

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)

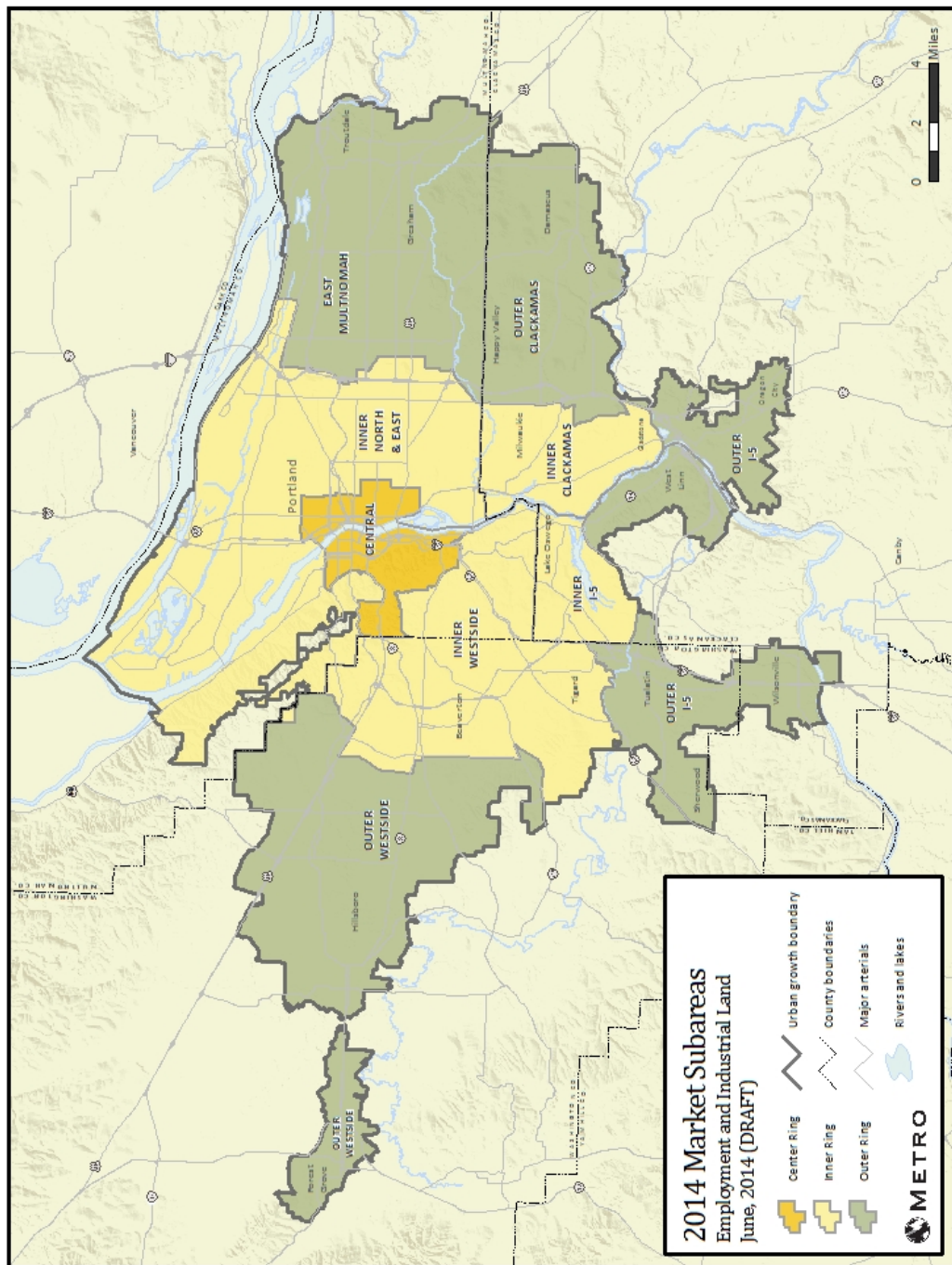
Table 1: summary of approach for describing site characteristics

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 transshipment 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%

