THE RESOURCE BASE OF ADAIR VILLAGE, OREGON

PROBLEMS AND PROSPECTS

by

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THE RESOURCE BASE OF ADAIR VILLAGE, OREGON
PROBLEMS AND PROSPECTS

ABSTRACT: The utilization of pre-existing military structures and facilities to serve as a resource base for an incorporated city is a unique situation posing several problems for the new city of Adair Village. The resultant land uses from the disposal of Adair AFS provide little economic opportunities so the residents are dependent on nearby, larger cities for employment and commercial activities. The city provides some basic municipal services which are for the most part satisfactory at the present time, but increasing the number and level of services could be difficult because the current sources of Adair Village revenue are limited and the particular uses of the land provide a restrictive tax base. Using land resources originally planned and structured to suit military purposes pose additional problems for the planning and growth of the community. The prospects for the resource base to support an incorporated city are related to the continued attraction of the residential area and the city's continued dependence on other cities to help maintain the livelihood of Adair Village's residents.
INTRODUCTION

Over a period of seven years the character of an area of land in north Benton County, Oregon, changed from an active military installation to an incorporated city. The possibility for the new city of Adair Village was created when an abandoned Air Force installation was divided into a number of parcels and sold or leased to a variety of users. Several of these parcels were later formed into the incorporated city of Adair Village.

The original purpose in the conversion was not to establish an incorporated city, but to obtain the best possible uses of the available land and related facility resources. As defined here the resource base is comprised of these resources which include the land as well as the buildings and other improvements attached to it.

This unique basis for the founding of a city results in an interesting question: Can a city function on a base designed and structured for military purposes? To adequately assess the viability of this youthful city, the problems and prospects of its resource base need to be identified. This is the focus of this paper. Specifically, it intends to:

1) Examine the evolution of settlement and present character of Adair Village;
2) describe the present resource base;
3) identify the major problems the resource base poses for the functioning of the city;
4) generally evaluate the prospects of Adair's resource base - its viability for an incorporated city.

The scope is a broad and general perspective of the resource base of Adair Village and its problems and prospects. More intensive research on any of the topics covered would be useful to aid this new and unique city.

Information for the study was obtained primarily through interviews with Adair Village community leaders and Benton County administrators. Other data were derived from newspaper accounts, topographic and zoning maps, and on-site analysis. Published library sources also provided helpful background information.

BACKGROUND

**Geographic Location**

Adair Village is located in Benton County in the mid-Willamette Valley of Oregon (Fig. 1). It is approximately seven miles (11.3 km) north of the county seat, Corvallis (Township 10 S., Range 4 W., Section 30, S.E. quadrant). Six miles (9.7 km) southeast of Adair is the city of Albany, the county seat of adjacent Linn County. The 1975 populations of these two cities were 39,200 and 22,033 respectively.¹
Fig. 1. Locational map of Adair Village, Benton County, and the Willamette Valley.
Highway 99 West adjacent to the city on the west provides direct access to Corvallis. County roads east of Adair Village connect the city to nearby Highway 20 which gives access to Albany (Fig. 2).

Previous Occupation

The intensive occupation of the land on which the city is currently situated began in 1941 when a farm was transformed into a Army hospital facility to serve the 50,000 men and women of adjacent Camp Adair, an expansive military reservation which was the home base of four infantry divisions during the course of World War II. Several years later the operation of the hospital was transferred to the Navy which occupied the area until 1946 when the facility was declared surplus.

The area was later assigned to the state of Oregon. Oregon State College located in Corvallis leased the area from the state to construct a housing project to accommodate veteran students and their families. The housing project, known as Adair Village, served students until 1951.

Oregon State College then sold its interest in the tract of land to the Oregon State Game Commission which held the lease until 1957 when the federal government acquired the property again to construct an Air Force
Fig. 2. The proximity of Adair Village to Corvallis and Albany.
installation on the site. Most of the temporary structures of Adair Village were either moved to the college campus or disassembled and sold.

