Appendix 9
Employment land site characteristics

Background

Under Division 24 (Urban Growth Boundaries) of the Oregon Administrative Rules, Metro is required to complete an employment land inventory that describes site characteristics of buildable lands inside the urban growth boundary (as described in Division 9, Economic Development). Cities and counties, in the course of their own planning efforts, are responsible for determining whether sites are suitable for particular uses that match their economic development objectives. This is an appropriate approach given the regional scale of this inventory and the desire to not replicate or supplant local efforts.

The approach used for this analysis is also informed by Division 9 (Economic Development) of the Oregon Administrative Rules, that states "The effort necessary to comply… will vary depending on the size of the jurisdiction…" and that "a jurisdiction's planning effort is adequate if it uses the best available or readily collectible information..." This clause acknowledges that a detailed region-wide analysis of employment sites is not feasible either to complete or interpret in any meaningful fashion.

This analysis uses a general approach that has been developed in consultation with Oregon Department of Land Conservation and Development staff. Table 1 summarizes the site characteristics mentioned in the Administrative Rules and the various data points that have been used to summarize these characteristics. For practical reasons, this report presents regional maps and summary tables. Metro can provide its tax lot level buildable land inventory GIS database on request. Employment land is organized into three categories for this analysis:

- Commercial land
- General industrial land
- Large industrial sites (maps depict dots for each tax lot that comprises a large site; some sites may consist of multiple tax lots)

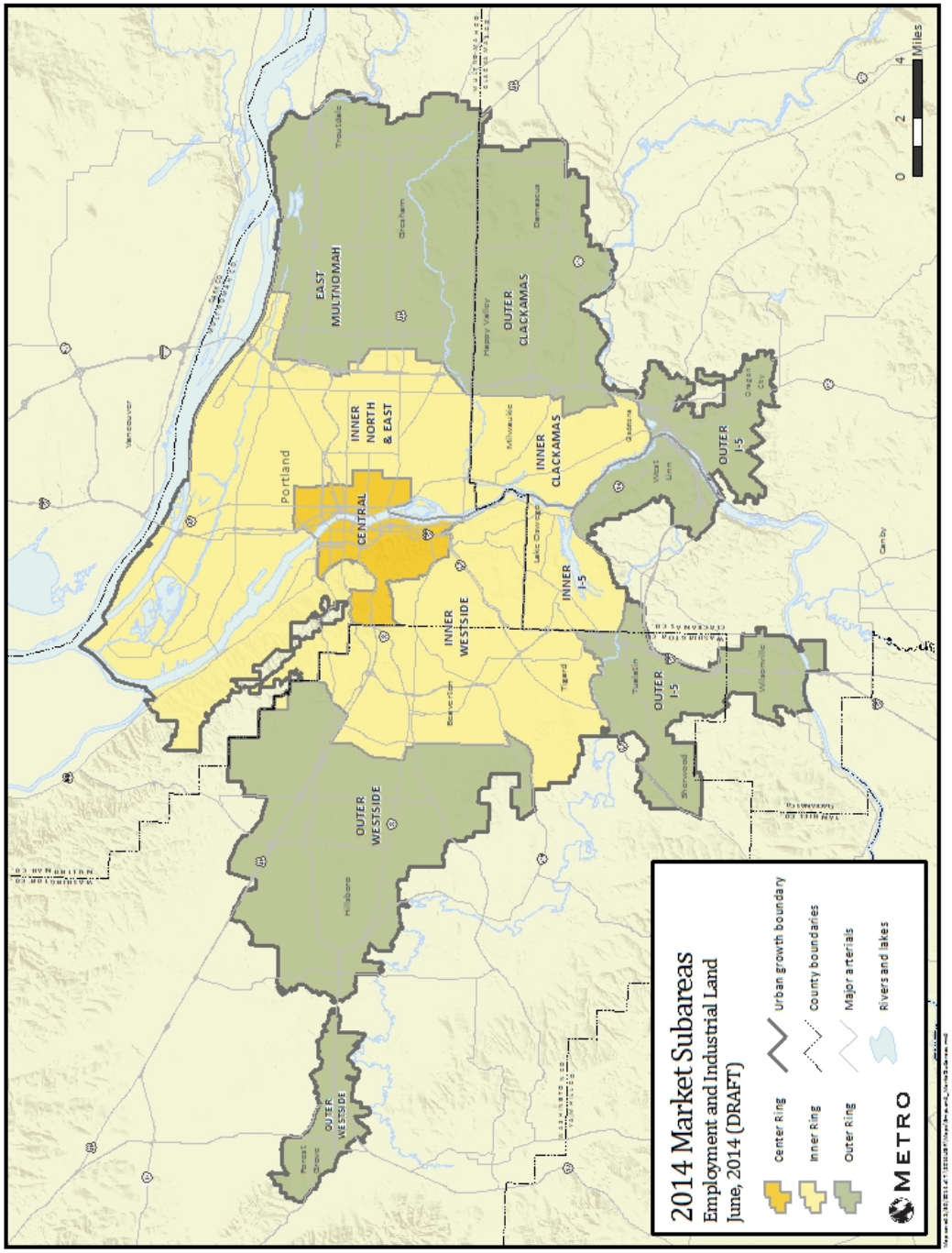
Table 1: summary of approach for describing site characteristics

OR Administrative Rules Division 9 – Economic Development	Metro employment land inventory approach
Description of minimum acreage or site configuration characteristics including shape and topography	Acreage – summary tables of net buildable acreages are provided. Metro can provide its tax-lot-level buildable land inventory GIS database on request. Shape - site shapes cannot be summarized in any meaningful fashion at the regional scale, but the GIS database includes a visual depiction of the shape of each tax lot in the inventory. Metro can provide its tax-lot-level buildable land inventory GIS database on request. Topography - portions of tax lots with slopes over 25% have been removed from the inventory since they are deemed unbuildable. This report describes, as a site characteristic, the portion of each inventoried tax lot that has a slope between 7-25%. This range was chosen because slopes over 7% are often regarded as an impediment to industrial uses with larger development footprints.
Visibility	This characteristic is taken to mean visibility from a public right of way. For each tax lot in the inventory, distance to the nearest major arterial is computed.
Specific types of public facilities, services or energy infrastructure	Region-wide data to address this site characteristic are not readily available. For public security reasons, Metro does not have access to data on where power and gas transmission lines are. Metro also do not have access to data on where water and sewer facilities are located. The inventory depicts the following: -Sewer district name -Water district name -Fire district name -Distance to closest major arterial
Proximity to a particular transportation or freight facility such as rail, marine ports and airports, multimodal freight or transshipment facilities, and major transportation routes.	-Distance to nearest rail terminal -Distance to transhipment facilities -Distance to major arterial -Distance to designated freight route -Distance to airport -Distance to marine terminals -Transit access index rating
Description of any development constraints or infrastructure needs that affect the buildable area of sites in the inventory	-Number of environmentally constrained acres (note – these acres are removed from buildable land inventory). -Inside or outside marine use restriction area -Inside or outside an aviation overlay zone -Average volume-to-capacity ratio for traffic in surrounding area -Portion of each tax lot that has a slope between 7-25%

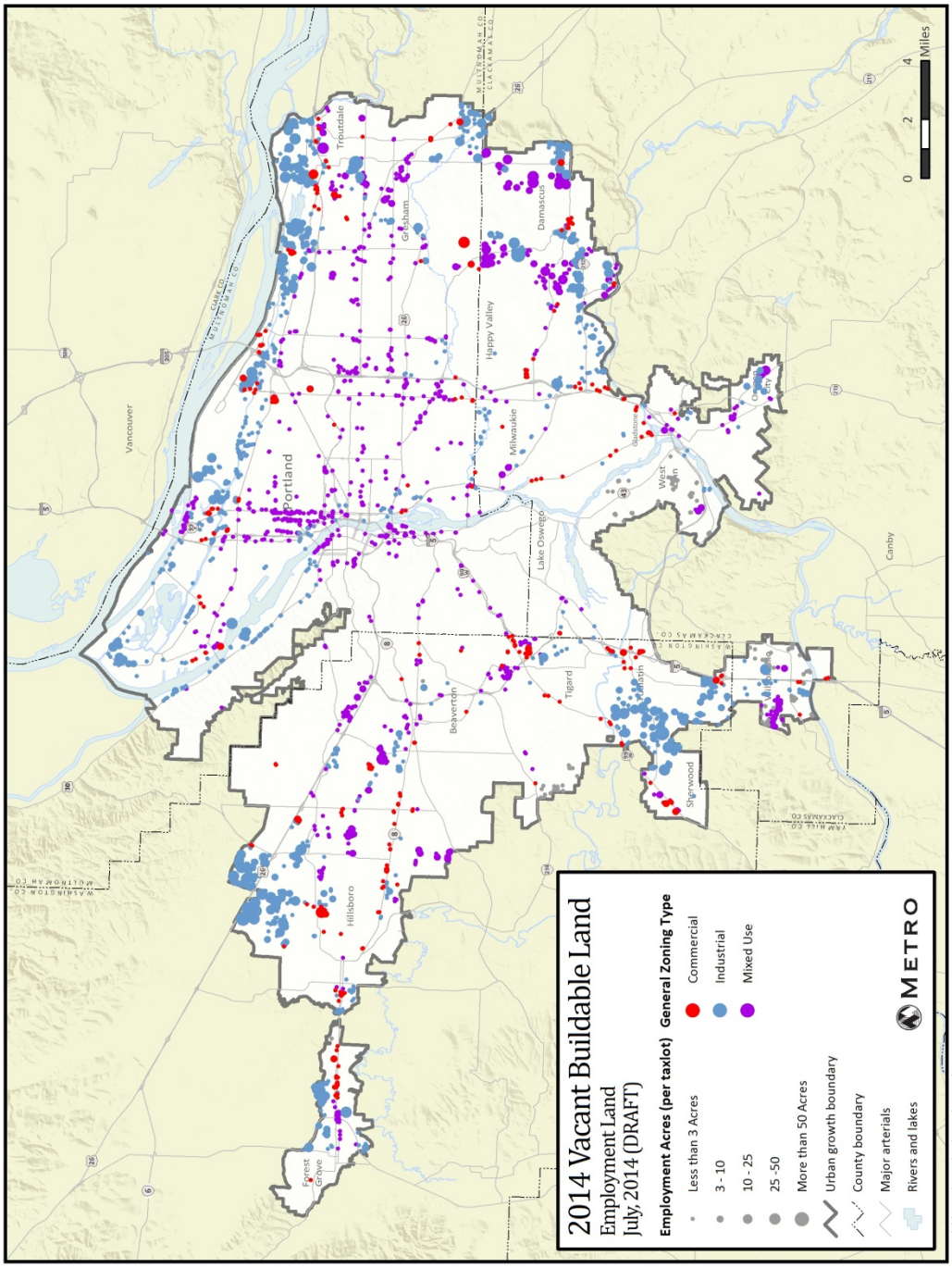
OR Administrative Rules Division 9 – Economic Development	Metro employment land inventory approach
	-Owner flagged for tax exempt status (removed from inventory if not available for employment use) -Land value per square foot (assessor data) -Vacant or redevelopment land category -Inside city (yes/no) -Estimate of future streets and sidewalks acreage needs for vacant tax lots. However, we should not that our method uses a regional approach and may not reflect the actual needs of specific sites.

Map 1 depicts the subareas used to organize this analysis.

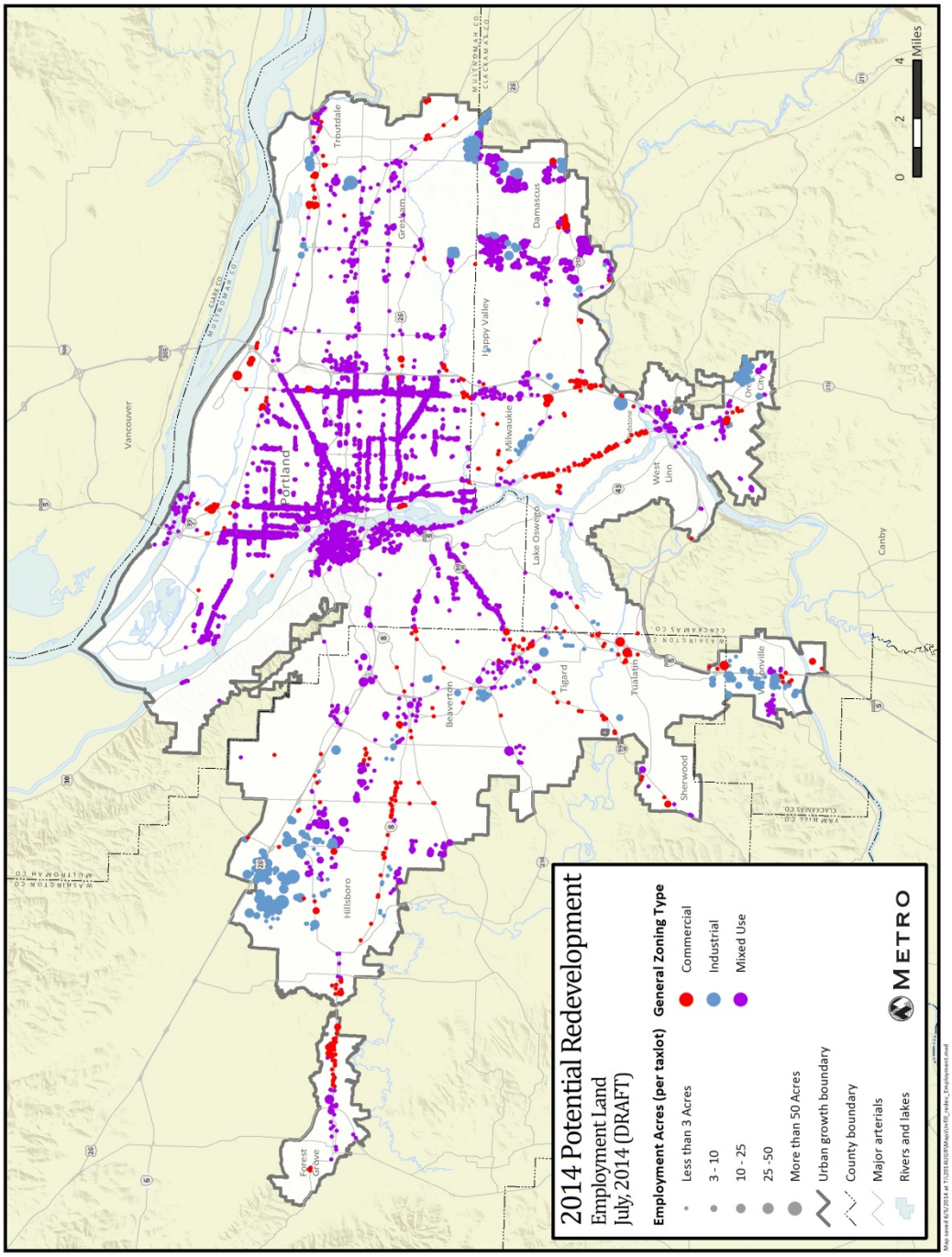
Map 1: Subareas used for employment site characteristics summarization



