



Metro | Memo

Date: January 10, 2013
To: Metro Council, MPAC
From: Martha Bennett, Chief Operating Officer *MAB*
Subject: 2012 annual report on amendments to the Employment and Industrial Areas Map

Background

Title 4 (Industrial and Other Employment Areas) of the Urban Growth Management Functional Plan seeks to improve the region's economy by protecting a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas, Industrial Areas, and Employment Areas. Those areas are depicted on the Employment and Industrial Areas Map.

Title 4 sets forth several avenues for amending the map, either through a Metro Council ordinance or through an executive order, depending on the circumstances. Title 4 requires that, by January 31 of each year, Metro's Chief Operating Officer submit a written report to the Council and MPAC on the cumulative effects on employment land in the region of amendments to the Employment and Industrial Areas Map during the preceding year. This memo constitutes the report for 2012.

Summary of Title 4 map amendments in 2012

During 2012, no Title 4 Map amendments were made by executive order. In 2012, there were three separate ordinances approved by the Metro Council that amended the Title 4 Map to reflect existing uses, local plans, or zoning designations¹. These amendments responded to requests from the cities of Fairview, Forest Grove, Happy Valley, Hillsboro, Portland, Troutdale, Tualatin, and Wood Village and Washington County. The cumulative effect of the three ordinances is summarized in Table 1. The bulk of the changes took place in a map cleanup ordinance adopted in October.

Table 1: summary of Title 4 Map changes adopted in 2012

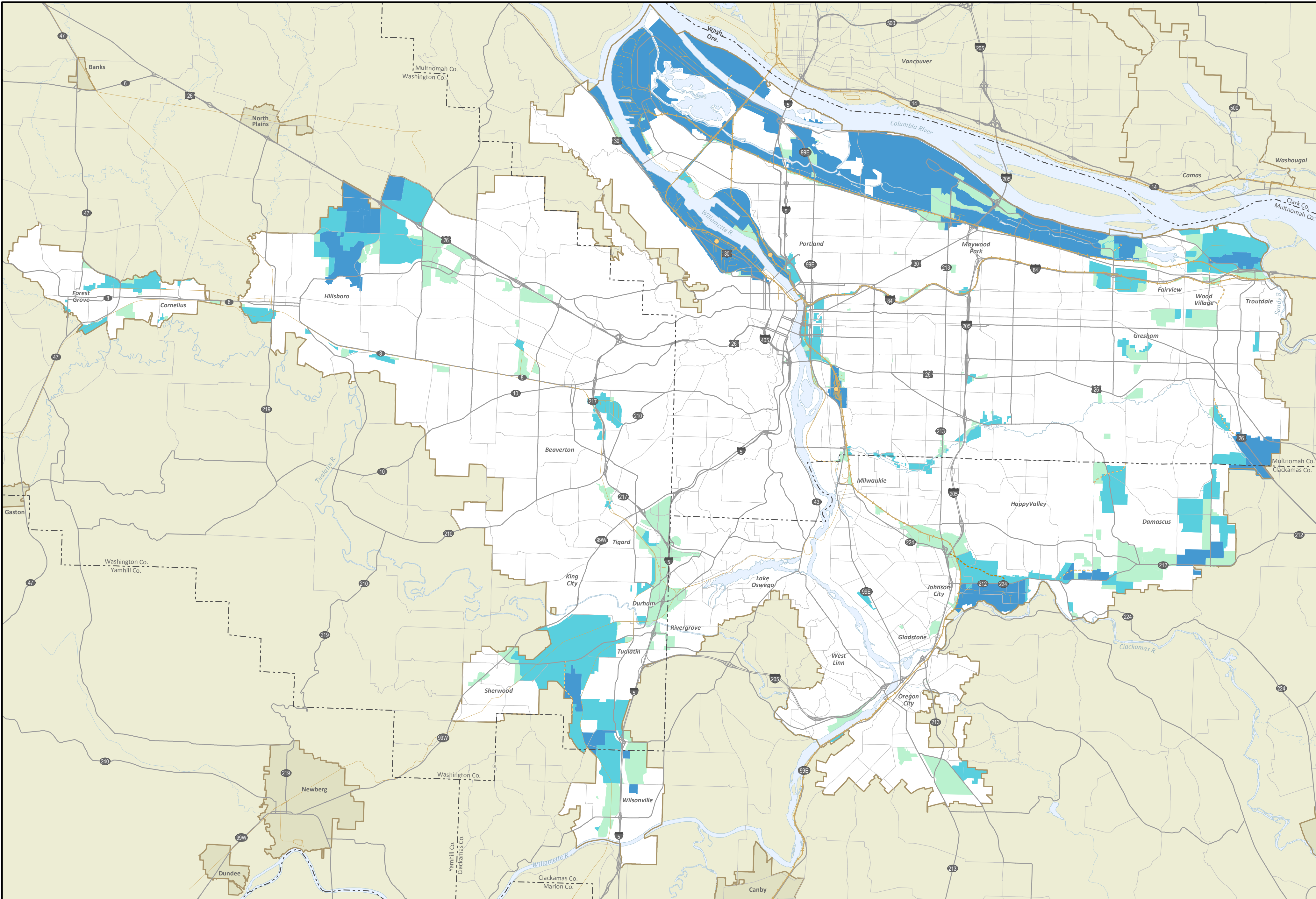
Adopted change	Gross acres (not all acres are vacant)
Newly added to Title 4 map	132
Change from one Title 4 designation to another	252
Removal of Title 4 designation	1,042

Chief Operating Officer recommendations for 2013

There are currently about 49,000 acres designated on the Title 4 Map, representing about one-fifth of the acres inside the urban growth boundary². Staff does not believe that the Title 4 Map amendments made in 2012 represent a cumulative erosion of the region's employment capacity. Therefore, staff does not, at this time, recommend changes to Title 4 policies.

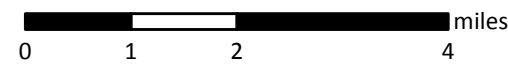
¹ Ordinance Nos. 12-1284 (various jurisdictions), 12-1288 (Happy Valley), 12-1290 (Troutdale)

² These acreage figures are primarily for land, but do include acres of water. They are cited here for general context.



Title 4, Industrial and Other Employment Areas

January 2013



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