The character of the site, designated Adair Air Force Station (Adair AFS), changed into a typical Air Force community designed to support 500 to 600 military and civilian technicians. The basic activity of the relatively small but important facility took place at the Semi-Automatic Ground Environment (SAGE) building, a massive concrete blockhouse which housed 28 million dollars worth of radar and communication equipment. The purpose of Adair AFS was to provide automatic surveillance of aerial defenses in the northwest corner of the United States. Support facilities included a headquarters building, base exchange, barracks, gymnasium, chapel, a 150 unit housing area, and various other buildings to serve the military community.

After twelve years of operation Adair AFS was abandoned and declared surplus by the federal government. The closure was a military-economic decision dictated by advances of more compact and longer range equipment.

Thus, in 1969 the Adair facilities and the related 250 acres (101.2 ha) of land became unused resources. It soon became a problem of what to do with the abandoned facility. The General Services Administration (GSA), the agency responsible for approving land transfers of Adair
AFS property, considered numerous proposals. Politics and controversy delayed the land conversion process until 1972 when Benton County received 75 acres (30.4 ha) of undeveloped land for future use as a county park. By 1973 the entire land area was disposed of. The new tenants included the Oregon State Game Commission, the Chicano-Indian Study Center of Oregon (CISCO), the Oregon-Southwest Washington Laborers Trust, and Adair Meadows residential area owned by a private developer.

The Municipal Incorporation of Adair Village

The former Adair AFS housing area which became Adair Meadows was upgraded from a somewhat deteriorating state by the new owner. The housing units were then sold off successfully and the area became an occupied neighborhood again but without the generous subsidy of the federal government. The revitalized little community soon developed a major problem - the street system was deteriorating badly and the homeowners association could not assess its members sufficient funds to have the system repaired.

Several homeowners decided that incorporation would be the best solution to the problem. This would make the community eligible for a share of the cigarette, gasoline, utility, and liquor tax revenues distributed by the state. Legal procedures for incorporating were followed and on May 25, 1976, the voters of the proposed
city approved the incorporation by a majority vote. The city shortly thereafter formed a mayor-city council type of governing body. The boundaries of the newly incorporated city include Adair Meadows, CISCO, two labor training schools, a small parcel of Benton County land, some areas of open land, and a small privately owned parcel. The city's area generally includes the developed parts of the former Air Force installation.

The City of Adair Village Today

The current population of Adair Village is 599, making it the fourth largest city of Benton County. A total of 538 persons live in Adair Meadows and 61 reside in group quarters at CISCO. The character of the city's work force can be generally classified as semi-professional and technical, although there is a diverse background of people and occupations. There are many young families living in Adair Village. The average household consists of 3.76 persons and the median age for both sexes is between 20 and 24 years (Table 1).

The main attraction of the city has been the relatively reasonable prices of the housing units as a home, an investment, or as a rental unit. In respect to cost, the size of a housing unit is significantly greater than found in nearby Corvallis. Moreover, the units have spacious yards.
### TABLE 1. POPULATION CHARACTERISTICS

