

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE) Ordinance No. 12-1284
EMPLOYMENT AND INDUSTRIAL AREAS MAP)
OF TITLE 4 OF THE URBAN GROWTH) Introduced by Councilor Shirley Craddick
MANAGEMENT FUNCTIONAL PLAN TO)
REFLECT EXISTING USES AND ZONING AND)
PUBLIC PURCHASES)

WHEREAS, the cities of Fairview, Forest Grove, Hillsboro, Portland, Troutdale, Tualatin and Wood Village and Washington County have requested changes to the designations of lands shown on the Employment and Industrial Areas Map of Title 4 of the Urban Growth Management Functional Plan; and

WHEREAS, the proposed map amendments would change designations from one employment designation to another or from an employment designation to a non-employment designation or from a non-employment designation to an employment designation to conform to existing use, existing zoning or public purchases for non-employment uses; and

WHEREAS, section 3.07.450G of Title 4 provides a mechanism to amend the Title 4 map "in order to better achieve the policies of the Regional Framework Plan" (RFP); and

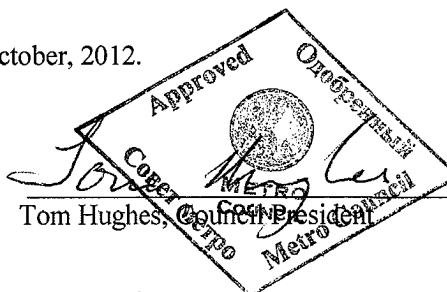
WHEREAS, the Council held a public hearing on the proposed amendments on October 18, 2012; and

WHEREAS, the Council concludes that the amendments to the Title 4 map will better achieve the policies of the RFP than leaving the designations as they are; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

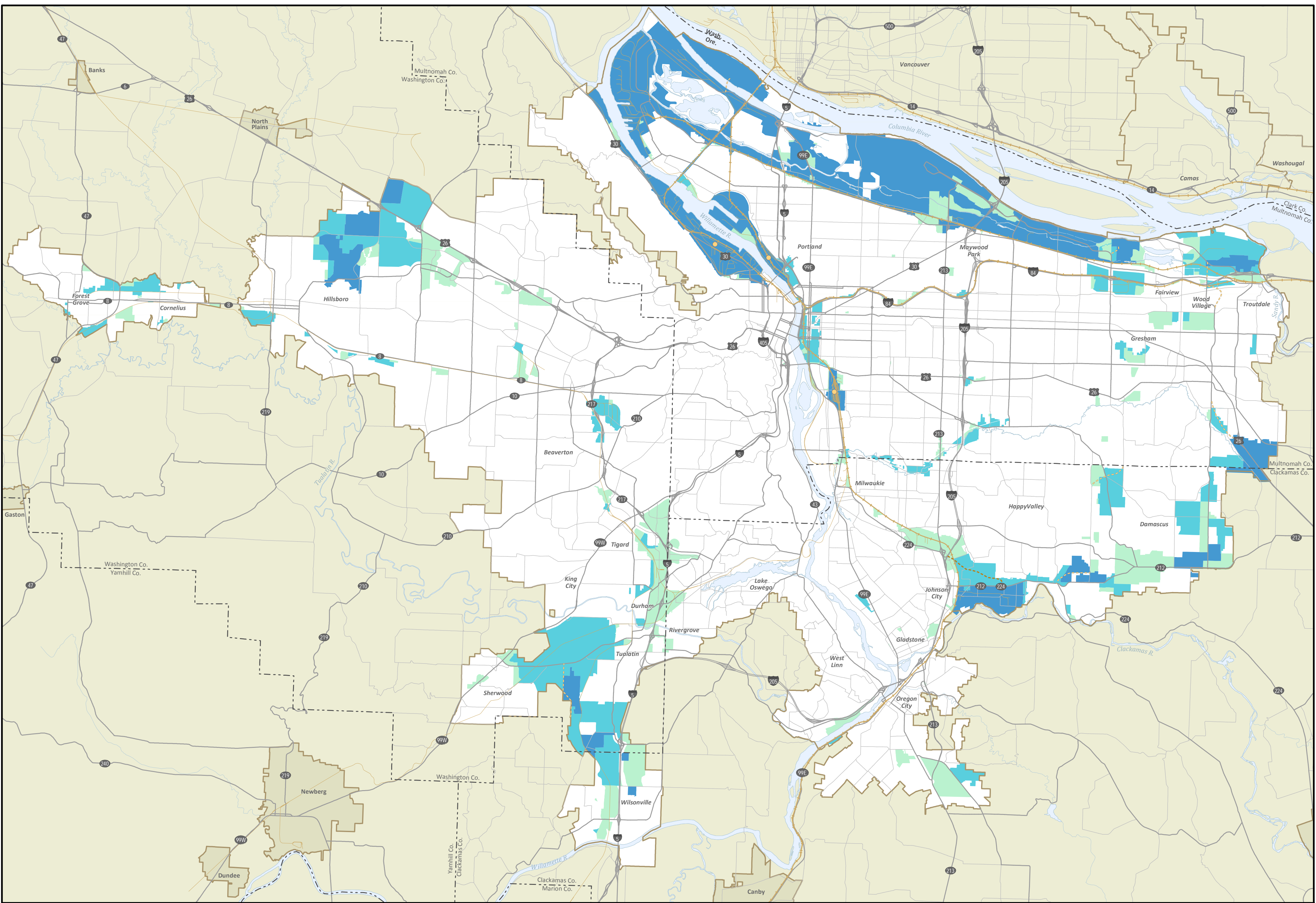
- 1. The Employment and Industrial Areas Map of Title 4 of the Urban Growth Management Functional Plan is hereby amended, as shown on Exhibit A, attached to this ordinance, and as described in the Staff Report dated August 2, 2012.
- 2. The Council adopts the Findings of Fact and Conclusions of Law, attached and incorporated into this ordinance as Exhibit B, to explain how the map amendments comply with applicable law.