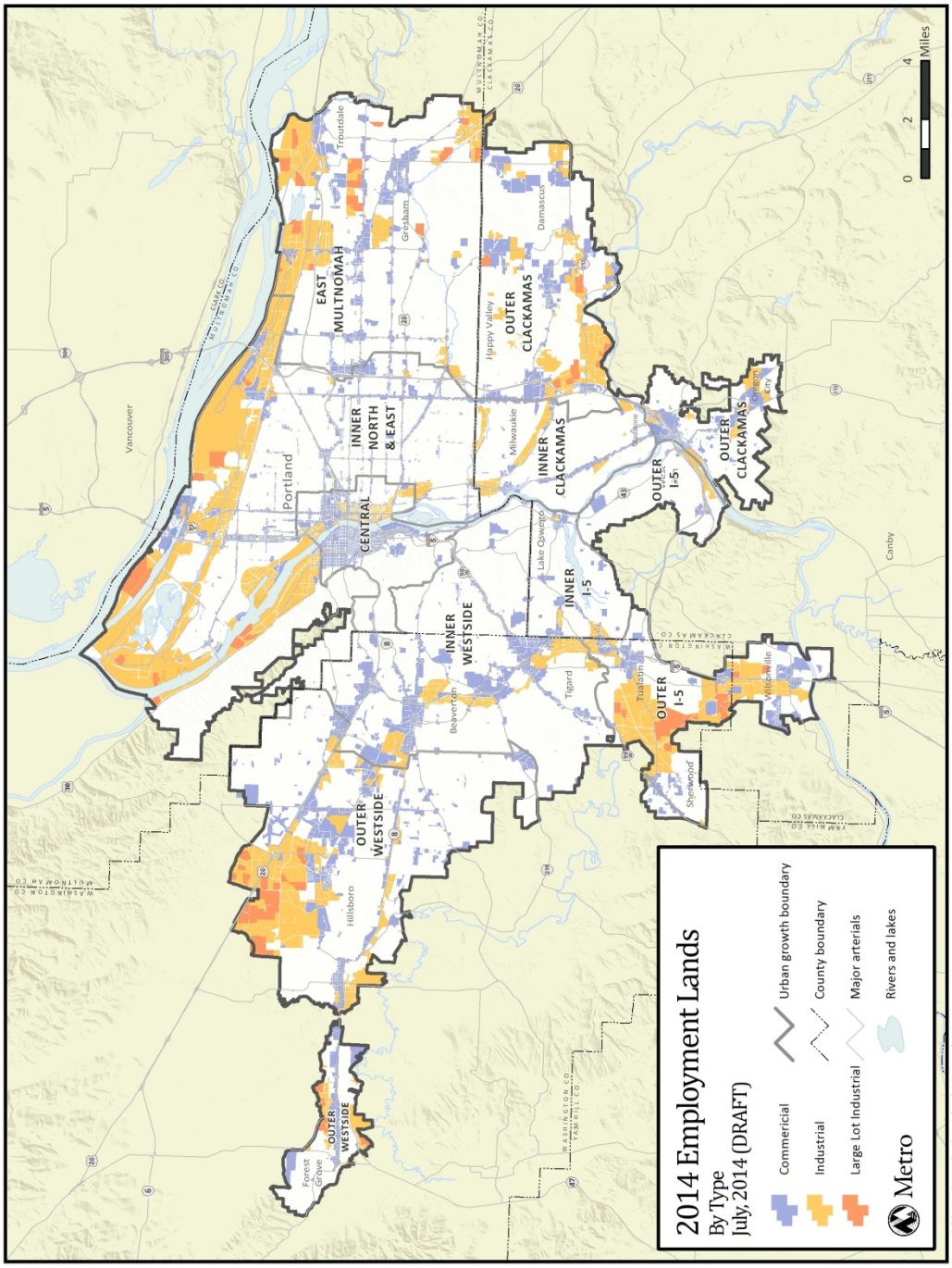
Map 2: vacant employment land



Map 3: Redevelopment candidate employment land



Map 4: Employment lands by type



Description of minimum acreage or site configuration characteristics including shape and topography

Table 2: Summary data on acres of buildable employment land inside the Metro urban growth boundary

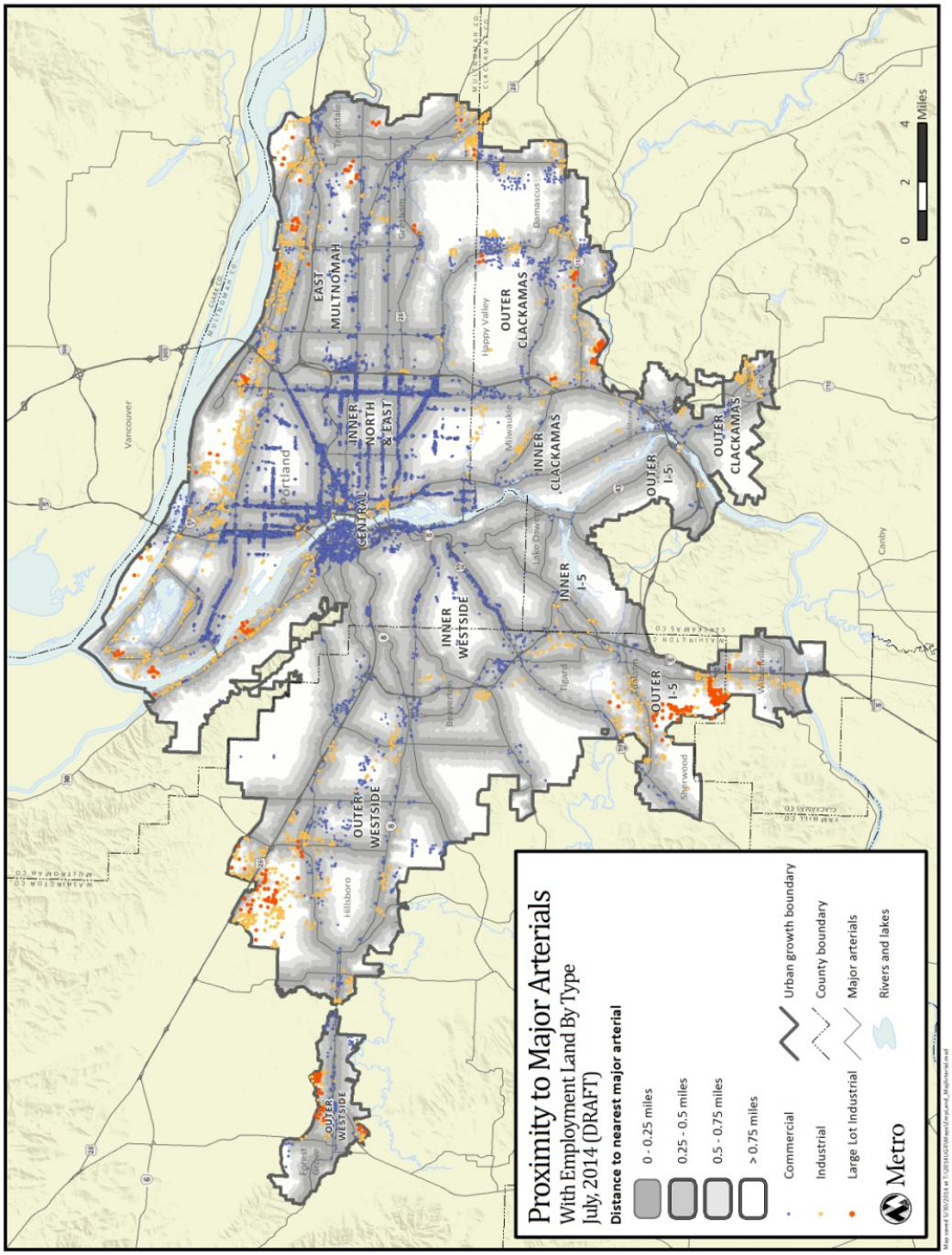
Market Subarea	Parcels	Acres
Central	**2061**	**278.47**
Commercial	1998	255.85
Industrial	63	22.62
East Mult Co	**1001**	**1835.68**
Commercial	702	473.64
Industrial	260	796.12
Large Lot Industrial	39	565.92
Inner Clackamas	**98**	**139.88**
Commercial	59	32.92
Industrial	39	106.97
Inner I-5	**26**	**27.67**
Commercial	18	17.11
Industrial	8	10.56
Inner North & East	**6843**	**2082.95**
Commercial	6277	588.04
Industrial	526	1019.74
Large Lot Industrial	40	475.18
Inner Westside	**605**	**461.25**
Commercial	549	335.55
Industrial	56	125.69
Outer Clackamas	**817**	**2456.37**
Commercial	561	1323.15
Industrial	220	973.11
Large Lot Industrial	36	160.11
Outer I-5	**317**	**930.83**
Commercial	58	71.99
Industrial	159	589.53
Large Lot Industrial	100	269.31
Outer Westside	**759**	**3113.06**
Commercial	382	591.93
Industrial	303	1421.44
Large Lot Industrial	74	1099.69
Grand Total	**12527**	**11326.17**

Site visibility

Table 3: Proximity to nearest major arterial street

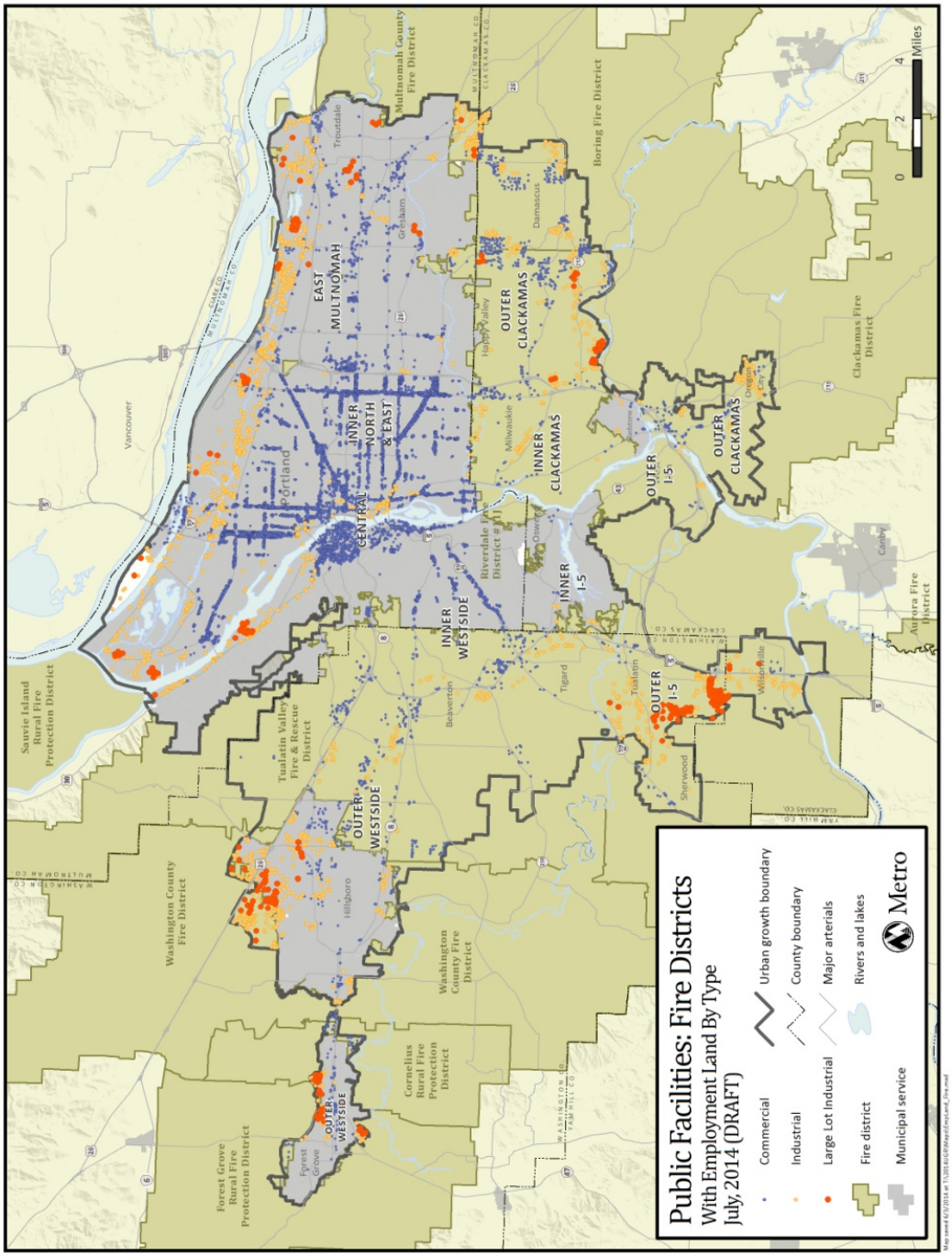
Market Subarea	< 1/4 Mile		1/4-1/2 Mile		1/2-3/4 Mile		3/4-1 Mile		> 1 Mile		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**1926**	**266.4**			**35**	**1.5**	**100**	**10.6**			**2061**	**278.5**
Commercial	1863	243.8			35	1.5	100	10.6			1998	255.8
Industrial	63	22.6									63	22.6
East Mult Co	**708**	**660.4**	**8**	**166.9**	**91**	**373.4**	**172**	**478.7**	**22**	**156.3**	**1001**	**1835.7**
Commercial	540	279.9			45	73.9	111	80.4	6	39.5	702	473.6
Industrial	161	347.8	5	67.9	34	119.4	49	210.1	11	50.9	260	796.1
Large Lot Industrial	7	32.7	3	99.0	12	180.1	12	188.2	5	65.9	39	565.9
Inner Clackamas	**67**	**115.2**	**6**	**0.4**	**4**	**1.9**	**20**	**22.2**	**1**	**0.2**	**98**	**139.9**
Commercial	55	31.8			1	0.7	2	0.2	1	0.2	59	32.9
Industrial	12	83.4	6	0.4	3	1.2	18	21.9			39	107.0
Inner I-5	**25**	**26.4**					**1**	**1.3**			**26**	**27.7**
Commercial	17	15.9					1	1.3			18	17.1
Industrial	8	10.6									8	10.6
Inner North & East	**5537**	**888.9**	**139**	**471.7**	**323**	**268.6**	**720**	**370.5**	**124**	**83.3**	**6843**	**2083.0**
Commercial	5204	451.0	118	18.1	248	16.2	599	90.4	108	12.4	6277	588.0
Industrial	326	407.4	17	161.5	64	221.9	104	158.1	15	70.9	526	1019.7
Large Lot Industrial	7	30.5	4	292.1	11	30.5	17	122.0	1	0.0	40	475.2
Inner Westside	**461**	**249.9**	**4**	**0.2**	**64**	**75.4**	**65**	**125.3**	**11**	**10.4**	**605**	**461.2**
Commercial	442	221.0	4	0.2	55	63.6	37	40.4	11	10.4	549	335.6
Industrial	19	29.0			9	11.9	28	84.9			56	125.7
Outer Clackamas	**441**	**808.9**	**30**	**235.3**	**120**	**502.5**	**183**	**685.6**	**43**	**224.1**	**817**	**2456.4**
Commercial	321	422.2	26	226.1	73	202.3	107	324.6	34	147.9	561	1323.1
Industrial	116	357.3	4	9.2	33	260.6	59	287.1	8	58.9	220	973.1
Large Lot Industrial	4	29.3			14	39.6	17	73.9	1	17.3	36	160.1
Outer I-5	**140**	**261.7**	**45**	**79.5**	**25**	**142.8**	**64**	**288.9**	**43**	**157.8**	**317**	**930.8**
Commercial	53	62.9					4	7.1	1	2.0	58	72.0
Industrial	76	197.4	8	35.3	17	69.3	44	248.9	14	38.7	159	589.5
Large Lot Industrial	11	1.5	37	44.3	8	73.5	16	32.9	28	117.2	100	269.3
Outer Westside	**333**	**596.9**	**124**	**1190.8**	**87**	**469.2**	**146**	**344.7**	**69**	**511.5**	**759**	**3113.1**
Commercial	220	256.0	23	49.2	49	89.9	63	114.0	27	82.9	382	591.9
Industrial	105	255.0	79	618.1	22	147.4	65	177.1	32	223.8	303	1421.4
Large Lot Industrial	8	85.9	22	523.5	16	231.9	18	53.6	10	204.8	74	1099.7
Grand Total	**9638**	**3874.6**	**356**	**2144.8**	**749**	**1835.4**	**1471**	**2327.7**	**313**	**1143.7**	**12527**	**11326.2**

