Neighborhood designation at the northwest corner of the City are changed to Industrial Area.
    - iii. The Employment Area designation east of N 10<sup>th</sup> Avenue and south of the railway tracks is changed to Outer Neighborhood.
    - iv. The Employment Area designation west of N 19<sup>th</sup> Avenue, north of the railway tracks to N Holladay Street is changed to Outer Neighborhood.
  - B. City of Fairview:
    - i. The Industrial Area designation in the vicinity of NE 238<sup>th</sup> and Sandy Boulevard is changed to Employment Area.
    - ii. The Employment Area designation on the lands occupied by NACCO is changed to Industrial Area.
  - C. City of Forest Grove:
    - i. The Employment Area designation west of Quince St/Martin Rd is changed to Industrial Area.
    - ii. The Inner Neighborhood designation west of Elm Street, north of 23<sup>rd</sup> Avenue is changed to Industrial Area.
    - iii. The Industrial Area designation on the Sewage Lagoons is changed to Inner Neighborhood.
    - iv. The Inner Neighborhood designation southeast of Highway 47 is changed to Industrial Area.
  - D. City of Gresham:
    - i. The Industrial Area designation commonly known as the brickyards is changed to Employment Area.

- ii. The Employment Area designation on Powell Boulevard is changed to Inner Neighborhood.
  - iii. The Employment and Industrial Area designation on Powell Boulevard west of SE 182<sup>nd</sup> Avenue is changed to Inner Neighborhood.
- E. City of Happy Valley:
- i. The Corridor designation on SE Mt. Scott Boulevard and SE 122<sup>nd</sup>/129<sup>th</sup> Avenues is changed to Outer Neighborhood.
- F. Portland:
- i. The Inner Neighborhood designation on the Oregon Health and Sciences University and the Veterans Hospital is changed to Employment Area.
  - ii. The Industrial Area designation on the Albina Fuel site at NE 33<sup>rd</sup> Avenue is changed to Inner Neighborhood.
  - iii. The center of the Light Rail Community Station at NE Going is moved to NE Prescott St.
  - iv. The Main Street designation on SE Tacoma Street west of SE 7<sup>th</sup> Street is changed to Inner Neighborhood.
  - v. A Main Street designation is added on SE 92<sup>nd</sup> Avenue between SE Harold and SE Duke Streets.
  - vi. A Main Street designation is added on NE and SE 102<sup>nd</sup> Avenue between NE Wiedler and SE Washington Streets.
  - vii. The Open Space designation on the center of the racetrack at Portland Meadows is changed to Industrial Area.
- G. City of Tualatin:
- i. The Inner Neighborhood designation on the Legacy Meridian Hospital is changed to Employment Area.
  - ii. The Employment Area designation north of SW Nyberg Road and west of the County line is changed to Inner Neighborhood.
  - iii. The Industrial Area designation southwest of SW Tualatin Road and north of SW Herman Road is changed to Inner Neighborhood.
  - iv. The Employment Area designation between SW Mohawk and SW Sagert Streets on SW Martinazzi Avenue is changed to Inner Neighborhood.
  - v. The Employment Area designation south of SW Nyberg Road, west of SW 65<sup>th</sup> Avenue and north of SW Sagert Street is changed to Inner Neighborhood.
- H. Airport Light Rail Line Station Communities:

i. The Airport Light Rail Line Station Communities are changed from Potential Light Rail Stations to Light Rail Stations.

I. Pleasant Valley:

i. The Pleasant Valley Town Center is moved north to focus on the proposed new intersection of 172<sup>nd</sup> Avenue and Giese Road.

ii. The Outer Neighborhood designation in the Pleasant Valley area is changed to Inner Neighborhood.

iii. Employment Areas area added west of 190<sup>th</sup> Avenue at Giese Road and east of 172<sup>nd</sup> Avenue at Sager Road in Pleasant Valley.

J. Rural Reserves:

i. The Rural Reserve designation is removed from the map. The Exclusive Farm Use designation is expanded to include Forestlands and Renamed Resource Land.

3. That the Employment and Industrial Areas Map, a part of the Regional Urban Growth Goals and Objectives in Ordinance No. 96-647C, is hereby amended as indicated on the amended Title 4 Map attached as Exhibit B.

4. The amendments to the Employment and Industrial Areas Map are described generally as follows:

- a. The Employment Areas in the City of Cornelius, save the City's Development Services Facilities are changed to Industrial Areas.
- b. Industrial Areas are added to the northwest corner of Cornelius and to east of S 4<sup>th</sup> Avenue, south of Baseline Street.
- c. Employment Areas east of N 10<sup>th</sup>, south of the railway tracks and west of N 19<sup>th</sup>, north of the railway tracks in Cornelius are removed.
- d. The Industrial Area in the vicinity of NE 238<sup>th</sup> and Sandy Boulevard is changed to Employment Area in Fairview.
- e. The Employment Area on the lands occupied by NACCO is changed to Industrial Area in Fairview
- f. The Employment Area west of Quince Street/Martin Road in Forest Grove is changed to Industrial Area.
- g. Industrial Areas are added east of Cedar Street at 23<sup>rd</sup> Place, west of Elm Street, north of 23<sup>rd</sup> Avenue, and southeast of Highway 47 in Forest Grove.
- h. The Industrial Area is removed from the Sewage Lagoons in Forest Grove.

- i. The Industrial Area south of 19<sup>th</sup> Avenue, east of B Street is removed in Forest Grove.
- j. The Industrial Area commonly know as the brickyards is changed to Employment Area.
- k. The Employment Area on Powell Boulevard east of NW 182<sup>nd</sup> Avenue, west of NW Battaglia Avenue developed or zoned as residential or owned by Gresham for park purposes is removed.
- j. The Employment Area south of Powell Boulevard, west of SW Highland Drive in Gresham zoned for residential uses is removed.
- l. Employment Area is added on the Oregon Health and Sciences University and the Veterans Hospital site in Portland.
- j. The Industrial Area on the Albina Fuel site at NE 33<sup>rd</sup> Avenue is removed.
- k. Employment Area is added on the Legacy Meridian Hospital in Tualatin.
- l. Employment Areas are removed from SW Nyberg Road, west of the County line, from SW Martinazzin Avenue between SW Mohawk and SW Sagert Streets, and from SW Nyberg Road west of SW 65<sup>th</sup> Avenue, north of SW Saggert Street.
- m. The Industrial Area southwest of Tualatin Road north of SW Herman Road is removed.
- n. Employment Areas area added west of 190<sup>th</sup> Avenue at Giese Road and east of 172<sup>nd</sup> Avenue at Sager Road in Pleasant Valley.

5. This ordinance is necessary for the immediate preservation of public health, safety and welfare because state law requires Metro to ensure that the region's UGB includes a 20-year supply of buildable land for housing upon the completion of its analysis of the capacity of the boundary. The resulting decision will include amendments to the 2040 Growth Concept and Employment and Industrial Areas Maps and it is necessary to have the Map amendments effective at the same time. An emergency is therefore declared to exist, and this ordinance shall take effect immediately, pursuant to Metro Charter section 39(1).

ADOPTED by the Metro Council this \_\_\_\_\_ day of \_\_\_\_\_ 2002.

\_\_\_\_\_  
Carl Hosticka, Presiding Officer

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Daniel B. Cooper, General Counsel

**Exhibit A**  
**Ordinance No. 02-981**  
**Proposed 2040 Growth Concept Map**  
**Oversized Exhibit Found in Map Drawer 2**

Exhibit B  
Ordinance No. 02-981  
Proposed Employment and Industrial Areas Map  
Title 4  
Oversized exhibit found in Map Drawer 2

## **STAFF REPORT**

*CONSIDERATION OF ORDINANCE NO. 02-981 FOR THE PURPOSE  
OF AMENDING ORDINANCE NO. 95-625A TO AMEND THE 2040  
GROWTH CONCEPT MAP AND THE TITLE 4: INDUSTRIAL AND  
EMPLOYMENT AREAS MAP, NOVEMBER, 2002; AND DECLARING  
AN EMERGENCY*

---

**Date: November, 2002**

**Presented by: Brenda Bernards  
Prepared by: Brenda Bernards**

### **PROPOSED ACTION**

Adoption of Ordinance No. 02-981 to amend the 2040 Growth Concept Map and the Employment and Industrial Areas Map.

### **BACKGROUND**

As the jurisdictions work through the Urban Growth Management Functional Plan (Functional Plan) compliance process, a number of requests for amendments to the 2040 Growth Concept Map have been received. Requests for amendments to the 2040 Growth Concept Map were expected and staff anticipates that additional requests will come forward as more jurisdictions come into compliance with the requirements of the Functional Plan.

In April 2001, Metro Council adopted a substantial number of amendments to the 2040 Growth Concept Map and Employment and Industrial Areas Map. At that time, the Metro Council asked that the staff bring forward proposed map changes on an annual basis. A letter was sent to the Planning Directors of the local jurisdictions requesting that proposed map amendments. Requests for map amendments were received from the Cities of Cornelius, Fairview, Forest Grove, Gresham, Happy Valley, Portland, and Tualatin. In addition, Metro staff has initiated a number of mapping amendments.

### **ANALYSIS/INFORMATION**

#### **Known Opposition**

There is no known opposition to the proposed legislation.

#### **Legal Antecedents**

The 2040 Growth Concept is a component of both the acknowledged Regional Urban Growth Goals and Objectives and the Regional Framework Plan. Authority to amend the 2040 Growth Concept map comes from ORS 268.380 and ORS 268.390(5). The Authority to amend the Employment and Industrial Areas Map comes from Metro Code 3.07.820.B.4.

#### **Anticipated Effects**

Adoption of this Ordinance will result in amendments to the 2040 Growth Concept and Employment and Industrial Areas Maps.

#### **Budget Impacts**

Adoption of this ordinance has no budget impact.

## **PROPOSED 2040 GROWTH CONCEPT MAP AND EMPLOYMENT AND INDUSTRIAL AREAS MAP AMENDMENTS**

The Cities of Cornelius, Fairview, Forest Grove Gresham, Portland and Tualatin have requested amendments to their Industrial and Employment designations on the 2040 Growth Concept Map. These requests also require changes to the Title 4: Industrial Employment Areas Map. The City of Happy Valley has requested that a Corridor designation be removed. In addition to Employment and Industrial Areas related amendments, Portland has requested amendments to a number of Main Streets and the Interstate Max Line.

