

Key Communities With Industrial Land Supply Issues
2005-2007 Biennium
Updated December 2006

<u>Location</u> (Listed by ERT Regions)	<u>State Agency Resources</u>	<u>Comments and Outcomes</u>
Eastern Region ERT Coordinator- Cheri Davis		
<p>Pendleton: The city of Pendleton has applied for a DLCD planning grant to update Goal 9. Although Pendleton has 2 certified industrial sites the city is interested in determining whether or not there is an adequate supply of industrial lands to meet their long and short term needs. The topography around Pendleton provides a number of challenges.</p>	<p>DLCD - \$40,000 TA Goal 9.</p>	<p>Brogiotti Property and Airport Industrial Park were certified in 2004</p>
<p>Ontario: The city of Ontario is continuing their Goal 9 project and has applied for a grant to begin Goal 10 work. There appears to be a significant need for industrial and residential lands. Because most of the area surrounding Ontario is high value farm land it has been difficult to find areas to expand the UGB.</p>	<p>DLCD - \$20,000 - PR Goal 9. DLCD - \$40,000 - Goal 10. OECD - \$2.9 mil for wastewater system upgrade</p>	
<p>Burns: A Goal 9 project completed earlier this year determined there is very little available industrial land available. The City of Burns owns property around the airport that they would like to zone industrial. The property is several miles outside the UGB and does not have municipal services available to the site. Several small businesses are currently located on the airport property. The Team is working with the City and Harney County to determine what issues there are around additional development.</p>	<p>DLCD - \$24,000 TA Goal 10. DSL – provided TA to complete expedited wetland reviews for Burns Airport and several Louisiana-Pacific industrial sites. DEQ - provided TA on wastewater treatment issues</p>	<p>[Burns Airport]</p>

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2005-2007 Biennium
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Central Corridor ERT Coordinator - Janet Brown		
The Dalles: The Dalles' current inventory of industrial lands is either sold or spoken for. Given The Dalles unique location within the perimeters of the Scenic Gorge, the LJD ERT will focus primarily on redevelopment of existing industrial lands and expansion of their UGB.	DLCD - \$72K TA grant for UGB expansion. DSL – expedited review/approval of wetland delineation for N Chenowith Ind. Park. DSL - Early identification of potential wetland constraints associated with aluminum plant redevelopment OECCD - \$20,000 for Industrial Land Certification activities	[North Chenowith Industrial Park]
Maupin: The LJD ERTeam will continue to work with the Mayor and private industrial site land owner toward clean up and certification of a closed mill site.	DSL – TA to complete expedited wetland review for OR Log Homes industrial redevelopment site	[Oregon Log Homes]
Redmond: The CO ERTeam is working with the property manager of the Crown Pacific mill site in the final stages of clean up and industrial certification. The team is also working with the city on UGB expansion and Urban Reserves inventories and planning.	DLCD - \$70K TA grant for UGB, framework plan, detailed master planning. DLCD - \$\$\$ TGM for TSP update. DLCD - \$\$\$ TGM for Northwest Area plan. DSL – TA to complete expedited wetland reviews for multiple industrial sites in Redmond including Crown Pacific mill site, airport industrial site, and county-owned industrial lands	Desert Rise A & B were certified in 2006.

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2005-2007 Biennium

<p>Bend: The CO ERT coordinator and the regional team will continue to work with the city on readying the 1,500 acre city-owned Juniper Ridge site for development. The project includes industrial lands certification, K-16 education and a host of other uses. Phase 1 includes certifying a portion of the first 500 acres. The team will also be working with the City on updating their comp plan, UGB and Urban Reserve which will show the need for additional industrial lands.</p>	<p>DLCD - \$70K TA grant for Goal 10 planning. Awarded \$\$\$ TGM for Central Area Plan - part 2.</p>	<p>[Juniper Ridge]</p>
<p>Prineville: The city is currently in the process of updating their Comp Plan and land inventories which will provide information on the status of the city's industrial land supply. The CO ERT is also the private landowners with clean up and potential reuse of the old Ochoco Lumber mill site, which may include some industrial uses.</p>	<p>DLCD - \$75K PR grant for Goal 5</p>	<p>Tom McCall Industrial Park was certified in 2005.</p>
<p>Chiloquin: The SCERT is working with Chiloquin and Klamath County in clean up of a county owned mill site. The 26 acres mill property is currently included in a Klamath County Heavy Industrial Zone. Including this property in the UGB is the next step in recovering the mill site and allowing it to function as an economic asset.</p>	<p>DEQ - clean up activities</p>	
<p>Madras: The CO ERT is working with City on buildable lands, housing, industrial inventories and UGB expansion and creation of Urban Reserve.</p>	<p>DLCD - \$10K TA grant for EOA. DSL – TA to complete expedited wetland reviews for multiple industrial sites including Madra Industrial Park, Jefferson business Park.</p>	<p>Madras Industrial was certified in 2005</p>