Map 5: Proximity to major arterials

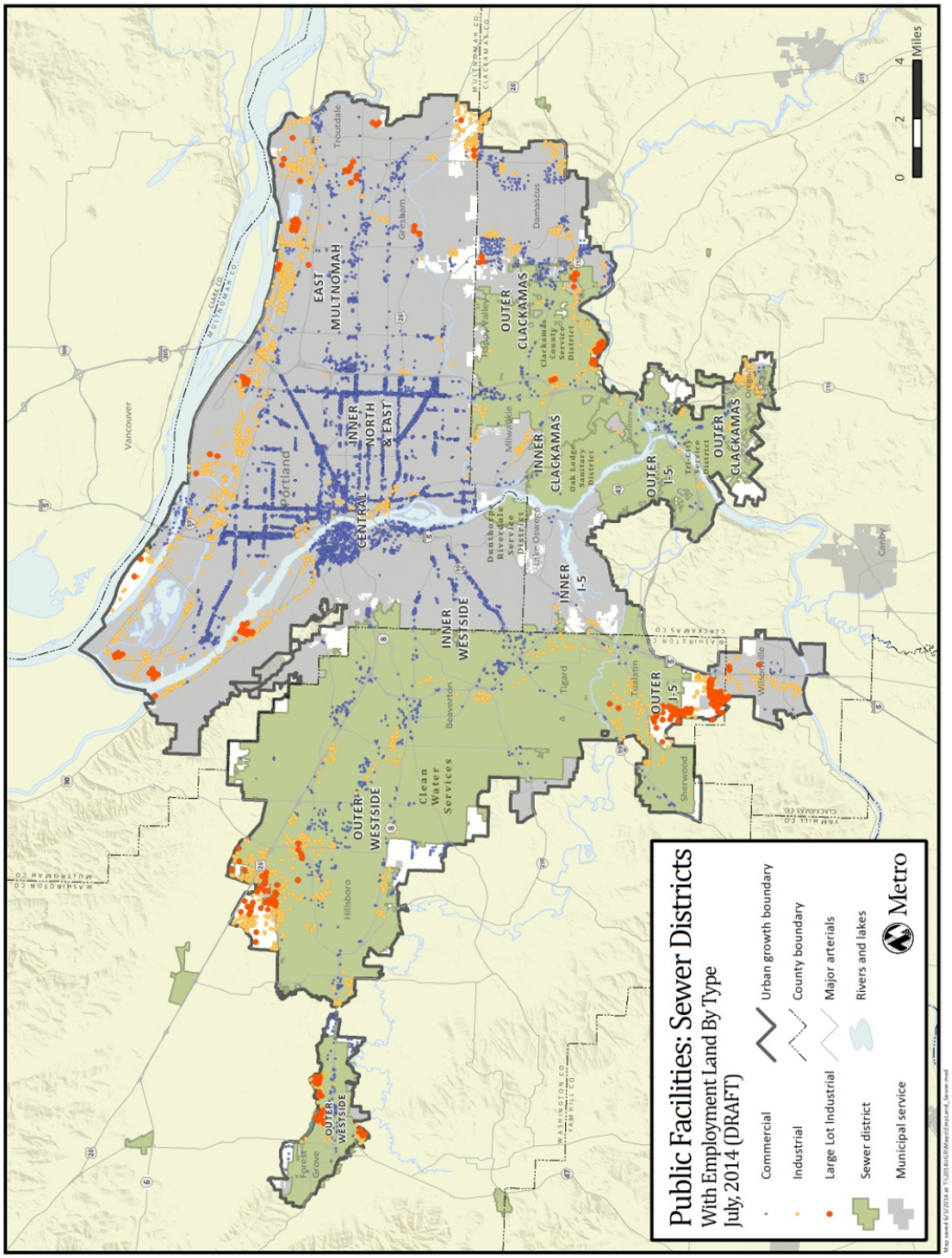


Specific types of public facilities, services or energy infrastructure

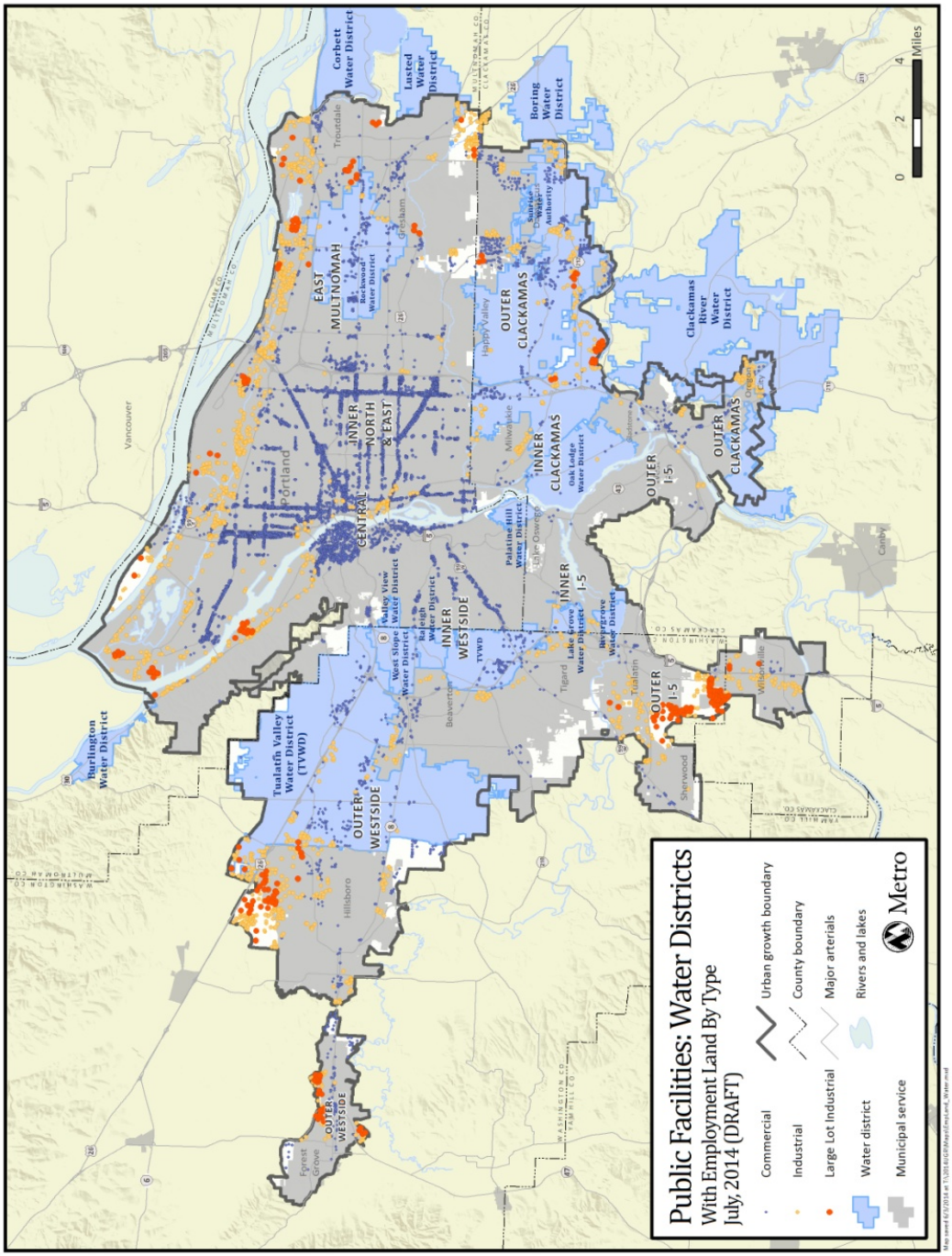
Map 6: Fire districts



Map 7: Sewer districts



Map 8: Water districts



Proximity to a particular transportation or freight facility such as rail, marine ports and airports, multimodal freight or transshipment facilities, and major transportation routes

Table 4: Proximity to rail terminals

Market Subarea	< 1 mile		1 - 2 miles		2 - 3 miles		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**2058**	**278.3**	**3**	**0.1**			**2061**	**278.5**
Commercial	1995	255.7	3	0.1			1998	255.8
Industrial	63	22.6					63	22.6
East Mult Co	**908**	**1656.1**	**92**	**179.2**	**1**	**0.3**	**1001**	**1835.7**
Commercial	618	436.5	84	37.1			702	473.6
Industrial	254	725.2	5	70.6	1	0.3	260	796.1
Large Lot Industrial	36	494.4	3	71.6			39	565.9
Inner Clackamas	**98**	**139.9**					**98**	**139.9**
Commercial	59	32.9					59	32.9
Industrial	39	107.0					39	107.0
Inner I-5	**12**	**11.7**	**9**	**13.4**	**5**	**2.7**	**26**	**27.7**
Commercial	4	1.1	9	13.4	5	2.7	18	17.1
Industrial	8	10.6					8	10.6
Inner North & East	**6479**	**1756.9**	**360**	**270.0**	**4**	**56.1**	**6843**	**2083.0**
Commercial	5944	559.3	331	28.6	2	0.1	6277	588.0
Industrial	498	846.7	27	150.6	1	22.4	526	1019.7
Large Lot Industrial	37	350.9	2	90.7	1	33.6	40	475.2
Inner Westside	**533**	**450.5**	**72**	**10.7**			**605**	**461.2**
Commercial	477	324.8	72	10.7			549	335.6
Industrial	56	125.7					56	125.7
Outer Clackamas	**747**	**2058.0**	**70**	**398.4**			**817**	**2456.4**
Commercial	505	1058.9	56	264.2			561	1323.1
Industrial	206	838.9	14	134.2			220	973.1
Large Lot Industrial	36	160.1					36	160.1
Outer I-5	**312**	**909.3**	**5**	**21.5**			**317**	**930.8**
Commercial	58	72.0					58	72.0
Industrial	157	571.1	2	18.4			159	589.5
Large Lot Industrial	97	266.2	3	3.1			100	269.3
Outer Westside	**692**	**2506.0**	**66**	**605.8**	**1**	**1.2**	**759**	**3113.1**
Commercial	339	508.1	42	82.6	1	1.2	382	591.9
Industrial	284	1144.8	19	276.6			303	1421.4
Large Lot Industrial	69	853.1	5	246.5			74	1099.7
Grand Total	**11839**	**9766.7**	**677**	**1499.1**	**11**	**60.4**	**12527**	**11326.2**

Map 9: Proximity to rail terminals

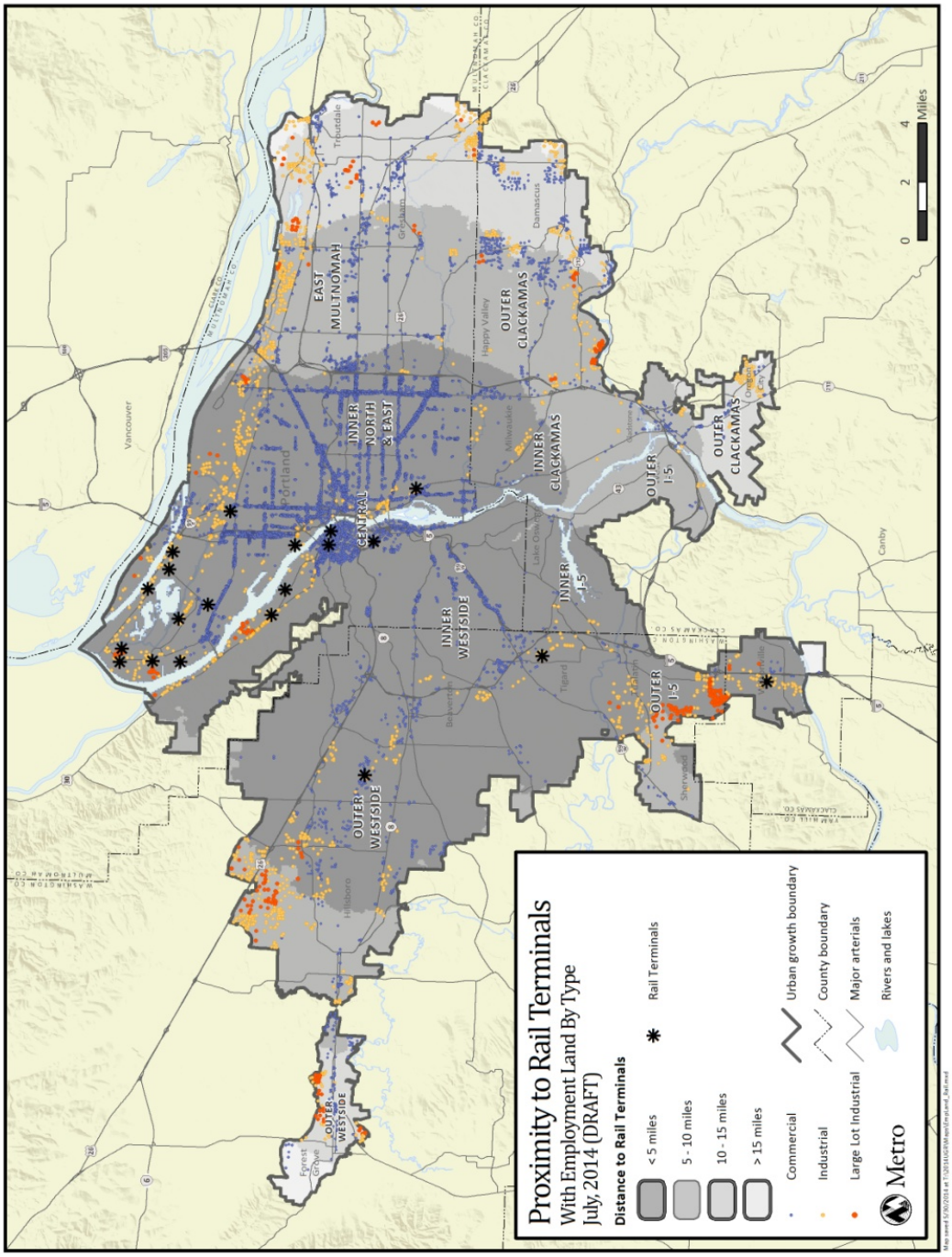


Table 5: Proximity to transhipment facilities

Market Subarea	< 2.5 miles		2.5 to 5 miles		5 to 7.5 miles		7.5 to 10 miles		>10 miles		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**1969**	**269.1**	**92**	**9.4**	**0**	**0.0**	**0**	**0.0**	**0**	**0.0**	**2061**	**278.5**
Commercial	1906	246.5	92	9.4	0	0.0	0	0.0	0	0.0	1998	255.8
Industrial	63	22.6	0	0.0	0	0.0	0	0.0	0	0.0	63	22.6
East Mult Co	**660**	**1127.9**	**274**	**428.3**	**67**	**279.5**	**0**	**0.0**	**0**	**0.0**	**1001**	**1835.7**
Commercial	461	271.5	235	186.3	6	15.8	0	0.0	0	0.0	702	473.6
Industrial	177	527.3	26	87.1	57	181.7	0	0.0	0	0.0	260	796.1
Large Lot Industrial	22	329.1	13	154.9	4	82.0	0	0.0	0	0.0	39	565.9
Inner Clackamas	**96**	**136.6**	**2**	**3.3**	**0**	**0.0**	**0**	**0.0**	**0**	**0.0**	**98**	**139.9**
Commercial	58	32.2	1	0.7	0	0.0	0	0.0	0	0.0	59	32.9
Industrial	38	104.3	1	2.6	0	0.0	0	0.0	0	0.0	39	107.0
Inner I-5	**20**	**24.6**	**6**	**3.0**	**0**	**0.0**	**0**	**0.0**	**0**	**0.0**	**26**	**27.7**
Commercial	12	14.1	6	3.0	0	0.0	0	0.0	0	0.0	18	17.1
Industrial	8	10.6	0	0.0	0	0.0	0	0.0	0	0.0	8	10.6
Inner North & East	**6456**	**1796.4**	**387**	**286.6**	**0**	**0.0**	**0**	**0.0**	**0**	**0.0**	**6843**	**2083.0**
Commercial	5895	539.3	382	48.7	0	0.0	0	0.0	0	0.0	6277	588.0
Industrial	522	948.6	4	71.1	0	0.0	0	0.0	0	0.0	526	1019.7
Large Lot Industrial	39	308.4	1	166.7	0	0.0	0	0.0	0	0.0	40	475.2
Inner Westside	**320**	**360.2**	**285**	**101.0**	**0**	**0.0**	**0**	**0.0**	**0**	**0.0**	**605**	**461.2**
Commercial	271	244.3	278	91.3	0	0.0	0	0.0	0	0.0	549	335.6
Industrial	49	116.0	7	9.7	0	0.0	0	0.0	0	0.0	56	125.7
Outer Clackamas	**318**	**512.0**	**303**	**1000.2**	**193**	**923.0**	**3**	**21.1**	**0**	**0.0**	**817**	**2456.4**
Commercial	208	224.1	220	549.2	132	532.6	1	17.3	0	0.0	561	1323.1
Industrial	77	167.1	80	411.7	61	390.5	2	3.8	0	0.0	220	973.1
Large Lot Industrial	33	120.8	3	39.3	0	0.0	0	0.0	0	0.0	36	160.1
Outer I-5	**295**	**901.5**	**21**	**29.4**	**0**	**0.0**	**0**	**0.0**	**1**	**0.0**	**317**	**930.8**
Commercial	39	44.6	18	27.4	0	0.0	0	0.0	1	0.0	58	72.0
Industrial	156	587.6	3	2.0	0	0.0	0	0.0	0	0.0	159	589.5
Large Lot Industrial	100	269.3	0	0.0	0	0.0	0	0.0	0	0.0	100	269.3
Outer Westside	**145**	**237.5**	**178**	**233.6**	**266**	**933.3**	**170**	**1708.7**	**0**	**0.0**	**759**	**3113.1**
Commercial	99	99.5	128	149.3	137	325.9	18	17.2	0	0.0	382	591.9
Industrial	23	44.7	46	82.5	122	388.2	112	906.1	0	0.0	303	1421.4
Large Lot Industrial	23	93.2	4	1.8	7	219.2	40	785.4	0	0.0	74	1099.7
Grand Total	**10279**	**5365.8**	**1548**	**2094.8**	**526**	**2135.8**	**173**	**1729.8**	**1**	**0.0**	**12527**	**11326.2**

