

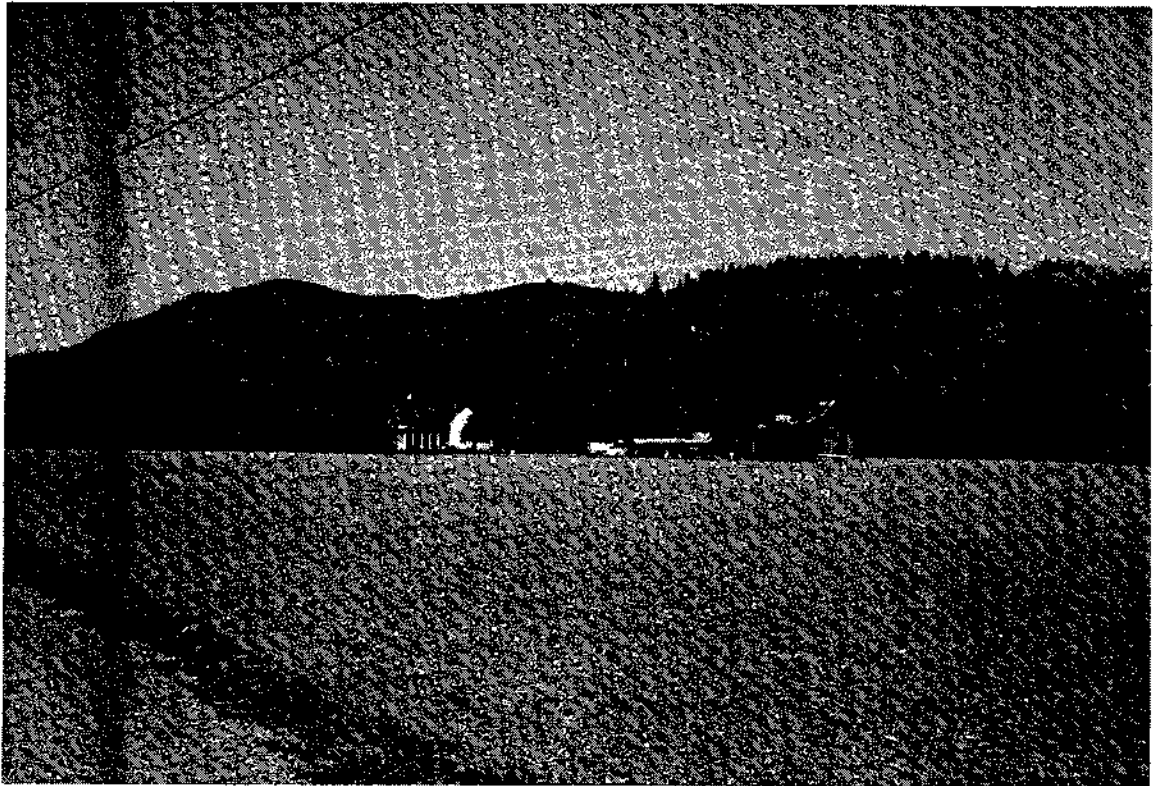
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# **Metropolitan Industrial Lands Policy Report**

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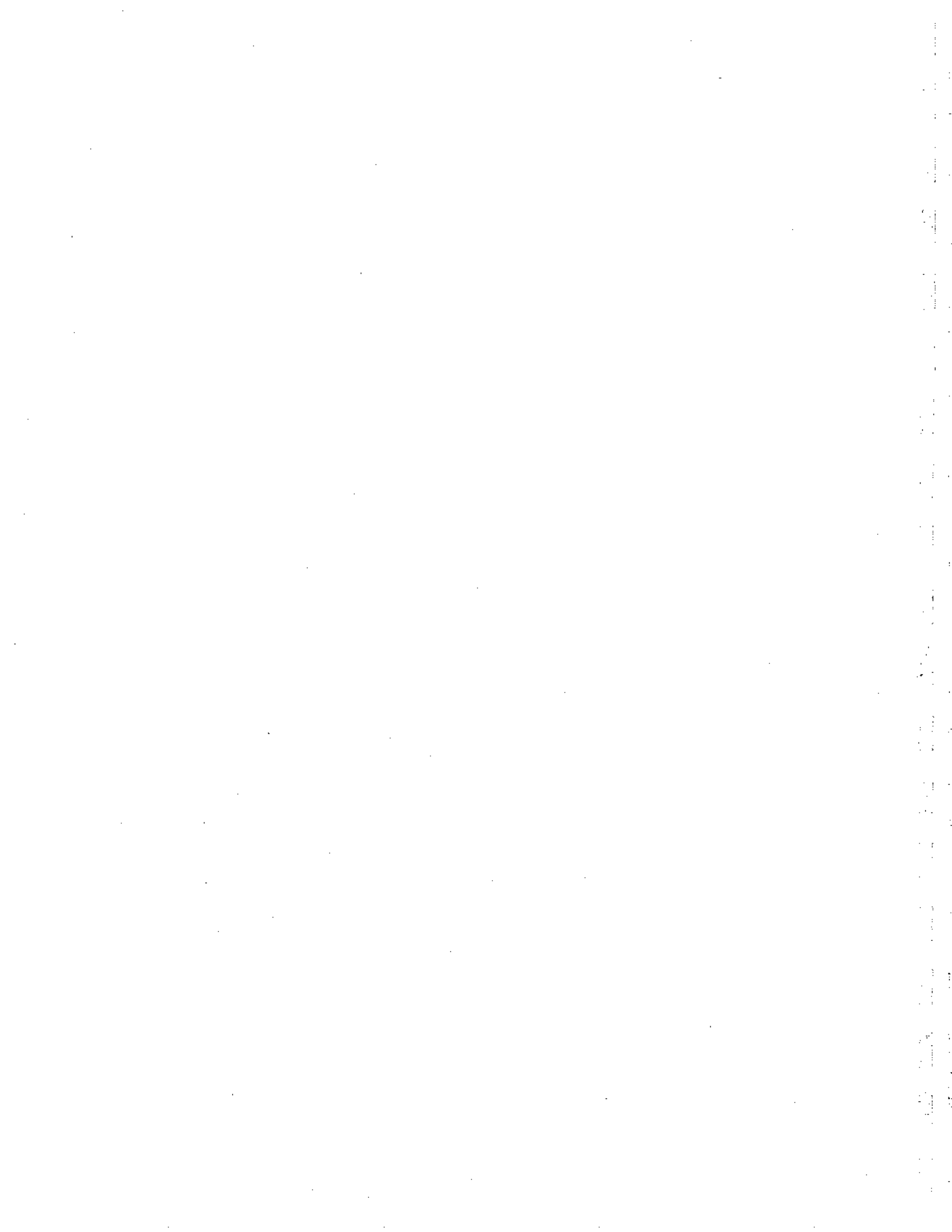


**July 1993**

**METROPOLITAN INDUSTRIAL LANDS POLICY REPORT**

**Lane Council Of Governments  
125 East 8th Avenue  
Eugene, Oregon 97401**

**1993**



## ACKNOWLEDGEMENTS

The Metropolitan Industrial Lands Special Study was initiated in 1989. The study produced two documents: the Metropolitan Industrial Lands Inventory Report (Inventory Report) and the Metropolitan Industrial Lands Policy Report (Policy Report). The site data in the Policy Report are current to October, 1992.

This study was conducted by an intergovernmental staff team from the Cities of Springfield and Eugene and the Lane Council of Governments. This staff team conducted field work and data and policy analysis and wrote the documents produced as part of the study. L-COG provided project management and prepared and printed the documents.

A Special Studies Advisory Committee (SSAC), a citizen group appointed by Lane County and the Cities of Springfield and Eugene, reviewed and recommended the report to the Joint Planning Commissions Committee (JPCC). The JPCC and, subsequently, the individual planning commissions recommended approval of the study to the elected officials of the three jurisdictions.

### Special Studies Advisory Committee

#### City of Springfield Appointments

Mike Evans, Chair  
Howard Traver

#### City of Eugene Appointments

Randy Hledik     Nancy Lull  
Dave Pedersen     Pat Vallerand

#### Lane County Appointments

Sue Bowers     David Crowell     Jim Ramseyer  
Mike Farthing     Don Fisher

In 1992, the Eugene City Council, the Springfield City Council and the Lane County Board of Commissioners approved the Metropolitan Industrial Lands Inventory and Policy Reports and adopted the four Eugene-Springfield Metropolitan Area General Plan (Metropolitan Plan) amendments recommended in the Policy Report. The specific ordinance numbers and the dates of action by the three jurisdictions are as follows.

- Eugene City Council amended and approved the Draft Inventory and Policy Reports and adopted the Metropolitan Plan text amendments on July 27, 1992, Ordinance No. 19866.
- Springfield City Council approved the reports, as amended, and adopted the Metropolitan Plan text amendments on September 21, 1992, Ordinance No. 5652.
- Lane County Board of Commissioners approved the reports, as amended, and adopted the Metropolitan Plan text amendments on October 21, 1992, Ordinance No. PA 1022.

This report contains recommended changes to the Metropolitan Plan text and diagram, and other recommendations for improving industrial development opportunities in the metropolitan area. Background information and additional policy and technical analyses for the study are contained in a companion document, Metropolitan Industrial Lands Inventory Report. The methodologies used in these analyses are consistent with the requirements of Statewide Planning Goal 9, "Economy Of The State."

**For Additional Information:**

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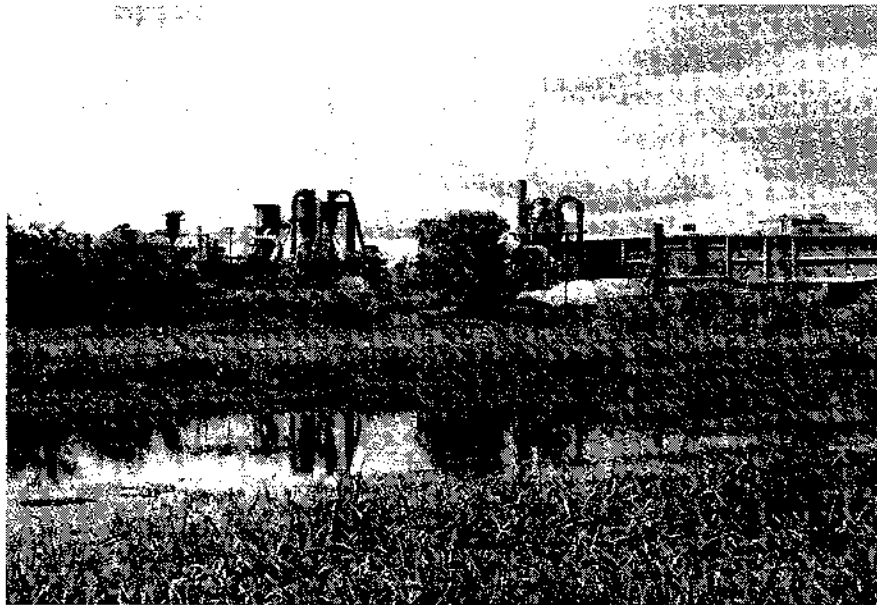
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## PREFACE

The Metropolitan Industrial Lands Special Study was conducted to answer some long-standing questions about the demand for and supply of industrial sites in the Eugene-Springfield metropolitan area. The public perception over the past decade has been that industrial development in the area has not kept pace with other parts of the state. Concern has been raised that the quality and/or quantity of the industrial lands supply may be part of the problem. This concern was heightened with the discovery of jurisdictional wetlands on about 725 acres of industrial land in Eugene's primary industrial region, west Eugene. A Special Studies Advisory Committee (SSAC) spent two years investigating the problems associated with industrial development and, in the process, produced some interesting findings and recommendations.



First, a computerized industrial site inventory was developed which describes each of the 184 sites and about 4,000 acres in terms of a variety of qualities and conditions, including site size, ownership, plan designation and zoning, adjacent uses, availability of public services, quality of site and highway access and potential physical constraints such as floodway, wetlands and hydric soils, among others. The long-term supply was analyzed and found to be in excess of the long-term demand.

The next step entailed a comprehensive site-by-site evaluation which placed the sites in one of the following categories: short-term sites for new industry, expansion sites, short-term sites with hydric soils (one indicator of wetlands), long-term sites and sites considered inappropriate for industrial use. The short-term supply was then compared to the short-term demand. The short-term supply was found to exceed the demand, with the surplus providing opportunities for business park development and for siting large firms seeking to relocate to the area.

It was interesting to discover that more industrial development has occurred in Eugene-Springfield in recent years than was suspected. Expansion of existing firms and small sites account for most of the new development. In addition, poor appearance of existing sites, rather than lack of acres or sites, was found to be a major factor influencing industrial site development potential.



This report recommends policies to encourage improved site design to address this problem along with other policies which address needed site improvements. Finally, the report identifies issues related to plan designation and zoning and opportunities for additional campus industrial development.



Other significant contributions to our knowledge base of industrial development potential and opportunities are the *West Eugene Wetlands Plan* and the *Metropolitan Natural Resources Special Study*. These studies were conducted at the same time as the *Industrial Lands Study*. Through these studies, economic and environmental factors can be balanced to provide an exciting new vision for industrial development and business parks in the metropolitan region. Improved urban design and proximity to natural resource areas can contribute to an attractive image for industrial areas. This image can become a marketing tool for the region as it enhances the livability and reputation of Eugene, Springfield and Lane County.

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**Composite Map Of Subregions**

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**Subregion #2: West Eugene**

**Subregion #4: Central University**

**Subregion #5: Willakenzie**

**Subregion #6: Glenwood**

**Subregion #7: West Springfield**

**Subregion #8: East Springfield**

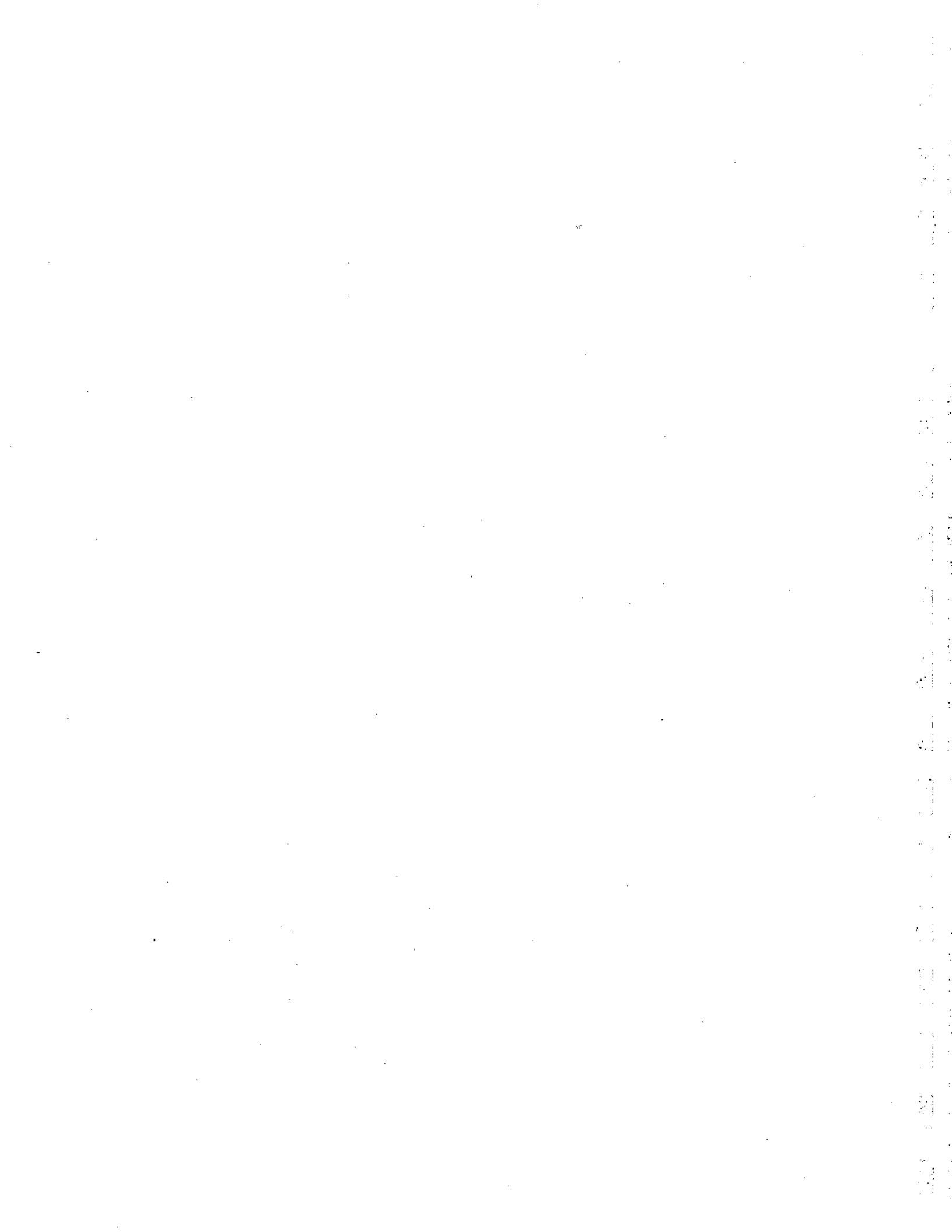
**(Note: There is no map for region 3 because there are no vacant sites in this region.)**

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***I. INTRODUCTION***

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## I: INTRODUCTION

### Background

The Metropolitan Industrial Lands Special Study was initiated in January, 1989 by the Metropolitan Policy Committee (MPC), at least partly in response to the discovery of about 725 acres of regulated wetlands on vacant industrial land in west Eugene. It also serves to update the industrial lands portion of the Eugene-Springfield Metropolitan Area General Plan. The study was coordinated by Lane Council of Governments (L-COG) with financing provided by Eugene and Lane County. The project team contained staff from L-COG and the cities of Eugene and Springfield.

A companion document, Metropolitan Industrial Lands Inventory Report, provides a detailed description of the special study's purpose, background and methodology, economic trends, community objectives and long-term industrial lands supply and demand.

This policy document analyzes the policy framework for industrial land allocations and evaluates the development potential of existing sites. Chapter II presents a summary of the special study findings, conclusions and recommendations and a Site Evaluation Matrix which includes site-specific information and recommendations. The summary is provided as a convenience to the reader interested in a synopsis of the larger volume of information contained in the body of the two reports.

Chapter III discusses the policy framework for industrial development decisions and identifies potential changes to improve opportunities for industrial development. Included in this discussion are alternative approaches to industrial Plan designation and zoning, provisions for business parks, and design and development standards.

Chapter IV discusses proposed policies and planned facilities that may impact the inventory of industrial lands. This chapter includes information on and assumptions about the relationship between the Industrial Lands Study and the West Eugene Wetlands Special Area Study (WEWSAS), the Eugene Commercial Lands Study, the Eugene Industrial Lands Replacement Study, the Metropolitan Natural Resources Special Study and the West Eugene Parkway.

Chapter V provides an evaluation of existing industrial sites in terms of their industrial development potential. Specifically, the chapter examines sites' appropriateness for industrial use, long and short-term availability, needed improvements, appropriate Plan designation and zoning, and opportunities for campus industrial development.

### Citizen Involvement

The Metropolitan Industrial Lands Special Study was provided oversight by a citizen advisory committee referred to as the Special Studies Advisory Committee (SSAC) whose members were appointed by Eugene, Springfield and Lane County. An interested parties mailing list

was prepared and maintained throughout the study and all meetings of the SSAC were advertised and open to the public.

The draft report was forwarded to the Joint Planning Commissions Committee (JPCC) for release to the public. The document was reviewed and revised by the JPCC based on input received from the planning commissions of the individual jurisdictions. Additional review occurred at planning commission work sessions and public hearing. Work sessions and a public hearing also were conducted before the elected officials of the three jurisdictions. Prior to the public hearing, a community workshop was conducted to inform and obtain feedback from the public. Comments received on the study at the public workshop were included in the document, Community Workshop Results, May 3 and 4, 1991.

## **II: SUMMARY OF FINDINGS, CONCLUSIONS, IMPLEMENTATION STRATEGIES AND METROPOLITAN INDUSTRIAL LANDS SITE EVALUATION MATRIX**

The Metropolitan Industrial Lands Special Study was initiated in January 1989 to assure an adequate and appropriate supply of industrial land continues to be allocated in the Metropolitan Area General Plan (Metropolitan Plan) to meet the short and long term demand of the metropolitan area. This summary is presented at the front of this report for the convenience of the reader. These findings, conclusions and recommendations are discussed in the body of this report and in a companion document, Metropolitan Industrial Lands Inventory Report.

The Special Study was conducted in two steps. Step one entailed a comprehensive description and analysis of the existing industrial lands inventory, community objectives and economic trends. The long-term supply was compared to a 20 year demand projection. The results of these analyses are contained in the Metropolitan Industrial Lands Inventory Report. Findings and conclusions based on these analyses are summarized below in sections, "Long Term Supply And Demand Analysis, Economic Trends and Community Objectives."

Step two consisted of a site-by-site evaluation of the 184 sites in the existing inventory, summarized below in, "Industrial Development Potential Of Sites." All sites were evaluated for their appropriateness for industrial use, long and short term availability, needed improvements and Plan/zone issues. In addition, the short term supply was compared to the short term demand for industrial sites. The Metropolitan Industrial Lands Site Evaluation Matrix which follows this summary contains site information current to October 1992 along with staff recommendations for Plan diagram and zoning map changes.

### **Findings And Conclusions**

#### **Industrial Development Potential Of Sites**

The following findings and conclusions are based on a site-by-site evaluation of all vacant industrial sites in the inventory. (Refer to section, "Metropolitan Industrial Lands Site Evaluation Matrix" for definitions and criteria and Chapter V, "Evaluation Of Industrial Sites," for additional information).

##### **1. Short-term Industrial Acres: Supply And Demand**

The supply of industrial land available in the short term is about 1,887 acres, including about 1,610 acres in sites considered available for new industry plus 277 acres available for expansion of existing businesses, excluding site 7-34 (see Matrix). This figure exceeds the estimated five year demand for between 228 and 410 acres. See pages 41 and 42 of this document for information on methodology used.

The large number of acres available in the short term provides opportunities for business or industrial park development and for siting large firms from outside the area to relocate in Eugene-Springfield.