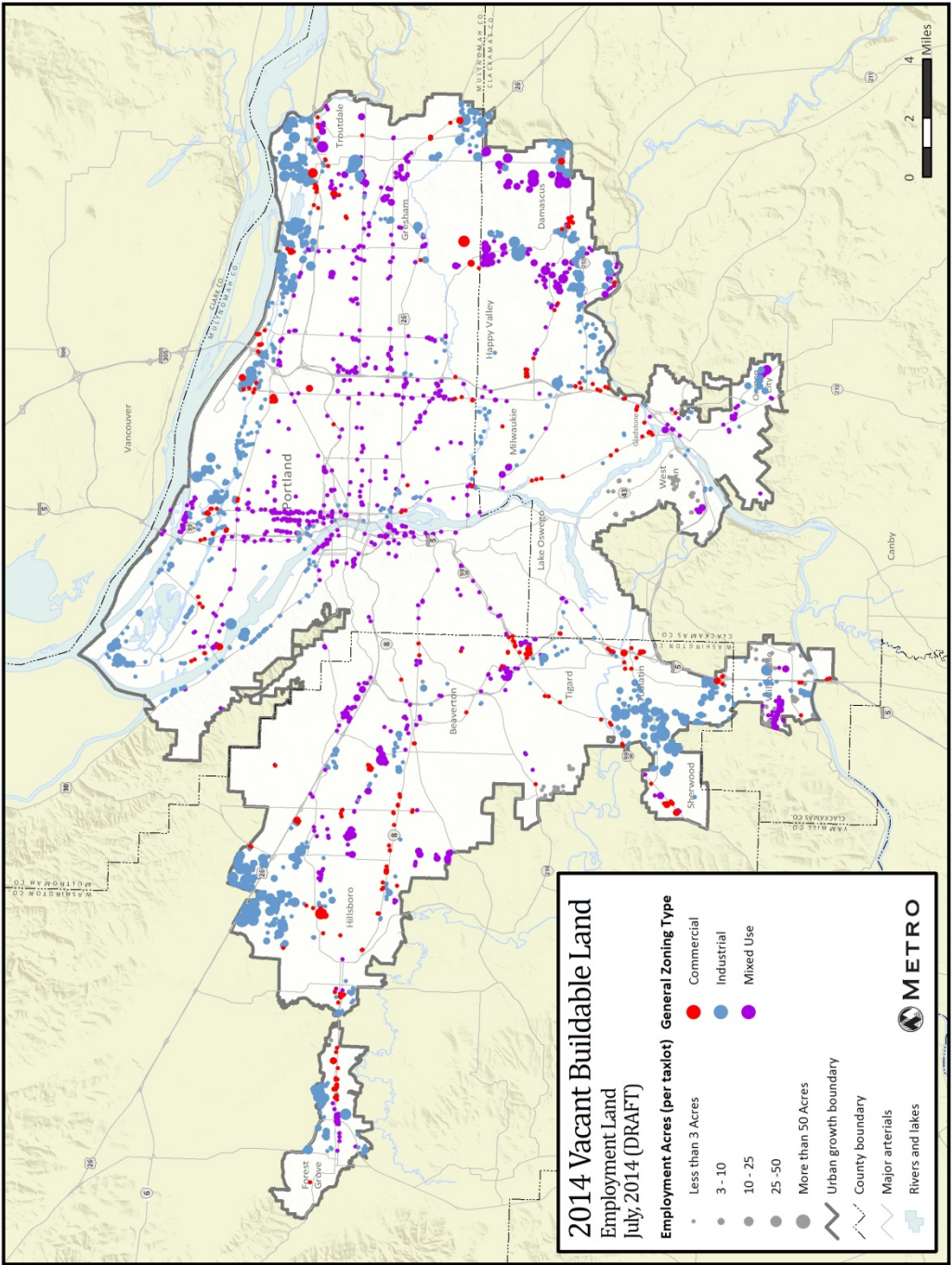
OR Administrative Rules Division 9 – Economic Development	Metro employment land inventory approach
	-Owner flagged for tax exempt status (removed from inventory if not available for employment use) -Land value per square foot (assessor data) -Vacant or redevelopment land category -Inside city (yes/no) -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.