ADOPTED by the Metro Council this 18th day of October, 2012.



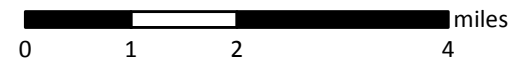
Attest:
K. Newell
Kelsey Newell, Clerk of the Council

Approved as to form:
Alison Kean Campbell
Alison Kean Campbell, Metro Attorney



Title 4, Industrial and Other Employment Areas

PROPOSED CHANGES, EXHIBIT A TO ORDINANCE 12-1284
 August 2012 UGB pending LCDC acknowledgment



The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors are appreciated.

- Employment areas
- Industrial areas
- Regionally significant industrial areas
- Proposed main roadway routes
- Proposed road connectors
- Mainline freight
- Branch line freight
- Rail yards
- County boundaries
- Urban growth boundaries
- Neighbor cities



Exhibit B to Ordinance No. 12-1284
Findings of Fact and Conclusions of Law

Ordinance No. 12-1284 amends the map in Title 4 (Industrial and Other Employment Areas) of the Urban Growth Management Functional Plan. The changes to the map conform Metro’s “design type” designations to city and county plan and zoning designations which, themselves, reflect current uses. Changes to the map of this nature are authorized by a process added to Title 4 by the Metro Council’s adoption of Ordinance No. 07-1137A, codified at 3.07.450G of the Metro Code. These Findings of Fact and Conclusions of Law explain how the amendments to the Title 4 Map comply with state and regional land use laws.

Some of the amendments reflect zone changes made prior to enactment of Ordinance No. 07-1137A. These local zone changes became final without appeal by Metro or the state of Oregon. Hence, they are deemed to comply with regional and state planning laws and are not addressed further in these findings. These map changes are discussed further in the Staff Report dated August 2, 2012 (the “Staff Report”), which is hereby adopted and incorporated by reference into these findings.

1. Section 3.07.450G of Metro Code

Section 3.07.450G authorizes the Council to amend the Title 4 map at any time to make corrections so long as the corrections “better achieve the policies of the Regional Framework Plan” (RFP). Based upon the findings set forth below and the Staff Report recommendations, the Council concludes that the proposed changes to the map will better achieve the RFP.

2. Regional Framework Plan

The Staff Report identifies eight policies in the RFP that guide the decision whether to amend the Title 4 map as proposed.¹ The Council agrees that these policies should be considered and weighed in this decision. The Staff Report applies each of the policies to the proposed map changes and recommends that the Council conclude the map changes are consistent with the eight applicable policies.

