

SITE AND COMMUNITY NEEDS OF INDUSTRIAL FIRMS
CONSIDERING LOCATION IN CORVALLIS, OREGON

by

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A RESEARCH PAPER

submitted to

THE DEPARTMENT OF GEOGRAPHY

in partial fulfillment of
the requirements for the
degree of

MASTER OF SCIENCE

DECEMBER 1981

Directed by
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Site and Community Needs of Industrial Firms Considering Location in Corvallis, Oregon

The Problem

The siting of a new industrial plant generally results from the favorable match of the needs of an industrial firm and the assets of a community. Citizens of Oregon have taken a very active role in planning and decision making at the local level due to legislation in the past decade which has given them this privilege.

Citizen attitudes and opinions are shaped by many factors, including education, income levels, aesthetic values, civic pride, and general concern for the future of their community.

Corvallis presents some conflicting characteristics for industrial location. Corvallis is attractive to some industries owing to cultural amenities, attractiveness of the City and its setting, compatible industries, and a labor pool that is both professional and ample. At the same time, the above normal education level and professional employment of a large segment of its citizenry and their regard for and pride in the general high quality of life and urban and educational services have resulted in attitudes that have been unfavorable to the location of industries that would bring rapid growth and change.

The purpose of this research is to examine the needs of industrial firms that recently expressed interest in location in Corvallis within the context of the City's assets and citizen attitudes.

The research methods have included: 1) an analysis of three studies conducted during the 1970's that dealt with assets and attitudes; 2) an analysis of the land that is zoned industrial by the Corvallis Land Develop-

ment Code; and 3) an analysis of a questionnaire survey of the industrial firms.

Citizen Opinions

Clues to the preferences of the citizens of Corvallis with respect to industrial growth and growth in general are given in three surveys that were conducted during the 1970's:

1. Public Assessment of Selected City Services in Corvallis, Oregon, March 1978.¹
2. Corvallis Goals Steering Committee Citizen Involvement Report, December 1976.²
3. 1974 Goals Steering Committee Community Survey, December 1974.³

Public Assessment of Selected City Services in Corvallis, Oregon

This survey was undertaken to assess public opinion regarding the quality of city government and the services it provides. Although this was not pointed directly at industrial growth, attitudes toward city policy concerning the promotion of growth were revealed.

The survey employed a questionnaire which was sent to households containing adults who were living in non-group dwelling units. The sample consisted of names and addresses drawn at random from the listing of household electric service connections. Of the 1,000 questionnaires sent out, 666 were completed and returned. Among the issues brought up in the questionnaire, three statements to be commented upon directly involved the growth issue:

Question #37 ⁴

1. "We should promote city growth and development as a matter of city policy."

Agree	Disagree
<u>Strongly Agree</u>	<u>Strongly Disagree</u>
10.4%	13.2
28.8	20.1
27.5	DK/NA

2. "We should not use stricter zoning practices to limit city growth and development."

Agree	Disagree
<u>Strongly Agree</u>	<u>Disagree Strongly</u>
7.8%	27.9
20.9	26.6
	16.8
	DK/NA

3. "We should stabilize city population growth at its current annual rate of $3\frac{1}{2}\%$."

Agree	Disagree
<u>Strongly Agree</u>	<u>Disagree Strongly</u>
18.9%	10.2
34.1	20.1
	16.7
	DK/NA

From these statements and responses it can be concluded that the majority of the citizens of Corvallis do not believe that city growth and development should be promoted as a matter of city policy; zoning should be a tool of local government to limit city growth and development; and, the city's population growth rate should be stabilized at $3\frac{1}{2}\%$.

Corvallis Goals Steering Committee Citizen Involvement Report

Part of the preparation of the Corvallis Comprehensive Plan included the solicitation of information from citizens as to their feelings concerning the future development of Corvallis. Eight neighborhood meetings were held under the direction of the Corvallis Planning Department Staff and the Committee for Citizen Involvement. Among the issues brought up, the major concerns related to growth included the following:

1. "There is little or no support for an increased population growth. Sixty-two percent of those responding in the questionnaire and at the meeting favored a reduction in the growth rate."

2. "There is broad support to protect agricultural and forest lands (85% and 62% respectively), and to limit development in flood plains (76%). There appears to be less support to limit growth on land with other natural hazards (slopes, high watertable, etc.)."

3. "The residents expressed strong support for a bypass route and alternative forms of transportation in the community. There was much support for mini-parks, neighborhood parks and

a greenbelt around the community."

4. "Also, there was strong support for the use of the City's utilities (sewer and water) to direct growth or to limit growth within the Corvallis urbanizing area."⁵

1974 Goals Steering Committee Community Survey

This survey was initiated in order to find out community views regarding population growth, characteristics of growth, and density of growth. It was the most comprehensive in terms of ascertaining community attitudes concerning future industrial growth in Corvallis. This survey was in the form of a questionnaire.

Question number 12 asked the interviewee if he/she would favor or oppose certain industries or occupational groups moving into the Corvallis area given an increase in the population of Corvallis in the next decade. Those responding to this question opposed heavy industry for the most part. This includes pulp and paper mills (89.3% opposed), heavy manufacturing (83.8% opposed), and sawmills (67.2% opposed). The only heavy type industry to be favored was agricultural processing (70.6% in favor). This goes along with the popular opinion to save productive farmland as was mentioned earlier.

As far as industries or occupational types that would be preferred by Corvallis residents, a summary of the responses indicates that Corvallis citizens are for the most part satisfied with the "status quo". The industries and occupational types favored by the respondents included: professionals (90.0% in favor), private technological research (89.0% in favor), and light manufacturing (71.9% in favor). Corvallis residents would prefer to see Corvallis remain the way it is in terms of the composition of employment, industrial types, and general characteristics of the population according to this survey. The respondents favor light clean industry

rather than heavy polluting industry in general.

In review, local residents want to keep the City of Corvallis as it is in terms of:

1. City growth and development.
2. Employment types.
3. Industrial types.
4. General characteristics of the population.

The citizenry wants to accomplish this by:

1. Directing or limiting growth through the use of local government tools such as zoning and the provision of urban services.
2. Protection of agricultural and forest lands.
3. Promotion of a greenbelt or buffer zone.
4. Encouraging appropriate light industry.
5. Discouraging heavy industry.

It is possible that if these surveys had been taken in late 1981, the national recession, the high unemployment in Oregon, and shortfall in the budget of the State would alter the thinking of the citizenry of Corvallis. None the less, it is probable that Corvallis citizens will continue to be somewhat unique and continue to oppose those industries that would significantly alter the population mix, city quality, and growth rate.

Quantities and Characteristics of Industrially Zoned Land in Corvallis

This section will review the industrially zoned land base within the City limits of Corvallis. The study area was restricted to the industrially zoned land base within the City limits for several reasons. First, land cannot be developed without city services including water, sewer, and streets. Secondly, the City of Corvallis generally will not service land outside of the City limits. So to be serviced, such land must be annexed by popular vote. Thus, until land is annexed and subsequently serviced, it is essentially unavailable for development. Limited industrial development may occur in the urban fringe subject to water and sewage disposal limitations. The City of Corvallis may extend city services outside the City limits via an ordinance but the City Council has only extended services once in the eight years since the Charter amendment was passed. Therefore, since this study involves firms that are seeking relocation at the present time, only the current available industrial land base will be used.

Corvallis Industrial Land Base

The total acreage of industrially zoned land within the City limits of Corvallis is 371.03 acres. Of these, 217.14 acres are currently developed with industrial uses, 57.23 acres are developed with uses other than industrial, and 96.66 acres are vacant or undeveloped.⁶ This land is also divided into intensive industrial, general industrial, and limited industrial zones (see Appendix A).

Constraints on Use of Industrial Land Base

At first glance it would appear that 96.66 acres is a fair amount of vacant land within the City limits. This land may not be adequate though because of several factors. Some parcels have configurations that are not conducive to development. Size is another restraint to development. The 96.66 acres are broken up into 26 different parcels. Eleven of these are less than one acre in size and nine are between one and three acres (see Figures 3-7). Ownership can be a problem for both developed and vacant industrial land. Several ownerships may have to be dealt with if a given party is planning to acquire adjoining parcels. A given property may be vacant or it may be designated as industrial, serviced by all utilities, have compatible adjacent uses, and proximity to paved public roads. But this will amount to nothing if the owner(s) is (are) not willing to sell or lease.

Poor access is a limitation for many industrial parcels in Corvallis. There are many private drives and unpaved roads on properties especially in the southern section of Corvallis. Modifications would probably be required on certain roads due to potential traffic problems. This is particularly evident in the Circle Boulevard area where traffic is already at or near capacity.