Key Communities With Industrial Land Supply Issues
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2005-2007 Biennium

<p>Klamath Falls: Continue to explore options for local governments to expand their certified industrial lands inventory with privately owned lands where certification had been initiated but not completed.</p>	<p>DSL –TA to complete expedited wetland reviews and review/approval of wetland delineation for 3 industrial sites</p>	<p>Klamath Falls Ind Park was certified in 2005. 10 acres of 52-acre park is underdevelopment</p>
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Key Communities With Industrial Land Supply Issues
2005-2007 Biennium
Updated December 2006

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<p>Southwest Oregon ERT Coordinator - Jeff Griffin</p>		
<p>Coos Bay: Coos County lacks a sufficient supply of marketable industrial land - including land for water dependant or related industrial uses. The ERT assistance to the County and Port with the development of industrial land on the North Spit included ODOT funding for rail spur and highway realignment, Goal 11 & 14 interpretation and analysis, environmental assessment and wetland delineation review. The Port of Coos Bay is currently negotiating an option to purchase 1,300 acres owned by Weyerhaeuser on the Spit. Some of this property is planned for development and some of it will be used for conservation and wetland mitigation.</p>	<p>DLCD - \$16K CZM for City of Coos Bay DLCD - \$36K CZM for Coos County DLCD - \$50K 306A grant to Port to replace marina launch ramp DLCD - \$30K 306A grant to North Bend for info center. DSL – TA & expedited permit processing for infrastructure projects supporting industrial lands on North Spit. DSL - Early consultation with Port on wetland issues associated with purchase of Weyerhaeuser lands. DEQ - providing technical oversight to Weyerhaeuser under a cost recoverable agreement. OECD - \$15 mil for industrial development –land purchase, dredging and economic development planning. OECD - \$7.8 mil for airport planning and construction ODOT – provided funding for rail spur & highway realignment</p>	<p>N Bay Marin Ind Park was certified in 2006. Southport Lumber relocated to the ind park keeping more than 80 family-wage jobs in Coos Bay.</p>
<p>Sutherlin: The ERT has been working with the owner of Sutherlin Knolls and Douglas Co on gaining certification for these two industrial sites. When these sites are certified Sutherlin will be in a good position to market these sites for development.</p>	<p>DLCD - \$\$\$ TGM for Southside arterial corridor plan DEQ – working to resolve environmental issues revealed by the certification process on the county-owned Sutherlin Industrial Park. OECD - providing funds to complete the</p>	<p>Sutherlin Knolls – certified in 2006</p>

TA Technical Assistance
PR Periodic Review
\$\$\$ TGM amount tbd

CZM Coastal zone grant pgm
306A Coastal small constr/acq
OCMP Coastal management pgm

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Listed by ERT Regions
2005-2007 Biennium**

	<p>further assessment of environmental issues at Sutherlin Industrial Park. DSL – TA for consultant procurement and development; expedited approval of wetland planning documents for Sutherlin Knolls Industrial Park.</p>	
<p>Roseburg: The City of Roseburg is converting the historic industrial area on Diamond Lake Blvd to commercial uses and re-defining future areas for industrial use. The city is in a major UGB expansion and Goal 9 planning process. The ERT has worked with Roseburg Forest Products to certify 100-200 acres of former mill site known as the Winchester Ponds. This site is rail served and just within the northern Roseburg UGB boundary</p>	<p>DSL – expedited permit processing for Winchester and Green industrial redevelopment sites.; TA for consultant procurement and development; expedited approval of wetland planning documents for Oak Creek certified site DEQ – working with Roseburg Forest Products under a cost recoverable agreement to address site contamination.</p>	<p>Oak Creek Ind Park (25 acres) was certified in 2005.</p>
<p>Josephine County / Grants Pass: Grants Pass has only one major industrial park (a conversion of the Spalding mill). This is a highly successful conversion with a rapid absorption rate - and should supply the City with five or more years of developable industrial land. The ERT will continue to work with Josephine County to provide technical assistance on the waste water treatment capacity problem in the North Valley Industrial Park. Assistance has included land use (forming a rural community boundary), and will include OECDD financial and DEQ technical on the development of an adequate wastewater treatment system.</p>	<p>DLCD - \$34K TA grant Pass UGB. DLCD - \$\$\$ TGM for downtown planning DSL – TA to complete expedited wetland reviews for multiple industrial sites in Grants Pass and environs. DEQ - administered \$7 million in Clean Water Act State Revolving Loan Funds to the City of Grants Pass in 2001</p>	<p>[Rendatta]</p>