<table>
<thead>
<tr>
<th>Age</th>
<th>Male</th>
<th>Female</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unknown</td>
<td>6</td>
<td>5</td>
<td>11</td>
</tr>
<tr>
<td>0-4</td>
<td>46</td>
<td>27</td>
<td>73</td>
</tr>
<tr>
<td>5-9</td>
<td>34</td>
<td>45</td>
<td>79</td>
</tr>
<tr>
<td>10-14</td>
<td>42</td>
<td>28</td>
<td>70</td>
</tr>
<tr>
<td>15-19</td>
<td>21</td>
<td>21</td>
<td>42</td>
</tr>
<tr>
<td>20-24</td>
<td>15</td>
<td>35</td>
<td>50</td>
</tr>
<tr>
<td>25-29</td>
<td>47</td>
<td>41</td>
<td>88</td>
</tr>
<tr>
<td>30-34</td>
<td>46</td>
<td>39</td>
<td>85</td>
</tr>
<tr>
<td>35-39</td>
<td>13</td>
<td>13</td>
<td>26</td>
</tr>
<tr>
<td>40-44</td>
<td>18</td>
<td>12</td>
<td>30</td>
</tr>
<tr>
<td>45-49</td>
<td>8</td>
<td>5</td>
<td>13</td>
</tr>
<tr>
<td>50-54</td>
<td>9</td>
<td>9</td>
<td>18</td>
</tr>
<tr>
<td>55-59</td>
<td>3</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>60-64</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>65-69</td>
<td>4</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>70+</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Another attractive feature results from surrounding open space which gives a country-like atmosphere. Many Americans prefer this kind of living and move outside of more densely settled areas and acquire housing on well spaced lots.\textsuperscript{12}

The location of the city near both Corvallis and Albany adds further to the attraction. These two cities, classified as regional service centers, provide employment, medical facilities, retail sales, and many other services not available at Adair Village.\textsuperscript{13}

The existence of the city is attributed mainly to the presence of the former military housing units. Because residential amenities are the key to the city's being, Adair can be termed a "bedroom" community.\textsuperscript{14} There exists no real production of commodities and little employment opportunities in the city so its economic well-being is really dependent on nearby larger municipalities. The character of the resource base and its current utilization dictate this kind of existence.

\textbf{THE PRESENT RESOURCE BASE}

\textbf{Natural Characteristics}

\textbf{Topography}

Adair Village is situated on an upland area slightly above the valley floor. The elevation is generally lower to the immediate north, east, and south, while the topography
becomes hilly west of the city. The highest point is 330 feet (100.6 m) at the western edge of Adair, and the northwestern corner with an elevation of 270 feet (82.3 m) is the lowest spot. The topography within the city is gentle with no major limitations or hazards.

Soils

The land area of Adair Village contains three soil types:

1) Jory Silty Clay Loam, found in the western half of the city;
2) Dixonville Silty Clay Loam, in the eastern half of Adair;
3) Willamette Silt Loam, occupying a small area in the northeastern corner of the city.

All soils are well drained with a medium runoff potential. These soils do have moderate to severe limitations for residential and commercial sewage applications so city sewer facilities are necessary.\(^{15}\)

The Land Uses

The uses of the land at Adair Village are classified into six categories (Fig. 3). The amount of land for each use except transportation is shown in Table 2.

Residential

Occupying the largest parcel of land is the residential area (Fig. 4). Once the base housing area of Adair AFS, the
Fig. 3. Land uses of Adair Village.
TABLE 2. LAND USE AREAL DISTRIBUTION

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Area (Acres)</th>
<th>Land Area (Hectares)</th>
<th>Percent of Total Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>50.0</td>
<td>20.2</td>
<td>46</td>
</tr>
<tr>
<td>Quasi Industrial-Educational</td>
<td>38.0</td>
<td>15.4</td>
<td>36</td>
</tr>
<tr>
<td>Open Land</td>
<td>16.0</td>
<td>6.5</td>
<td>15</td>
</tr>
<tr>
<td>Public</td>
<td>3.0</td>
<td>1.2</td>
<td>2</td>
</tr>
<tr>
<td>Commercial</td>
<td>1.0</td>
<td>0.4</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>108.0</td>
<td>43.7</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Survey map of Adair Village from Benton County Board of Commissioners.

land and housing units were auctioned off in January of 1973 with the A.G. Proctor Company, Inc., of Aurora, Colorado, the highest bidder. The units were subsequently reconditioned and put on the market six months later.

There are still a total of 150 household units, mostly duplexes with some single family units. Presently most of the units are renter occupied with an occupancy rate of .9533 for all of the available units. There has
Fig. 4. The former Adair AFS housing area, now an attractive residential area.

