

Brookings EOA: Preliminary Results

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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

	Total			
	Acres in	Developed	Constrained	Unconstrained
	Tax Lots	Acres	Acres	Acres
Commercial	564	348	149	67
Industrial	358	182	123	53
Total	922	530	272	120

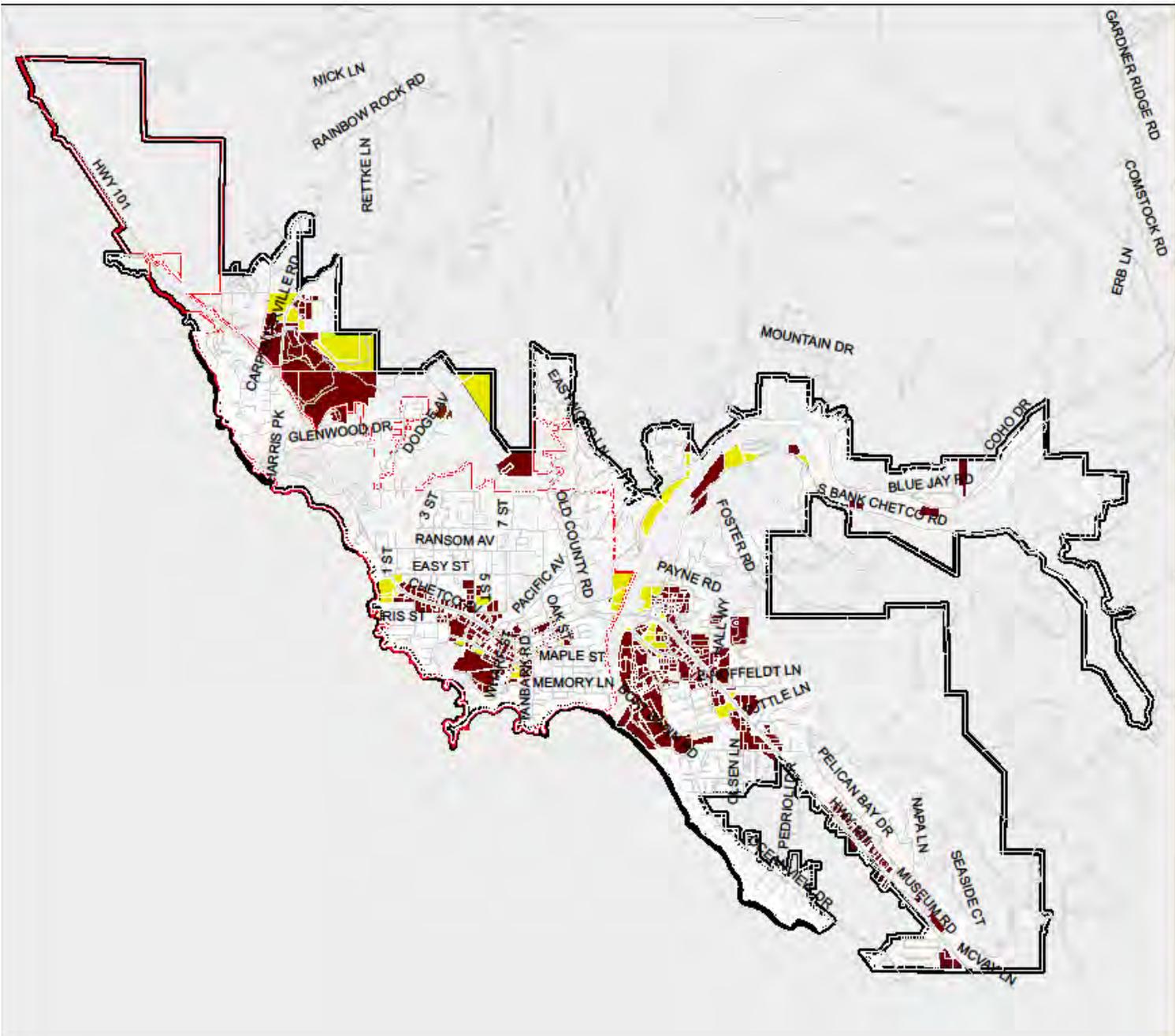
95% of Brookings sites are smaller than 5 acres

Zoning	Lot Size (Buildable Acres)						Total
	< 1.00	1.00-1.99	2.00-4.99	5.00-9.99	10.00-19.99	20.00+	
Total Acres							
Commercial	15	6	23	6	18	0	67
Industrial	4	3	8	7	31	0	53
Total	19	9	31	12	49	0	120
Number of Tax Lots							
Commercial	60	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
- Land Classification**
-  Developed
-  Vacant