Metro staff is recommending a number of amendments including showing the Airport Max Light Rail Line as operating, amending the design type designations in the Pleasant Valley area to reflect the planning that has occurred and removing the Rural Reserve designation.

A number of the requested amendments to the Employment and Industrial Areas Map will not appear on the 2040 Growth Concept Map. This is because a number of the requests for amendments are to remove Employment and Industrial Areas from floodways and park lands. These sites are already shown on the 2040 Growth Concept Map as Public Parks and Open Spaces not the underlying Industrial or Employment Area Designation. A number of the requests for additions or removal of these areas are in Town Centers. As mixed-use areas overlay the Employment and Industrial Areas on the 2040 Growth Concept Map, these amendments to the Employment and Industrial Areas map show no apparent change to the 2040 Growth Concept map.

### **City of Cornelius**

2040 Growth Concept Map Amendment Recommendation: Replace Employment Areas with Industrial Areas, add Industrial Areas and remove Employment Areas as shown on Map 1.

Employment and Industrial Areas Map Amendment Recommendation: Replace Employment Areas with Industrial Areas, add Industrial Areas and remove Employment Areas as shown on Map 2.

At this time, the City of Cornelius has only Employment Area designations. The City has requested that all of the Employment Areas on the 2040 Growth Concept Map and the Employment and Industrial Areas Map be replaced with Industrial Areas as these areas are zoned for industrial uses. The exception to this is a parcel used for the City's Development Services Facilities that will remain as an Employment Area as shown on Maps 1 and 2.

The City has requested that Industrial Area designation be added to the industrially zoned lands in the northwest corner of the City (a on Maps 1 and 2) and on the industrially zoned land east of S 4<sup>th</sup> Avenue and south of Baseline Street (b Map2). There is no change to the 2040 Growth Concept Map as a Corridor covers the new Industrial Area. The City has requested that the Employment designation be removed from the lands zoned for residential east of N 10<sup>th</sup> Avenue and south of the railway tracks (c on Maps 1 and 2) and west of N 19<sup>th</sup> Avenue, north of the railway tracks to N Holladay Street (d on Maps 1 and 2). These areas will be designated as Outer Neighborhood on the 2040 Growth Concept Map.

### **City of Fairview**

2040 Growth Concept Map Amendment Recommendation: Replace Industrial Area with Employment Area, replace Employment Areas with Industrial Area as shown on Map 3

Employment and Industrial Areas Map Amendment Recommendation: Replace Industrial Area with Employment Area, replace Employment Area with Industrial Area as shown on Map 4



The City is requesting two map amendments in order to better reflect the land use and institutional structure of Fairview and the anticipated economic future. The first requested amendment would replace an Industrial Area designation with an Employment Area designation in the vicinity of NE 238<sup>th</sup> and Sandy Boulevard (a on Maps 3 and 4). This change is reflective of the growing commercial and industrial activities in this area. The second requested amendment would replace the Employment Area designation on the lands occupied by NACCO, Fairview's largest manufacturing facility with an Industrial Area designation (b on Maps 3 and 4).

#### **City of Forest Grove**

2040 Growth Concept Map Amendment Recommendation: Replace Employment Area with Industrial Area, replace Industrial Area with Inner Neighborhood, Replace Inner Neighborhood with Industrial Area as shown on Map 5.

Employment and Industrial Areas Map Amendment Recommendation: Replace Employment Area with Industrial Area, add and remove Industrial Area as shown on Map 6.

The City is requesting a number of map amendments in order that the 2040 Growth Concept and Employment and Industrial Areas Maps to better reflect the zoning in place in Forest Grove. The Employment Area designation west of QuinceSt/Martin Rd and north of railroad tracks would be replaced with an Industrial Area designation (a on Maps 5 and 6). Industrial Area designations are to be added east of Cedar Street at 23<sup>rd</sup> Place and west of Elm Street, north of 23<sup>rd</sup> Avenue (b on Maps 5 and 6). The Cedar Street addition would not be seen on the 2040 Growth Concept Map as this area is covered by the Town Center designation. The Elm Street addition would replace an Inner Neighborhood designation. The City has requested that the Industrial Area designation on the Sewage Lagoons be removed. Although this area is zoned as industrial, its current use precludes any type of industrial uses. The area would appear as an Inner Neighborhood and Open Space on the 2040 Growth Concept Map (c on Maps 5 and 6). The City has requested that the Industrial Area designation southeast of Highway 47 be extended to include the recently annexed areas of the City. The Industrial Area designation replaces an Inner Neighborhood designation on the 2040 Growth Concept Map (d on Maps 5 and 6). The City has requested that a triangle of land west of Fern Hill Road, south of Highway 47 designated as Employment Area be redesignated as Industrial Area (e on Map 5 and 6). The City has requested that the Industrial Area designation south of 19<sup>th</sup> Avenue be east of B Street be removed as this area is part of the Town Center (f on Map 6). There would be no change to the 2040 Growth Concept Map as this area is covered by the Town Center designation.

#### **City of Gresham**

2040 Growth Concept Map Amendment Recommendation: Replace Industrial Area with Employment Area, replace Employment Areas with Inner Neighborhood and Parks and Open Space as shown on Map 7.

Employment and Industrial Areas Map Amendment Recommendation: Replace Industrial Area with Employment Area, remove Employment Area as shown on Map 8.

Gresham is requesting a number of amendments to the lands designated as Industrial or Employment areas in three locations in the City.

The City is requesting that Industrial Area designation on the site, commonly known as the "brickyards," be removed and replaced with an Employment Area designation (a on Maps 7 and 8). Gresham is attempting to increase its family-wage employment opportunities and is intending to rezone this area to Business Park as part of its Periodic Review program. This zone is compatible with the Employment Area designation as it is primarily intended for manufacturing and related industrial activities and office

development. Secondary uses permitted as part of a mixed-use development include commercial services and retail uses. Both are restricted to a certain percentage of the total floor area.

The 2040 Growth Concept and Employment and Industrial Areas Maps includes an Employment Area along Powell Boulevard east of SE 182<sup>nd</sup> Avenue. A portion of this Employment Area is owned by the City and planned for public park and trail purposes. The City is requesting that these areas be removed from the Employment and Industrial Areas Map. The 2040 Growth Concept Map shows these City-owned properties as parks and open space (b on Maps 7 and 8).

A number of the sites within this Employment Area are zoned and developed as residential uses. The City is requesting that these sites be designated as Inner Neighborhood and removed from the Employment and Industrial Areas Map. The residential zones support the Corridor designation along Powell Boulevard (c on Maps 7 and 8).

The 2040 Growth Concept and Employment and Industrial Areas Maps include a small Industrial Area and surrounded by Employment Area south of Powell Boulevard west of SE 182<sup>nd</sup> Avenue. This area is zoned for residential and mixed-use developments. Gresham has requested that the Industrial Area and the eastern portion of the Employment Area be removed from the Employment and Industrial Areas Map and be designated as Inner Neighborhood on the 2040 Growth Concept Map (d on Maps 7 and 8).

#### **City of Happy Valley**

2040 Growth Concept Map Amendment Recommendation: Replace Corridor designation with Inner and Outer Neighborhood as shown on Map 9.

The City is requesting that the Corridor designation on SE Mt. Scott Boulevard and SE 122<sup>nd</sup>/129<sup>th</sup> Avenues be removed (a on Map 9). The City has indicated that environmental constraints, existing development patterns and the fact that a substantial amount of the land along the Corridor is in public ownership limits the potential for increased development. In addition, the Corridor is poorly served by transit; the service is infrequent and does not run the full length of the Corridor. The northern portion of this corridor, between the Happy Valley City limits and Foster Road lies in the City of Portland. As the majority of this portion of the Corridor runs through the Lincoln Memorial and Willamette National Cemeteries, the City of Portland concurs with the removal of the Corridor designation.

#### **City of Portland**

2040 Growth Concept Map Amendments Recommendation: Replace Inner Neighborhood with Employment Area, Replace Industrial Area with Inner Neighborhood, Move Light Rail Station, Modify and add Main Streets, Remove Open Space designation, as shown on Map 10.

Employment and Industrial Areas Map Amendment Recommendation: Add Employment Area, Remove Industrial Area as shown on Map 11.

The City is requesting that the Inner Neighborhood designation on the Oregon Health and Science University and the Veterans Hospital be amended to Employment Area. These institutions have a combined employment base of more than 10,000 people and the City anticipates an increase in employment over the 30-year planning horizon for the Marquam Hill Plan (a on Maps 10 and 11).

The City has requested that the Industrial Designation on the Albina Fuel site at NE 33<sup>rd</sup> Avenue south of NE Broadway be removed. It is a remnant parcel once part of the larger Hyster Plan that is now a Fred Meyer Store. The remaining parcel is insufficient in size to constitute a viable Industrial Area. It would be shown as Inner Neighborhood on the 2040 Growth Concept Map b on Maps 10 and 11).

The 2040 Growth Concept shows a Light Rail Community Station along the Interstate Max Line at NE Going Street. This Community Station is located between NE Prescott and NE Skidmore Streets and the City is requesting that it be relocated to more accurately reflect its location (c on Map 10).

The City is requesting that the Main Street designation on SE Tacoma Street be shown from SE 7<sup>th</sup> Avenue to SE 17<sup>th</sup> Avenue, as SE Tacoma Street west of SE 7<sup>th</sup> Avenue is a bridge approach. Through the planning for the Lents Town Center and the Gateway Regional Center, two new Main Streets have been identified. These include SE 92<sup>nd</sup> Avenue between SE Harold and SE Duke Streets and NE and SE 102<sup>nd</sup> Avenue between NE Wiedler and SE Washington Streets (d on Map 10).

The 2040 Growth Concept Map shows the center of the racetrack at Portland Meadows as Open Space. The City is requesting that this be removed and designated as Industrial Area. The Employment and Industrial Areas Map shows this as Industrial Area, no amendment is necessary on this Map (e on Map 10).

### **City of Tualatin**

2040 Growth Concept Map Amendment Recommendation: Replace Inner Neighborhood with Employment Area, Replace Employment Area with Inner Neighborhood, Replace Industrial Area with Inner Neighborhood as shown on Map 12.

Employment and Industrial Areas Map Amendment Recommendation: Add and Remove Employment Areas, Remove Industrial Areas as shown on Map 13.

Tualatin has requested a number of amendments to the Growth 2040 Concept and Employment and Industrial Areas Maps to more accurately reflect the City zoning.

