

2040 Growth Concept Map

September 2014



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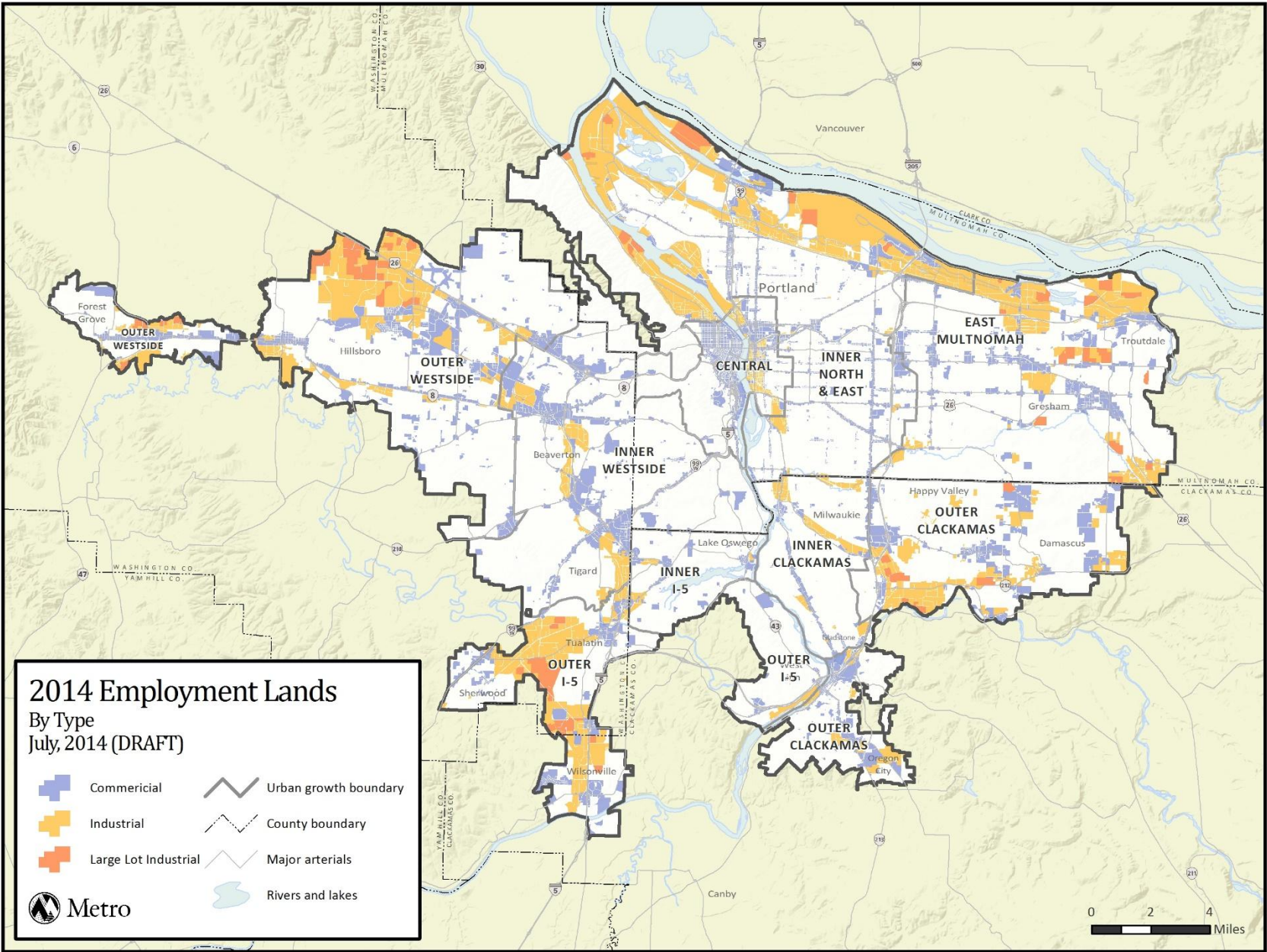
The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

