

Submitter: Doug Bean

On Behalf Of:

Committee: House Committee On Emergency Management, General Government, and Veterans

Measure, Appointment or Topic: HB3062

Chair and Members of the Committee,

My name is Doug Bean, and I am the Principal of Doug Bean & Associates, Inc., a commercial real estate firm that has served the Portland metro area for nearly four decades. I am writing to express strong opposition to House Bill 3062.

As a long-time broker and advocate for responsible development, I understand the need to balance industrial growth with community well-being. However, HB 3062 goes too far and will have serious unintended consequences that outweigh its stated goals.

I oppose HB 3062 for the following reasons:

a. Development Burden & Bureaucracy

This bill introduces significant new red tape by mandating public health impact analyses, added hearings, and expanded notification processes. These requirements will increase both the cost and time required to bring industrial projects to market in a state that is already notoriously difficult for development. Investors want certainty as to the development process and this bill provides uncertainty as to the development process.

b. Land Supply Challenges

Oregon is already land-constrained for industrial uses, especially within urban growth boundaries. HB 3062 would further limit the supply of buildable land, making it harder to accommodate necessary industrial expansion.

c. Threats to Key Industries & Jobs

The construction, logistics, and manufacturing sectors—all vital for blue-collar employment—will be disproportionately impacted. HB 3062 puts jobs at risk and could accelerate closures or relocations of these critical businesses.

d. Anti-Business Environment

Oregon is already viewed by many as a challenging environment for business. By creating further obstacles for industrial growth, this bill reinforces that reputation and discourages both local expansion and outside investment. Again, this bill restricts the flow of capital into the Oregon market.

e. Rental Rate Impacts

Limiting new construction of industrial properties will tighten supply, driving up lease rates. This harms small businesses that rely on affordable space and reduces overall competitiveness in our local markets.

f. Loss of Investment to Neighboring States

Investors and developers are not bound by state lines. More regulation here simply drives capital to nearby, business-friendly states like Washington and Idaho, taking jobs and tax revenue with it.

g. Delays in Revitalization of Struggling Areas

By applying these restrictions uniformly, HB 3062 could stifle development in underserved communities that desperately need economic activity and job creation. These are the very areas that benefit most from industrial investment.

h. Infrastructure Bottlenecks

Preventing development in new areas forces more strain on existing industrial hubs, compounding traffic, environmental, and infrastructure pressures where they already exist.

i. Local Government Overload

The bill imposes new responsibilities on already overstretched local governments, many of which are still navigating post-COVID challenges and understaffing due to work-from-home transitions.

For all of the above reasons, I strongly urge you to vote NO on HB 3062. Oregon needs policies that promote balanced, thoughtful growth—not ones that add cost, delay, and uncertainty to the development process.

Sincerely,

Doug Bean
Principal, Doug Bean & Associates, Inc.
Portland, OR