

## **ECONOMICS**

If any community is to thrive and prosper, jobs must be available to provide income for its residents. The type, quality, wage rates, and variety of jobs available in the community determine to a large extent the life-style and well-being of the residents.

The economy of Clackamas County is not separable from that of surrounding urban areas, nor is it uniform throughout. The northwest urban portion of the County clearly is part of the highly diversified urban economy of the Portland metropolitan area, with similar industries, and many retail and service business to serve the large urban population. The rural parts of the County and the cities lying outside the northwest urban area have traditionally been timber or agriculture based economies; however, residents are increasingly commuting to jobs in the Portland urban area.

### **ISSUES**

1. Providing jobs for existing and expected population
2. Job locations, numbers and types
3. Balancing community livability and environmental quality with economic development
4. Protecting existing firms
5. Industrial and commercial growth
6. Types and locations of commercial and industrial development
7. Quality of industrial and commercial areas
8. Relationship of industrial land uses and environmentally sensitive areas
9. Relationships of commercial/industrial sites to housing and transportation
10. Future of natural resource based industries
11. Relationship of increased employment and accelerated immigration
12. Home occupations
13. Adapting to the information/global/service economy.

### **SUMMARY OF FINDINGS AND CONCLUSIONS**

1. The County contained approximately 86,500 nonagricultural jobs in 1987. An increase of up to 48,100 new jobs is expected by the year 2010.

2. Clackamas County's economy was traditionally dominated by natural resource-oriented industry, but has become increasingly diversified, especially in the urban area.
3. Half of County residents commute out of the County to work.
4. Timber-related employment declined substantially in the 1980s, and is expected to remain relatively low because of increasing productivity and the limited timber supply.
5. Decline in natural resource-related employment could be offset somewhat by improved management in some classes of timber lands, fully processing timber materials now considered waste, and increased secondary processing of wood products. Improved food processing facilities and other support services for agriculture might increase agricultural and related employment.
6. Most of the County's industrial areas are along the Milwaukie Expressway, Highway 212 east of I-205, and in Wilsonville. These areas have good rail and freeway access, public services and some large parcels. These areas are filling up rapidly, with few large or easy to develop parcels remaining.
7. Improved access to the Clackamas industrial area is needed if development potential is to be realized. Implementation of the Clackamas Industrial Area Urban Renewal Plan projects will substantially improve transportation and other public facility needs in the area.
8. Much of the vacant industrial land in the Milwaukie Expressway-Clackamas industrial area is in small parcels. Conversion of Camp Withycombe in the Clackamas area from a National Guard Camp to industrial use offers the best opportunity to obtain needed acreage of prime industrial land in a large parcel.
9. Most of the County's commercial land is in centers focused on I-205 or I-5 interchanges, in "strips" along McLoughlin Boulevard, 82nd Avenue, and other major arterials, or in the downtowns of cities. Downtowns of cities in the northwest urban area tend to be small, providing a limited range of goods and services.
10. Clackamas Town Center, a regional shopping center, has had a major impact on the commercial areas of the northwest urban portion of the County.
11. Most industrial and commercial areas of the County are primarily accessed by private automobile.
12. Nationwide, small firms provide a significant amount of new employment opportunities. New technology development also frequently occurs in

small, new firms.

13. Clackamas County has taken a very active role in attracting economic development during the 1980s, including working with a very active Economic Development Commission and its subcommittees, developing one of the first strategic Economic Development Plans in the state, developing two Urban Renewal Plans for prime industrial and commercial development areas, working with Task Forces to develop special area plans, working on the Governor's Regional Strategy Program as well as with several other state programs for Economic Development, and actively marketing the County and its cities.

### **GOAL**

- Establish a broad-based, stable and growing economy to provide employment opportunities to meet the needs of the County's residents.

### **POLICIES**

#### **Existing Industry and Business**

- 1.0 Encourage retention and expansion of existing industry and business.
  - 1.1 Protect established industrial and commercial areas from encroachment by incompatible land uses.
  - 1.2 Encourage maintenance of sufficient vacant lands to provide room for the future expansion or relocation of the County's industry and business.
  - 1.3 Facilitate the efficient operation of existing firms in the urban area by giving high priority to equality in public services including law enforcement, water service and fire protection, storm drainage, sewer, transit, pedestrian and bike access, road maintenance, and traffic access and circulation.

- 1.4 Develop and implement strategies to revitalize and/or maintain established commercial areas considering such things as parking needs, pedestrian/auto conflicts, traffic circulation, historic character, compatibility of activities, potential for new development, compatibility of new development, transit service, pedestrian and bike access, and merchant participation.
- 1.5 Encourage natural resource-oriented industries by:
  - a. Encouraging timberland owners to use sound timber management practices and promote a sustained harvest.
  - b. Identifying and recruiting firms doing secondary wood processing using wood products now underutilized or considered waste, i.e., hardwoods, slash materials, etc.
  - c. Encouraging food processing industries and other support services for agriculture in the rural areas.
- 1.6 Consider impacts on established commercial areas prior to approving Plan changes for major new commercial areas. High priority should be given to retaining the viability of affected downtowns.