The City has requested that the Legacy Meridian Hospital, east of SW 65<sup>th</sup> Avenue, north of SW Borland Road, and the area around the hospital be designated as Employment Area rather than as Inner Neighborhood to reflect the Medical Center and Commercial Office zoning (a on Maps 12 and 13). This would be added to the Employment and Industrial Areas Map.

The City has requested that the Employment Area designation be removed from the area zoned for medium and high density housing, north of SW Nyberg and west of the County line, and replaced with Inner Neighborhood (b on Maps 12 and 13).

The City has requested that the Industrial Area designation be removed from the area zoned for residential, southwest of SW Tualatin Rd and north of SW Herman Road, and the road-right-of-way where SW Herman and SW Tualatin Roads intersect and replaced with Inner Neighborhood (c on Maps 12 and 13).

The City has requested that area west of the railroad tracks and south of the old Tualatin-Sherwood Road be designated as Employment Area on the Employment and Industrial Areas Map. There would be no change to the 2040 Growth Concept Map as the Tualatin Town Center circle covers this area (d on Maps 12 and 13).

The City has requested that the Employment Area between SW Mohawk Street and SW Sagert Street on SW Martinazzi Avenue be removed and the area be designated as Inner Neighborhood (e on maps 12 and 13). The area is zoned as residential.

The City has requested that the Employment Area south of SW Nyberg Street, west of SW 65<sup>th</sup> Avenue and north of SW Sagert be redesignated as Inner Neighborhood (f on Maps 12 and 13). The are is zoned for residential.

### **Additional Map Changes**

#### **Airport Light Rail Line**

2040 Growth Concept Map Amendment Recommendation: Replace Potential Light Rail Station with Light Rail Station designation as shown on Map 14.

Currently, the Light Rail Stations along the Airport Light Rail Line are shown as potential stations. This Line opened in September 2001 and the Stations should be shown as in place.

#### **Pleasant Valley**

2040 Growth Concept Map Amendment Recommendation: Move Town Center, Replace Outer Neighborhood with Inner Neighborhood as shown on Map 15.

Employment and Industrial Areas Map Amendment Recommendation: Add Employment Areas as shown on Map 16.

The Concept Planning for the Pleasant Valley area has recently been completed. The focus of the Town Center has moved north to the proposed new intersection of 172<sup>nd</sup> Avenue and Giese Road. The designation of Inner Neighborhood is a closer fit with the results of this effort and staff is recommending that the Outer Neighborhood designation be replaced with Inner Neighborhood. Two Employment Areas have been added. The first is located west of 190th Avenue at the Giese Road terminus and the second is located east of 172<sup>nd</sup> Avenue at Sager Road (a on Maps 15 and 16). As the Concept Plan for this area is further refined, additional amendments to the 2040 Growth Concept Map maybe brought forward.

#### **Rural Reserves**

2040 Growth Concept Map Amendment Recommendation: Remove Rural Reserve designations, replace the Exclusive Farm Use Designation with a Resource Lands Designation.

In January 2000, the Oregon Court of Appeals upheld a decision by the Oregon Land Use Board of Appeals that said Metro erred in the way that it designated urban reserves in 1997. In particular, the court said Metro included resource land as urban reserves before it had considered all non-resource land. As a result of these decisions, with its adoption of Ordinance No. 01-892A, Council removed the urban reserve designation from the 2040 Growth Concept Map.

At that time, staff noted that the removal of the Urban Reserve designation raised a number of issues regarding the depiction of the areas outside of the Urban Growth Boundary on the 2040 Growth Concept Map and that staff would bring this issue forward to Council at a later date.

As the Council designated the Urban Reserves and the Rural Reserves in Ordinance No. 9X-xxx, and the Rural Reserves only apply when the Urban Reserves are in place, staff is recommending that the Rural Reserve be removed.

With the removal of the Rural Reserves, an indication of the location of the resource lands outside of the Urban Growth Boundary would be useful. At this time, the 2040 Growth Concept Map includes a designation of Exclusive Farm Use, staff is recommending that this be expanded to include Forestlands and the designation be renamed Resource Lands.

**EXECUTIVE OFFICER'S RECOMMENDATION**

That the recommended amendments to the 2040 Growth Concept and the Employment and Industrial Areas maps described above be adopted.

**ATTACHMENT 1 – List of Maps**

Map 1 – Cornelius 2020 Growth Concept Map Update

Map 2 – Cornelius Title 4 Map Update

Map 3 – Fairview 2040 Growth Concept Map Update

Map 4 – Fairview Title 4 Map Update

Map 5 – Forest Grove 2040 Growth Concept Map Update

Map 6 – Forest Grove Title 4 Map Update

Map 7 – Gresham 2040 Growth Concept Map Update

Map 8 – Gresham Title 4 Map Update

Map 9 – Happy Valley 2040 Growth Concept Map Update

Map 10 – Portland 2040 Growth Concept Map Update

Map 11 – Portland Title 4 Map Update

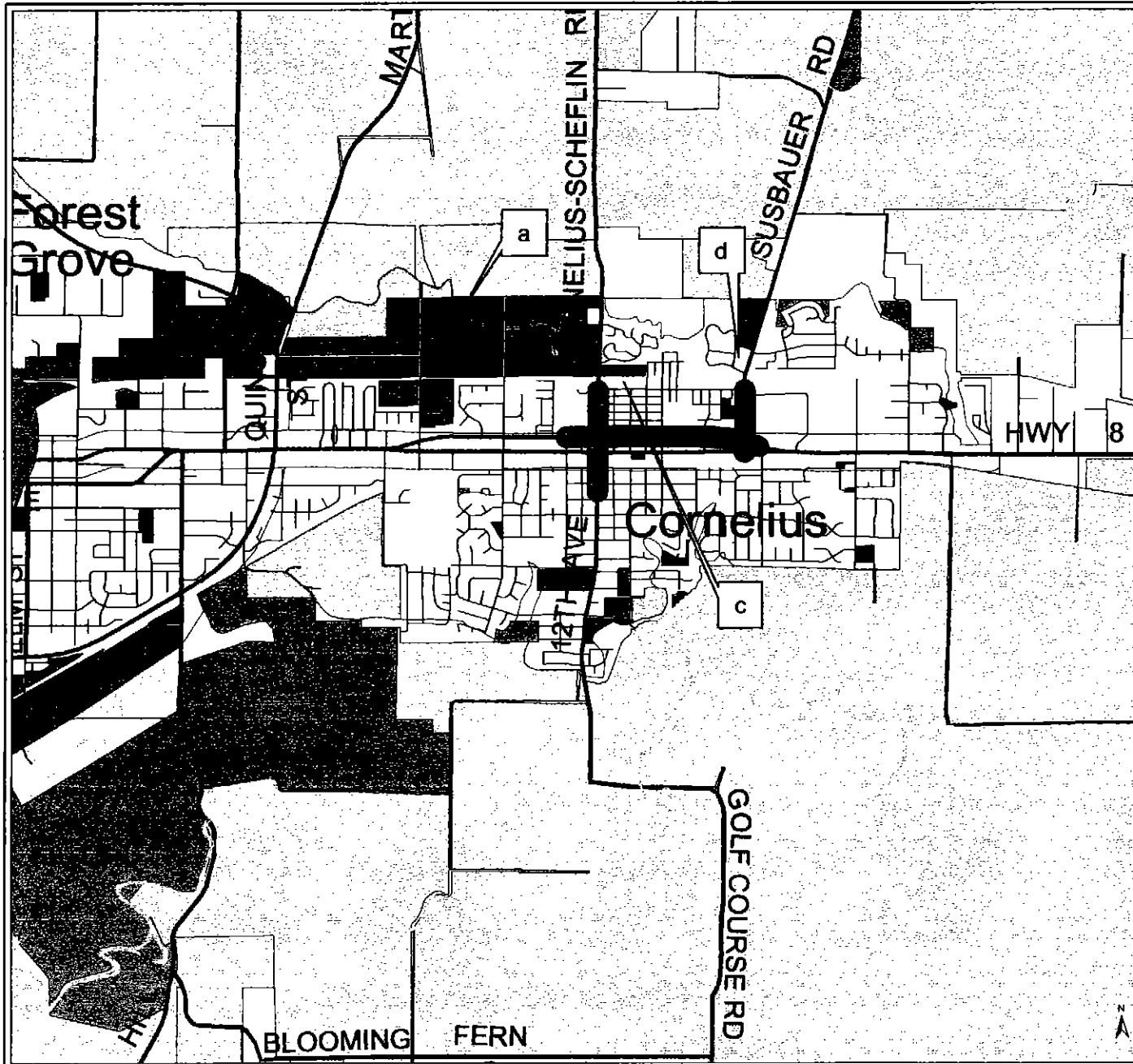
Map 12 – Tualatin 2040 Growth Concept Map Update