## 2. Short-term Industrial Sites: Supply And Demand

### a. Short Term Sites For New Industry

- 1) As of October 1992, there were about 74 short-term sites for new industry. This supply satisfies the requirement to provide 56 sites for new industry over the next 5 years (a 3 year supply in each year). See pages 42 and 43 for more information.
- 2) Based on past trends, most of the demand will be for sites under 20 acres. All of the sites developed in the last 2 years have been less than 20 acres in size; most have been less than 10 acres. There are 55 sites under 20 acres in the short-term inventory. In addition, some sites with multiple owners in the long-term inventory contain parcels under 20 acres that may be available in the short-term. (See page 42.)
- 3) Some development in recent years has occurred in campus like settings in the Willakenzie and Willow Creek areas in Eugene. There are 13 sites between 20-49 acres and 5 sites with 50 or more acres (excluding site 18 in region 2) available in the short term for new industry. These sites are intended to accommodate the needs of industrial or business park development and large firms seeking to relocate to the area.
- 4) Over half of the sites developed or partially developed by new industries in the last 2 years have been in West Eugene and West Springfield (Regions 2 and 7).
- 5) If current development trends continue, all of the short term vacant industrial sites under 20 acres may be developed over the next decade.

### b. Expansion Sites

- 1) The current supply of 14 vacant expansion sites available in the short term satisfies the requirement to provide 7 expansion sites over the next 5 years (a 3-year supply in each year). Although expansion sites are available to meet a portion of the short-term demand, they may not be available to the full range of industrial users.
- 2) It is reasonable to assume that, as the supply of short term sites becomes developed by new industry, owners of expansion sites may be motivated to make their sites available to new industries, depending on their own expansion needs. This may be particularly likely for some of the four expansion sites over 20 acres currently held by members of the lumber and wood products industry.

3. Supply Of Short Term Sites With Hydric Soils

Hydric soils are one indicator of wetlands. Areas outside west Eugene with hydric soils may contain wetlands because no delineation of disturbed agricultural wetlands outside west Eugene has been made. Five sites were identified as significantly impacted by hydric soils but otherwise available in the short term. These sites are immediately available for development by new industry if development is not limited by disturbed agricultural wetlands: three are less than 2 acres; one is 30 acres; and one is a 76 acre site in the Willakenzie area that is partially developed with less than 20 acres remaining.

4. Supply Of Long-Term Sites

- a. There are 56 sites considered available in the long term. Specific factors (e.g., multiple ownership, access problems, needed public improvements, hydric soils) limit their short term development potential, as noted in the Matrix.
- b. The extension of sanitary sewers and other public improvements to vacant industrial sites in all regions would improve the availability of many sites, causing some to become immediately available for industrial development by new industry, especially in the Glenwood region (region 6).
- c. Hydric soils present a potential constraint to development for some of the sites in the Highway 99, Willakenzie and West Springfield regions (regions 1, 5 and 7).

5. Sites Considered Not Appropriate For Industrial Use

Twenty-five sites containing about 421 acres were considered inappropriate for industrial use. These sites fall into the following categories with associated recommendations for each group of sites: adjacent residential, West Eugene Parkway impacts, West Eugene Wetlands Special Area Study (WEWSAS) impacts, physical prohibitions, public ownership and, in one case, site location and configuration (site 7-15). Public ownership does not necessarily prevent a site from being developed; it is a factor used in estimating the amount of buildable industrial land (see Inventory Report, page 3).

6. Plan/Zone Issues And Conflicts

The Industrial Lands Site Evaluation Matrix recommends appropriate Plan designation and zoning for many of the sites with Plan/zone issues. For some sites, further study is recommended to resolve the issue. Plan/zone issues fall into the following categories.

a. Plan/zone conflicts

A Plan/zone conflict exists when a site has a non-industrial Plan designation and industrial zoning. Six sites considered appropriate for industrial development have Plan/zone conflicts: sites 5, 11, 30, 48, 66 and 80 in region 2. These conflicts limit the short-term development potential of these sites. Additional sites

with conflicts are listed in the matrix as inappropriate for industrial use; where possible, staff have recommended appropriate Plan designation and zoning for these sites.

b. **Industrial Plan designation that is different from industrial zoning**

Most often, these sites have a Light Medium Industrial Plan designation and Heavy Industrial zoning. Although not considered as having a conflict, these sites are recommended in the matrix for a consistent, specific designation and zoning.

c. **Recommended Change in Designation**

Where appropriate, a specific industrial designation and zoning is recommended that appears more suitable than the current designation and zoning.

d. **Uniform designation and zoning**

In some cases, parcels within a site have different designations or zoning. Where appropriate, uniform designation and zoning is recommended.

e. **Further study needs to be conducted for some of the sites listed as having plan/zone issues in the matrix (see sites with "PZ" noted under recommendations). For example, some sites suitable for industrial use appear to suit the needs of both potential users of high quality business park settings and some residential developments. Recently, there has been competition from residential developers for sites considered suitable for industrial use, e.g., site 29 in the Highway 99 region (region 1) and site 17 in West Springfield (region 7).**

f. **Designation of the large number of sites in Springfield for Heavy Industrial is not consistent with the projected demand for heavy industrial land. Additional study is needed to determine whether some of these sites are more appropriate for light medium industrial uses.**

7. **Market Factors**

Many industrial sites do not meet the appearance requirements of outside firms seeking to locate in the Northwest. This is a factor affecting the Eugene-Springfield area's ability to compete effectively with developed industrial parks in the northern Willamette Valley and Washington State. Private sector efforts to improve the appearance of some industrial sites would make the overall inventory more attractive to potential developers.

**Long Term Supply And Demand, Economic Trends And Community Objectives**

The following findings and conclusions provide a summary of the Metropolitan Industrial Lands Special Study Inventory Report, which describes the long-term supply and demand of industrial lands as of January 1, 1989, economic trends and community objectives.

8. Long Term Supply And Demand Analysis

The Inventory Report identifies approximately 4,000 acres of vacant land within the Eugene-Springfield urban growth boundary (UGB) designated or zoned industrial as of January, 1989. About 3,600 of these acres were buildable. Buildable land is privately owned (except the Riverfront Research Park which is considered a buildable industrial site); and it is not prohibited from development due to physical prohibitions including floodway, severe soils or slope constraints, and officially protected wetland or wetland mitigation status. This supply exceeds the twenty year demand projection of between 650 and 1,172 acres.

9. Long Term Supply

- a. Approximately 20 percent of the buildable acres, were in Springfield's UGB; the remainder were in Eugene's.
- b. About forty percent of buildable acres were designated Light Medium; 28 percent designated Special Light; 26 percent designated Heavy or Special Heavy; six percent were zoned industrial but had a nonindustrial Plan designation; and less than one percent were designated Mixed Use or University/Research (the Riverfront Research Park in Eugene and vacant portions of the Booth Kelly site in Springfield).
- c. Approximately 1,688 vacant industrial acres and about 48 sites were "constraint-free." Constraint-free land is privately owned, lacks potential physical constraints, has a local, collector or arterial road providing site access and is serviceable in the 20 year planning period. Constraint-free site data contained in the Inventory Report were not revised. They are further evaluated in the Site Evaluation Matrix along with the other sites in the inventory. "Constraint-free" does not take into account multiple ownership, short-term availability of facilities, and some of the other criteria for "short-term" sites (see page 14 for definition of short-term). Thirty-five of the 48 constraint-free sites were found to be available in the short-term in the Policy Report.
- d. Wetlands and hydric soils are potential physical constraints which may have a major impact on the inventory. No delineation of disturbed agricultural wetlands has been made in areas outside the WEWSAS boundaries. Outside west Eugene, the estimated 470 acres of industrial land with hydric soils (one indicator of disturbed agricultural wetlands) present a potential constraint to development.

Of the total acres of wetlands identified in the WEWSAS boundary (including disturbed agricultural wetlands), an estimated 725 acres were designated industrial inside the UGB. The West Eugene Wetlands Plan recommends allowing about 207 acres to be industrially developed and about 518 acres be retained and enhanced for wetlands functions. The Site Evaluation Matrix notes the impact of wetlands and hydric soils on individual sites (refer to Chapter IV for more information on WEWSAS).

- e. West Eugene and West Springfield have the best short-term development potential. These regions have the greatest number of constraint-free industrial sites that are presently within a city and well-served with public improvements.
  - f. The surplus of industrial land in the existing inventory provides for market choice: original Plan allocations exceed the projected demand; the long term demand figure was increased by 25 percent to account for land holdings, future expansions, and other conditions; and developed land not included in this inventory which may be available for redevelopment.
10. Long Term Demand (Note: the long term demand includes the short term demand.)
- a. The most likely projected 20 year demand for industrial land is estimated to be 650 gross acres, based on the following assumptions:
    - 1) About one-half of the future industrial employment that, based on past trends, would be expected to locate on industrial land will actually locate on non-industrial land in the future; and
    - 2) Use of the "most likely" employee-per-acre (EPA) ratios, calculated from the methodology described in the Inventory Report.
  - b. A projected demand of 1,172 also could apply, based on the following assumptions:
    - 1) All future industrial employment will locate only on industrial land in the future; and
    - 2) Low EPA ratios.
  - c. These demand projections are based on past employment trends in the metropolitan area. They project a need for only medium and light industrial uses because employment in heavy industrial firms has declined.
  - d. The actual amount of land needed for industrial development will be higher than the projected demand if: a) policies are adopted to encourage the development of businesses that tend to use more land; b) campus industrial parks are designated which require site amenities such as preserved natural resources; or c) local implementation measures are adopted which result in a net reduction of the amount of developable land on a site (e.g., through site design standards requiring open spaces, buffering, landscaping, etc.).
  - e. Types of industries showing interest in this area are mostly electronics firms, secondary wood processing, metal fabrication, food products, printing and publishing. These industries have the following site requirements.

- 1) Sites 3-20 acres in size, with few owners, in a high quality environment are highly desirable. Industrial parks 50-200 acres in size are desired by developers of industrial parks.
- 2) Other important features include site access, good highway access (for some firms), and land that is well-serviced and relatively free of physical constraints. Firms are not too concerned about the types of uses in an industrial park, but heavy industrial uses with external impacts would be incompatible with quality industrial settings demanded by light industries.
- 3) The quality of industrial site design is an important stimulus to industrial development. Development area size and environmental conditions protected by local governments can be used by private industry to improve the appearance and function of sites.

11. Economic Trends (see Inventory Report, pages 23 through 31)

- a. The driving force for economic expansion will no longer be the traditional lumber and wood products industry.
- b. Since 1983, population growth and employment growth have returned to levels observed in the 1960s and 1970s. Based on recent trends, we could anticipate moderate employment growth in the early 1990s.
- c. The long-term deterioration of the average earnings per job relative to the state and nation has been a disincentive to labor migration to Lane County and the Eugene-Springfield Metropolitan area. Economic development efforts that target jobs with higher wages may help prevent this trend from continuing.
- d. Non-lumber manufacturing firms will be the industries that replace some of the jobs lost in the lumber and wood products industry as well as create new local employment. The machinery, transportation equipment, metals fabrication, electric and electronic equipment, printing and publishing, and specialty food processing industries are expanding employment and resulting in increased diversification.
- e. Secondary wood products firms also present opportunities for job and industry replacement due to the large timber base in Lane County.

12. Community Objectives

- a. Local government policies encourage quality industrial development. Local government policies and programs encourage and facilitate economic diversification and compact urban growth.

- b. There has been particular interest by local governments in addressing the needs of existing industry, business parks, energy efficient companies, relatively larger firms, and firms that enhance the area's regional status.
- c. Ongoing interest in providing quality industrial sites and encouraging a diversified industrial base has led to the Special Light Industrial Plan designation and related zoning categories.
- d. The desire for compatibility between industrial development and surrounding areas has led to increased interest in industrial development standards or site review standards. This has led to specific direction in neighborhood refinement plans and other planning documents for standards to be applied that: a) address and protect adjacent natural resource values, b) buffer impacts of industrial development on adjacent uses, particularly adjacent residential uses, and c) complement, conserve and enhance existing qualities of the sites.
- e. In order to address some of the uncertainties resulting from wetlands legislation at the federal level, the City of Eugene initiated the West Eugene Wetlands Special Area Study (WEWSAS) and the Industrial Lands Replacement Study.

### **Implementation Strategies**

The implementation strategies below are divided into two types. Priority One strategies were approved concurrent with the approval of this Policy Report. The Metropolitan Plan text amendments were adopted concurrent with approval of this report. It is also the intent to implement Priority Two strategies subject to available funding and, in some cases, further analysis or processing of related plans or studies.

The following recommended additions to the Metropolitan Plan and city codes are underlined; deletions are bracketed and struck-out. Some of these strategies are keyed to the Site Evaluation Matrix. Where applicable, the corresponding notation for individual sites in the Matrix appears in parentheses.

#### **Priority One Strategies**

1. Changes To Metropolitan Plan text:
  - a. Amend Chapter 3, Section B, the Economic Element of the Plan to add a new Policy #19, following Policy #18 (as amended, 1989), page III-B-6:
    - 19. Local jurisdictions will encourage the allocation of funds to improve transportation access to key industrial sites or areas through capital budgets and priorities.
  - b. Delete finding #5, page III-B-2, Metropolitan Plan Economic Element which reads as follows:

~~[In order to meet the projected growth in the commercial and light manufacturing segments of the economy, an adequate supply (quantitatively and qualitatively) of land must be available. The current supply is not adequate to meet projected needs quantitatively, qualitatively, or in terms of location, through the end of the century.]~~

- c. Amend the Special Light Industrial Land Designation, pages II-E-7 & 8, Metropolitan Plan (as amended in 1989) to read as follows:

c. ~~[Special Light Industrial]~~ Campus Industrial

The primary objective of this designation is to provide opportunities for diversification of the local economy through siting of light industrial firms in a campus-like setting. The activities of such firms are enclosed within attractive exteriors and have minimal environmental impacts, such as noise, pollution and vibration, on other users and on surrounding areas. Large-scale light industrial uses, including regional distribution centers and research and development complexes, are the primary focus of this designation. Provision should also be made for small and medium-scale industrial uses within the context of industrial and business parks which will maintain the campus-like setting with minimal environmental impacts. Complementary uses such as corporate office headquarters and supporting commercial establishments serving primary uses may also be sited on a limited basis.

Conceptual development planning, ~~[industrial park]~~ performance standards ~~[and]~~ or site review processes shall be applied to ensure adequate circulation, ~~[compatibility of uses and]~~ functional coordination among uses on each site, a high quality environmental setting ~~[availability of large sites for light industrial firms]~~ and compatibility with adjacent areas. A 50 acre minimum lot size shall be applied to ownerships of 50 or more acres to protect undeveloped sites from piecemeal development until a site development plan has been approved by the responsible city.

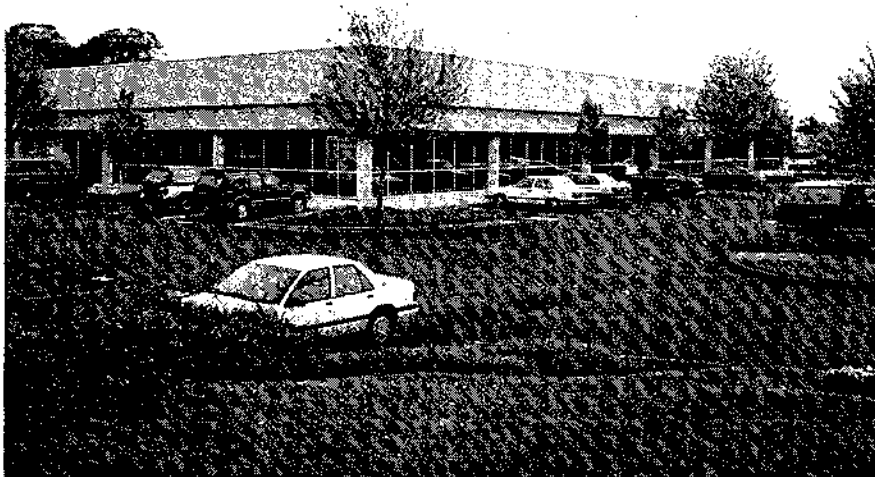
- d. Add a new policy #12 on page III-B-5 (as amended in 1989) of the Economic Element of the Metropolitan Plan which reads as follows.

12. Discourage future Metropolitan Plan amendments that would change development-ready industrial land (sites defined as short-term in the Metropolitan Industrial Lands Special Study, 1991) to non-industrial designations.

2. Concurrent with the adoption of this study, initiate Metropolitan Plan diagram amendments and zone changes to resolve Plan/zone conflicts on sites identified in finding 6-a as sites with Plan/zone conflicts (PZC) that are appropriate for industrial use.



3. Initiate amendments to the Metropolitan Plan diagram and Eugene and Springfield zoning maps to reflect changes made based on the staff recommendations in the Metropolitan Industrial Lands Site Evaluation Matrix in this report, as adjusted based on results of the public hearing process.
4. Consider amending the Eugene Code to delete the definition of INDUSTRIAL PARK and add a BUSINESS PARK definition that reads as follows. Consider making similar changes to the Springfield Development Code.



BUSINESS PARK. A planned development with an integrated physical environment and characterized by a variety of industrial, and to a lesser extent, office and related commercial uses. Development standards are required to promote a high quality, park-like, integrated setting regardless of possible future land and ownership divisions.

5. Initiate amendments to the Eugene Code to change the name of the I-1, Special Light Industrial, zoning district to "Campus Industrial." Also, consider providing more flexibility in the I-1 and I-2 districts by permitting general, business, professional and personal offices and services in business parks if the development sites on which they are located would still be characterized by manufacturing and industrial uses.
6. Consider making changes similar to those proposed for Eugene, above, to the Springfield Development Code Special Light and Light Medium Industrial Districts.

#### **Priority Two Strategies**

1. Funding should be provided to maintain and update L-COG's on-line computer file of industrial site data and the public should be informed about the availability of the information. The Eugene-Springfield Metropolitan Partnership and other organizations

should use this information to work more proactively with property owners and the development community in marketing industrial land.

2. To enhance the industrial lands inventory, specific transportation improvements should be given funding priority such as expanding Beltline to four lanes from 18th to I-5 and eliminating at-grade intersections on Beltline, Enid Road improvements, extension of Chad Street, and a higher priority for the I-105 extension to Natron and Gateway site transportation improvements.
3. Encourage cities to work with utility agencies (water, electric, sewer and storm) to review their connection policies and to revise as appropriate to facilitate industrial development.
4. The utility agencies should look for ways to reimburse the first business to develop on a site for fronting some of the up-front utility costs that benefit future users.
5. Evaluate the advantages and disadvantages of combining the Heavy and Light Medium Plan designations into one "General Industrial" designation, recognizing that the local jurisdictions may wish to retain the heavy and light medium zoning district distinctions. In the event that local jurisdictions desire to retain the zoning distinctions, the existing Plan language will need to be revised to indicate how the LMI and HI zoning districts would be applied.
6. Depending on action taken on Proposed Action #5, conduct a study to determine whether some of the Heavy Industrial sites in Springfield are more appropriate for and should therefore be redesignated or rezoned to Light Medium Industrial.
7. Conduct neighborhood analyses to identify the most appropriate Plan designation and zoning for sites with a "PZ" recommendation in the Matrix.
8. Adjust the Industrial Buildable Lands Inventory, as appropriate, based on the recommendations in the Matrix for the following sites considered inappropriate for industrial use.
  - a. Adjacent Residential (R): Where possible, recommendations are made for an appropriate Plan designation and zoning of these sites. In some instances, the appropriate use was unclear and the recommendation is made that further study is needed to resolve the Plan/zone issues. When these sites are redesignated for another use, they should be deleted from the industrial lands buildable lands inventory.
  - b. West Eugene Parkway (WP): When the parkway is built, or when the final development plan has been approved by the appropriate public agencies, these sites should be deleted from the inventory of buildable industrial lands.

- c. WEWSAS (WET): Depending on how the adopted recommendations of WEWSAS are implemented, these sites may need to be removed from the industrial buildable lands inventory.
  - d. Site 7-15: An appropriate designation and zoning needs to be determined for this site. Upon redesignation, it should be removed from the inventory of buildable industrial lands.
9. Consider conducting a joint public-private effort to delineate disturbed agricultural wetlands on the 5 sites that, if hydric soils are not a constraint, would be immediately available for industrial use (see Site Evaluation Matrix, "Short Term Sites With Hydric Soils").
  10. Seek funding sources (e.g., federal and state grants) to support the following studies to assure an adequate supply of industrial sites of less than 20 acres continues to be immediately available for new industries to develop.
    - a. Consider undertaking a study (similar to WEWSAS) to delineate disturbed agricultural wetlands on specific vacant industrial sites with hydric soils in the Highway 99, Willakenzie and West Springfield regions.
    - b. Monitor the short-term supply of vacant industrial sites in the metro area and include in Capital Improvement Plans public improvements to the long term sites as needed to maintain an adequate short term supply.
  11. Pursue funding from various sources (e.g., federal and state grants) to install needed sanitary sewers to long-term sites to make them immediately available for industrial development.
  12. The local jurisdictions should support adoption and implementation of the WEWSAS to address wetland impacts on industrial lands in west Eugene.

### **Metropolitan Industrial Lands Site Evaluation Matrix**

#### **Developed Sites**

Some of the sites in the Matrix are noted with a "D" for "developed." These sites were developed during the course of preparing the draft reports. The acres in these sites were included in the long term supply and demand analysis because the development will be satisfying some of the long term (20 year) demand.

Two methods were used to estimate the short-term supply and demand. One method, called "proportionate share analysis," calculates a demand and supply of industrial acres based on a proportion of the 20 year supply and demand. This analysis includes the acres developed during the course of the study because, again, the developed areas satisfy a portion of the demand.

The other method used to calculate short-term supply and demand compares actual, recent industrial development trends to the actual, current supply of industrial sites. Sites developed during the study were not included in the short-term supply of sites. Staff projected a five year need for industrial sites based on development trends in Eugene-Springfield during the previous two year period, a time of economic growth. This short term demand was compared to the existing supply of sites, **excluding those already developed.**

### **Definition And Criteria For Short Term Sites**

A short-term site is one on which the development process could begin immediately and the project completed within one year or less. A distinction was made between short term sites for new industry, short term sites with hydric soils and expansion sites.

#### **1. Short Term Sites For New Industry**

These sites are available for new industry because they are not in common ownership with an adjacent, developed parcel (see discussion of expansion sites, below). Short-term development is not limited by hydric soils (see discussion of hydric soils sites, below). Although some short-term sites might take a year to develop (e.g., large sites that require land assembly), most of the short-term sites can be completely developed in six months or less. The assumption is that the infrastructure and site development could occur concurrently and that the infrastructure would be in place by the time the building was ready for occupancy.

The following criteria were used to evaluate whether sites are available in the short-term: water and sanitary sewer availability; adequate street access; absence of known physical constraints having a major impact on a site's development potential; adjacent uses; and ownership.

