



# ECONOMIC OPPORTUNITIES ANALYSIS CWG MEETING #5

January 26, 2024



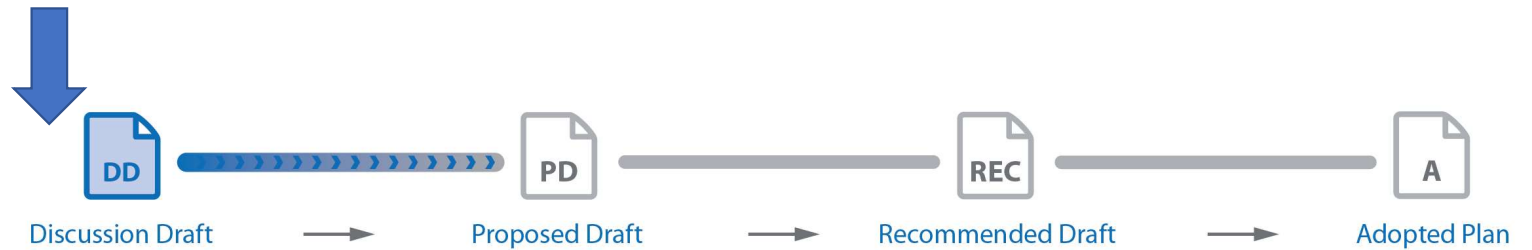
THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

# Agenda

- Introductions
- Recap of CWG process
- Identify Opportunities to Expand Industrial Capacity
- Identify Other Issues to Address

# BPS Legislative Process

We are here



# CWG Meeting Schedule

- Mtg #1 Context
- Mtg #2 Employment forecast/BLI
- Mtg #3 Columbia Corridor Ezones
- Mtg #4 North Reach floodplains
- **Mtg #5 Expanding Industrial Capacity**
- Mtg #6 Other issues (Superfund + Trees)



# Portland Industrial Employment Projections by Sector

| Sectors                 | 2019           | 2045           | Change         |
|-------------------------|----------------|----------------|----------------|
| <b>Total Employment</b> | <b>464,413</b> | <b>574,800</b> | <b>110,400</b> |
| Industrial Sectors      | 103,250        | 133,400        | 30,400         |
| Agriculture & Mining    | 1,240          | 1,400          | 200            |
| Construction            | 22,146         | 26,100         | 4,000          |
| Manufacturing           | 28,482         | 30,000         | 1,500          |
| Wholesale Trade         | 21,344         | 24,500         | 3,200          |
| Warehousing             | 27,676         | 48,900         | 21,300         |
| Utilities               | 2,362          | 2,500          | 200            |

# Baseline forecast Supply/demand reconciliation

## Baseline land demand and supply reconciliation

| EOA Geographies | 2019-2045 Demand |            | BLI Supply | Reconciliation (Acres) |                         |
|-----------------|------------------|------------|------------|------------------------|-------------------------|
|                 | Added jobs       | Land Acres | Land Acres | Surplus<br>(Shortfall) | Capacity %<br>of demand |
| Central City    | 27,600           | 47         | 117        | 70                     | 251%                    |
| Commercial      | 22,500           | 183        | 452        | 269                    | 247%                    |
| Industrial      | 35,800           | 1,511      | 1,072      | (438)                  | 71%                     |
| Institutions    | 5,900            | 85         | 196        | 111                    | 230%                    |

# Supply/demand reconciliation: Parcel size assessment

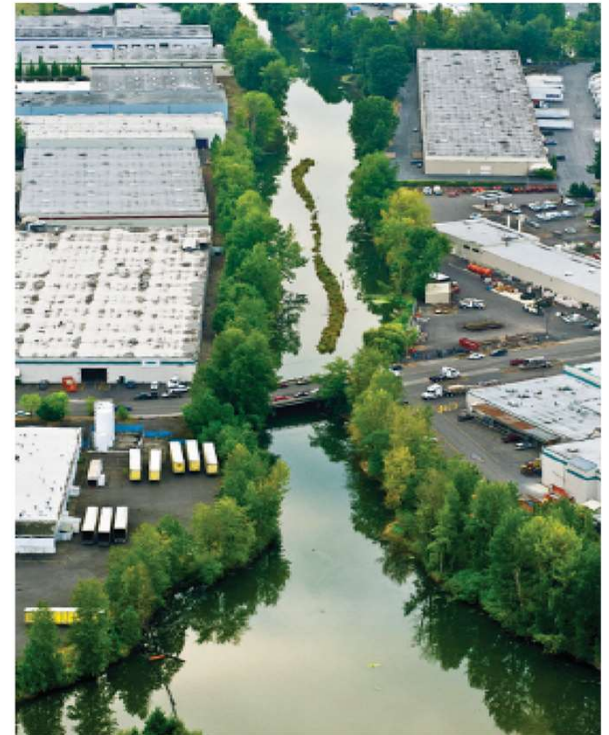
## Parcel size reconciliation of baseline land demand and supply