Map 10: Proximity to transshipment facilities

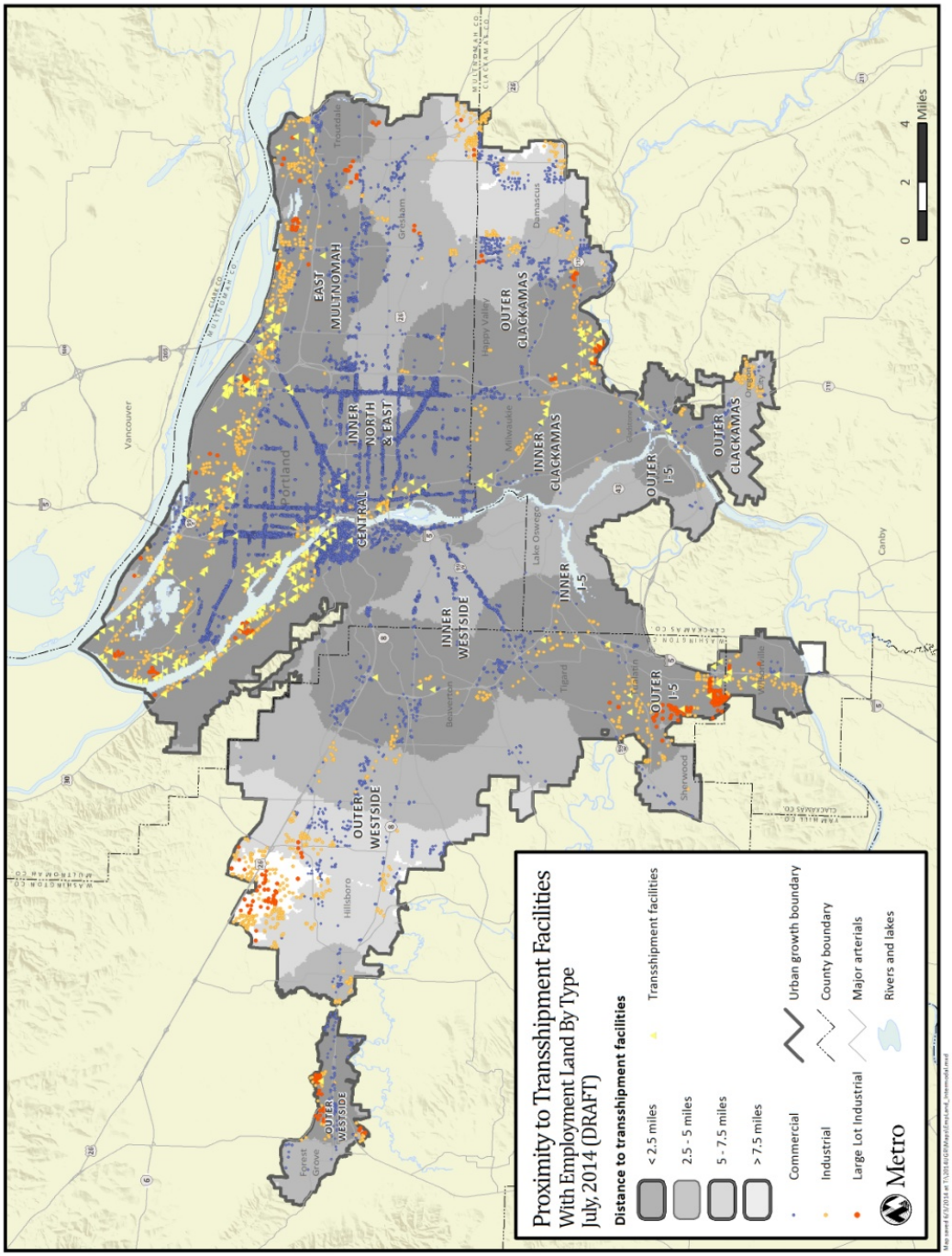


Table 6: Proximity to designated freight route

Row Labels	< 1 mile		1 - 2 miles		2 - 3 miles		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**2058**	**278.3**	**3**	**0.1**	**0**	**0.0**	**2061**	**278.5**
Commercial	1995	255.7	3	0.1	0	0.0	1998	255.8
Industrial	63	22.6	0	0.0	0	0.0	63	22.6
East Mult Co	**908**	**1656.1**	**92**	**179.2**	**1**	**0.3**	**1001**	**1835.7**
Commercial	618	436.5	84	37.1	0	0.0	702	473.6
Industrial	254	725.2	5	70.6	1	0.3	260	796.1
Large Lot Industrial	36	494.4	3	71.6	0	0.0	39	565.9
Inner Clackamas	**98**	**139.9**	**0**	**0.0**	**0**	**0.0**	**98**	**139.9**
Commercial	59	32.9	0	0.0	0	0.0	59	32.9
Industrial	39	107.0	0	0.0	0	0.0	39	107.0
Inner I-5	**12**	**11.7**	**9**	**13.4**	**5**	**2.7**	**26**	**27.7**
Commercial	4	1.1	9	13.4	5	2.7	18	17.1
Industrial	8	10.6	0	0.0	0	0.0	8	10.6
Inner North & East	**6479**	**1756.9**	**360**	**270.0**	**4**	**56.1**	**6843**	**2083.0**
Commercial	5944	559.3	331	28.6	2	0.1	6277	588.0
Industrial	498	846.7	27	150.6	1	22.4	526	1019.7
Large Lot Industrial	37	350.9	2	90.7	1	33.6	40	475.2
Inner Westside	**533**	**450.5**	**72**	**10.7**	**0**	**0.0**	**605**	**461.2**
Commercial	477	324.8	72	10.7	0	0.0	549	335.6
Industrial	56	125.7	0	0.0	0	0.0	56	125.7
Outer Clackamas	**747**	**2058.0**	**70**	**398.4**	**0**	**0.0**	**817**	**2456.4**
Commercial	505	1058.9	56	264.2	0	0.0	561	1323.1
Industrial	206	838.9	14	134.2	0	0.0	220	973.1
Large Lot Industrial	36	160.1	0	0.0	0	0.0	36	160.1
Outer I-5	**312**	**909.3**	**5**	**21.5**	**0**	**0.0**	**317**	**930.8**
Commercial	58	72.0	0	0.0	0	0.0	58	72.0
Industrial	157	571.1	2	18.4	0	0.0	159	589.5
Large Lot Industrial	97	266.2	3	3.1	0	0.0	100	269.3
Outer Westside	**692**	**2506.0**	**66**	**605.8**	**1**	**1.2**	**759**	**3113.1**
Commercial	339	508.1	42	82.6	1	1.2	382	591.9
Industrial	284	1144.8	19	276.6	0	0.0	303	1421.4
Large Lot Industrial	69	853.1	5	246.5	0	0.0	74	1099.7
Grand Total	**11839**	**9766.7**	**677**	**1499.1**	**11**	**60.4**	**12527**	**11326.2**

Map 11: Proximity to designated freight route

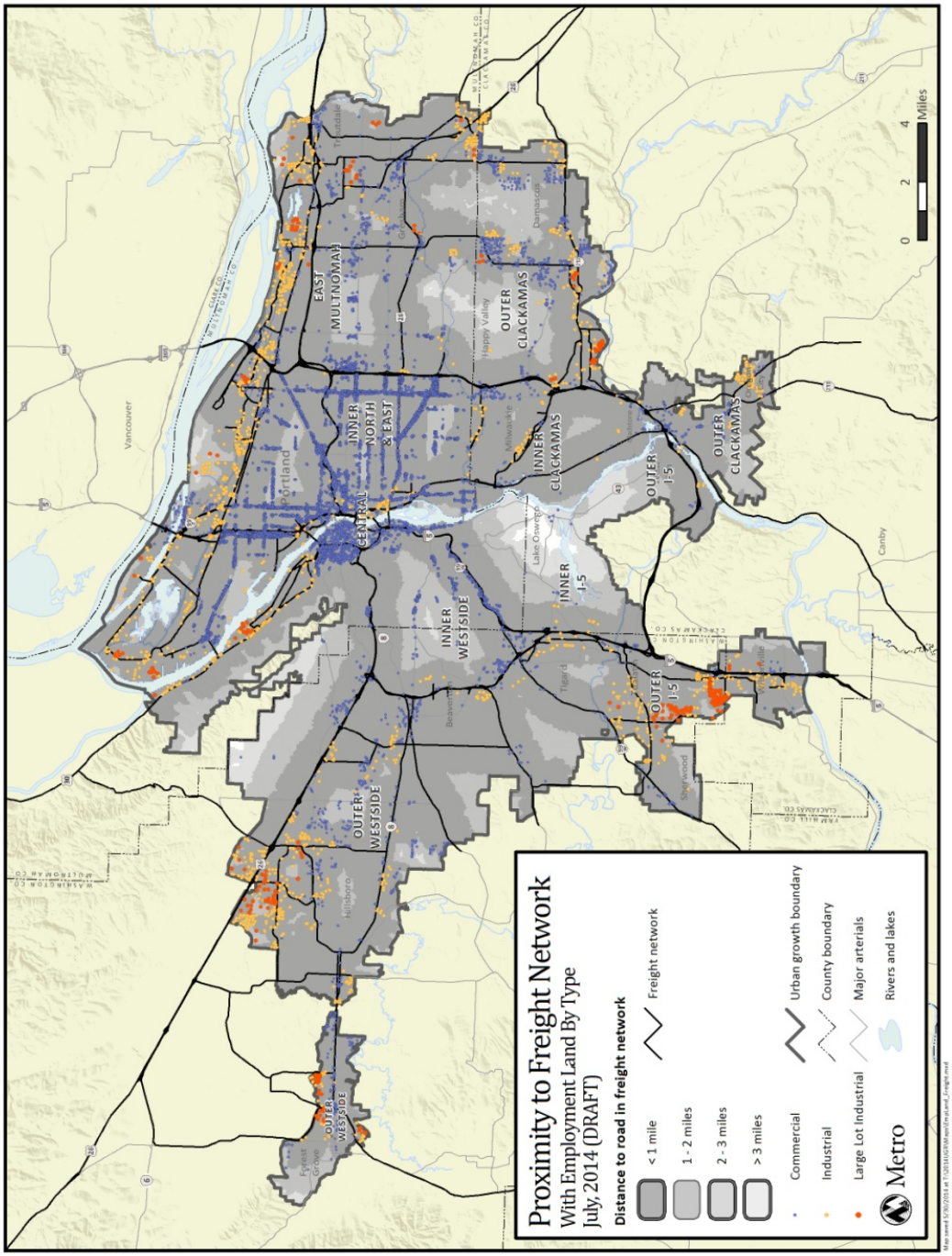


Table 7: Proximity to any airport

Row Labels	< 5 miles		5 to 10 miles		10 to 15 miles		15 to 20 miles		greater than 20 miles		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**22**	**1.1**	**56**	**6.1**	**0**	**0.0**	**1983**	**271.3**	**0**	**0.0**	**2061**	**278.5**
Commercial	22	1.1	56	6.1	0	0.0	1920	248.7	0	0.0	1998	255.8
Industrial	0	0.0	0	0.0	0	0.0	63	22.6	0	0.0	63	22.6
East Mult Co	**475**	**1149.1**	**0**	**0.0**	**0**	**0.0**	**526**	**686.6**	**0**	**0.0**	**1001**	**1835.7**
Commercial	314	293.9	0	0.0	0	0.0	388	179.8	0	0.0	702	473.6
Industrial	135	444.5	0	0.0	0	0.0	125	351.6	0	0.0	260	796.1
Large Lot Industrial	26	410.8	0	0.0	0	0.0	13	155.2	0	0.0	39	565.9
Inner Clackamas	**0**	**0.0**	**73**	**133.5**	**10**	**1.5**	**15**	**4.8**	**0**	**0.0**	**98**	**139.9**
Commercial	0	0.0	42	28.5	10	1.5	7	2.8	0	0.0	59	32.9
Industrial	0	0.0	31	105.0	0	0.0	8	2.0	0	0.0	39	107.0
Inner I-5	**0**	**0.0**	**16**	**15.4**	**10**	**12.2**	**0**	**0.0**	**0**	**0.0**	**26**	**27.7**
Commercial	0	0.0	13	10.2	5	7.0	0	0.0	0	0.0	18	17.1
Industrial	0	0.0	3	5.3	5	5.3	0	0.0	0	0.0	8	10.6
Inner North & East	**1696**	**927.0**	**307**	**263.8**	**0**	**0.0**	**4840**	**892.2**	**0**	**0.0**	**6843**	**2083.0**
Commercial	1424	205.4	175	11.0	0	0.0	4678	371.6	0	0.0	6277	588.0
Industrial	261	571.3	105	129.3	0	0.0	160	319.1	0	0.0	526	1019.7
Large Lot Industrial	11	150.3	27	123.5	0	0.0	2	201.4	0	0.0	40	475.2
Inner Westside	**0**	**0.0**	**483**	**248.7**	**0**	**0.0**	**122**	**212.6**	**0**	**0.0**	**605**	**461.2**
Commercial	0	0.0	445	149.5	0	0.0	104	186.0	0	0.0	549	335.6
Industrial	0	0.0	38	99.2	0	0.0	18	26.5	0	0.0	56	125.7
Outer Clackamas	**0**	**0.0**	**392**	**1009.0**	**132**	**219.4**	**261**	**1035.7**	**32**	**192.2**	**817**	**2456.4**
Commercial	0	0.0	263	501.1	96	101.1	193	679.1	9	41.9	561	1323.1
Industrial	0	0.0	96	387.2	36	118.3	65	317.3	23	150.3	220	973.1
Large Lot Industrial	0	0.0	33	120.8	0	0.0	3	39.3	0	0.0	36	160.1
Outer I-5	**0**	**0.0**	**27**	**114.8**	**254**	**707.6**	**0**	**0.0**	**36**	**108.4**	**317**	**930.8**
Commercial	0	0.0	5	10.8	39	41.2	0	0.0	14	19.9	58	72.0
Industrial	0	0.0	18	65.2	119	435.8	0	0.0	22	88.5	159	589.5
Large Lot Industrial	0	0.0	4	38.7	96	230.6	0	0.0	0	0.0	100	269.3
Outer Westside	**478**	**2600.3**	**23**	**28.3**	**2**	**4.2**	**256**	**480.3**	**0**	**0.0**	**759**	**3113.1**
Commercial	178	290.2	23	28.3	2	4.2	179	269.2	0	0.0	382	591.9
Industrial	253	1305.5	0	0.0	0	0.0	50	116.0	0	0.0	303	1421.4
Large Lot Industrial	47	1004.6	0	0.0	0	0.0	27	95.1	0	0.0	74	1099.7
Grand Total	**2671**	**4677.5**	**1377**	**1819.6**	**408**	**945.0**	**8003**	**3583.4**	**68**	**300.7**	**12527**	**11326.2**