The changes to the Title 4 map made by Ordinance No. 12-1284 will not change the Metro region’s employment capacity as determined under ORS 197.299. The Council concludes that the map changes are consistent with the applicable RFP policies.

3. Statewide Planning Goals

Goal 1 (Citizen Involvement): Metro followed the provisions in its charter for adoption of ordinances. Because the map amendments made by Ordinance No. 12-1284 require no changes to city or county comprehensive plan or zoning designations and are deemed to be corrections to the Title 4 map made at the behest of local governments, Metro did not ask the Metropolitan Policy Advisory Committee for a recommendation. The Council concludes that adoption of Ordinance No. 12-1284 complies with Goal 1.

¹ RFP Policies 1.1.5; 1.1.6; 1.2.3b; 1.4.3; 1.4.6; 1.8.1; 1.14.1; and 1.16.1.

Goal 2 (Adequate Factual Base): The Metro Council has concluded that the amendments made by this ordinance comply with the statewide planning goals, the Regional Framework Plan and other land use laws. The Council concludes that the Staff Report and the information from local governments upon which the report is based provide an adequate factual base for these findings. Metro coordinated the proposed amendments to the Title 4 map with cities and counties in the region. Most of the amendments come at the behest of those local governments. The Council concludes that adoption of Ordinance No. 12-1284 complies with Goal 2.

Goal 3 (Farm Land): All the lands affected by Ordinance No. 12-1284 lie within the UGB. The Metro Council concludes that Goal 3 does not apply to this decision.

Goal 4 (Forest Land): All the lands affected by Ordinance No. 12-1284 lie within the UGB. The Metro Council concludes that Goal 4 does not apply to this decision.

Goal 5 (Natural Resources): The map changes largely reflect city and county zoning and do not alter or affect any local zoning regulations that protect inventoried Goal 5 resources. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 5.

Goal 6 (Air, Water and Land Quality): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses and will not affect air, water or land quality. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 6.

Goal 7 (Natural Hazards): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses and will not affect natural hazards. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 7.

Goal 8 (Recreation): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses and will not affect recreational resources. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 8.

Goal 9 (Economy): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses and will not affect the regional economy in any significant way. Although Goal 9 does not apply to Metro, the Metro Council concludes that the amendments made by this ordinance are consistent with Goal 9.

Goal 10 (Housing): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 10.

Goal 11 (Public Facilities and Services): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses and will not affect public facilities or services in any significant way. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 11.

Goal 12 (Transportation): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses and will not affect transportation in any significant way. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 12.

Goal 13 (Energy): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses and will not affect energy resources in any significant way. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 13.

Goal 14 (Urbanization): Ordinance No. 12-1284 does not add land to the UGB or apply to urbanizable land. The Metro Council concludes that Goal 14 does not apply to these map amendments.

Goal 15 (Willamette Greenway): Addition or removal of the tracts subject to Ordinance No. 12-1284 does not change comprehensive plan or zoning designations that currently apply to the land. The amendments largely reflect existing uses and will not affect the Willamette Greenway in any significant way. The Metro Council concludes that the amendments made by this ordinance are consistent with Goal 15.

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 12-1284 FOR THE PURPOSE OF AMENDING THE EMPLOYMENT AND INDUSTRIAL AREAS MAP OF TITLE 4 OF THE URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN TO REFLECT EXISTING USES AND ZONING AND PUBLIC PURCHASES

Date: August 2, 2012

Prepared by: Ted Reid, Senior Regional Planner
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REQUESTED ACTION

Staff requests Council approval of conforming amendments to the Employment and Industrial Areas Map of Title 4 of the Urban Growth Management Functional Plan.