- a. **Water and sanitary sewer** are either at the site or are feasible to extend to the site to allow it to be developed immediately. "Feasible to extend" means that the costs involved in extending these facilities are not prohibitive given the location of the existing line and its proximity to the site. In a few cases, sites with on-site septic systems in place were considered available in the short-term. For sites with a "PI" notation in the Matrix, either public improvements need to be extended to a site or the cost to serve the site may be high, e.g., where a line must cross rail lines or a large site.
- b. It was assumed that **drainage** would be provided as one element of the site plan. Drainage was not considered a constraint because it is addressed either through storm sewers or existing open drainage channels.
- c. **Site access** is provided by an improved street at the site.

- d. **Potential physical constraints** (hydric soils, wetlands, floodway, natural resource areas, greenway, severe slopes or soils, and wetland mitigation) do not present a significant constraint to short-term development. Floodplain was not considered a constraint because development in these areas is not prohibited. Sites were not placed on the short term list if these physical characteristics were present on most of the site or if they were present on a part of the site that impacted short term availability (e.g., hydric soils running through the center of a site, severe slopes or soil constraints limiting access to the site).
- e. **Adjacent uses** are compatible or could reasonably be expected to be compatible with industrial uses in the short term. For example, a developer may purchase a residence in the center of a large vacant industrial site, removing the "constraint" in the short term.
- f. The site is not in common ownership with an adjacent parcel; and over 50 percent of the site is owned by the same person, except some large sites which would require land assembly to be available in the short term for new industry (see discussion on short-term sites, below).

## 2. Expansion Sites

An expansion site is one which is available in the short term but shares ownership with an adjacent parcel that is in industrial use. The assumption is that these sites are not available to new industry because they are being held by existing businesses for future expansion.

### Definition And Criteria For Short-Term Sites With Hydric Soils

Hydric soils are one indicator of wetlands. The impact of hydric soils on individual sites outside the West Eugene study area is generally unknown because wetland delineations of disturbed agricultural wetlands have not been made outside west Eugene. There is no impact if hydric soil areas are not regulated wetlands. On the other hand, development on areas with hydric soils may be limited or prohibited due to wetland status (see discussion on hydric soils and wetlands in Chapter III).



The Inventory Report identifies all hydric soils areas (including those in west Eugene) as "potentially constrained." In this report, sites outside west Eugene on which hydric soils are the only factor limiting short-term availability of the site were placed on a separate list of sites. The policy implications are that if hydric soils on these sites are not regulated wetlands, these sites are available in the short-term for new industry.

### **Definition And Criteria For Long Term Sites**

Long-term sites are those that do not meet the criteria for short-term sites (see discussion of short-term sites, above) and do not fit into the other industrial site categories. The reasons each site is considered long-term include needed public improvements, access problems, physical constraints and non-industrial Plan designation, among others (see Industrial Lands Site Evaluation Matrix).

### **Definition And Criteria For Sites Considered Inappropriate For Industrial Uses**

Sites were considered inappropriate for industrial use for a variety of reasons as indicated in the matrix. Some sites appeared to be more appropriate for other uses based on surrounding development patterns. In some cases, a non-industrial designation is being proposed in a draft refinement plan. Some of the sites in this category will no longer be available for industrial use after the West Eugene Parkway is built or will be affected by a wetlands delineation as identified in the West Eugene Wetlands Special Area Study.

Some sites are considered unbuildable due to public ownership or physical prohibitions (e.g., floodway). Public ownership does not necessarily prevent development of a site. A more detailed discussion of the impact of these characteristics on the inventory can be found in the Inventory Report.

# Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes
<b>Short Term Sites for New Industry</b>							
<b>Region 1</b>							
2	6	37.8	LMI	I2	No	P	P
4	2	4.8	LMI, HI	I3, I4	Yes	LMI, U	
8	2	5.3	LMI	I2	No	P	P
10	1	1.9	LMI	I2	No		
17	3	19.2	LMI	I2	No	P	P
19	1	28.3	LMI	I2	No		
26	1	3.0	LMI	I2	No	D	D
<b>Region 2</b>							
3	3	20.5	LMI	I3	Yes	HI	PI
7	1	5.0	HI	I3	No		PD, PI
9	1	4.0	HI	I3	No		PI
10	1	1.5	HI	I2	Yes	LMI	D
11	2	10.1	LDR	I2	Yes	LMI	D, PZC
12	1	6.6	HI	I3	No		
15	1	3.0	LMI	I3	Yes	LMI	
16	1	12.4	HI	I3	No		
17	2	4.9	HI	I3	No		
18	8	116.2	LMI	I2, I3	Yes	LMI	P, S, WET, MS, SE
19	2	25.6	HI	I3	No		
22	3	7.5	LMI	I2	No		
23	1	1.8	LMI	I2	No		D
26	1	38.4	LMI	I3	Yes	LMI	
27	1	32.1	HI	I3	No		
29	4	44.8	LMI, S, L, NR	I2	Yes	LML, PZ, NR	P, M, WET
32	2	18.7	HI	I3	No	M	M
33	2	14.5	HI	I3	No	P, MS	P, MS
39	1	35.8	LMI	I2	No		P, M

(Continued)

Plan Designation	Zoning	Notes & Staff Recommendations
SLI: Special Light Industrial LMI: Light Medium Industrial HI: Heavy Industrial SHI: Special Heavy Industrial COM: Commercial HDR: High Density Residential UR: University Research P&O: Parks & Open Space MU: Mixed Uses Gov: Government	I1: Special Light Industrial I2: Light Medium Industrial I3: Heavy Industrial I4: Special Heavy Industrial C1, 2, 3: Commercial C4: Commercial-Industrial LDR, MDR, HDR: Residential SD: Special Development PLO: Public Land & Open Space AG: Agriculture	<p>A: Access Problems COM: Commercial C4: Commercial-Industrial D: Developed P: Portion in floodway H: Hydric soils HI: Heavy Industrial LMI: Light-Medium Industrial M: Mitigation needed for portion MO: Multiple ownership limits short term use MS: Proposed mitigation site NR: Natural Resource</p> <p>P: Only portion available in short term P&amp;O: Parks &amp; Open Space PD: Partially developed PI: Public improvement needed (water or sanitary sewer) PL: Only portion available in long term PO: Public Ownership PZ: Plan-Zone issue needs further study PZC: Plan/Zone Conflict R: Adjacent residential RED: Redevelopment required RES: Residential RP: See Refinement Plan</p> <p>S: More than one site SA: Soils analysis needed SC: Soil constraint SD: Special Development SE: Site expanded SLI: Special Light Industrial SS: Severe Slopes ST: Street improvements needed U: Uniform designation and zoning recommended WET: Wetlands recommended for protection WP: West Eugene Parkway</p>

# Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

## Short Term Sites (continued)

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes
47	1	48.8	LMI	I2	No		MRP
49	2	8.8	LMI	I2,RA	No		
51	1	74.3	LMI,NR	I1	Yes	LMI,PZ,NR	M,WET
52	2	3.7	LMI	I2	No		
53	2	5.7	LMI	I2	No		P
55	2	2.3	LMI	RA,I2	Yes	LMI	P,R
59	2	4.7	LMI	I2	No		
62	1	1.8	LMI	I2	No		
63	1	3.2	LMI	I2	No		SE
67	2	8.2	LMI	I2	No		
69	2	10.7	LMI	I3	Yes	LMI	P,WP
70	1	1.5	LMI	I3	Yes	LMI	
72	1	2.3	LMI	I3	Yes	LMI	
73	2	8.7	LMI	I3	Yes	LMI	D
74	1	1.2	LMI	I3	Yes	LMI	
75	1	1.1	LMI	I3	Yes	LMI	
77	1	16.7	LMI	I2	Yes	LMI,NR	P,WET
79	1	1.0	LMI	I2	No		
80	1	1.2	COM	I2	Yes	C4	D,PZC
81	1	1.0	COM	C4	No		D
82	2	3.9	LMI	I2	No		P,PD
84	1	215.0	SLI	I1	No		SC
<b>Region 4</b>							
1	1	1.5	MU	I2	No		
2	2	46.2	UR	SD,C2	Yes	SD	P
<b>Region 6</b>							
2	2	6.8	LMI	I2	No		
3	1	27.2	LMI	I2	No		S

(Continued)

Plan Designation	Zoning	Notes & Staff Recommendations
SLI: Special Light Industrial LMI: Light Medium Industrial HI: Heavy Industrial SHI: Special Heavy Industrial COM: Commercial HDR: High Density Residential UR: University Research NR: Natural Resource P&O: Parks & Open Space MU: Mixed Uses Gov: Government	I1: Special Light Industrial I2: Light Medium Industrial I3: Heavy Industrial I4: Special Heavy Industrial C1,2,3: Commercial C4: Commercial-Industrial LDR,MDR,HDR: Residential SD: Special Development PLO: Public Land & Open Space AG: Agriculture	A: Access Problems COM: Commercial C4: Commercial-Industrial D: Developed P: Portion in floodway H: Hydric soils HI: Heavy Industrial LMI: Light-Medium Industrial M: Mitigation needed for portion MO: Multiple ownership limits short term use MS: Proposed mitigation site NR: Natural Resources  P: Only portion available in short term P&O: Parks & Open Space PD: Partially developed PI: Public improvement needed (water or sanitary sewer) PL: Only portion available in long term PO: Public Ownership PZ: Plan-Zone issue needs further study PZC: Plan/Zone Conflict R: Adjacent residential RED: Redevelopment required RES: Residential RP: See Refinement Plan  S: More than one site SA: Soils analysis needed SC: Soil constraint SD: Special Development SE: Site expanded SLI: Special Light Industrial SS: Severe Slopes ST: Street improvements needed U: Uniform designation and zoning recommended WET: Wetlands recommended for protection WPP: West Eugene Parkway



# Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

## Short Term Sites (continued)

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes
4	2	12.7	LMI	I2	No		PD
8	1	18.7	LMI	I2	No		S, P, SE
9	1	3.8	LMI	I2	No		PD, PI
12	1	12.8	LMI	I2	No		SE, PI
<b>Region 7</b>							
3	1	7.5	HI	HI	No		
4	1	21.6	HI	LMI	Yes		LMI
5	1	86.1	SLI LMI	SLI LMI	No		
6	1	4.5	HI	HI	No		
9	1	2.7	HI	HI	No		
10	1	2.8	HI	HI	No		
11	1	19.7	HI	HI	No		PD
12	1	4.7	HI	HI	No		
14	2	5.3	HI	HI	No		
16	1	3.8	HI	HI	No		
17	1	52.9	LMI, HI	LMI, HI	No		
18	3	15.0	HI	LMI, HI	Yes		LMI
19	1	33.5	LMI, HI	LMI, HI	No		
22	1	1.7	HI	HI	No		
23	1	2.7	HI	HI	No		
25	8	243.0	SLI, P&O	SLI	No		FP
26	3	14.6	LMI	LMI	No		PD
27	2	10.7	LMI	LMI	No		PD
30	1	1.1	LMI	LMI	No		
32	1	1.2	LMI	LMI	No		
33	1	2.5	LMI	LMI	No		
<b>Region 8</b>							
3	3	3.4	HI	HI	Yes		PZ
4	1	1.6	MU	CC	No		A, R, RP
6	1	2.7	MU	CC	No		D
7	1	5.1	LMI	LMI	No		D
8	1	1.0	LMI	LMI	No		

Plan Designation	Zoning	Notes & Staff Recommendations
SLI: Special Light Industrial LMI: Light Medium Industrial HI: Heavy Industrial SHI: Special Heavy Industrial COM: Commercial HDR: High Density Residential UR: University Research NR: Natural Resource P&O: Parks & Open Space MU: Mixed Use Gov: Government	I1: Special Light Industrial I2: Light Medium Industrial I3: Heavy Industrial I4: Special Heavy Industrial C1,2,3: Commercial C4: Commercial/Industrial LDR, MDR, HDR: Residential SD: Special Development PLO: Public Land & Open Space AG: Agriculture	<p>F: Only portion available in short term P&amp;O: Parks &amp; Open Space PD: Partially developed PI: Public improvement needed (water or sanitary sewer) PL: Only portion available in long term PO: Public Ownership PZ: Plan-Zone issue needs further study PZC: Plan/Zone Conflict R: Adjacent residential RED: Redevelopment required RES: Residential RP: Residential U: Uniform designation and zoning recommended WET: Wetlands recommended for protection West F: West F Tukway</p>

# Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes
<b>Expansion Sites</b>							
<b>Region 1</b>							
9	1	41.8	HI	I3	No		
18	1	8.9	LMI	I3	Yes	HI	
27	1	2.1	LMI	I2	No		A
<b>Region 2</b>							
4	2	13.4	HI	I3	No		
28	1	3.8	LMI	I3	Yes	HI	
35	1	20.8	LMI	I3	Yes	HI	A
43	3	103.1	SLI	I1	Yes	PZ	WET,P
48	1	21.4	COM	I2, AG	Yes	PZ	PZC
76	1	1.7	LMI	I3	Yes	LMI	
83	1	2.0	LMI	I2	No		
<b>Region 6</b>							
13	2	8.0	LMI	I2	No		PD,P
<b>Region 7</b>							
7	1	7.2	HI	HI			A
29	1	1.0	LMI	LMI	No		D
34*	1	7.8	HI	HI	No		A,D
35	1	2.4	LMI	LMI	No		
<b>Region 8</b>							
2	1	39.4	HI	HI	No		
<b>APPROXIMATE TOTAL EXPANSION SITES: 16 SITES, 244.3 ACRES</b>							

\*Site 7-34 is not available in the short-term for expansion because it is used as a log deck.

Plan Designation	Zoning	Notes & Staff Recommendations
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## Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes
<b>Short Term Sites with Hydric Soils</b>							
<b>Region 1</b>							
5	1	1.1	LMI	I3	Yes	LMI	
<b>Region 5</b>							
1	4	76.3	SLI	R1,R2,II	No		PD
2	3	30.3	SLI	II	No		
<b>Region 7</b>							
20	1	1.3	HI	LMI	No		
21	1	1.2	HI	HI	No		
APPROXIMATE TOTAL SHORT TERM SITES WITH HYDRIC SOILS: 5 SITES: 110.2 ACRES							

Plan Designation	Zoning	Notes & Staff Recommendations
SLI: Special Light Industrial LMI: Light Medium Industrial HI: Heavy Industrial SHI: Special Heavy Industrial COM: Commercial HDR: High Density Residential UR: University Research NR: Natural Resource P&O: Parks & Open Space MU: Mixed Uses Gov: Government	I1: Special Light Industrial I2: Light Medium Industrial I3: Heavy Industrial I4: Special Heavy Industrial C1,2,3: Commercial C4: Commercial-Industrial LDR,MDR,HDR: Residential SD: Special Development PLO: Public Land & Open Space AG: Agriculture	A: Access Problems COM: Commercial C4: Commercial-Industrial D: Developed P: Portion in floodway H: Hydric soils HI: Heavy Industrial LMI: Light-Medium Industrial M: Mitigation needed for portion MC: Multiple ownership limits short term use MS: Proposed mitigation site NR: Natural Resource  P: Only portion available in short term P&O: Parks & Open Space PD: Partially developed PI: Public improvement needed (water or sanitary sewer) PL: Only portion available in long term PO: Public Ownership PZ: Plan-Zone issue needs further study FZC: Plan/Zone Conflict R: Adjacent residential RED: Redevelopment required RES: Residential RP: See Refinement Plan  S: More than one site SA: Soils analysis needed SC: Soil constraint SD: Special Development SE: Site expanded SLI: Special Light Industrial SS: Severe Slopes ST: Street improvements needed U: Uniform designation and zoning recommended WET: Wetlands recommended for protection WP: West Eugene Parkway

# Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes	Reason Long Term
<b>Region 1</b>								
1	1	210.8	SHI	I3	No			H,PI
3	8	288.6	LMI	I3,I4	Yes	LMI		H,PI,MO,A
6	3	4.6	LMI	I3	Yes	LMI		MO
7	1	34.5	HI	I3	Yes	PZ,LMI		A,PI
11	2	7.8	LMI	I2	No			RED
12	2	2.2	SHI,LMI	I2	No			RED
13	1	1.3	LMI	I2	No			RED
14	7	29.0	LMI	I2	No			ST,MO
15	4	30.5	LMI	I2	No			H,PI
16	4	21.3	LMI	I2	No			MO
20	1	4.9	LMI	I2	No			PI
28	1	6.6	LMI	I2	No			H,PI
29	6	67.2	LMI	I2	Yes	PZ,SU,LMI		R,PI,MO
30	1	7.3	LMI	I3	Yes	LMI		PI
31	2	1.6	LMI	I2	No			PI,A,H
<b>Region 2</b>								
1	2	17.2	LMI	I2	No			PI,H
2	1	18.9	LMI	I3	Yes	HI		PI,A
5	1	3.2	COM	I2/SR	Yes	LMI		PI,PZC
6	1	2.8	LMI	I3	Yes	LMI		PI,H
8	1	6.1	LMI	A6	Yes	PZ		MS,PI
13	1	2.1	HI	I3	No			PI,A
14	1	6.7	HI	I3	No			A
24	1	4.8	HI	I3	No			A,PI
25	1	4.3	LMI	I3	Yes	HI		SA
30	1	54.8	LMI,DR,HI	I3	Yes	PZ		ST,A,PZC
37	6	326.1	P&O,SLI	I1,I2	Yes	PZ,U		MO
41	1	1.7	LMI	I2	No			SC
42	1	2.8	LMI	I2	No			SC
46	3	20.6	LMI	I2,C4	No			WET,MS,MO
50	5	51.1	LMI	RA,I2	No			FL,SC,M

(Continued)

Plan Designation	Zoning	Notes & Staff Recommendations
SLI: Special Light Industrial LMI: Light Medium Industrial HI: Heavy Industrial SHI: Special Heavy Industrial COM: Commercial HDR: High Density Residential UR: University Research P&O: Parks & Open Space MU: Mixed Uses Gov: Government	I1: Special Light Industrial I2: Light Medium Industrial I3: Heavy Industrial I4: Special Heavy Industrial C1,2,3: Commercial C4: Commercial-Industrial LDR,MDR,HDR: Residential SD: Special Development PLO: Public Land & Open Space AG: Agriculture	<p>A: Access Problems COM: Commercial C4: Commercial-Industrial D: Developed P: Portion in floodway H: Hydric soils HI: Heavy Industrial LMI: Light-Medium Industrial M: Mitigation needed for portion MO: Multiple ownership limits short term use MS: Proposed mitigation site NR: Natural Resource</p> <p>P: Only portion available in short term P&amp;O: Parks &amp; Open Space PD: Partially developed PI: Public improvement needed (water or sanitary sewers) PL: Only portion available in long term PO: Public Ownership PZ: Plan-Zone issue needs further study PZC: Plan/Zone Conflict R: Adjacent residential RED: Redevelopment required RES: Residential RP: See Refinement Plan</p> <p>S: More than one site SA: Soils analysis needed SC: Soil constraint SD: Special Development SE: Site expanded SLI: Special Light Industrial SS: Severe Slopes ST: Street Improvements needed U: Uniform designation and zoning recommended WET: Wetlands recommended for protection WP: West Eugene Parkway</p>

# Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

## Long Term Sites (continued)

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes
54	1	4.5	LMI	I2	No		A
56	2	2.8	LMI	I2	No		MO,WET
57	2	2.1	LMI	I2	No		MOM
58	1	1.8	LMI	I2	No		M
60	4	21.1	LMI	I2	No		MO,M,A
61	1	4.8	LMI	I2	No		A,M
65	2	19.5	LMI	RA,I2	Yes	LMI	R,M,O,M
66	1	1.1	COM	I2	Yes	LMI	PZC
71	1	6.2	LMI	I3	Yes	LMI	A,WP
<b>Region 5</b>							
3	1	2.8	SLI	RA	No		PI
<b>Region 6</b>							
1	1	1.1	MU	I2	No		PI
5	2	9.2	MU	I2	No		PI
6	1	1.4	MU	I2	No		PI
7	1	30.0	P&O,LMI	I2	No		SE
10	1	1.2	MU	I2	No		PI
11	4	20.0	LMI	CI,RA,AG	No		A,R
<b>Region 7</b>							
8	1	2.0	HI	HI	Yes	PZ	PI,A
13	1	2.7	HI	HI	No		A,PI
28	1	1.2	LMI	LMI	No		A,PI
38	2	6.5	HI	HI	No		A,PI
39	1	6.2	HI	BKMU	No		A,PI
40	1	3.2	HI	BKMU	No		A,PI
<b>Region 8</b>							
1	1	4.6	HI	HI	No		PI
9	1	80.3	LMI	LMI	No		SC
10	1	39.0	LMI	LMI	No		SC
13	1	29.6	LMI	LMI	No		PI,SS,A

APPROXIMATE TOTAL LONG TERM SITES: 56 SITES: 1,546.3 ACRES

Plan Designation	Zoning	Notes & Staff Recommendations
SLI: Special Light Industrial LMI: Light Medium Industrial HI: Heavy Industrial SHI: Special Heavy Industrial COM: Commercial HDR: High Density Residential UR: University Research NR: Natural Resource P&O: Parks & Open Space MU: Mixed Uses Gov: Government	11: Special Light Industrial 12: Light Medium Industrial 13: Heavy Industrial 14: Special Heavy Industrial CI,2,3: Commercial C4: Commercial-Industrial LDR,MDR,HDR: Residential SD: Special Development PLO: Public Land & Open Space AG: Agriculture	<p>P: Only portion available in short term P&amp;O: Parks &amp; Open Space PD: Partially developed PI: Public improvement needed (water or sanitary sewers) PL: Only portion available in long term PO: Public Ownership PZ: Plan-Zone issue needs further study PZC: Plan/Zone Conflict R: Adjacent residential RED: Redevelopment required RES: Residential RP: See Refinement Plan</p> <p>S: More than one site SA: Soils analysis needed SC: Soil constraint SD: Special Development SE: Site expanded SLI: Special Light Industrial SSI: Severe Slopes ST: Street improvements needed U: Uniform designation and zoning recommended WET: Wetlands recommended for protection WP: West Eugene Parkway</p>

# Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes	Reason Not Appropriate
<b>Region 1</b>								
21	1	1.2	LMI	12	Yes	RES,U		R
22	1	1.1	LMI	12	Yes	RES,U		R
23	2	12.4	LDR	13,12	Yes	PZ	PLA,PZC	R
32	1	1.5	LDR	13	Yes	RES	PI,H,PZC	R
33	1	1.7	GOV	12	Yes	COM	RP,PZC	R
<b>Region 2</b>								
20	1	5.2	HI	13	No			WP
21	1	1.6	HI	13	No			WP
31	2	44.9	LMI	12	No			WP
34	3	10.0	LMI	13	No			WP
36	2	4.6	LMI	RA,13	Yes	RES		R,RP
38	5	225.5	LMI	AG,12	Yes	PZ		WET,MS
40	2	1.0	LMI	12	Yes	PZ		P
44	1	2.6	SLI	12	Yes	PZ		WET
64	1	18.3	LMI	12	Yes	PZ		WET
68	1	1.7	LMI	13	No			WP
78	1	1.0	LMI	12	No			WP
<b>Region 5</b>								
4	3	38.8	LMI	AO	Yes	RES	RP	R
<b>Region 7</b>								
1	2	5.7	LDR,HI	HI	Yes	RES	SC,A,PZC	R,S
2	1	3.9	P&O	HI	Yes	P&O,U	PZC	R
15	1	7.1	HI	HI	Yes	PZ	PL	PI
36	1	6.7	COM	HI	Yes	PZ	PI,PZC	R
37	1	2.9	LMI	LDR	Yes	RES	PI,RP	R

(Continued)

Plan Designation	Zoning	Notes & Staff Recommendations
SLI: Special Light Industrial LMI: Light Medium Industrial HI: Heavy Industrial SHI: Special Heavy Industrial COM: Commercial HDR: High Density Residential UR: University Research NR: Natural Resource P&O: Parks & Open Space MU: Mixed Uses Gov: Government	I1: Special Light Industrial I2: Light Medium Industrial I3: Heavy Industrial I4: Special Heavy Industrial CI,2,3: Commercial LDR,JDR,HDR: Residential SD: Special Development PLO: Public Land & Open Space AG: Agriculture	<p>A: Access Problems COM: Commercial C4: Commercial-Industrial D: Developed P: Portion in floodway HI: Heavy Industrial LMI: Light-Medium Industrial M: Mitigation needed for portion MO: Multiple ownership limits short term use MS: Proposed mitigation site NR: Natural Resource</p> <p>P: Only portion available in short term P&amp;O: Parks &amp; Open Space PD: Partially developed PI: Public improvement needed (water or sanitary sewer) PL: Only portion available in long term PO: Public Ownership PZ: Plan-Zone issue needs further study PZC: Plan/Zone Conflict R: Adjacent residential RES: Residential RP: See Refinement Plan</p> <p>S: More than one site SA: Soils analysis needed SC: Soil constraint SD: Special Development SE: Site expanded SLI: Special Light Industrial SS: Severe Slopes ST: Street improvements needed U: Uniform designation and zoning recommended WET: Wetlands recommended for protection WP: West Eugene Parkway</p>

## Metropolitan Industrial Lands Site Evaluation Matrix, October 1992

### Sites Not Appropriate for Industrial Use (continued)

Site No.	No. of Owners	No. of Acres	Plan Designation	Zoning	Plan/Zone Issue	Staff Recommendation	Notes
<b>Region 8</b>							
5	1	8.4	LMI	HDR	Yes	PZ	PO
11	1	11.4	LMI	LMI	Yes	PZ	PI,A,H
12	1	1.8	SHI	SHI	Yes	PZ	PI
APPROXIMATE TOTAL NOT APPROPRIATE FOR INDUSTRIAL USE: 35 SITES, 411.6 ACRES							

\*Only sites noted PZC have an actual Plan/Zone Conflict

Plan Designation	Zoning	Notes & Staff Recommendations
SLI: Special Light Industrial LMI: Light Medium Industrial HI: Heavy Industrial SHI: Special Heavy Industrial COM: Commercial HDR: High Density Residential UR: University Research NR: Natural Resource P&O: Parks & Open Space MU: Mixed Uses Gov: Government	I1: Special Light Industrial I2: Light Medium Industrial I3: Heavy Industrial I4: Special Heavy Industrial C1,2,3: Commercial C4: Commercial-Industrial LDR,MDR,HDR: Residential SD: Special Development PLO: Public Land & Open Space AG: Agriculture	A: Access Problems COM: Commercial C4: Commercial-Industrial D: Developed P: Portion in floodway H: Hydric soils HI: Heavy Industrial LMI: Light-Medium Industrial M: Mitigation needed for portion MO: Multiple ownership limits short term use MS: Proposed mitigation site NR: Natural Resource P: Only portion available in short term P&O: Parks & Open Space PD: Partially developed PI: Public improvement needed (water or sanitary sewer) PL: Only portion available in long term PO: Public Ownership PZ: Plan-Zone issue needs further study PZC: Plan/Zone Conflict R: Adjacent residential RED: Redevelopment required RES: Residential RP: See Refinement Plan S: More than one site SA: Soils analysis needed SC: Soil constraint SD: Special Development SE: Site expanded SLI: Special Light Industrial SS: Severe Slopes ST: Street improvements needed U: Uniform designation and zoning recommended WET: Wetlands recommended for protection WP: West Eugene Parkway

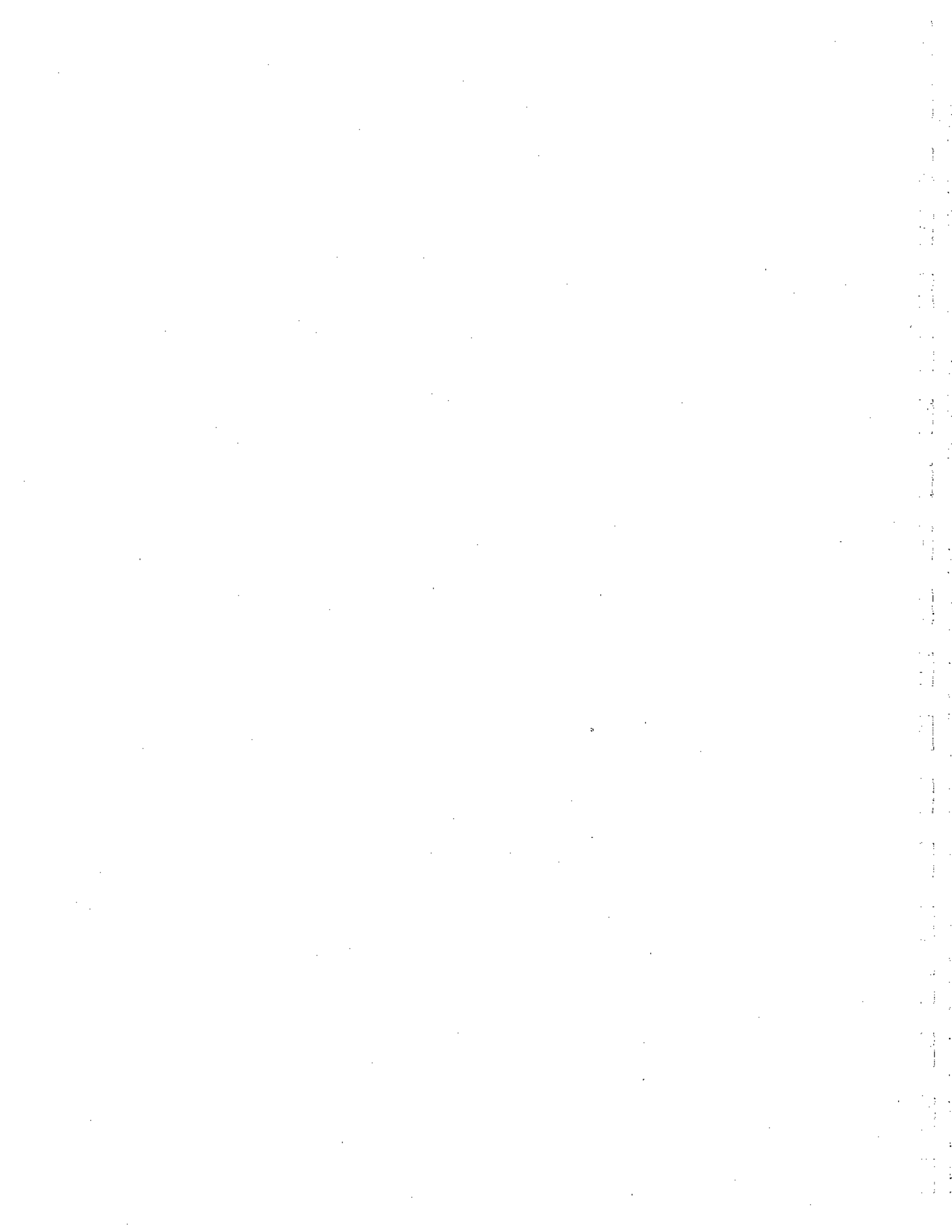
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***III. POLICY FRAMEWORK***

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### III: POLICY FRAMEWORK

#### Industrial Plan Designations

The Metropolitan Area General Plan contains four industrial Plan designations, as quoted below from the most recent Plan amendments (current to January 1, 1991). A more detailed description of Industrial Plan designations is contained in the Background section of Chapter I of the Inventory Report. A detailed description of the implementing zoning districts is found in the Inventory Report Appendix.

#### Special Heavy Industrial

The Metropolitan Plan was amended in 1989 to change the description of this designation. Currently, this designation reads as follows.

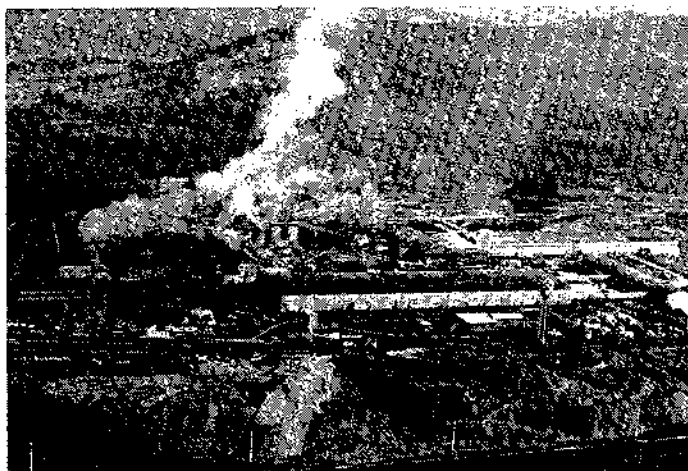
"This designation accommodates industrial developments that need large parcels, particularly those with rail access. Although a primary purpose of this designation is to provide sites for heavy industries, any industry which meets the applicable siting criteria may make use of this designation.

Two areas are designated Special Heavy Industrial. Listed below are the names of the two areas and applicable land division standards, use limitations, and annexation and servicing provisions."

The amended language provides a detailed description of the service availability and siting requirements of the Natron Site in southeast Springfield and the North of Awbrey Lane area in North Eugene. This Plan amendment also expanded the UGB north of Awbrey Lane and east of Highway 99 to include about 200 Special Heavy Industrial acres inside the UGB.

#### Heavy Industrial

"This designation generally accommodates industries that process large volumes of raw materials into refined products and/or that have significant external impacts. Examples of heavy industry include: lumber and wood products manufacturing; paper, chemicals and primary metal manufacturing; large-scale storage of hazardous materials; power plants; and railroad yards."



#### Light Medium Industrial

"This designation accommodates a variety of industries, including those involved in the secondary processing of materials into components, the assembly of components into finished

products, transportation, communication and utilities, wholesaling and warehousing. The external impact from these uses is generally less than heavy industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there may be some outdoor storage."

### **Special Light Industrial**

"The primary objective of this designation is to provide opportunities for diversification of the local economy through siting of light industrial firms in a campus-like setting. The activities of such firms are enclosed within attractive exteriors and have minimal environmental impacts, such as noise, pollution and vibration, on other users and on surrounding areas.



Large-scale light industrial uses, including regional distribution centers and research and development complexes, are the primary focus of this designation. Provision should also be made for small and medium scale industrial uses within the context of industrial and business parks which will maintain the campus-like setting with minimal environmental impacts. Complementary uses such as corporate office headquarters and supporting commercial establishments serving primary uses may also be sited on a limited basis.

Conceptual development planning, industrial park standards and site review processes shall be applied to ensure adequate circulation, compatibility of uses and availability of large sites for light industrial firms. A 50-acre minimum lot size shall be applied to protect undeveloped sites from piecemeal development until a site development plan has been approved by the city."

### **Evaluation Of Existing Designations**

Industrial development professionals in Eugene-Springfield have observed that the title "Special Light" acts as an inhibitor to large firms seeking to locate in and developers seeking to develop campus-like industrial settings. "Campus Industrial" is an alternative term often used by other jurisdictions. The Special Light Industrial designation, as currently described in the Metropolitan Plan otherwise contains provisions which promote campus industrial development.

Recent trends in industrial development and legislation have reduced the need to distinguish between heavy and light medium industrial uses in separate Plan designations. Heavy industrial uses are generally characterized by external impacts such as noise, odor, outside storage, air pollution and hazardous wastes. In recent years, federal and state environmental standards have

been enacted to regulate some of the external impacts of heavy industrial uses; and the remaining impacts could be addressed through design standards at the local level.

As a result of these trends, there is currently almost no distinction between uses allowed in Eugene's I2 (Light Medium) and I3 (Heavy Industrial) zoning districts. Springfield's HI and LMI zoning districts tend to have more differences. Springfield uses LMI as a buffering or transition area between heavy industrial and nonindustrial uses.

Washington County is one jurisdiction in Oregon that has two industrial Plan designations: an Industrial District and a Special Industrial Overlay District (for "campus industrial" uses). The Industrial District allows all types of industrial development, but different levels of review and standards apply to different categories of uses.

An alternative to the current designations in the Metropolitan Plan would be to combine the Heavy and Light Medium into one "General Industrial" designation that provides flexibility for the cities to set more specific use guidelines through either separate zoning districts (e.g., light medium and heavy), special use standards or site review requirements to deal with buffering concerns currently addressed by the separate zones.

This type of change would result in three Metropolitan Plan industrial designations: Campus Industrial, General Industrial, and Special Heavy Industrial. An amendment to the Light Medium and Heavy designations in the Metropolitan Plan would be required.

### **Design And Development Standards**

The design and development standards found in current Eugene and Springfield Codes are described below.

#### **Eugene Zoning Code**

The I-1 zoning district contains a list of allowed uses and existing regulations provide design standards that apply to all sites in the District. The standards require underground utilities and landscaping, as follows: 1. Required yards, berms, and screening shall provide a parklike character for the property. 2. At least 20 percent of the portion of the site to be developed shall be landscaped with living plant materials. A larger percentage may be required if necessary to make positive findings for site review approval. 3. Non-solar friendly vegetation must comply with Solar setback standards. 4. Unused portions of otherwise developed property shall be maintained in an uncluttered, dust free and attractive manner. 5. All plant material shall be maintained by a permanent irrigation system. 6. If required landscaping cannot be completed prior to occupancy, the approving authority may require the applicant to post a performance bond.

In addition, site review criteria for industrial parks are: "a. The proposed development is consistent with standards, plans, policies and ordinances of the city. b. The proposed development is of general design character, (including but not limited to anticipated building design, type, bulk, height, location, and distribution of landscaped area, parking, roads and access) which will not create problems for the appropriate development of abutting properties

and the surrounding area. c. The proposed development will create an attractive, safe, efficient, and stable internal environment. d. Proposed buildings, roads and other uses will be designed and sited to ensure preservation of significant on-site vegetation, topographic features, and other unique or worthwhile natural features so as to prevent soil erosion or flood hazard. e. There will be adequate on-site provisions for utility services, emergency vehicular access, and public transportation facilities if on existing or proposed transit routings."

Industrial Development Standards have recently been applied to I-1 sites in the Willakenzie area. These detailed standards address pedestrian circulation; landscaping and screening of parking areas; interior yard setbacks; service, loading and special equipment areas; outdoor storage; outdoor refuse collection areas; rooftop sound attenuation; general landscaping standards; industrial street landscape requirements; rear yard setback area landscape requirements; fences and walls; and utility and mechanical equipment screening; and lighting.

### **Springfield Development Code**

Both On-Site Design Standards and Industrial Park Design Standards are included in the SLI District. SLI standards address outdoor storage, lot coverage, grounds maintenance, underground utilities, river access and public transit facilities. Standards for industrial parks are almost identical to those in Eugene's I-1 District. The City of Springfield is in the process of revising the Special Light Industrial Development Standards (proposed amendments have been prepared). In addition, all industrial development in Springfield is subject to the site review criteria and process.

### **Evaluation Of Existing Standards**

One criticism of the current Special Light Industrial implementing zoning districts is that they do not provide sufficient flexibility in allowed uses. Development professionals have observed that some uses are not included in the list of allowed uses in these districts even though they would be appropriate for those districts once strict design standards have been applied. In addition, a slide presentation of developed industrial sites in Eugene-Springfield prepared for this study revealed that poor appearance is a problem for many sites which makes them unattractive to potential developers.

Both cities are currently developing or revising development standards for Special Light Industrial zones, but additional work is required to develop and apply standards to all Special Light areas in Eugene. In addition, development standards for Light Medium Industrial uses have yet to be addressed. Additional standards for Light Medium Industrial uses would help improve the appearance of sites as they are developed, making the vacant portions of sites more attractive to prospective developers.

The codes of both cities do not currently contain design or development standards that apply specifically to commercial uses in industrial zones; and further study is needed to determine how commercial standards compare to industrial development standards.

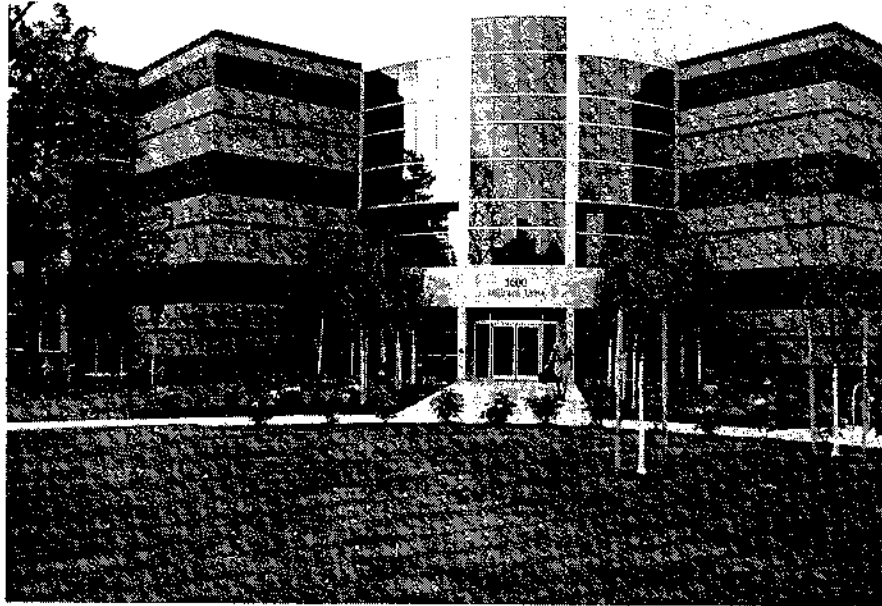
## Business Parks

### Existing Metropolitan Plan And City Code Provisions

#### *Eugene-Springfield Metropolitan Area General Plan*

The Metropolitan Plan Special Light Industrial designation (page II-E-7), as amended, contains the following language related to business parks: "Provision should also be made for small and medium scale industrial uses within the context of industrial and business parks which will maintain the campus-like setting with minimal environmental impacts. Complementary uses such as corporate office headquarters and supporting commercial establishments serving primary uses may also be sited on a limited basis."

Industrial park environments also are protected in areas with a Special Heavy Industrial Plan designation, although industrial parks are not specifically mentioned in this context in the Plan. Land divisions in these areas are controlled to retain large parcels (40 acre minimum parcel size).



The University/Research Plan designation represents "property which is located in proximity to the University of Oregon campus. It is primarily intended to accommodate activities, research, and programs of the U of O. The designation also allows for mixed use development, including a limited range of retail and service uses and multiple-family dwellings." The Mixed Use Plan designation, in the case of the Booth Kelly site in Springfield, also is appropriate for an industrial park.

#### *Eugene Zoning Code*

Industrial Parks are specifically defined in Section 9.015, Definitions, and allowed in the I-1, Special Light Industrial District and the I-2, Light-Medium Industrial District. In addition, the Riverfront Research Park, zoned Special District (SD), is intended to be developed as a research park.

Definition:            "Industrial Park: Any planned industrial development designed as a coordinated environment for a variety of industrial and industrially related activities, having a comprehensive development plan that ensures compatibility among planned uses as well as compatibility of those uses with adjacent properties, which occurs on a parcel or adjacent parcels under single ownership or development control."

**Special Light Industrial District (I-1):**

Section 9.444 specifies buildings and uses allowed in industrial parks and requires site review approval. Allowed uses include all those listed elsewhere in the I-1 zone except "offices, provided at least half the gross floor area of the building is occupied by a single tenant;" specific wholesale distributors; advertising and publishing related businesses; specific businesses that serve the allowed uses; motion picture industry businesses; businesses engaged primarily in professional analytic or diagnostic services; and sit down restaurants, primarily serving residents of the park, and banks, with these two uses limited to 20 percent of the total floor area of all buildings in the park.

**Light-Medium Industrial District (I-2):**

Section 9.450 allows all uses in the I-1 district, except restaurants, financial institutions, and non-accessory offices not directly permitted in I-2 and the uses listed for industrial parks in the I-1 do not have to be in a park in the I-2 unless specifically required in I-2.

Uses allowed in I-2 industrial parks include all I-2 uses, a very broad range, and a list of commercial and office uses, provided their combined gross floor area is not more than 20 percent of the gross floor area of all buildings in the park or 15 percent of the total park area, whichever is less.

*Springfield Development Code*

Industrial parks are defined in Section 2.020, definitions, and are allowed in the Special Light Industrial (SLI), Heavy Industrial (HI), Special Heavy Industrial (SHI) districts, in the Light Medium Industrial (LMI) district as a special use and in the Booth Kelly Mixed Use (BKMU) District. Business Parks are not defined, but according to the Code amendment currently being adopted, Business Parks include multi-office and special light industrial structures and are one of the primary uses in the SLI District.

Definition:            "Industrial Park: A tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial and secondary uses, with special attention to circulation, parking, utility needs, aesthetics and compatibility."

**Special Light Industrial District (SLI):**

Industrial parks and business parks (under a revised version of this Code section) are listed as a primary use. District provisions allow all SLI uses in industrial parks, except

multi-use office and special light industrial structures (which are allowed in Business Parks). Corporate office headquarters are allowed in parks, provided that at least half the gross floor area is occupied by a single tenant and there is a minimum development area of 2 acres. Requires that primary special light industrial uses locate in an industrial park before secondary uses.

Other primary uses are manufacture and assembly of electronic or specialized equipment and components and other products with a high level of technological input that meet the performance criteria; day care facilities and other support services in conjunction with a development on site; media productions; research development or testing laboratories; and regional distribution headquarters consistent with the purpose of the district.