Map 12: Proximity to any airport

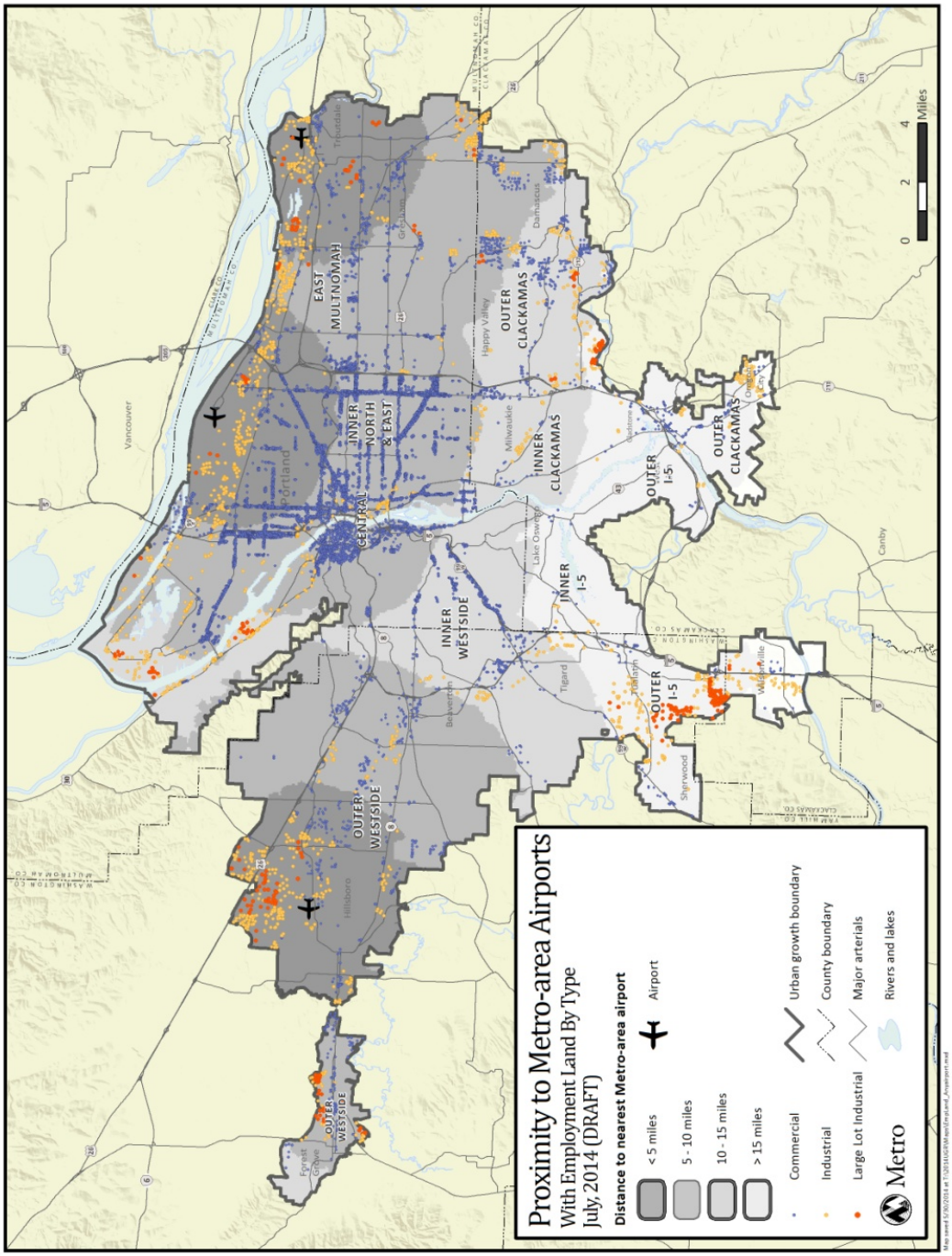


Table 8: Proximity to Portland International Airport

Row Labels	< 5 miles		5 to 10 miles		10 to 15 miles		15 to 20 miles		greater than 20 miles		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**22**	**1.1**	**56**	**6.1**	**0**	**0.0**	**1983**	**271.3**	**0**	**0.0**	**2061**	**278.5**
Commercial	22	1.1	56	6.1	0	0.0	1920	248.7	0	0.0	1998	255.8
Industrial	0	0.0	0	0.0	0	0.0	63	22.6	0	0.0	63	22.6
East Mult Co	**34**	**15.6**	**352**	**1119.5**	**3**	**11.1**	**612**	**689.5**	**0**	**0.0**	**1001**	**1835.7**
Commercial	34	15.6	201	277.3	0	0.0	467	180.8	0	0.0	702	473.6
Industrial	0	0.0	126	419.7	3	11.1	131	365.3	0	0.0	260	796.1
Large Lot Industrial	0	0.0	25	422.5	0	0.0	14	143.4	0	0.0	39	565.9
Inner Clackamas	**0**	**0.0**	**73**	**133.5**	**10**	**1.5**	**15**	**4.8**	**0**	**0.0**	**98**	**139.9**
Commercial	0	0.0	42	28.5	10	1.5	7	2.8	0	0.0	59	32.9
Industrial	0	0.0	31	105.0	0	0.0	8	2.0	0	0.0	39	107.0
Inner I-5	**0**	**0.0**	**11**	**14.5**	**15**	**13.2**	**0**	**0.0**	**0**	**0.0**	**26**	**27.7**
Commercial	0	0.0	10	9.9	8	7.2	0	0.0	0	0.0	18	17.1
Industrial	0	0.0	1	4.6	7	6.0	0	0.0	0	0.0	8	10.6
Inner North & East	**1696**	**927.0**	**309**	**264.0**	**0**	**0.0**	**4838**	**892.0**	**0**	**0.0**	**6843**	**2083.0**
Commercial	1424	205.4	177	11.2	0	0.0	4676	371.4	0	0.0	6277	588.0
Industrial	261	571.3	105	129.3	0	0.0	160	319.1	0	0.0	526	1019.7
Large Lot Industrial	11	150.3	27	123.5	0	0.0	2	201.4	0	0.0	40	475.2
Inner Westside	**0**	**0.0**	**569**	**375.0**	**36**	**86.2**	**0**	**0.0**	**0**	**0.0**	**605**	**461.2**
Commercial	0	0.0	537	302.5	12	33.0	0	0.0	0	0.0	549	335.6
Industrial	0	0.0	32	72.5	24	53.2	0	0.0	0	0.0	56	125.7
Outer Clackamas	**0**	**0.0**	**435**	**1220.0**	**335**	**1039.4**	**15**	**4.7**	**32**	**192.2**	**817**	**2456.4**
Commercial	0	0.0	316	812.4	221	464.2	15	4.7	9	41.9	561	1323.1
Industrial	0	0.0	90	321.0	107	501.8	0	0.0	23	150.3	220	973.1
Large Lot Industrial	0	0.0	29	86.7	7	73.5	0	0.0	0	0.0	36	160.1
Outer I-5	**0**	**0.0**	**0**	**0.0**	**86**	**241.7**	**0**	**0.0**	**231**	**689.1**	**317**	**930.8**
Commercial	0	0.0	0	0.0	28	30.1	0	0.0	30	41.9	58	72.0
Industrial	0	0.0	0	0.0	54	172.9	0	0.0	105	416.6	159	589.5
Large Lot Industrial	0	0.0	0	0.0	4	38.7	0	0.0	96	230.6	100	269.3
Outer Westside	**0**	**0.0**	**30**	**39.3**	**400**	**1771.4**	**0**	**0.0**	**329**	**1302.3**	**759**	**3113.1**
Commercial	0	0.0	23	17.6	217	400.8	0	0.0	142	173.5	382	591.9
Industrial	0	0.0	7	21.7	150	880.7	0	0.0	146	519.0	303	1421.4
Large Lot Industrial	0	0.0	0	0.0	33	489.9	0	0.0	41	609.8	74	1099.7
Grand Total	**1752**	**943.7**	**1835**	**3171.9**	**885**	**3164.6**	**7463**	**1862.3**	**592**	**2183.7**	**12527**	**11326.2**

Map 13: Proximity to Portland International Airport

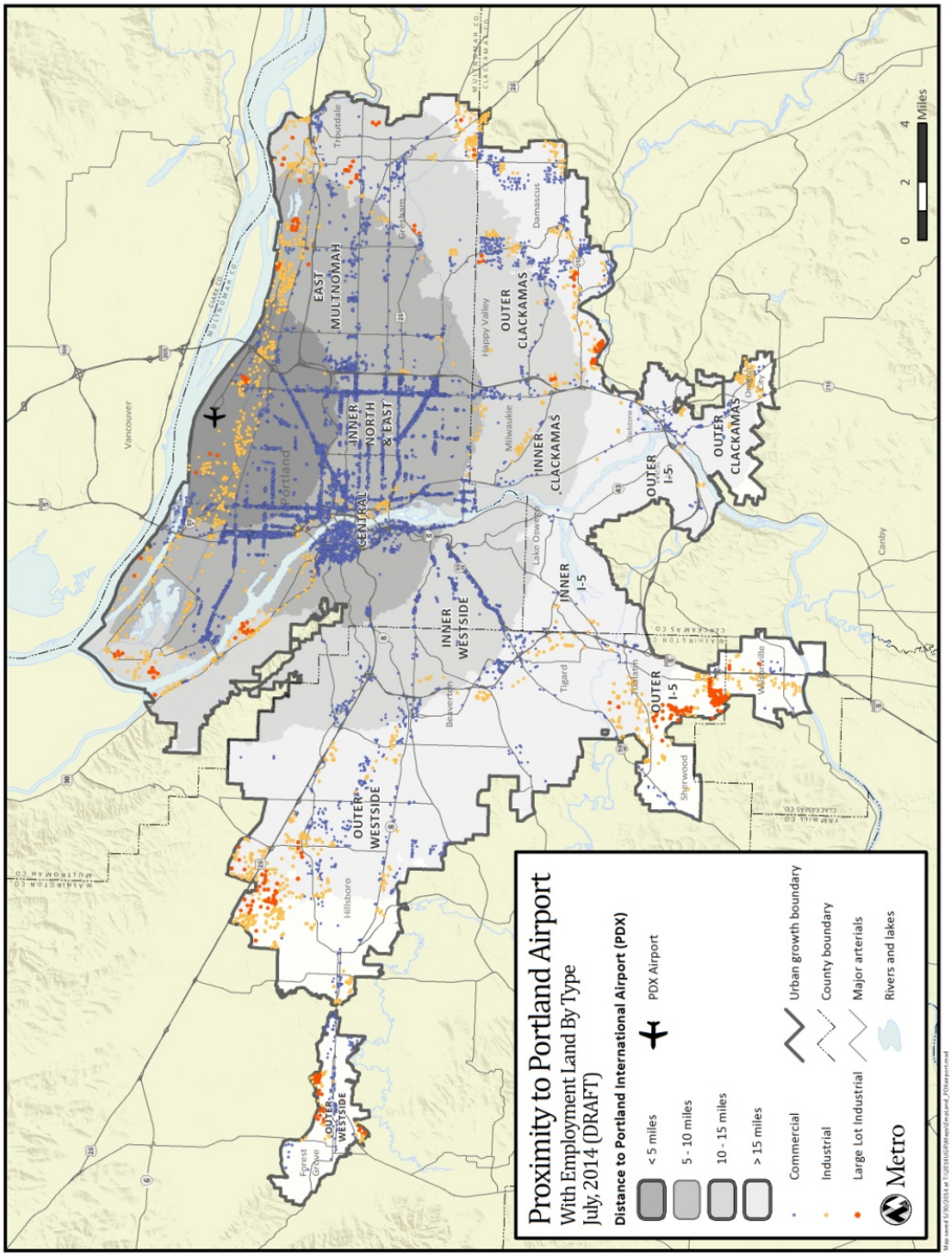


Table 9: Proximity to marine facilities

Row Labels	< 5 miles		10 to 15 miles		15 to 20 miles		5 to 10 miles		greater than 20 miles		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**2061**	**278.5**	**0**	**0.0**	**0**	**0.0**	**0**	**0.0**	**0**	**0.0**	**2061**	**278.5**
Commercial	1998	255.8	0	0.0	0	0.0	0	0.0	0	0.0	1998	255.8
Industrial	63	22.6	0	0.0	0	0.0	0	0.0	0	0.0	63	22.6
East Mult Co	**0**	**0.0**	**472**	**1365.9**	**23**	**128.9**	**506**	**340.9**	**0**	**0.0**	**1001**	**1835.7**
Commercial	0	0.0	266	320.2	1	3.1	435	150.3	0	0.0	702	473.6
Industrial	0	0.0	172	555.0	21	94.7	67	146.4	0	0.0	260	796.1
Large Lot Industrial	0	0.0	34	490.7	1	31.1	4	44.1	0	0.0	39	565.9
Inner Clackamas	**15**	**5.8**	**11**	**58.9**	**0**	**0.0**	**72**	**75.2**	**0**	**0.0**	**98**	**139.9**
Commercial	9	5.4	10	1.5	0	0.0	40	25.9	0	0.0	59	32.9
Industrial	6	0.4	1	57.4	0	0.0	32	49.2	0	0.0	39	107.0
Inner I-5	**0**	**0.0**	**0**	**0.0**	**0**	**0.0**	**26**	**27.7**	**0**	**0.0**	**26**	**27.7**
Commercial	0	0.0	0	0.0	0	0.0	18	17.1	0	0.0	18	17.1
Industrial	0	0.0	0	0.0	0	0.0	8	10.6	0	0.0	8	10.6
Inner North & East	**6273**	**1466.3**	**0**	**0.0**	**0**	**0.0**	**570**	**616.6**	**0**	**0.0**	**6843**	**2083.0**
Commercial	5830	473.6	0	0.0	0	0.0	447	114.4	0	0.0	6277	588.0
Industrial	413	602.0	0	0.0	0	0.0	113	417.7	0	0.0	526	1019.7
Large Lot Industrial	30	390.7	0	0.0	0	0.0	10	84.5	0	0.0	40	475.2
Inner Westside	**349**	**91.7**	**3**	**19.3**	**0**	**0.0**	**253**	**350.3**	**0**	**0.0**	**605**	**461.2**
Commercial	349	91.7	3	19.3	0	0.0	197	224.6	0	0.0	549	335.6
Industrial	0	0.0	0	0.0	0	0.0	56	125.7	0	0.0	56	125.7
Outer Clackamas	**0**	**0.0**	**629**	**1999.7**	**59**	**311.8**	**129**	**144.8**	**0**	**0.0**	**817**	**2456.4**
Commercial	0	0.0	463	1189.1	10	55.9	88	78.1	0	0.0	561	1323.1
Industrial	0	0.0	144	677.4	49	255.9	27	39.8	0	0.0	220	973.1
Large Lot Industrial	0	0.0	22	133.2	0	0.0	14	26.9	0	0.0	36	160.1
Outer I-5	**0**	**0.0**	**265**	**798.2**	**40**	**116.0**	**11**	**16.7**	**1**	**0.0**	**317**	**930.8**
Commercial	0	0.0	35	39.1	14	22.0	8	10.9	1	0.0	58	72.0
Industrial	0	0.0	130	489.8	26	94.0	3	5.8	0	0.0	159	589.5
Large Lot Industrial	0	0.0	100	269.3	0	0.0	0	0.0	0	0.0	100	269.3
Outer Westside	**18**	**11.4**	**224**	**911.9**	**140**	**268.3**	**375**	**1918.6**	**2**	**2.8**	**759**	**3113.1**
Commercial	18	11.4	104	172.2	82	101.0	176	304.4	2	2.8	382	591.9
Industrial	0	0.0	112	421.2	31	72.2	160	928.0	0	0.0	303	1421.4
Large Lot Industrial	0	0.0	8	318.4	27	95.1	39	686.2	0	0.0	74	1099.7
Grand Total	**8716**	**1853.8**	**1604**	**5153.8**	**262**	**825.0**	**1942**	**3490.7**	**3**	**2.8**	**12527**	**11326.2**

