

BROOKS-HOPMERE COMMUNITY LAND USE PLAN

Land-Use Inventories

Pacific Rim Resources

February 10, 1999

I. INTRODUCTION

Marion County is currently in periodic review of its comprehensive plan. Under this review, the county is creating plans for unincorporated communities to comply with the Unincorporated Communities Rule (OAR Division 22) ("the UCR"). The UCR provides the framework for comprehensive plan amendments to adopt land use designations and development standards to plan and zone for unincorporated communities outside established Urban Growth Boundaries (UGBs). This memo presents a draft land use plan for the Brooks-Hopmere Urban Unincorporated Community (UUC).

Brooks is a small rural community located on the east side Interstate Highway 5 (I-5) north of Salem. Hopmere is a small community area located near Brooks on the west side of I-5, at the intersection of Brooklake Road and River Road. The two areas contain existing development and are located less than two miles apart. They are and are connected by Brooklake Road, a major roadway that provides access to State Highway 99E and I-5.

Between Brooks and I-5 on the south side of Brooklake Road, there are Exclusive Farm Use (EFU) lands. On the north side of Brooklake Road is Norpac Foods. Norpac lands contain agricultural processing and cold storage facilities and undeveloped areas where an industrial park, visitor's center, two restaurants, meeting and training facilities and office facilities are proposed. The Norpac property is zoned industrial and has an exception to Goal 14.

Between Hopmere and I-5 on the south side of Brooklake Road there is an interchange area with a Pilot truck stop and several industrial businesses. Between Hopmere and I-5 on the north side of Brooklake Road there are EFU lands, the Powerland Antique Tractor Museum, and interchange lands which include the May Trucking Company.

All areas in Brooks and Hopmere are subject to an exception to Statewide Planning Goal 3 and/or Goal 4, and are surrounded by EFU lands. Both areas contain residential, commercial, industrial and public land uses.

II. PLAN ASSUMPTIONS

The draft plan was created under the following operating principles:

- Per the discussion at the first Town Hall Meeting held October 21, 1998, the entire project area will be planned as one Urban Unincorporated Community (UUC).
- In general, building size limitations for small-scale uses will be used to estimate redevelopment for commercial and industrial lands.
- Norpac lands will be planned according to the Goal 14 exception and the tentative subdivision plat, consistent with the UCR.

- Zoning categories in Brooks/Hopmere, with a few exceptions will not change. Parcels in Brooks-Hopmere that currently have commercial zoning designations (CG or CR) will become Community Commercial. Parcels that currently have industrial zoning designations (IR and IL) will become Community Industrial. Non-conforming uses will be minimized as much as possible.
- Land Use Scenario A (existing zoning plus Norpac) from the Brooklake Road/I-5 Interchange Management Plan was used as a benchmark in this plan because it represents the level of development that could be allowed consistent with the capacity of the transportation system.
- Parcels that currently have a Limited Use Overlay Zone (LU) designation will be assessed on a case-by-case basis.
- There is a small water service system with twelve hookups in Brooks.

III. LAND USE UNDER THE PLAN

This section presents potential development and redevelopment opportunities for the following zones:

1. Residential (AR and RM)
2. Community Commercial
3. Community Industrial
4. Interchange District
5. Public Institutions

Assumptions, findings, and public facilities implications are presented for each zone. Assumptions and findings that are significantly different from those made in the June 1997 Kimley Horn and Associates (KHA) Brooklake Road/I-5 Interchange Management Plan (KHA plan) are noted. A map of parcels in each zone assumed to develop or redevelop is presented in the appendices.

A. RESIDENTIAL PARCELS

Map identification numbers correspond to those provided in Attachment A.

Assumptions:

- The Brooks School and the Willamette Valley Christian School are assumed to be fully developed and therefore no further development or redevelopment will take place on these parcels. These parcels are not included in the tables in this section.
- The minimum lot size in residential zones is 1.5 acres.
- There are 69 existing sewer hookups on approximately 20 acres at Bethel Gospel Park.
- There are 45 existing sewer hookups on approximately 7 acres at Stern's (Green Oaks) Trailer Park.
- There are 58 existing sewer hookups on approximately 12 acres at Chaparral Estates Trailer Park.
- Chaparral and Stern's Trailer Parks currently have approximately 6 sewer hookups per developed acre. This calculation was used to project the number of potential new sewer trailer hookups that could be realized at Chaparral Estates.

