Brookings EOA: Preliminary Results

Presented by: ECONorthwest
April 20, 2009

Photo: wunderground.com
What is this project about?

• Big Picture: Does Brookings have enough land for employment growth
  – Comply with statewide planning goals
  – Articulating an economic development strategy
  – Identify land needed for employment
  – Update Brookings’ comprehensive plan factual basis
## Work Program

- Project oversight and coordination
- Public input & review
- Commercial and industrial land inventory
- Economic opportunities analysis
- Economic development strategy
- Policy options
State Requirements for Goal 9: Economy

OAR 660-009 requires:

- Economic Opportunities Analysis (OAR 660-009-0015)
- Economic Development Objectives (OAR 660-009-0020)
- Inventory buildable commercial and industrial land
- Designate lands for commercial and industrial uses (OAR 660-009-0025)
- Identify desired types of employment
- Determine required site characteristics
Buildable Employment Land in Brookings
Brookings has about 120 acres of buildable land in the UGB

- **Commercial land**
  - 18% of land in the UGB
  - 67 buildable unconstrained acres

- **Industrial land**
  - 11% of land in the UGB
  - 53 buildable unconstrained acres

<table>
<thead>
<tr>
<th>Total</th>
<th>Acres in Tax Lots</th>
<th>Developed Acres</th>
<th>Constrained Acres</th>
<th>Unconstrained Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commercial</td>
<td>564</td>
<td>348</td>
<td>149</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>358</td>
<td>182</td>
<td>123</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>922</strong></td>
<td><strong>530</strong></td>
<td><strong>272</strong></td>
<td><strong>120</strong></td>
</tr>
</tbody>
</table>
95% of Brookings sites are smaller than 5 acres

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Lot Size (Buildable Acres)</th>
<th>&lt; 1.00</th>
<th>1.00- 2.00-</th>
<th>5.00- 10.00-</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Acres</td>
<td></td>
<td>1.99</td>
<td>4.99</td>
</tr>
<tr>
<td>Commercial</td>
<td>15</td>
<td>6</td>
<td>23</td>
<td>6</td>
</tr>
<tr>
<td>Industrial</td>
<td>4</td>
<td>3</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>Total</td>
<td>19</td>
<td>9</td>
<td>31</td>
<td>12</td>
</tr>
</tbody>
</table>

| Number of Tax Lots | Commercial | 15 | 4 | 7 | 1 | 1 | 0 | 73 |
|                   | Industrial | 11 | 2 | 2 | 1 | 2 | 0 | 18 |
| Total             | 71 | 6 | 9 | 2 | 3 | 0 | 91 |

| Percent of Acres  | 16% | 8% | 26% | 10% | 41% | 0% | 100% |
| Percent of Tax Lots| 78% | 7% | 10% | 2%  | 3%  | 0% | 100% |
Map 3
Employment Land Classification
City of Brookings
Oregon

Legend
- City Limits
- Urban Growth Boundary
- Tax Lots
- Developed
- Vacant
Map 5
Employment Land Classification with Constraints
City of Brookings
Oregon

Legend
- City Limits
- Urban Growth Boundary
- Tax Lots

Land Classification
- Developed
- Partially Vacant
- Vacant
- Master Planned

Constraints
- Wetlands
- Surface Water Source
- Slope >15%
Economic Development Strategies
Brookings’ key economic development issues

- Limited access to transportation
- Access to California and the ocean
- Employment growth opportunities
  - Services for visitors (e.g., accommodations)
  - Services for seniors (e.g., health services)
- Access to skilled labor
Economic Development Strategies for Brookings

- Provide an adequate supply of employment sites of varying characteristics
- Encourage high-amenity commercial development in downtown Brookings
- Provide adequate infrastructure efficiently and fairly
- Focus on and enhance the effectiveness of local government services
Economic Development Strategies for Brookings

- Support businesses in Brookings
- Diversify the economy
- Increase the potential for tourist-related economic activities
- Provide services that attract retirees as residents
- Support opportunities for workforce development
Employment Land Sufficiency
Brookings’ economy may grow by about 1,000 jobs over 2009-2029

- “Safe harbor” forecast of employment growth: same rate as State forecast for Coos and Curry Counties
- Growth of 1,013 jobs
  - 21% increase in employment
  - 0.94% annual growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>4,897</td>
</tr>
<tr>
<td>2009</td>
<td>4,943</td>
</tr>
<tr>
<td>2029</td>
<td>5,956</td>
</tr>
</tbody>
</table>