Fig. 5. A part of the CISCO campus.
apparently been little trouble selling or renting housing here and those persons who purchased have had the value of their real estate appreciate significantly.17

**Quasi Industrial-Educational**

One of the three occupants of this area is CISCO, a live-in learning center for Chicanos and Indians that focuses on vocational training. Students and their families live in converted military barracks. The CISCO campus consists of ten former Air Force buildings, including the gymnasium, base exchange, and headquarters building (Fig. 5). The title to the land and buildings lasts for a period of thirty years. If the designated use ceases or is changed significantly, the property is to revert back to the federal government.

Under the same condition, the Oregon-Southwest Washington Laborers Training School received title to seventeen buildings including the SAGE complex. Later, use of the SAGE compound was transferred to the Willamette Carpenters Training Center with the Laborers Training School utilizing the rest of the structures originally deeded to it. These two organizations use their facilities for apprenticeship programs for construction workers and carpenters (Fig. 6).

**Open Land**

Considerable open land exists in and around the residential area, mostly owned by A.G. Proctor (Fig. 7). The homeowners
Fig. 6. Carpenter apprenticeship programs take place in the former SAGE complex while construction laborers train in the foreground.

Fig. 7. A portion of Adair Village's open land.
own the rest and plan to preserve their open land spaces and possibly develop as parks in the future. Proctor, on the other hand, has had plans for constructing single and multiple dwellings and a small commercial area.

Public

Adjacent to Highway 99 West is a small parcel owned by Benton County. Utilization of this parcel which includes some open space and a few structures has not yet been resolved (Fig. 8). The county owns considerably more land obtained through the disposal of Adair AFS but this is not included within the city limits.

Commercial

This area is privately owned by one individual. The owner is attempting to rent or lease the one structure on this parcel for some kind of retail purpose, possibly a grocery store (Fig. 9).

Transportation System

The street system of Adair Village, like most of the rest of the structures and facilities attached to the land, has remained virtually unchanged from when the area was occupied by the Air Force. The problems of street maintenance were the stimulus for the city's incorporation. The streets
Fig. 8. An area of unutilized public land.

Fig. 9. A potential grocery store for Adair Village.
are narrow for the most part with no major thoroughfares so traffic is generally light.

Originally deeded to Benton County, the county engineer could not accept the maintenance responsibility of the Air Force designed street system because it did not meet county road standards. Now the city maintains the streets but at this time ownership is still unresolved. 20

PROBLEMS POSED BY ADAIR'S RESOURCE BASE

The functions of local government generally involve the encouragement of economic growth, and providing municipal services and a planning framework for the best uses of land resources. 21 The successful and continued functioning of incorporated cities is dependent in part on its resource base. The unique land resource and facilities base of Adair Village poses several problems for its economy, the provision of municipal services, and the planning and growth of the city.

The Local Economy

There are no real economic activities taking place at the present time in Adair Village. Moreover, the land resource base of the city affords little economic development opportunities. Given the lack of economic activity and opportunity, it is difficult to create primary employment opportunities. The only job offerings are at CISCO and the training schools and employment at these places is
specialized and very limited (Table 3). As noted previously, the city exists primarily as a "bedroom" community in which total employment in the community is vastly less than the number of employed workers who sleep there at night. Such "bedroom" or "commuting" communities therefore are suppliers of labor and consumers of commodities.

Thus, the economic welfare is really dependent on nearby cities that do offer economic opportunities and employment. Although no official employment data exists for Adair Village, it is a fair estimation that most employed workers who live in Adair work in Corvallis, and to a lesser extent, Albany. Corvallis can be viewed as a central city with Adair Village a commuting suburban community dependent upon the central city's market in which most of the commuters sell their services.