TABLE 1: Existing Residential Parcels

	Size:				Total number of existing lots
	Greater than 3.0 acres	Between 3.0 and 2.0 acres	Between 2.0 and 1.0 acres	1.0 acre or below	
Brooks (inside sewer district)	4	3	13	64	84
Brooks & Hopmere (outside district)	0	0	1	6	7
Bethel Park				69	69
Stern's (Green Oaks)				45	45
Chaparral Estates				58	58
Total	4	3	14	242	263

Findings:

- Fourteen new residential lots could be created on 23.58 acres (Map ID #1), three new lots could be created on 5.09 acres (Map ID #2), 25 new trailer spaces could be created on 12.34 acres (Map ID #3), and one new lot could be created by subdividing 3.21 acres (Map ID #4).
- There is potential for three additional residential sewer hookups on 5.09 acres (Map ID #2) on the property adjacent to Stern's Trailer Park.
- There is potential for an additional 25 residential sewer hookups on 12.34 acres (Map ID #3) at Chaparral Estates. The property is located inside the sewer boundary, outside the Brooks-Hopmere Community boundary. Marion County has approved this expansion.
- In total, 45 new residential lots could be realized inside the sewer district.

TABLE 2: Potential New Residential Parcels

	Brooks (inside sewer district)	Brooks & Hopmere (outside district)	Potential number of new lots
1.5 acre minimum lot size	17	0	17
Stern's Trailer park Development	3		3
Chaparral Estates Expansion	25		25
Total potential new residences	45		45

Public Facilities Implications:

Transportation

The KHA plan assumed no new residential parcels. A total of 45 new residences could be created in Brooks.

Sewer System

A total of 45 new sewer hookups could be created in Brooks.

B. COMMUNITY COMMERCIAL PARCELS

Map identification numbers correspond to those provided in Attachment B.

Assumptions:

- New commercial development will be limited to 8,000 square foot buildings.
- A 1-acre minimum lot size is required to support an 8,000 square foot building and to provide for driveways, parking, and landscaping.
- One acre equates to approximately 18 percent Floor Area Ratio (FAR). A FAR of 18 percent is slightly less than the 25 percent FAR used in KHA's plan.
- Redevelopment of some existing uses is assumed in this analysis based on field observations gathered during the land use inventory. In general, it is assumed that more intensive commercial retail uses would replace current uses.
- KHA assumed 8 new commercial developments totaling approximately 219,350 Sq. ft.

Findings:

- There are 21 parcels that could be redeveloped within the Brooks-Hopmere Community. These parcels include:
 - Two parcels with relatively small existing offices (Map ID #'s 1 and 2).
 - Four used car lots (Map ID #'s 3, 4, 5, and 6). Map ID #'s 4 and 5 are under the same ownership. These parcels could be combined and subdivided into four new Community Commercial lots.
 - Two parcels that support commercial uses and have some unused commercial space (Map ID #'s 7 and 8).
 - One vacant parcel (Map ID #9).
 - The Mortimore property (Map ID #'s 10 and 11), two parcels that are currently zoned residential which would be rezoned to support a single 8,000-sq. ft. commercial building.
 - Nine small parcels (Map ID #'s 12, through 20) which would be rezoned from Residential to Community Commercial to support seven new 8,000 sq. ft. buildings.
 - One parcel, the Ewart property (Map ID # 21), is assumed to be converted from an industrial to commercial use for a proposed gas station (eight pumps) and a mini-mart. This parcel is outside the sewer district.
 - One existing Community Commercial property, the Hopmere Store (Map ID #22) would be included in the community boundary. This parcel is located outside the current sewer district boundary.

Public Facilities Implications:

Transportation: There could be a total of 20 new 8,000 square foot buildings, totaling 160,000 Sq. ft. The KHA study assumed 8 new commercial developments totaling approximately 54,839 Sq. ft. The difference in the amount of new development assumed in this draft plan and that assumed in the KHA plan results from the inclusion in the draft plan of guidelines for new development under the UCR, which allows commercial buildings of up to 8,000 Sq. ft. Also included in the draft plan is the conversion of 11 residential parcels (Map #'s 12 through 20) and one industrial parcel (Ewart-Map ID # 21) to commercial use.

Sewer System: Twenty new commercial buildings totaling 160,000 Sq. ft. and 1 existing building located outside the sewer district could be located with the Brooks-Hopmere Community Boundary. Nine of these parcels are assumed to have existing sewer hookups. Therefore, 12 new sewer hookups could be required.

C. COMMUNITY INDUSTRIAL PARCELS

Map identification numbers correspond to those provided in Attachment C.

This section contains two parts. The first part contains assumptions for the Brooks and Hopmere areas and includes Table 3, which summarizes the amount new building space available. Findings and public facilities implications also are included for Brooks and Hopmere. The second part of this section contains assumptions and findings for Norpac lands.