### **New Industry and Business**

- 2.0 Encourage new industrial and commercial development which is consistent with environmental quality and community livability, and the needs of County residents.
  - 2.1 Provide sufficient industrial land of four general types:
    - a. General industrial designations for intensive industrial uses, with sites for a broad range of industry and warehousing.
    - b. Light Industrial designations for a narrower range of industry and warehousing while allowing office uses outright, and providing stronger noise and aesthetic controls within the development.
    - c. Campus Industrial designations to provide for a mix of clean, light manufacturing, offices, and high density residential uses in campus-style complexes, where design shall be compatible with adjacent areas. New developments shall be consistent with a design plan to assure an integrated development of the area. (See Land Use Chapter, Campus Industrial policies.)
    - d. Business Park designations to provide for offices and light industrial uses which project a high image.

- 2.2 Provide sufficient commercial land of four different types (see Land Use Chapter, Commercial development policies):
  - a. General Commercial for a broad mix of commercial uses including outdoor storage and display.
  - b. Retail Commercial for a range of uses including retail, office, services, and multifamily which project a high-quality image.
  - c. Office Commercial designations to provide for a mix of offices, clean, light manufacturing, and high density residential uses in campus-style complexes, which have less impact on surrounding properties, and project a positive image.
  - d. Community Commercial for local shopping and services, including large grocery stores and other frequently patronized community services.
- 2.3 Allow in residential designations Neighborhood Commercial uses, through zoning, which provide goods or services to the surrounding neighborhood, and which do not attract traffic from other areas. Criteria for sites are listed in the Land Use Chapter, Residential policies.
- 2.4 Give high priority to provision of sewer, water and road services to growing industrial areas.
- 2.5 Encourage the location of business and industry in areas that minimize the journey to work and/or facilitate mass transit usage for the journey to work.
- 2.6 Encourage Tri-Met to provide better transit service. Specifically, improve service to commercial centers, small city downtowns, and the Clackamas industrial area.
- 2.7 Provide for a broad range of types and sizes of industrial and commercial development to provide a broad cross section of employment opportunities for residents.
- 2.8 Encourage the retention of vacant industrial and commercial lands in large parcels until committed for development, at which time overall development plans should be prepared for the site.
- 2.9 Support the conversion and development of Camp Withycombe as it is designated in the Comprehensive Plan.
- 2.10 Allow business park uses in general commercial areas, subject to conditional standards, addressing:

- a. Existing buildings
  - b. Compatibility with surrounding commercial areas
  - c. Minimum external storage, smoke or noise
  - d. Continuity of pedestrian flow within and between surrounding uses
- 2.11 Facilitate home occupations within the constraints of neighborhood quality, subject to standards, including:
- a. Visual compatibility with neighborhood and appropriate buffering
  - b. No unsightly or distracting storage, smoke, dust, noise, etc.
  - c. No excessive increase in traffic, especially truck traffic
  - d. No excessive parking of vehicles on the property
- 2.12 Require design review approval for all industrial and commercial development, addressing:
- a. Compatibility with surrounding areas, including buffering, scale and materials of buildings, and scale and type of plants
  - b. Visual impact of landscaping and lot coverage
  - c. Energy efficiency in site planning and building design
  - d. Storm drainage retention and control
  - e. Access including internal truck and auto circulation in commercial developments
  - f. Outdoor storage and location of parking and loading
  - g. Identification and directional signing
  - h. Noise abatement
  - i. Pedestrian, bike and carpool facilities
  - j. Support of transit usage
  - k. Site security

- 2.13 Gradually modify strip commercial areas into more functional and attractive development with consolidated access to the street where possible. Exempt clearly highway-oriented uses (such as gasoline stations).
- 2.14 Encourage design and circulation plans to be prepared for major industrial and commercial areas in the County, primarily aimed at providing a cohesive, integrated overall development pattern.

### **Coordination**

- 3.0 Develop a working partnership with the cities, private sector and various agencies and organizations to meet the economic needs of Clackamas County.
  - 3.1 Encourage the County Economic Development Commission (EDC) to take a leading role in directing and coordinating economic development activities in the County.
  - 3.2 Cooperate with the Metropolitan Service District, Portland Development Commission, Port of Portland and Oregon Economic Development Division in economic development planning and implementation efforts.
  - 3.3 Cooperate with the private sector to achieve economic development in the County.
  - 3.4 Coordinate with local jurisdictions to obtain compatible policies, ordinances and land-use designations for economic development.

## **Target Industries**

- 4.0 Encourage the development of the following target industries in Clackamas County planning areas:
- a. Metals and Machinery Manufacturing
  - b. Instruments and Electrical Equipment Manufacturing
  - c. Wholesale Trade, Distribution Centers, Warehousing
  - d. Business Centers
  - e. Destination Retail
  - f. Class "A" Offices
  - g. Destination Restaurants
  - h. Hotels/Motels/Conference Facilities
  - i. Tourism/Destination Attractions and accommodations
  - j. Agriculture/Horticulture and Specialty Crops