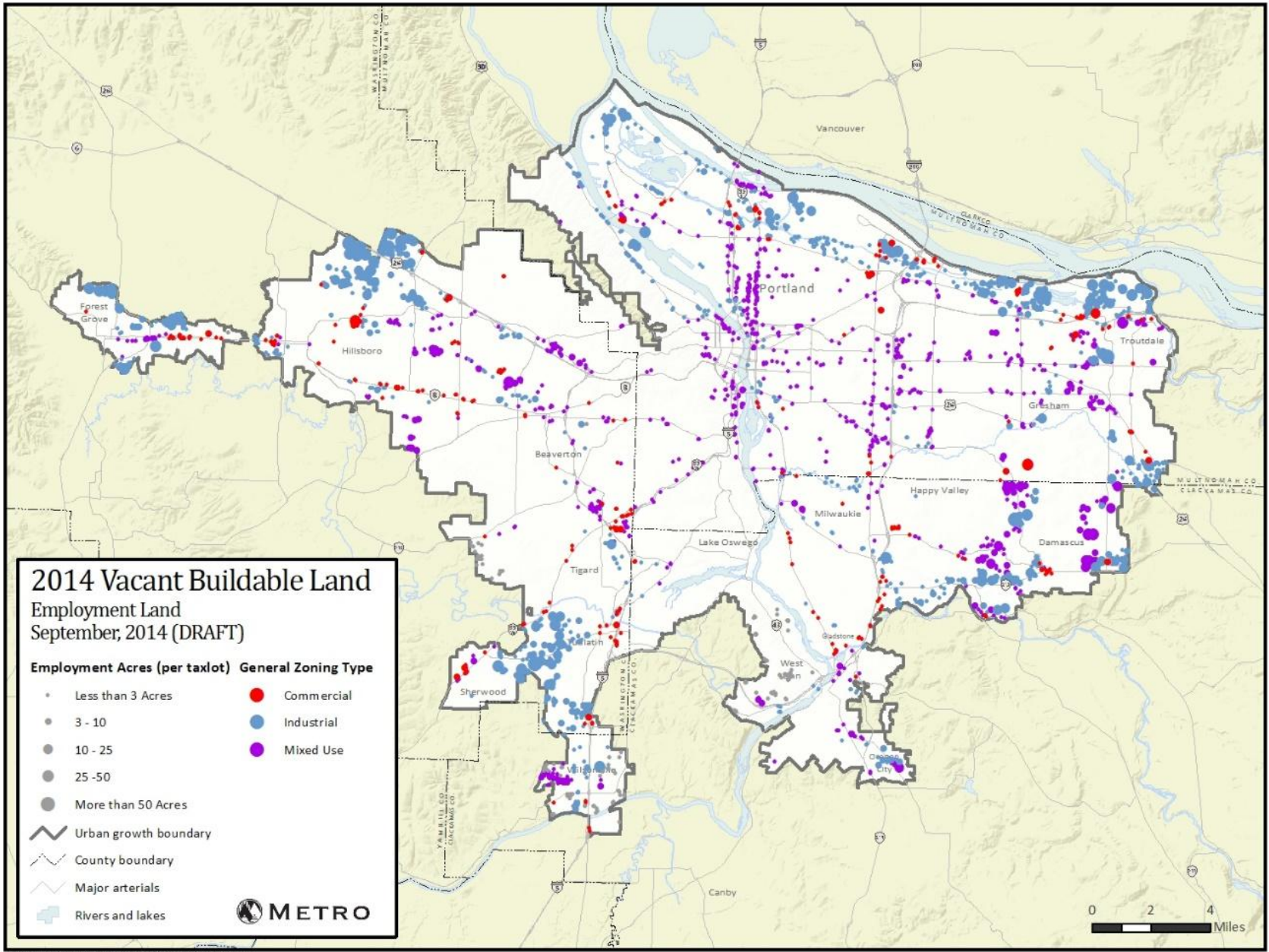
The map highlights elements of parallel planning efforts including: the 2035 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