A large area of industrially zoned land is situated in the middle of Corvallis just south of the Central Business District (Figure 5). Much of this land is owned by Southern Pacific Railroad and is virtually unavailable for development. The privately owned land in this area is developed and would not be available unless an existing industry moved out to allow a new industry to move in.

The industrial land shown in Figure 4 is virtually unavailable for development as well. The land adjacent to U.S. Highway 99W is owned by the State of Oregon and the remainder is owned by the City of Corvallis. The City owned land is used for water treatment, sludge disposal, and city shops. Expansion of these facilities is planned for in the near future.

Available Industrial Land in Corvallis

The Multiple Listing Exchange for Corvallis was checked for the week of November 13-19, 1981 to get an idea of what industrial properties are currently on the market.⁷ At that time there was just one industrially zoned property listed. This property is located at 1245 S.E. Third Street. Included is an office/warehouse building of 1,279 square feet and a metal storage building of 924 square feet suitable for light industrial development.

Index - Industrially Zoned Areas

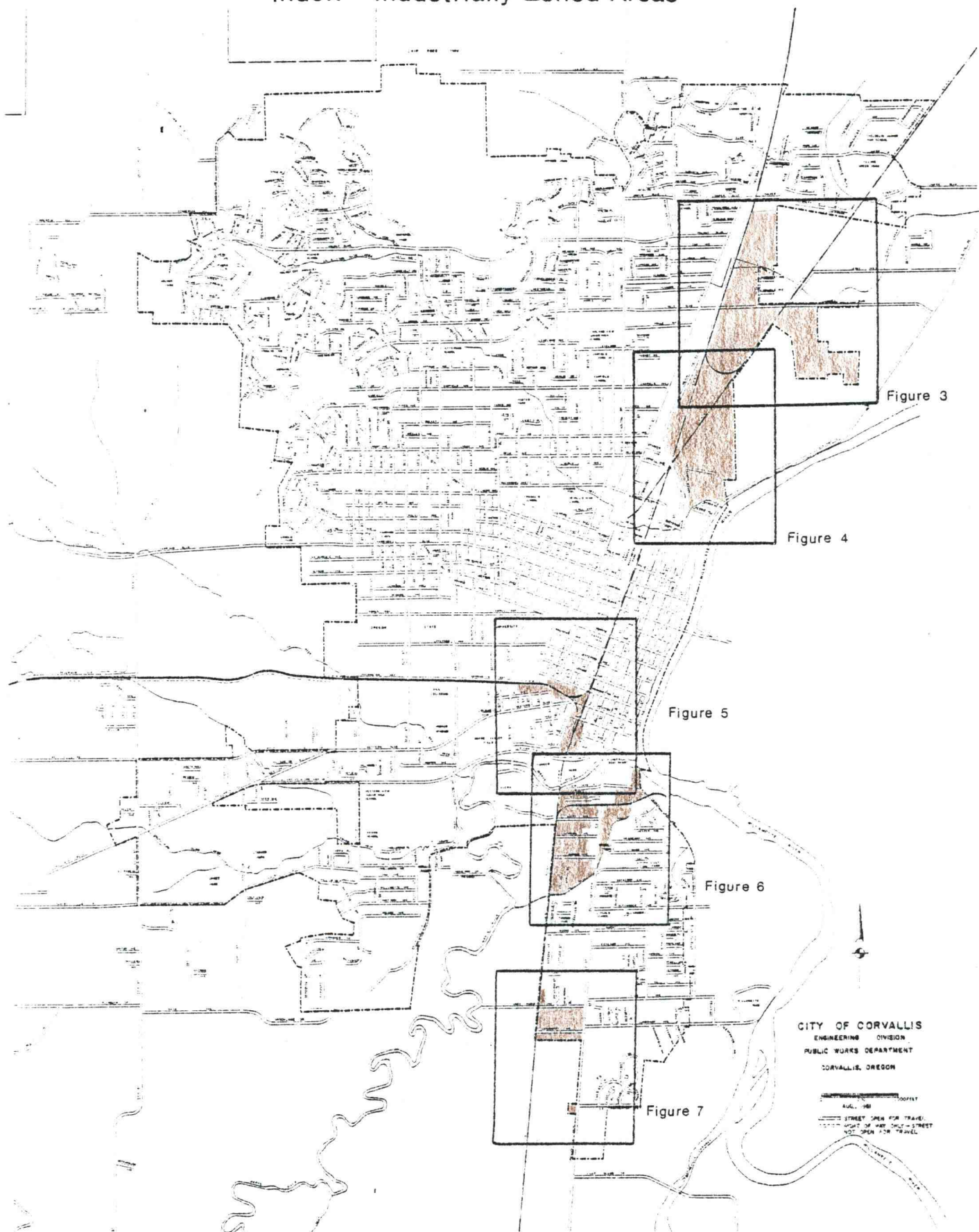


Figure 1


INDUSTRIALLY ZONED LAND IN CORVALLIS BY OWNERSHIP

Legend for Figures 3-7

II Intensive Industrial

GI General Industrial

LI Limited Industrial

 Developed - Industrial Use

 Developed - Other Use

 Vacant

 Partially Developed

 District Boundary

 Southern Pacific Railroad



1 inch = 600 feet

Source: City of Corvallis Land Development Code Map

Ownership - Benton County Assessors Maps

Land Use - City of Corvallis - Kathleen Haan

Figure 2

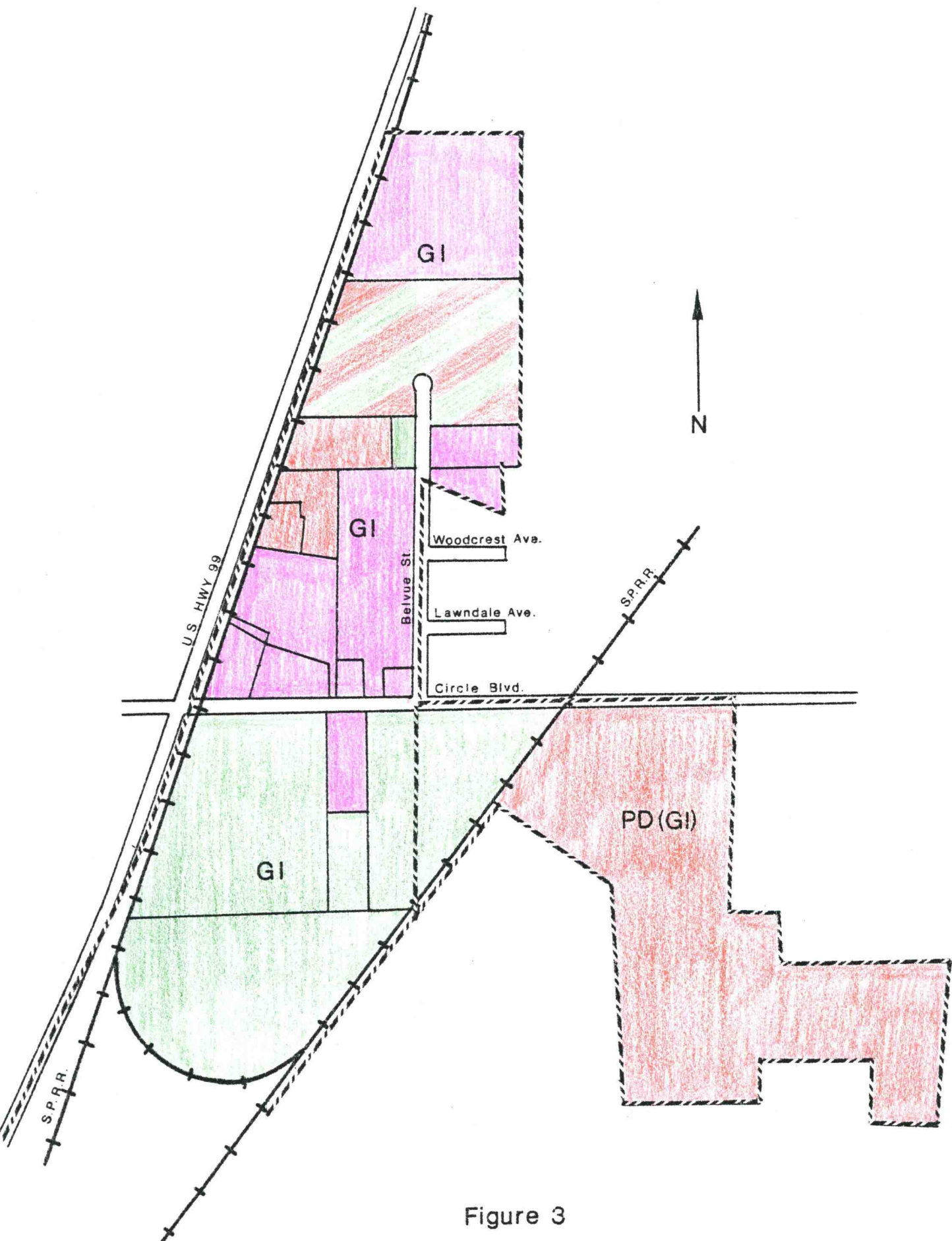


Figure 3

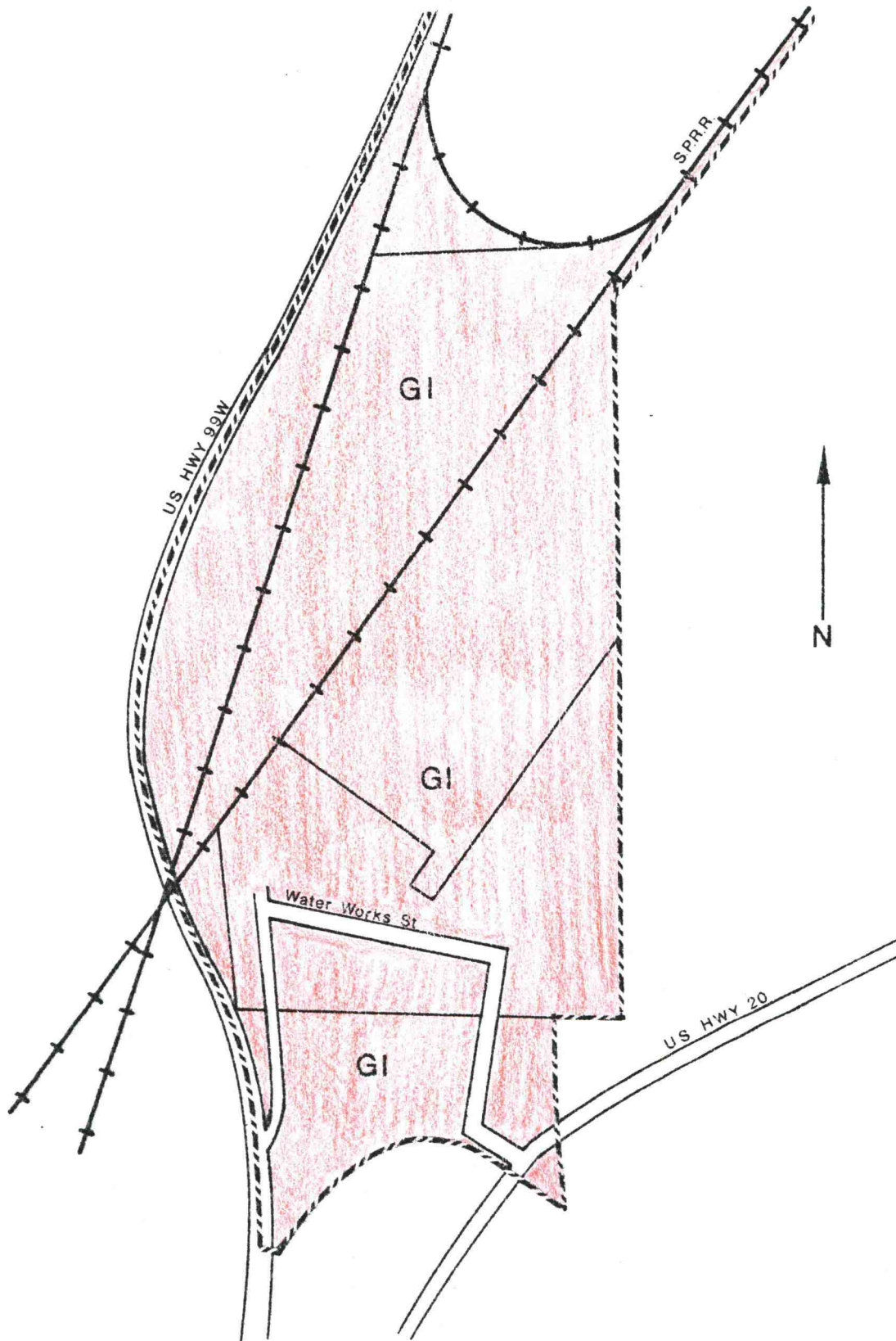


Figure 4

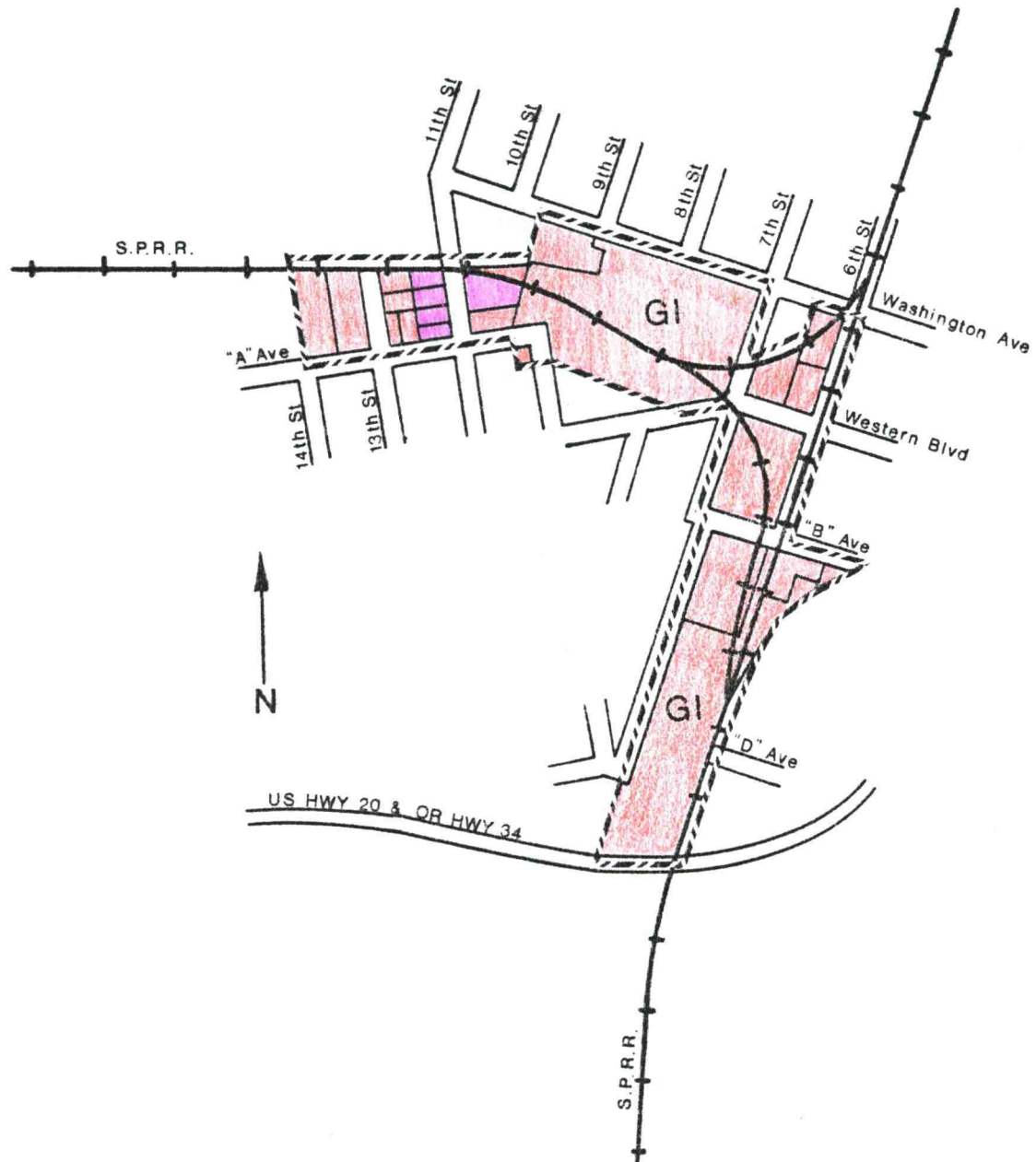


Figure 5



Figure 6



Figure 7

Site and Community Needs of Industry

The purpose of this research paper is to survey firms that have expressed interest in locating in the Corvallis area to find out what they need in terms of site and community characteristics. Additionally, these requirements will be appraised in terms of city assets and citizen attitudes.