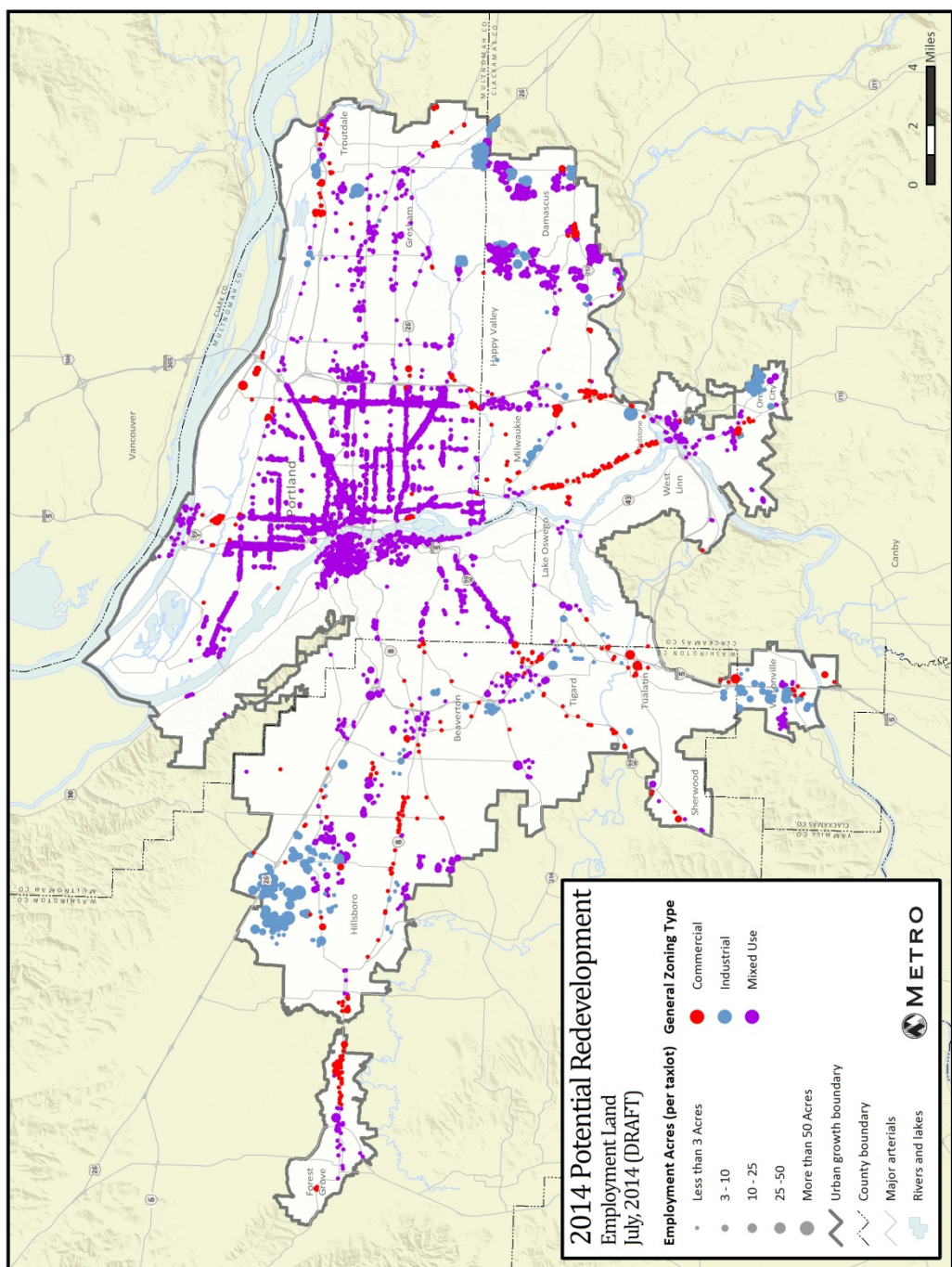
Map 1: Subareas used for employment site characteristics summarization



