

URBANIZATION PAC MEETING #6 (Economic Opportunities Analysis)

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Materials

- **Agenda and Packet**
 - Ex 1. Meeting Overview Memo
 - Ex 2. Table - Other Needed Sites – Employment Adjustments
 - Ex 3. Executive Summary
 - Ex 4. Draft EOA (Clean Copy)
 - Ex 5. Letter from MIP
 - Ex 6. Letter from MEDP
- **Track Changes Copy of Draft EOA**
- **11x17 copy of Ex. 2 Table with Employment Adjustments**
- **Copies of BLI Maps (Ex 37 and 40)**
 - (Maps in Draft EOA have formatting issues from pdf conversion)
- **February 27 Memo re: Industrial Sites** (e-mailed yesterday)
- **Letter from See Ya Later Foundation** (new)

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Purpose

What are we doing?

- a. Developing a foundation for a cohesive land use plan, suitable sites, and supporting infrastructure to support and achieve the City's economic development vision and strategy
- b. Working to ensure good jobs and amenities which provide opportunities and choices sought by citizens to support a high quality of life.

How does the current work help achieve that?

- a. Provide a reasonable estimate of lands needed for suitable sites to support this planning

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Recap & Overview

1. Exhibit 52. Other Needed Sites

1. Assign associated employment, deduct from emp. density assignment
2. Revisions?

2. Updated Draft EOA

1. Incorporates Employment Adjustments above per Exhibit 52 & assoc. narrative
2. Revised discussion regarding retail
3. Footnote re: difference in categorization of employment land in 2013 EOA vs. current work
4. Removed language re: Heritage Museum which was grouped with Evergreen in EDSP because it was creating confusion as it relates to the EOA

3. Target Sector Employment Site Sizes

1. Information re: comments from MIP and MEDP
2. Review against IFA's Industrial Development Competitiveness Matrix

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Other Site Needs

Economic Development Strategic Plan:

- 8 Goals
- 57 Strategies
- ~180 Potential Tasks or Projects
 - 57 with land-use or site-related needs
 - 47 within emp. density applied to emp. forecast
 - • 10 with other needed sites

NOTE: Items on this list are not all assumed to be “City” projects to be developed by the City with City funds

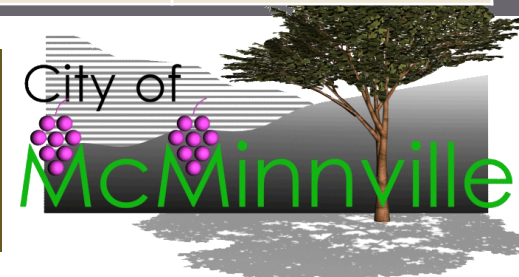
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Summary of Other Site Needs

Use	Land Need	Emp.	EDSP/ Other Reference
1. Community Center/ Recreation Facility	10 acres	22 FTE	3.2.2
2. Outdoor Stage/ Amphitheater	5 acres plus parking	30 FTE	3.2.1.
3. See Ya Later Foundation – Champions Center	28 acres (4 acres for buildings, 6 acres for parking, 12 acres for 6 athletic fields, 6 acres for associated facilities)	20 FTE	See Ya Later Foundation UGB Application (3.2.2)
4. Arts and culture focused event center	3.5 acres	9 FTE	3.3
5. Evergreen Aviation and Space Museum	27 acres	30 FTE	
6. Wings and Waves	Location-specific land need at existing partially vacant site (p/o 27 ac above)	See above	6.3
7. Conference Center	5 acres	13 FTE	6.4
8. Equestrian center with supporting commercial activity inside UGB	20 acres in UGB, larger footprint outside	80 FTE	(6.3, 7.1)
9. Food hub and public market	3.5 acres	13 FTE	3.2.2.
10. Makerspace/innovation hub/fabrication center	2 acres	3 FTE	2.1.3, 6.3, 7.3
TOTAL	104 acres – 10 ac = 94 net add'l ac	220 FTE @ 23 emp/ac = 10 ac	

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Industrial Sites

Goal 9: Economic Development (OAR 660-015-0000(9))

“To provide adequate opportunities for a variety of economic opportunities vital to the health, welfare, and prosperity of Oregon’s citizens.”

“Comprehensive plans for urban areas shall:...

3. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels of industrial and commercial uses consistent with plan policies.”

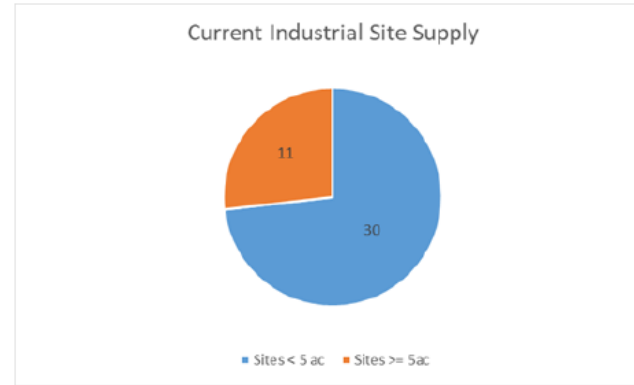
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Industrial Site Supply

Table 1. Industrial Site Supply per Draft EOA

<u>Size Class</u>	<u>Supply</u>
0.5-.99 acres	11
1-1.99 acres	15
2-4.99 acres	4
5-9.99 acres	6
10-19.99 acres	1
20-49.99 acres	2
50+ acres	2
SUM	41



