

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

OREGON CHAPTER

February 19, 2025

The Hon. Thuy Tran, Chair
House Committee on Emergency Management, General Government, and Veterans
Oregon State Capitol
Salem, OR 97310

RE: HB 3062

Dear Chair Tran and Committee members:

NAIOP, the Commercial Real Estate Development Association, is one of the leading organizations for developers, investors, owners & operators, brokers, and related professionals in office, industrial and mixed-use real estate throughout the United States, Canada, and Mexico. The Oregon Chapter's members represent a broad and diverse range of companies involved with commercial real estate activities in the Portland metropolitan area, including developers, owners, brokers, and managers, along with other professionals providing legal, finance, title, engineering, architectural, construction, and other services.

We are writing to express our strong opposition to HB 3062, and believe the bill would impose significant financial burdens on both local governments and industrial development with little or no tangible benefits.

Industrially zoned lands already have restrictions placed on them by local governments and are governed by different state definitions of "industrial uses". At the heart of industrially zoned land is a list of permissible uses and a corresponding set of restrictions. These guidelines are not arbitrary but carefully devised by governments to maintain a balance between industrial activity and the surrounding environment.

Industrial lands provide much needed jobs for communities and in turn help local economies thrive. Adding more barriers like those in HB 3062 could delay or prevent industry coming to communities because of added bureaucracy or force communities to develop industrial land in areas not already included in their urban growth boundaries further from services, increasing time needed and cost to develop employment land. Oregon already has a \$300-500 million need to develop industrial lands inside communities now.

The bill requires a buffer of 1,000 feet or more between "industrial use" and "sensitive areas" in some cases, and "sensitive areas" include parks and public spaces,

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which are regularly used as buffers between industrial use and residential lands. In the last century, it has been common for parks (a listed sensitive use in the bill) to be built on old industrial sites like landfills or closed factories. These parks serve not only as buffers between industrial zones and other zones, but also add necessary greenspace to communities.

Attracting new businesses and jobs to Oregon, and especially the Portland metropolitan area, is already challenging enough with one of the highest income tax rates in the nation. Adding one more layer of new regulation with additional public hearings and grounds for appeal will only make the state less attractive to investors and businesses.

We urge you to vote “no” on HB 3062.

Sincerely,



Travis Drilling
2025 NAIOP Oregon President