Secondary uses are those similar to the following: wholesale distribution of computers and peripheral equipment; wholesale distribution of mechanical devices and other equipment used by architects, dentists, engineers, medical practitioners and other professional groups; advertisers and publishers; and related services. Sit down restaurants and banks are allowed when the combined gross floor area does not exceed 20 percent of the of all buildings on the site or 15% of the developable area.

#### LMI, HI and SHI Districts:

Site plan review is required in all districts. Campus industrial uses are allowed in industrial parks in all three districts. In industrial parks in the LMI, buildings and uses are required to be designed so as not to create problems for appropriate development of neighboring properties. Subdivisions in the LMI District are processed under Industrial Park standards.

#### Booth Kelly Mixed Use District (BKMU):

"The BKMU District provides for a mixed use employment center that complements Downtown Springfield. As such, a variety of commercial, industrial, recreational and residential land uses are encouraged in a pedestrian-oriented setting that takes advantage of the district's natural features." Industrial parks are not specifically named as an allowed use, but the list of allowed uses would be compatible with an industrial park environment.

### Evaluation Of Existing Plan And Codes

Current terminology in the development community uses the terms "industrial park" and "business park" interchangeably; and the term, business park, is included in the Special Light Industrial Metropolitan Plan designation. Developers seeking to create a business park with associated design and development standards would not be accommodated by the current Plan and Code provisions for industrial parks. For the sake of clarity and flexibility, the Eugene Code could be changed to allow business parks. A definition for business park could be included in the Springfield Codes. The provisions for business parks in the Eugene Code could embrace a performance zoning concept in which any industrial use would be allowed as long as it conforms to specific design and development standards.





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***IV. PROPOSED POLICIES AND PLANNED  
FACILITIES RELATED TO  
INDUSTRIAL LANDS***

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#### **IV: PROPOSED POLICIES AND PLANNED FACILITIES RELATED TO INDUSTRIAL LANDS**

The Metropolitan Industrial Lands Special Study evaluates existing and proposed policies and programs in light of their possible impacts on industrial development.

The Metropolitan Industrial Lands Special Study Inventory Report describes existing policies and programs and economic trends (see Inventory Report Chapters I through IV). Existing policies related to industrial development were found in the following documents: LCDC Statewide Planning Goal 9, Economy of the State, and administrative rules (OAR 660, Division 9); the Eugene-Springfield Metropolitan Area General Plan; refinement plans, economic development plans, and zoning codes of the local jurisdictions; and the Metropolitan Area Public Facilities Plan.

This Chapter identifies proposed policies and facilities and evaluates their impact on industrial lands. Specific studies and facilities are Eugene Industrial Lands Replacement Study, Eugene Commercial Lands Study, West Eugene Wetlands Special Area Study, Metropolitan Natural Resources Special Study and the West Eugene Parkway.

##### **Eugene Industrial Lands Replacement Study**

The cities of Eugene and Springfield and Lane County have adopted the following three Metropolitan Plan amendments related to industrial land designation. The impacts of these changes on the inventory are an increase of 378 acres in Light Medium land and a decrease of 10 acres in Special Light and 315 acres in Special Heavy land.

1. Stewart Road Site: A 74 acre group of parcels at the northeast intersection of Stewart Road and Bertlesen Road. Redesignation from Special Light Industrial to Light-Medium Industrial, except that 11 of the 74 acres would retain Natural Resource designation.
2. Enid-Awbrey Site: A 315 acre group of parcels between Enid Road and Awbrey Lane and east of properties with frontage on Highway 99. Redesignation from Special Heavy Industrial to Light-Medium Industrial.
3. Chad Street Site: A 53 acre site directly across Chad Street from site 5-1 in this inventory was redesignated from Medium and Low Density Residential to Special Light Industrial.

##### **Eugene Commercial Lands Study**

The Eugene Commercial Lands Study, October 1992, assumed that 40 acres of the land zoned I-1 and 55 acres of the I-2 zoned land would be used for commercial uses by the year 2010. This assumption is based on the fact that office and commercial uses are allowed in industrial zones and in industrial parks. It is reasonable to assume that some of the demand for commercial land will be met by business parks on industrially

designated land. This assumption was made in the demand analysis for the industrial lands inventory (see, Metropolitan Industrial Lands Inventory Report, pp. 11-16).

The Commercial Lands Study discusses business parks and notes that the I-1 Special Light Industrial zone in Eugene would require revisions in order to fully implement the business park concept. The report recommends that the City "consider the concept of business parks during review of the Metropolitan Industrial Lands Study currently in progress."

Another proposed implementation measure in the draft report is to "amend the Eugene Zoning Ordinance to permit flexibility in the re-use and adaption of existing commercial buildings for industrial uses that are compatible and can be provided with public services." The impact of this policy, if adopted, would be to increase the availability of developed properties for industrial uses.

The report proposes redesignation from Special Light Industrial to Commercial of 24 acres currently zoned and used commercially. This recommendation will not impact the industrial lands inventory because it is a developed site.

The report proposes redesignation of 37.9 acres from Commercial to Light Medium Industrial (Industrial Lands site 48 in Region 2). If implemented, this will result in an additional 21 vacant acres planned for industrial development.

#### **West Eugene Wetlands Special Area Study and the Metropolitan Natural Resources Special Study**

(Note: The term, "significantly impacted," as used in this context, means that the potential constraint either affects a major portion of the site, runs through the center of the site, or in some other way significantly interferes with the site's development potential.)

The findings and conclusions in this section are consistent with the recommendations in the West Eugene Wetlands Plan, adopted by the City of Eugene and Lane County in 1992 and the Draft Metropolitan Natural Resources Special Study (NRSS). The NRSS currently is in draft form. This section and the associated recommendations in the "Summary" in the front of this document will need to be revised in the future to reflect any changes made to the recommendations in this study prior to its adoption by the local jurisdictions.

The West Eugene Wetlands Plan contains an inventory of wetlands that were identified according to the Federal Manual for Delineating Wetlands. The inventory applies within a defined study area, including disturbed agricultural wetlands, and recommends wetland areas in west Eugene for either protection or development. The study proposes mitigation sites for wetlands recommended for development. In some cases, these potential mitigation sites are on land that is either designated or zoned industrial. Buffer areas are expected to be a part of the recommended management plan. These buffers will impact additional industrial land.

The Draft Metropolitan Natural Resources Special Study (NRSS) contains an inventory of wetlands (outside the WEWSAS area) and other Goal 5 natural resources in the metropolitan area. The inventory, completed by Esther Lev for L-COG, includes wetlands, waterways,

riparian areas and uplands defined by the vegetative community in the area. This inventory was completed according to the Goal 5 process which is not based on the methodology for delineating jurisdictional wetland boundaries. The areas identified in this study serve as initial indicators that they may contain jurisdictional wetlands. An on-site analysis according to the manual is needed either on a regional or case-by-case basis. The inventory does not address disturbed agricultural wetlands because it was completed before the federal wetland definition was changed to include this wetland category.



The NRSS recommends wetlands (in the metropolitan area outside west Eugene) and other significant Goal 5 resources (in the metropolitan area) for protection or development; and, in some nonwetland areas, the study recommends use of the land in a manner that balances development with protection of the resource. Although mitigation will be required for wetlands recommended for development in these areas, no sites have been identified as potential wetland mitigation sites. Land with hydric soils were identified in the Industrial Lands Inventory Report because hydric soil areas outside the WEWSAS area may be jurisdictional wetlands (those regulated by state and federal agencies) or might be recommended as potential mitigation sites sometime in the future.

#### **Jurisdictional Wetlands And Other Goal 5 Natural Resource Areas Recommended For Protection**

For purposes of this report, industrial sites significantly impacted by WEWSAS recommendations for wetland protection and Natural Resources Special Study recommendations for natural resource protection are assumed to be unbuildable land. This includes areas where corridors are enhanced, i.e., riparian areas near wetlands. This assumption allows for an estimation of the potential impact adoption of the studies will have on the industrial lands supply. These estimated impacts will be different if the recommendations of these other studies are modified.

## **Wetlands Recommended For Development**

Industrial sites significantly impacted by wetlands recommended for development by the WEWSAS are assumed to be unavailable in the short-term for industrial development. These sites are not readily available because a permit process is required to develop these sites which can take up to a year or longer to complete.

## **Natural Resource Areas Recommended For Partial Development**

The availability of sites in the short-term is assumed to be unaffected by recommendations for partial protection of Goal 5 resources because these sites will still be available for development; but they will be required to meet special standards which may add to the cost of development. This assumption is supported by existing Plan policies.

## **Mitigation Sites**

Industrial sites significantly impacted by WEWSAS recommendations for mitigation sites were not considered available in the short-term. Depending on how the individual sites were impacted, some were not considered appropriate for industrial use.

Mitigation sites have not been proposed for wetlands outside west Eugene. If any vacant industrial land outside west Eugene is used as a mitigation site, the impact of these activities on the industrial lands supply will need to be determined. These areas are most likely to have a concentration of hydric soils which are already included in the industrial lands inventory as potential physical constraints.

## **Hydric Soils Areas**

In WEWSAS, disturbed agricultural wetlands were included in the inventory. The study estimates a total of about 725 acres of wetlands on industrially designated land, including hydric soils areas; this figure may change as more detailed wetland delineation is conducted in the future. The Industrial Lands Inventory Report revealed a total of about 1,620 acres of hydric soils in the metro area, of which about 1,150 acres are in west Eugene. This leaves about 470 acres of industrial land with hydric soils outside west Eugene. The actual number of hydric soils areas is somewhat less than this figure because, as revealed in the site evaluations, some of these hydric soils areas are paved.

Based on the above discussion, hydric soils within the boundaries of WEWSAS are assumed to be jurisdictional wetlands only if they are identified as such in that study. Otherwise, these hydric soils areas do not affect the availability of these sites for industrial development.

Hydric soils areas outside the WEWSAS area (about 470 acres) have not been inventoried for disturbed agricultural wetlands; therefore, they are potential physical constraints. Sites outside west Eugene that are significantly impacted by hydric soils were not considered available in the short-term. If hydric soils are the only constraint to development, the site was placed in a separate category, "Short-term Sites With Hydric Soils."

## West Eugene Parkway

The West Eugene Parkway project involves constructing a 5.5 mile extension of the 6th and 7th Avenue Couplet on new alignment in Eugene. The project will provide a new east-west arterial in west Eugene and will support development of the west Eugene Industrial Area and the Willow Creek Basin. The project has not received final approval from the Environmental Protection Agency which is requiring additional study of one of the alternatives.

In evaluating the impact of the West Eugene Parkway on industrial sites in west Eugene, this policy report assumed that the Parkway would be constructed as proposed in the preferred alignment in the Final Environmental Impact Statement completed in January, 1990. At the time this final report was prepared (July, 1993), additional study was underway to address new information about potential parkway impacts on the western pond turtle; this may affect the alignment of the parkway and, thus, the status of industrial sites indicated as being impacted in the Matrix. The evaluation of individual sites in West Eugene (region 2) should be adjusted to reflect the impacts of any changes to the Parkway Plan (see, Industrial Lands Site Evaluation Matrix).





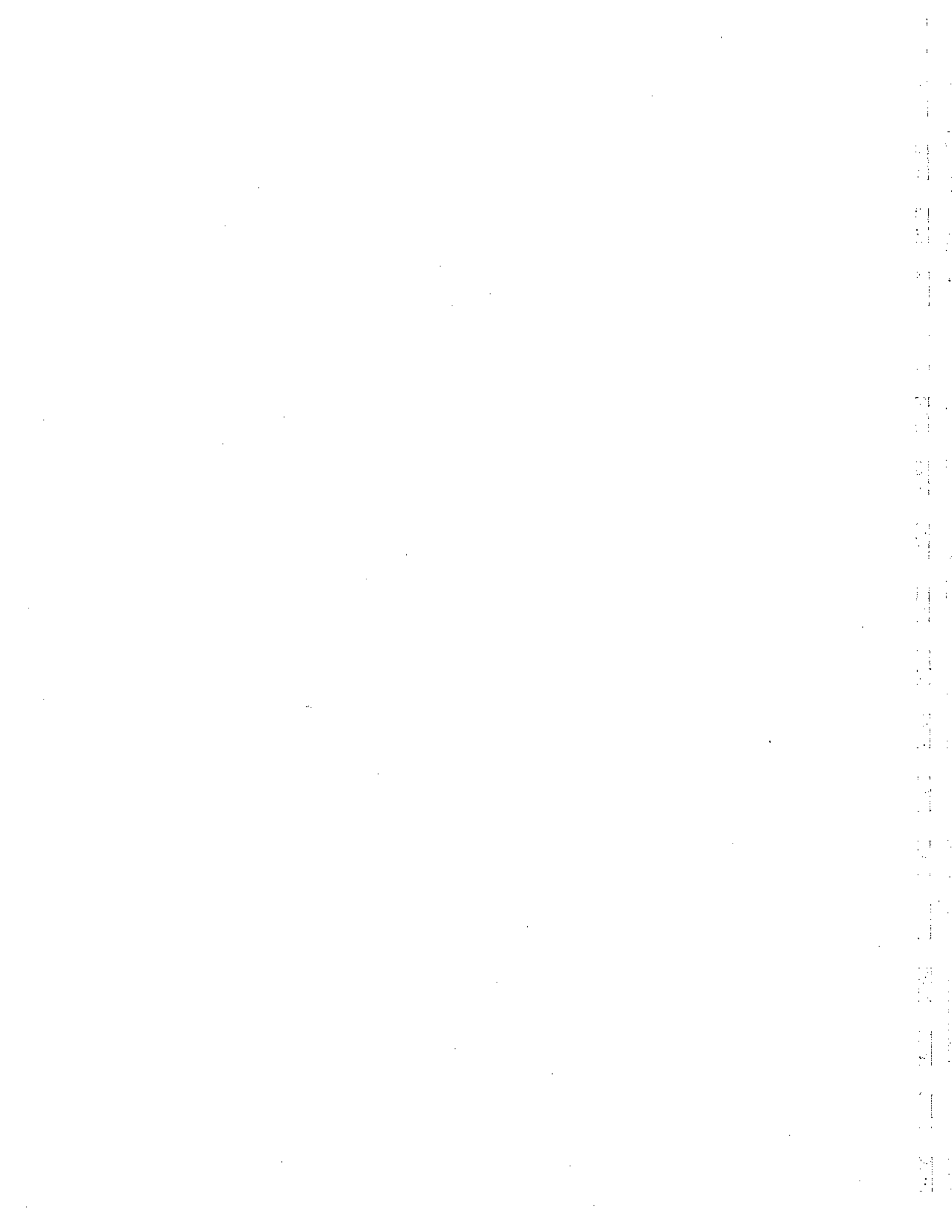
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***V. EVALUATION OF INDUSTRIAL SITES***

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## V: EVALUATION OF INDUSTRIAL SITES

This chapter presents an evaluation of the development potential of the industrial site inventory. First, the short-term demand for industrial sites (both for new industry and expansion) is analyzed in terms of total acres, total sites and sites by site size category. This analysis is followed by a description of the short-term supply of industrial acres and sites. The remainder of the inventory is then discussed in terms of the development potential of sites available in the short term except for hydric soils, long-term sites, and sites considered inappropriate for industrial use. Other topics are Plan/zone issues and conflicts, needed site improvements and campus industrial development opportunities.

### Short Term Demand

State policy implementing Statewide Planning Goal 9, Economy of the State, is contained in Oregon Administrative Rules Division 9, Industrial and Commercial Development. The rules suggest the following two methods for estimating the short-term demand for serviceable sites (OAR 660-09-025(3)(b)).

1. Deriving a proportionate share of the anticipated 20-year need specified in the comprehensive plan (as updated); and
2. Projections or forecasts based on development trends in the area over previous years.

The rule requires that a three-year supply of serviceable sites is scheduled for each year, including the final year, of the short-term element of the public facilities plan. The short-term element of the Eugene-Springfield Public Facilities Plan references the capital improvement plans which are five year plans.

### Proportionate Share Of Twenty Year Demand

The 20-year demand methodology made no distinction between industrial acres available for new industry and acres available for expansion. The methodology calculated a 20 year demand of between 650 and 1,172 acres (see, Industrial Lands Inventory Report for assumptions and methodology).

A one year demand range can be calculated from these figures by dividing each by 20, yielding 32.5 and 58.6, respectively. A three year supply in the first year would be a range of 97.5 to 175.8 acres. A five year supply can be calculated which assumes that a three year supply is available in each year and that the one year supply (32.5 to 58.6 acres) developed each year will be replaced. This analysis produces a five year demand in the range of 227.5 to 410.2 acres (e.g.,  $97.5 + 4 \times 32.5 = 227.5$ ). Additional land may be desired to accommodate unanticipated industrial development such as large firms relocating to the area.

## **Demand Projections Based On Past Development Trends**

The demand for sites projected below is based on the Eugene-Springfield's industrial development experience over the past two years. It is appropriate to use the average rate of development during this time period as a base because this was a time of relative economic stability, i.e., the area had recovered from the recession of the early 1980s. The demand projection does not take into account firms showing an interest in relocating to this area over the past two years. However, the analysis of the short-term supply does address the need to provide sites for these and other industrial development opportunities not reflected in the demand projections. The short term supply inventory distinguishes between vacant sites available for new industry and sites available for expansion.

### **1. Short Term Demand For Sites For New Industry**

Over the past two years, approximately 16 sites available for new industry have been developed or partially developed in the metro area, a rate of about 8 sites per year. Almost all new industrial site development in the past 2 years has occurred on sites that are less than 20 acres in size and most of this development has occurred in west Eugene and West Springfield. If these trends continue, 40 sites in this size range could be developed by new industry in the next 5 years.

Another region that has experienced industrial development over the past few years is the industrial area along Chad Drive in the Willakenzie region in Eugene. These trends indicate that vacant sites in quality industrial park settings are also in demand in the metro area.

Based on past development trends, sites under 20 acres and sites in quality campus like settings are most likely to be developed in this area. A three year supply in each year over the next 5 years would equal about 56 sites.

### **2. Expansion Sites**

Over the past two years, about 2 expansion sites have been developed or partially developed by existing industry. If these trends continue, as many as 5 sites could be developed through expansion of existing businesses in the next five years. Using the above method, about 7 expansion sites should be available over the next five years.

## **Short Term Supply**

The analysis of the short-term supply of industrial land was conducted for both acres and sites. The minimum number of acres and sites available in the short-term was estimated to determine whether the supply satisfies the short-term demand. There are additional acres and sites available in the short-term not represented in this summary (see Table 1, "Notes"). In addition, some of the short-term sites have been partially developed or are only partially available in the short-term. The latter conditions will impact the number of acres available in the short-term but not the number of sites (i.e., some of the sites noted "PD" or "P" are smaller than shown in the

Matrix). For purposes of this analysis, the minimum number of sites and acres is a meaningful measure of the short-term supply because it assures an adequate supply in the short-term which is the purpose of this study.

### **Industrial Acres Available In The Short Term**

The number of acres available in short term sites may not reflect the actual number of acres available in the short term because some of the tax lots in long term sites are available in the short term. For example, some large long term sites were considered long term because access was available to only a portion of the site. The tax lots with access are available in the short term but are not included in the list of short term sites.

There are about 1,887 acres in the short-term site inventory: 1,610 acres for new industry and 277 acres for expansion, excluding site 7-34 (see Matrix page 20). In addition, some of these acres have been developed or partially developed since the inventory was documented on January 1, 1989; and some of the acres in this figure are in sites which contain parcels under separate ownership and this may limit the short term availability of portions of these sites (see Site Evaluation Matrix).

### **Industrial Sites Available In The Short Term For New Industry And Expansion**

All of the sites in the inventory were placed in one of four categories (see Metropolitan Industrial Lands Site Evaluation Matrix) as summarized in Table 1. This section summarizes the short-term site categories: short-term sites for new industry and expansion sites.

#### *Supply Of Short-Term Sites For New Industry*

Approximately 74 sites are available in the short term for new industry as of January 1991 (see Table 1). This figure excludes 10 sites that have been fully developed in the past two years, and includes 7 sites that have been partially developed in that time period. (Recent developments on sites in this category satisfy the 20 year demand which extends from January 1, 1989).

In the short-term, there are about 55 sites under 20 acres in size; about 13 sites between 20 and 49 acres; and 6 sites 50 acres or larger. One of the sites over 50 acres (2-18) will most likely be developed in as many as 10 small sites, contributing additional sites under 20 acres to the short term supply.

#### **1. Short-term Sites Less Than 20 Acres**

Of the 55 sites in this category, 10 sites have some limiting factors (wetland mitigation requirements, West Eugene Parkway impacts or floodway) on a portion of the site. These factors do effect the short-term availability of these sites. As many as 10 additional sites in this size range may be available in the short term. These parcels are currently considered part of site 18 in region 2 (see description of sites in 50+ size category, below).

**Table 1: Summary of Industrial Lands Site Evaluation Matrix**

Site Categories	Vacant Sites	Site Size		
		<20	20-49	50+
Short term sites				
For new industry	74	55	13	6
Expansion sites	14	9	4	1
Short term sites with hydric soils	5	3	1	1
Long term sites	<u>56</u>	<u>39</u>	<u>10</u>	<u>7</u>
<b>Total Sites Appropriate For Industrial Use</b>	<b>149</b>	<b>106</b>	<b>28</b>	<b>15</b>
Additional Industrial Sites:				
Sites not appropriate for industrial use	25	22	2	1

**Notes:**

1. *The vacant sites column excludes 10 sites: site 7-34 which is used as a log deck and nine sites fully developed between January 1989 and January 1991. The column does include sites partially developed during this time because a portion of these sites remain available for development. The site size columns are not affected by the inclusion of developed portions of sites because almost all of the partially developed sites are under 20 acres and would therefore remain in that column.*
2. *Some of the short term sites for new industry are only partially available in the short term because short term development of a portion of the site is constrained by inadequate access or physical characteristics (e.g., wetlands recommended for development in WEWSAS that require mitigation). The number of sites available in the short-term is not effected by this condition, but it may effect the number of sites in each size group.*
3. *Additional site evaluation (e.g., West Eugene Parkway impacts, WEWSAS impacts) revealed that some of the larger sites will most likely be developed as a number of smaller sites. This has the most notable impact on the 50+ size category. Given the configuration and location of site 18 in region 2, this site will most likely be developed as a number of sites under 20 acres in size, leaving 5 sites in this category (see, Evaluation of Short Term Sites For New Industry, below).*

In addition, parcels in sites included in the list of long term sites because of multiple owners may be available in the short term as sites in this size range.

2. Short-term Sites Between 20 and 50 Acres

Of the 13 sites, 4 are partially available in the short-term (sites 1-2, 2-29, 2-39, and 4-2) and one contains more than one site (site 6-3) because it is split by 17th Street. However, all 13 sites contain 20 or more acres that are available in the short-term; and none have been developed or partially developed in the past two years.