BACKGROUND

This proposed ordinance responds to requests for Employment and Industrial Areas Map amendments from the cities of Fairview, Forest Grove, Hillsboro, Portland, Troutdale, Tualatin, and Wood Village and Washington County. Council should consider these map amendments under section 3.07.450 G of Title 4, which states that *“the Metro Council may amend the Employment and Industrial Areas Map by ordinance at any time to make corrections in order to better achieve the policies of the Regional Framework Plan.”*

The Regional Framework Plan calls for a strong regional economy. To support the regional economy, Title 4 of the Urban Growth Management Functional Plan (“Industrial and Other Employment Areas”) seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas. Title 4 also seeks to provide the benefits of “clustering” to those industries that operate more productively and efficiently in proximity to one another than in dispersed locations. Title 4 further seeks to protect the capacity and efficiency of the region’s transportation system for the movement of goods and services and to encourage the location of other types of employment in Centers, Employment Areas, Corridors, Main Streets and Station Communities. Title 4 is implemented through city and county comprehensive plans and zoning. Areas subject to Title 4 are depicted on the Employment and Industrial Areas Map¹.

The proposed Title 4 map changes are depicted in Attachment 1 to this staff report. Table 1 summarizes the proposed changes.

Table 1: summary of proposed Title 4 Map changes

Proposed change	Gross acres (rounded, not all acres are vacant)
Newly added to Title 4 map	140
Change from one Title 4 designation to another	190
Removal of Title 4 designation	920

¹ Also referred to as the “Title 4 map” in this staff report.

These map amendment requests fall into several broad categories that are generally summarized as follows, but are also described in more detail in Attachment 2 to this staff report:

1. Proposed map amendments to recognize existing zoning

In some cases, jurisdictions have made zoning map changes years ago, but those changes have not yet been reflected on the Title 4 Employment and Industrial Areas Map. These zoning changes were made prior to the Metro Council's 2007 adoption of Ordinance No. 07-1137A, which added to Title 4 processes and criteria for map amendments². Staff also notes that Metro did not appeal any of these zoning changes at the time that they were made. Consequently staff proposes that the Council consider these proposed map amendments as corrections to reflect adopted zoning. In some cases, properties also have existing non-industrial uses.

An example of this type of proposed amendment is for a property on Sandy Blvd. in Fairview, which was zoned General Industrial at the time that the Employment and Industrial Areas Map was originally adopted. About half of the property is designated Title 4 Industrial, and half is designated Corridor. Since the adoption of the original Title 4 map, the City of Fairview rezoned the property as Commercial Corridor in keeping with its vision for the area³. The city's Commercial Corridor zoning designation does not comply with Title 4, so a Title 4 map amendment is requested.

2. Proposed map amendments to reflect public purchase of natural areas and parks

Metro and local jurisdictions have purchased properties to provide recreation opportunities, safeguard water quality, protect fish and wildlife habitat, and ensure access to nature for future generations. In some cases, these areas are also depicted on the Employment and Industrial Areas Map. Staff concurs with requests from local jurisdictions that these areas should be removed from the Employment and Industrial Areas Map since they are no longer available for industrial uses. An example is property along the Columbia River in the City of Fairview that has been purchased by Metro's natural areas program.

3. Proposed additions to the Employment and Industrial Areas Map

In some cases, local jurisdictions have requested that areas be added to the Employment and Industrial Areas Map to better reflect existing zoning (which complies with Title 4) and uses. An example is an area of unincorporated Washington County, north of highway 26, along NW Science Park Dr. (vicinity of Columbia Sportswear). The County has requested that this area be designated Employment to reflect its Light Industrial zoning and uses.

4. Proposed map amendments to correct cartographic errors

In some cases, local jurisdiction or Metro staff has identified instances of cartographic errors, resulting in designations that are inconsistent with the intent of Title 4. An example is two isolated tax lots in NW Portland that are zoned residential, but carry a Title 4 Industrial designation.

FACTORS FOR COUNCIL CONSIDERATION

Section 3.07.450 G of Title 4 states that *"the Metro Council may amend the Employment and Industrial Areas Map by ordinance at any time to make corrections in order to better achieve the policies of the Regional Framework Plan."* Staff has identified a number of applicable policies in the Regional

² Before those changes to Title 4 were adopted, amendments to the map were considered by the Council based on the general merits of the petition, not specific criteria.

³ It is worth noting that there are many instances in the region where multiple 2040 design types are applied to a single property, particularly along corridors. However, local zoning designations do not typically attempt to resolve these conflicting designations on a parcel by parcel basis. In some cases, industrial zoning is applied to a property to bring it into compliance with Title 4. In the case of this Fairview map amendment, the city has chosen to zone the property in keeping with the corridor designation (the corridor 2040 design type carries no regulatory requirements).

