



# Regional Industrial Lands Inventory Findings

MPAC

January 11, 2012



# Background

- Traded sector industries requiring large industrial sites are foundation of state, regional and local economic strategies
- Market ready industrial land supply is critical for the region's competitiveness and trade strategy
- Metro's Regionally Significant Industrial Areas created in 2002 to preserve larger sites
- Business Oregon's certified site program established in 2003 to support market ready supply
- 2009 Metro's Urban Growth Report forecasted shortage of large lot industrial sites in the Metro region

# Project Purpose

- Determine supply and readiness of vacant, large lot industrial sites **within the Metro UGB and selected Urban Reserves**
- Inform the work of local jurisdictions, Community Investment Initiative Leadership Council, Greater Portland, Metro, the Port of Portland, and the State
- Lay foundation for innovative financing tools and approaches to meet market demand

# Project Overview

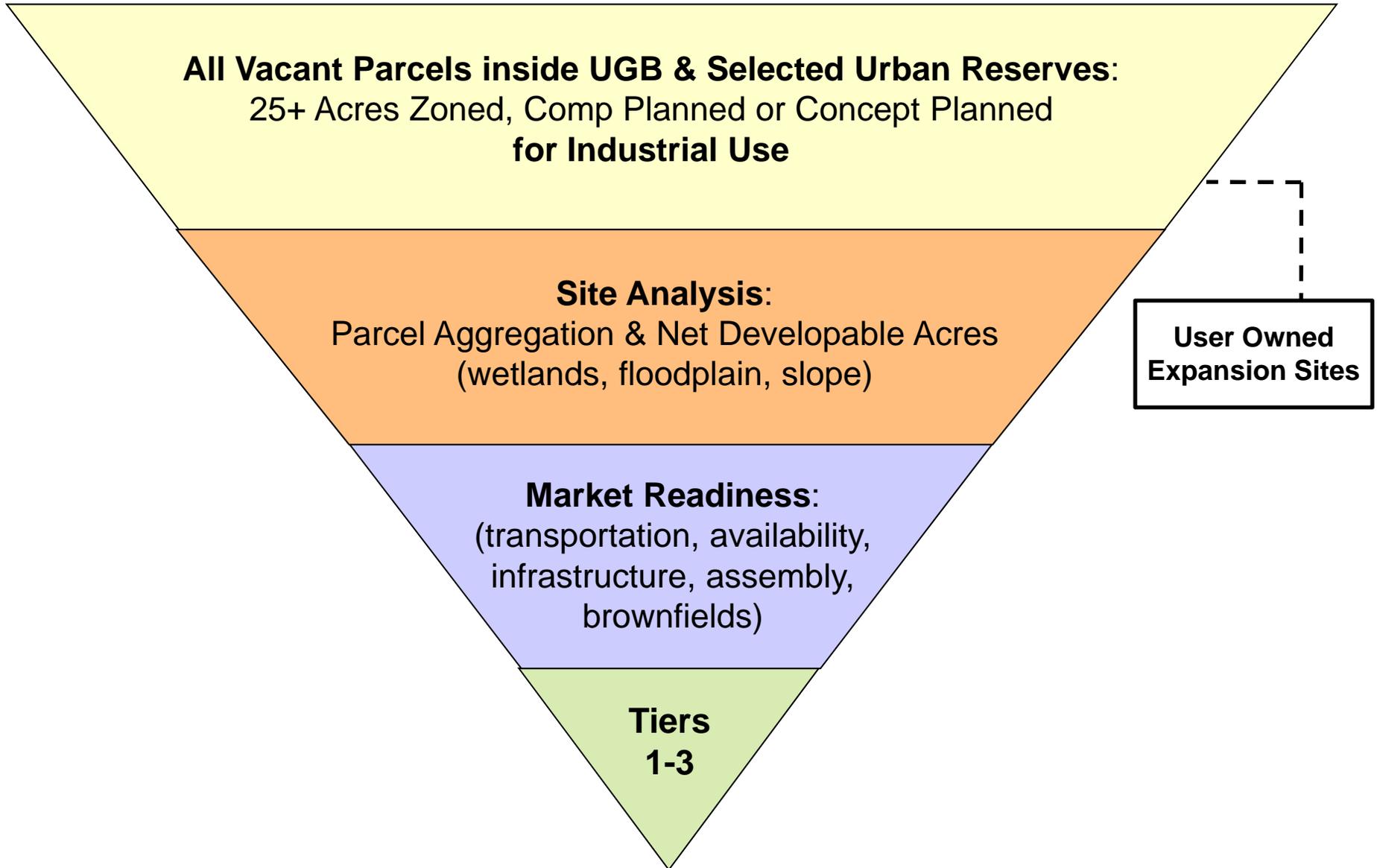
## Phase 1

Inventory All Potential Sites  
Categorize by Market Readiness (Tier 1-3)  
Identify Development Constraints (high level)