3. Short-term Sites With 50+ Acres

- a. Site 2-18: Included as a 144.6 acre Light Medium site with 8 owners, it will be split in half when the West Eugene Parkway is built. It is also divided by the Amazon Channel and 5th Street. Portions of the site contain wetlands, are proposed for wetland mitigation or are only available for Bi-Mart expansion. This site will most likely be developed in as many as 10 smaller sites, all under 20 acres in size.
- b. Site 2-51: A 74.3 acre Light Medium site with one owner. About 11 acres has a Natural Resource Plan designation and wetlands recommended for protection. The recommendation for this site will be consistent with WEWSAS.
- c. Site 2-84: A 215 acre Special Light site with one owner, this is the Willow Creek Industrial Park site considered appropriate for campus industrial use. A portion of the site is considered available in the short-term and the remainder available over a longer time frame due to the cost of extending the sewer across such a large area. A large user could also make use of more of the site in the short term. A small portion of the site is affected by soil constraints.
- d. Site 7-5: An 86.1 acre site with one owner, this is the Pierce Site. It is considered a good short-term site for campus industrial and light medium industrial development.
- e. Site 7-17: A 52.9 acre Light Medium/Heavy site with one owner, this is the Burkland Site. It is considered a good short-term site for large industrial users.
- f. Site 7-25: A 243 acre Special Light site with 8 owners, this is considered a good short-term site for campus industrial use. About 30 percent of the site is in the floodway. It is considered only partially available in the short-term because only a large developer most likely would be interested in negotiating with multiple owners.



### *Supply Of Expansion Sites*

Fourteen vacant sites were identified as short term expansion sites. Nine of these are less than 20 acres. Site 43 in west Eugene, 103.1 acres, contains about 5 acres available for Spectra Physics expansion; the remainder contains wetlands recommended for protection. There are 4 sites between 20 and 50 acres: Site 9 in the Highway 99 region, 41.8 acres, is owned by Seneca; site 35 in west Eugene, 20.8 acres, is owned by Lane Plywood; and site 48 in this region, 21.4 acres, is owned by Cuddeback; and site 2 in East Springfield, 39.4 acres, is owned by Weyerhaeuser.

### **Supply Of Short-term Sites With Hydric Soils**

Hydric soils are a potential constraint to development of industrial sites outside west Eugene because they are one indicator of disturbed agricultural wetlands, which have not been delineated outside west Eugene. These sites would be available in the short-term except that hydric soils significantly impact the sites. Resolution of the hydric soils issue on these sites may make them immediately available for industrial use.

Five sites (3 under 20 acres, one 20-49 acres and one 50+ acres) were identified as short-term if the areas with hydric soils are not found to be regulated wetlands. Sites one and two in the Willakenzie region fall into this category; site 5 in the Highway 99 region; and sites 20 and 21 in West Springfield. All of these sites except site 5-1 would be fully available in the short-term. About 20 acres of site 5-1 remains available for development because a large portion of this site has been developed since the inventory was conducted. However, if the recommendations of the Eugene Industrial Lands Replacement Study (see Chapter III) are implemented, this site will be expanded to include an additional 53 acres to the north.

### **Supply Of Long Term Sites**

Long-term sites do not meet the criteria of sites in the other categories but are considered appropriate for industrial use and available over the next 20 years. Although some of these sites contain parcels that may be available in the short-term, the site as a whole is not considered available for development in the next five years.

Fifty-six sites containing about 1,546 acres are available in the long-term. Thirty-nine of these sites are less than 20 acres; 10 are between 20 and 50 acres; and 7 are 50+ acres in size. For the most part, a combination of factors limit the short-term availability of these sites (see, Site Evaluation Matrix). The extension of public improvements and the resolution of the issue of hydric soils are two factors which may make many of these sites available in the short term.

### **Sites Not Appropriate For Industrial Use**

All of the sites in the inventory were evaluated in terms of their appropriateness for industrial use. Factors included in the analysis were whether the site was vacant as of January 1, 1989, site location and physical characteristics.

Twenty-five sites containing about 421 acres were considered inappropriate for industrial use. These sites fall into the following categories with associated recommendations for each group of sites (see, "Findings, Conclusions and Recommendations"): adjacent residential, west Eugene Parkway impacts, WEWSAS impacts, physical prohibitions and, in one case, site location and configuration.

1. **Adjacent Residential:** Eleven sites were found to have adjacent residential development patterns that conflict with future industrial use of the site (see Matrix sites with "R" in this category). Where possible, recommendations are made for an appropriate Plan designation and zoning of these sites. In some instances, additional information was needed to determine the appropriate use. For these sites, the recommendation is made that further study is needed to resolve the Plan/zone issues (PZ in Matrix). When these sites are redesignated for another use, they should be deleted from the industrial lands buildable lands inventory.
2. **West Eugene Parkway:** Six sites will be eliminated when the West Eugene Parkway is built (see Matrix notes "WP"). When the parkway is built, or when the final development plan has been approved by the appropriate public agencies, these sites should be deleted from the inventory of buildable industrial lands.
3. **WEWSAS:** Three sites will be impacted by the recommendations for protected wetlands in the WEWSAS (see Matrix, "WET"). Depending on how the adopted recommendations of WEWSAS are implemented, these sites may need to be removed from the industrial buildable lands inventory.
4. Four sites are considered unbuildable due to physical prohibitions (floodway, soils, slopes, etc.) or public ownership. These acres were deleted from the buildable lands inventory (see, Inventory Report).
5. One site (7-15) is considered inappropriate for industrial use because its site configuration and location are such that it is unlikely that public improvements will be extended or that any development will occur on the site. When an appropriate designation and zoning is determined for this site, it should be deleted from the inventory of buildable industrial lands.

### **Plan/Zone Issues And Conflicts**

The following Plan/zone issues were identified. The Industrial Lands Site Evaluation Matrix recommends appropriate Plan designation and zoning for many of the sites with Plan/zone issues. For some sites, further study is recommended to resolve the issue.

1. **Plan/zone conflicts**

Conflicts are defined as a condition in which a site has a non-industrial Plan designation and industrial zoning. Sites in this category which were considered appropriate for industrial use are: sites 5, 11, 30, 48, 66 and 80 in region 2. These sites are noted "PZC" in the Matrix. Additional sites with conflicts are listed in the matrix as inappropriate for industrial use.

2. An industrial Plan designation different from an industrial zoning on the same site

Most often this condition is one in which the site has a Light Medium Plan designation and Heavy zoning. Although not considered a conflict, these sites are recommended in the Matrix for a consistent, specific designation and zoning, primarily as a housekeeping measure.

3. Recommended change in designation or zoning

Where appropriate, a specific industrial designation and zoning is recommended that appears more suitable than the current designation or zoning.

4. Uniform designation and zoning

In some cases, parcels within a site have different designations or zoning. Where appropriate, uniform designation and zoning is recommended.

### **Needed Site Improvements By Region**

The following sections highlight the prevalent issues for sites in each region.

#### *Region 1*

All but 9 sites have hydric soils on part of the site. Sanitary sewer extension is needed for some sites.

#### *Region 2*

Plan/zone issues, wetlands and the West Eugene Parkway are the main needed improvements for sites in this region.

#### *Region 4*

Site 1 needs no improvements except storm sewer facilities. Site 2, the Riverfront Research Park, is adjacent to the Willamette River and is in the flood plain. Over 50% of the site has either upland or riparian habitat areas and over 50% is within the Willamette River Greenway. Existing public facilities need to be extended to the site. These improvements are included in the Eugene Capital Improvement Program, with a portion of funding to be provided by the State of Oregon.

#### *Region 5*

Hydric soils are the only limiting factor for sites 1 and 2. Site 3 needs sanitary and storm sewers.

### *Region 6*

Annexation and the need to extend sanitary sewers are the main issues for long-term sites in this region.

### *Region 7*

Storm and sanitary sewer, site access and, for a few sites, hydric soils are the most frequently encountered needed improvements for long-term sites.

### *Region 8*

Storm and sanitary sewer and, for a few sites, hydric soils are needed improvements for many long-term sites.

## **Campus Development Opportunities**

In addition to sites under 20 acres in size, industrial development most often occurs in high quality "campus industrial" settings. For this reason, it is important to identify long-term industrial sites that offer campus industrial development opportunities. Each large site was evaluated for its potential to be developed as a campus industrial park and ten sites were identified as described below for each region. These sites should be considered for a Special Light Industrial designation and zoning, where appropriate or not already so designated, as indicated in the Matrix with an SLI recommendation.

These sites are attractive for residential use for many of the same reasons that they are suitable for campus industrial use. Competition from residential developers for these sites has been experienced recently. For example, interest has been expressed in developing site 29 in region 1 as a mobile home park.

### *Region 1*

Site 29 was the only site in this region considered appropriate for a business park in a campus industrial Plan category. This 67 acre site has 6 owners, good highway and street access and is relatively free of physical constraints. A sanitary sewer line is in place at the eastern edge of the site to serve existing residential development. The line would have to be extended to the western edge to serve industrial development which would most likely begin to develop near the Expressway. About 10 percent of the site is in a potentially significant riparian area, which should enhance the site, rather than constrain its development potential.

The site currently has a Light Medium Industrial designation and zoning. This designation may not provide the protection needed to preserve this site for future business park development. Additional study should be conducted to determine whether Special Light Industrial is more appropriate for this site.

## *Region 2*

Sites 37 (about 180 acres available for development), 47 (48.8 acres) and 84 (215 acres) were considered good sites for campus industrial use.

## *Region 4*

Site 2, the Riverfront Research Park, is already designated and zoned for a research park.

## *Region 5*

All 3 sites (sites 1, 2 and 3) appropriate for industrial use would be good campus industrial sites. They currently are designated Special Light Industrial.

## *Region 7*

Site 25 (McKenzie-Gateway) and the SLI-designated portion of site 5 (Pierce) were considered appropriate for a campus industrial Plan category. Both currently are designated Special Light Industrial.

### **Future Industrial Development Opportunities**

Future opportunities for industrial development in the Eugene-Springfield metropolitan area may exist in the following three general locations:

- a. The I-5 corridor
- b. The area between the airport and the UGB
- c. The LCC Basin

Although it is recognized that any future development in these areas would not occur in the near future, the local jurisdictions should study the industrial development potential of these areas as part of the next Metropolitan Plan update which will occur during the next five to ten years.

There are specific reasons why the development potential of these areas is not recommended for immediate consideration. Eugene and Springfield are focussing on financing roads and sewers to serve industrially designated land along the I-5 corridor already within the incorporated cities prior to identifying any additional industrial areas. There is existing industrial acreage along I-5 in the Gateway area, in the Chad/Beltline area, in the I-105 area and in the Glenwood area.

The area around the airport that is outside the Urban Growth Boundary is currently designated either Airport Reserve or Agriculture. The metropolitan jurisdictions added 200 acres of industrially designated land in the Awbrey-Meadowview Metropolitan Plan amendment to address the needs of heavy industry. Eugene will be initiating an Airport Vicinity/Highway 99 Refinement Plan to address land use, infrastructure and other issues in this area in 1992.

The LCC Basin is an area outside the UGB and is designated as resource land (Forest and Agriculture) with some additional areas designated for Rural Residential and open Space, a small

Rural Industrial exception area and a small Rural Commercial area. Most urban level services cannot be extended to the LCC Basin until areas already inside the UGB can be served.



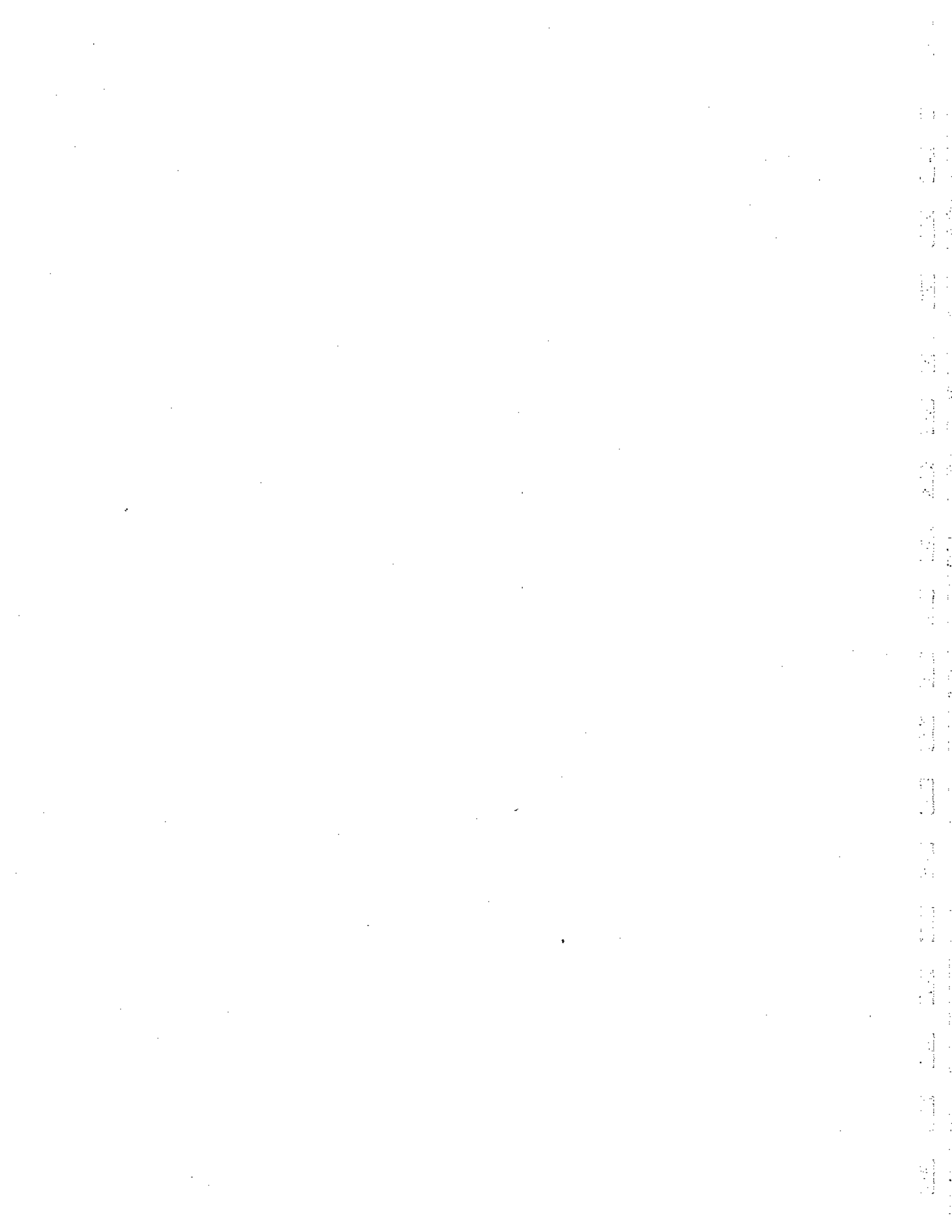
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***SITE MAPS***

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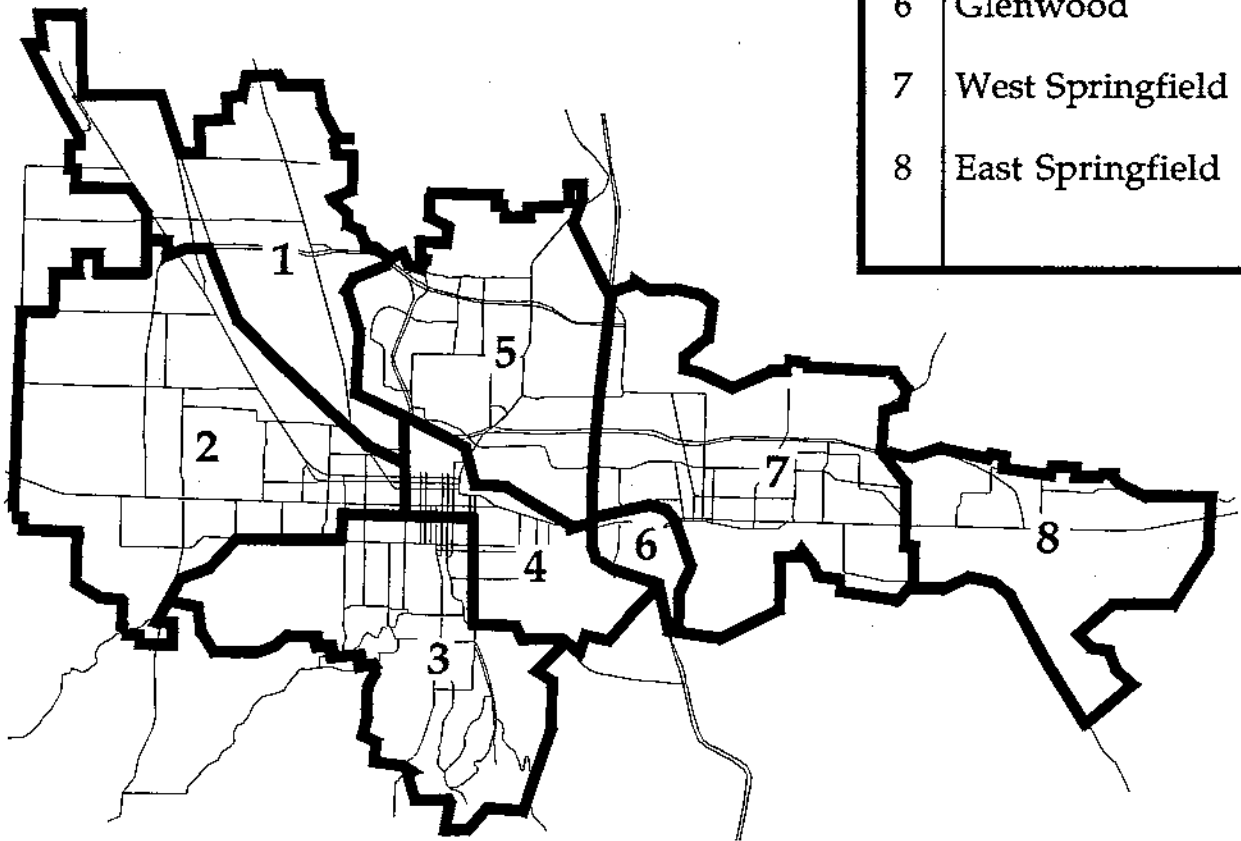




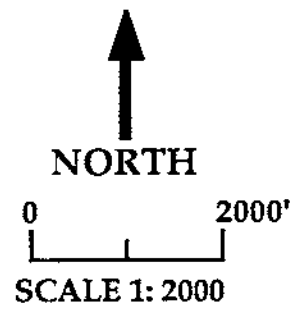
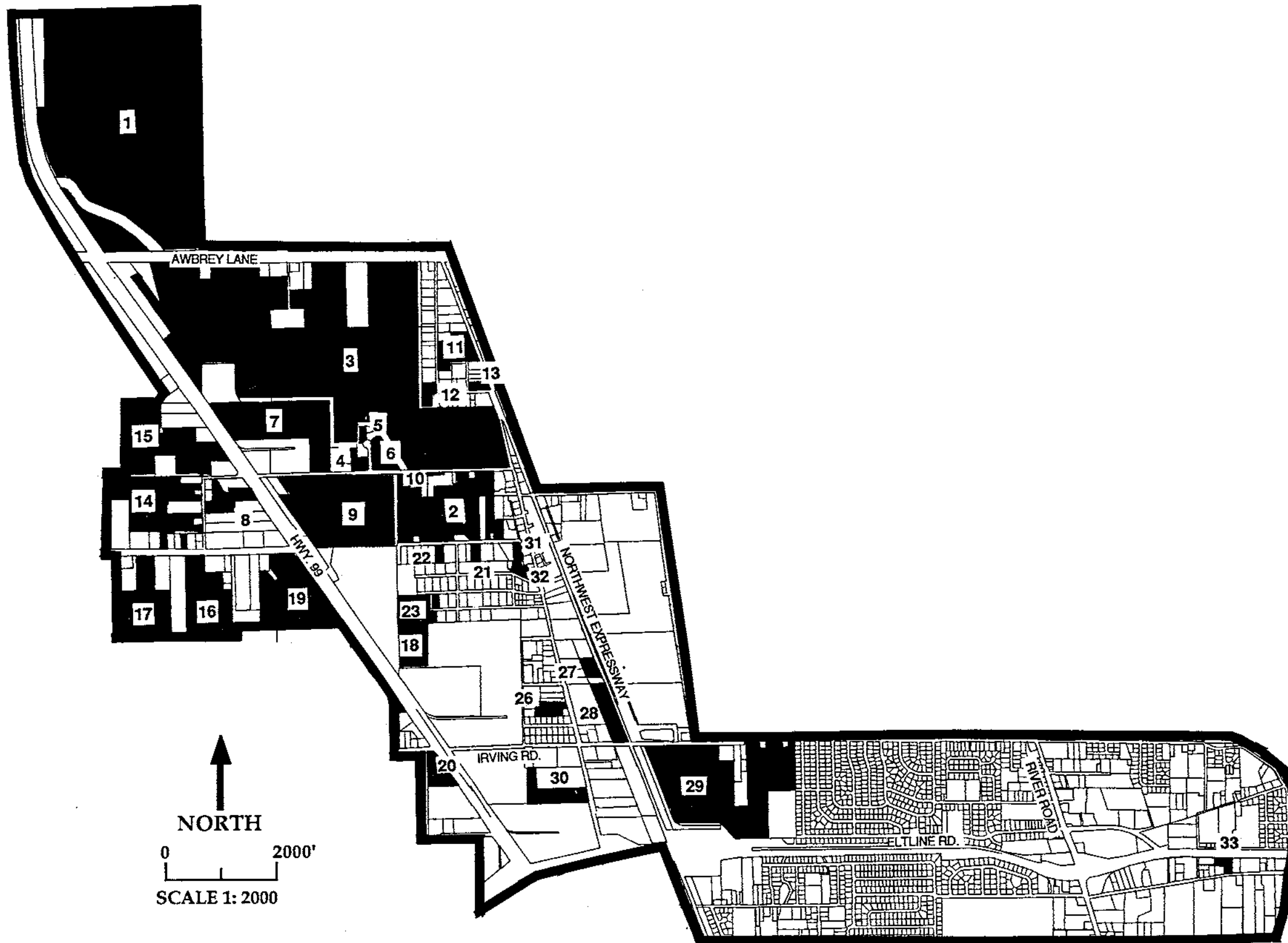
Metropolitan  
**INDUSTRIAL  
LANDS  
SPECIAL STUDY**