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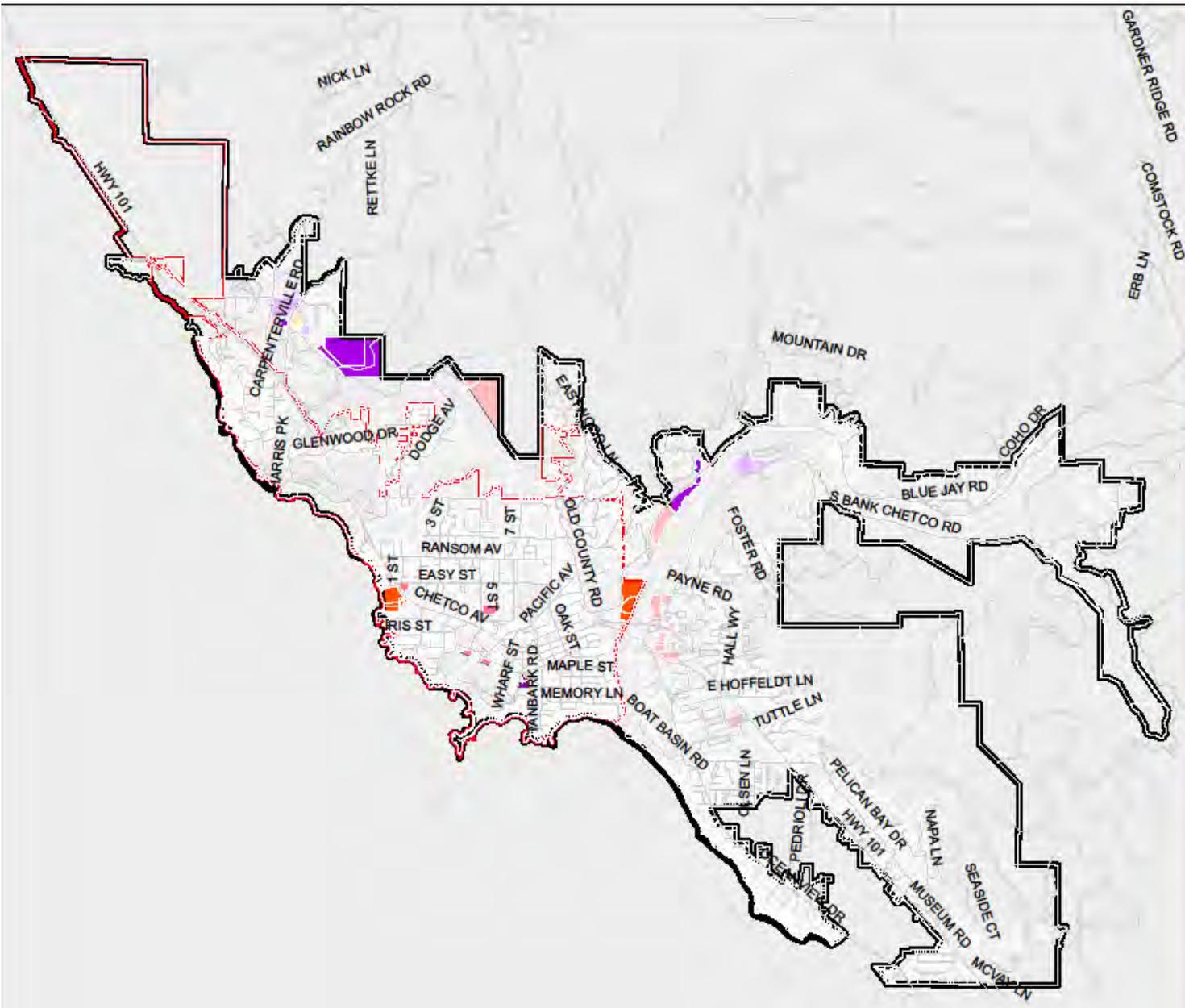
Map 6 Vacant Employment Land by Zone City of Brookings Oregon

