



# Metro | Memo

Date: January 28, 2011  
 To: Metro Council, MPAC  
 From: Michael Jordan, Chief Operating Officer  
 Subject: 2010 annual report on amendments to the Employment and Industrial Areas Map

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## 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 also 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 also 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 2010.

## Summary of Title 4 map amendments in 2010

As summarized in Table 1, amendments to the Employment and Industrial Areas Map were made in four locations during 2010. Three of the four amendments were made by the Metro Council in the form of ordinances. One map amendment (Kruse Way) was made by executive order, according to the requirements of Title 4 (section 3.07.450 D).

**Table 1: Amendments made to the Employment and Industrial Areas Map in 2010**

Location	Acres	Original designation	New designation
Kruse Way (Lake Oswego) (Executive Order No 10-052)	26.0	Industrial	Employment
Conway / ESCO sites (NW Portland) (Ordinance No. 10-1246)	36.5	Industrial	Neighborhood
	16.9	Industrial	Employment
Beavercreek Rd. concept plan area (Oregon City) (Ordinance No. 10-1244B)	459.0	Industrial	Neighborhood
Washington Square Regional Center (Tigard) (Ordinance No. 10-1244B)	39.0	Industrial	Employment

Reasons for these map amendments included:

Kruse Way: pre-existing, high value office buildings did not conform to an Industrial designation

Conway / ESCO sites: long-term changes in economic conditions warranted new designations for these already-developed areas

Beavercreek Rd: the completed concept plan led to a more refined determination of uses that are appropriate and needed in the area

Washington Square: pre-existing zoning classifications did not correspond to Title 4 designations

### **Cumulative effects of Title 4 map amendments**

Staff believes that the new Title 4 map designations reflect current or anticipated market conditions. Consequently, these map amendments do not represent an erosion of the region's supply of sites for employment uses.

- These map amendments do not compromise the region's ability to accommodate employment growth.<sup>1</sup>
  - None of these areas were counted as large-lot industrial capacity in the 2009 urban growth report (a niche need for which a capacity gap was identified).
  - In most cases, the Title 4 map amendment will actually allow higher density employment uses to occur.
  - Three of the four map amendment areas were already developed.
- These map changes did not affect Regionally Significant Industrial Areas, those locations that are most crucial to the region's traded-sector economy.

### **Newly-adopted policies to improve performance of employment areas**

In 2010, the Metro Council adopted two significant changes to the Urban Growth Management Functional Plan, which are expected to improve the performance of employment areas:

#### Title 11

Changes to Title 11 (Planning for New Urban Areas) will require completion of concept plans before areas are added to the Urban Growth Boundary. Having concept plans available will help to inform the Council as it assigns 2040 design type designations to any future urban growth boundary expansion areas. This is expected to reduce the need for future Title 4 map amendments in new urban areas (as was the case in the Beavercreek Rd. concept plan area).

#### Title 4

The Council amended Title 4 to further protect Regionally Significant Industrial Areas (RSIA) by prohibiting the siting of schools, places of assembly larger than 20,000 square feet or parks intended to serve people other than those working or residing in the RSIA.

### **Chief Operating Officer recommendations for 2011**

No Title 4 policy changes are recommended at this time. Staff does, however, anticipate bringing additional Title 4 map amendments to the Council for consideration in 2011. Those to-be-proposed

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<sup>1</sup> Please refer to the 2009 urban growth report and the 2010 Capacity Ordinance (Ordinance No. 10-1244B) for additional information about the region's capacity for accommodating forecast employment growth through the year 2030.

amendments are intended to correct mapping errors and to recognize pre-existing uses and zoning designations that do not conform to Title 4. In the interest of efficient use of the Council's time, proposed amendments will be bundled together in one ordinance. Staff anticipates bringing that ordinance to Council in the spring / early summer of 2011.

Any changes to the Employment and Industrial Areas Map will also necessitate amendments to the 2040 Growth Concept Map. In late 2011, staff intends to bring to Council a consolidated proposal for amending the 2040 Growth Concept Map. That consolidated 2040 Growth Concept Map amendment proposal would depict:

- Any amendments made by the Council or Chief Operating Officer to the Employment and Industrial Areas Map
- Any newly-adopted center boundaries (boundaries formally adopted by cities or counties)
- Acknowledged urban and rural reserves

Finally, it is useful to remember that Title 4 implementation is only one aspect of the region's efforts to stimulate economic activity and job creation. All of Metro's efforts at making a great place are ultimately aimed at fostering the conditions that will encourage private investment in centers, corridors, main streets, station areas, and employment areas.