

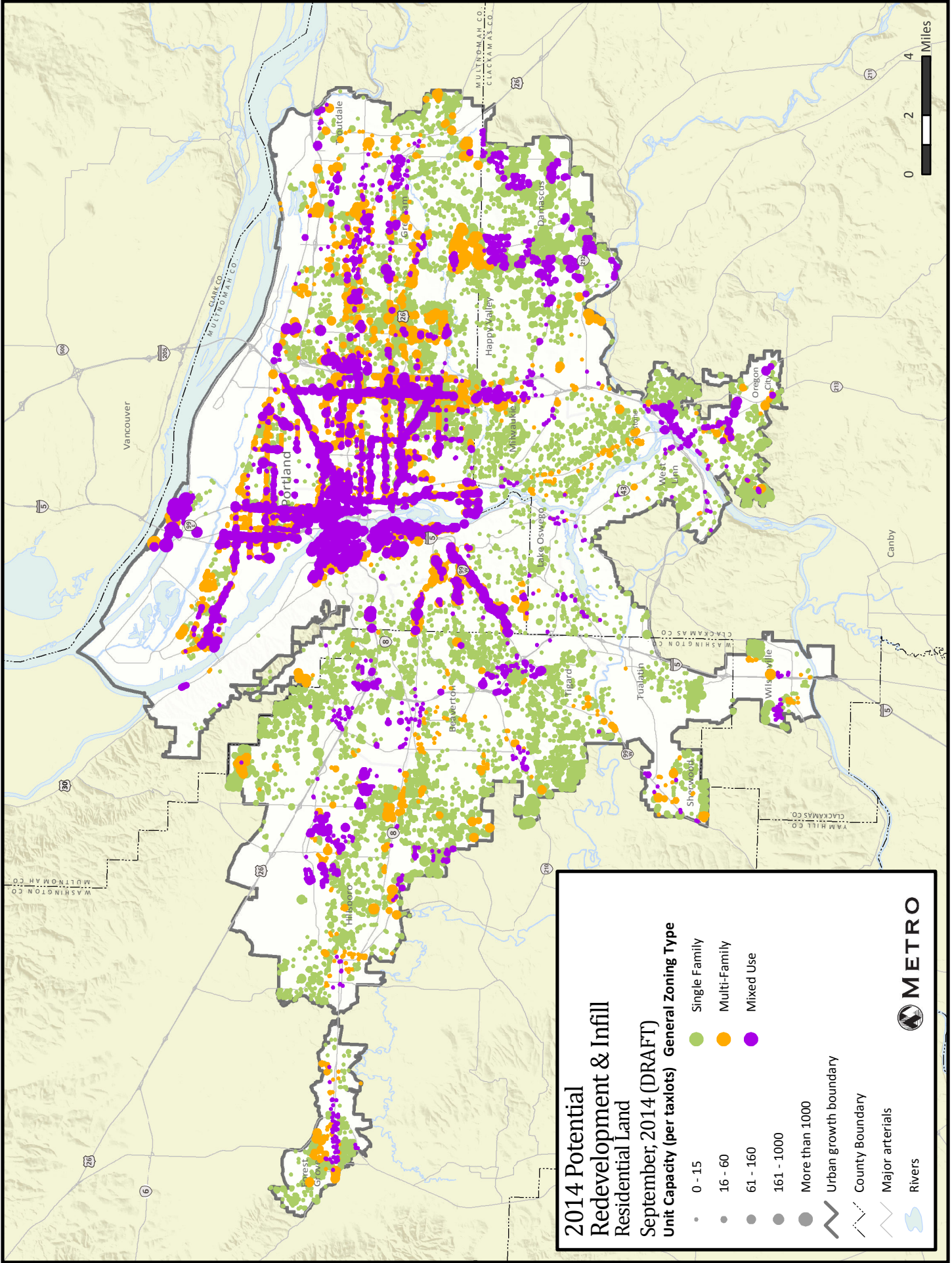
Appendix 3

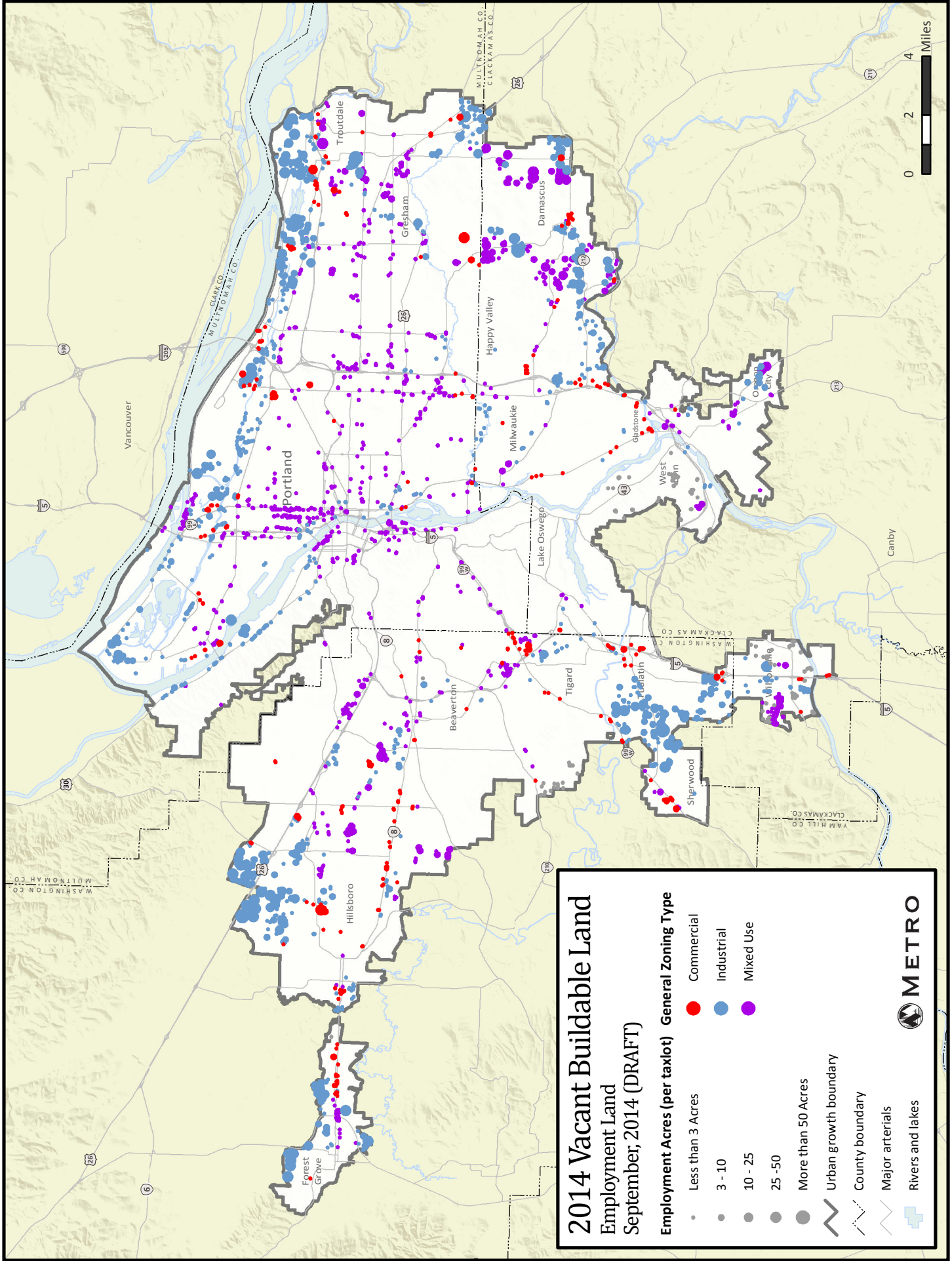
Buildable land inventory results (revised as of 9/23/14)