Methodology

A list of firms that have expressed interest in locating in the Corvallis area was secured from the Corvallis Area Chamber of Commerce. The activities of these firms included:

Manufacturing

- Electronics (5 firms)
- Job/machine shop (1 firm)
- Precision medical instruments (1 firm)
- Assembly - stereo speakers (1 firm)

Office Space

- Marketing consultants (1 firm)
- Earthquake studies (1 firm)
- Computer research and development (1 firm)

All of these firms fall into the industry types preferred by Corvallis residents according to the 1974 Goals Steering Committee Community Survey (light manufacturing, professional, and private technological research). They are all of the light industry or commercial variety and should not constitute a burden in terms of heavy industry.

A checklist (see Appendix B) was sent to each of the eleven firms in order to ascertain what they needed (as individual firms) in respect to site and community characteristics. Of the eleven checklists sent out,

there were six responses. Five of the six checklists were filled out completely and the sixth response was merely a note stating that a certain firm had already relocated in the State of Washington. Another checklist sent to a Canadian firm was returned due to a postal strike in that country. The completed checklists included:

Firm A- An electronics company involved in light electronic assembly and research and development in low intensity lasers.

Firm B- An engineering company interested in setting up a job/machine shop.

Firm C- A precision medical instruments company involved in the manufacturing of ultra-microtomy knives.

Firm D- A light manufacturing company involved in assembly of stereo loudspeakers.

Firm E- A company involved in computer research and development.

Analysis of Site and Community Characteristics Checklists

Within the checklist there are sections that require either a narrative response or a rating answer to show the importance of specific site and community characteristics. The rating scale progressed from zero to three according to the importance of the characteristic given:

Very important.....3

Important.....2

Low concern.....1

No concern.....0

The site and community characteristics checklist is set up under the following categories:

I. Site Characteristics

- A. Land Area (narrative)
- B. Facility Criteria (narrative)
- C. Utilities (rated 0-3)
- D. Transportation (narrative and rated 0-3)

II. Community Characteristics

- A. Labor (narrative)
- B. Quality of Life, Community Factors (rated 0-3)

III. Future Plans (narrative)

When looking at cumulative information it must be stressed that although a factor may not be important to industry in general, it may still be important to individual firms. This must be considered when a community is working with particular firms. Looking at the cumulative characteristics can provide a community with better information concerning what is needed to attract new industry and promote economic development.

Site Characteristics

Land Area

All of the firms expressed a preference to locate within the urban area. This would be outside of the Central Business District but not so far as to be considered rural. They want their sites to be zoned light industrial or commercial with the surrounding land to be zoned the same or at a less intensive designation. They would need from one to ten acres of level land away from a flood plain. They are split as to whether they want to own or lease their land with a slight preference to lease. The most important information to come out of this section and perhaps the whole study is the fact that all of the firms need to locate on land that has existing facilities rather than to build their own fa-

cilities on vacant land. Most industrial firms would prefer to tailor their facilities to their individual needs; but, with the economy and subsequent interest rates as they are currently, it is prohibitively expensive for an industrial firm (especially a small firm) to build its own facility.

A second response was elicited from the five firms by phone and written communication to find out exactly what they meant by "existing facilities". Four of the five firms responded to this inquiry (Firm C did not respond). From the follow up communication it was found that by "existing facilities" these firms were interested in existing buildings and utilities on site. An industrial park complex was a possibility in two cases.

Facility Criteria

Total building area requirements for four of the five firms range from 4,000 to 12,000 square feet and the remaining firm (Firm D) requested 100,000 square feet. Other facility needs including land for future expansion ranges from 25,000 square feet to three acres. Utilities (Figure 8)

The need for electricity in terms of basic energy is very important to two of the five firms.⁸ The need for large amounts of electricity at any given time, however, is not an important factor. There should not be any problem servicing industrial sites within the City limits of Corvallis.⁹

Gas as an energy source for basic energy purposes is not important to the firms in general and accordingly there would not be a high demand for it.

The need for adequate sewer service for personnel purposes is very important to three of the firms. This is an obvious necessity for any firm that will have employees on site for extended periods of time. Corvallis wastewater treatment facilities are of sufficient capac-

ity to support a population of 64,000 and planned future expansion will be able to serve a population of 103,000.¹⁰ This system has the capability to serve all industrial sites within the City limits of Corvallis. Sewage service for process purposes was reported as an important need by one firm.

Solid waste disposal was important to three firms, of low concern to one firm, and of no concern to the remaining firm.

Water for personnel purposes is very important to three firms and of low concern to two firms. There should be no problem obtaining water service at industrial sites within the City limits.¹¹ Water for process purposes is very important to one firm, of low concern to one firm, and of no concern to three firms.

Transportation (Figure 8)

All of the five firms stated that they will use air transportation to some extent both in receiving goods from suppliers and in shipping out to markets. Trucking is an important form of transportation to three of the five firms. In general it is important for all five firms to locate in proximity to an air freight airport and an interstate highway. There are air freight facilities and services available at the Eugene and Portland Airports. Interstate 5 is located a quick ten miles east of Corvallis. Many trucking services are available in the Corvallis area.

Community Characteristics

Labor (Figure 9)

The firms that responded to the questionnaire show a need for a varied work force. Figure 9 shows the diversity in types of labor that is desired by the firms in question.

The Benton County Labor Statistics dated October 1, 1979 - September 31, 1980, (see Appendix C), indicated that there are applicants in all occupational categories required. The Corvallis area should be able to handle many new job situations with the current work slow down in the wood products industry. Oregon State University provides much of the local skilled and highly-skilled labor needs of industry as do major firms in the area such as Hewlett-Packard.

Three of the five firms plan to employ equal numbers of males and females. One firm failed to respond to this section and the remaining firm will employ eleven males and one female.

The breakdown of the number of personnel to be recruited locally and those to be transferred in is given in Figure 9. Four of the five firms plan to transfer less than 35% of their personnel. The remaining firm plans to transfer 75% of their personnel.

Quality of Life, Community Factors (Figure 10)

This section deals with public facilities, public services, housing, and other cultural and aesthetic aspects of the community. This aspect of industrial site location analysis is gaining in importance to industrial firms especially those with high technology, skill, and professional labor demands.

Figure 10 gives the breakdown of Quality of Life and Community Factors in terms of their importance to all five firms. The most significant factors will be

singled out and analyzed in terms of what Corvallis has to offer.

Housing in Corvallis is influenced substantially by the presence of Oregon State University. Housing is adequate at this point for Corvallis at its current population. There are many homes on the market today with a median price of \$55,000 to \$65,000.¹²

Rental vacancy rates vary depending on the time of year. From June to August the vacancy rate is generally over 15% but this drops to less than 2% in September and October. Costs for rental houses range from \$200 to \$450 per month and apartments rent for \$125 and up.¹³

Support services are readily available in Corvallis. There are a number of engineering, consulting, and research firms in the Corvallis area. Oregon State University is a major research center in itself with research organizations throughout the campus. State and Federal research stations are also located in the Corvallis area. Many industrial services such as machine shops and warehouses can be found locally as well.

The frequency of mail service is good in Corvallis and depending on the volume of mail going in or out of a given business, The U.S. Postal Service may make more than one pick up or delivery to that business.¹⁴ United Parcel Service also serves the Corvallis area.

Hospitals and clinics are well represented locally. Corvallis has a very good medical/dental reputation in Oregon. All medical specializations are practiced among the 140 physicians and surgeons.

Utilities and Transportation (rated 0-3)

<u>Utilities</u>	<u>Firm A</u>	<u>Firm B</u>	<u>Firm C</u>	<u>Firm D</u>	<u>Firm E</u>
1. Electricity - Need for in terms of					
a. Basic energy.....	3	3	1	2	3
b. High demand at any given time.....	1		0	0	0
2. Gas - Need for in terms of					
a. Basic energy.....	2	3		1	0
b. High demand at any given time.....	1			0	0
3. Sewage - for					
a. Personnel purposes.....	3	2	1	3	3
b. Process purposes.....	3			0	0
4. Solid waste disposal.....	2	1	0	2	2
5. Water - for					
a. Personnel purposes.....	3	1	1	3	3
b. Process purposes.....	3			1	0

Transportation

1. Importance of plant location in relation to transportation type					
a. Proximity to interstate highway....	1	2	N/A*	3	3
b. Proximity to air freight airport...	2	2	N/A	2	2
c. Proximity to general aviation airport.....	1	2	N/A	1	2
d. Proximity to deep water port.....	0	0	N/A	0	0
e. Proximity to rail facilities.....	0	0	N/A	1	1
f. Need of rail facilities on site....	0	0	N/A	1	1

*Firm C stated that air mail would be its sole form of transportation for materials and finished products. All other forms of transportation would not be applicable.