Brooks and Hopmere Assumptions:

- New industrial development will be limited to 20,000 square foot buildings (unless on-site sewage service can be provided) or the use is allowed in Goals 3 or 4.
- Forty percent FAR was used in the calculations in Table 3 to be consistent with the KHA plan. At 40 percent FAR, 1.25 acres is required to accommodate a 20,000 square foot building and associated driveways, parking areas and landscaping.
- For the purposes of estimating potential sewer demand it is assumed that new industrial development will be ‘dry’ industry.

TABLE 3: New Industrial Development in Brooks and Hopmere

Map ID #	Acres	Total Square Footage	Existing Buildings	New building space available to 40% FAR
1	0.6	26,136	none	10,454
2	.85	37,026	14,811	none
3	2.63	114,563	13,305	34,000
4	11.08	482,644	none	20,000
5	1	43,560	7,500	9,924
6	1	43,560	none	17,424
7	1	43,560	6,000	11,424
8	2	87,120	6,400	28,448
9	.63	27,443	14,000	none
Total	20.79	905,612	62,016	131,674

Brooks Findings:

- There is 1 vacant industrial parcel in Brooks (Map ID #1). This parcel is inside the sewer district. Using 40 percent FAR, it could support a new industrial building up to 10,454 Sq. ft.
- The Oregon Onion property (Map ID #2) is assumed to be fully developed. Under the draft plan this property will be converted from residential to industrial zoning.
- On the Atwood property (Map ID #3) new development is assumed to be a total of 34,000 Sq. ft. of ‘dry’ warehouse development.
- The Lucas property (Map ID #4) is being included in the Brooks-Hopmere Community boundary on the condition that development is limited to one 20,000 sq. ft. building of ‘dry’ industrial development.
- In total, it is possible that 3 buildings, totaling 64,454 Sq. ft. could be created in Brooks.

Public Facilities Implications:

Transportation:

- In total, it is possible that 3 buildings, totaling 64,454 could be realized in Brooks.
- The KHA study assumed 1 new 6,400 square foot building in Brooks. The differences between KHA's estimate for new development and the estimates made in this plan are:
- The KHA study assumed 6,400 Sq. ft. of additional development of .37 acres. This plan assumes development on a different vacant parcel of .6 acres.
- This plan assumes 34,000 sq. ft. of additional development at the Atwood property (Map ID #3) and 20,000 sq. ft. of new development at the Lucas property (Map ID #4).

Sewer System: Three buildings, totaling 64,454 Sq. ft. could be located inside the sewer district.

Hopmere Findings:

- There is 1 vacant parcel in Hopmere (Map ID #6). This parcel is outside the Brooks sewer district. Using 40 percent FAR, this parcel could support a new industrial building of up to 17, 424 Sq. ft.
- There are 3 parcels where additional development could occur (Map ID #'s 5, 7, and 8). At 40 percent FAR a total of 3 new industrial buildings could be located on these parcels, totaling 49,796 Sq. ft.
- The Ross Property (Map ID #9) is assumed to be fully developed.
- There are no industrial parcels in Hopmere that are large enough to be subdivided at 40 percent FAR.
- There are 21 existing Community Industrial parcels located outside the sewer boundary. (See Attachment C2)

Public Facilities Implications:

Transportation: The KHA study assumed approximately 84,612 Sq. ft. and 1 dwelling unit of new development in Hopmere. This plan assumes 4 new industrial buildings, totaling 67,220 Sq. ft. The difference between the two plans is the result of the inclusion of building size limitations consistent with the UCR in the draft plan.

Sewer System: A total of 25 parcels totaling 1678,940 Sq. ft. could be included the Brooks-Hopmere Community boundary. These parcels are all currently outside the sewer system and include:

- Four new industrial buildings on existing parcels occupying a total of 67,220 Sq. ft.
- Twenty-one existing buildings on 21 parcels totaling 1,611,720 Sq. ft.

Norpac Lands

Assumptions:

- Norpac's 287-acre parcel contains a 240,000 square foot cold storage warehouse and a 305,000 square foot food processing building. Norpac currently has a Goal 14 exception and has submitted a preliminary subdivision plat to Marion County. PRR based new development calculations for the industrial park and visitors center on acreage estimates found in this subdivision plat dated December 31, 1996.
- A FAR of 40 percent was used to calculate the square footage of Norpac's proposed buildings. This figure is consistent with KHA estimates, except that the KHA plan estimated 1.7 million Sq. ft. of new buildings. The estimate in this plan provides for 1.8 million Sq. ft. of new buildings, with approximately 670,000 million Sq. ft. occurring inside the sewer district.

