

Industrial

	Theme	Concept	Existing Efforts	Discussion Questions
Permitting Reform	Concurrent Permit Reviews	Allow concurrent permit reviews. Demolition permit active, start grading permit review. CLOMR and land use approvals.	Currently requires sequential review, delaying projects.	Could this cut permit review timelines significantly for North Reach?
	SDC deferrals	Allow SDC payment deferral similar to what is allowed for housing projects.	No standard program yet for industrial/commercial.	Should the City pilot a similar deferral program for targeted employment-based projects (e.g. traded-sector, middle-wage jobs)?
	Developer-led Transportation Improvements	Permit developer-installed signals off-plan with a reimbursement mechanism.	Columbia Blvd example; Prologis tenant lost due to lack of signal install mechanism.	Should developer-led infrastructure receive fast-track approval and reimbursement?
	Superfund Communication	Increase transparency on cleanup phases, land restrictions, and timing.	EPA/City coordination ongoing; delays impact redevelopment interest.	Can the City act as a liaison to improve certainty on Superfund timelines and land status?
Funding/Programmatic	Brownfield Remediation Incentives	Provide financial incentive to encourage remediation. Target lower-cost clean-up sites first; phase actions based on remediation costs.		Where can public dollars unlock the most return from clean-up sites?
	Regionally Significant Sites Investment	Leverage Business Oregon program to provide funding for readiness improvements.		What are funding opportunities to support for Tier 2/3 sites?
	Local Improvement Districts (LIDs)	Facilitate and support the formation of LIDs to fill infrastructure gaps and increase development capacity.	LIDs used successfully in Central Eastside, Downtown, and other neighborhoods. Limited any? use for industrial districts.	What types of infrastructure gaps (streets, utilities, stormwater) could LIDs most feasibly address in industrial areas?
	Transit Access	Increase transit service to provide more convenient access for workforce Identify opportunities through Metro's Community Connector Transit Study	Columbia Corridor shuttle	Where are the largest current transit gaps for industrial job centers? How could new or expanded shuttle models complement fixed-route service?
	Freight Mobility and Access	Identify high priority freight infrastructure projects for inclusion in the financially constrained project list in TSP. I-5/I-205 access, and truck movement corridors.	Freight Plan priorities; support for LIDs.	How should we prioritize corridors for investment?
	Business Cost Relief	Offer Enterprise Zone (E-zone) enhancements and tax relief tools to offset high costs and compete with suburban markets.	Current incentives exist but not tailored to market competitiveness.	Should E-Zone updates include explicit relief for operating costs like NNN expenses?