**TABLE 3. NUMBER OF EMPLOYMENT OPPORTUNITIES**

<table>
<thead>
<tr>
<th>Places of Employment</th>
<th>Full Time</th>
<th>Part Time</th>
<th>Temporary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Training Schools:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Willamette Carpenters</td>
<td>2</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Ore.-SW Wash. Laborers</td>
<td>0</td>
<td>0</td>
<td>13</td>
</tr>
<tr>
<td>CISCO</td>
<td>19</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>21</td>
<td>12</td>
<td>13</td>
</tr>
</tbody>
</table>

The land resource base of Adair provides a limited tax base. Currently the only revenue of the city government consists of monthly allotments from state tax revenues. No city property taxes are collected. In most incorporated cities revenue collected from the taxation of real property provides much if not the majority of their financial resources. If Adair Village ever arrived at the point of needing to tax itself there would be the problem that over one-third of the land base is not taxable (Table 2). Besides the public land, the quasi industrial-educational complex is not taxable because the tenants are qualified educational groups and the titles are not yet free of federal government jurisdiction.

**Provision of Municipal Services**

Predominantly residential communities such as Adair Village often discover after incorporation that they are able to support only a minimum level of municipal services. The present level of services at Adair Village is not particularly low considering it has been an incorporated city only since May, 1976.

A general assessment of the basic city services provided at Adair Village follows.

**Fire Protection**

Located in the quasi industrial-educational area is the fire hall once utilized by the Air Force for its own
fire protection facility. The building is now used by the Adair Rural Fire District which includes Adair Village and rural areas surrounding the city. A good volunteer spirit and a good fire rating characterize the fire protection serving the city.27

Water and Sewage Treatment

In 1972 the city of Albany purchased the water and sewer system that served Adair AFS from GSA, primarily so it would have facilities to service future needs in the North Albany suburban area. The water intake pump and treatment plant are located about four miles (6.4 km) southeast of Adair. Now that the city of Adair Village is using the facilities, Albany's only interest in the system is as an operator. All costs are incurred to the users who are billed by the operator. The water and sewer system works fairly well except for some minor operational problems mostly related to the smallness of the system.28

Police Protection

The Benton County Sheriff's Department tries to accommodate the police needs of the city but the county is really not geared to provide contract services to incorporated suburban communities.29 Oregon State Police officers drive through Adair Village while on patrol in the area; this,
however, is a temporary arrangement. Despite the cooperation of these two agencies, there is a growing need for regular patrols and the presence of uniformed authority to enforce city ordinances.\textsuperscript{30}

**Public Schools**

As a previous table indicated, Adair Village is composed of a high proportion of school-age children (Table 1). These children currently attend schools in Corvallis School District 509J at Mountain View Elementary, Cheldelin Junior High, and Crescent Valley High Schools. Residents are taxed by the district for this service. Accommodating the pupils from Adair has not been a severe strain on the school district.\textsuperscript{31}

**Street Maintenance**

A generous portion of the city's limited budget has been earmarked for a street fund to be spent on maintenance and repair work, installation of street lights and street signs, and purchase of equipment.\textsuperscript{32}

From the foregoing discussion it is clear that of all the primary services, the current level of police protection is the lowest. The remainder of the services provided appear to be satisfactory at this time. The existing sewer and water system and the rural fire department gave the new city a good head start. There is little doubt, however,
that eventually the citizens will be demanding more services. How the city could provide more and better services is a question, because of the limited nature of its current sources of revenue. With a significant portion of the land resource base not taxable, future city taxes to help finance added services based primarily on residential property would likely be unreasonable.33

**Planning and Growth**

The planning process and potential growth retardants of Adair Village pose several problems for the city. Problems considered here concern:

1) Adair's pre-planned state;
2) zoning;
3) future sewer service limitations;
4) land limitations for growth;
5) the no-growth attitude of the city.