| Employment Geography | Employment capacity surplus (or shortfall) by parcel size |      |       |       |        |         |         |       |
|----------------------|---|------|-------|-------|--------|---------|---------|-------|
|                      | Total   | <1ac | 1-3ac | 3-5ac | 5-10ac | 10-20ac | 20-50ac | >50ac |
| Central City         | 70  | 40   | 21    | 6     | 5      | 2       | 8       | 0     |
| Commercial           | 269   | 160  | 28    | 24    | 54     | 5       | 0       | 0     |
| Industrial           | -438  | 14   | 11    | 48    | 32     | -121    | -428    | 4     |
| Institutional        | 111   | 38   | -4    | 0     | 27     | 50      | 0       | 0     |

# Coordinated Policy Decisions

State, Metro and Local policy direction to protect natural resources and provide for economic growth

- Statewide Planning Goals
  - Goal 5 (Natural Resources)
  - Goal 9 (Economic Development)
- Metro Urban Growth Management Functional Plan
  - Title 4 (Industrial Areas)
  - Title 13 (Nature in Neighborhoods)
- 2035 Comprehensive Plan
  - Chapter 6 (Economic Development)
  - Chapter 7 (Environment and Watershed Health)

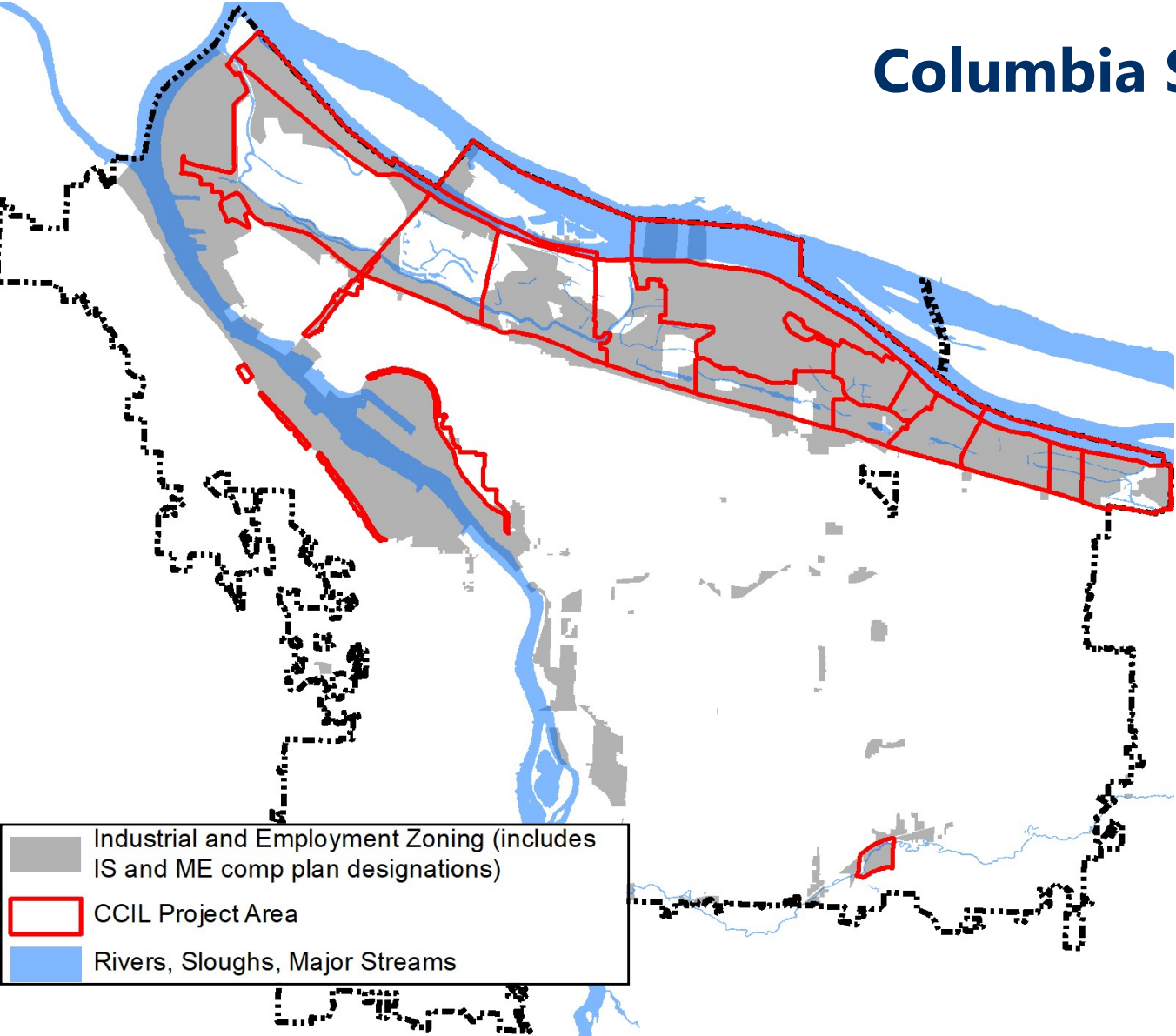




# Columbia Slough Ezones

Total Project Area =  
**15,769 Acres**

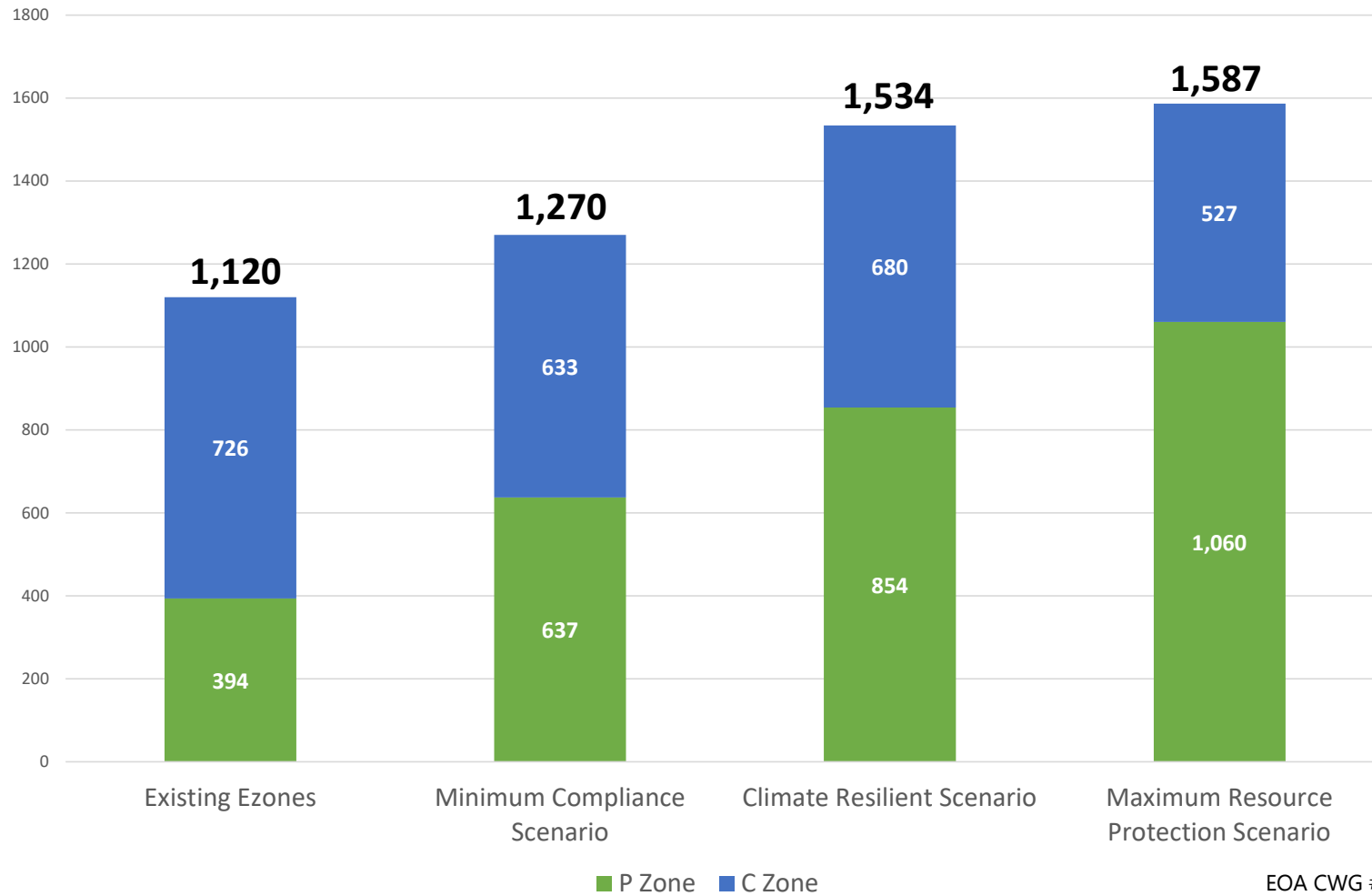
Area Zoned Industrial/Employment=  
**6,700 Acres**