Framework Plan (the “RFP”). These policies provide guidance, but are criteria; the Council must weigh these factors against one another.

Council may have questions regarding the effect of these proposed map amendments on the region’s capacity to accommodate employment growth, particularly industrial jobs on large lots (over 25 buildable acres). In summary, **this proposed amendment has no effect on the region’s estimated employment capacity**. The 2009 Urban Growth Report (UGR) was a basis for the Metro Council’s 2011 addition to the UGB of approximately 330 acres for large-lot industrial uses. The UGR’s capacity calculations were based on adopted zoning, not Title 4 designations. The zoning designations that trigger the proposed Title 4 Map amendments were already in place at the time of the 2009 UGR’s capacity calculations. Additionally, most of the areas included in the proposed Title 4 map amendment are already developed and were not counted as vacant land capacity.⁴ Finally, only one of the areas included in this proposed Title 4 Map amendment was counted as large-lot employment or industrial capacity in the 2009 UGR.⁵ That area currently has general employment zoning. In keeping with the existing zoning, the proposed Title 4 Map amendment would change that area’s designation from Industrial to Employment, which still provides employment capacity.

RFP policy 1.1.5

Promote the distinctiveness of the region’s cities and the stability of its neighborhoods.

Staff response:

The proposed Title 4 Map changes recognize local zoning designations that have been in place for a number of years. The proposed Title 4 map changes also recognize existing uses, including existing residential uses. Staff believes that for these reasons, and because Metro did not object at the time of the local zone changes, this policy applies to and justifies several of the proposed amendments.

RFP policy 1.1.6

Enhance compact urban form by developing the Intertwine, and interconnected system of parks, greenspaces and trails readily accessible to people of the region.

Staff response:

Several of the proposed amendments would remove Title 4 designations from publicly-owned open spaces and parks, including land purchased by Metro through its natural areas acquisition program. Staff believes that this policy applies to and justifies several of the proposed amendments.

RFP policy 1.2.3 b

Encourage employment opportunities in Centers, Corridors, Station Communities and Main Streets by... encouraging cities and counties to allow a wide range of employment uses and building types, a wide range of floor to area ratios and a mix of employment and residential uses.

⁴ Potential capacity on developed land is handled through the regional refill rate.

⁵ Tax lots were not included in the UGR’s large-lot inventory if they were not zoned for employment uses or did not have at least 25 buildable acres. Most of the areas included in this proposed Title 4 Map amendment do not meet those criteria. The one location that is proposed here for a Title 4 Map amendment and that was also counted in the 2009 UGR as large lot employment capacity is currently owned by the University of Portland and is zoned for general employment uses. In recognition of that existing zoning, the proposed Title 4 change is from Industrial to Employment. The proposed Title 4 Map amendment would not change how employment capacity was counted on that site.

Staff response:

Many of the Title 4 areas that would be affected by the proposed amendments also have Center or Corridor designations. Existing zoning designations are more in keeping with the variety of employment uses and building types found in Centers and Corridors. Staff believes that this policy applies to and justifies several of the proposed amendments.

RFP policy 1.4.3

Designate, with the aid of leaders in the business and development community and local governments in the region, as Regionally Significant Industrial Areas those areas with site characteristics that make them especially suitable for the particular requirements of industries that offer the best opportunities for family-wage jobs.

Staff response:

The proposed amendments would apply the RSIA designation to some areas and remove it from other areas. These proposed amendments to RSIA's are in response to requests from cities and changes to zoning designations that were made years ago and to which Metro did not object. Staff believes that this policy applies to and justifies several of the proposed amendments.

RFP policy 1.4.6

Consistent with policies promoting a compact urban form, ensure that the region maintains a sufficient supply of tracts 50 acres and larger to meet demand by traded sector industries for large sites and protect those sites from conversion to non-industrial uses.

Staff response:

The tracts of land 50 acres and larger that would be affected by the proposed amendments are either completely or mostly developed, owned by Metro as natural areas, or in multiple ownerships (parcelized). All of the sites over 50 acres that are the subject of this proposal are designated Employment Areas (i.e., none are Industrial or RSIA). Staff believes that, where applicable, the proposed amendments are consistent with this Metro Council policy.