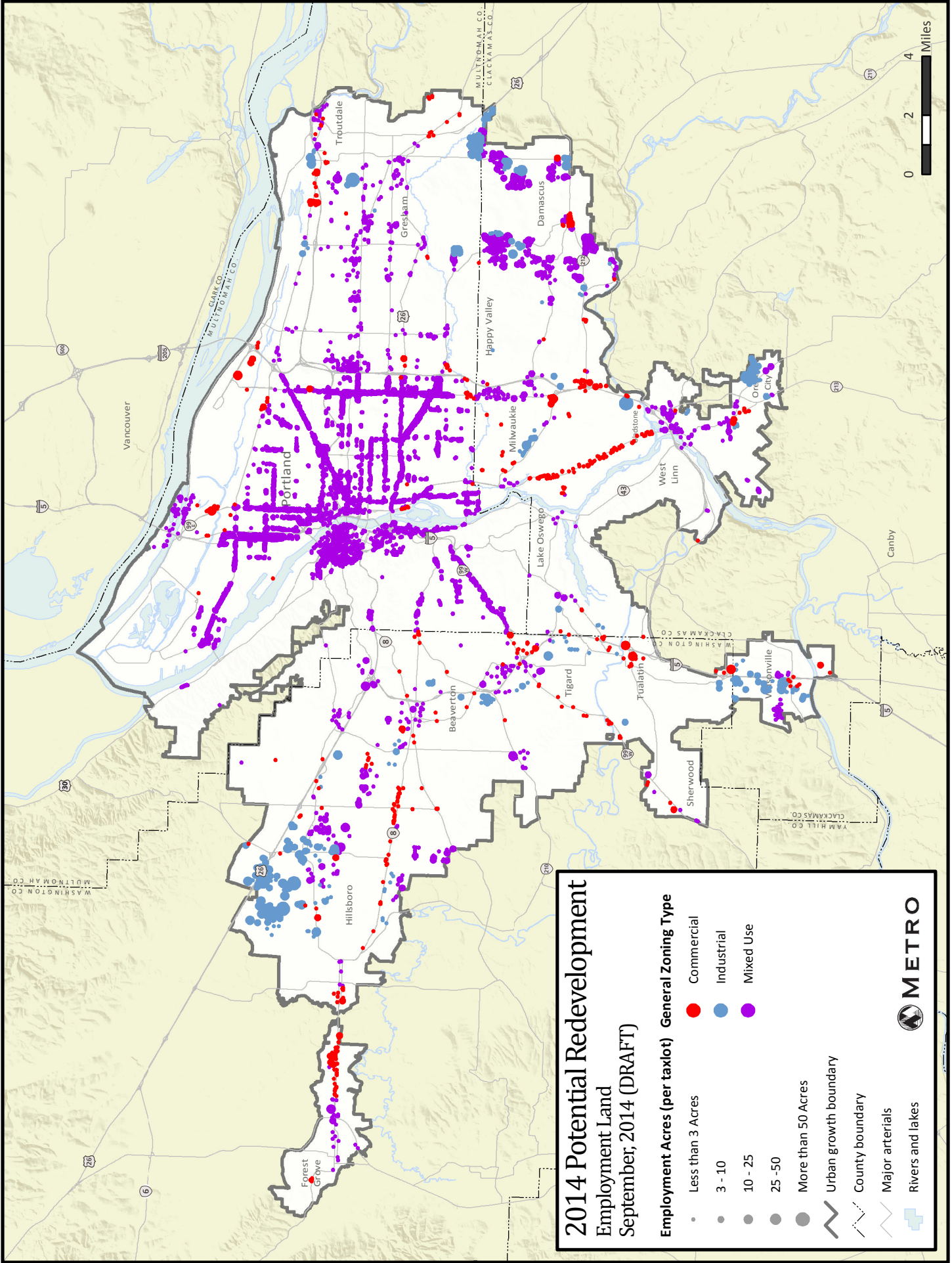
This appendix describes the results of the buildable land inventory methods described in Appendix 2. All cities and counties in the region were given over two months to review a preliminary inventory in the fall of 2013. This inventory incorporates edits submitted by local jurisdictions. This buildable land inventory should be understood as a first cut at understanding the growth capacity of the Metro UGB. As described in the 2014 UGR summary and appendices 4 (Housing Needs Analysis) and 6 (Employment Demand Analysis), not all of this inventory may be feasible in the 20-year planning horizon. Additional market feasibility considerations are incorporated into the analyses found in those documents.

This revised draft incorporates a correction. This correction relates to lands added to the urban growth boundary by the Oregon Legislature in March 2014 under House Bill 4078. At the request of city of Forest Grove staff, this revised report counts lands added near Forest Grove as industrial rather than residential with a small amount of commercial. When the revised regional numbers are rounded at regional scale, this amounts to 200 additional acres of industrial land and 100 fewer acres of commercial land in the employment buildable land inventory. A second, minor correction affects only the detailed maps and tables in this appendix, but had already been incorporated into the remainder of the draft Urban Growth Report's analysis. This second correction does not change the report's analysis or conclusions.

Extracted pages pertaining to
Employment Lands, industrial
and commercial.