**Adair's Pre-planned State**

The federal government does not build military installations for the purpose of creating a permanent non-military community. Adair AFS was designed and built to satisfy the needs of United States defense strategies. Because of their nature, installations such as Adair AFS are planned for no growth and are not concerned with having a sufficient resource base to serve the needs of a self-governing community.
Now, Adair is an incorporated city - it was not planned that way, it just happened.

Zoning

Once it had been decided to dispose of the abandoned installation, Benton County zoned much of the area "Planned Development". This now consists mostly of the city of Adair Village. The zoning was unusual in that the property was already developed.

The owner of the Adair Meadows parcel later requested that a one acre (.4047 ha) plot of open land be zoned "Community Commercial" which it was. The owner, A.G. Proctor, also revealed plans to develop additional housing units on the rest of his open land. Up through the time the city was incorporated, Proctor had free reign to do as he wished on his open land spaces but made no immediate moves to carry through his plans.

Although Adair Village now has jurisdiction over its zoning, the county zoning will stand until the city adopts its own zoning ordinances. To preserve the open spaces the city council imposed a building moratorium within its city limits on October 28, 1976. This will be in force until the city has prepared a land use plan, probably in one to two years. Consequently, the land resource base will remain virtually unchanged during the city's formative period.
Future Sewer Service Limitations

Planning for any growth of the city must involve careful study of the need for additional sewage treatment facilities. The present sewage treatment plant owned by the city of Albany was originally designed to serve the existing structures of Adair AFS and no more. Albany has no plans to expand the treatment facility and the Oregon Department of Environmental Quality has stated that the facilities may not be expanded in the immediate future or at least until more studies and plans for the region are completed.

It appears that any major growth or development of Adair Village will depend on whether sewage treatment facilities can be expanded. Revenues to help pay for such expansion could be a problem.

Land Limitations for Growth

As the map illustrates, expansion of the land resource base of Adair Village is hindered by legal, topographic, and soil factors (Fig. 10). Much of the surrounding land is zoned by the county for "Public Use", including the Oregon State Game Commission land to the south, MacDonald State Forest across Highway 99, and a future county park to the east. Northwest of the city and adjacent to the State Forest is land currently zoned "Rural Residential", which could conceivably be added to the city if Adair Village, Benton County, and the land owners were ever to agree on
Fig. 10. Factors limiting growth.
such a move. Part of this area, however, has some steep topography that would be undesirable for any intensive development.

The adjoining land to the north is also zoned "Rural Residential" but much of it has severe soil limitations related to a seasonal high water table and poor drainage. The U.S.G.S. topographic map for this area indicates a natural drainage channel with an intermittent water flow in a portion of this area, so intensive development here would be unwise. More Game Commission land is north of this area.

Thus, the city is almost encircled by growth limitations. For any substantial growth to occur on adjacent lands the limiting factors described would have to be modified.

The No-Growth Attitude of the City

The limited growth potential of Adair's land resource base is not a present concern of most city council members. They are generally in favor of allowing no more growth, at least not in the foreseeable future. They seem to like the character and small size of their community.

Communities opposing growth have several adverse consequences which affect not only the community but the region as a whole. Such consequences were stated at a recent meeting of the National Forum on Growth Policy at Washington, D.C. as follows:
1) It disregards obvious social and economic needs which can be met only through development;
2) it tends to immobilize industry;
3) it interferes with the American people's freedom to seek to improve their economic condition;
4) it curtails the ability to secure adequate housing.39

The conclusion of the Forum was that without attractive and economically viable cities, the only regional alternative is continued "diseconomic" suburban sprawl which really fails to reflect the nation's environmental goals.40

Accordingly, while no-growth policies have been put in an unfavorable light, Adair Village is really not in a favorable position to change its no-growth consensus. It is handicapped in varying degrees by land, utility, and legal restrictions. Growth within the city can only occur on the city's open land areas, but additional development on these areas could harm the attractiveness of Adair Village. This dilemma is an important factor when considering the viability of the community.

