

## TRADED SECTOR INDUSTRIAL LAND SUPPLY IN THE METRO REGION

---

|                                                                      |                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: 7/6/26                                                         | Presenter(s), (if applicable): Anneliese Koehler, Legislative Affairs Manager, Metro; Kimberly Branam, Chief Trade and Economic Development Officer, Port of Portland; Breann Preston, Economist, Port of Portland; Lauren Jones, Vice President of Development, Capstone Partners |
| Department: GAPD                                                     |                                                                                                                                                                                                                                                                                    |
| Meeting Date: 7/28/26                                                |                                                                                                                                                                                                                                                                                    |
| Prepared by: Anneliese Koehler, she/her, Legislative Affairs Manager |                                                                                                                                                                                                                                                                                    |
|                                                                      | Length: 45 minutes                                                                                                                                                                                                                                                                 |

---

### ISSUE STATEMENT

This work session will establish a baseline understanding of the Portland metro region's traded sector industrial land supply. Experts from the Port of Portland will explore the critical role industrial land supply plays in our region's economy and vitality as well as the current opportunities and challenges that exist. The presentation will be a high-level overview to provide context for further discussions at the state and regional level.

### ACTION REQUESTED

This is the third in a series of work sessions to prepare Council for legislative and regional conversations about economic development and land use. Council heard a presentation in June focused on disparities in Oregon's economy and in early July on business recruitment and retention. Additional sessions are planned for September (Agriculture in the Tri-County Region); and October (Data Centers; Historical Lookback on Industrial Land inside Metro's UGB).

### IDENTIFIED POLICY OUTCOMES

The Metro Council provides direction and guidance regarding possible future legislative and regional policy and funding solutions.

### POLICY QUESTION(S)

Are there key takeaways that Council wants to see reflected in policy and funding solutions?

### POLICY OPTIONS FOR COUNCIL TO CONSIDER

Topic is informational. No policy decisions are required at this time.

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

Over the past few years, there have been growing concerns that Oregon lacks certain types and sizes of development-ready industrial land for current employers to expand to and new employers to come to Oregon. Most recently, the Oregon Semiconductor Competitiveness Task Force and the Oregon Clean Technology Task Force both identified the lack of shovel ready sites as a key barrier to success for these critical industries in Oregon. In response, the Oregon Legislature considered changes to Oregon's land use process to better position our state. That included time-limited gubernatorial super siting, bringing land directly into Metro's urban growth boundary, flipping rural reserves to urban reserves in Washington County, and additional funding for industrial site readiness and brownfields.

Staff anticipate that industrial land and Oregon's land use system will be a focus during the 2027 legislative session. In preparation for the session, staff is proposing a series of work sessions over the summer and into the fall to prepare Council for the likely regional and legislative conversations. These include topics like understanding the current racial and other inequities that exist in Oregon's economy; doing a deep dive into the region's business recruitment strategies and the connection between successful recruitment and land supply; examining how industrial land has been utilized within Metro's urban growth boundary; and exploring certain specific industries such as data centers and agriculture.

The intention of these work sessions are two-fold: to ensure Council is grounded with the latest information about the industrial land issues facing our state and our region and for Council to share perspectives and priorities to guide legislative solutions.

## **BACKGROUND**

This is the third work session in a series. Staff anticipates bringing future informational presentations to Council through October.

## **ATTACHMENTS**

None