## Phase 2

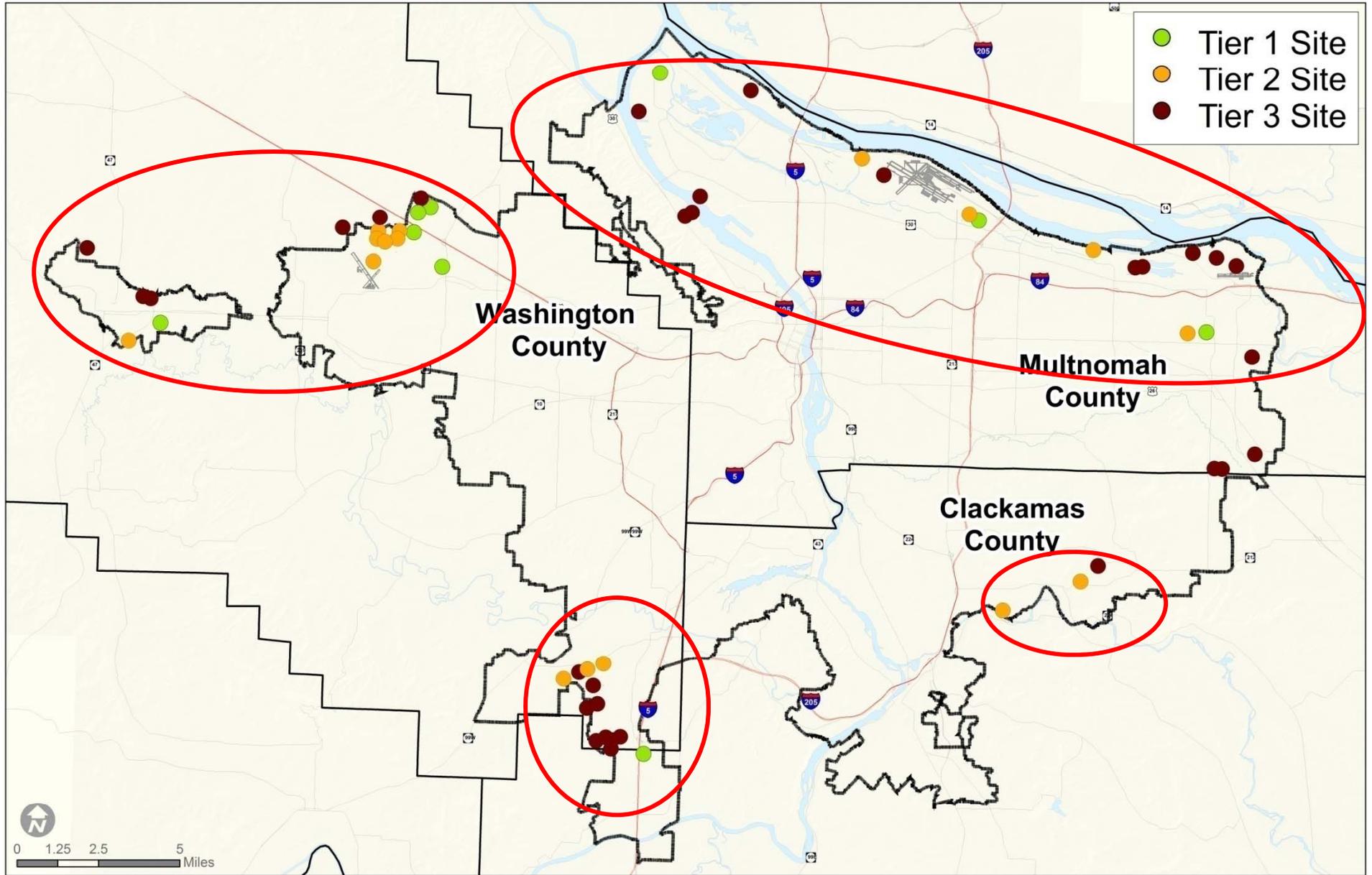
Detailed Analysis of 10 Sites in Tier 2 or 3  
Identify Investments and Actions Needed to Move  
to Development Ready  
Economic Impact of Investments