Map 13 – Tualatin Title 4 Map Update

Map 14 – Airport Light Rail Line 2040 Growth Concept Map Update

Map 15 – Pleasant Valley 2040 Growth Concept Map Update

Map 16 – Pleasant Valley Title 4 Map Update



R E G I O N A L  
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## Map 1

### Cornelius 2040 Growth Concept Map Update

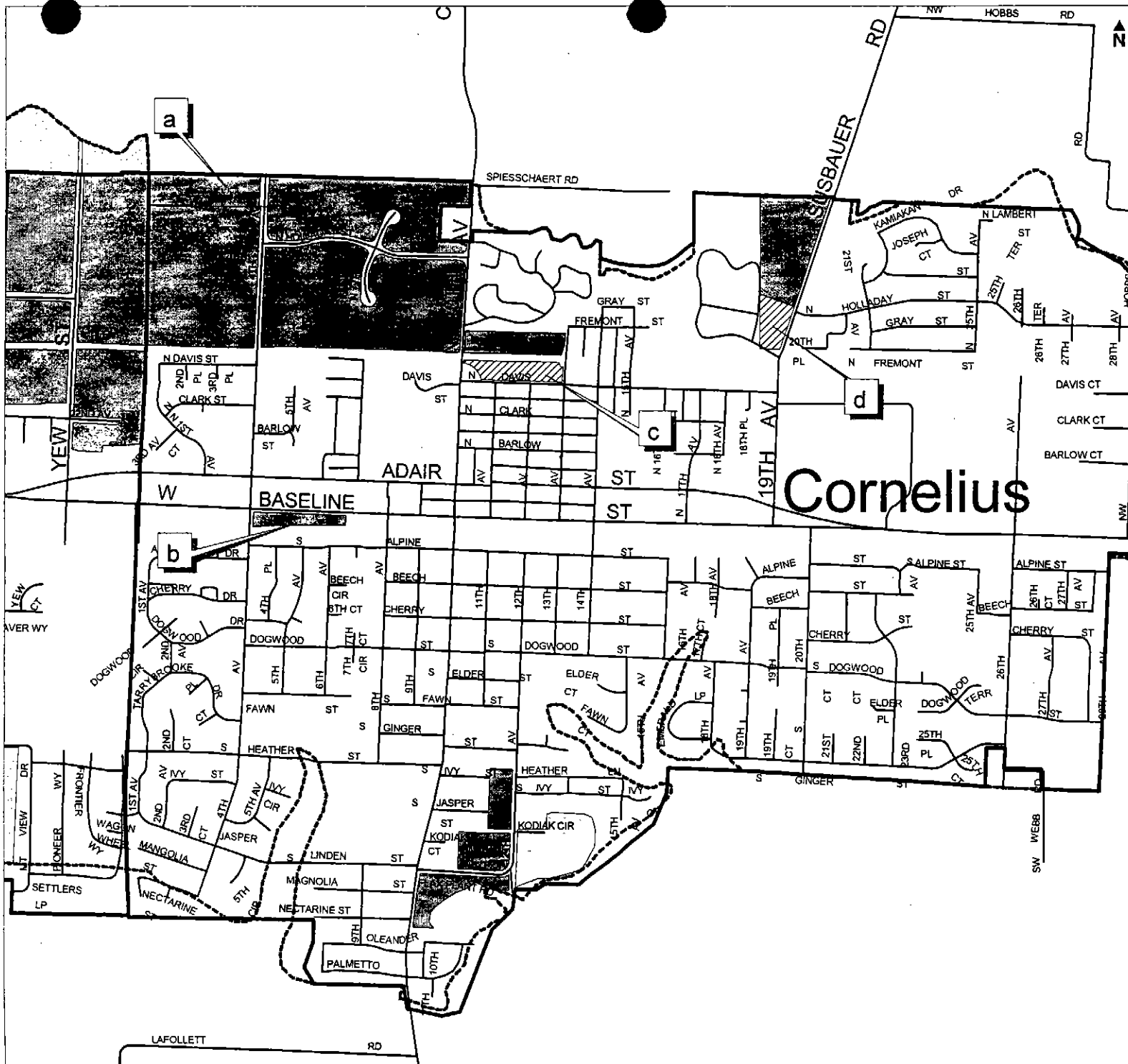
- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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


Location Map

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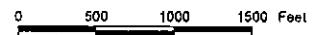
# Map 2

## Cornelius Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

# DRAFT

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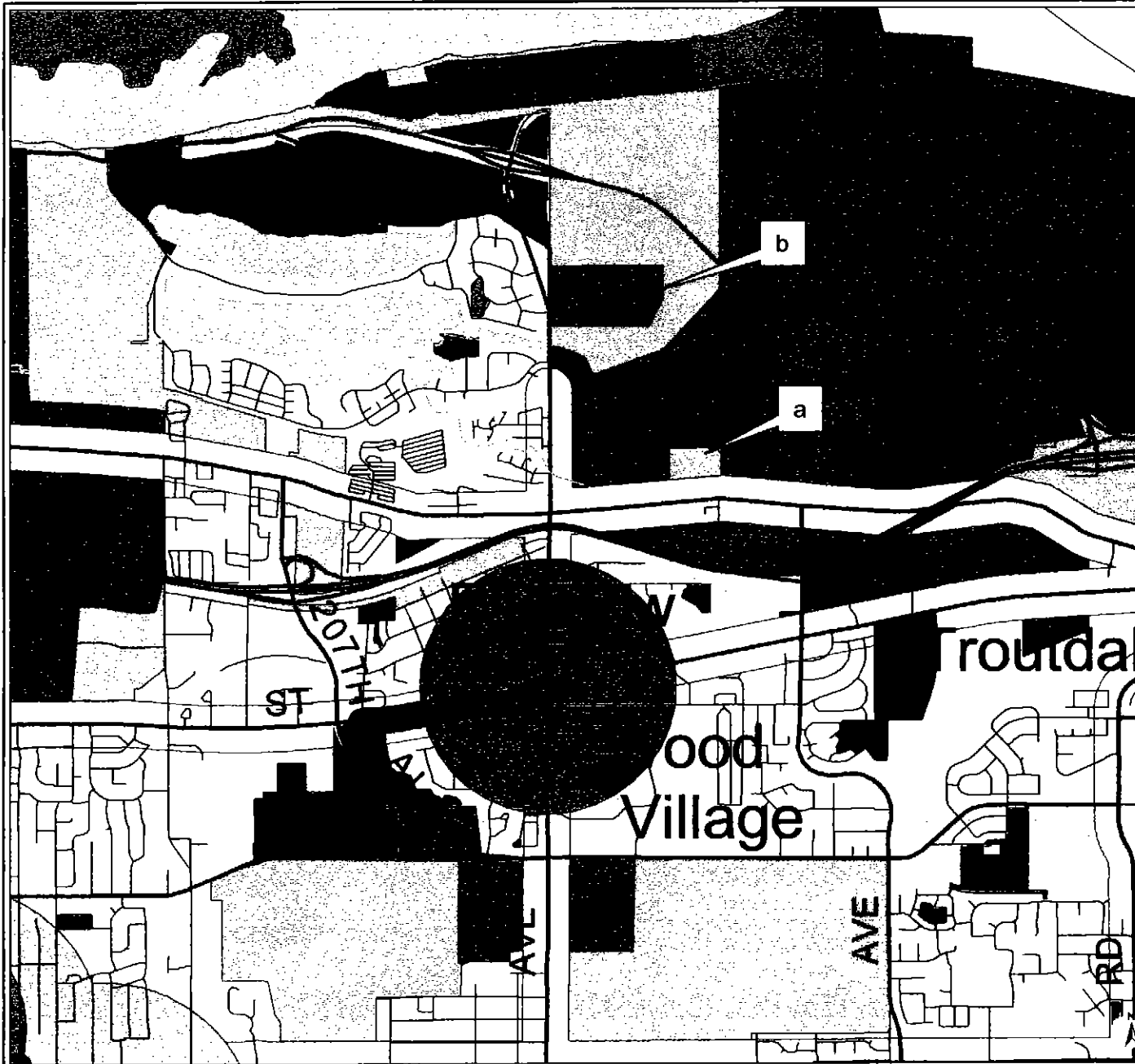
1" = 1152 feet



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R L I S  
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## Map 3

### Fairview 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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# Map 4

