

2026 Job Ready Lands workplan

Overview

Outcome desired: Quality employers come to/expand into the Greater Portland region, creating living wage jobs for all

Overall strategy: Work in collaboration with key stakeholders including local elected officials, environmental and community groups, business entities and government partners, to:

1. Update and release the employment land inventory
2. Recommend a short list (three to six) of regionally significant sites prioritized for development; and
3. Identify a Readiness Plan outlining the actions, investments and partnerships needed to prepare these prioritized sites for development and occupancy by employers.

Deliverables:

This program will result in several tangible outcomes including a publicly accessible, regional, industrial land inventory, evaluation criteria for prioritizing investments and ultimately a set of three to six prioritized sites for regional investment and a plan for how to make those sites ready for future development.

1. Employment land inventory

- Inventory of industrial/employment lands inside the Metro UGB
- Interactive/ searchable map that will be hosted and updated on Metro's website

2. Prioritized sites

- Prioritized list of lands that could meet the needs of target industries with investment
 - Initial site list- Results from a crosswalk of the employment land inventory, initial target industries strategy, EOA summary, the Workforce Gap Analysis and interviews with city and county planning staff
 - Refined site list- Consultants and staff will assess and score the initial list of sites to create a refined list for prioritization
- Prioritized site list- Members on the work group, a subcommittee of Metro's Technical Advisory Committee (MTAC), collaborate to evaluate sites and recommend priority sites to Metro's Policy Advisory Committee (MPAC)

- MPAC prioritizes three to six sites and recommends them to Metro Council as regional priorities for future investment

3. Readiness Plan

- Identified actions, funding, and investments needed to make prioritized sites ready for development
- Reviewed by MTAC and MPAC to recommend to Metro Council

Process

Job Ready Lands Phases

	Phase 1 Research	Phase 2 Evaluation & Prioritization	Phase 3 Partner Endorsements	Phase 4 Implementation & Marketing
When	Spring- Fall 2026	Fall 2026-Spring 2027	Spring-Summer 2027	Summer 2027 and beyond
Who	Metro staff	Consultants; JRL work group	Metro Council, committees and partners	Partners, state agencies, local partners
What	Compile initial research inputs; release updated employment land inventory	Generate an initial site list; use criteria to assess and refine list; Identify 3-6 sites to prioritize; create Readiness Plan	MTAC, MPAC, and Metro Council action to endorse; partner jurisdictions to endorse	Implement readiness actions on land; market sites

Phase 1- Research (Spring- Fall 2026)

During Phase 1, staff will create a publicly accessible, online industrial land inventory that allows users to sort sites based on various characteristics, including parcel size, slope, proximity to highways, and other relevant attributes.

Staff will also collect and summarize local Economic Opportunities Analyses (EOAs) from jurisdictions across the region to identify commonalities and differences in the types of industries communities are seeking to retain or expand. In addition, staff will meet with local planning staff to gather up-to-date information on industrial growth opportunities and local economic development goals.

The recently completed Workforce Gap Analysis will also inform this phase of work, helping to align industrial land considerations with regional workforce needs.

Phase 2- Evaluation & Prioritization (Fall-Spring 2026)

During this phase, a consultant will support staff in developing evaluation criteria to identify a limited number of sites that are most appropriate for prioritized investment. This work will include robust engagement with local subject-matter experts, jurisdictional staff, and partners to refine the criteria and apply them consistently across candidate sites. Coordination will occur with a Job Ready Lands workgroup and the Metro Technical Advisory Committee (MTAC).

The phase will culminate in the identification of a prioritized set of sites and the development of a draft readiness plan that outlines the actions, infrastructure improvements, and public and private investments needed to prepare the prioritized sites for future industrial development.

Phase 3- Endorsement (Spring-Summer 2027)

This phase focuses on building local support and formal commitment around the recommended list of prioritized sites (three to six) to align and concentrate regional efforts. The process will begin with review and recommendations from the Metro Technical Advisory Committee (MTAC) and the Metro Policy Advisory Committee (MPAC) and is intended to culminate in formal endorsement by the Metro Council, participating local jurisdictions and organizations. These endorsements will position the program to advance into Phase 4 implementation.

Phase 4- Implementation & Marketing (Summer 2027 and beyond)

The final phase focuses on securing funding and other resources necessary to implement the readiness plan for the endorsed sites. As infrastructure improvements and site preparations are advanced, coordinated efforts will be undertaken to market the prioritized sites at a national level. These efforts are intended to support business recruitment and expansion and to strengthen the region's long-term employment base. The majority of this work will be lead by Metro's partners.

Roles

Metro staff

- Compiles initial research, conducts qualitative interviews, supports work group and committee participation (MTAC, MPAC, Council)

Consultant

DRAFT Job ready Lands Workplan- Council
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- Uses initial staff research to establish a draft set of evaluation criteria
- Coordinates edits
- Evaluates sites to support prioritization
- Recommends site readiness needs

Job Ready Lands work group

- Will be an open participation work group focused on developing technical criteria and the evaluation of sites
- Advises staff and consultants

MTAC

- Reviews technical work from staff and consultants
- Makes a recommendation to MPAC

MPAC

- Reviews MTAC recommendation
- Makes a recommendation to Metro Council on priority sites

Metro Council

- Gives informal approval of the work plan
- Receives regular (quarterly) updates
- Endorses final site prioritization list and the readiness plan
- Seeks partner endorsements