

PROPOSED AMENDMENTS TO GOSHEN PROPOSAL

EXHIBIT A to ORD. PA 1282 – COMPREHENSIVE PLAN AMENDMENT

New Goal 2, Policy 11, subsection (d):

The primary purpose of the General Industrial zone is to provide and protect large sites for ~~urban levels of labor intensive~~, rail dependent manufacturing uses that pay high wages.

EXHIBIT A to ORD. 13-2 – ZONING CODE AMENDMENTS

LC 16.280(1):

General Industrial (GI): The purpose of this zone is to provide opportunities for industrial uses that create jobs that pay no less than 150% of the median wage, which are essential to the development of a balanced economic base in an industrial environment with a minimum conflict between industrial uses and non-industrial uses. Additionally, it is the primary purpose of the GI zone to create a job density of ~~8-13~~ jobs per net buildable acre with uses that focus on rail dependent uses.

LC 16.280(9)(g)(iii):

Industrial Service uses in GI zone. Industrial service uses are only allowed in the GI zone when secondary and subordinate to an approved primary use, and when the use is demonstrated to satisfy the following:

- (aa) Create a job density of ~~8~~ 13 jobs per net buildable acre at build out of the proposed use.

LC 16.280(9)(g)(vii):

Warehouse, Freight Movement, and Distribution. Warehouse, Freight Movement, and Distribution uses are only allowed in the GI zone when secondary and subordinate to an approved primary use, and when the use is demonstrated to satisfy the following:

- (aa) Create a job density of ~~8~~ 13 jobs per net buildable acre at build out of the proposed use.

FINDINGS

Revise pages 8 and 10 to reflect that the target overall job density for Goshen is 10 employees per acre, yielding 3,100 jobs, with GI zone net job density of 13 EPA, and LI zone net job density of 16 EPA.

In response to the 1000 Friends of Oregon testimony the employment density requirement has been added for warehouse/distribution uses in addition to already being included for Industrial Service uses.

2. Should the employment density requirement be 13 jobs per net acre or some other threshold, such as 5/8 jobs per acre (gross/net) for the General Industrial zone be required?

The issue of employment density is discussed in the findings document on page 8. Mia Nelson indicates in her written testimony that the County promised 13 jobs per acre. It is not clear where or when the County made this "promise". A previous version of analysis associated with this issue may have referenced 13 jobs per acre, however, the current findings state on page 8:

"It is estimated that between 2,800 and 3,100 industrial jobs will be created in Goshen, based on an average job density of 10 jobs per acre at full build-out. This estimate relies on an employment density of 16-20 employees per acre (EPA) in the light industrial zone and 5-8 EPA in the heavy industrial zone. These ranges are derived from an evaluation of comparable industrial areas in the City of Eugene, as assessed in the Eugene Comprehensive Lands Assessment (ECLA) pre-policy analysis document, dated June 2012. In the ECLA, Eugene's heavy industrial job density was estimated at 8 employees per net acre, or 5 employees per gross acre. Light industrial zoned property was estimated at 16 employees per net acre."

Staff is proposing some changes to the findings (cited above) in response to the employment density discussion, which are reflected in Attachment 2 to this memo, the "REVISED Exhibit C to Ordinance No. PA 1282 Findings and Reasons document, Board of County Commissioners Deliberation Draft dated 4/2/13 (shown with track changes)".

The findings state that the 10 EPA is a goal for the entire 316 acre area within Goshen considering higher density (16 net EPA) in the proposed Light Industrial zone, and lower density (8 net EPA) in the General Industrial zone. The 10 EPA in this case would be based on a gross acreage number. Therefore, the 13 EPA is an average net acreage number for the entire area. The conversion from gross to net is difficult to calculate not knowing exactly how many acres (net) would ultimately be developed out of the 316 gross acres.

As an example, assuming a 35 acre (gross) site in the GI zone and a 10 acre site in the LI zone, the following employees per acre (EPA) would result based on two different levels of net developable acres.

Zone	Acres gross	EPA gross	Number of employees	Acres net 1	EPA net 1	Acres net 2	EPA net 2
GI zone	35	5	175	30	5.8	20	8.8
LI zone	10	13	130	8	16.3	6	21.7
Ave. EPA		6.7			8.0		11.7

RECAP OF METRO 1999 EMPLOYMENT DENSITY STUDY

	Square Feet Per Employee	EPA @ 0.15 FAR	EPA @ 0.20 FAR	EPA @ 0.25 FAR
UNLIKELY or NOT ALLOWED				
Transportation & Warehousing	3290	2	3	3
Paper & Allied	1600	4	5	7
Wholesale Trade	1390	5	6	8
Textile & Apparel	930	7	9	12
LIKELY GOSHEN BUSINESSES				
Furniture; Clay, Stone & Glass; Misc.	760	9	11	14
Chemicals, Petroleum, Rubber, Leather	720	9	12	15
Transportation Equipment	700	9	12	16
Lumber & Wood	640	10	14	17
Food & Kindred Products	630	10	14	17
Communications & Public Utilities	460	14	19	24
Primary & Fabricated Metals	420	16	21	26
Electrical Machinery & Equipment	400	16	22	27
Machinery Equipment	300	22	29	36
AVERAGE (likely only)		13	17	21

ASSESSMENT OF ACTUAL GOSHEN DEVELOPMENT POTENTIAL

	Gross acres	Employees	Gross EPA	Net EPA After Subtractions
GI Zone	233	2160	9.3	13.0
LI Zone	83	950	11.4	16.0
TOTAL/AVERAGE	316	3110	9.8	13.8

Net-to-Gross Subtractions

15%

Infrastructure, etc (Eugene 15%, is often higher)

25%

Wetlands & other unbuildable land

Goshen has 120+ acres of hydric soils (likely wetland), on the three large parcels alone 120 acres is 38% of the total land area of Goshen