Large Industrial Site Need - 2014 Update

Table B-29. Range of land and sites needed to accommodate industrial employment, sites larger than 10 acres, Eugene, 2012-2032

| Site size (Suitable Acres) | Number of Jobs | Range of land need | | | | | | | | Sites needed | | | |
| | | Employees Per Acre | | Net Acres Needed | | Net Site Size (Acres) | | Range of Needed Sites | | | |
		Low	High	Low	High	Low	High	Low	High	Average
10 to 20 acres	1,351	6	14	97	225	10	20	5	23	14
20 to 50 acres	1,351	6	14	97	225	20	50	2	12	7
50 to 75 acres	1,239	6	14	89	207	50	75	2	5	4
75 acres and larger	1,126	6	14	80	188	75	100	1	3	2

Source: ECONorthwest

The **net acres needed** is based on the number of jobs and the EPA range. For example, for sites 10 to 20 acres, the low acreage need (97) is based on the high EPA (14) divided by the number of jobs (1,351 divided by 14).

The high acreage need (225) is based on the low EPA (6) divided by the number of jobs (1,351 divided by 6).

The **net site size** is based on the low and high of the site size. For example, for sites 10 to 20 acres, the low site size is 10 acres and the high is 20 acres.

The **range of needed sites** is based on dividing the net site size by the EPA. For example, for sites 10 to 20 acres, the low (5 sites) is based on the low acreage need (97) divided by the high site size (97 divided by 20).

The high sites (23) is based on the high acreage need (225) divided by the low site size (225 divided by 20).

The average sites is the arithmetic mean of the low and high. For example, for sites 10 to 20 acres, the average between 5 and 23 sites is 14 sites.

Table B-30. Land and sites needed to accommodate industrial employment, sites larger than 10 acre Eugene, 2012-2032

Site size (Suitable Acres)	Needed Sites	Average site size (acres)	Acres Needed
10 to 20 acres	14	15	210
20 to 50 acres	7	35	245
50 to 75 acres	4	63	250
75 acres and larger	2	88	175
Total	27		880

Source: ECONorthwest

The needed sites is from Table B-29. The average site size is the arithmetic average of the site size category.

For example, the average of 10 to 20 acre site sizes is 15 acres. The acres needed is based on multiplying the needed sites by average site size (14 sites times 15 acres equals 210 acres).

Table B-32. Industrial land sufficiency, sites larger than 10 acres, Eugene 2012-2032

| Site size (Suitable Acres) | Supply (Sites) | | | Sites Needed | Land Sufficiency | |
	Vacant	Redevelop-able	Brownfield / Assembly		Site Sufficiency	Land Deficit (Acres)
10 to 20 acres	4	3	3	14	(4)	(60)
20 to 50 acres	4	1	0	7	(2)	(70)
50 to 75 acres	0	0	0	4	(4)	(250)
75 acres and larger	0	0	0	2	(2)	(175)
Total	8	4	3	27	(12)	(555)

Source: ECONorthwest

The sufficiency of industrial land on sites larger than 10 acre was calculated by subtracting the supply of sites from the number of sites. sites needed, which equals a deficit of 4 sites.

For sites 10 to 20 acres, the supply is 10 total sites minus 14.The land deficit was calculated by multiplying the site deficit by the average site size in Table B-30.

For sites 10 to 20 acres, there is a deficit of 4 sites at an average size of 15 acres (4 sites times 15 acre sites equals a 60 acre deficit).