

Appendix A: Glossary

Absorption—The rate at which properties can be leased or sold in a given area.

Adequate Land Supply (Long-Term)—Commercial and industrial designated land within an urban growth boundary (UGB) that adequately accommodates employment needs up to 20 years as documented in the local Economic Opportunity Analysis. This entails a range of commercial and industrial-designated sites of various sizes and locations. Land deemed “adequate” also is considered “suitable”, but not necessarily “available.” (See definitions for those terms).

Adequate Land Supply (Short-Term)—Commercial and industrial-designated land within an urban growth boundary that adequately accommodates the short-term (1 to 5 years) employment needs documented in the local Economic Opportunity Analysis. This entails a range of commercial and industrial-designated sites in various sizes and locations. Land deemed as “adequate” also is considered “suitable” and “available”, and should not be constrained by environmental, infrastructure nor ownership issues.

Available Land—Designated land for commercial or industrial uses that is suitable and offered for sale or lease by the property owner, or is available for future on-site expansion by existing tenants.

Buildable Lands—Lands in urban and urbanizable areas that are suitable, available and necessary for development. Include both vacant and developed land likely to be redeveloped.

Buffer—Strip of land that separates one type of land use from another with which it is incompatible.

Cluster—Geographic concentration of interconnected companies, specialized suppliers, service providers, firms in related industries and associated institutions that compete but also cooperate.

Commercial—A business, firm or organization that generates income by producing, handling or providing products or services for ultimate sale. Commercial uses include the entire retail (direct to consumer or business-to-business) sector; administrative and professional operations such as finance, insurance, real estate, legal, accounting, information technology and medical services; may also include food service, recreation services and tourism facilities.

Commission—The Land Conservation and Development Commission. Cities and counties may designate land in an industrial or other employment land category to compensate for any institutional land demand that is not designated under this section. Though cities and counties are not required to designate institutional uses needed for government facilities on privately owned land, the requirements of OAR 660-009-0025(2) still apply.

Competitive Short-Term Supply—Provides a range of site sizes and locations to accommodate the market needs of a variety of industrial and other employment uses, free from ownership constraints.

Competitive Market Region—A group of counties that provides a competitive market for land, goods, services and jobs.

Constrained Land—Vacant or partially vacant parcels with significant physical, environmental or infrastructure limits to development. Physical constraints include steep topography (sloped over 10% for industrial use and over 20% for commercial use), unstable soils and parcel configuration. Environmental constraints include on-site wetlands, floodplains or significant

riparian areas. Infrastructure constraints include inadequate public facilities (e.g., roads and utilities).

Conversion—The process and associated impacts of changing land from one use to another.

Covered Employment—Jobs covered by unemployment insurance; usually about 85% of total employment. People who are self-employed, farm workers, and some contractors are examples not covered by unemployment insurance, or “non-covered” employees.

Demand—The desire for commercial, institutional and industrial lands.

Department—The Department of Land Conservation and Development.

Developed Land—Parcels with relatively high-value improvements that are not vacant.

Development Constraints—Factors that limit or prevent the use of land for economic development. Development constraints include, but are not limited to, wetlands, environmentally sensitive areas such as habitat, environmental contamination, slope, topography, cultural and archeological resources, infrastructure deficiencies, parcel fragmentation or areas subject to natural hazards.

Economic Development Strategy—A planning document that describes economic development conditions, policies, growth objectives and implementation steps unique to the local jurisdiction. May be an element in a local comprehensive plan.

Elevation—The distance above sea level.

Employed—All civilians 16 years old and over who are paid employees, in their own business or profession, on their own farm, or work 15 hours or more unpaid on a family farm or in a family business.

Employees per Acre—A measure of employment density.

Employment Area—An area or sub area containing several local governments where employees are likely to commute from one jurisdiction to another. Employment areas are determined by the jurisdictions that wish to coordinate their planning efforts under OAR 660-009-0030.

Employment Land—Designated to accommodate a broad range of commercial and industrial uses.

Employment-Shed—Geographic area from which employees are drawn into the local or regional economy. An employment-shed may include all land within a jurisdiction’s urban growth boundary; the jurisdiction’s urban growth boundary plus surrounding unincorporated areas; two or more nearby jurisdictions and surrounding unincorporated land; or a larger regional area.

Floodplain—Area adjoining a stream that is subject to inundation by flood. Consists of:

- Floodway fringe: the area outside the floodway.
- Floodway: channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than 2.5 inches.

Gross Vacant Acre—An acre of vacant land before it has been allotted for public right-of-way, private streets or public utility easements. A standard assumption is that between 20% and 30% of land in a subdivision is used for streets and utilities; thus, a gross

vacant acre will yield only about 35,000 sq. ft. (70%-80% of a full acre) for lots.

Industrial—Employment activities generating income from the production, handling or distribution of goods and related support activities. Industrial employment includes, but is not limited to, jobs in manufacturing, assembly, fabrication, processing, storage, logistics, warehousing, distribution, and research and development. Industrial uses have special land, infrastructure and transportation requirements and tend to cluster in traditional and new industrial areas segregated from other non-industrial activities.