# Phase 1 Process



# Key Findings

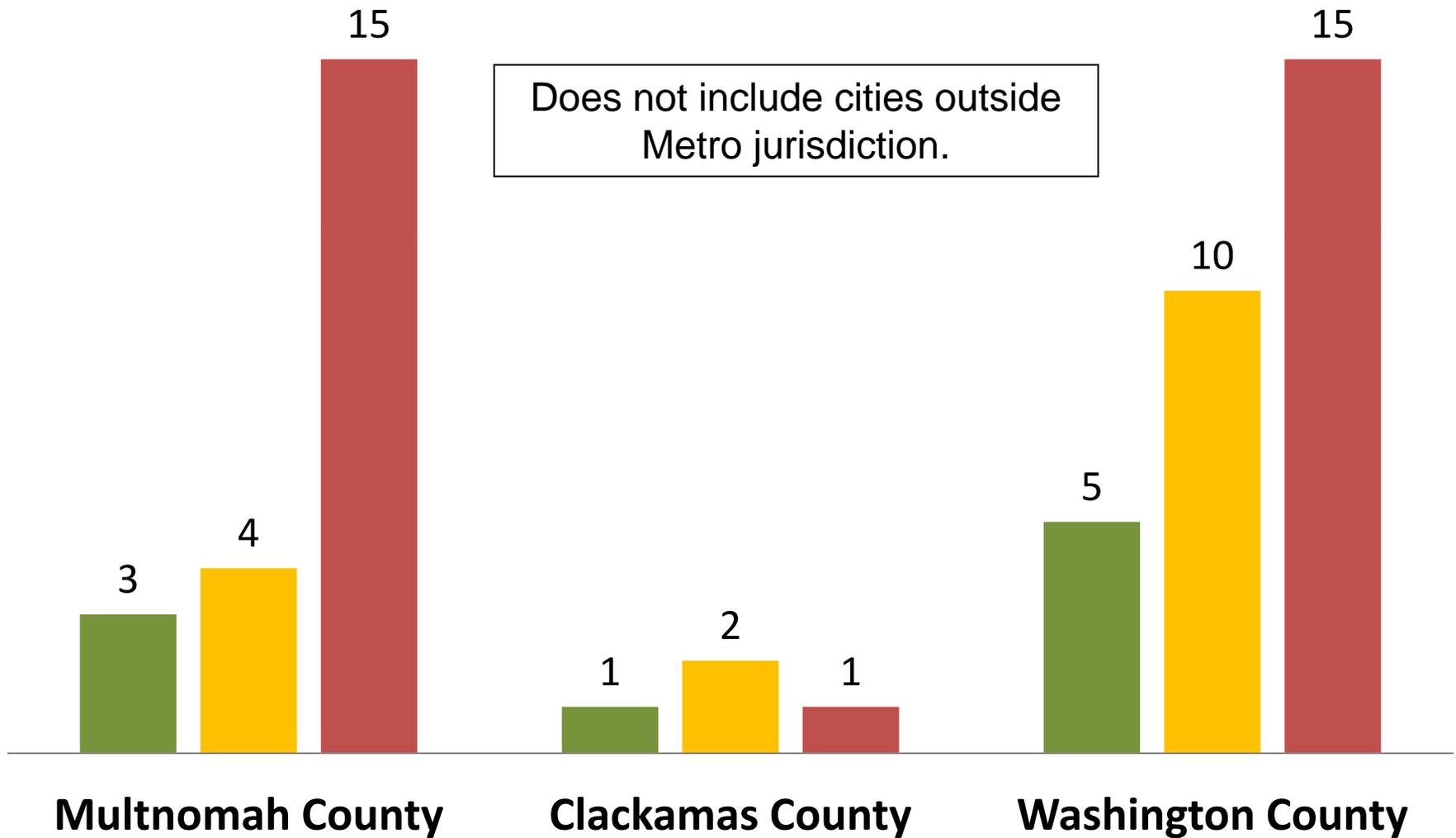
- 56 industrial sites identified with 25+ net developable acres
  - 9 Tier 1 sites (180 days to shovel ready)
  - 16 Tier 2 sites (7 to 30 months to shovel ready)
  - 31 Potential Tier 3 sites (>30 months to shovel ready)
- 23 additional user owned industrial sites held for future expansion
  - Land banked, not available to market



