

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE) ORDINANCE NO. 25-1522
INDUSTRIAL AND OTHER EMPLOYMENT)
AREAS MAP OF TITLE 4 OF THE URBAN) Introduced by Chief Operating Officer
GROWTH MANAGEMENT FUNCTIONAL) Marissa Madrigal with the Concurrence of
PLAN FOR THE MONTGOMERY PARK) Council President Lynn Peterson
AREA OF THE CITY OF PORTLAND)

WHEREAS, the Regional Framework Plan (RFP) includes policies to protect a supply of suitable sites in the region for industrial uses and living-wage jobs, with such sites determined through the aid of local governments in the region; and

WHEREAS, the RFP also has policies to: promote, in cooperation with local governments and community residents, revitalization of existing city and neighborhood centers that are currently underutilized; recognize that social and economic decay in central areas of the region are threats to our region's quality of life and to the health of the regional economy; and ensure that all neighborhoods and all people have access to opportunity and share the benefits, as well as the burdens, of economic and population growth in the region; and

WHEREAS, the RFP has additional policies to: promote a compact urban form as a key climate action strategy; pursue opportunities for development and redevelopment of existing urban land to ensure that the prospect of living, working, and doing business in existing urban areas remains attractive to a wide range of households and employers; and promote walking, biking, transit use, access to parks, and mixed-use neighborhoods where residents can access daily needs, such as jobs, education shopping, services, recreation, and social and cultural activities, close to home; and

WHEREAS, RFP policies are implemented by Metro's functional plans, including the Urban Growth Management Functional Plan (UGMFP), which is codified as Metro Code Chapter 3.07; and

WHEREAS, Title 4, *Industrial and Other Employment Areas*, of the UGMFP has requirements for cities and counties to prohibit or limit certain non-industrial land uses in areas designated on the 'Industrial and Other Employment Areas Map' of Title 4 (i.e., the "Title 4 Map"), including in the nearly 42 acres designated Regionally Significant Industrial Area (RSIA) and in the nearly 17 acres designated Employment Area in the Montgomery Park neighborhood of Portland between NW Nicolai St and NW Vaughn St; and

WHEREAS, UGMFP Subsection 3.07.450(g) authorizes the Metro Council to amend the Title 4 Map at any time in order to better achieve RFP policies; and

WHEREAS, the City of Portland's 'Montgomery Park Area Plan' looks to transition the Montgomery Park neighborhood from an underdeveloped area around the former ESCO steel foundry into a transit-oriented, mixed-use district that supports job growth and housing development near an extension of streetcar service through the neighborhood, with a focus on equity and affordability; and

WHEREAS, removing the RSIA and Employment Area designations from the Montgomery Park neighborhood portion of the Title 4 Map would allow the City of Portland to permit parks, community centers, and retail commercial uses in the neighborhood without Title 4 restrictions on such non-industrial uses; and

WHEREAS, such non-industrial uses can support the job growth and residential uses that the Montgomery Park Area Plan envisages, and allowing such non-industrial uses in conjunction with new employment and housing opportunities in the neighborhood would better achieve RFP policies, as further outlined in Exhibit B to this ordinance; and

WHEREAS, the Metro Technical Advisory Committee voted on October 16, 2024, to recommend that the amendments in Exhibit A be recommended for adoption by the Metro Council; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The ‘Industrial and Other Employment Areas Map’ of Urban Growth Management Functional Plan Title 4, *Industrial and Other Employment Areas*, (i.e., the “Title 4 Map”) is hereby amended as shown in Exhibit A, attached to and incorporated into this ordinance, to remove approximately 42 acres of Regionally Significant Industrial Area designation and approximately 17 acres of Employment Area designation between NW Nicolai St and NW Vaughn St.
2. The Findings of Fact and Conclusions of Law in Exhibit B, attached to and incorporated into this ordinance, demonstrate how the amendments to the Title 4 Map in Exhibit A comply with applicable state and Metro requirements.

ADOPTED by the Metro Council this ____ day of January 2025.

Lynn Peterson, Council President

Attest:

Approved as to form:

Georgia Langer, Recording Secretary

Carrie MacLaren, Metro Attorney