Note - No entry (rating of 0-3) is shown where a Firm has not entered a rating.

Figure 8

Labor

	<u>Firm A</u>	<u>Firm B</u>	<u>Firm C</u>	<u>Firm D</u>	<u>Firm E</u>
1. Work force required for new facility					
a. Processing.....	10		2		
b. Bench work.....	7	1		100	
c. Machine trades.....		6		1	
d. Clerical.....	2	1	1	10	
e. Professional.....	2			3	
f. Technical.....	1		2	2	10
g. Managerial.....	3		1	3	2
<u>Skill level</u>					
a. Unskilled.....	9			100	
b. Semi-skilled.....	5		2		
c. Skilled.....	5		2		
d. Highly-skilled.....	6		2	2	12
2. Number of males.....			3	50	11
Number of females.....			3	50	1
3. % Union.....	0			0	0
% Non-union.....	100%	100%	100%	100%	100%
4. Recruitment of personnel					
a. Number of personnel to be transferred in	6	2	2	5-10	9
b. Number of personnel to be recruited from area to which you might locate.....	19	4-6	4	109- 114	3

Figure 9

Quality of Life, Community Factors (rated 0-3)

	<u>Firm A</u>	<u>Firm B</u>	<u>Firm C</u>	<u>Firm D</u>	<u>Firm E</u>
1. Housing					
a. Housing available in various price ranges	3	3		3	2
b. Availability of rental units.....	2	3	3	1	2
2. Community Facilities					
a. Hotel and convention facilities.....	1	1	1	0	1
b. Restaurants.....	3	1	1	1	1
c. Shopping facilities.....	3	1	2	2	2
d. Support services.....	3	1	3	2	2
e. Frequency of mail service.....	3	3	3	3	2
f. Frequency and availability of express mail service.....	3	2	2	1	1
g. Economic development organizations.....	2	1	0	3	1
h. Civic and fraternal groups.....	2	1	0	1	1
i. Professional societies.....	1	1	0	0	1
j. Points of unusual or scenic interest....	2	1	0	1	1
3. Health and Welfare					
a. Hospitals and clinics.....	3	1	3	2	2
b. Dentists.....	3	1	1	2	2
c. Public health regulations.....	2	1	0	0	2
4. Police and Fire Protection					
a. Surveillance of industrial areas.....	3	3	0	2	1
b. Availability of private security agencies	1	2	0	1	1
c. Close proximity to fire station.....	3	2	0	1	1
d. Sprinkler system requirements.....	3	2	0	2	1

Figure 10

Quality of Life, Community Factors (continued)

	<u>Firm A</u>	<u>Firm B</u>	<u>Firm C</u>	<u>Firm D</u>	<u>Firm E</u>
5. Education					
a. Public schools.....	3	1	0	2	2
b. Private schools.....	2	1	0	2	1
c. Parochial schools.....	2	1	0	2	1
d. College or university.....	3	1	1	2	2
e. Special facilities for research.....	2	1	0	2	2
f. Vocational schools.....	2	1	0	1	1
g. Adult evening classes.....	3	1	0	1	1
6. Cultural Aspects					
a. Libraries.....	3	1	0	1	2
b. Lectures.....	3	1	0	1	1
c. Museums.....	2	1	0	1	1
7. Recreation					
a. Parks.....	3	1	0	2	2
b. Golf courses.....	2	1	0	1	1
c. Team sport facilities (little league)...	2	1	0	2	1
d. Hunting areas nearby.....	1	1	0	3	1
8. Churches					
a. Number of churches in area.....	2	1	0	3	1
b. Denominations represented.....	2	1	0	3	1
9. Other Living Costs					
a. Food.....	3	1	2	2	1
b. Clothing.....	2	1	0	2	1
c. Entertainment/recreation.....	2	1	2	2	2
d. Education.....	3	1	0	2	2
e. Shelter.....	3	1	2	2	1
f. Medical.....	3	1	0	2	2
g. Transportation.....	2	1	0	2	1

Figure 10 (continued)

Future Plans

Three of the five firms are still interested in locating in the Corvallis area, one is undecided at this time, and the remaining firm has no current interest. Firm A is interested, but not for one or two years when facilities will be available. Firm D is still interested, but only if economic conditions improve dramatically. Firm C has no current interest, but this may change later in 1982. Firm B is undecided and Firm E is still interested.

Summary and Conclusions

The studies carried out in the 1970's revealed that Corvallis citizens would prefer that growth proceed at the same pace as it has in the past. They do not want heavy industry and would prefer to attract industry that is similar to what is located in Corvallis at the present time (professional, research, and light manufacturing). They also indicate an interest in preserving farm and forest lands and possibly combining this use with a green-belt or buffer zone around the community.

The industrially zoned land base within the City limits of Corvallis is somewhat limited. This, in part results from several constraints on potential development. These include:

1. Small size of industrial parcels.
2. Limited access on some parcels.
3. Non-contiguous ownerships.
4. Owners not willing to sell or develop.
5. Problems in developing land outside the City limits.
6. Lack of existing facilities on potential sites.

The firms expressing interest in location in Corvallis are, for the most part, small and involved in light manufacturing and research. Firm D, however, will employ 114-124 people.

The very important needs of the five firms to come out of the checklist survey based on cumulative scores are:

1. Need for electricity in terms of basic energy.
2. Sewage services for personnel purposes.
3. Water services for personnel purposes.
4. Air and truck transportation for freight.
5. A varied labor force.
6. Housing available at various price ranges.
7. Availability of rental (housing) units.

8. Availability of support services.
9. Frequency of mail service.
10. Hospitals and clinics.

Utilities, transportation, and labor force needs of the firms are available in Corvallis. Housing at various price ranges is adequate, but rental units may be in short supply depending on the time of year. Most support services are available in Corvallis. Mail service is good and the hospitals and clinics in the Corvallis area are highly respected.

From the narrative responses, the one item that is most agreed upon is the fact that all of the firms expressed a desire to lease or buy land with existing facilities (existing buildings and utilities and possibly an industrial park).

In respect to future plans, three of the five firms are still interested in locating in the Corvallis area, one is undecided, and the remaining firm has no current interest although that may change in 1982.

In conclusion, it is clear that Corvallis has much to offer in terms of incentives to potential industrial firms. The needs of the firms, as expressed through the site and community characteristics checklist are, for the most part, in good supply in Corvallis. A very liveable physical and cultural environment built around Oregon State University, compatible industries, and the clean comparatively unspoiled landscape of the Pacific Northwest will be a definite drawing force to new industry. An upturn in the economy and the provision of an adequate supply of suitable land (vacant land and land with existing facilities) that is available to industry is needed if economic development is to be pursued in the Corvallis area.

FOOTNOTES

1. Survey Research Center, Oregon State University, Public Assessment of Selected City Services in Corvallis, Oregon, March 1978
2. City of Corvallis, Oregon, Corvallis Goals Steering Committee Citizen Involvement Report, December 1976.
3. City of Corvallis, Oregon, 1974 Goals Steering Committee Community Survey, February 1975.
4. Survey Research Center, Oregon State University, Public Assessment of Selected City Services in Corvallis, Oregon, March 1978, pages 39-40.
5. City of Corvallis, Oregon, "Summary of the Citizen Participation Program for the Comprehensive Plan," December 1976, page 2.
6. City of Corvallis, Oregon, "Economic Element", in Corvallis Comprehensive Plan, November 1980, page 61. Updated information obtained from Kathleen Haan, Associate Planner with the City of Corvallis, Oregon, November 24, 1981.
7. Corvallis Multiple Listing Exchange, Volume 3, Number 45, November 13-19, 1981.
8. A cumulative score of 11 or more for all five firms is considered very important. A score of 8-10 is important and a score of less than 8 is less than important.
9. Phone conversation with George Justice, employee with Pacific Power and Light Company, August 25, 1981.
10. Engineering Division, City of Corvallis, Oregon.
11. Ibid.
12. Corvallis Area Chamber of Commerce.
13. Ibid.
14. United States Postal Service, Corvallis, Oregon.

BIBLIOGRAPHY

1. City of Corvallis, Oregon, Land Development Information Report, October 1981.
2. Industrial Development Magazine, "Site Selection Handbook," Volume 23, Number 1, February 1978, pages 57-71.