## Fairview Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

# DRAFT

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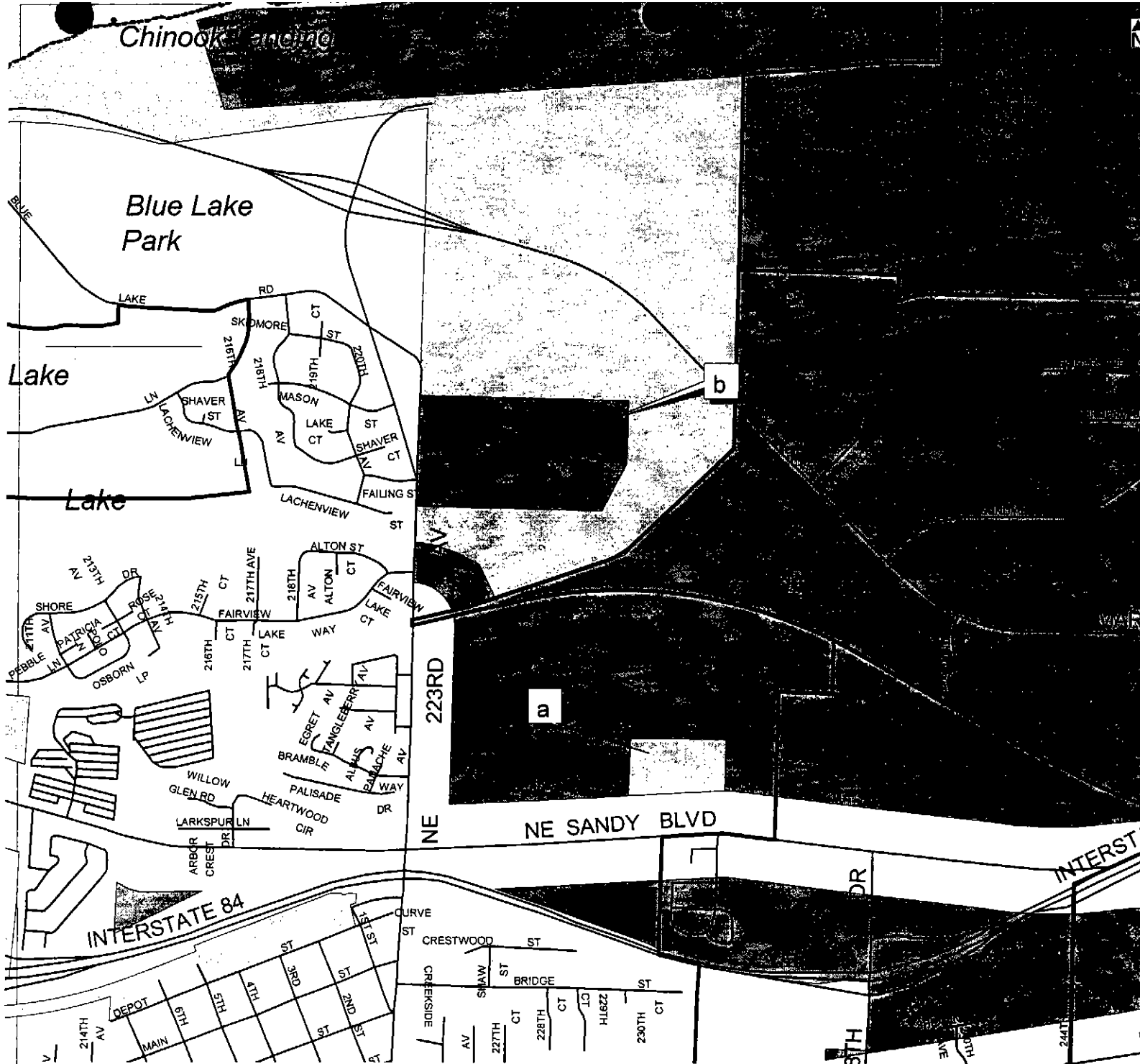
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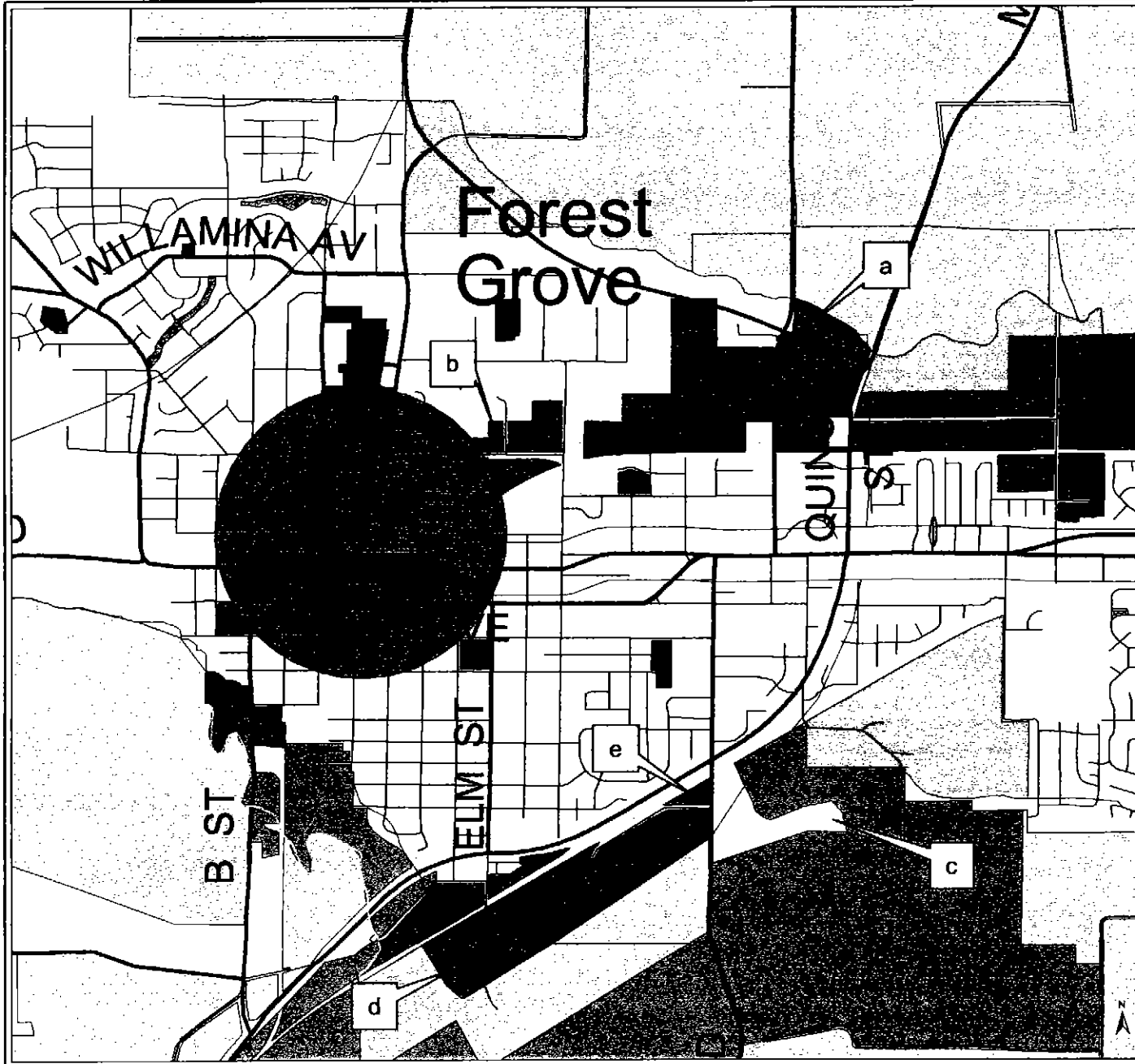
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R E G I O N A L  
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## Map 5

### Forest Grove 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

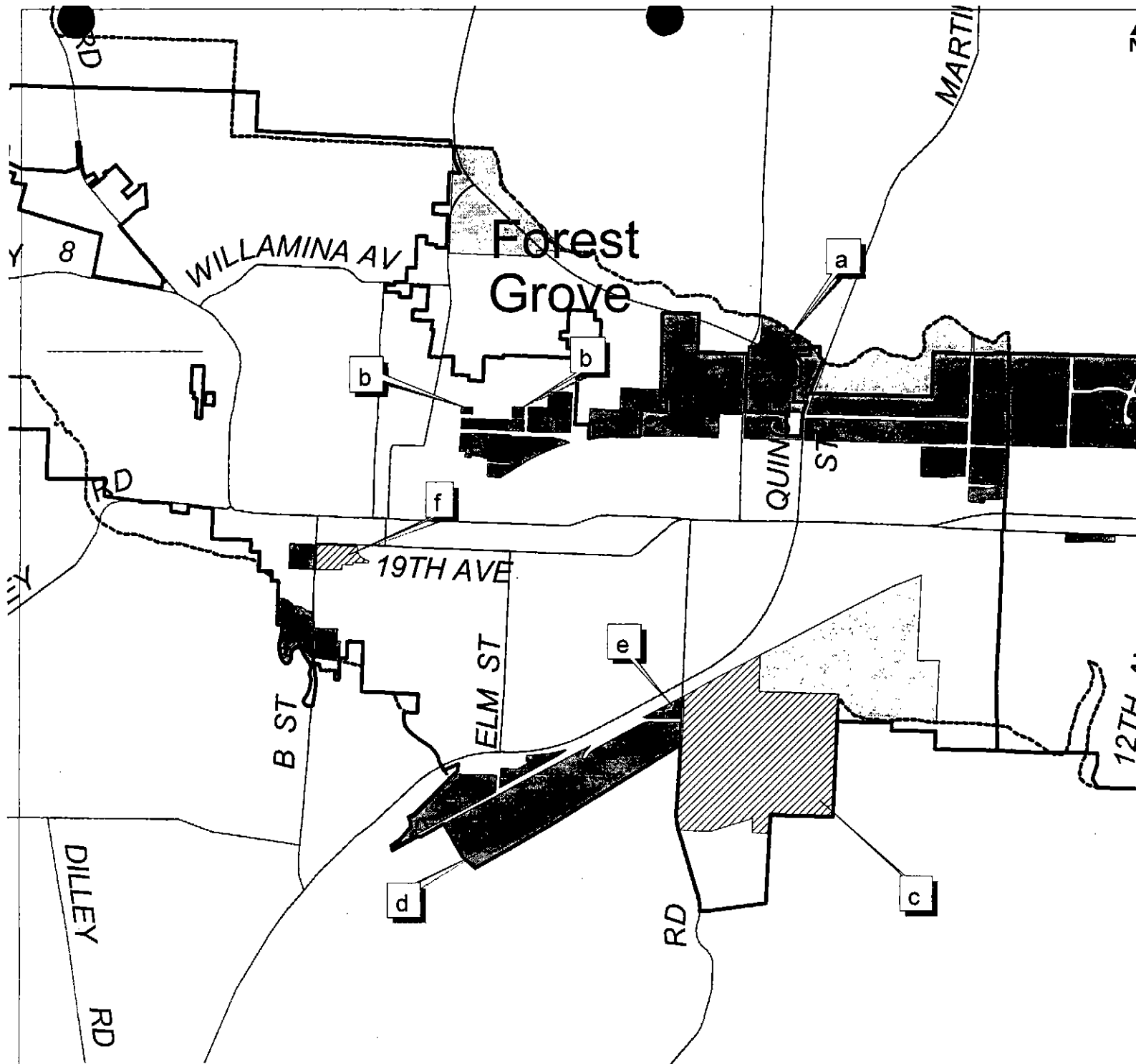
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# Map 6

## Forest Grove Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

# DRAFT

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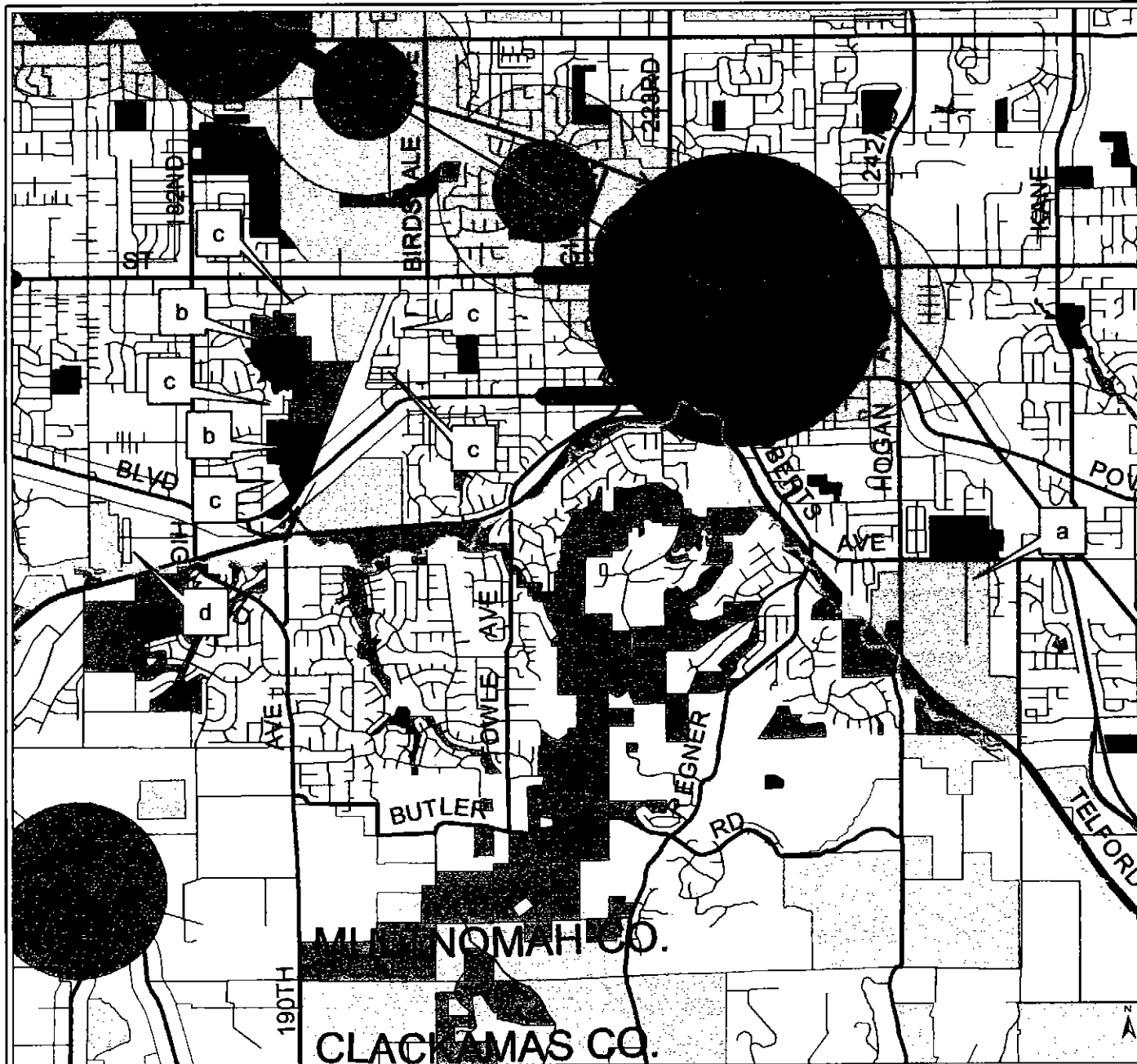
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1" = 1152 feet