RFP policy 1.8.1

Identify and actively address opportunities for and obstacles to the continued development and redevelopment of existing urban land using a combination of regulations and incentives to ensure that the prospect of living, working and doing business in those locations remains attractive to a wide range of households and employers.

Staff response:

The proposed changes to the Title 4 Map will remove some regulatory requirements, which restrict the type and scale of employment uses that are allowable. Staff believes that this policy applies to and justifies several of the proposed amendments.

RFP policy 1.14.1

Coordinate plans among local governments, including cities, counties, special districts and school districts for adequate school facilities for already developed and urbanizing areas.

Staff response:

One of the proposed Title 4 Map amendments applies to a developed school site. Staff believes that amending the Title 4 Map to reflect that existing use and the site's residential zoning would help to coordinate plans.

RFP policy 1.16.1

Recognize that the livability of existing residential neighborhoods is essential to the success of the 2040 Growth Concept.

Staff response:

Some the proposed Title 4 Map amendments are in existing residential neighborhoods. The proposed map changes would recognize the importance of those existing uses and zoning designations. Staff believes that this policy applies to and justifies several of the proposed amendments.

ANALYSIS/INFORMATION

Known Opposition

There is no known opposition to the proposed legislation.

Legal Antecedents

The Council's authority to amend the Employment and Industrial Areas Map comes from Metro Code section 3.07.450 G.

Anticipated Effects

Adoption of this ordinance will result in amendments to the Employment and Industrial Areas Map. This will also result in a corresponding update of the 2040 Growth Concept Map to reflect these Title 4 Map amendments. The proposed Title 4 map changes will have no effect on the region's estimated employment capacity.