COMPOSITE MAP

#	Sub Region
1	Hwy 99/River Road/Santa Clara
2	West Eugene
3	South Eugene
4	Central University
5	Willakenzie
6	Glenwood
7	West Springfield
8	East Springfield



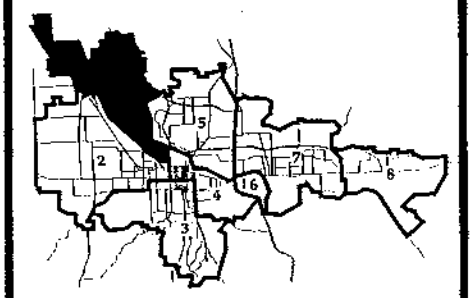




**Metropolitan  
INDUSTRIAL  
LANDS  
SPECIAL STUDY**

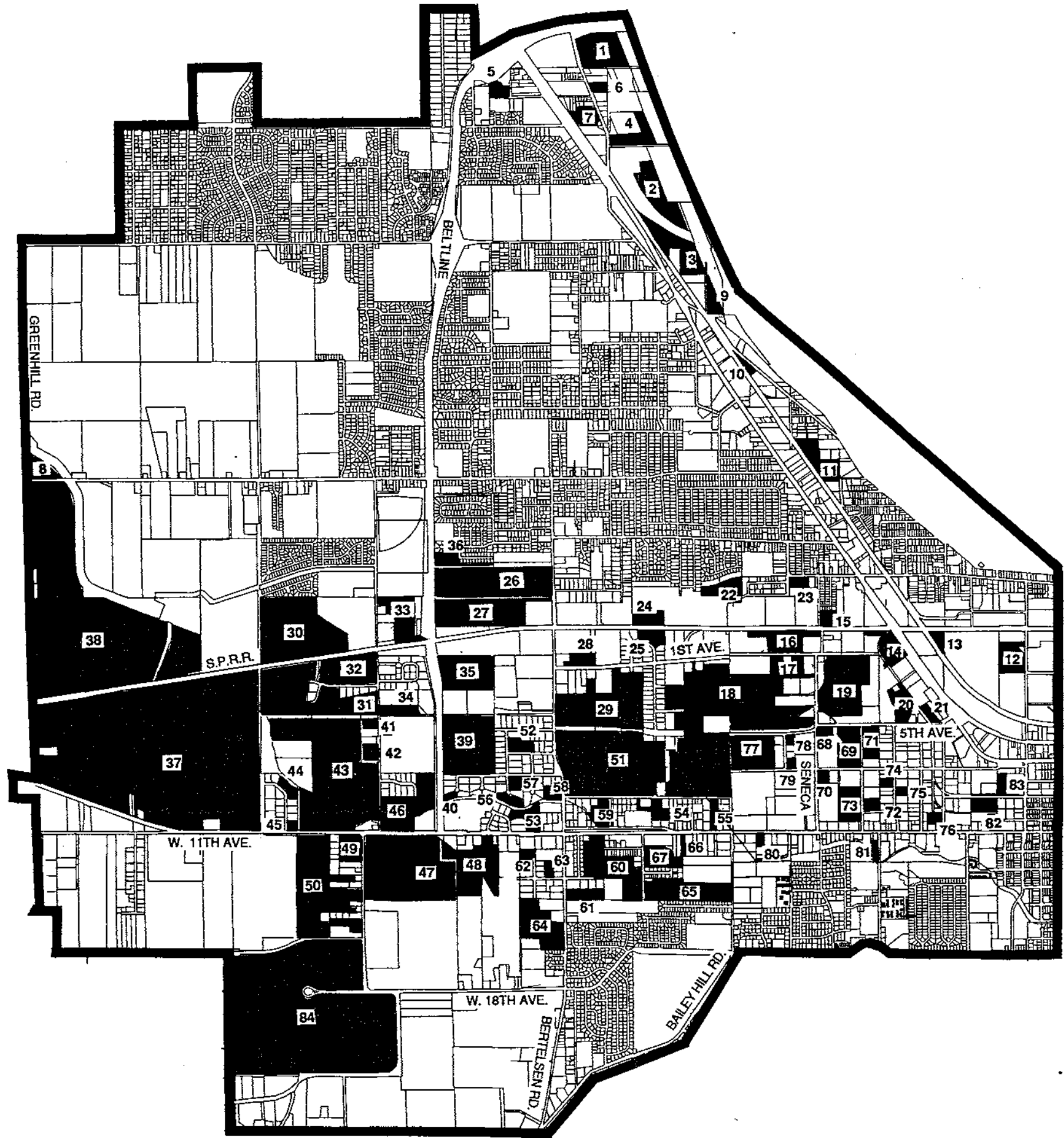
<i>Plan Designation</i>	<i>Site # 's</i>
Light Medium	2, 3, 5, 6, 8, 10 thru 22, 26 thru 31
Heavy	4, 7, 9
Special Heavy	1
Non-Industrial	23, 32, 33

**Vicinity Map**



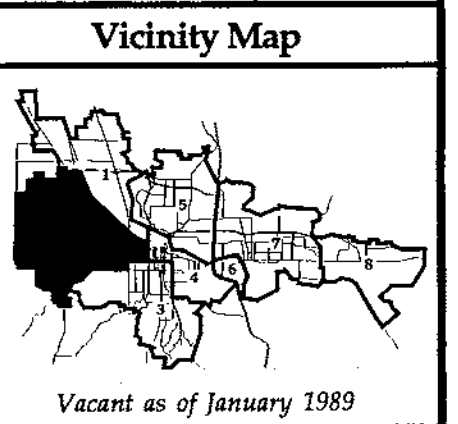
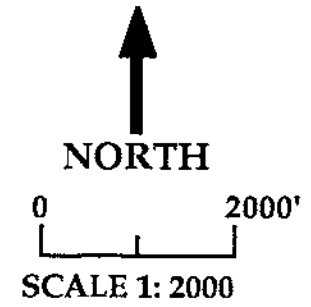
*Vacant as of January 1989*

**Sites in  
SUBREGION  
#1  
HWY 99/ RIVER  
ROAD/SANTA CLARA**



Metropolitan  
**INDUSTRIAL  
 LANDS  
 SPECIAL STUDY**

Plan Designation	Site # 's
Light Medium	1 thru 3, 6, 8, 15, 18, 22 thru 26, 28, 31 34 thru 36, 38 thru 42, 45 thru 47, 49 thru 65, 67 thru 79, 82, 83
Special Light	37, 43, 44, 84
Heavy	4, 7, 9, 10, 12 thru 14, 16, 17, 19 thru 21, 27, 30, 32, 33
Non-Industrial	5, 11, 29, 48, 66, 80, 81
Publicly Owned	9, 40, 56, 77 thru 79

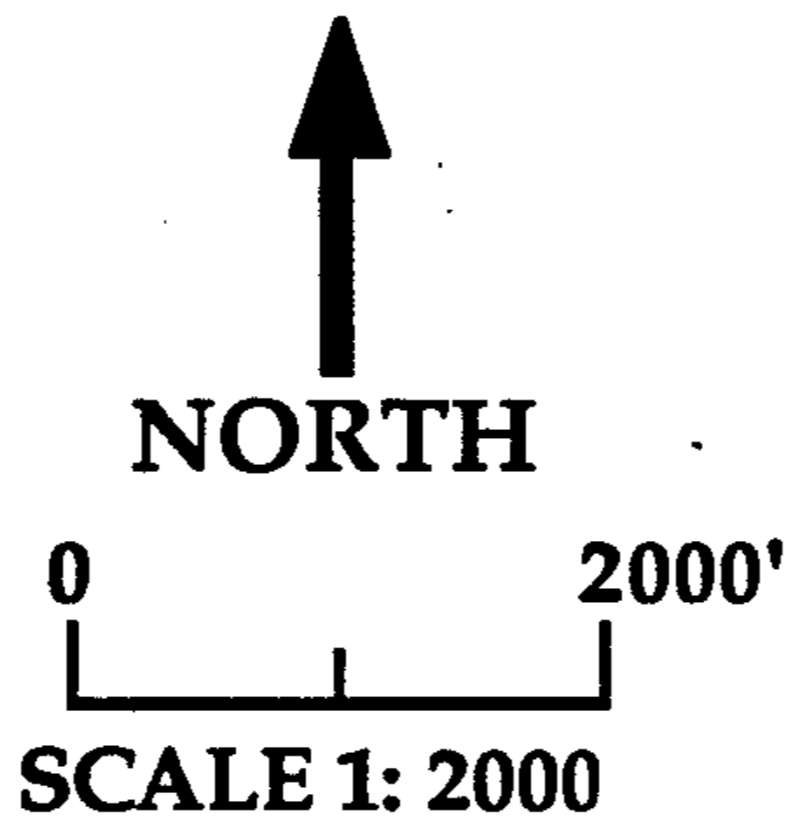
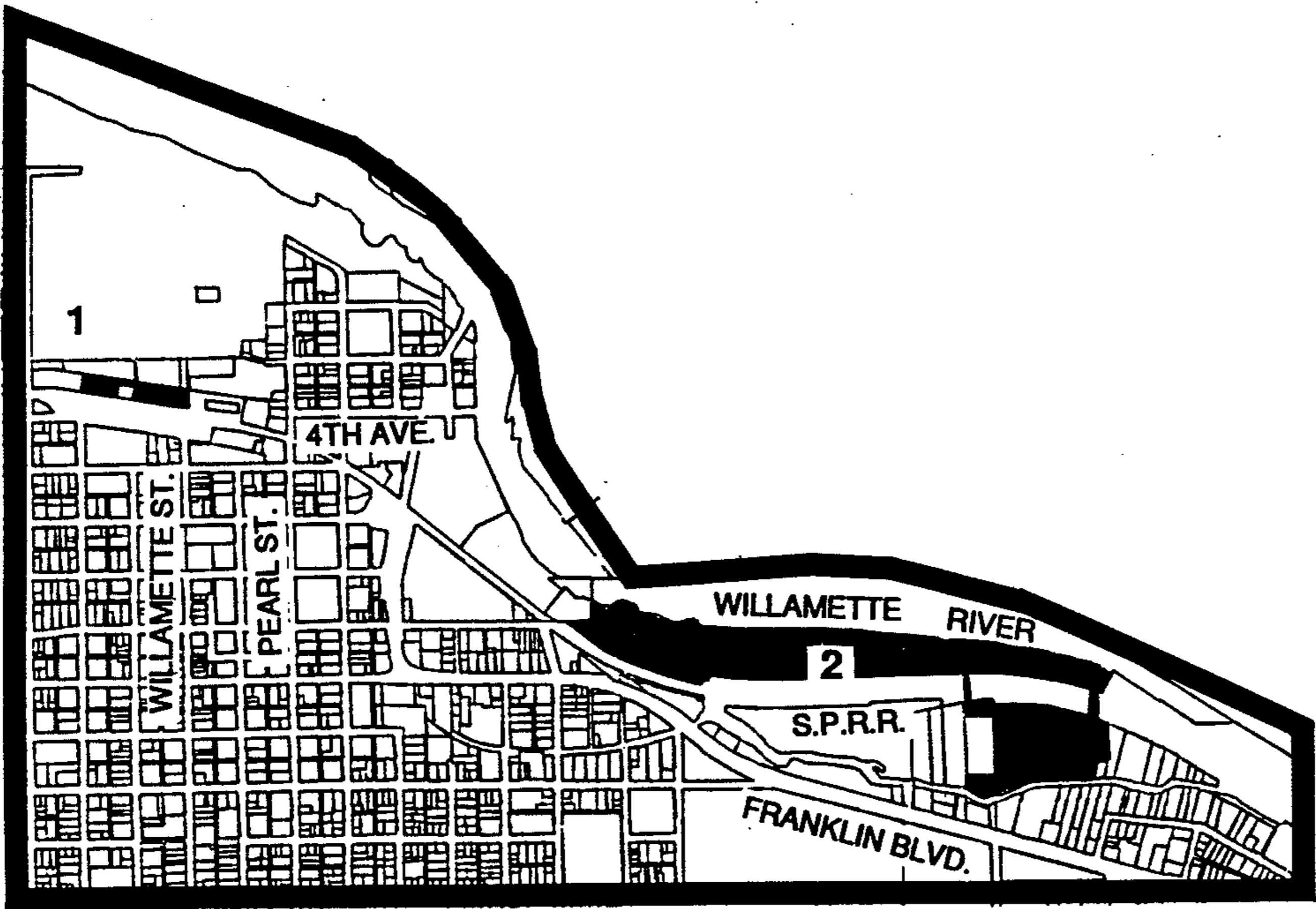


Sites in  
**SUBREGION  
 #2**  
 WEST EUGENE

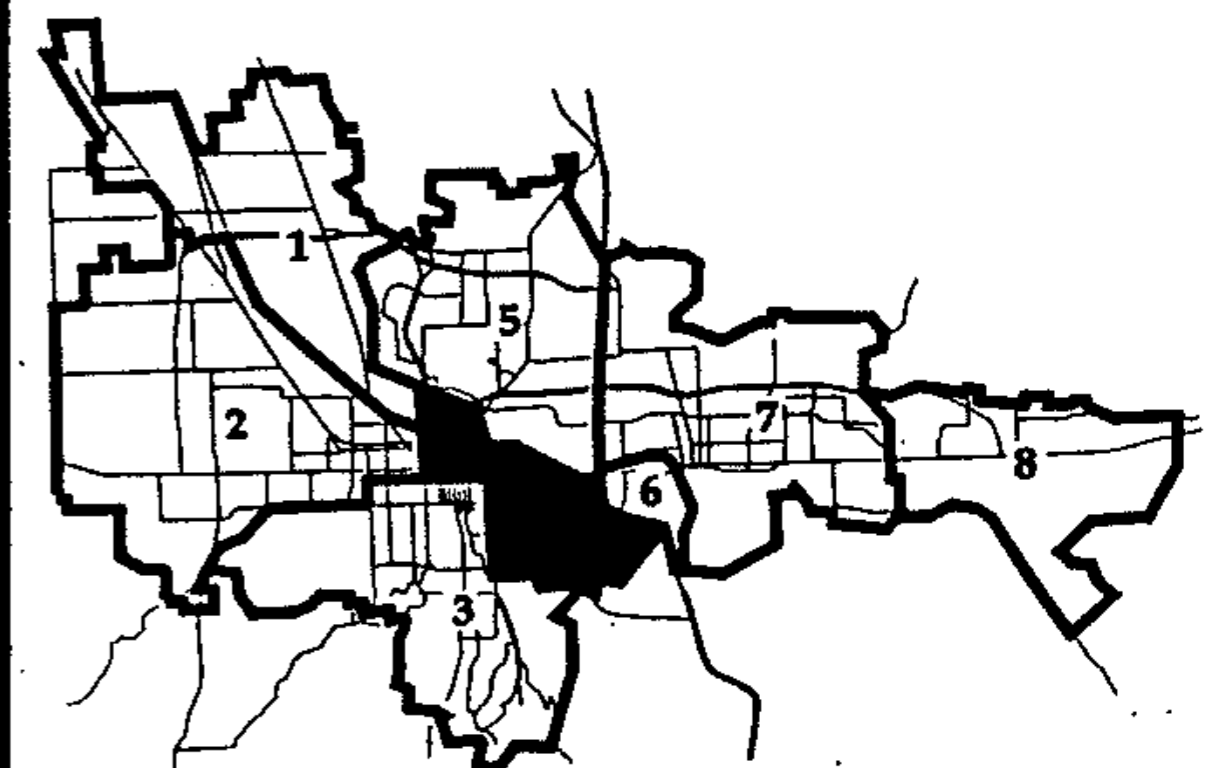
Metropolitan  
**INDUSTRIAL  
 LANDS  
 SPECIAL STUDY**

<i>Plan Designation</i>	<i>Site # 's</i>
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Mixed/University	1, 2
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**Vicinity Map**