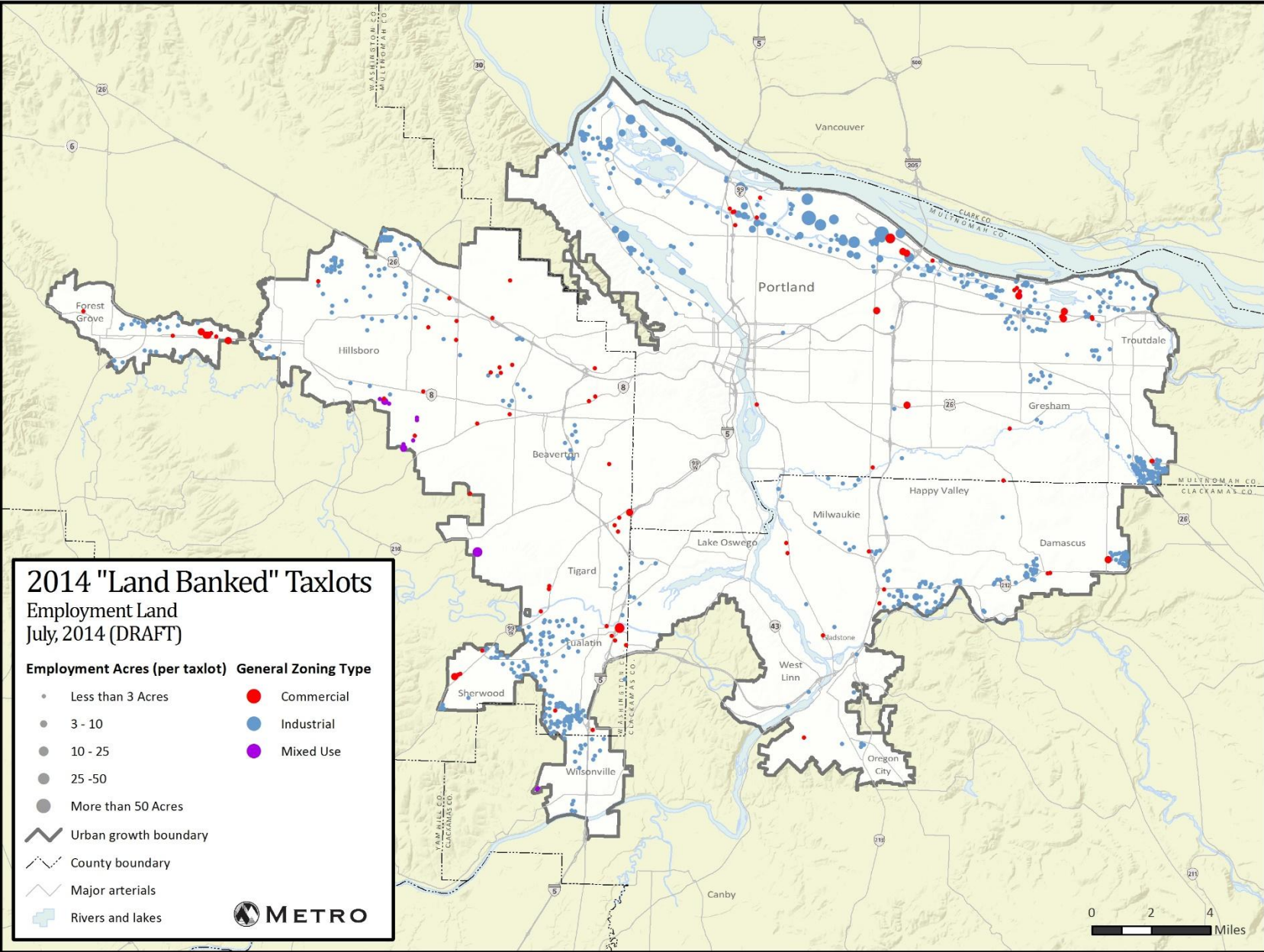
For more information on these efforts, visit <http://www.oregonmetro.gov/2040>

- Central city
- Regional center
- Town center
- Station communities
- Main streets
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Existing high capacity transit
- Planned high capacity transit
- Proposed high capacity transit tier 1
- Mainline freight
- High speed rail
- County boundaries
- Neighboring cities
- Airports
- Intercity rail terminal