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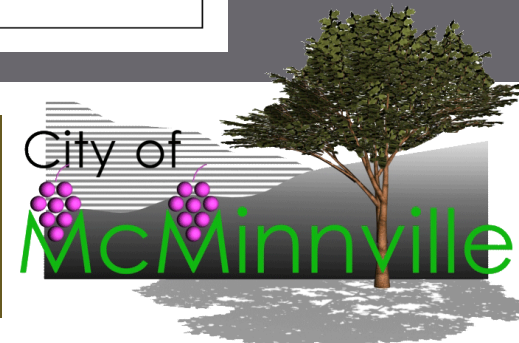


IFA Competitiveness Matrix and McMinnville's Target Sectors

Table 2. EDSP Needs Compared to IFA Competitiveness Matrix

Infrastructure Finance Authority (IFA) Industrial Development Competitiveness Matrix	2019 EDSP Target Sectors 2013 EOA Cluster Targets
<p><u>Production Manufacturing</u> A. Heavy Industrial / Manufacturing (10-100+ ac) B. High Tech/Clean Tech Manufacturing (5-100+ ac)</p>	<p>EDSP: Traditional Industry and Advanced Manufacturing 2013 EOA: Advanced Manufacturing</p>
<p><u>Value-Added Manufacturing & Assembly</u> C. Food Processing (5-25+ ac) D. Advanced Manufacturing and Assembly (5-25+ ac)</p>	<p>EDSP: Craft Beverages and Food Systems</p>
<p><u>Light/Flex Industrial</u> E. General Manufacturing (5-15+ ac) F. Industrial Business Park and R&D Campus (20-100+ ac) G. Business / Admin Services (5-15+ ac)</p>	<p>EDSP: Technology and Entrepreneurship EDSP: Education, Medicine and Other Sciences 2013 EOA: Healthcare/Traded Sector Services</p>
<p><u>Warehousing & Distribution</u> H. Regional Warehouse / Distribution (20-100+ ac) I. Local Warehouse / Distribution (10-25+ ac)</p>	<p>EDSP: Craft Beverages and Food Systems</p>
<p><u>Specialized</u> J. UAV Manufacturing / Research (10-25+ ac) K. Data Center (10-25+ ac) L. Rural Industrial (5-25+ ac)</p>	<p>EDSP: Traditional Industry and Advanced Manufacturing EDSP: Technology and Entrepreneurship</p>

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Summary of MIP & MEDP Input: Needed Industrial Sites (>2 ac) for Target Sectors and Economic Development Strategy

Table 3. Site Size Distribution of Needed Sites Estimated by MEDP (Sites > 2 acres)

Type of Site	Number of Sites by Site Size Range				Total
	2-25	5-25	10-20	20-40	
Rail-served		5			5
Expansion for some of +80 firms portion now on 0.5-5 acre sites			5		5
Mixed-Use Innovation Center				1	1
Airpark	10	3 to 5			13-15
Number of Sites	10	8 to 10	5	1	24-26

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Staff Assignment of Previous Slide to Distributed Site Sizes within Mutually Exclusive Size Classes (>2 ac)

Table 4. Assignment of Table 3 Sites to Mutually Exclusive Size Classes and Site Sizes

Number of Sites by Size Class and Site Size	Size Class & Site Size														Total
	< 2ac		2-4.99 ac		5-9.99 ac	10-19.99 ac		20-49.99 ac						50+ ac	
	.5-.99	1-1.99	2	4	5	10	15	20	25	30	35	40	45	50	
Rail-served (5 sites in the 5-25 ac range)					1	1	1	1	1						5
Expansions (5 sites in the 10-20 ac range)						2	2	1							5
Mixed-Use Innovation Center (1 site in the 20-40 ac range)												1			1
Airpark (10 sites in the 2-25 ac range + 3-5 sites in the 5-25 ac range)			2	2	2	2	2	2	2						14
Sum Number of Sites by Size			2	2	3	5	5	4	3	0	0	1	0	0	25
Sum Number of Sites by Size Class			4		3	10		8						0	25

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Site Size Needs:

1. By Historic Distribution Share (of Developed Sites)
(may underestimate larger users on multiple tax lots)

&

2. Relative to Target Sectors and IFA Competitiveness Matrix

Sites by Size Class

Size Class	Need 1	Supply	Sufficiency	Need 2	Supply	Sufficiency
0.5-.99 acres	10	11	1	10	11	1
1-1.99 acres	12	15	3	12	15	3
2-4.99 acres	11	4	-7	4	4	0
5-9.99 acres	5	6	1	3	6	3
10-19.99 acres	2	1	-1	10	1	-9
20-49.99 acres	0	2	2	8	2	-6
50+ acres	0	2	2	0	2	2
SUM	40	41		47	41	

Need:

Most 2-5 ac
Few 10-20 ac
No 20+ ac



Need: Distributed

Less 5-10 ac
More 10-20 ac
More 20 & 25 ac



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Industrial Sites

(Based on Input on Target Sectors and Competitiveness Matrix)

Sites by Size Class

Size Class	Need 2	Supply	Sufficiency
0.5-.99 acres	10	11	1
1-1.99 acres	12	15	3
2-4.99 acres	4	4	0
5-9.99 acres	3	6	3
10-19.99 acres	10	1	-9
20-49.99 acres	8	2	-6
50+ acres	0	2	2
SUM	47	41	

Current Supply:

- **1 site:** 10-19.99 acres (14.4 ac)
- **2 sites:** 20-49.99 acres (49.5 ac tot, avg 25 ac each)

Deficits for 20-Year Need:

- **9 Sites: 10-19.99 acres** (assumes need for 5 sites @10 ac and 5 sites @15 ac)
- **6 sites: 20-49.99 acres** (assumes need for 5 sites @ 20-25 acres and 1 mixed-use site @ 40 acres)

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THANK YOU!

- Questions?
- Comments?

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