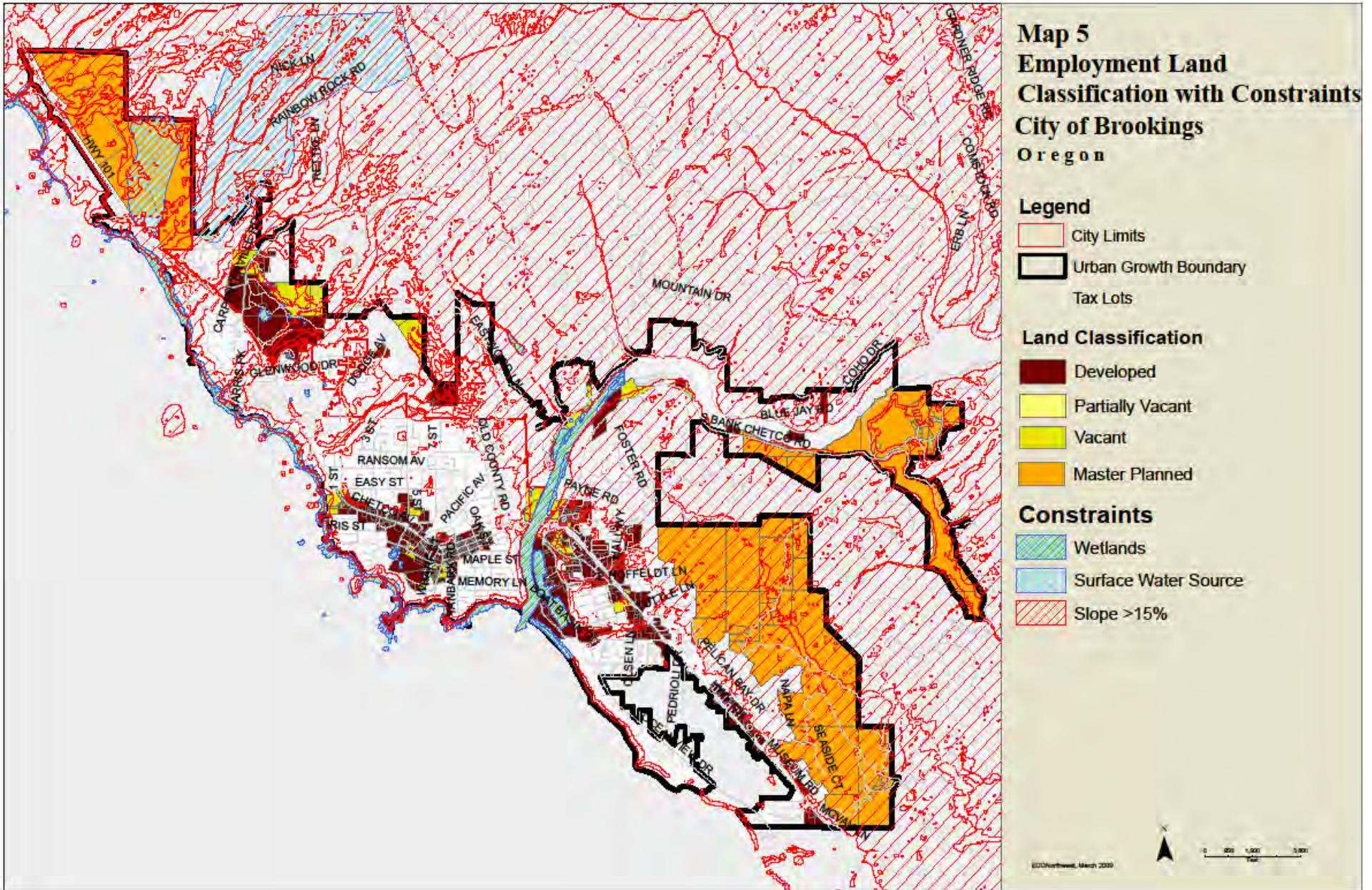
Legend

-  City Limits
-  Urban Growth Boundary
-  Tax Lots

Zoning

-  C-1
-  C-3
-  C-4
-  I
-  I-P
-  M-2
-  PO-1
-  RC
-  RI





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

Year	Total Employment
2008	4,897
2009	4,943
2029	5,956
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

	Site Size (acres)						Greater than 20
	Less than 1	1 to 2	2 to 5	5 to 10	10 to 20		
Commercial							
Sites	45	12	7	2	1	na	
Land (acres)	14	13	18	10	12	na	
Industrial							
Sites	15	10	2	2	1	na	
Land (acres)	6	11	4	10	12	na	

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

	Site Size (acres)						Greater than 20
	Less than 1	1 to 2	2 to 5	5 to 10	10 to 20		
Commercial							
Sites	60	4	7	1	1	0	
Land (acres)	15	6	23	6	18	0	
Industrial							
Sites	71	6	9	2	3	0	
Land (acres)	19	9	31	12	49	0	

Brookings has a 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

	Site Size (acres)					
	Less than 1	1 to 2	2 to 5	5 to 10	10 to 20	Greater than 20
Comparison of demand and supply						
Commercial						
Sites Needed	15	(8)	0	(1)	0	na
Land (acres)	2	(7)	6	(4)	6	na
Industrial						
Sites Needed	56	(4)	7	0	2	na
Land (acres)	13	(2)	27	2	37	na

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