*Vacant as of January 1989*

Sites in  
**SUBREGION  
 #4**

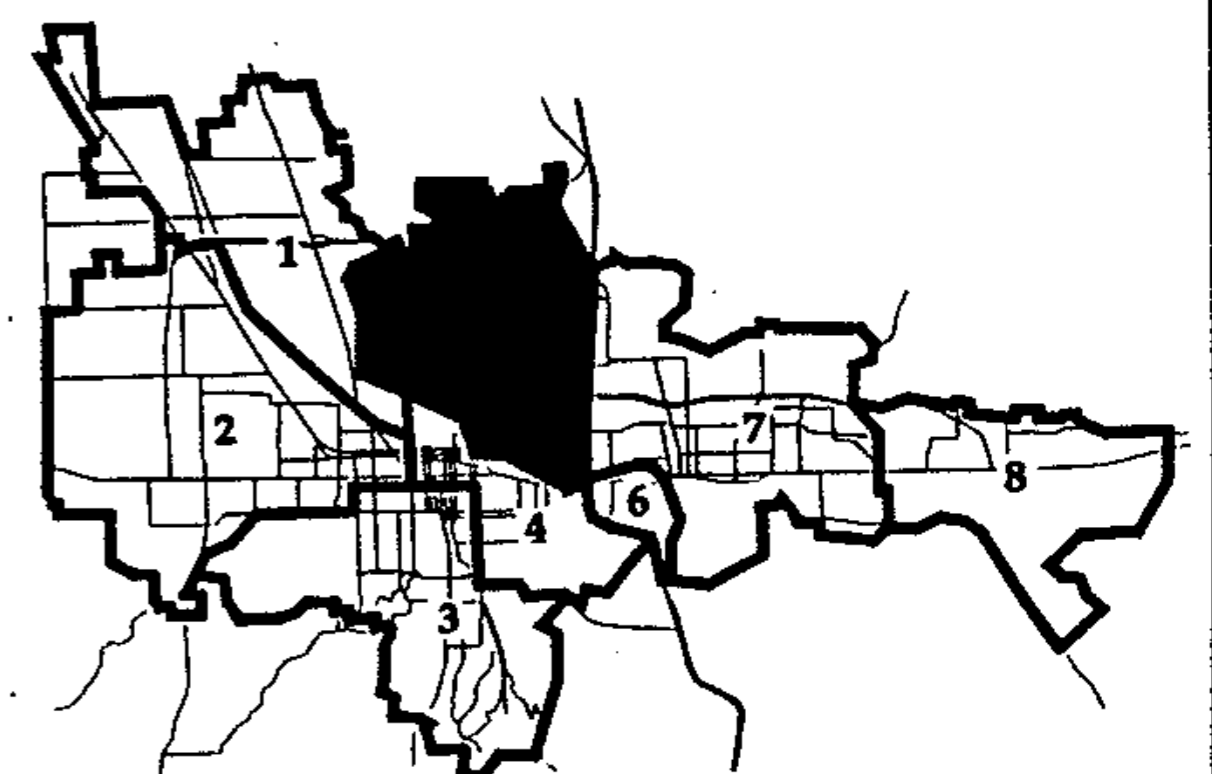
**CENTRAL UNIVERSITY**

Metropolitan  
**INDUSTRIAL  
 LANDS  
 SPECIAL STUDY**



<i>Plan Designation</i>	<i>Site # 's</i>
Light Medium	4
Special Light	1 thru 3

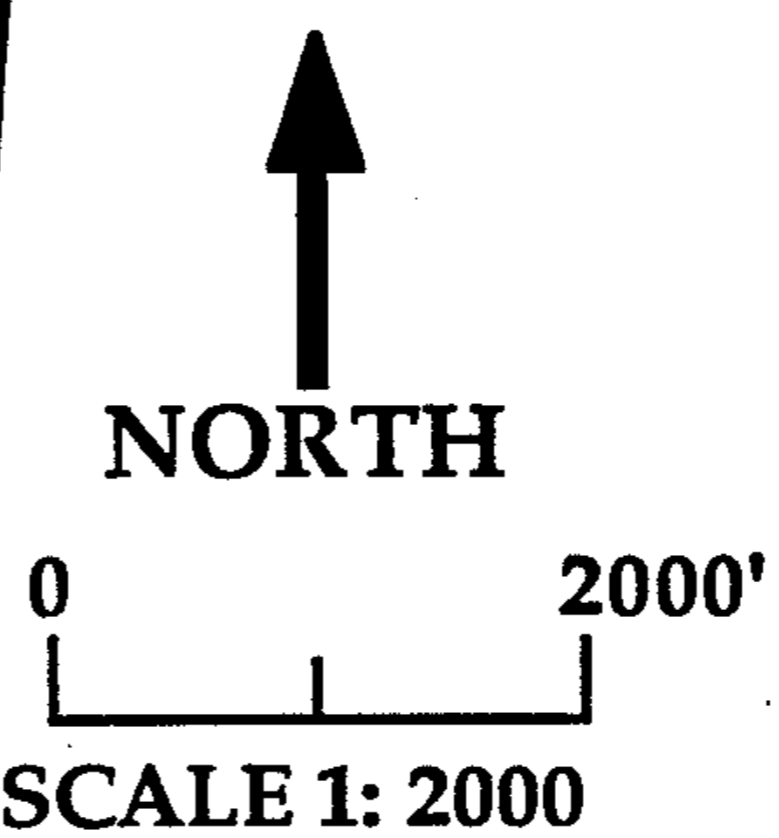
**Vicinity Map**



*Vacant as of January 1989*

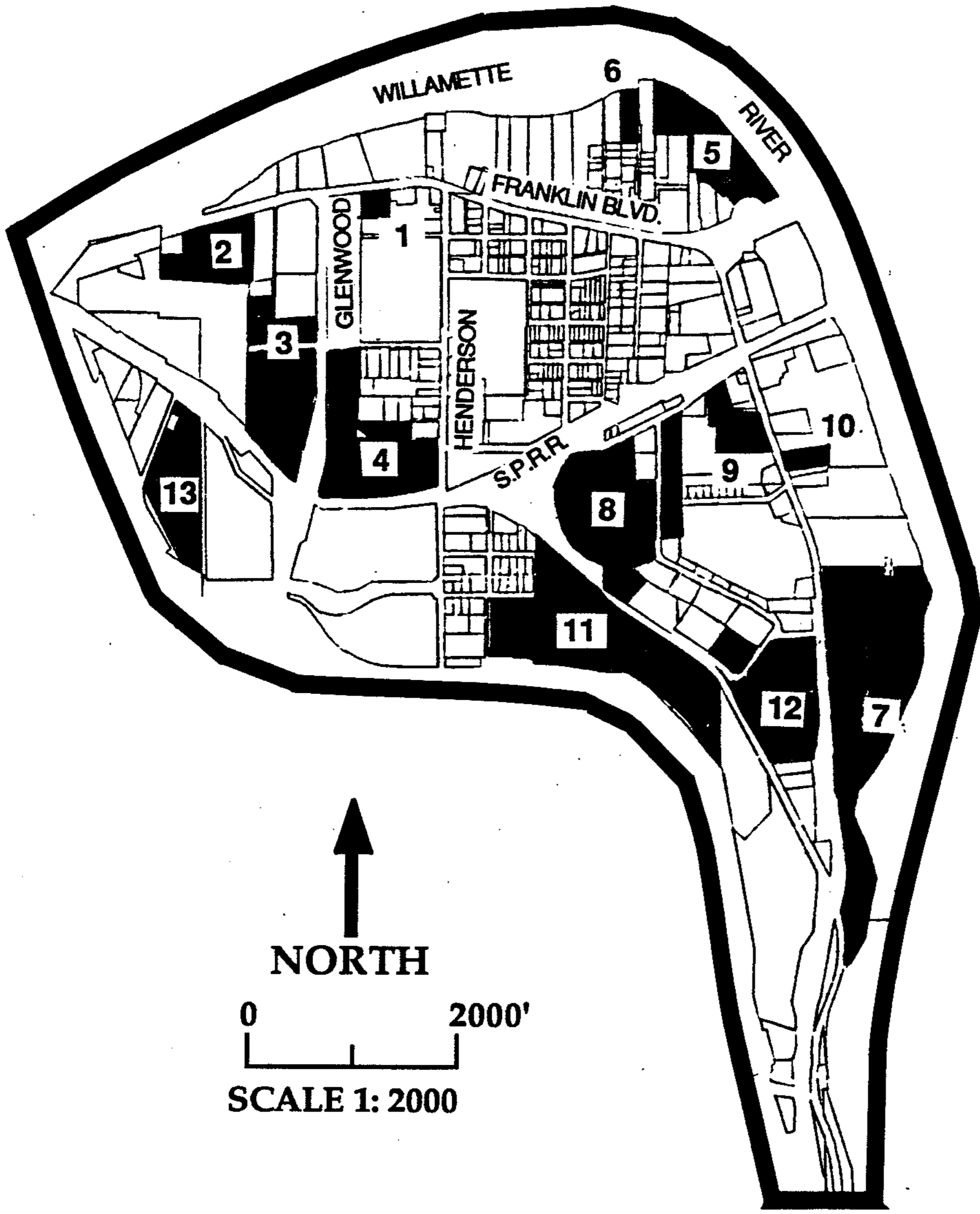
**Sites in  
 SUBREGION  
 #5**

**WILLAKENZIE**

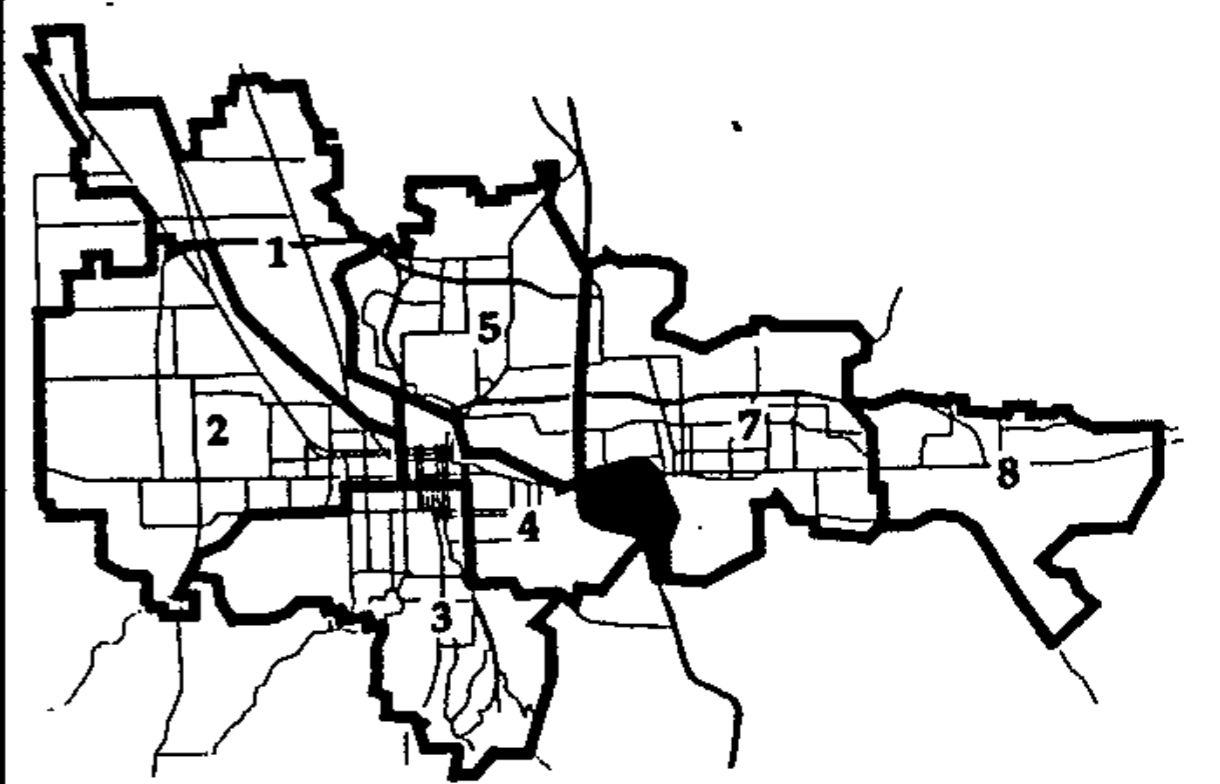


Metropolitan  
**INDUSTRIAL  
 LANDS  
 SPECIAL STUDY**

<i>Plan Designation</i>	<i>Site # 's</i>
Light Medium	2 thru 4, 8, 9, 11, 12
Non Industrial	1, 5 thru 7, 10, 13



**Vicinity Map**

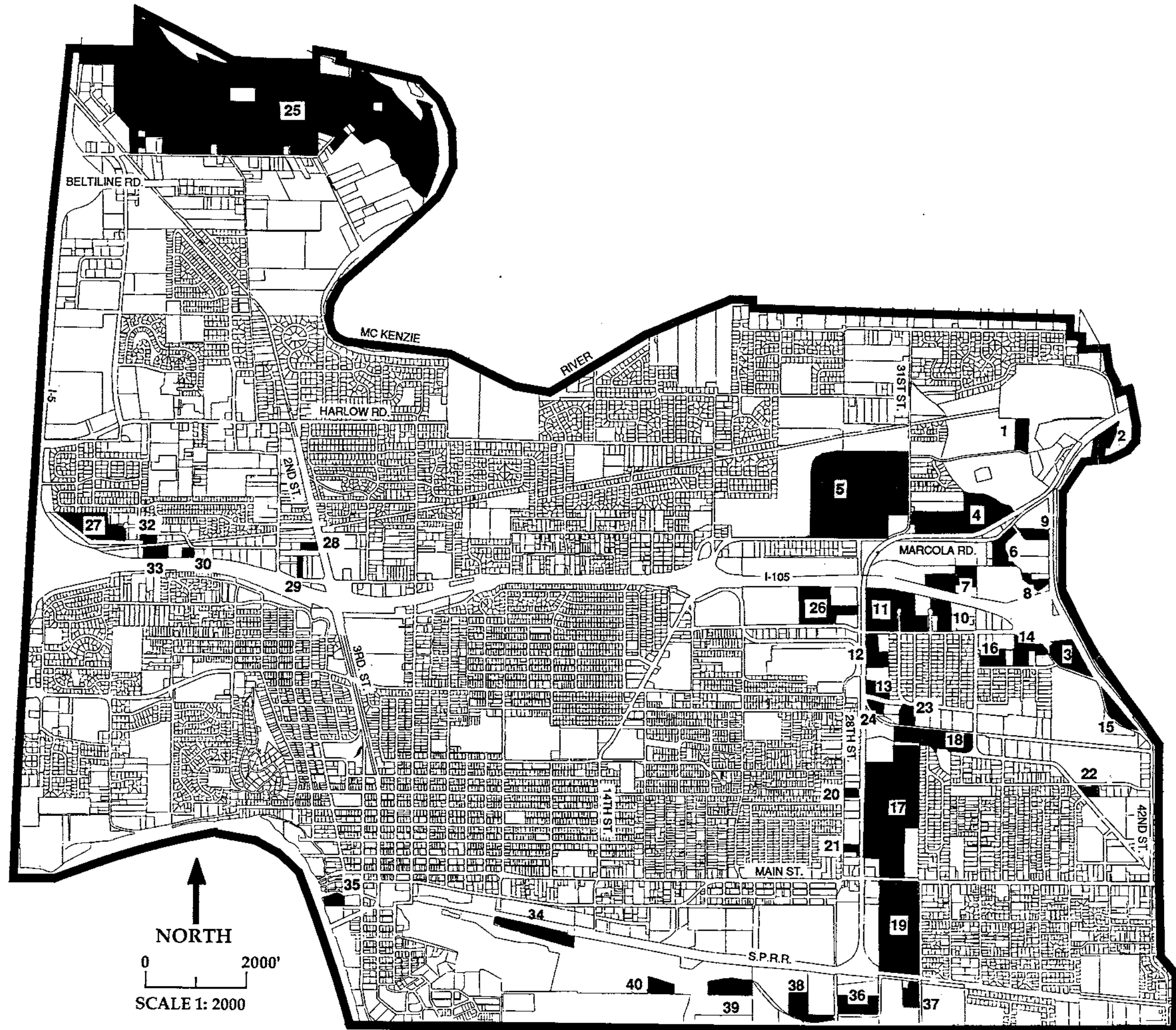


*Vacant as of January 1989*

Sites in  
**SUBREGION  
 # 6**

**GLENWOOD**

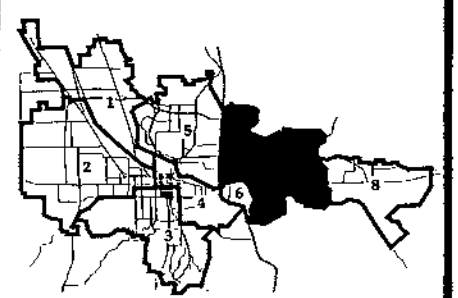




# Metropolitan INDUSTRIAL LANDS SPECIAL STUDY

Plan Designation	Site # 's
Light Medium	5, 26 thru 30, 32, 33, 35, 37, 38
Special Light	5, 25
Heavy	3, 4, 6 thru 19, 22 thru 24, 34, 39, 40
Non Industrial	1, 2, 20, 21, 36

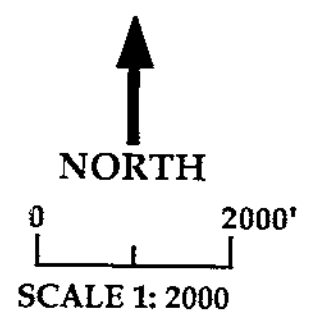
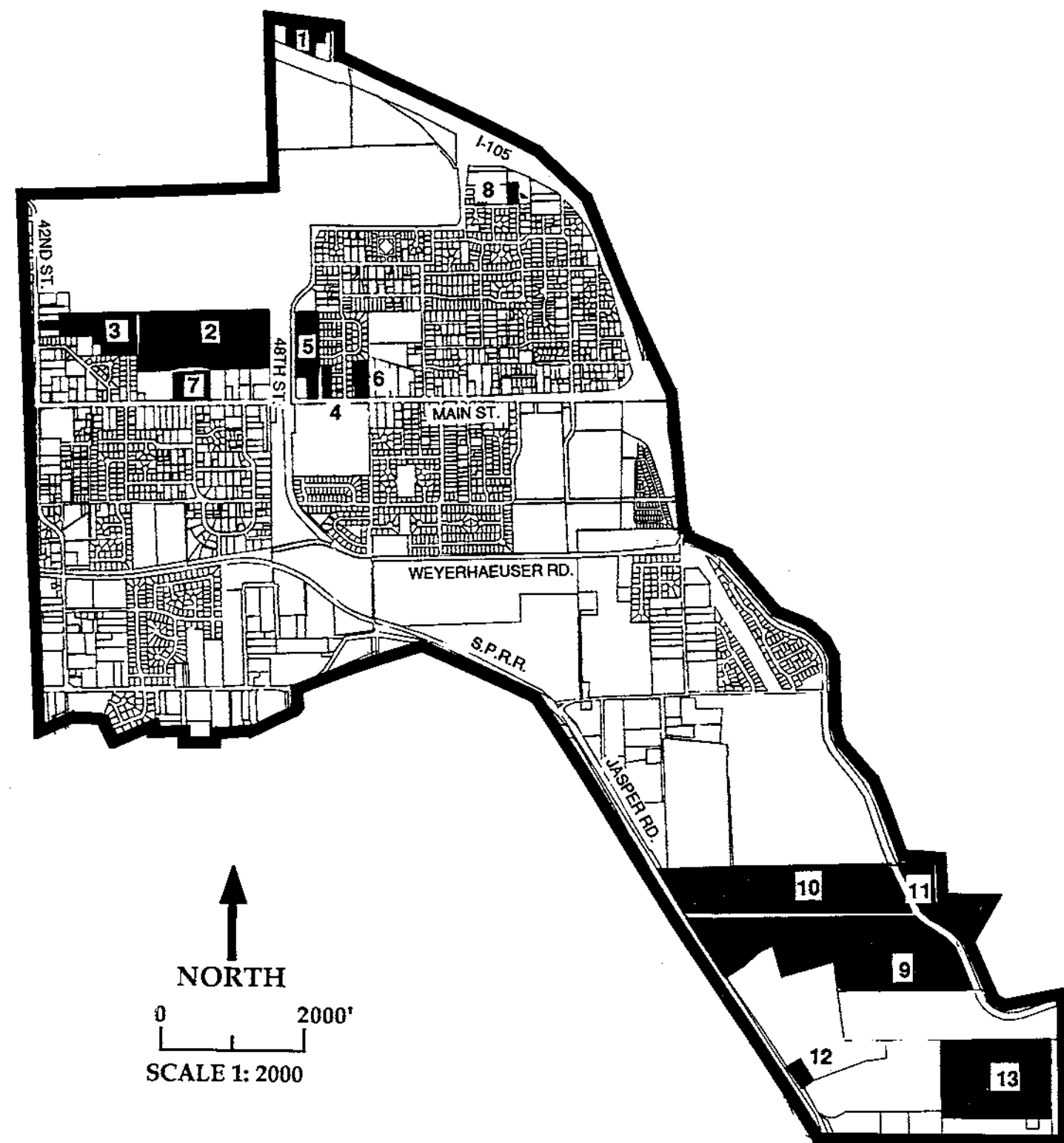
### Vicinity Map



Vacant as of January 1989

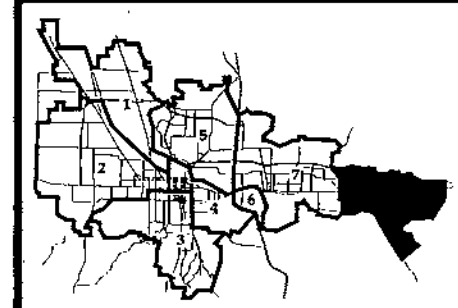
Sites in  
**SUBREGION  
#7**  
**WEST SPRINGFIELD**

**Metropolitan  
INDUSTRIAL  
LANDS  
SPECIAL STUDY**



<i>Plan Designation</i>	<i>Site # 's</i>
Light Medium	5, 7, 9, 10, 11, 13
Heavy	1, 2, 3
Special Heavy	12
Mixed/University	4, 6
Non Industrial	8
Publicly Owned	5

**Vicinity Map**



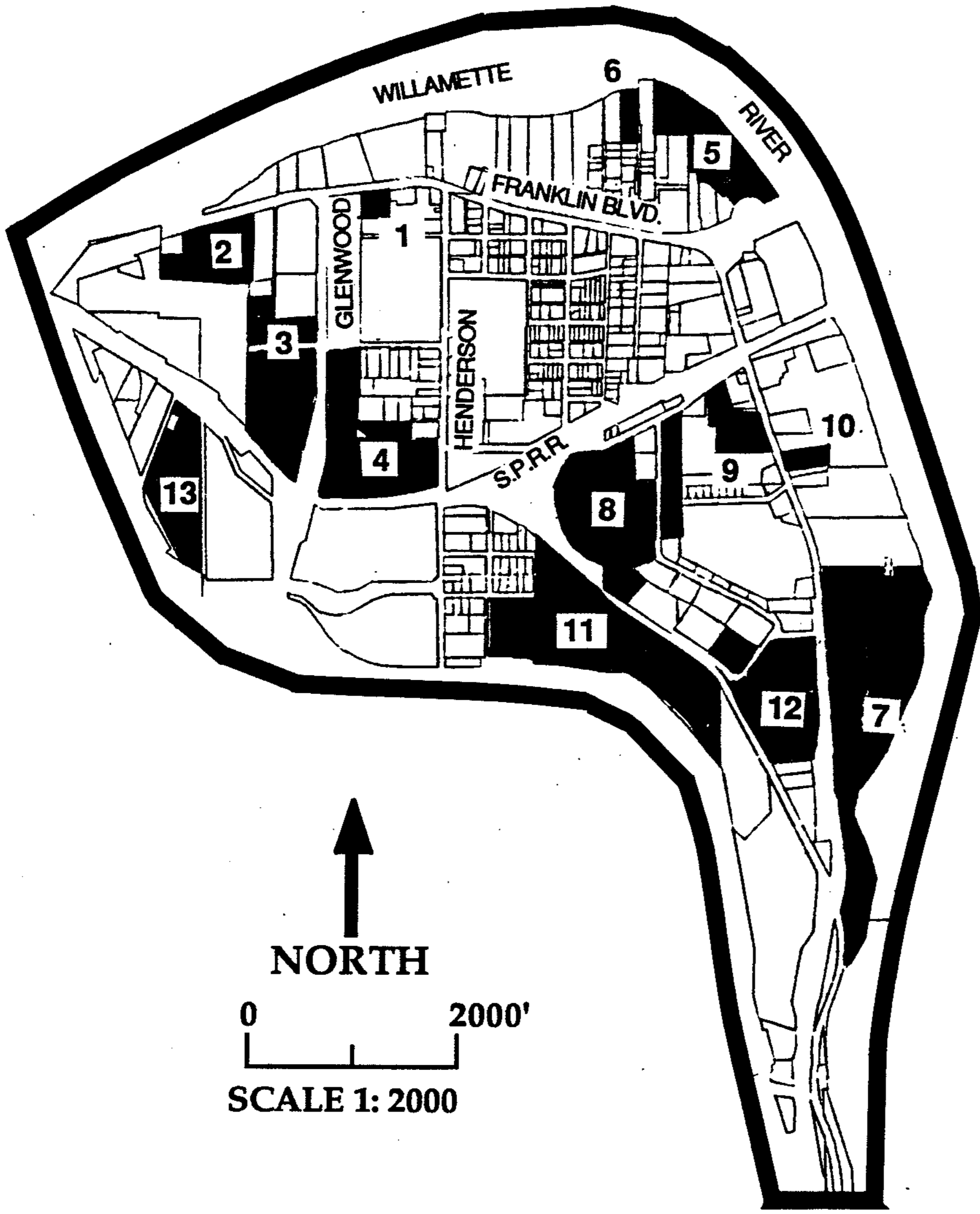
*Vacant as of January 1989*

**Sites in  
SUBREGION  
#8**

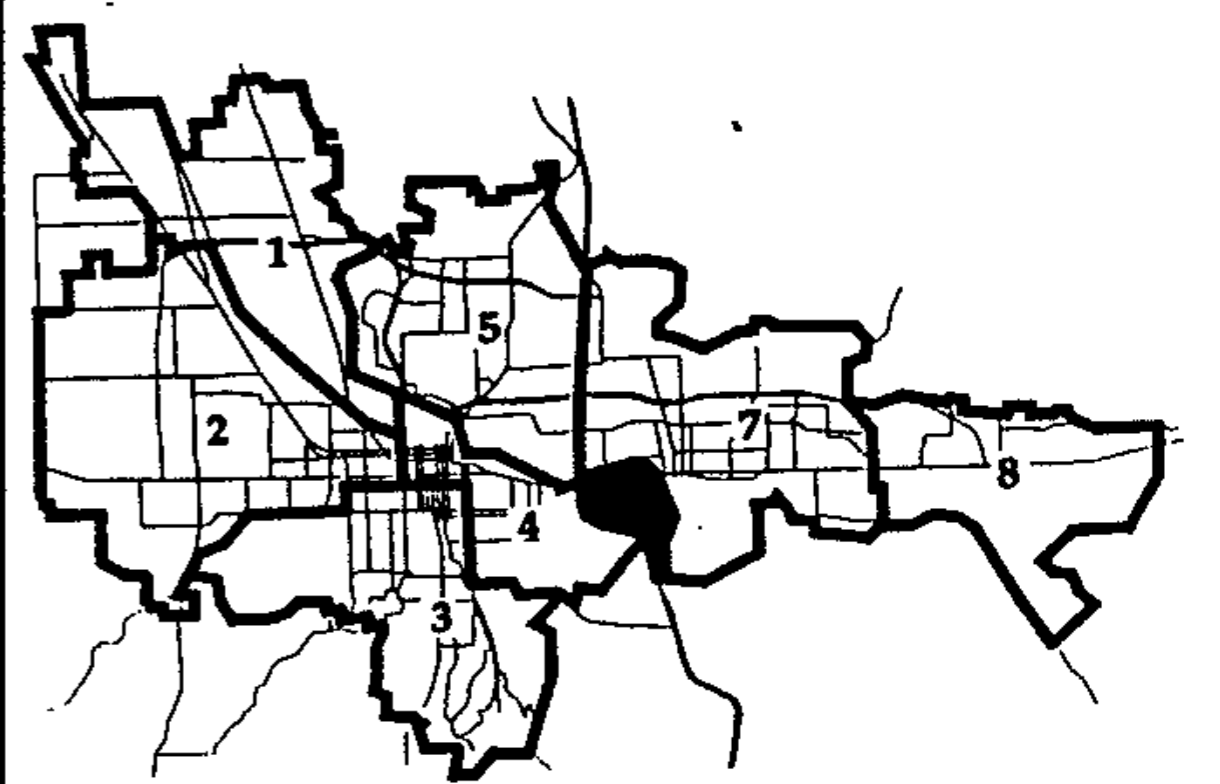
**EAST SPRINGFIELD**

Metropolitan  
**INDUSTRIAL  
 LANDS  
 SPECIAL STUDY**

<i>Plan Designation</i>	<i>Site # 's</i>
Light Medium	2 thru 4, 8, 9, 11, 12
Non Industrial	1, 5 thru 7, 10, 13



**Vicinity Map**



*Vacant as of January 1989*

Sites in  
**SUBREGION  
 # 6**

**GLENWOOD**