Map 14: Proximity to marine facilities

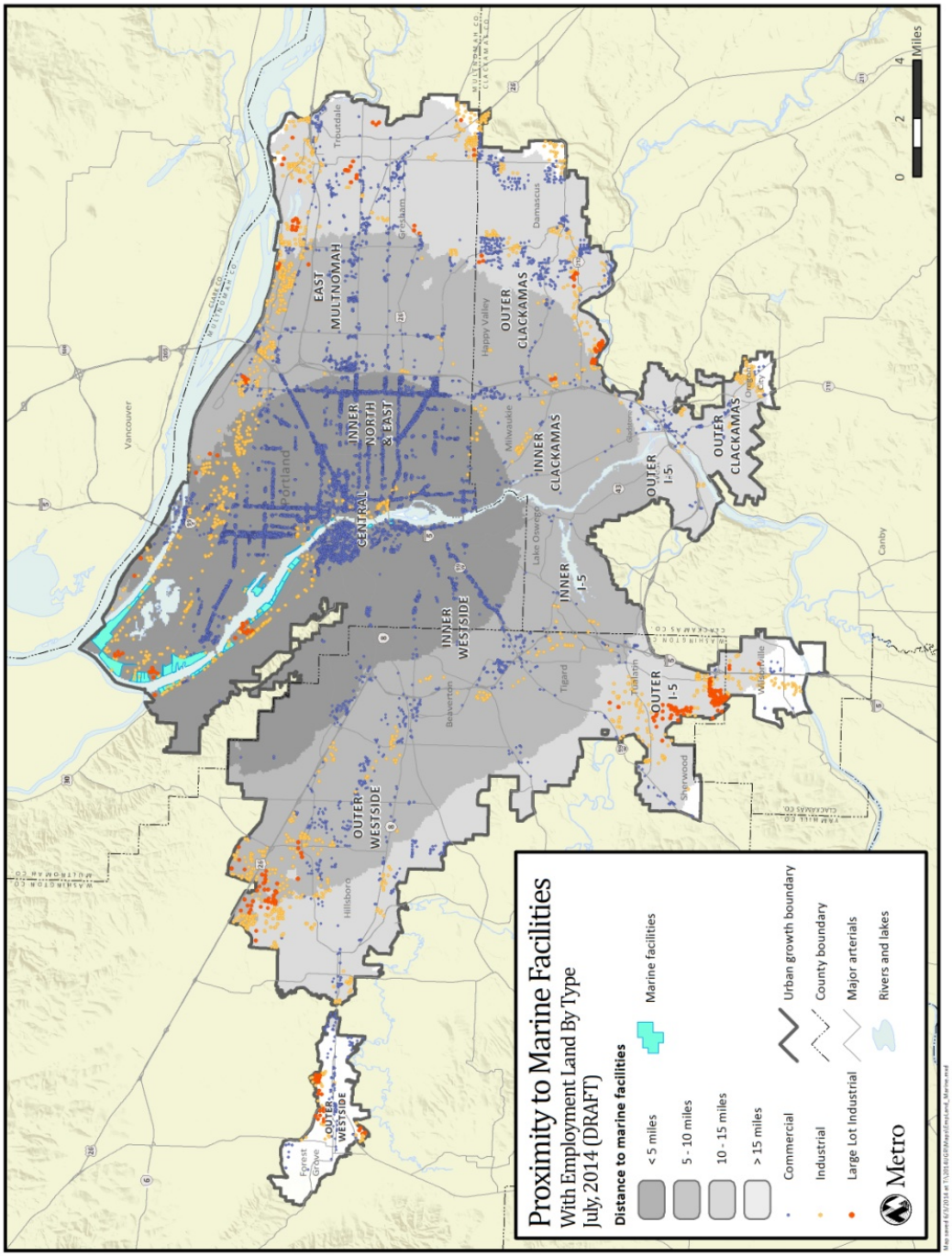
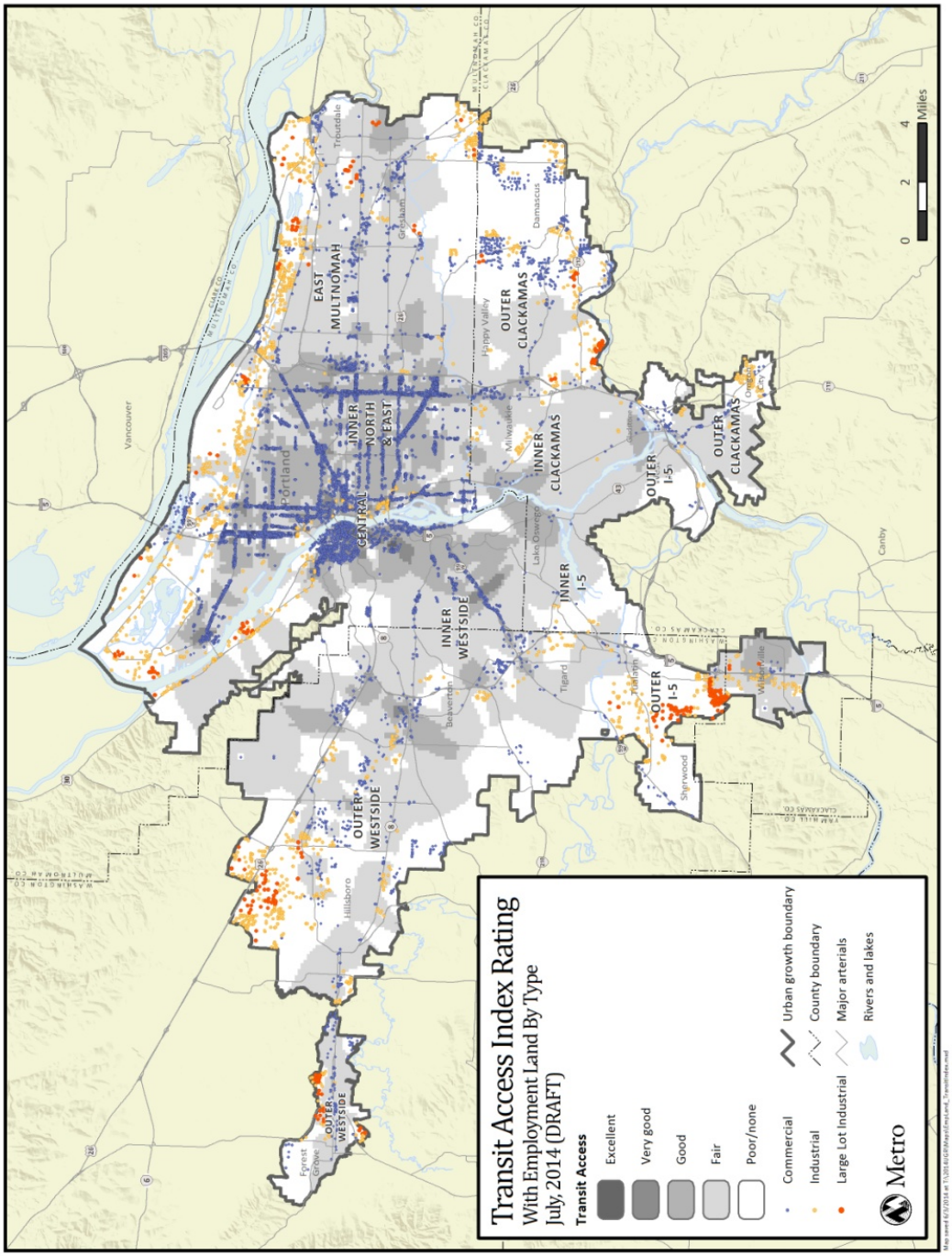


Table 10: Transit access index

Row Labels	Excellent		Very Good		Good		Fair		Poor/No Access		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**69**	**8.0**	**483**	**77.2**	**1002**	**115.6**	**97**	**24.6**	**410**	**53.0**	**2061**	**278.5**
Commercial	69	8.0	459	72.6	973	102.6	95	21.6	402	51.0	1998	255.8
Industrial	0	0.0	24	4.5	29	13.1	2	3.1	8	1.9	63	22.6
East Mult Co	**0**	**0.0**	**461**	**262.1**	**96**	**20.8**	**435**	**1552.0**	**9**	**0.7**	**1001**	**1835.7**
Commercial	0	0.0	444	224.0	96	20.8	153	228.1	9	0.7	702	473.6
Industrial	0	0.0	17	38.1	0	0.0	243	758.0	0	0.0	260	796.1
Large Lot Industrial	0	0.0	0	0.0	0	0.0	39	565.9	0	0.0	39	565.9
Inner Clackamas	**0**	**0.0**	**34**	**23.4**	**23**	**7.2**	**41**	**109.3**	**0**	**0.0**	**98**	**139.9**
Commercial	0	0.0	31	22.4	23	7.2	5	3.3	0	0.0	59	32.9
Industrial	0	0.0	3	1.0	0	0.0	36	106.0	0	0.0	39	107.0
Inner I-5	**0**	**0.0**	**3**	**3.4**	**2**	**0.6**	**21**	**23.7**	**0**	**0.0**	**26**	**27.7**
Commercial	0	0.0	3	3.4	2	0.6	13	13.1	0	0.0	18	17.1
Industrial	0	0.0	0	0.0	0	0.0	8	10.6	0	0.0	8	10.6
Inner North & East	**0**	**0.0**	**2050**	**197.5**	**3201**	**251.0**	**1387**	**1620.0**	**205**	**14.4**	**6843**	**2083.0**
Commercial	0	0.0	1969	164.0	3198	248.7	907	161.0	203	14.3	6277	588.0
Industrial	0	0.0	81	33.5	3	2.2	440	983.8	2	0.2	526	1019.7
Large Lot Industrial	0	0.0	0	0.0	0	0.0	40	475.2	0	0.0	40	475.2
Inner Westside	**0**	**0.0**	**274**	**134.6**	**156**	**38.7**	**156**	**281.8**	**19**	**6.2**	**605**	**461.2**
Commercial	0	0.0	264	118.8	155	38.0	111	172.5	19	6.2	549	335.6
Industrial	0	0.0	10	15.8	1	0.7	45	109.3	0	0.0	56	125.7
Outer Clackamas	**0**	**0.0**	**97**	**78.3**	**12**	**9.6**	**708**	**2368.4**	**0**	**0.0**	**817**	**2456.4**
Commercial	0	0.0	91	70.5	12	9.6	458	1243.0	0	0.0	561	1323.1
Industrial	0	0.0	6	7.8	0	0.0	214	965.3	0	0.0	220	973.1
Large Lot Industrial	0	0.0	0	0.0	0	0.0	36	160.1	0	0.0	36	160.1
Outer I-5	**0**	**0.0**	**58**	**122.4**	**6**	**11.6**	**253**	**796.9**	**0**	**0.0**	**317**	**930.8**
Commercial	0	0.0	16	15.9	1	4.4	41	51.7	0	0.0	58	72.0
Industrial	0	0.0	26	75.6	5	7.2	128	506.8	0	0.0	159	589.5
Large Lot Industrial	0	0.0	16	30.9	0	0.0	84	238.4	0	0.0	100	269.3
Outer Westside	**0**	**0.0**	**129**	**127.7**	**8**	**2.5**	**622**	**2982.9**	**0**	**0.0**	**759**	**3113.1**
Commercial	0	0.0	115	108.7	8	2.5	259	480.8	0	0.0	382	591.9
Industrial	0	0.0	14	19.0	0	0.0	289	1402.4	0	0.0	303	1421.4
Large Lot Industrial	0	0.0	0	0.0	0	0.0	74	1099.7	0	0.0	74	1099.7
Grand Total	**69**	**8.0**	**3589**	**1026.7**	**4506**	**457.5**	**3720**	**9759.6**	**643**	**74.4**	**12527**	**11326.2**

Map 15: Transit access index



Description of any development constraints or infrastructure needs that affect the buildable area of sites in the inventory

The methodology used for the buildable land inventory removes environmentally constrained acres.

Table 11: Environmentally constrained acres removed from buildable land inventory

	Acres of Environmentally Constrained Land
Central	**71.26**
Commercial	69.71
Industrial	1.56
East Mult Co	**477.20**
Commercial	104.78
Industrial	261.39
Large Lot Industrial	111.03
Inner Clackamas	**30.54**
Commercial	6.51
Industrial	24.03
Inner I-5	**4.58**
Commercial	2.44
Industrial	2.13
Inner North & East	**1,541.21**
Commercial	178.78
Industrial	901.95
Large Lot Industrial	460.48
Inner Westside	**163.23**
Commercial	107.47
Industrial	55.76
Outer Clackamas	**651.57**
Commercial	390.51
Industrial	228.82
Large Lot Industrial	32.23
Outer I-5	**241.22**
Commercial	21.06
Industrial	175.34
Large Lot Industrial	44.82
Outer Westside	**518.17**
Commercial	134.56
Industrial	226.63
Large Lot Industrial	156.98
Grand Total	**3,698.98**

Table 12 describes constraints from slopes. Areas with slopes over 25 percent are removed from the buildable land inventory. For this site characteristics analysis, areas with slopes over 7% are identified.

Unconstrained: 10% or less of the taxlot has steep slopes
Partially Constrained: 10.01% to 50% of the taxlot has steep slopes
Constrained: 50 to 89.99% of the lot has steep slopes
Heavily Constrained: Greater than 90% of the site has steep slopes

Table 12: Steep (>7%) slope constraints (slopes over 25% are removed from buildable land inventory)

	Unconstrained		Partially constrained		Constrained		Heavily constrained		Total	
Row Labels	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**230**	**29.6**	**407**	**29.7**	**317**	**74.8**	**1107**	**144.3**	**2061**	**278.5**
Commercial	218	28.4	395	29.0	308	66.6	1077	131.8	1998	255.8
Industrial	12	1.2	12	0.7	9	8.2	30	12.6	63	22.6
East Mult Co	**94**	**245.4**	**62**	**52.5**	**202**	**815.6**	**634**	**691.3**	**992**	**1804.9**
Commercial	43	62.9	42	24.2	88	151.9	529	234.6	702	473.6
Industrial	49	132.4	20	28.3	100	397.3	91	238.1	260	796.1
Large Lot Industrial	2	50.1			14	266.3	14	218.7	30	535.1
Inner Clackamas	**14**	**2.8**	**9**	**4.1**	**26**	**99.4**	**49**	**33.6**	**98**	**139.9**
Commercial	7	1.4	3	2.9	13	9.3	36	19.3	59	32.9
Industrial	7	1.4	6	1.2	13	90.0	13	14.4	39	107.0
Inner I-5	**10**	**7.9**	**2**	**0.7**	**6**	**10.9**	**8**	**8.2**	**26**	**27.7**
Commercial	10	7.9			4	6.1	4	3.1	18	17.1
Industrial			2	0.7	2	4.8	4	5.1	8	10.6
Inner North & East	**337**	**101.8**	**764**	**67.9**	**848**	**1161.5**	**4885**	**751.8**	**6834**	**2083.0**
Commercial	254	39.6	674	53.0	650	131.8	4699	363.7	6277	588.0
Industrial	80	57.2	88	13.6	186	664.3	172	284.6	526	1019.7
Large Lot Industrial	3	4.9	2	1.3	12	365.5	14	103.5	31	475.2
Inner Westside	**140**	**92.6**	**143**	**33.0**	**167**	**164.1**	**155**	**171.6**	**605**	**461.2**
Commercial	122	50.8	142	32.8	145	115.1	140	136.8	549	335.6
Industrial	18	41.7	1	0.2	22	49.0	15	34.7	56	125.7
Outer Clackamas	**156**	**516.5**	**123**	**241.3**	**251**	**888.5**	**261**	**783.6**	**791**	**2429.9**
Commercial	112	290.3	81	129.8	186	525.8	182	377.3	561	1323.1
Industrial	39	158.8	42	111.5	65	362.7	74	340.1	220	973.1
Large Lot Industrial	5	67.4					5	66.2	10	133.6
Outer I-5	**41**	**198.2**	**21**	**18.4**	**90**	**396.3**	**90**	**318.0**	**242**	**930.8**
Commercial	7	8.3	13	11.8	13	19.7	25	32.2	58	72.0
Industrial	27	80.7	6	2.1	67	291.3	59	215.4	159	589.5
Large Lot Industrial	7	109.2	2	4.5	10	85.2	6	70.4	25	269.3
Outer Westside	**72**	**87.6**	**27**	**90.8**	**181**	**1205.9**	**460**	**1728.8**	**740**	**3113.1**
Commercial	42	34.8	22	75.4	76	155.6	242	326.2	382	591.9
Industrial	28	51.4	5	15.4	96	730.7	174	624.0	303	1421.4
Large Lot Industrial	2	1.5			9	319.6	44	778.6	55	1099.7
Grand Total	**1094**	**1282.5**	**1558**	**538.4**	**2088**	**4816.9**	**7649**	**4631.1**	**12389**	**11268.8**