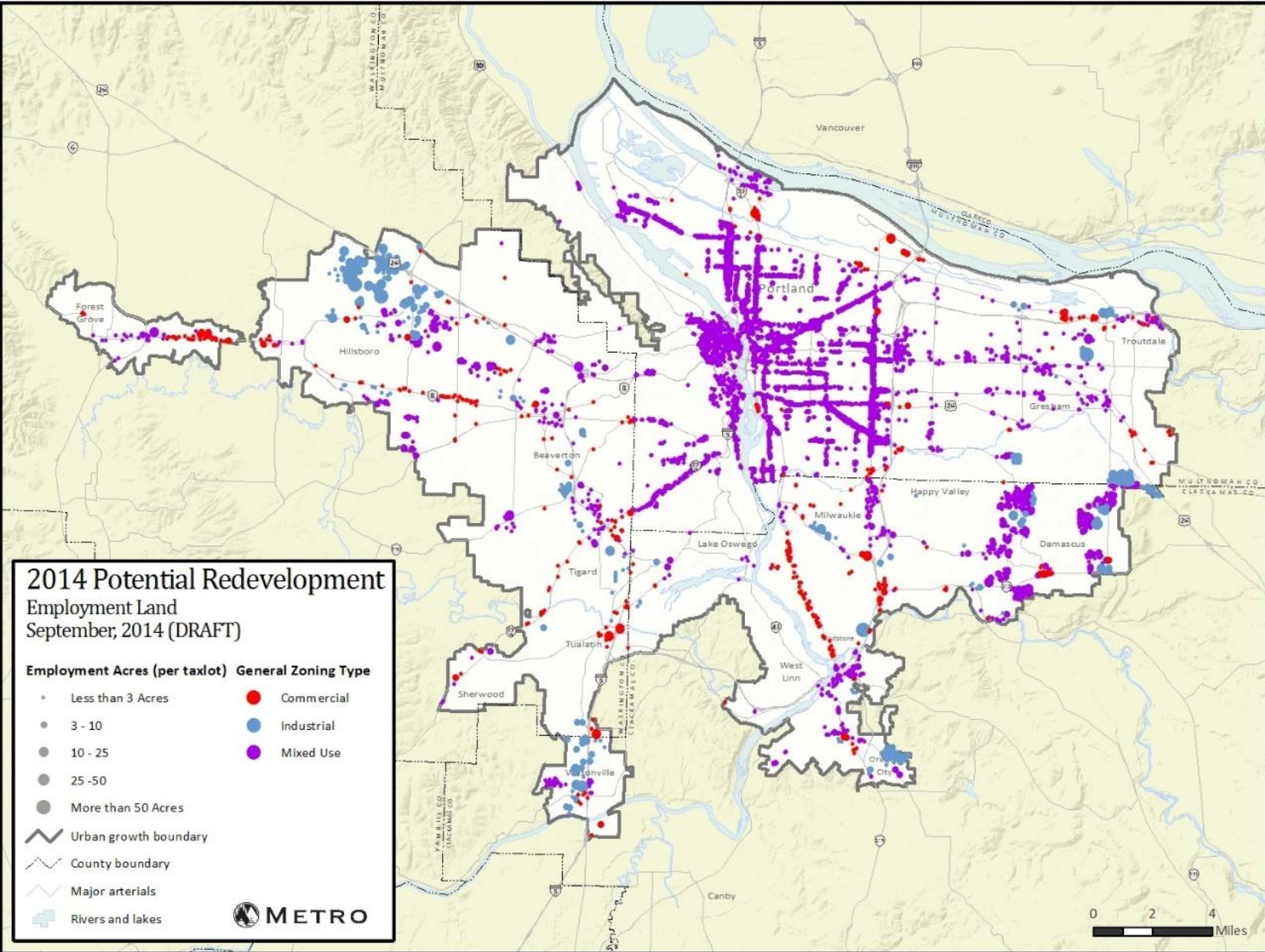








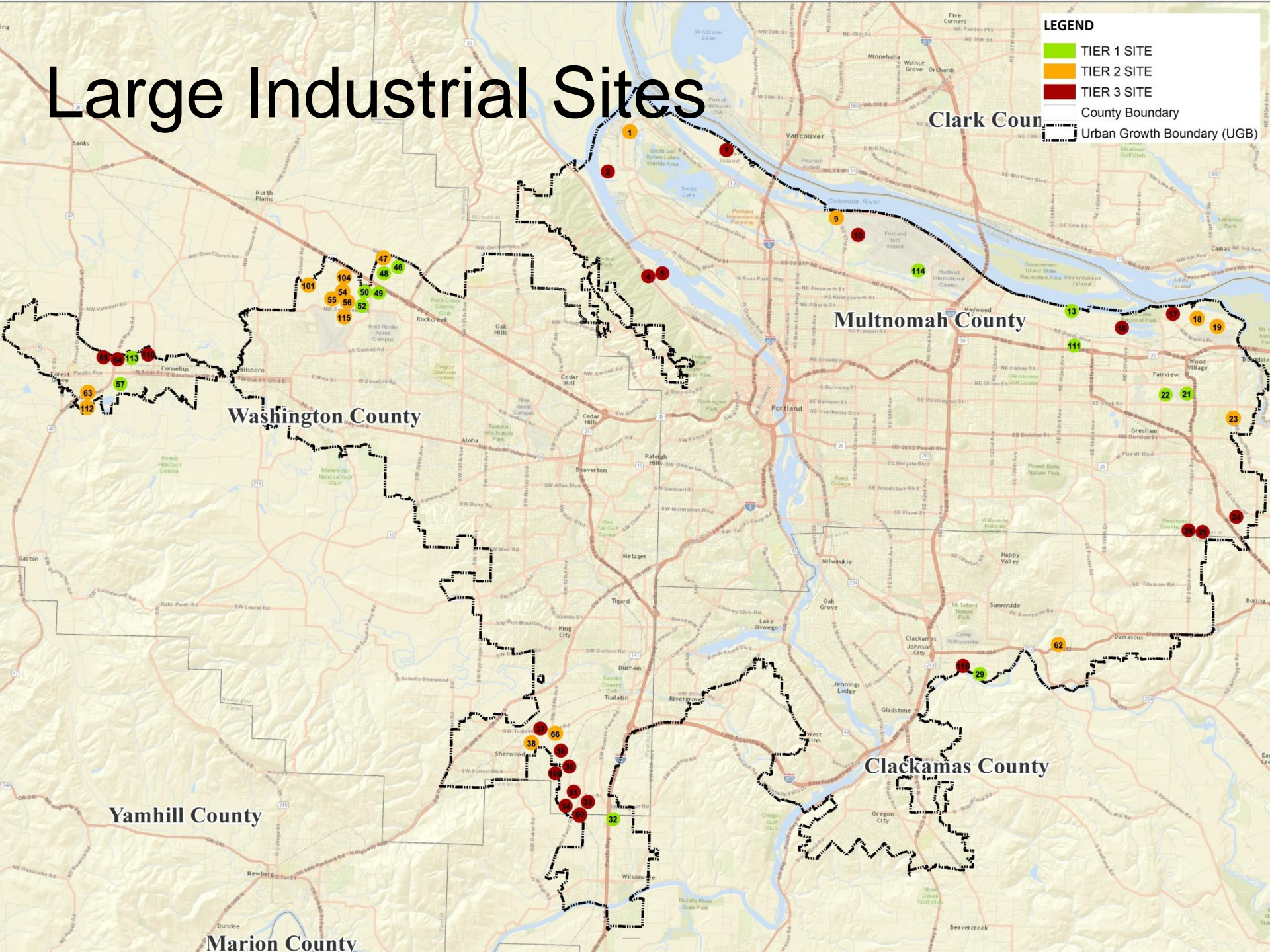
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Large Industrial Sites

LEGEND

- TIER 1 SITE
- TIER 2 SITE
- TIER 3 SITE
- County Boundary
- Urban Growth Boundary (UGB)