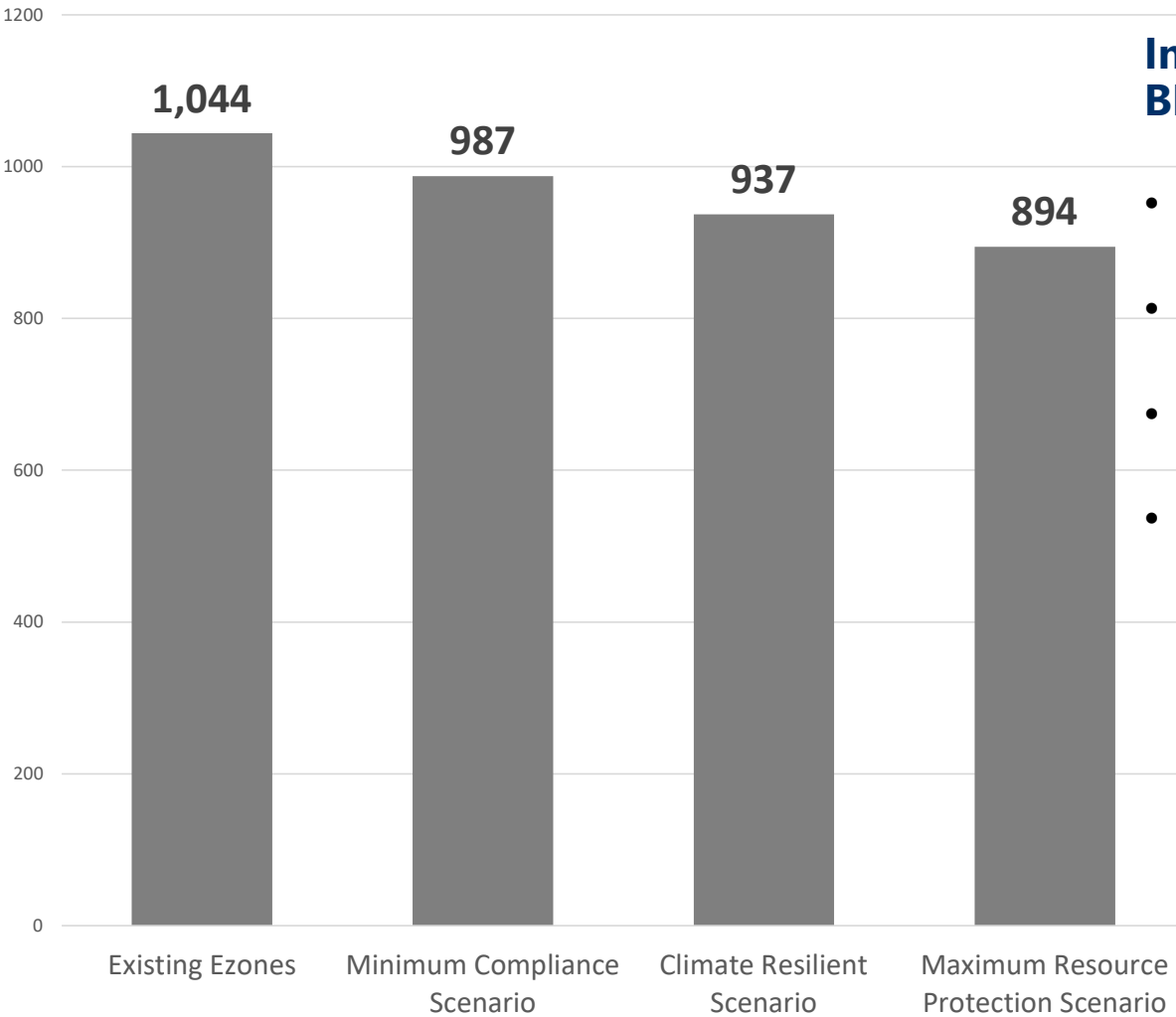
# Ezone Scenarios Summarized

|   | Conservation Zone   | Protection Zone                                  |
|---|---|--|
| <b>Minimum Compliance Scenario</b>          | High Value Riparian Resources. 30' buffers around water features. | Streams, Sloughs, and most wetlands. No Buffers. |
| <b>Climate Resilient Scenario</b>           | High and Medium Value Riparian Resources.                         | All Streams, Sloughs, and Wetlands. 25' Buffers. |
| <b>Maximum Resource Protection Scenario</b> | High, Medium, and some Low Value Riparian Resources.              | All Streams, Sloughs, and Wetlands. 50' Buffers. |

## Preliminary - Ezone Coverage of Industrial/Employment Taxlots (Acres)



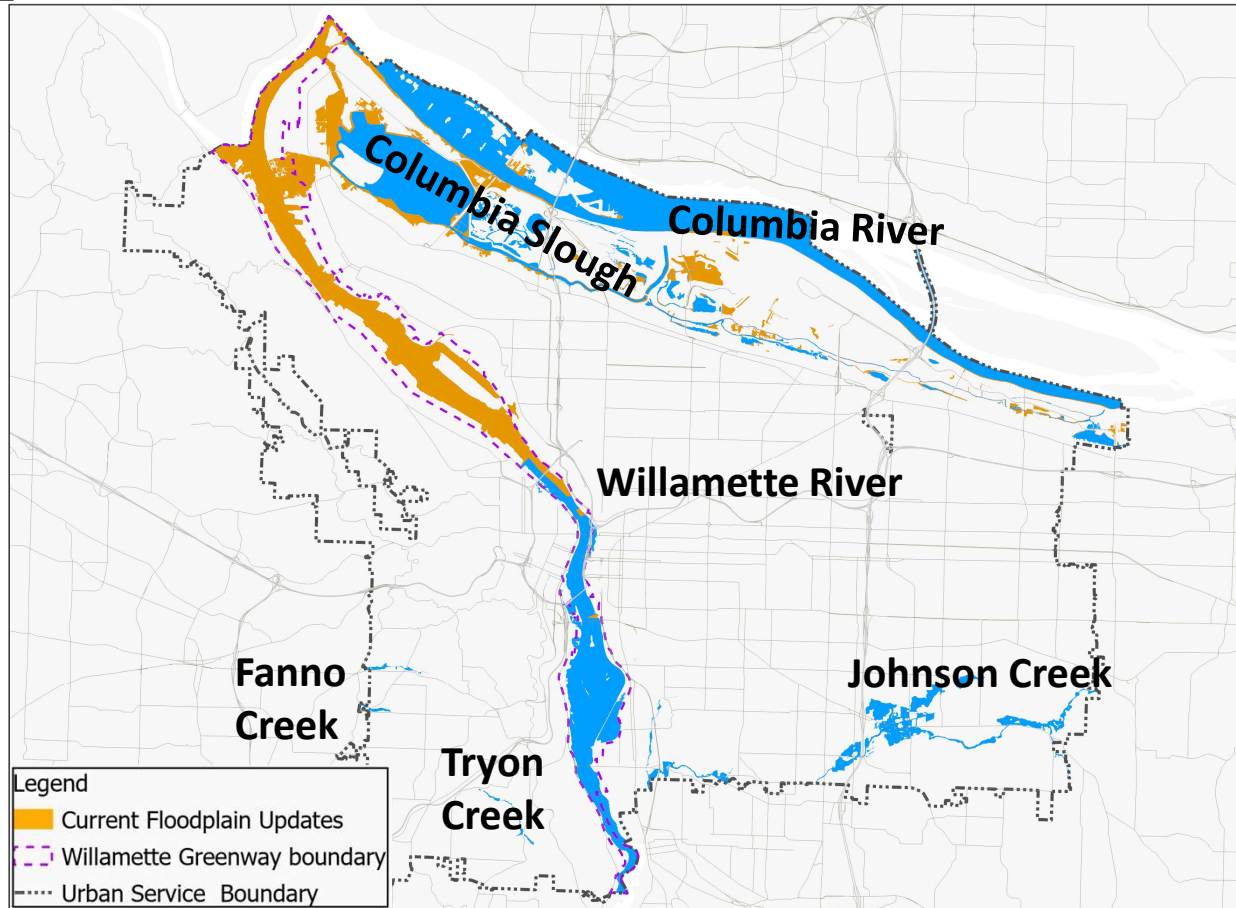
## BLI Citywide Industrial Development Capacity (Constrained Acres)