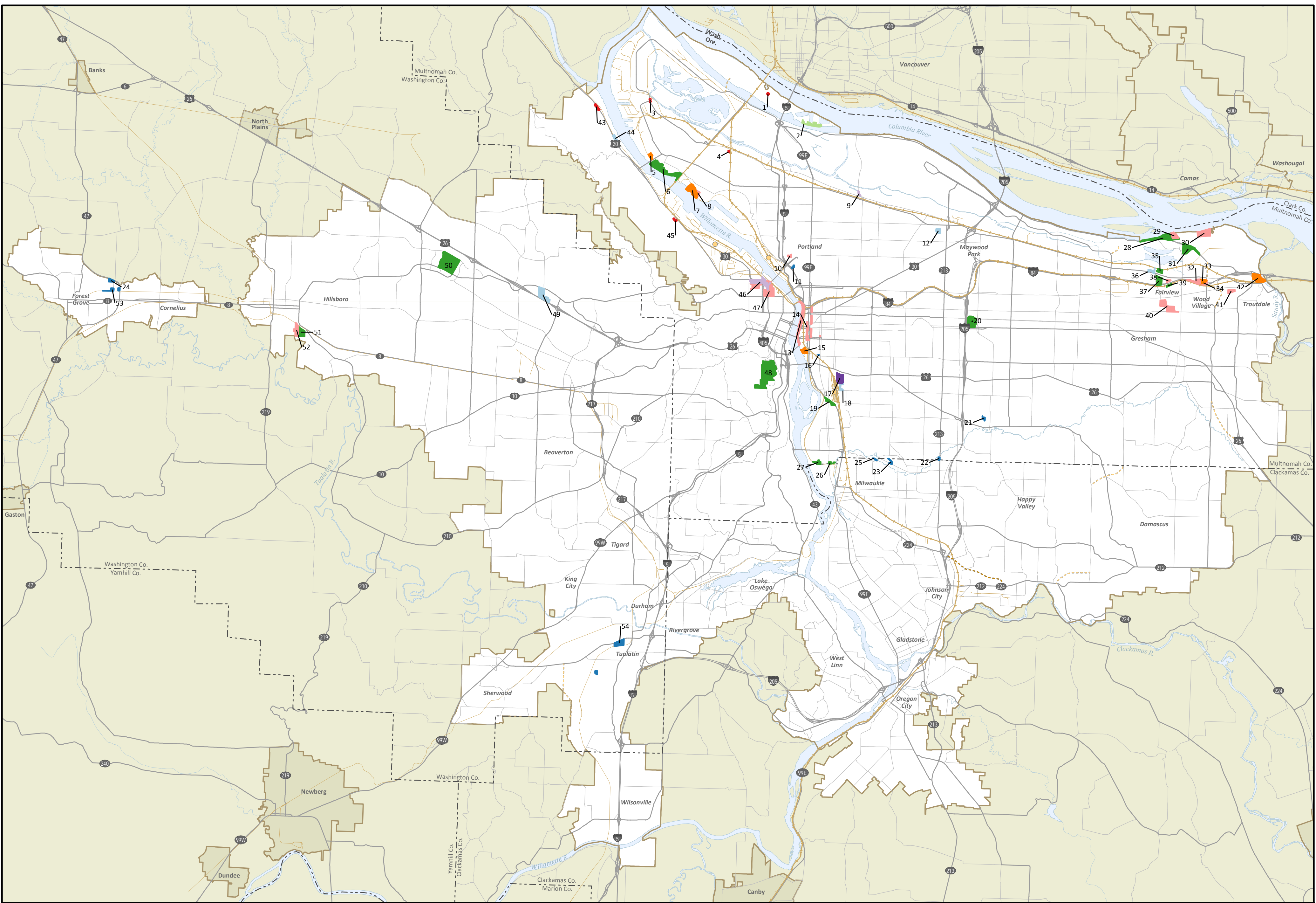
Budget Impacts

Adoption of this ordinance has no budget impact.

ATTACHMENTS

Attachment 1: Proposed changes to the Title 4 Employment and Industrial Areas Map

Attachment 2: Description of proposed amendments to the Employment and Industrial Areas Map



Title 4, Industrial and Other Employment Areas

PROPOSED TITLE 4 CHANGES, ATTACHMENT 1 TO STAFF REPORT FOR ORDINANCE 12-1284

August 2012, UGB pending LCDC Acknowledgement

0 1 2 4 miles

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| | New EMP land | | EMP land removed | | IND to EMP | | Proposed main roadway routes | | Rail yards |
| | New IND land | | IND land removed | | IND to RSI | | Proposed road connectors | | County boundaries |
| | New RSI land | | RSI land removed | | RSI to EMP | | Mainline freight | | Urban growth boundaries |
| | | | | | | | Branch line freight | | Neighbor cities |



Attachment 2: description of proposed amendments to the Employment and Industrial Areas Map

Map ID #	Jurisdiction	Acres¹	Current Zoning or comprehensive plan designation (generalized)	Current Title 4 designation	Proposed Title 4 Designation	Reasons for Proposed Change (see key below table)
1	Portland	.42	Open Space	RSIA	-	1, 2
2	Portland	19.84	General Industrial	-	RSIA	3
3	Portland	.35	Open Space	RSIA	-	1 (zoning hasn't changed, but this is a cemetery)
4	Portland	.07	Residential	RSIA	-	4
5	Portland	7.91	General Employment	Industrial	Employment	1
6	Portland	75.98	Various: General Employment; Open Space; Residential	Employment	-	1, 2 (large portions owned by Metro)
7	Portland	41.93	General Employment	Industrial	Employment	1 (owned by University of Portland)
8	Portland	6.36	Residential	Industrial	-	1
9	Portland	1.88	Industrial Sanctuary (comp plan designation)	Industrial	RSIA	1
10	Portland	2.67	Central Employment	Industrial	-	1
11	Portland	1.70	General Industrial	-	Industrial	3
12	Portland	8.72	General Employment	-	Employment	3
13	Portland	38.39	Open Space	Industrial	-	1 (East Bank Esplanade and highway right-of-way)
14	Portland	20.98	Central Employment (comp plan designation)	Industrial	-	1
15	Portland	13.17	General Employment	Industrial	Employment	1
16	Portland	.15	General Industrial	-	Industrial	3
17	Portland	30.83	General Employment	RSIA	Employment	1 (area developed as Fred Meyer headquarters)
18	Portland	6.69	General Employment	-	Employment	3
19	Portland	10.76	Mixed Commercial; Central Employment; General Commercial	Employment	-	1

¹ Acreages reported are gross acres, not necessarily vacant and/or buildable. Because of the level of interest in large lots, additional notes are provided for areas over 25 gross acres).