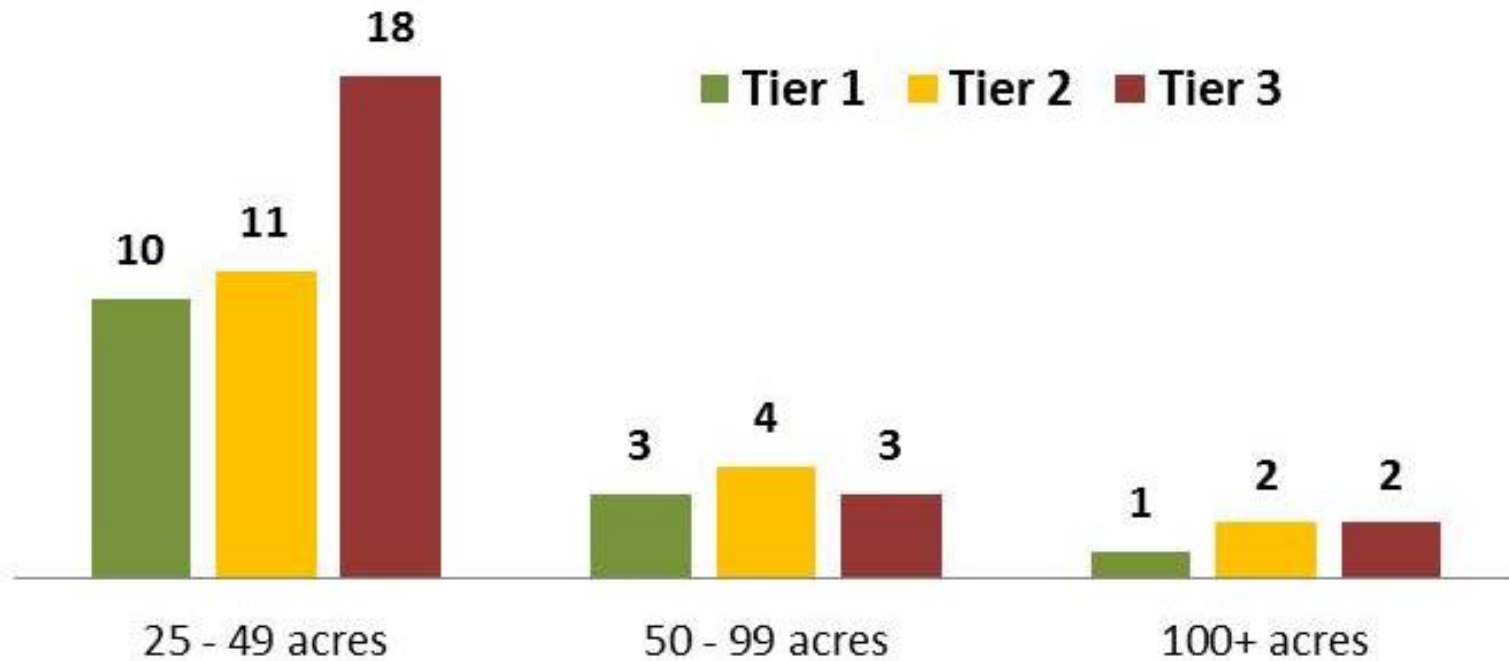
2014 Inventory Findings

54 industrial sites identified with 25+ net developable acres

- **14 Tier 1 sites** (6 months to development-ready)
- **17 Tier 2 sites** (7 months to 2 ½ years to development-ready)
- **23 Tier 3 sites** (> 2 ½ years to development-ready)



Distribution of Sites by Tier & Size



	2011 Inventory	2014 Inventory
Tier 1	9	14
Tier 2	16	17
Tier 3	31	23
Total	56 sites	54 sites

	2011 Inventory	2014 Inventory
25-49 acres	40	39
50-99 acres	9	10
100+ acres	7	5
Total	56 sites	54 sites

Tier 2 and 3 Development Constraints

	TOTAL
BROWNFIELD / CLEANUP	6
NATURAL RESOURCES	18
INFRASTRUCTURE (WATER, SEWER, STORM)	17
TRANSPORTATION	25
LAND ASSEMBLY	13
STATE/LOCAL ACTIONS	23
WILLINGNESS TO TRANSACT	10
NO:	6
UNKNOWN:	