Findings:

- The proposed industrial park would occupy 108 acres. At 40 percent FAR, 1.8 million Sq. ft. of buildings could be accommodated on 16 lots ranging from 4.10 acres to 11.85 acres. Building sizes range for 70,000 to 206,000 Sq. ft.
- The proposed Oregon Agricultural Center (OAC) would occupy 12 acres. Norpac proposes use of these acres in the following manner:
 - 6 acres of landscaping and demonstration/test fields
 - Approximately 60% (3.6 acres) Visitors Interpretive Center Facilities
 - Approximately 10% (0.6 acres) Meeting and Training Facilities
 - Approximately 10% (0.6 acres) Restaurant Facilities
 - Approximately 20% (1.2 acres) Office Facilities
- Using the calculations above it is estimated that 4 new four 8,000 square foot commercial buildings could be sited at Norpac as part of the proposed Visitors Interpretive Center Facilities. This development is assumed inside the sewer district.
- PRR compared the Norpac’s subdivision plat with the Brooks Sewer District boundary to calculate how much of the proposed development would occur inside the sewer boundary. PRR calculated the amount of new development that could occur inside the sewer boundary at 40 percent FAR.

TABLE 4: Norpac Development Inside Sewer District

Parcel #	Acres	Square Footage	At 40% FAR
2	7.32	318,859.2	127,543.7
3	5.51	240,015.6	96,006.24
4	5.74	250,034.4	100,013.8
5	7.01	305,355.6	122,142.2
16	5.44	236,966.4	94,786.56
17	7.5	326,700	130,680

Public Facilities Implications:

Transportation:

Calculations provided in the finding section are nearly consistent with KHA assumptions, so there should be no additional impact on the transportation system. KHA estimated 1.7 million Sq. ft. of new buildings and PRR estimates a total of 1.8 million Sq. ft.

Sewer System:

- Using the calculations above it is estimated that 4 new 8,000 square foot commercial buildings could be sited at Norpac as part of the proposed Visitors Interpretive Center Facilities.
- At 40 percent FAR it is estimated that 6 new buildings ranging in size from 94,000 to 130,000 Sq. ft. could be located on Norpac lands inside the sewer system.

D. INTERCHANGE PARCELS

Map identification numbers correspond to those provided in Attachment D.

Assumptions:

- The assumptions for the vacant May Trucking Parcel (Map ID #1) are: 1 gas convenience store, 8 fueling stations and 1 3,500 square foot fast food restaurant are assumed. The KHA report makes the same general assumptions, except only 1 fast food restaurant is assumed.
- At the Pilot Truck Stop parcel (Map ID #2), 2 new fast food restaurants are assumed. This assumption is consistent with the KHA report.

Findings:

Approximately 40 percent of the May Trucking parcel is within the Brooks sewer district. This portion of the parcel is zoned industrial with a LU overlay.

Public Facilities Implications:

Transportation:

One additional fast food restaurant is assumed at the May property. This assumption is in addition to the assumption to KHA's assumptions for this property.

Sewer System

- At the vacant May Trucking Parcel (Map ID #1) a gas convenience store, 8 fueling stations and 2 3,500 square foot fast food restaurants are assumed to be developed within the sewer district.
- At the Pilot Tuck Stop parcel (Map ID #2) 2 new fast food restaurants are assumed.

E. PUBLIC PARCELS

Map identification numbers correspond to those provided in Attachment E.

Assumptions:

- No new development at the Powerland Antique Tractor Museum property.
- No new development at the Marion County Recycling Center.
- A training center, administrative offices and maintenance yards are assumed on Marion County Fire District #1 lands (Map ID #'s 1-8). It is assumed that these facilities would employ 20 full time persons and could accommodate up to 200 people day for training activities. Day use would occur one to two times per month. No dormitories are assumed.

Findings:

- Nineteen new dwelling units were assumed Powerland Antique Tractor Museum property in the KHA plan. It is unclear what the purpose of these units was in the KHA plan. However, recreational vehicle hookups may have been assumed.
- All parcels held by Marion County Rural Fire District #1 could be rezoned as Public Institution parcels.

Public Facilities Implications:

Transportation:

- Nineteen new dwelling units were assumed in the KHA plan at the Powerland Museum property. No new development is assumed in this draft plan.
- Marion County Fire District #1 will likely expand its facilities to centralize its activities. New/reorganized facilities in Brooks could include administrative, training and maintenance facilities. It is assumed that these facilities would employ 20 full time persons and could accommodate up to 200 people per day for training activities. No dormitories are assumed.
- The KHA plan assumed 15,013 Sq. ft. of industrial commercial development in Brooks on three parcels owned by the fire district.

Sewer System:

If redevelopment occurs at Marion County Fire District #1 20 full time employees and 200 visitors may need to be accommodated within the Brooks Sewer System. No dormitories are assumed.