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R L I S  
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## Map7

### Gresham 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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1 inch equals 3,142 feet

0      1,400      2,800      5,600






Clark Co.  
Washington Co. Multnomah Co.  
Clackamas Co.

Location Map

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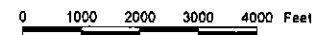
# Map 8

## Gresham Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

# DRAFT

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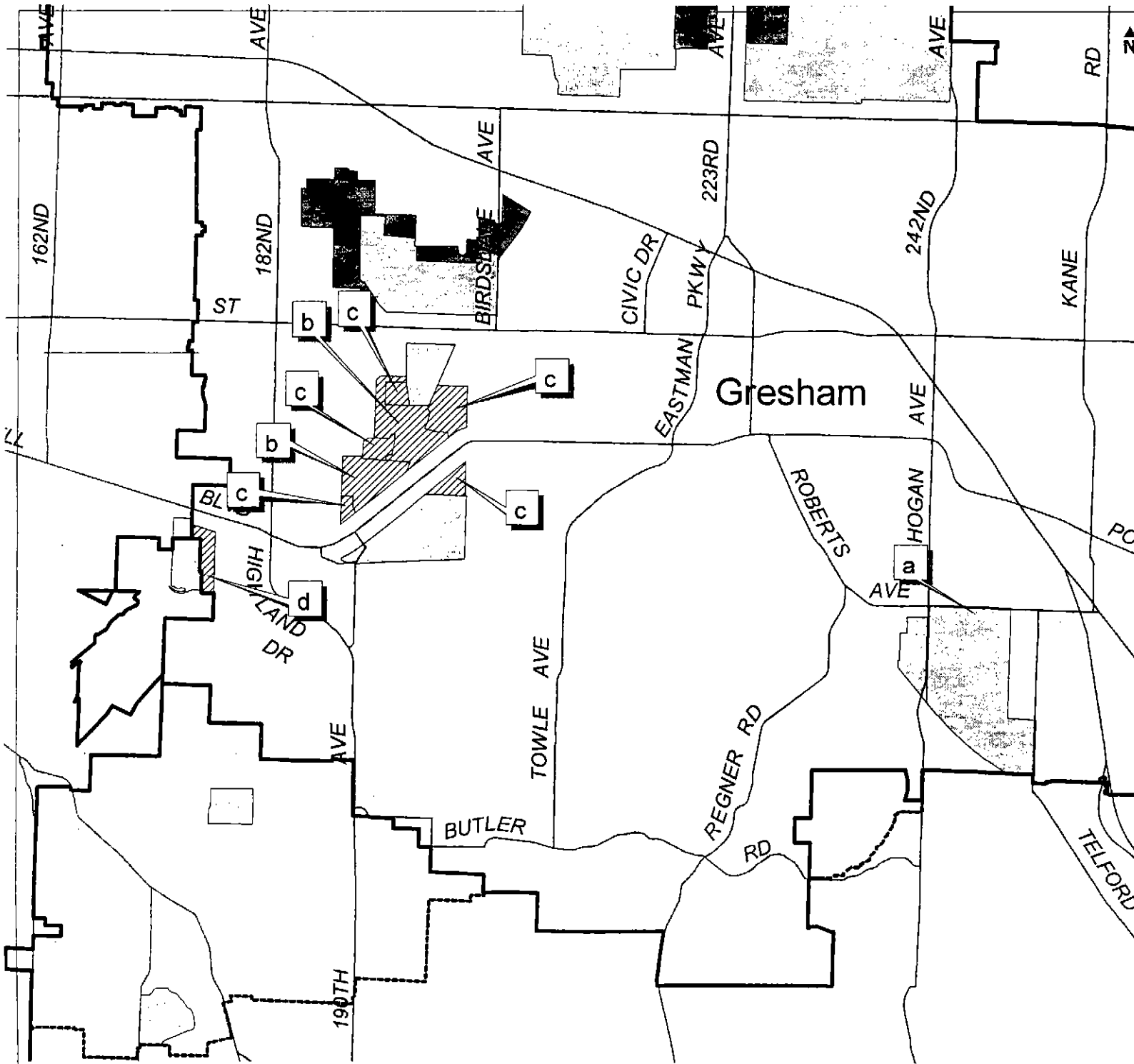


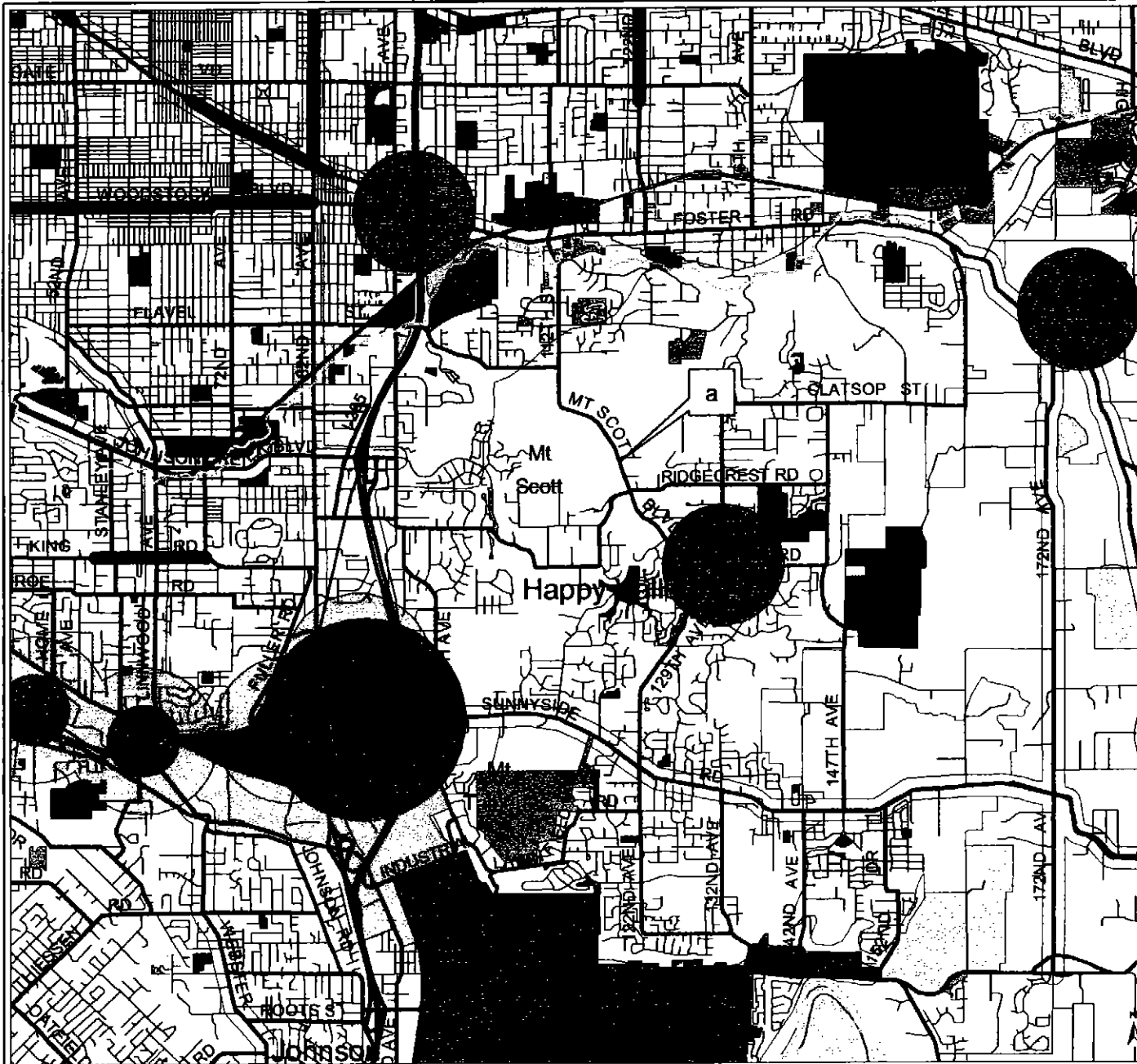
1" = 1152 feet



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REGIONAL LAND INFORMATION SYSTEM

## Map 9

### Happy Valley 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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1 inch equals 4,535 feet

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Washington Co. Multnomah Co.  
Clackamas Co.