Key Communities With Industrial Land Supply Issues
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2005-2007 Biennium

<p>Phoenix / Medford: Jackson County has an opportunity to create a campus style light industrial park on the east side of I-5 between Phoenix and Medford. The area has been identified through the Regional Problem Solving future growth areas process.</p>	<p>DLCD - \$70K Medford downtown. DSL –TA to complete expedited wetland reviews for multiple industrial sites in Medford, White city and Central Point; Expedited delineation review and permit processing for Amy’s Kitchen project</p>	
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Key Communities With Industrial Land Supply Issues
2005-2007 Biennium
Updated December 2006

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Willamette Valley/Mid-Coast ERT Coordinator - Erik Andersson		
Junction City: Assisting the community in reviewing its existing industrial lands with respect to future opportunities in the RV industry and related clusters.	DLCD - \$\$\$ TGM for TSP update. DSL -- TA for consultant procurement and development; expedited approval of wetland planning documents for Oaklea industrial site	Oaklea Industrial Park is in certification queue.
Newport: Based on the work DLCD has been doing with the South Beach plan, involving educational facilities, mixed-use and industrial development.	DLCD - \$10K CZM grant DLCD - \$30K TA grant. DLCD - \$70K OCMF. OECDD - \$80K for Port development assistance	
Albany: Certified sites as well as the potential for brownfield work and transportation planning.	DLCD - \$\$\$ TGM for rail system study. DSL – TA for consultant procurement, expedited wetland delineation review and pre-application coordination for south Albany industrial site. DSL - Expedited wetland delineation review for Kempf industrial site. DEQ - \$60 million in Clean Water Act State Revolving Loan Funds for wastewater upgrades. OECDD - \$15 mil for industrial land related development	Kempf site was certified in 2006. Successful recruitment of PepsiCo was announced in Oct 2006.
Salem: The team will target Salem for outreach, highlighting current and future needs for industrial lands.	DSL – expedited wetland delineation review and permit processing services for Mill Creek Industrial Park. Expedited wetland delineation review for Gaffin Road industrial site DEQ - \$19.7 million in Clean Water Act State Revolving Loan Funds for	Mill Creek 1C was certified in 2006. ERT will work with city to redevelop Boise Cascade site. [Gaffin Road]

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**Key Communities With Industrial Land Supply Issues
Listed by ERT Regions
2005-2007 Biennium**

	wastewater upgrades. OECD - \$6,200 for site certification activities. \$10 mil for industrial park development	
Silverton: DLCD and ODOT work currently underway; community interested in pursuing more industrial job opportunities for its workforce. (e.g. Diversify economy away from being a bedroom community).	DLCD - \$40K TA grant for Goal 9 and code update. DLCD - \$\$\$ TGM for downtown development plan. DSL –TA to complete expedited wetland review for proposed re-designation of lands to industrial use.	
Springfield: Based on the Jasper/Natron work currently underway and expected ERT involvement in subsequent steps with respect to new industrially zoned land.	DSL – technical assistance in ongoing development of wetlands management plan for the Jasper-Natron planning area.	[Jasper-Natron]
Corvallis: Continuing to work with the city-owned airport property as well as the privately owned land adjacent to it. Opportunities for bringing a relatively large chunk of industrial land into our inventory of "ready" land, but at relatively large costs with respect to wetlands mitigation.	DSL – Expedited review of wetland delineations and technical assistance in the development of wetland mitigation plans for airport industrial park OECD - \$61,000 for industrial site certification	[Airport Industrial]
Woodburn: The 130-acre Opus site was named as an Opportunity Site by the Industrial Lands Advisory Committee (ILAC). As the site is outside the UGB, land use needed to be addressed as a first step toward certification. The city has applied to DLCD for a nearly 1,000 acre UGB expansion, of which 409 acres will be zoned industrial (including Opus).	DLCD – Goal 9 assistance including Economic Opportunity Analysis. ODOT – Intergovernmental Agreement with the city for required I-5 interchange improvements.	[Opus]