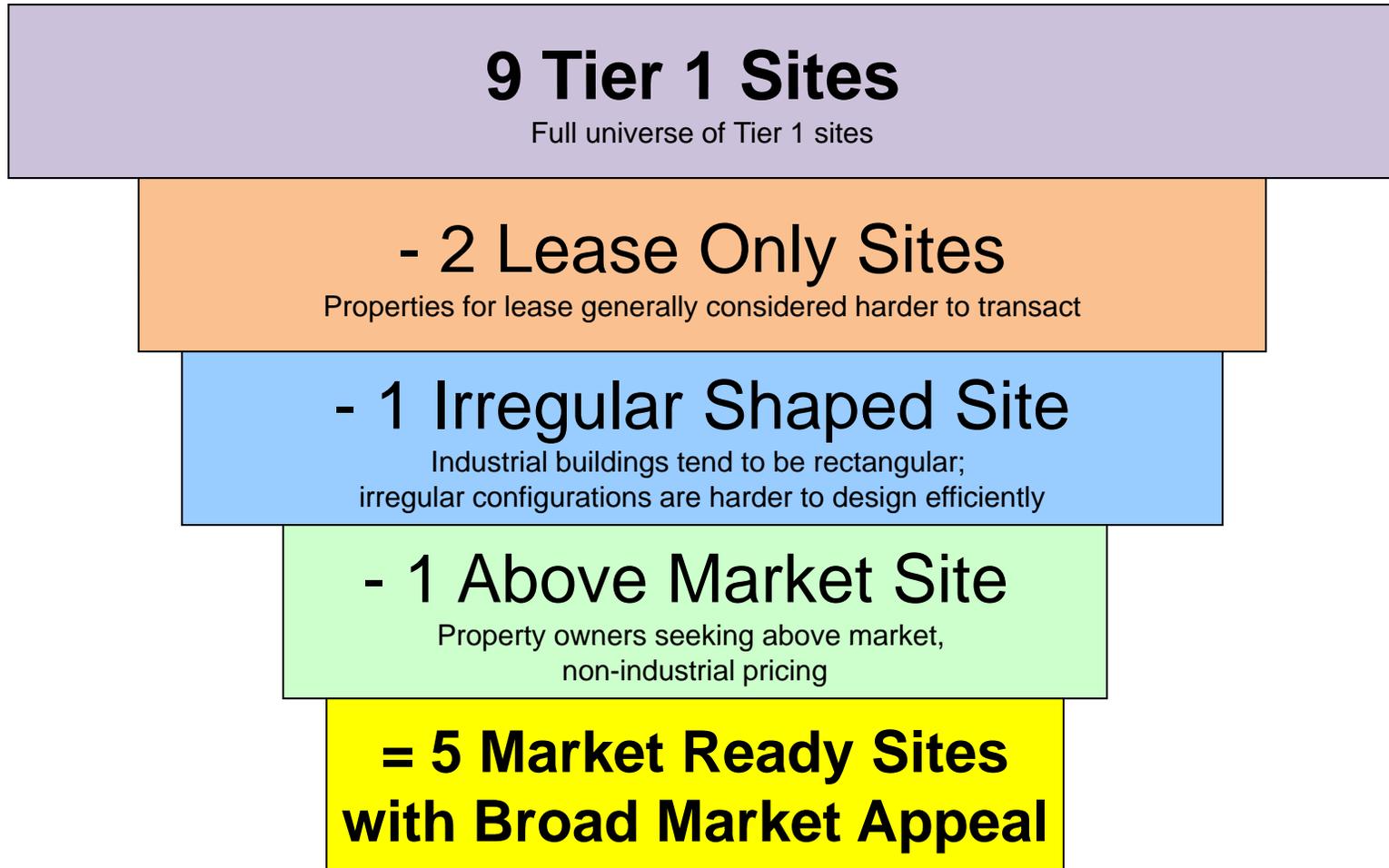
# Regional Site Distribution

■ Tier 1 ■ Tier 2 ■ Tier 3

Does not include cities outside Metro jurisdiction.



