

## **[STAFF REPORT FOR USE FOR WORK SESSIONS AND COUNCIL MEETINGS]**

### **INDUSTRIAL SITE READINESS TOOLKIT: INCREASING THE AVAILABILITY OF SMALL INDUSTRIAL SPACES ACROSS THE REGION**

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Date: March 14, 2024  
Department: Planning, Development &  
Research  
Meeting Date: April 2, 2024

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Presenter(s), (if applicable): David  
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Length: 45 minutes

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#### **ISSUE STATEMENT**

Greater Portland's economy includes a mix of large and smaller industrial businesses, both of which our region needs to thrive. Local governments face unique challenges in developing smaller industrial sites to support their economic development goals. Understanding the unique challenges and benefits of small industrial development for the region will help Metro to make informed decisions about the direction of future projects and initiatives, as well as future land use planning decisions.

#### **ACTION REQUESTED**

No action is needed at this time. This item is being brought to the Council to help inform and further the conversation about site readiness, industrial land needs, and equitable economic development around the region.

#### **IDENTIFIED POLICY OUTCOMES**

The goal of this work session is to inform Metro Council about the challenges for planning and development of industrial lands in the region, the unique challenges facing smaller industrial sites, and the efforts to address these.

#### **POLICY QUESTION(S)**

How can Metro Council support the region's economic vitality and job creation goals while advancing racial equity and responding to the needs of local government partners?

#### **POLICY OPTIONS FOR COUNCIL TO CONSIDER**

N/A

## **STAFF RECOMMENDATIONS**

N/A

## **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

Metro's work in economic development and land readiness includes long-term employment forecasting in support of urban growth management, managing urban growth boundary expansions for employment, working in collaboration to establish and update an inventory of regional industrial land readiness, forming and leading a brownfields coalition to obtain increased funding for assessment and cleanup, and advocating for increased funding for industrial land readiness in Oregon.

The Semiconductor Task Force highlighted a shortage of very large industrial parcels in our region. While large industrial businesses served by these sites represent a key competitive advantage for our region, small industrial sites serve an incredibly diverse array of business types that also provide enormous economic benefits to our residents. These small industrial sites are underprovided by the market and this fact is unlikely to change without intervention from the public sector.

Metro staff will inform Metro Council of the current and continuing challenges faced by local governments in the development of industrial land and provide context for the specific challenges faced by small industrial sites and why these challenges need additional focus in our region.

## **BACKGROUND**

The Site Readiness Toolkit was developed in 2020 by the Port of Portland in partnership with Metro staff and 13 other jurisdictions in the region. The Toolkit identified barriers to development and included roadmaps to determine specific tools and revenue returns available in support of site development.

The 2020 Toolkit provided the foundation for the 2023 update: "Metro Land Readiness: Ensuring the Availability of Small Industrial Spaces Across the Region". Metro conducted research and worked with industrial brokers, designers, developers, advocates and government partners to identify 10 tools for improving development feasibility for small industrial spaces in the greater Portland region. The land readiness toolkit describes opportunities to support the preservation and creation of small industrial spaces across greater Portland.

## **ATTACHMENTS**

Slides to be sent before presentation.

[For work session:]

- Is legislation required for Council action? ☐ Yes ☒ No
- If yes, is draft legislation attached? ☐ Yes ☐ No

What other materials are you presenting today? Slides to be sent before meeting