

City of West Linn

Draft Employment Lands Analysis

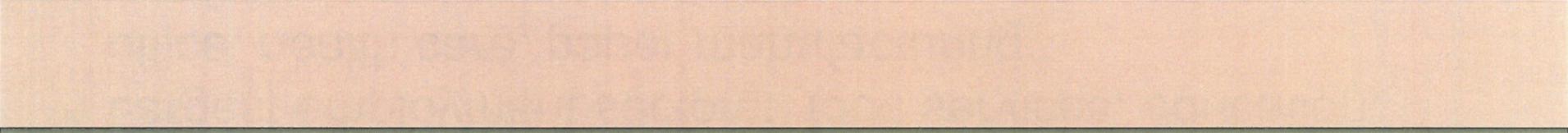
Planning Commission Meeting

May 20, 2015



Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities, vital to the health, welfare and prosperity of Oregon's citizens.



Economic Opportunities Analysis

- West Linn last in compliance in 1994
- Objectives:
 - Examine 20-year employment land demand/supply to ensure adequate supply
 - Preserve and protect land for industrial and employment uses
 - Develop a land use framework for local economic development strategy

Economic Land Needs (Demand)

Outreach

- Interviews
- Questionnaire (87 community members)

Research

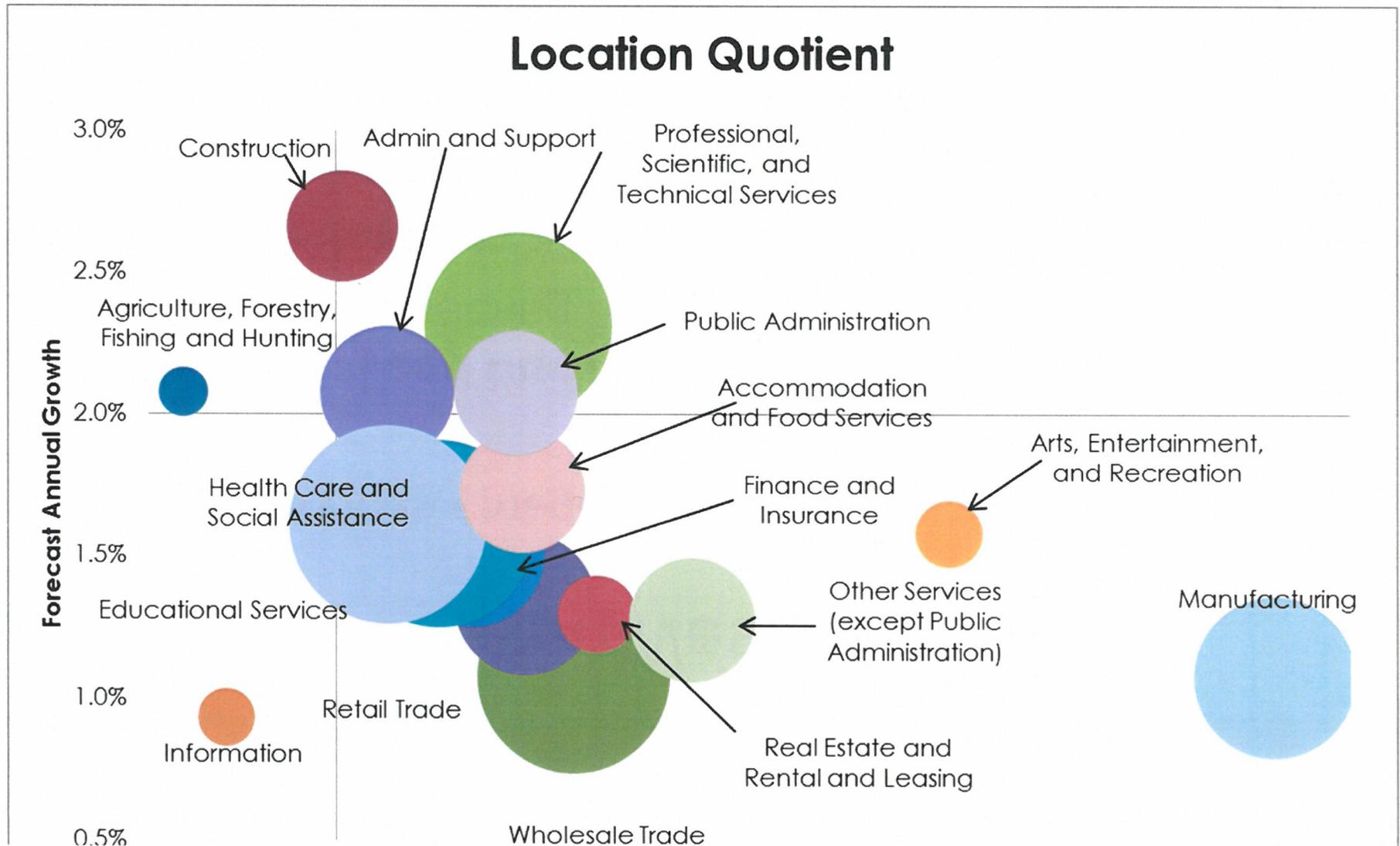
Demographic

- 1,500 new households by 2035
- Relatively high income and education

Economic

- Visitor spending up; hotel demand rising
- Service and retail jobs show most gains
- Limited land supply may be restraining job growth
- Largest employment sectors: food services, education, office, health care, paper manufacturing

West Linn Industries





Target Clusters for West Linn

- **Health services** - medical offices and ambulatory care center
- **Professional and business services** - finance, insurance, engineering
- **Accommodations** - hotels and bed and breakfasts
- **Recreation/sports** - could include major community sports complex that attracts regional and state competitive sporting events
- **Flex** - with mix of commercial, arts and boutique manufacturing operations
- **Home-based occupations**

Vacant Land Needs, 2035 Forecast

Scenario A: Assumes that the Metro 20-year employment forecast for West Linn is realized using an employment mix that resembles what exists in West Linn currently.

Scenario B: Assumes that the Metro 20-year employment forecast for West Linn is realized using an employment mix that trends less towards industrial and government/education and more towards retail and services.

Buildable Acres

Land Use Classification	Scenario A	Scenario B