Table 13: Marine use restrictions

Row Labels	No Marine Restrictions		Marine Restrictions		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**2060**	**278.4**	**1**	**0.0**	**2061**	**278.5**
Commercial	1997	255.8	1	0.0	1998	255.8
Industrial	63	22.6	0	0.0	63	22.6
East Mult Co	**922**	**1636.5**	**79**	**199.2**	**1001**	**1835.7**
Commercial	695	457.6	7	16.0	702	473.6
Industrial	191	636.5	69	159.7	260	796.1
Large Lot Industrial	36	542.5	3	23.5	39	565.9
Inner Clackamas	**98**	**139.9**	**0**	**0.0**	**98**	**139.9**
Commercial	59	32.9	0	0.0	59	32.9
Industrial	39	107.0	0	0.0	39	107.0
Inner I-5	**26**	**27.7**	**0**	**0.0**	**26**	**27.7**
Commercial	18	17.1	0	0.0	18	17.1
Industrial	8	10.6	0	0.0	8	10.6
Inner North & East	**6186**	**949.7**	**657**	**1133.2**	**6843**	**2083.0**
Commercial	6127	499.4	150	88.6	6277	588.0
Industrial	45	182.6	481	837.2	526	1019.7
Large Lot Industrial	14	267.7	26	207.5	40	475.2
Inner Westside	**605**	**461.2**	**0**	**0.0**	**605**	**461.2**
Commercial	549	335.6	0	0.0	549	335.6
Industrial	56	125.7	0	0.0	56	125.7
Outer Clackamas	**817**	**2456.4**	**0**	**0.0**	**817**	**2456.4**
Commercial	561	1323.1	0	0.0	561	1323.1
Industrial	220	973.1	0	0.0	220	973.1
Large Lot Industrial	36	160.1	0	0.0	36	160.1
Outer I-5	**317**	**930.8**	**0**	**0.0**	**317**	**930.8**
Commercial	58	72.0	0	0.0	58	72.0
Industrial	159	589.5	0	0.0	159	589.5
Large Lot Industrial	100	269.3	0	0.0	100	269.3
Outer Westside	**759**	**3113.1**	**0**	**0.0**	**759**	**3113.1**
Commercial	382	591.9	0	0.0	382	591.9
Industrial	303	1421.4	0	0.0	303	1421.4
Large Lot Industrial	74	1099.7	0	0.0	74	1099.7
Grand Total	**11790**	**9993.7**	**737**	**1332.4**	**12527**	**11326.2**

Map 16: Marine use restrictions

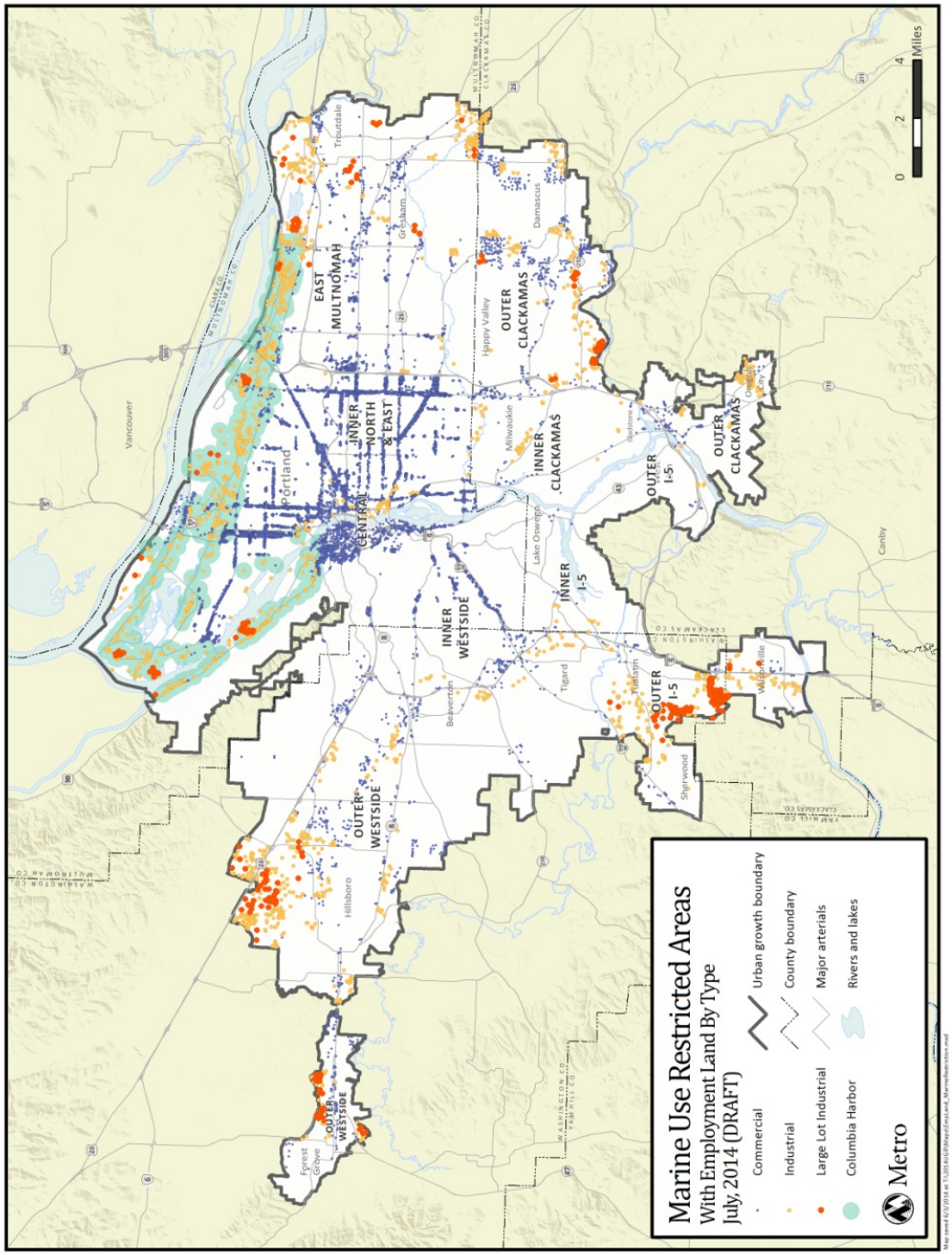


Table 14: Aviation overlay zones

Row Labels	No Aviation Overlay		Aviation Overlay Zone		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**2061**	**278.5**	**0**	**0.0**	**2061**	**278.5**
Commercial	1998	255.8	0	0.0	1998	255.8
Industrial	63	22.6	0	0.0	63	22.6
East Mult Co	**702**	**985.9**	**299**	**849.8**	**1001**	**1835.7**
Commercial	560	305.4	142	168.2	702	473.6
Industrial	117	368.4	143	427.7	260	796.1
Large Lot Industrial	25	312.1	14	253.9	39	565.9
Inner Clackamas	**98**	**139.9**	**0**	**0.0**	**98**	**139.9**
Commercial	59	32.9	0	0.0	59	32.9
Industrial	39	107.0	0	0.0	39	107.0
Inner I-5	**26**	**27.7**	**0**	**0.0**	**26**	**27.7**
Commercial	18	17.1	0	0.0	18	17.1
Industrial	8	10.6	0	0.0	8	10.6
Inner North & East	**5351**	**874.4**	**1492**	**1208.6**	**6843**	**2083.0**
Commercial	5138	369.5	1139	218.5	6277	588.0
Industrial	189	226.6	337	793.2	526	1019.7
Large Lot Industrial	24	278.3	16	196.9	40	475.2
Inner Westside	**605**	**461.2**	**0**	**0.0**	**605**	**461.2**
Commercial	549	335.6	0	0.0	549	335.6
Industrial	56	125.7	0	0.0	56	125.7
Outer Clackamas	**817**	**2456.4**	**0**	**0.0**	**817**	**2456.4**
Commercial	561	1323.1	0	0.0	561	1323.1
Industrial	220	973.1	0	0.0	220	973.1
Large Lot Industrial	36	160.1	0	0.0	36	160.1
Outer I-5	**317**	**930.8**	**0**	**0.0**	**317**	**930.8**
Commercial	58	72.0	0	0.0	58	72.0
Industrial	159	589.5	0	0.0	159	589.5
Large Lot Industrial	100	269.3	0	0.0	100	269.3
Outer Westside	**632**	**2049.4**	**127**	**1063.6**	**759**	**3113.1**
Commercial	371	544.5	11	47.5	382	591.9
Industrial	207	909.8	96	511.6	303	1421.4
Large Lot Industrial	54	595.2	20	504.5	74	1099.7
Grand Total	**10609**	**8204.2**	**1918**	**3122.0**	**12527**	**11326.2**

Map 17: Aviation overlay zones

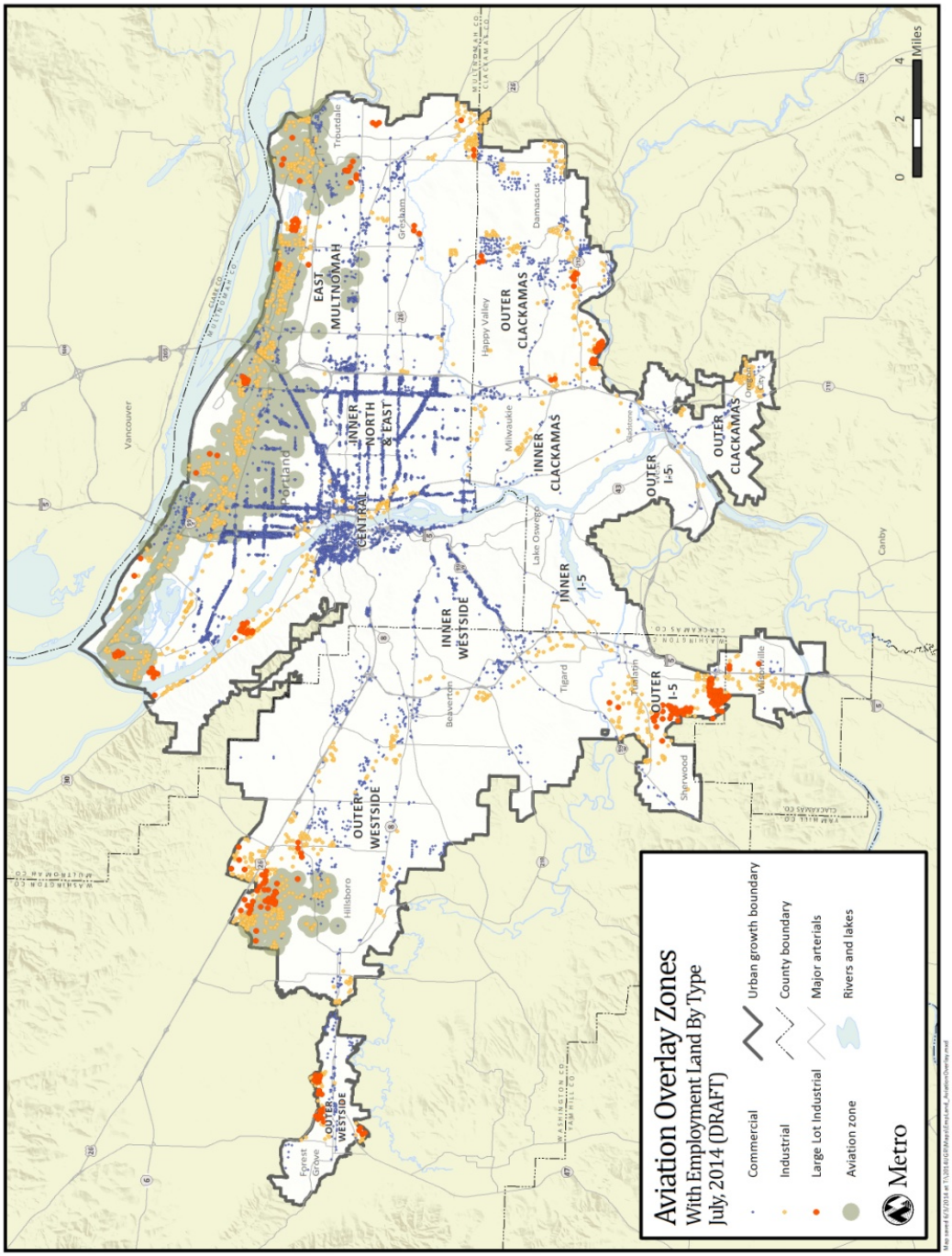


Table 15: Acreages by category of land in buildable land inventory

Row Labels	Developed		Redevelopable		Vacant		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**120**	**57.4**	**1723.0**	**605.9**	**218**	**70.2**	**2061**	**733.6**
Commercial	94	38.4	1723.0	605.9	181	64.1	1998	708.4
Industrial	26	19.0			37	6.1	63	25.1
East Mult Co	**56**	**475.9**	**463.0**	**708.9**	**482**	**1452.4**	**1001**	**2637.2**
Commercial	14	25.1	416.0	395.5	272	353.8	702	774.4
Industrial	34	159.4	45.0	215.3	181	602.2	260	976.9
Large Lot Industrial	8	291.4	2.0	98.1	29	496.5	39	886.0
Inner Clackamas			**44.0**	**139.0**	**54**	**27.0**	**98**	**166.0**
Commercial			31.0	29.1	28	18.0	59	47.1
Industrial			13.0	109.8	26	9.0	39	118.9
Inner I-5			**15.0**	**29.3**	**11**	**8.3**	**26**	**37.6**
Commercial			11.0	19.4	7	6.4	18	25.8
Industrial			4.0	9.8	4	1.9	8	11.7
Inner North & East	**290**	**2697.4**	**5767.0**	**1362.7**	**786**	**748.2**	**6843**	**4808.3**
Commercial	79	118.9	5767.0	1362.7	431	144.7	6277	1626.3
Industrial	192	2153.0			334	419.1	526	2572.1
Large Lot Industrial	19	425.5			21	184.4	40	609.9
Inner Westside	**6**	**41.9**	**437.0**	**381.9**	**162**	**290.3**	**605**	**714.1**
Commercial	6	41.9	406.0	289.1	137	243.5	549	574.4
Industrial			31.0	92.8	25	46.8	56	139.7
Outer Clackamas	**37**	**271.1**	**476.0**	**1749.0**	**304**	**1445.5**	**817**	**3465.6**
Commercial			398.0	1285.2	163	722.2	561	2007.3
Industrial	11	64.8	77.0	445.0	132	571.4	220	1081.2
Large Lot Industrial	26	206.3	1.0	18.9	9	151.9	36	377.1
Outer I-5	**74**	**504.1**	**47.0**	**230.9**	**196**	**844.0**	**317**	**1579.1**
Commercial			13.0	32.9	45	87.7	58	120.7
Industrial			33.0	196.9	126	458.1	159	655.0
Large Lot Industrial	74	504.1	1.0	1.1	25	298.2	100	803.4
Outer Westside	**22**	**294.7**	**269.0**	**1628.4**	**449**	**2273.0**	**740**	**4196.1**
Commercial	1	10.9	164.0	475.3	217	732.6	382	1218.7
Industrial	2	7.1	91.0	842.1	191	669.9	284	1519.2
Large Lot Industrial	19	276.8	14.0	311.0	41	870.5	74	1458.2
Grand Total	**605**	**4342.5**	**9241.0**	**6836.0**	**2662**	**7159.0**	**12508**	**18337.5**

