

Strategy	Benefits	Challenges	Addresses projected Ind. Land Shortfall (Capacity Acres)*	Critical Next Steps
A. Industrial Land Intensification				
1) Brownfield reclamation - Incentives - Superfund liability	More land to accommodate new jobs Increased economic output Improved water and habitat quality	Large public investments needed to overcome feasibility gaps. Industrial brownfields more financially challenged than commercial brownfields.	100 to 200**	
2) Freight Investments to encourage intensification 3) Improvement to business climate such as Regulatory Reform/Streamlining and Reduced Fees and Charges	Job retention Increased economic output Stimulates private investments	Project costs far exceeds revenue forecasts Proposed green hierarchy policy could prioritize other transportation investments.	50 to 150	
B. Industrial zoning				
1) Establish policies and code to prevent conversion of industrial land to other uses	Job retention Increased economic output	Market pressures and multiple policy priorities can lead to conversion. Industrial offices and related services can benefit from proximity to industry.	- 100 to 60	
2) Zoning to meet economic and environmental goals - Golf course rezoning	More land to accommodate jobs Habitat restoration opportunity Public access to nature/parks opportunity	Property owner plans can conflict with this concept Funding for rezoning, infrastructure and restoration. Reduced opportunities for golfing.	50 to 100	
C. Watershed Enhancement in Industrial Areas				
1) Watershed Restoration Investments	Improved watershed health Supports regulatory compliance (e.g., ESA, CSA) Supports climate action/adaptation	Obtaining and maintaining funding for restoration and long term maintenance.	indirect	
2) Eco-friendly site design (e.g., ecoroof, bioswale, bird friendly building/lighting, incorporating natural resources)	Improved watershed health through development and redevelopment Supports climate action/adaptation Reduced long-term costs for energy, stormwater fees, maintenance, etc. Improved employee/community amenities	Could increase the initial cost of development Could affect industrial development potential Obtaining funding to support incentives and partnerships.	indirect	
D. Strategic Natural Resource Protection and Mitigation				
1) Natural resource overlay zone modifications				
1a) Focus overlay zone expansion on higher functioning natural resources (NRI High/Med rank)	Improve protection for higher functioning resource areas	Could further constrain industrial properties Allows some natural resource loss	- 40 to 0 ***	
1b) Strengthen overlay zoning for High ranked resources (e.g., shift c-zone to p-zone)	Improve protection for highest functioning resource areas	Precludes some watershed restoration options Emerging stricter federal ESA floodplain regulations.	- 90 to 0 ***	
1c) Remove environmental and greenway overlays from land with no NRI resources	Provide more land to accommodate new jobs without affecting significant natural resources		0 to +20***	
1d) Remove environmental and greenway overlay zoning from land with Low-ranked NRI resources	Provide more land for jobs with modest loss of natural resource function	Allows some natural resource loss	0 to +20***	
2) Acquisition				
Cully Park, Subaru Wetland, other Columbia Corridor properties	Provides more land for habitat and open space	Reduced land for industrial development	-	
3) Offsite Mitigation on Designated Sites (e.g., mitigation bank)				
3a) Allow off site mitigation on nearby non-industrial land	Opportunity for more successful mitigation (in specific instances) Facilitate industrial development More land to accommodate jobs	Potential loss of habitat connectivity Could lead to less impact avoidance. Finding suitable sites	+	
3b) Allow off site mitigation on nearby industrial land	Opportunity for more successful mitigation (in specific instances) Facilitate industrial development	Funding and arrangements to acquire, manage and maintain mitigation sites in perpetuity.	- or 0	

*The projected industrial land shortfall is 635 capacity acres. Of that, 300 acres of marine terminal demand is being considered for West Hayden Island. This table addresses the remaining 335 acres.

**The Economic Opportunities Analysis assumes that 40% of the existing brownfields will be reclaimed. This proposal adds 100 – 200 additional acres.

***These estimates reflect application on vacant and underutilized properties.