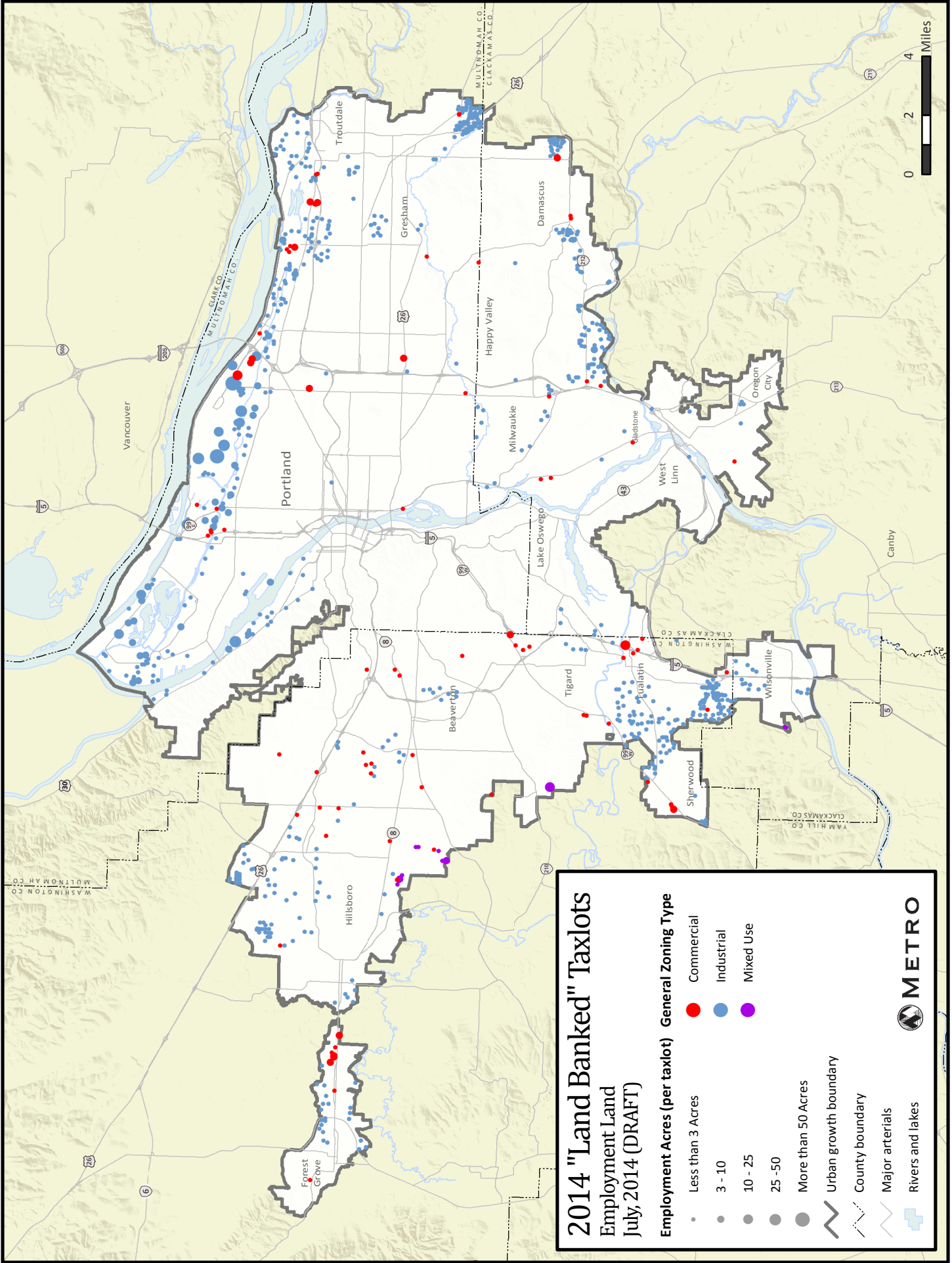
2014 Potential Redevelopment Employment Land September, 2014 (DRAFT)

Employment Acres (per taxlot)	General Zoning Type
• Less than 3 Acres	Commercial (Red)
• 3 - 10	Industrial (Blue)
• 10 - 25	Mixed Use (Purple)
• 25 - 50	
• More than 50 Acres	

- Urban growth boundary
- County boundary
- Major arterials
- Rivers and lakes

METRO

Map saved 9/17/2014 at 10:14:58 AM Map\Hill_redev_Employment_Sep2014_updates.mxd



2014 Buildable Land Inventory (BLI) -- Employment Capacity Assumption (Reviewed by Local Jurisdictions)
 Capacity Summary by City, Source, and Type
 Metro Research Center DRAFT 9/23/2014