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dca@metrodata.org www.metro-region.org

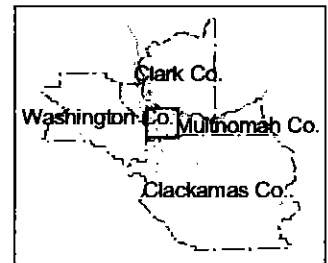
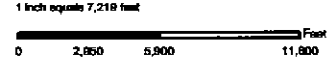


# Map 10

## Portland 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

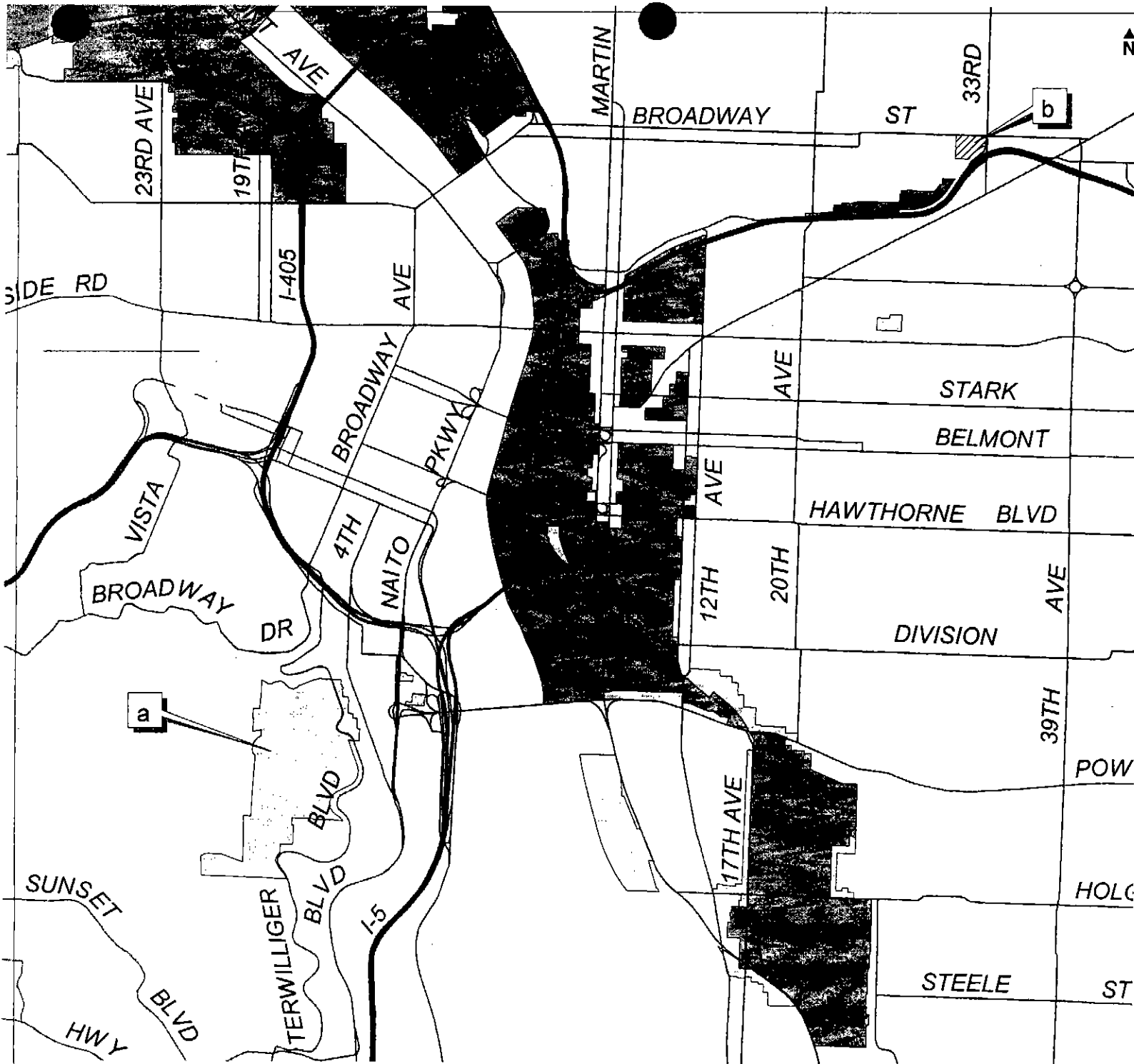
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








# Map 11

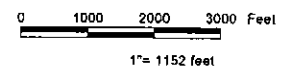
## Portland

### Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

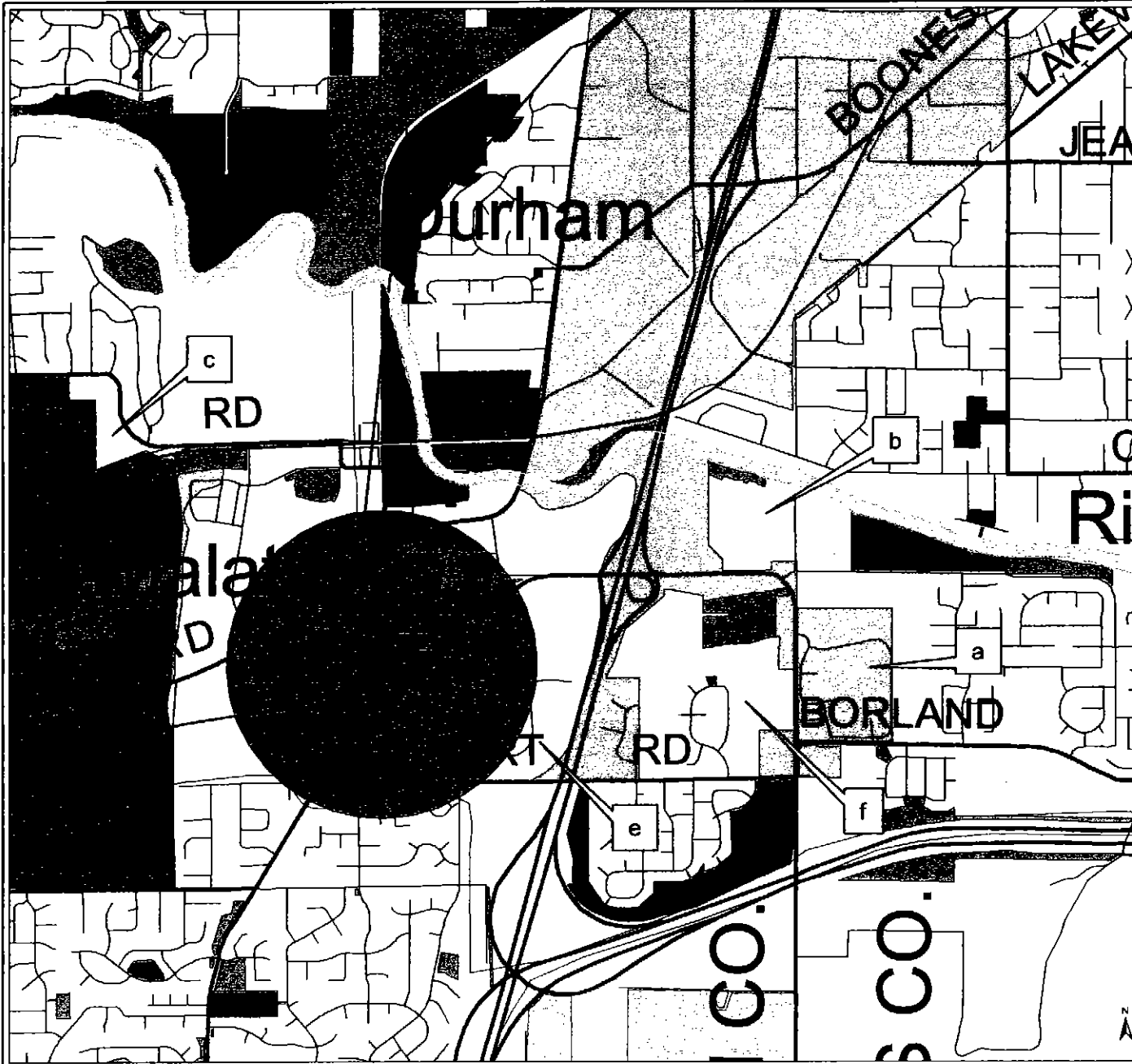
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REGIONAL LAND INFORMATION SYSTEM

## Map 12

### Tualatin 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

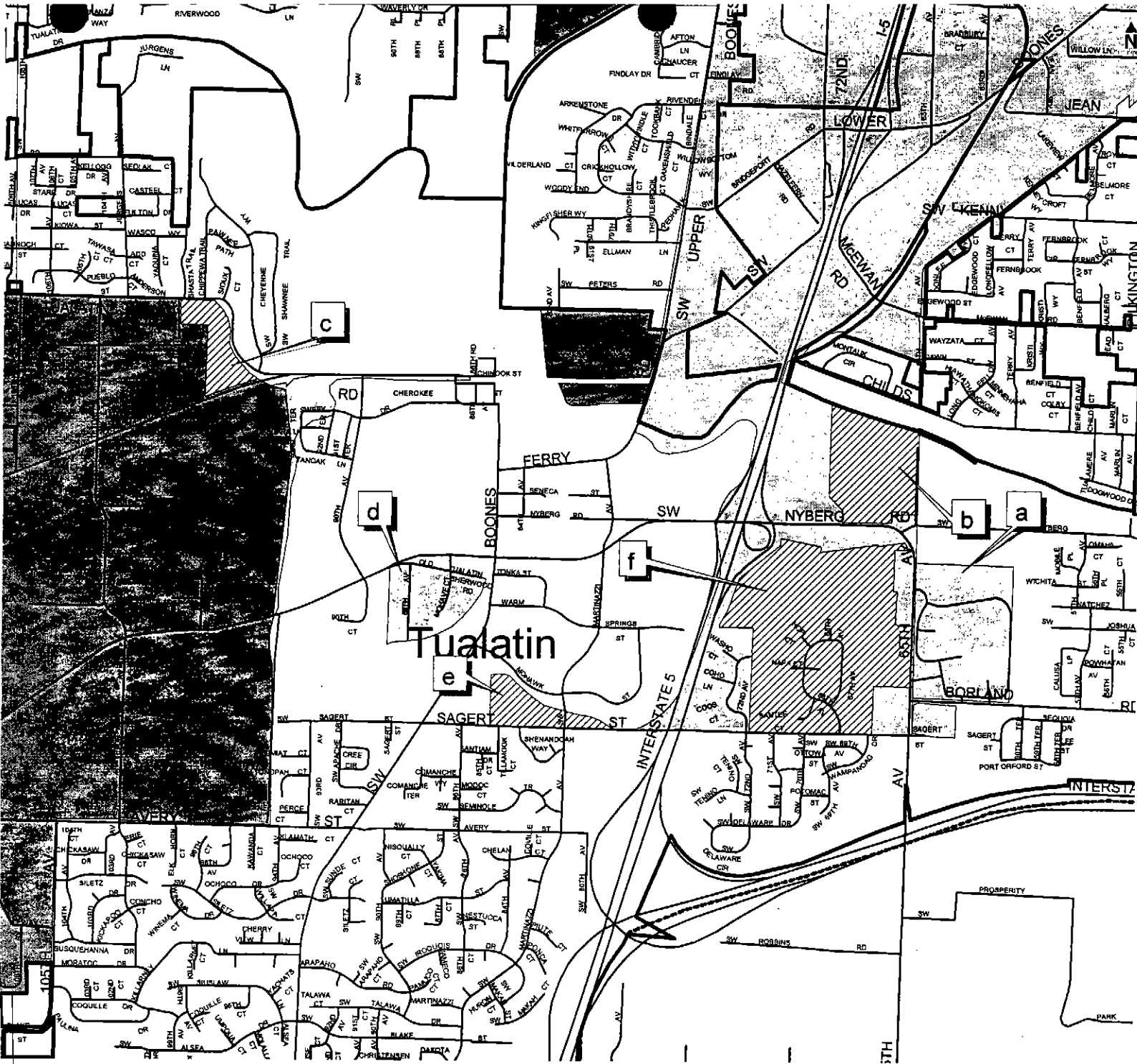
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1 inch equals 1,780 feet