Map ID #	Jurisdiction	Acres	Current Zoning or comprehensive plan designation (generalized)	Current Title 4 designation	Proposed Title 4 Designation	Reasons for Proposed Change (see key below table)
20	Portland	44.49	Central Employment	Employment	-	1 (developed area consisting of many tax lots)
21	Portland	2.64	General Industrial	-	Industrial	3
22	Portland	2.04	General Industrial	-	Industrial	3
23	Portland	3.15	General Industrial	-	Industrial	3
24	Forest Grove	6.31	General Industrial	-	Industrial	3
25	Portland	.80	General Industrial	-	Industrial	3
26	Portland	2.83	Central Employment; Residential	Employment	-	1
27	Portland	7.86	Central Employment	Employment	-	1
28	Fairview	54.39	Residential with Community Service / Parks overlay	Employment	-	1, 2 (part owned by Metro)
29	Fairview	15.72	Residential with Community Service / Parks overlay	Industrial	-	1, 2
30	Fairview	40.89	Residential with Community Service / Parks overlay	Industrial	-	1, 2 (owned by Metro)
31	Fairview	43.32	Residential with Community Service / Parks overlay	Employment	-	1 (large portions subject to Title 3 protections)
32	Wood Village	13.90	Multi-family residential	Industrial	-	1
33	Wood Village	11.69	Commercial/Industrial Mixed Use	Industrial	Employment	1
34	Wood Village	9.06	Commercial/Industrial Mixed Use	Industrial	-	1, I-84 right-of-way
35	Fairview	8.38	Corridor Commercial	Employment	-	1
36	Fairview	5.16	Light Industrial	-	Employment	3
37	Fairview	21.14	Corridor Commercial	Employment	-	1
38	Fairview	2.85	Corridor Commercial; Residential with Public Service/Parks overlay	Industrial	-	1, portion is I-84 right-of-way
39	Fairview	2.79	Residential	Employment	-	1

Map ID #	Jurisdiction	Acres	Current Zoning or comprehensive plan designation (generalized)	Current Title 4 designation	Proposed Title 4 Designation	Reasons for Proposed Change (see key below table)
40	Fairview	43.50	Residential with Public Service/Parks overlay	Industrial	-	1, 2 (Salish Ponds City Park), part developed with school
41	Troutdale	9.48	General Commercial, Residential	Industrial	-	1
42	Troutdale	40.08	General Commercial; Mixed Office/Housing	Industrial	Employment	1 (area includes Columbia Gorge outlet mall)
43	Portland	2.18	Residential; Open Space	RSIA	-	1, 2
44	Portland	7.27	Heavy Industrial	-	Employment	3
45	Portland	.28	Open Space	RSIA	-	2 (Forest Park)
46	Portland	38.71	General Industrial	Industrial	RSIA	1
47	Portland	78.81	Central Employment	Industrial	-	1
48	Portland	168.23	Central Employment; Open Space	Employment	-	1 (OHSU "pill hill; undeveloped areas are mostly >10% slope)
49	Washington Co.	40.41	Industrial; Office Commercial	-	Employment	3
50	Hillsboro	147.77	Residential	Employment	-	1 (fully developed residential area)
51	Hillsboro	25.74	Residential	Employment	-	1 (fully developed residential area)
52	Hillsboro	21.41	Residential	Industrial	-	1
53	Forest Grove (portion unincorporated WA Co.)	6.67	General Industrial; Future Development 10 (Forest Grove comp plan designation General Industrial)	-	Industrial	3
54	Tualatin	26.74	Light Manufacturing	-	Industrial	3

MATRIX KEY: reasons for proposed map amendments

1: Existing zoning does not reflect the Title 4 designation. If the zoning was amended after the initial adoption of the Title 4 Map, the zoning change predates the establishment of Title 4 map amendment criteria. In some cases, properties are already developed with non-industrial uses.

2: Purchased by Metro or other public agency as a natural area

3: Proposed addition to Title 4 map; zoning compliant with Title 4

4: Boundary correction, but no change in Title 4 designation