## Impact of Scenarios on Citywide Industrial BLI Acreage

- Current Industrial/Employment BLI : **1,044 acres.**
- Minimum Compliance Scenario = **-56 acres (5%)** .
- Climate Resilient Scenario = **-107 acres (10%)** .
- Maximum Protection Scenario = **-149 acres (14%)**

# Floodplains – North Reach PDO



# Floodplain – EOA Implications

River-dependent development:

- Increased flood storage / cut-and-fill requirements

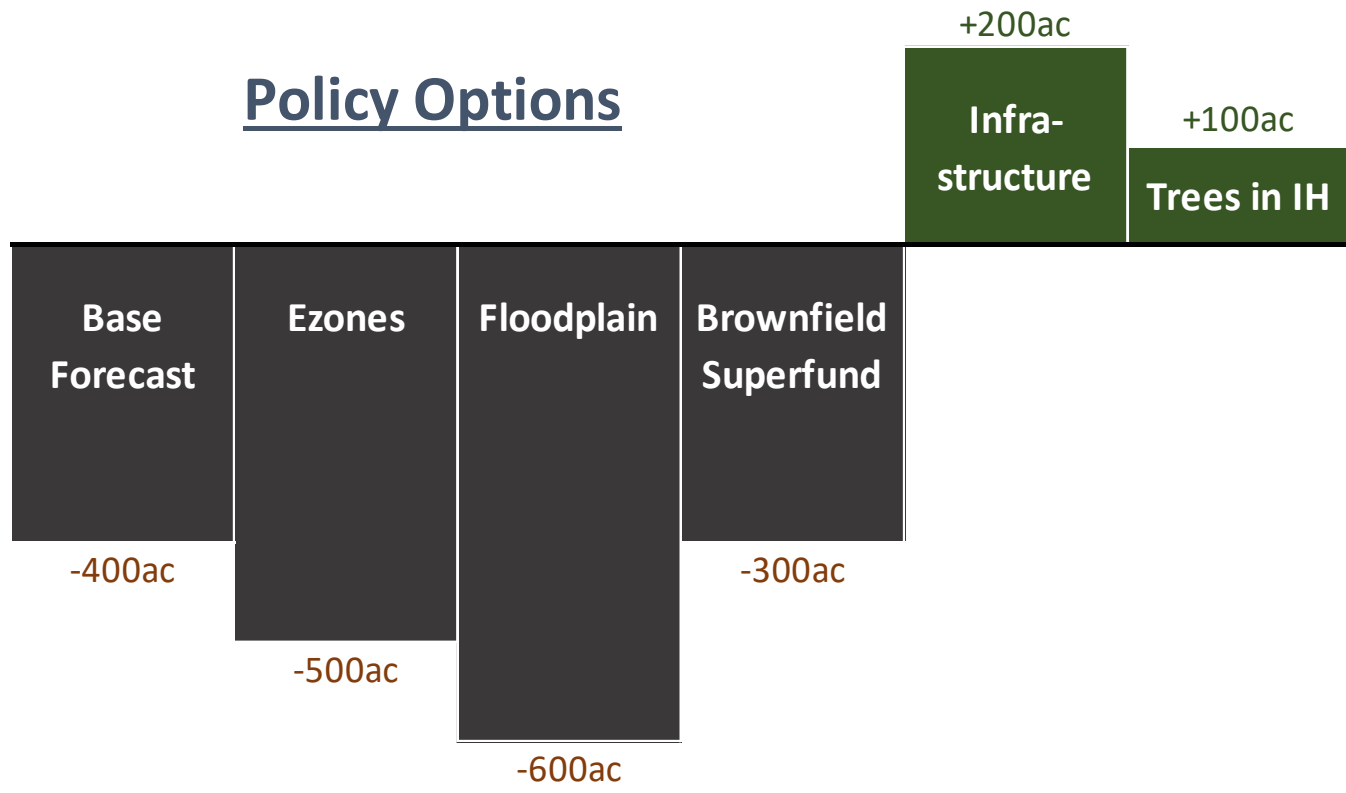
Non-river-dependent development:

- Increased flood storage / cut-and-fill requirements
- Riparian habitat mitigation requirements

Mitigation banks for both habitat and flood storage will be key

# Industrial Land Supply Ledger

CJ1



# Questions



THE BUREAU OF **PLANNING  
& SUSTAINABILITY**



# Constraints

| Constraint                    | Capacity utilization rate | Constraint                             | Capacity utilization rate |
|-------------------------------|---------------------------|--|---------------------------|
| <b>Environmental (c-zone)</b> |                           | <b>Brownfield (ECSI)</b>               |                           |
| Central City                  | 75%                       | Central City                           | 95%                       |
| Commercial                    | 25%                       | Commercial                             | 95%                       |
| Industrial                    | 50%                       | Industrial                             | 50%                       |
| <b>Greenway</b>               |                           | Harbor Access Lands                    | 10%                       |
| Central City                  | 65%                       | <b>Infrastructure / Transportation</b> |                           |
| Commercial                    | 60%                       | Central City                           | 75%                       |
| Industrial                    | 50%                       | Commercial                             | 75%                       |
| <b>100-year floodplain</b>    |                           | Industrial                             | 75%                       |
| Central City                  | 50%                       | <b>Historic landmarks</b>              |                           |
| Commercial                    | 35%                       | Central City                           | 55%                       |
| Industrial                    | 40%                       | Commercial                             | 55%                       |
|                               |                           | Industrial                             | 55%                       |

# Baseline forecast Supply/demand reconciliation

## Baseline land demand and supply reconciliation

| EOA Geographies | 2019-2045 Demand |            | BLI Supply | Reconciliation (Acres) |                         |
|-----------------|------------------|------------|------------|------------------------|-------------------------|
|                 | Added jobs       | Land Acres | Land Acres | Surplus<br>(Shortfall) | Capacity %<br>of demand |
| Central City    | 27,600           | 47         | 117        | 70                     | 251%                    |
| Commercial      | 22,500           | 183        | 452        | 269                    | 247%                    |
| Industrial      | 35,800           | 1,511      | 1,072      | (438)                  | 71%                     |
| Institutions    | 5,900            | 85         | 196        | 111                    | 230%                    |

# Constrained Land Capacity Table

|                   | Dispersed | East Columbia | Harbor Access | Harbor Airport | Total        |
|-------------------|-----------|---------------|---------------|----------------|--------------|
| Vacant/BLI Acres* | 254       | 357           | 342           | 1,561          | <b>2,515</b> |
| Floodplain        | 56        | 20            | 165           | 356            | <b>597</b>   |
| Greenway          | 11        | 0             | 259           | 13             | <b>283</b>   |
| E-zone (c)<br>PDO | 13        | 50            | 0             | 248            | <b>310</b>   |
| Brownfields       | 29        | 56            | 257           | 556            | <b>897</b>   |
| Infrastructure**  | 92        | 134           | 151           | 928            | <b>1,305</b> |

\*excluding fully constrained sites in p-zone and floodway

\*\*sites with at least one infrastructure constraint (stormwater, sewer, water, and/or transportation)