Institutional—Relates to an entity or organization that provides a good or service that is not commercial or industrial in nature. Institutional uses include, but are not limited to, public and private health care facilities, jails and government facilities. Cities and counties are not required to designate institutional uses needed for government facilities on privately owned land. They may designate land in an industrial or other employment land category to compensate for any non-designated institutional land demand .

Irreplaceable—Property that has characteristics not found elsewhere.

Labor Force—All persons age 16 or over, plus members of the U.S. Armed Forces (on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard).

Land Market Factor—Commercial and industrial land demand that accounts for the amount of land needed (in excess of baseline demand forecasts) to address use requirements for flexibility and competitiveness in the marketplace. Land market factors typically range from 0% to 200% of baseline demand, depending upon local economic policy objectives and local/regional economic development potential.

Land Need—Supply of lands needed to accommodate future employment demand.

Locational Factors—Include but are not limited to: proximity to raw materials, supplies, labor and services, markets or educational institutions; access to transportation facilities; and workforce (e.g., skill level, education, age distribution).

Long-Term—Planning period 20 years or more from the time the commercial and industrial buildable lands analysis is conducted.

Long-Term Supply of Land—Portion of the total land supply that is serviced or serviceable and suitable to replace the short-term supply as it is developed during the planning period.

Metropolitan Planning Organization (MPO)—Organization designated by the Governor to coordinate transportation planning on urban land in the state.

Net Vacant Acre—Vacant land after allotments for public right-of-way, private streets or utility easements. For example, a one-acre site that has 30% of land devoted to streets and utilities yields 0.7 acres for net development.

Net Vacant Land—Greater than one acre where the improvement value is less than land value.

Other Employment—All non-industrial jobs, including retail, wholesale, service, non profit, business headquarters, administrative and governmental activities that are accommodated in retail, office and combined building types. Also includes activities of an entity or organization that serves the medical, educational, social service, recreation and security needs of the community.

Ownership Constraints—Occur when ownership patterns or monopolies constrain the availability of the short-term supply of land.

Partially Vacant Constrained Land—Same as partially vacant, with limitations on development.

Partially Vacant Land—Parcels with some development; vacant portions large enough to develop.

Planning Area—The area within an urban growth boundary. Under state law, cities and counties with urban growth management agreements are required to address the urban land governed by their respective plans as specified in the urban growth management agreement for the affected area.

Prime Industrial Land—Land suited for targeted industrial uses. Traded-sector industries are businesses, firms or organizations that sell their goods or services in markets for which national or international competition exists, thus importing revenue into the local area. Prime industrial lands have characteristics that are difficult or impossible to replicate within the planning area; are at least 10 contiguous acres; contain few or no development constraints, and have ready access to the regional freight infrastructure. May include industrial brownfield sites.

Ready for Development— Land that can be developed within one year of a permit application or request for service extension.

Redevelopable Land—Occupied or partially occupied land that may or may not contain a low value of improvements relative to the value of the land.

Redevelopment Potential—Parcels with developed structures that are likely to be demolished; may include brownfield sites.

Safe Harbor—A standard procedure that complies with state or local law.

Serviceable—Public facilities, as defined by OAR chapter 660, division 011, that have adequate capacity for development where an industrial commercial site is located or can be upgraded to have adequate capacity. For a short-term supply of land, serviceable means public facilities either are currently available at the site or can be provided to the site within one year of an application for a building permit or request for service extension.

Short-Term—A planning period that is less than five years from the time the commercial and industrial buildable lands analysis is conducted.

Short-Term Supply of Land—Suitable land within the total land supply that is serviced or serviceable with the appropriate characteristics and ready for construction within one year of being chosen for development.

Significant Wetlands—Protected under federal law. Significant wetlands are not part of the buildable land inventory.

Site Characteristics—The attributes necessary for a particular industrial or other employment use. Characteristics may include: a minimum acreage or configuration including shape and topography; visibility; specific types or levels of public facilities and services; proximity to a particular transportation or freight facility such as an interstate highway, rail, marine port or airport.

Slope—For industrial land, should not exceed 10-15%; commercial land usually can be developed on slopes up to 20%.

Standard Industrial Classification (SIC)—Manual published by the federal Office of Management and Budget that provides a systematic classification of basic economic activities (industries).

Suitable—Land designated for industrial or other employment use that provides, or can be expected to provide, the appropriate characteristics for the proposed use or category of use.

Supply of Land—Existing developed, redevelopable and vacant commercial, institutional and industrial lands.

Total Land Supply—Supply for a 20-year planning period. Total land supply includes the short-term supply of vacant and redevelopable land for the industrial or other employment uses identified in the comprehensive plan.

Traded-Sector Industries—Businesses, firms or organizations that sell their goods or services in markets for which national or international competition exists.

Unemployed—All civilians 16 years old if they (1) were neither at work nor with a job but not at work, and (2) looking for work during the previous four weeks, and (3) were available to accept a job.

Urban Growth Boundary (UGB)—In Oregon, the designated area in which urban, as distinguished from rural, commercial, industrial, residential and other uses may occur.

Vacant Land—Land greater than one acre not currently containing permanent buildings or improvements.

Vacant Constrained Land—Same as vacant land, but with portions with significant wetlands, riparian areas and slopes greater than 10% for industrial and 20% for commercial land uses.