0 750 1,500 3,000 Feet






Location Map

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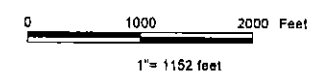
# Map 13

## Tualatin Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

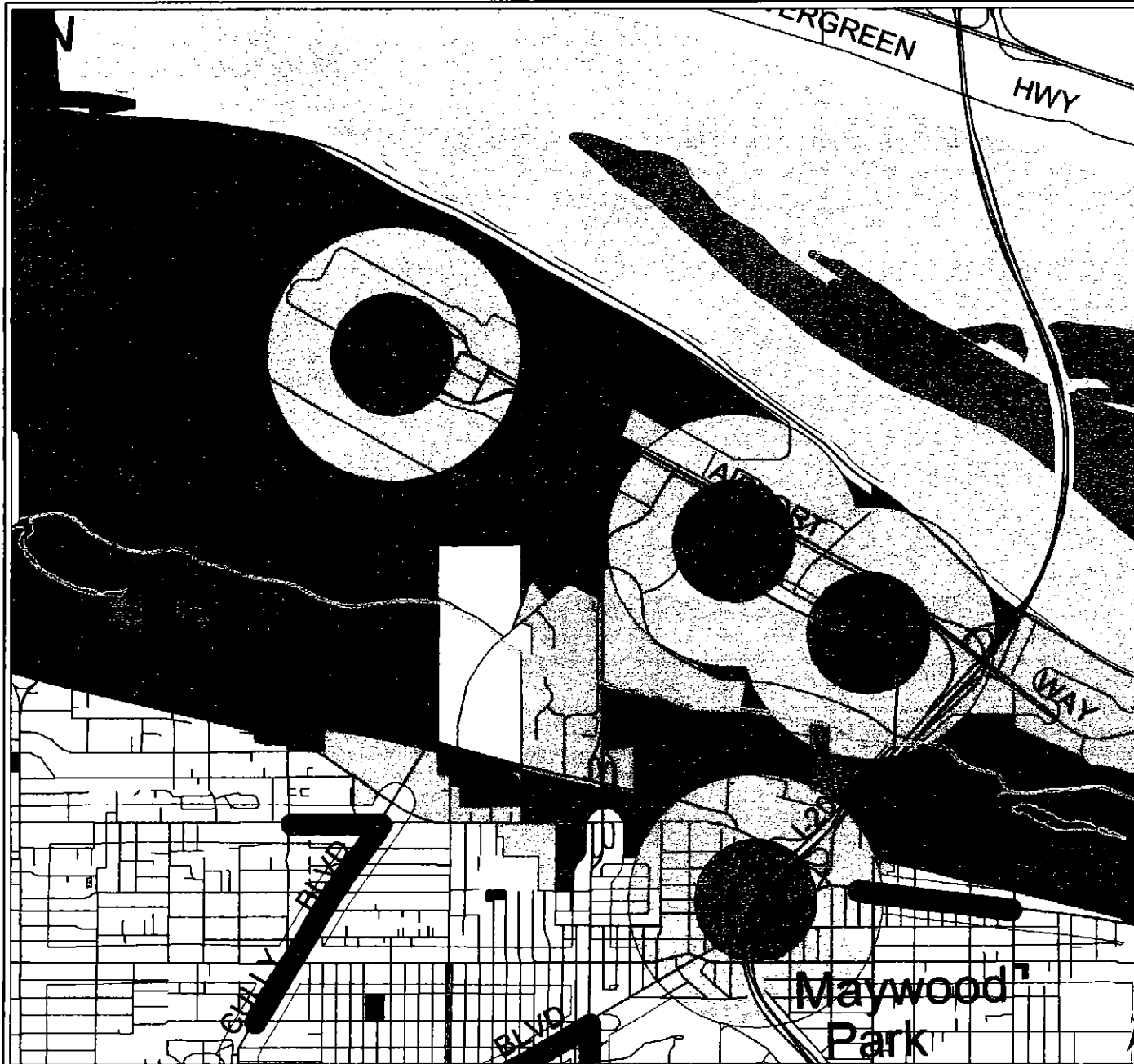
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R E G I O N A L L A N D I N F O R M A T I O N S Y S T E M

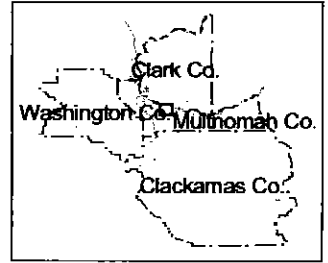
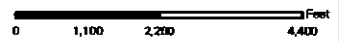
# Map 14

## Airport Light Rail 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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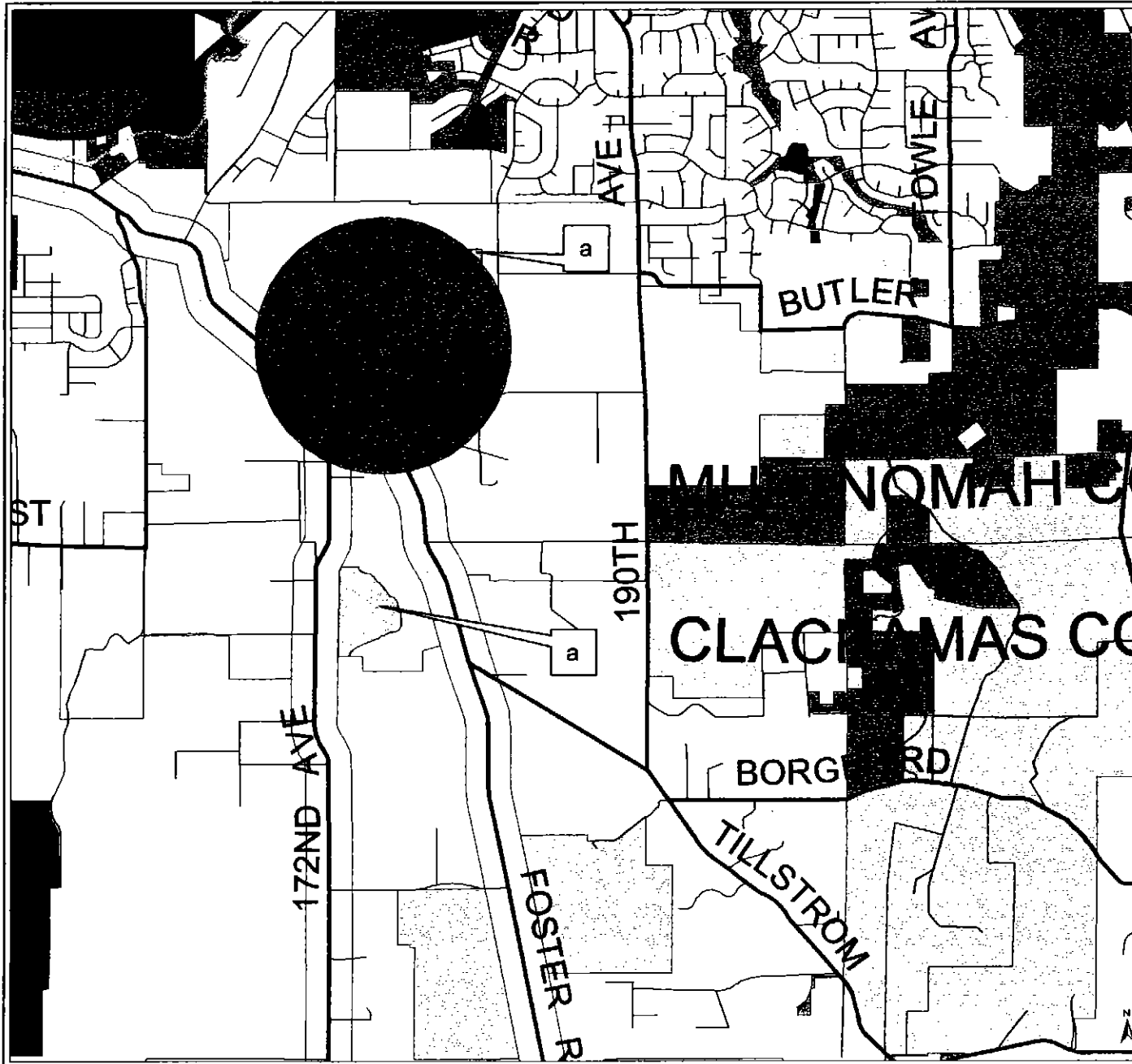
1 inch equals 2,634 feet



Location Map



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R L I S  
REGIONAL LAND INFORMATION SYSTEM

## Map 15

### Pleasant Valley 2040 Growth Concept Map Update

- Parks
- Open Spaces
- Mainstreets
- Central City
- Regional Centers
- Town Centers
- Light Rail Stations
- Station Community
- Corridors
- Employment Areas
- Industrial Areas
- Resource Land
- Inner Neighborhood
- Outer Neighborhood

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1 inch equals 2,155 feet




Location Map

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# Map 16

## Pleasant Valley Title 4 Update

-  Employment Area
-  Industrial Area
-  Area Removed
-  UGB
-  City Boundary

# DRAFT

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0 1000 2000 Feet

1" = 1152 feet



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