Map 18: Mean volume-to-capacity ratio for major roadways and arterials

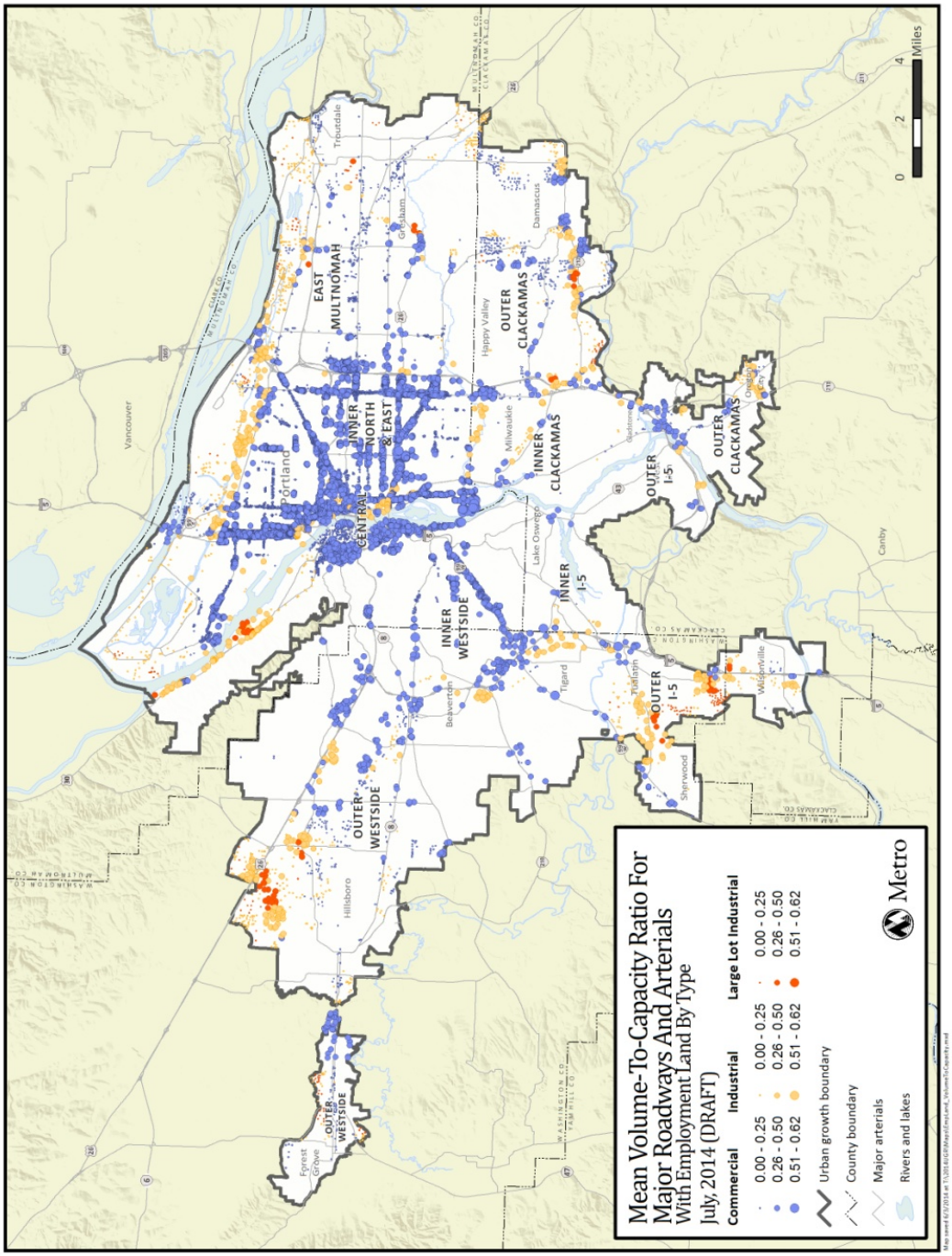


Table 16: Incorporation status (land inside city boundary)

Row Labels	Incorporated Area		Unincorporated Area		Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
Central	**2061**	**278.5**			**2061**	**278.5**
Commercial	1998	255.8			1998	255.8
Industrial	63	22.6			63	22.6
East Mult Co	**914**	**1489.4**	**87**	**346.3**	**1001**	**1835.7**
Commercial	683	421.6	19	52.0	702	473.6
Industrial	195	583.8	65	212.3	260	796.1
Large Lot Industrial	36	483.9	3	82.0	39	565.9
Inner Clackamas	**48**	**112.8**	**50**	**27.1**	**98**	**139.9**
Commercial	22	11.9	37	21.0	59	32.9
Industrial	26	100.9	13	6.0	39	107.0
Inner I-5	**26**	**27.7**			**26**	**27.7**
Commercial	18	17.1			18	17.1
Industrial	8	10.6			8	10.6
Inner North & East	**6832**	**1782.8**	**11**	**300.2**	**6843**	**2083.0**
Commercial	6277	588.0			6277	588.0
Industrial	517	921.0	9	98.7	526	1019.7
Large Lot Industrial	38	273.8	2	201.4	40	475.2
Inner Westside	**575**	**428.3**	**30**	**32.9**	**605**	**461.2**
Commercial	525	313.4	24	22.1	549	335.6
Industrial	50	114.9	6	10.8	56	125.7
Outer Clackamas	**664**	**2124.0**	**153**	**332.4**	**817**	**2456.4**
Commercial	490	1244.0	71	79.1	561	1323.1
Industrial	163	774.7	57	198.4	220	973.1
Large Lot Industrial	11	105.2	25	54.9	36	160.1
Outer I-5	**203**	**600.6**	**114**	**330.3**	**317**	**930.8**
Commercial	55	67.6	3	4.4	58	72.0
Industrial	124	459.4	35	130.1	159	589.5
Large Lot Industrial	24	73.5	76	195.8	100	269.3
Outer Westside	**505**	**1920.4**	**254**	**1192.6**	**759**	**3113.1**
Commercial	227	327.9	155	264.0	382	591.9
Industrial	228	1084.7	75	336.8	303	1421.4
Large Lot Industrial	50	507.9	24	591.8	74	1099.7
Grand Total	**11828**	**8764.4**	**699**	**2561.8**	**12527**	**11326.2**

Map 19: Incorporation status (land inside city boundary)

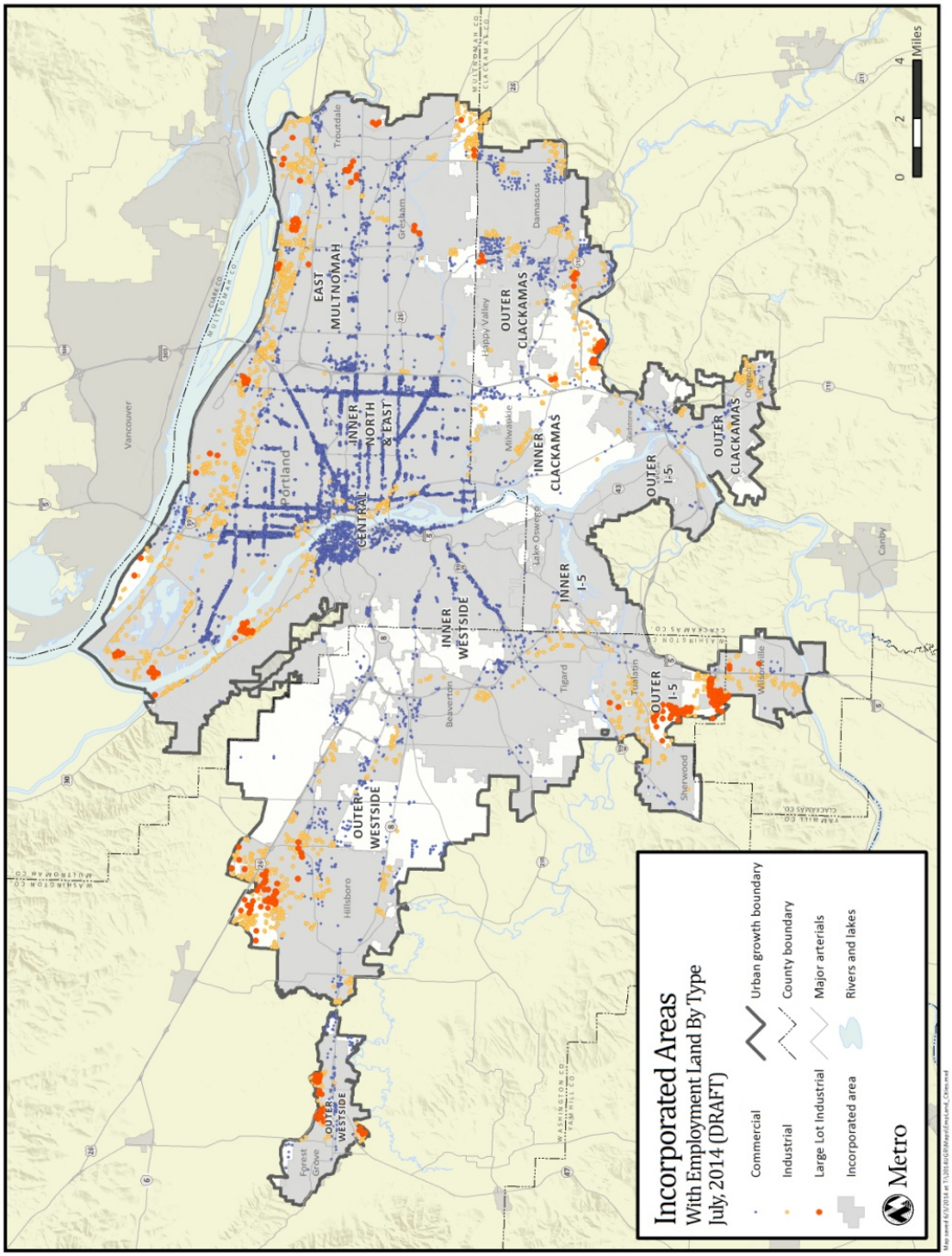


Table 17: Average land value per square foot

	Average Land Value/Sq. Ft.
Central	**$ 46.45**
Commercial	$ 47.38
Industrial	$ 18.35
East Mult Co	**$ 8.28**
Commercial	$ 10.30
Industrial	$ 3.35
Large Lot Industrial	$ 3.41
Inner Clackamas	**$ 5.45**
Commercial	$ 7.04
Industrial	$ 3.26
Inner I-5	**$ 6.23**
Commercial	$ 6.90
Industrial	$ 4.66
Inner North & East	**$ 20.15**
Commercial	$ 21.51
Industrial	$ 5.97
Large Lot Industrial	$ 3.83
Inner Westside	**$ 17.17**
Commercial	$ 18.27
Industrial	$ 4.36
Outer Clackamas	**$ 2.42**
Commercial	$ 2.62
Industrial	$ 1.97
Large Lot Industrial	$ 2.06
Outer I-5	**$ 4.52**
Commercial	$ 10.57
Industrial	$ 3.68
Large Lot Industrial	$ 2.11
Outer Westside	**$ 5.55**
Commercial	$ 6.99
Industrial	$ 4.12
Large Lot Industrial	$ 2.37
Grand Total	**$ 20.99**

Map 20: Land value per square foot

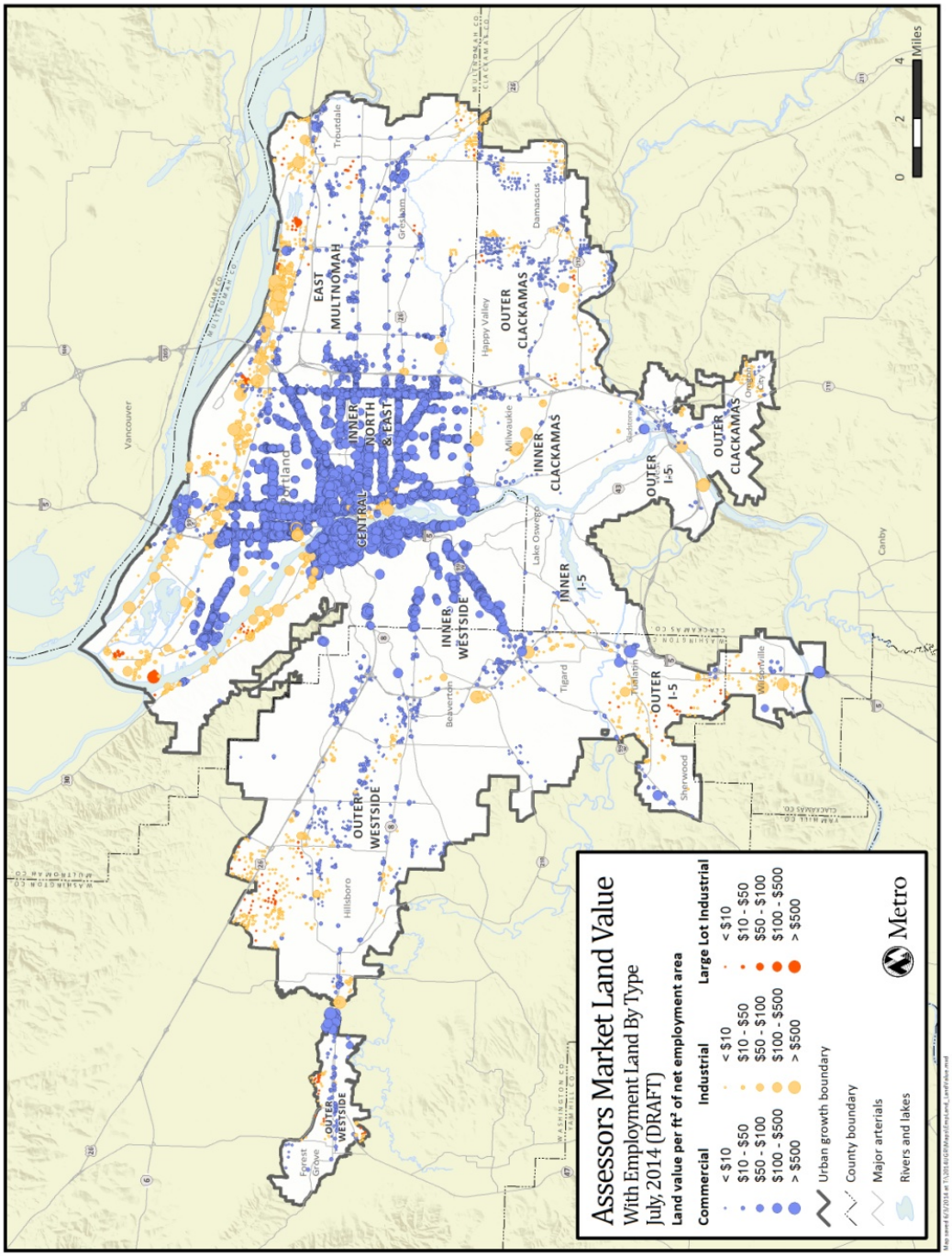


Table 18: Estimated acres for future rights-of-way on buildable land

	Estimated Acres for Future ROW
Central	**77.4**
Commercial	74.8
Industrial	2.5
East Mult Co	**278.9**
Commercial	121.7
Industrial	97.7
Large Lot Industrial	59.5
Inner Clackamas	**18.5**
Commercial	6.6
Industrial	11.9
Inner I-5	**5.7**
Commercial	4.5
Industrial	1.2
Inner North & East	**469.5**
Commercial	132.0
Industrial	263.7
Large Lot Industrial	73.9
Inner Westside	**103.5**
Commercial	89.5
Industrial	14.0
Outer Clackamas	**495.4**
Commercial	363.3
Industrial	108.1
Large Lot Industrial	24.0
Outer I-5	**116.6**
Commercial	21.2
Industrial	65.5
Large Lot Industrial	29.9
Outer Westside	**496.9**
Commercial	217.1
Industrial	158.5
Large Lot Industrial	121.3
Grand Total	**2,062.4**