Commercial/Retail/Office	25	27
Mixed Use	4	5
Institutional	12	10
Industrial	11	3
Total	52	45

Vacant / Partially Vacant Land Supply

Buildable Acres

Vacant and Partially Vacant Property

	< 1 acre		1 to 5 acres		5 to 10 acres		> 10 acres		Total	
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres
Commercial	3	0.92	3	8.05	1	5.55	0	0.00	7	14.52
Mixed Use	2	1.31	0	0.00	0	0.00	0	0.00	2	1.31
Industrial	3	1.46	2	3.26	0	0.00	0	0.00	5	4.72
Total	8	3.69	5	11.31	1	5.55	0	0.00	14	20.55

Redevelopable Land Supply

Buildable Acres

City of West Linn Redevelopable Potential (Improvement to Land Value)*

	High (< 0.50)		Moderate (0.50 to 1.00)		Total	
	Lots	Acres	Lots	Acres	Lots	Acres
Commercial	14	10.04	8	8.49	22	18.53
Mixed Use	1	0.25	4	1.09	5	1.34
Industrial	3	5.01	2	1.79	5	6.80
Total	18	15.30	14	11.37	32	26.67



Short Term Inventory

- Assisted living facilities
- Home occupations

Long Term Inventory

- Arch Bridge-Bolton
- Floodplain properties
- ODOT I-205 maintenance parcel



Goals and Implementation Policies

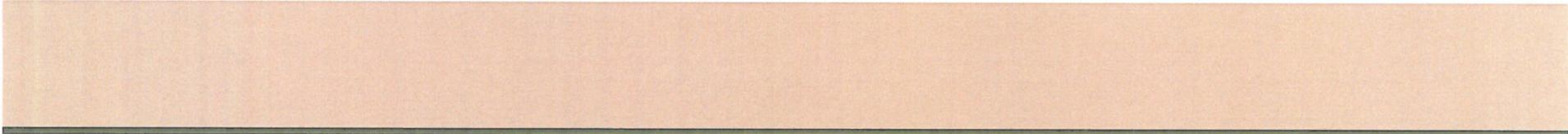
1. Encourage the recruitment, retention, expansion and economic viability of West Linn business and industry.
2. Support retail businesses that enhance the community and provide wanted goods and services.
3. Promote the efficient use of commercial and industrial land adequate to serve a range of employment opportunities in the City.

Updates since April 6 Planning Commission/ City Council meeting

- Provided raw survey results.
- Removed Oregon Golf Club from Exhibit 10.
- Added Restaurants and Assisted Living as target markets.
- Revised implementation policy to implement the “objectives and principles” of the Arch Bridge-Bolton Concept Plan.
- Removed reference to observations of 100 year flood levels.
- Provided explanation of Appendix B data.

To Do

- Prepare final maps, addressing all comments to date.
- Add narrative about the heritage aspect of tourism in West Linn.



Thank You