APPENDICES

APPENDIX A

200.02.04 - INDUSTRIAL USE TYPES

Industrial use types include the on-site production of goods by methods not commercial, agricultural, or extractive in nature. They also include certain development accessory to the above, as specified in Section 303, Accessory Development Regulations.

a. Limited Manufacturing

Refers to establishments primarily engaged in the on-site production of goods by hand manufacturing, which involves only the use of hand tools or light mechanical equipment, and the incidental direct sale to consumers of only those goods produced on-site with no outside open storage permitted. Typical uses include ceramic studios, candle-making shops, wood working, custom jewelry manufacturers, or instruction studios for similar arts and crafts.

b. General Industrial

Refers to the:

Production, processing, assembling, packaging, or treatment of food products from previously processed materials; or

Production, processing, assembling, and packaging of finished products from previously prepared materials; or

Manufacturing and assembly of electronic instruments and equipment and electrical devices.

c. Intensive Industrial

Refers to the manufacturing, processing, or assembling of semi-finished or finished products from raw materials.

APPENDIX B

SITE AND COMMUNITY CHARACTERISTICS

FIRM A

Name of firm _____

Activity proposed for new site Light electronic assembly and
R&D in lasers and systems

The following checklist requires only brief responses. If you wish to elaborate, please do so on the back of the form. Where items in this checklist are followed by (rate 0-3) please rate them according to their importance to your firm:

Very important to firm.....3

Important to firm.....2

Low concern to firm.....1

No concern to firm.....0

I. SITE CHARACTERISTICS

A. Land Area

1. Preferred location (check one)

Within central business district _____

Within urban area ✓

Rural _____

2. Preferred zoning light manufacturing & R&D3. Preferred zoning of adjacent lands light manufacturing4. Number of acres needed 2-55. Is level land required? yes

6. If NO on #5, what is max. slope allowable? _____

7. Possibility of locating on a floodplain? Don't know8. Prefer to own or lease land? lease

9. Prefer vacant land or site with existing facilities? _____

existing facilities

B. Facility Criteria

1. Total building area required 5-10,000 sq ft2. Owner (including land for future expansion) 25,000 sq ft

C. Utilities (rate 0-3)

1. Electricity - Need for in terms of

a. Basic energy 2b. High demand at any given time 1

2. Gas - Need for in terms of

a. Basic energy 2b. High demand at any given time 1

3. Sewage - for

a. Personnel purposes 3b. Process purposes 24. Solid waste disposal 2

5. Water - for

a. Personnel purposes 4b. Process purposes 4

D. Transportation

1. Mode of transportation (truck, rail, air, etc.)

a. From suppliers to you airb. From you to markets air

2. Importance of plant location in relation to transportation types (rate 0-3).

a. Proximity to interstate highway 1b. Proximity to air freight airport 2c. Proximity to general aviation airport 1d. Proximity to deep water port 2e. Proximity to rail facilities 5f. Need of rail facilities on site 2

II. COMMUNITY CHARACTERISTICS

A. Labor

1. Work force required for new facility (check those that apply by noting the number to be employed).

- | | | |
|-------------------|---------------|-------------------------|
| a. processing | <u>10</u> | |
| b. bench work | <u>7</u> | unskilled <u>9</u> |
| c. machine trades | <u> </u> | semi-skilled <u>5</u> |
| d. clerical | <u>2</u> | skilled <u>5</u> |
| e. professional | <u>2</u> | highly skilled <u>4</u> |
| f. technical | <u>1</u> | |
| g. managerial | <u>3</u> | |

2. Number of males
 Number of females } not important

3. % Union 2

% Non-union 100

4. Recruitment of personnel

a. Number and types of personnel to be transferred in

3 managerial, 1 professional, 2 skilled

b. Number and types of personnel to be recruited from area to which you might locate (Corvallis) 1 technical, 1 professional,

3 skilled, 4 semi-skilled, 9 unskilled

B. Quality of Life, Community Factors (rate 0-3)

1. Housing

a. Housing available in various price ranges 3

b. Availability of rental units 2

2. Community Facilities

a. Hotel and convention facilities 1

b. Restaurants 3

c. Shopping facilities 2

d. Support services—legal firms, banks, architects, engineers, subcontractors, machine shops, supplies, parts, etc. 3 (please circle more imp't. services)

e. Frequency of mail service 3

f. Frequency and availability of express mail service 3

g. Economic development organizations 2

h. Civic and fraternal groups 2

i. Professional societies 1

j. Points of unusual or scenic interest 2

3. Health and Welfare

a. Hospitals and clinics 3

b. Dentists 3

c. Public health regulations 2

4. Police and Fire Protection

a. Surveillance of industrial areas 3

b. Availability of private security agencies 1

c. Close proximity to fire station 3

d. Sprinkler system requirements 3

5. Education

a. Public schools 3

b. Private schools 2

c. Parochial schools 2

d. College or university 3

e. Special facilities for research 2

f. Vocational schools 2

g. Adult evening classes 3

- 6. Cultural Aspects
 - a. Libraries 3
 - b. Lectures 3
 - c. Museums 2
- 7. Recreation
 - a. Parks 3
 - b. Golf courses 2
 - c. Team sport facilities (little league) 2
 - d. Hunting areas nearby 1
- 8. Churches
 - a. Number of churches in area 2
 - b. Denominations represented 2
- 9. Other living costs
 - a. Food 3
 - b. Clothing 2
 - c. Entertainment/recreation 2
 - d. Education 3
 - e. Shelter 3
 - f. Medical 3
 - g. Transportation 2

III. FUTURE PLANS

- A. Is your firm still interested in locating in the Corvallis area?
Yes, but not for 1 to 2 years when facilities will be available.
- B. If NO, please explain:

SITE AND COMMUNITY CHARACTERISTICS

Name of firm _____

FIRM B

Activity proposed for new site _____

Job Shop Machine Shop

The following checklist requires only brief responses. If you wish to elaborate, please do so on the back of the form. Where items in this checklist are followed by (rate 0-3) please rate them according to their importance to your firm:

- Very important to firm.....3
 Important to firm.....2
 Low concern to firm.....1
 No concern to firm.....0

I. SITE CHARACTERISTICS

A. Land Area

1. Preferred location (check one)

Within central business district _____

Within urban area ☒ _____

Rural _____

2. Preferred zoning
- Light Man. Services

3. Preferred zoning of adjacent lands
- Light Manufacturing

4. Number of acres needed _____

5. Is level land required?
- Yes

6. If NO on #5, what is max. slope allowable? _____

7. Possibility of locating on a floodplain?
- No

8. Prefer to own or lease land?
- Lease

9. Prefer vacant land or site with existing facilities? _____

B. Facility Criteria

1. Total building area required
- 5000 sq ft

2. Other (including land for future expansion) _____

C. Utilities (rate 0-3)

1. Electricity - Need for in terms of

a. Basic energy 3

b. High demand at any given time _____

2. Gas - Need for in terms of

a. Basic energy 3

b. High demand at any given time _____

3. Sewage - for

a. Personnel purposes 2

b. Process purposes _____

4. Solid waste disposal
- 1

5. Water - for

a. Personnel purposes 1

b. Process purposes _____

D. Transportation

1. Mode of transportation (truck, rail, air, etc.)

a. From suppliers to you _____

b. From you to markets _____

2. Importance of plant location in relation to transportation types (rate 0-3).

a. Proximity to interstate highway 2b. Proximity to air freight airport 2c. Proximity to general aviation airport 1d. Proximity to deep water port 0e. Proximity to rail facilities 0f. Need of rail facilities on site 0

II. COMMUNITY CHARACTERISTICS

A. Labor

1. Work force required for new facility (check those that apply by noting the number to be employed).

- | | | | |
|-------------------|----------|----------------|-------|
| a. processing | _____ | unskilled | _____ |
| b. bench work | _____ | semi-skilled | _____ |
| c. machine trades | <u>6</u> | skilled | _____ |
| d. clerical | _____ | highly skilled | _____ |
| e. professional | _____ | | |
| f. technical | _____ | | |
| g. managerial | _____ | | |

2. Number of males _____

Number of females _____

3. % Union _____

% Non-union 42

4. Recruitment of personnel

a. Number and types of personnel to be transferred in 2

b. Number and types of personnel to be recruited from area to which you might locate (Corvallis) 2 - 6