# 5 Tier 1 Sites Broad Market Appeal

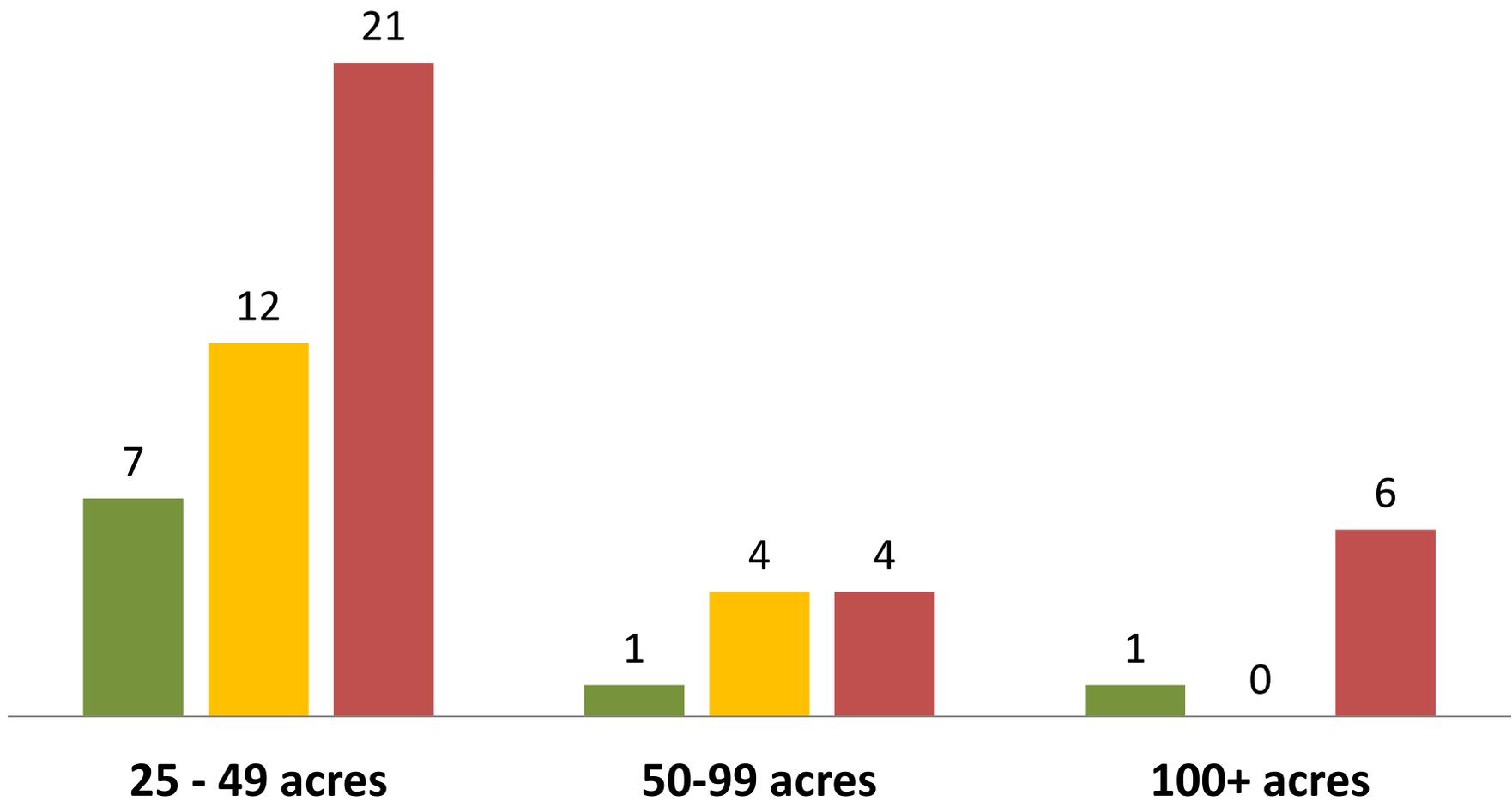


# Tier 2 and 3 Potential Development Constraints

	<b>TOTAL</b>
<b>BROWNFIELD / CLEANUP</b>	8
<b>NATURAL RESOURCES</b>	13
<b>INFRASTRUCTURE</b>	19
<b>TRANSPORTATION</b>	18
<b>LAND ASSEMBLY</b>	14
<b>LEGISLATIVE ACTIONS</b>	20
<b>NOT WILLING TO TRANSACT</b>	18