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2005-2007 Biennium

<p>Woodburn: The 130-acre Opus site was named as an Opportunity Site by the Industrial Lands Advisory Committee (ILAC). As the site is outside the UGB, land use needed to be addressed as a first step toward certification. The city has applied to DLCD for a nearly 1,000 acre UGB expansion, of which 409 acres will be zoned industrial (including Opus).</p>	<p>DLCD – Goal 9 assistance including Economic Opportunity Analysis. ODOT – Intergovernmental Agreement with the city for required I-5 interchange improvements.</p>	<p>[Opus]</p>
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2005-2007 Biennium
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Northwest Oregon , Metro, Hood River ERT Coordinator - Mark Ellsworth ERT		
Tillamook: The City of Tillamook relies on the Port of Tillamook for their industrial land base. The Port and the Northwest regional team have identified parcels of land at the Port that would be appropriate for “project ready” certification. We will be working closely with surrounding jurisdictions in coordinating their industrial land supply needs.	DLCD - \$20K TA grant for urban renewal. DLCD - \$33K CZM grant. DLCD \$15K for the Downtown Redevelopment plan OECD - \$840K for a Flood Study, OECD - \$2.5 mil wastewater system improvements, \$60,000 for site certification activities DEQ - agreement with the City for a \$309,499 wastewater facilities plan DEQ - \$9,353,064 loan from Clean Water State Revolving Loan Fund for planning and upgrading the wastewater treatment facility. OHCS - \$382,000 loan /grant for renovation of the IOOF building and purchase/ relocation of the Safeway to downtown and away from flood prone highway 101 OHCS - \$5 million tax credit for workforce housing ODOT - \$1.5 million and loaned staff to complete the truck bypass/local street network project ODOT - \$90K for the TSP	<p align="right">[Bay Industrial Park]</p>

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Listed by ERT Regions
2005-2007 Biennium**

<p>Hood River County: The ERT coordinator and regional team are working with Hood River County to remove barriers to development on industrially zoned lands both inside and outside the UGB. The county has approximately 230 acres of vacant industrially zoned land. Of this acreage, 130 are outside UGB. Of the remaining 100 acres, 70 are in the City of Cascade Locks and 30 are in the City of Hood River. Issues being addressed include transportation access, water supply, wetlands, sewer capacity and availability.</p>	<p>DLCD - \$80K TA grant for National Scenic Area. DLCD - \$15K PR grant for Mt. Hood Community Plan. DLCD - \$6,600 TA for HRC survey.</p>	<p>[Odell-Lingren Road] [Odell-Davis] [Dee]</p>
<p>Portland: Most land supply issues in Portland focus on redevelopment of former industrial sites. To stimulate private investment in redevelopment of these brownfield sites, the City of Portland, the Port of Portland and PDC are working together to develop a “working harbor reinvestment strategy.” The ERT coordinator and regional team have begun discussions with these entities to identify industrial brownfield sites where immediate progress can be made.</p>	<p>DLCD - \$50,000 TA for harbor industrial districts. DLCD - \$10,820 for neighborhood commercial corridors. DLCD - \$\$\$ TGM for Powell Blvd Streetscape and Implementation plans DLCD - \$\$\$ TGM for Eastside MAX station. DLCD - \$200K TA grant Metro Ag/Urban.</p>	

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2005-2007 Biennium

<p>Fairview, Troutdale, Wood Village and Gresham: This group of jurisdictions has applied for a DLCD technical assistance grant to identify the needs of the industrial lands between I-84 and the Columbia River. The regional team will provide technical assistance during the planning process and address industrial land supply issues as they emerge.</p>	<p>DLCD - \$70K TA grant for River District. OECD - \$2.2 mil for water and wastewater facility improvements in Wood Village</p>	<p>The anticipated outcomes of this multi-jurisdictional planning effort is to coordinate infrastructure plans and marketing strategies to promote the industrial area known as the Columbia Cascade River District. This work is scheduled to be completed by December 2006.</p>
<p>Washington County: As Washington County continues to grow, maintaining an adequate supply of industrial land is becoming increasingly challenging. The ERT coordinator and the regional team are working the city of Hillsboro, Washington County as well as the outlying communities of Forest Grove, Cornelius and North Plains to identify industrial sites for “project ready” certification.</p>	<p>DLCD - \$\$\$ TGM for North Bethany UGB expansion area.</p>	<p>Shute Road site in Hillsboro was certified in 2006. Site is being developed by Genentech.</p>

Key Communities With Industrial Land Supply Issues
Listed by ERT Regions
2005-2007 Biennium

<p>Clackamas County: Though Clackamas County has an adequate long-term supply of vacant land due to the recent METRO UGB expansion, much of the land is not served by infrastructure. The ERT will be working with the county as well Damascus, Estacada, and Oregon City on industrial lands issues. For instance, Damascus, Oregon's newest city will likely designate over 1,100 acres of land for industrial and employment uses.</p>	<p>DLCD - TGM grant to County for code assistance DLCD - TGM grant to County for Fuller Road light rail station planning DLCD - \$125K TGM for Damascus TSP DLCD - -\$70K from ODOT to Molalla for a TSP update. DLCD - TGM grant to Molalla for Downtown Development Plan. DLCD - TGM grant to Oregon City for concept planning the Beaver Creek site. DLCD - TGM grant to Wilsonville for Coffee Creek Industrial Area Master Plan.</p>	<p>[Rock Creek] [Beavercreek Road]</p>
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