# Expanding Industrial Capacity

- Portland Harbor Superfund liability settlement
- Brownfield mitigation incentive program
- Freight Infrastructure Upgrades
- Sewer/Stormwater Infrastructure Upgrades
- Regulatory Reform (Permitting Process + Code)

# Discussion

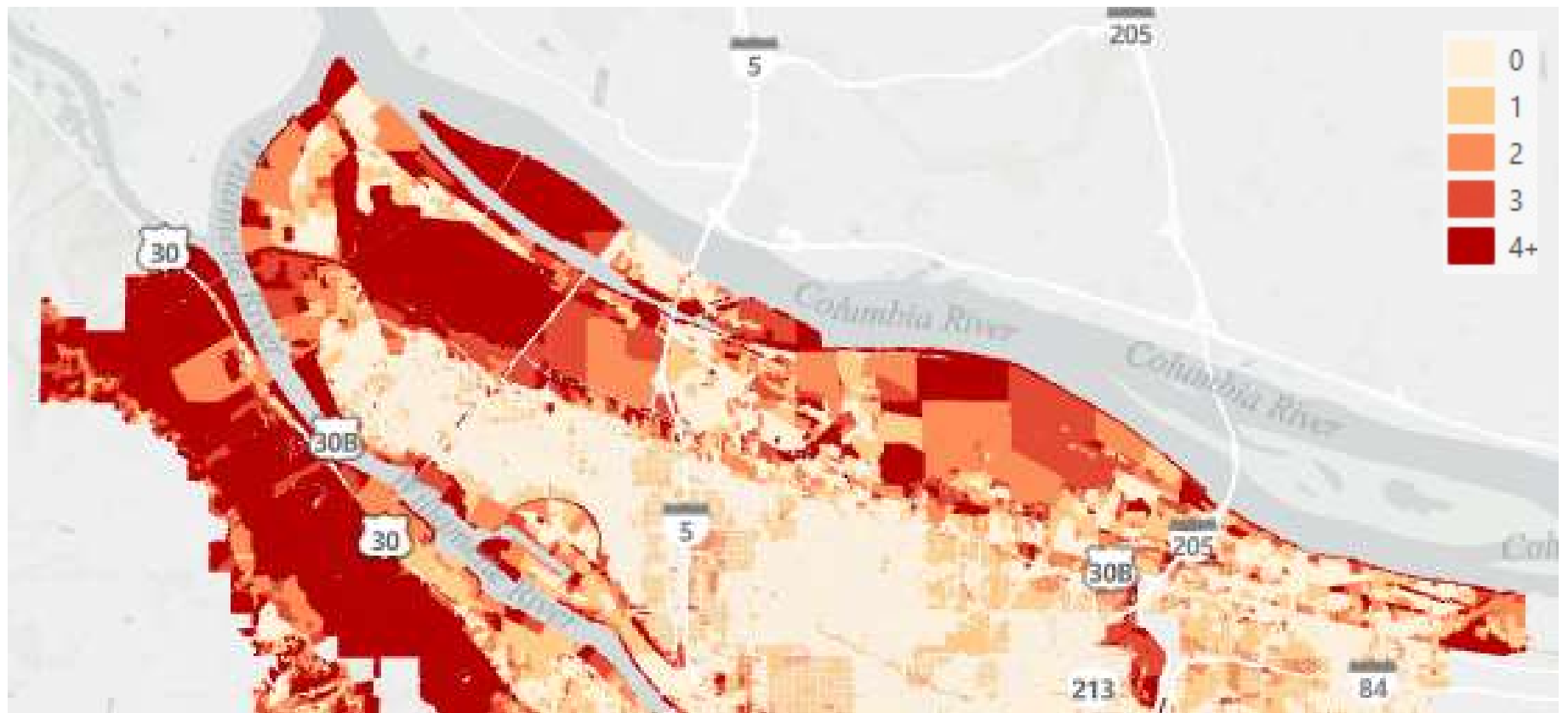


THE BUREAU OF **PLANNING**  
& **SUSTAINABILITY**

# Other Issues

- Trees preservation and planting requirements in the Heavy Industrial (IH) zone.
- Portland Harbor Superfund Natural Resource Damages mitigation
- Recreation access to the river?
- ???

# Constraints in Industrial Districts



# Constraints on Vacant/BLI Lots



**Vacant and underutilized (BLI) industrial taxlots**