# Distribution of Sites by Acreage

■ Tier 1 ■ Tier 2 ■ Tier 3



# Traded Sector Industry

## Acreage Requirements for Majority of Leads

	Regional/ National Scaled Clean Tech	Globally Scaled Clean Tech	Heavy Ind./ Mfrg	General Mfrg	High Tech Mfrg/ Campus Industrial	Warehouse/ Distribution	Regional Dist. Centers
<b>Competitive Acreage Required</b>	50 acres	100 acres	25 acres	10 acres	25 acres	25 acres	80 acres

# Study Conclusions

- **Tier 1:** Few market ready sites and choice for traded-sector opportunities in near term
  - 9 sites shovel ready within 6 months
  - 5 with broad marketability
- **Tier 2:** Modest supply of mid-term sites requiring investment and policy actions to bring to market
  - 16 sites, 4 require assembly
- **Tier 3:** Multiple challenges and significant investment and time to market required
  - 31 potential sites, 10 require assembly

# Study Conclusions – continued

- Few 50+ and 100+ acre sites
  - Tier 1: 1 100+ acre site
  - Tier 2: No 100+ acre sites
  - Tier 3: 6 potential 100+ acre sites – 3 require assembly
- Uneven geographic distribution of all sites
- Broad range of potential development constraints for Tier 2 and 3 sites

# Next Steps: Nov. – Feb.

- Phase 1 – Nov.-Jan.
  - Briefings on findings
- Phase 2 – Nov.-Jan.
  - Conduct more detailed assessment of 10 diverse sites (size, location, barriers) for large lot users
  - Includes development scenarios, investments required, and economic benefit of development
  - Independent, market-oriented analytic approach
- Final report – Feb.

Proposed Phase 2 Sites	Location	Tier / Size Net acres	Ownership	Traded-Sector Industry	Potential Development Constraints
13. ICDC LLC	Portland Mult. Co.	Tier 2 26.5+ acres	Private	D, H	Natural Resources; Infrastructure
29. Clackamas Co. Dev.	Clackamas Clack. Co.	Tier 2 40 acres	Public	C, D, H	Natural Resources
55/56. Spokane Humane Society & East Evergreen	Hillsboro Wash. Co.	Tier 2 116 comb. ac.	Private	B, D, F A, F	Nat Res; Infrastructure; Transportation; Assembly
62. Rock Creek	Happy Valley Clack. Co.	Tier 2 34 acres	Private	D, F	Infrastructure; Assembly
19. Troutdale Reynolds Phase 2	Troutdale Mult. Co.	Tier 2 80 acres	Public	A, D, H, I	Infrastructure; Transp; Nat Res; Brownfield
2. Time Oil Co.	Portland Mult. Co.	Tier 3 25+ acres	Private	C, D, H, Marine	Nat Res; Transp; Brownfield
15/16. BT Property (UPS) & Michael Cereghino	Gresham Mult. Co.	Tier 3 74.45 comb. ac.	Private	D, F, H	Nat Res; Transp; Not Willing to Transact; Assembly
24. Jean Johnson	Gresham Mult. Co.	Tier 3 33.2 acres	Private	D, F	Legislative Action; Infra
33. Coffee Creek site 1	Wilsonville Wash. Co.	Tier 3 80.3 comb. ac.	Private	C, D, F, H, I	Transp; Infrastructure; Assembly
37. Orr Family Farm	Sherwood Wash. Co.	Tier 3 42.8 acres	Private	D	Leg Action; Infra; Transp; Not Willing to Transact
104. Hillsboro Urban Reserves	Hillsboro Wash. Co.	Tier 3 309 comb. ac.	Private	A-2 50 ac, B-1 100 ac, F- 25 ac	Nat Res; Infrs; Transp; Assembly; Leg Action

# Traded-Sector Industry Key

based on Business Oregon Industry Siting Requirements

A = Regionally to nationally scaled clean-tech manufacturer

B = Globally scaled clean technology campus

C = Heavy industrial/manufacturing

D = General manufacturing

F = High-tech manufacturing or campus industrial

G = Regional (multi-state) distribution center

H = Warehouse/distribution

I = Portland regional distribution center

# Project Contact Information

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