B. Quality of Life, Community Factors (rate 0-3)

1. Housing

a. Housing available in various price ranges 3

b. Availability of rental units 2

2. Community Facilities

a. Hotel and convention facilities 1

b. Restaurants 1

c. Shopping facilities 1

d. Support services--legal firms, banks, architects, engineers, subcontractors, machine shops, supplies, parts, etc. 1 (please circle more imp. services)

e. Frequency of mail service 2

f. Frequency and availability of express mail service 2

g. Economic development organizations 1

h. Civic and fraternal groups 1

i. Professional societies 1

j. Points of unusual or scenic interest _____

3. Health and Welfare

a. Hospitals and clinics 1

b. Dentists 1

c. Public health regulations 1

4. Police and Fire Protection

a. Surveillance of industrial areas 3

b. Availability of private security agencies 2

c. Close proximity to fire station 2

d. Sprinkler system requirements 1

5. Education

a. Public schools 1

b. Private schools _____

c. Parochial schools 1

d. College or university _____

e. Special facilities for research 1

f. Vocational schools 1

g. Adult evening classes 1

6. Cultural Aspects
 - a. Libraries 1
 - b. Lectures 1
 - c. Museums 1
7. Recreation
 - a. Parks 1
 - b. Golf courses 1
 - c. Team sport facilities (little league) 1
 - d. Hunting areas nearby 1
8. Churches
 - a. Number of churches in area 1
 - b. Denominations represented 1
9. Other living costs
 - a. Food 1
 - b. Clothing 1
 - c. Entertainment/recreation 1
 - d. Education 1
 - e. Shelter 1
 - f. Medical 1
 - g. Transportation 1

III. FUTURE PLANS

- A. Is your firm still interested in locating in the Corvallis area?

- B. If NO, please explain:

understand at the time

SITE AND COMMUNITY CHARACTERISTICS

Name of firm FIRM C

Activity proposed for new site _____

MFG OF ULTRA-MICROTOMY KNIVES

The following checklist requires only brief responses. If you wish to elaborate, please do so on the back of the form. Where items in this checklist are followed by (rate 0-3) please rate them according to their importance to your firm:

- Very important to firm.....3
 Important to firm.....2
 Low concern to firm.....1
 No concern to firm.....0

I. SITE CHARACTERISTICS

A. Land Area

1. Preferred location (check one)
 Within central business district _____
 Within urban area 3
 Rural _____
2. Preferred zoning COMMERCIAL
3. Preferred zoning of adjacent lands COMMERCIAL OR RESIDENTIAL
4. Number of acres needed N/A
5. Is level land required? N/A
6. If NO on #5, what is max. slope allowable? N/A
7. Possibility of locating on a floodplain? N/A
8. Prefer to own or lease land? LEASE
9. Prefer vacant land or site with existing facilities? EXISTING

B. Facility Criteria

1. Total building area required 4000^{sq}
2. Other (including land for future expansion) _____

C. Utilities (rate 0-3)

1. Electricity - Need for in terms of
 a. Basic energy 1
 b. High demand at any given time 0
2. Gas - Need for in terms of
 a. Basic energy _____
 b. High demand at any given time _____
3. Sewage - for
 a. Personnel purposes 1
 b. Process purposes _____
4. Solid waste disposal 0
5. Water - for
 a. Personnel purposes 1
 b. Process purposes _____

D. Transportation

1. Mode of transportation (truck, rail, air, etc.)
 a. From suppliers to you AIR MAIL
 b. From you to markets AIR
2. Importance of plant location in relation to transportation types (rate 0-3).
 a. Proximity to interstate highway _____
 b. Proximity to air freight airport _____
 c. Proximity to general aviation airport _____
 d. Proximity to deep water port _____
 e. Proximity to rail facilities _____
 f. Need of rail facilities on site _____

N/A
 POST OFFICE ONLY

II. COMMUNITY CHARACTERISTICS

A. Labor

1. Work force required for new facility (check those that apply by noting the number to be employed).

- a. processing 2
- b. bench work _____ unskilled _____
- c. machine trades _____ semi-skilled 2
- d. clerical 1 skilled 2
- e. professional _____ highly skilled 2
- f. technical 2
- g. managerial 1

- 2. Number of males 3
- Number of females 3

- 3. % Union _____
- % Non-union 100%

4. Recruitment of personnel

a. Number and types of personnel to be transferred in _____

(1) MAINTENANCE (1) TECHNICAL

b. Number and types of personnel to be recruited from area to which you might locate (Corvallis) 4 or 5 REMAINING - 2344

B. Quality of Life, Community Factors (rate 0-3)

1. Housing

- a. Housing available in various price ranges _____
- b. Availability of rental units 3

2. Community Facilities

- a. Hotel and convention facilities 1
- b. Restaurants 1
- c. Shopping facilities 2
- d. Support services--legal firms, banks, architects, engineers, subcontractors, machine shops, supplies, parts, etc. 3 (please circle more impt. services)
- e. Frequency of mail service 3
- f. Frequency and availability of express mail service 2
- g. Economic development organizations 0
- h. Civic and fraternal groups 0
- i. Professional societies 0
- j. Points of unusual or scenic interest 0

3. Health and Welfare

- a. Hospitals and clinics 3
- b. Dentists 1
- c. Public health regulations 0

4. Police and Fire Protection

- a. Surveillance of industrial areas 0
- b. Availability of private security agencies 0
- c. Close proximity to fire station 0
- d. Sprinkler system requirements 0

5. Education

- a. Public schools 0
- b. Private schools 0
- c. Parochial schools 0
- d. College or university 1
- e. Special facilities for research 0
- f. Vocational schools 0
- g. Adult evening classes 0

6. Cultural Aspects
 - a. Libraries 0
 - b. Lectures 0
 - c. Museums 0
7. Recreation
 - a. Parks 0
 - b. Golf courses 0
 - c. Team sport facilities (little league) 0
 - d. Hunting areas nearby 0
8. Churches
 - a. Number of churches in area 0
 - b. Denominations represented 0
9. Other living costs
 - a. Food 2
 - b. Clothing 0
 - c. Entertainment/recreation 2
 - d. Education 0
 - e. Shelter 2
 - f. Medical 0
 - g. Transportation 0

III. FUTURE PLANS

A. Is your firm still interested in locating in the Corvallis area?

NO

B. If NO, please explain:

*NO CURRENT INTEREST. POSSIBLE FUTURE INTEREST
IN 1982*

SITE AND COMMUNITY CHARACTERISTICS

Name of firm FIRM D
 Activity proposed for new site MANUFACTURE - LOUDSPEAKERS

The following checklist requires only brief responses. If you wish to elaborate, please do so on the back of the form. Where items in this checklist are followed by (rate 0-3) please rate them according to their importance to your firm:

Very important to firm.....3
 Important to firm.....2
 Low concern to firm.....1
 No concern to firm.....0

I. SITE CHARACTERISTICS

A. Land Area

1. Preferred location (check one)
 Within central business district 0
 Within urban area 2
 Rural 0
2. Preferred zoning M1
3. Preferred zoning of adjacent lands same
4. Number of acres needed 7-10
5. Is level land required? yes
6. If NO on #5, what is max. slope allowable? 2
7. Possibility of locating on a floodplain? 0
8. Prefer to own or lease land? OWN
9. Prefer vacant land or site with existing facilities? either
- IF EXISTING ARE ADEQUATE - OK

B. Facility Criteria

1. Total building area required 100 M²
2. Other (including land for future expansion) 2-3 acres

C. Utilities (rate 0-3)

1. Electricity - Need for in terms of
 a. Basic energy 2
 b. High demand at any given time 0
2. Gas - Need for in terms of
 a. Basic energy 1
 b. High demand at any given time 0
3. Sewage - for
 a. Personnel purposes 3
 b. Process purposes 0
4. Solid waste disposal 2
5. Water - for
 a. Personnel purposes 3
 b. Process purposes 1

D. Transportation

1. Mode of transportation (truck, rail, air, etc.)
 a. From suppliers to you TRUCK - Same dir - 400
 b. From you to markets TRUCK - Same dir - 400
2. Importance of plant location in relation to transportation types (rate 0-3).
 a. Proximity to interstate highway 3
 b. Proximity to air freight airport 2
 c. Proximity to general aviation airport 1
 d. Proximity to deep water port 0
 e. Proximity to rail facilities 1
 f. Need of rail facilities on site 1

II. COMMUNITY CHARACTERISTICS

A. Labor

1. Work force required for new facility (check those that apply by noting the number to be employed).

- | | | | |
|-------------------|-----|----------------|-----|
| a. processing | | unskilled | 100 |
| b. bench work | 100 | semi-skilled | |
| c. machine trades | 1 | skilled | |
| d. clerical | 10 | highly skilled | 2 |
| e. professional | 3 | | |
| f. technical | 2 | | |
| g. managerial | 3 | | |