PROSPECTS FOR ADAIR'S RESOURCE BASE

The Basis for Continued Attraction

The attraction of the land resource base is supported primarily by the housing units. A shortage of available, comparable living units in the Corvallis-Albany area will
probably continue to attract people or maintain the residents living at Adair Village. If this advantage were to disappear the city would suffer; moreover, if the housing ever got to the point of having similar or even higher rental or purchase prices, then the city would certainly lose much of its attractiveness.

The city can help keep as attractive as possible by upgrading the quality of the land resources and facilities. It needs to maintain and improve the physical appearance and condition of all structures and facilities. The open land needs to be clearly identified, preserved, and maintained.

Another major factor for the continuing attraction of the land base is the appeal of suburban living. Living at Adair Village is similar to living out in the country with most of the problems and pressures of living in larger cities absent. Insofar as possible, the rural identity of the community needs to be retained. As Corvallis and Albany continue to grow, Adair Village can be an attractive alternative place to live with residentail amenities not found in the larger cities.

**The Basis for Continued Existence**

In light of the several problems the resource base poses it is clear that the continued existence of this base to support an incorporated city is going to be dependent on the healthy economy of the Corvallis-Albany area.
The present livelihood of most residents is supported by these cities and this is likely to continue in the foreseeable future.

Adair Village itself must be able to maintain a satisfactory level of services without imposing unreasonably high taxes on its residents. This should prove to be the biggest challenge to the city.

The Viability of Adair Village

It is evident that the resource base of Adair Village is capable of serving the city only in a limited capacity. This base is not adequate to serve the total needs of the city and drastic changes are not anticipated. For this reason, Adair Village cannot be termed a viable, independent community. Rather, it is a dependent "bedroom" community, with a land resource base that does not lend itself to any considerable growth or development.

The community has to be admired for trying to solve its problems by incorporating into a separate governing entity. Its prospects as a viable "bedroom" community will be enhanced if the basis for attraction and existence are long-lived, if there is inter-governmental cooperation, and if the citizens of Adair Village become interested and involved in their city as a real community.
FOOTNOTES


3. The Portland Oregonian, 12 April 1957, sec. 3, p. 15.


7. For legal procedures for incorporation of cities, see Legislative Counsel Committee, Oregon Revised Statutes (Portland: Daily Journal of Commerce, in effect 16 September 1975), pp. 395-97. The vote on the incorporation was 81 for and 42 against.


15. From Clarence A. Knezevich, Soil Survey of Benton County Area, Oregon, United States Department of Agriculture, Soil Conservation Service, in cooperation with the Oregon Agricultural Experiment Station, July 1975.


17. Interview with Charles L. Phillips, Adair Village City Council Member, 19 October 1976.


20. Interview with Charlene Carr, Adair Village Mayor, 28 October 1976.


27. The fire rating is based on nearness to fire stations and fire hydrants, in which a "1" is the best and a "10" is the worst. Adair Village has a rating of "6" while Corvallis has a "3" rating.

28. Interview (telephone) with Harold Leedom, Albany Public Works Director, 9 November 1976.
29. Interview with Jeanette Simerville, Chairperson of the Benton County Board of Commissioners, Corvallis, Oregon, 27 October 1976.

30. Interview with Charlene Carr, op. cit., footnote 20.

31. Interview with Jeanette Simerville, op. cit., footnote 29.


34. Interview with Charlene Carr, op. cit., footnote 20.

35. From a copy of a letter from Larry L. Rice, City Manager of Albany, to Larry Bauer, Benton County Planning Director, 20 March 1973.

36. Interview (telephone) with Harold Leedom, op. cit., footnote 28.


38. Interview with Charlene Carr, op. cit., footnote 20.

39. From a statement by George M. Raymond, Chairman, Legislative Committee of the American Society of Consulting Planners, presented to President Gerald R. Ford at the meeting of the National Forum on Growth Policy, in American City, Vol. 90 (June 1975), p. 16.