Change 2009 to 2029

- Employees: 1,013
- Percent: 21%
- AAGR: 0.94%
Brookings will need nearly 100 sites for employment growth

- 67 Commercial sites
- 30 Industrial sites
- 60% of sites will be smaller than 1 acre (60 sites)
- 6 sites 5 acres or larger

<table>
<thead>
<tr>
<th>Site Size (acres)</th>
<th>Less than 1</th>
<th>1 to 2</th>
<th>2 to 5</th>
<th>5 to 10</th>
<th>10 to 20</th>
<th>Greater than 20</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sites</td>
<td>45</td>
<td>12</td>
<td>7</td>
<td>2</td>
<td>1</td>
<td>na</td>
</tr>
<tr>
<td>Land (acres)</td>
<td>14</td>
<td>13</td>
<td>18</td>
<td>10</td>
<td>12</td>
<td>na</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sites</td>
<td>15</td>
<td>10</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>na</td>
</tr>
<tr>
<td>Land (acres)</td>
<td>6</td>
<td>11</td>
<td>4</td>
<td>10</td>
<td>12</td>
<td>na</td>
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</tbody>
</table>
Brookings has 164 buildable employment sites

- 80% of sites are smaller than 1 acre
- Sites larger than 5 acres
  - 2 Commercial sites
  - 5 Industrial sites

<table>
<thead>
<tr>
<th>Site Size (acres)</th>
<th>Less than 1</th>
<th>1 to 2</th>
<th>2 to 5</th>
<th>5 to 10</th>
<th>10 to 20</th>
<th>Greater than 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Sites</td>
<td>60</td>
<td>4</td>
<td>7</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Land (acres)</td>
<td>15</td>
<td>6</td>
<td>23</td>
<td>6</td>
<td>18</td>
<td>0</td>
</tr>
<tr>
<td>Industrial Sites</td>
<td>71</td>
<td>6</td>
<td>9</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Land (acres)</td>
<td>19</td>
<td>9</td>
<td>31</td>
<td>12</td>
<td>49</td>
<td>0</td>
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</tbody>
</table>
Brookings has enough employment land to meet needs for the next 20 years.

- **Surplus of sites**
  - Smaller than 1 acre
  - Industrial sites 2-5 acres and 10-20 acres
- **Deficit of sites**
  - 1 to 2 acres
  - Commercial site 5-10 acres

<table>
<thead>
<tr>
<th>Site Size (acres)</th>
<th>Less than 1</th>
<th>1 to 2</th>
<th>2 to 5</th>
<th>5 to 10</th>
<th>10 to 20</th>
<th>Greater than 20</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Comparison of demand and supply</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sites Needed</td>
<td>15</td>
<td>(8)</td>
<td>0</td>
<td>(1)</td>
<td>0</td>
<td>na</td>
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<tr>
<td>Land (acres)</td>
<td>2</td>
<td>(7)</td>
<td>6</td>
<td>(4)</td>
<td>6</td>
<td>na</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sites Needed</td>
<td>56</td>
<td>(4)</td>
<td>7</td>
<td>0</td>
<td>2</td>
<td>na</td>
</tr>
<tr>
<td>Land (acres)</td>
<td>13</td>
<td>(2)</td>
<td>27</td>
<td>2</td>
<td>37</td>
<td>na</td>
</tr>
</tbody>
</table>
Brookings has opportunities to increase employment land use efficiency

- Downtown redevelopment
- Parcel assembly
- Small industrial park
Brookings has several employment opportunity sites

- **Employment sites in master planned areas**
  - Not included in employment land supply because land is not designated for employment
  - Commercial, retail, and the Community College site

- **Riverfront property**
  - 15-acre site zoned for Tourism Commercial
  - High amenity site with opportunities for Recreation and overnight accommodations
Brookings has several employment opportunity sites

- **Ocean Commercial**
  - 11 acre site zoned for Tourism Commercial
  - Opportunities for marine-oriented tourism, small resort, overnight accommodations, restaurant, or day spa

- **Property Adjacent to the Mill**
  - 16.5 acre site zoned for Multifamily Residential
  - Opportunity for master planned mixed use development with residential, office, and retail
Brookings has enough employment land to meet needs but...

- The City will need to offset future conversion of commercial land to residential land through the following methods:
  - Increasing land use efficiency (e.g., redevelopment)
  - Efficient use of opportunity sites
  - Designate land in the master planned areas for employment
  - Redesignate land for commercial uses if appropriate sites are available