2. Number of males 50

Number of females 50

3. % Union 2

% Non-union 100

4. Recruitment of personnel

a. Number and types of personnel to be transferred in 5-10

b. Number and types of personnel to be recruited from area to which you might locate (Corvallis) ALL ASSEMBLY PERSONNEL / MACHINIST / PRODUCTION SUPERVISORS

B. Quality of Life, Community Factors (rate 0-3)

1. Housing

a. Housing available in various price ranges 3

b. Availability of rental units 1

2. Community Facilities

a. Hotel and convention facilities 2

b. Restaurants 1

c. Shopping facilities 2

d. Support services--legal firms, banks, architects, engineers, subcontractors, machine shops, supplies, parts, etc. 2 (please circle more impt. services)

e. Frequency of mail service 3

f. Frequency and availability of express mail service 1

g. Economic development organizations 3

h. Civic and fraternal groups 1

i. Professional societies 0

j. Points of unusual or scenic interest 1

3. Health and Welfare

a. Hospitals and clinics 2

b. Dentists 2

c. Public health regulations 0

4. Police and Fire Protection

a. Surveillance of industrial areas 2

b. Availability of private security agencies 1

c. Close proximity to fire station 1

d. Sprinkler system requirements 2

5. Education

a. Public schools 2

b. Private schools 2

c. Parochial schools 2

d. College or university 2

e. Special facilities for research 2

f. Vocational schools 1

g. Adult evening classes 1

- 6. Cultural Aspects
 - a. Libraries 1
 - b. Lectures 1
 - c. Museums 1
- 7. Recreation
 - a. Parks 2
 - b. Golf courses 1
 - c. Team sport facilities (little league) 2
 - d. Hunting areas nearby 3
- 8. Churches
 - a. Number of churches in area 3
 - b. Denominations represented 3
- 9. Other living costs
 - a. Food 2
 - b. Clothing 2
 - c. Entertainment/recreation 2
 - d. Education 2
 - e. Shelter 2
 - f. Medical 2
 - g. Transportation 2

III. FUTURE PLANS

- A. Is your firm still interested in locating in the Corvallis area?
Yes IF economic conditions improve - Dramatically
- B. If NO, please explain:

SITE AND COMMUNITY CHARACTERISTICS

Name of firm FIRM E
 Activity proposed for new site R + D COMPUTERS

The following checklist requires only brief responses. If you wish to elaborate, please do so on the back of the form. Where items in this checklist are followed by (rate 0-3) please rate them according to their importance to your firm:

Very important to firm.....3
 Important to firm.....2
 Low concern to firm.....1
 No concern to firm.....0

I. SITE CHARACTERISTICS

A. Land Area

1. Preferred location (check one)
 Within central business district _____
 Within urban area 0
 Rural _____
2. Preferred zoning 2
3. Preferred zoning of adjacent lands 2
4. Number of acres needed 1
5. Is level land required? NO
6. If NO on #5, what is max. slope allowable? _____
7. Possibility of locating on a floodplain? NO
8. Prefer to own or lease land? OWN
9. Prefer vacant land or site with existing facilities?
EXISTING

B. Facility Criteria

1. Total building area required 12,000 SQ FT
2. Other (including land for future expansion)
LAND 1 ACRE 2 ACRE

C. Utilities (rate 0-3)

1. Electricity - Need for in terms of
 a. Basic energy 3
 b. High demand at any given time 0
2. Gas - Need for in terms of
 a. Basic energy 0
 b. High demand at any given time 0
3. Sewage - for
 a. Personnel purposes 3
 b. Process purposes 0
4. Solid waste disposal 0
5. Water - for
 a. Personnel purposes 3
 b. Process purposes 0

D. Transportation

1. Mode of transportation (truck, rail, air, etc.)
 a. From suppliers to you TRUCK OR AIR
 b. From you to markets SAME
2. Importance of plant location in relation to transportation types (rate 0-3).
 a. Proximity to interstate highway 3
 b. Proximity to air freight airport 2
 c. Proximity to general aviation airport 2
 d. Proximity to deep water port 0
 e. Proximity to rail facilities 1
 f. Need of rail facilities on site 1

II. COMMUNITY CHARACTERISTICS

A. Labor

1. Work force required for new facility (check those that apply by noting the number to be employed).

- | | | | |
|-------------------|-----------|----------------|-----------|
| a. processing | _____ | unskilled | _____ |
| b. bench work | _____ | semi-skilled | _____ |
| c. machine trades | _____ | skilled | _____ |
| d. clerical | _____ | highly skilled | <u>10</u> |
| e. professional | _____ | | |
| f. technical | <u>10</u> | | |
| g. managerial | <u>2</u> | | |

2. Number of males 11

Number of females 1

3. % Union 0

% Non-union 12

4. Recruitment of personnel

a. Number and types of personnel to be transferred in _____

b. Number and types of personnel to be recruited from area to which you might locate (Corvallis) 2

B. Quality of Life, Community Factors (rate 0-3)

1. Housing

a. Housing available in various price ranges 2

b. Availability of rental units 2

2. Community Facilities

a. Hotel and convention facilities 1

b. Restaurants 1

c. Shopping facilities 0

d. Support services--legal firms, banks, architects, engineers, subcontractors, machine shops, supplies, parts, etc. 2 (please circle more imp. services)

e. Frequency of mail service 2

f. Frequency and availability of express mail service 1

g. Economic development organizations 1

h. Civic and fraternal groups 1

i. Professional societies 1

j. Points of unusual or scenic interest 1

3. Health and Welfare

a. Hospitals and clinics 2

b. Dentists 1

c. Public health regulations 2

4. Police and Fire Protection

a. Surveillance of industrial areas 1

b. Availability of private security agencies 1

c. Close proximity to fire station 1

d. Sprinkler system requirements 1

5. Education

a. Public schools 2

b. Private schools 1

c. Parochial schools 1

d. College or university 2

e. Special facilities for research 2

f. Vocational schools 1

g. Adult evening classes 1

6. Cultural Aspects
 - a. Libraries 2
 - b. Lectures 1
 - c. Museums 1
7. Recreation
 - a. Parks 2
 - b. Golf courses 1
 - c. Team sport facilities (little league) 1
 - d. Hunting areas nearby 1
8. Churches
 - a. Number of churches in area 1
 - b. Denominations represented 1
9. Other living costs
 - a. Food 1
 - b. Clothing 1
 - c. Entertainment/recreation 2
 - d. Education 2
 - e. Shelter 1
 - f. Medical 2
 - g. Transportation 1

III. FUTURE PLANS

A. Is your firm still interested in locating in the Corvallis area?

YES

B. If NO, please explain:

APPENDIX C

TABLE 3

CHARACTERISTICS OF EMPLOYMENT SERVICE ACTIVE JOB APPLICANTS IN
THE COMMUTING AREA

BENTON COUNTY

OCTOBER 1, 1979 - SEPTEMBER 31, 1980 MONTHLY AVERAGE

<u>Occupations</u>	<u>Total</u> <u>Applicants</u>	<u>Percentage</u>	<u>Entry</u> <u>Level</u> <u>Applicants</u>	<u>Percentage</u>
Professional, Tech., & Managerial	1,353	22.6%	32	9.5%
Clerical and Sales	1,403	23.4	161	18.6
Service	873	14.6	100	11.4
Ag., Fishery, Forestry & Related	401	6.7	57	6.6
Processing	120	2.0	97	11.2
Machine Trades	353	5.9	74	8.5
Benchwork	305	5.0	168	19.4
Structural Work	608	10.1	37	6.6
Miscellaneous	<u>580</u>	<u>9.7</u>	<u>68</u>	<u>7.9</u>
TOTAL	5,996	100.0%	364	100.0%

WESTERN LINN COUNTY

OCTOBER 1, 1979 - SEPTEMBER 31, 1980 MONTHLY AVERAGE

<u>Occupations</u>	<u>Total</u> <u>Applicants</u>	<u>Percentage</u>	<u>Entry</u> <u>Level</u> <u>Applicants</u>	<u>Percentage</u>
Professional, Tech., & Managerial	517	8.2%	137	6.0%
Clerical and Sales	1,320	21.0	518	23.5
Service	726	11.5	271	10.3
Ag., Fishery, Forestry, & Related	174	2.8	62	2.4
Processing	1,306	20.7	627	24.2
Machine Trades	541	8.6	144	5.5
Benchwork	488	7.7	230	8.7
Structural Work	623	10.0	269	10.2
Miscellaneous	<u>596</u>	<u>9.5</u>	<u>242</u>	<u>9.2</u>
TOTAL	6,296	100.0%	2,630	100.0%