Does not include the Hillsboro industrial land added to the UGB by HB 4078
 COM capacity includes capacity in COM and MUR zone classes
 *Unincorp = unincorporated areas inside Metro UGB

Local Government	TOTAL ACRES	Industrial		Commercial		Commercial on COM		Commercial on MUR		Total Capacity by Land Type			Percent of Capacity by Land Type			
		Vacant	Redev	Vacant	Redev	Vacant	Redev	Vacant	Redev	IND	COM	MUR	Vacant Total	Redev Total	% Vacant	% Redev
Clackamas Total	3,060	666	737	566	1,091	53	188	513	903	1,403	241	1,416	1,232	1,828	40%	60%
DAMASCUS	1,375	340	200	305	531	15	29	290	502	539	44	792	645	730	47%	53%
GLADSTONE	68	1	57	3	7	3	7	0	0	58	10	0	4	64	5%	95%
HAPPY VALLEY	489	127	16	154	191	15	0	140	191	143	15	331	281	207	58%	42%
JOHNSON CITY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%
LAKE OSWEGO	28	2	9	4	13	0	0	4	13	10	1	17	6	22	21%	79%
MILWAUKEE	60	1	42	8	9	0	6	8	2	43	7	10	10	50	16%	84%
OREGON CITY	308	43	101	50	113	0	19	50	94	145	19	144	93	215	30%	70%
RIVERGROVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%
WEST LINN	14	1	0	9	4	0	1	9	3	1	1	12	10	4	68%	32%
WILSONVILLE	279	57	171	18	33	11	26	7	8	228	36	15	75	204	27%	73%
UNINCORP-CLACK	441	95	142	15	189	9	100	6	90	237	108	96	110	331	25%	75%
Multnomah Total	4,315	1,507	1,342	329	1,137	132	212	197	925	2,849	344	1,122	1,837	2,479	43%	57%
FAIRVIEW	165	102	0	32	32	21	28	11	4	102	49	15	134	32	81%	19%
GRESHAM	666	364	97	96	108	32	7	65	101	462	39	166	69	205	69%	31%
MAYWOOD PARK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%
PORTLAND	2,434	649	753	131	901	64	161	67	740	1,402	225	807	780	1,655	32%	68%
TROUTDALE	328	247	6	42	32	4	6	38	26	253	11	64	290	38	88%	12%
WOOD VILLAGE	69	5	31	8	25	1	3	7	22	35	4	29	13	56	19%	81%
UNINCORP-MULT	653	140	454	20	39	10	7	10	32	594	17	42	160	493	24%	76%
Washington Total	4,139	1,887	1,132	448	672	157	219	290	453	3,019	376	743	2,335	1,803	56%	44%
BEAVERTON	335	32	72	121	109	3	12	119	98	105	14	216	154	182	46%	54%
CORNELIUS	109	35	1	18	54	18	54	0	0	36	72	0	54	55	49%	51%
DURHAM	6	5	1	0	0	0	0	0	0	6	0	0	5	1	84%	16%
FOREST GROVE	163	95	0	14	53	1	4	14	49	95	5	63	110	53	67%	33%
HILLSBORO	1,623	570	847	107	98	72	31	35	67	1,417	103	102	677	945	42%	58%
KING CITY	4	0	0	0	0	0	0	0	0	0	4	0	0	4	0%	0%
SHERWOOD	121	83	0	19	19	11	9	8	10	83	20	18	102	19	84%	16%
TIGARD	178	25	28	40	84	18	25	22	58	54	44	80	66	112	37%	63%
TUALATIN	272	210	7	15	40	15	40	0	0	216	56	0	225	47	83%	17%
UNINCORP-WASH	1,328	831	176	112	209	19	39	93	170	1,007	58	263	943	385	71%	29%
UGB TOTAL	11,514	4,061	3,210	1,343	2,900	343	619	1,000	2,281	7,271	961	3,282	5,404	6,110	47%	53%

This table reflects a necessary correction identified by Metro staff in September 2014. The correction relates to lands added to the urban growth boundary by the Oregon legislature in March 2014 under House Bill 4078. At the request of the city of Forest Grove, this revised report counts lands added near Forest Grove as industrial, rather than residential with a small amount of commercial. Since these lands are not yet annexed to the city, they appear as unincorporated Washington County.