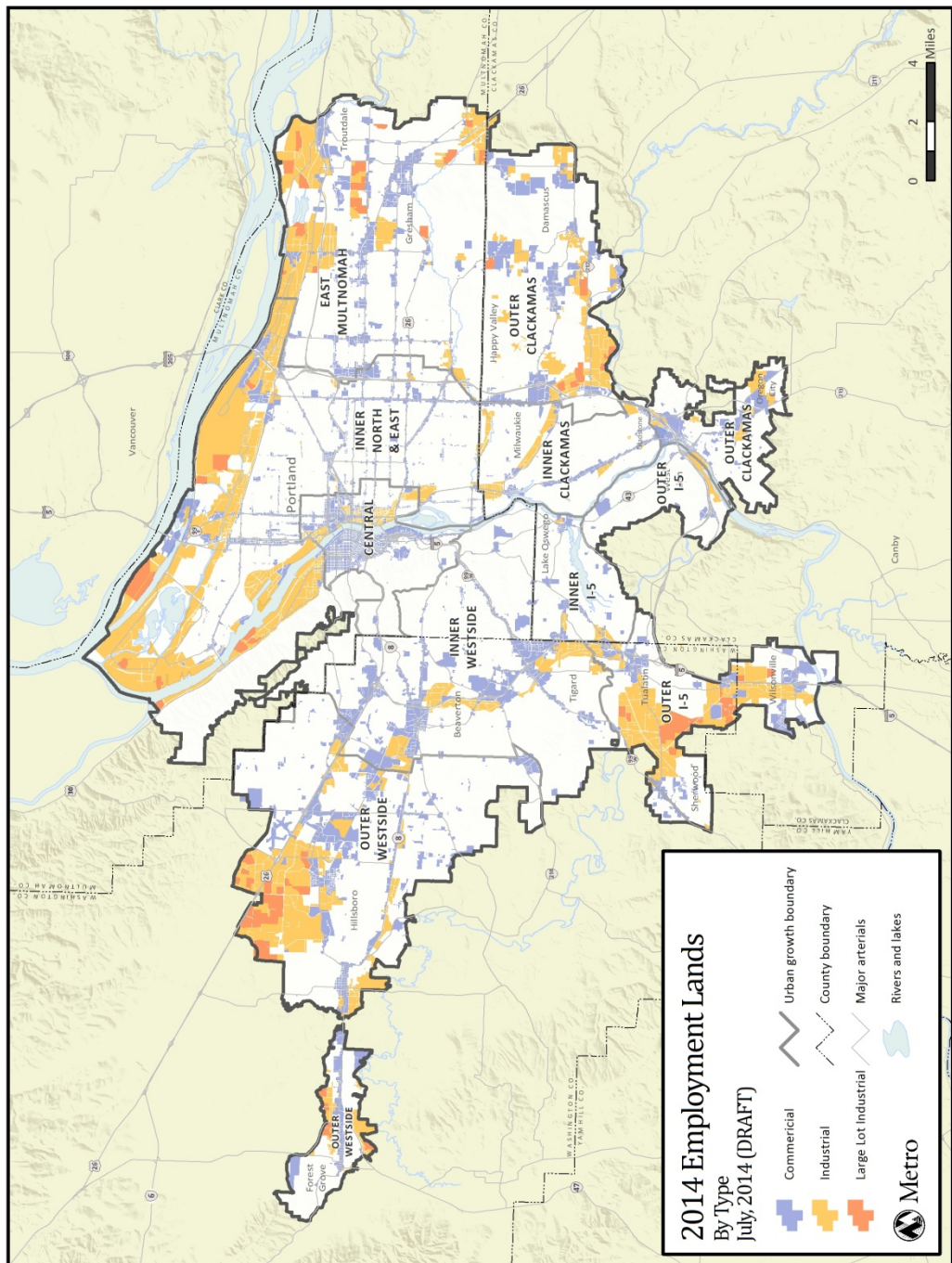
Map 2: vacant employment land



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

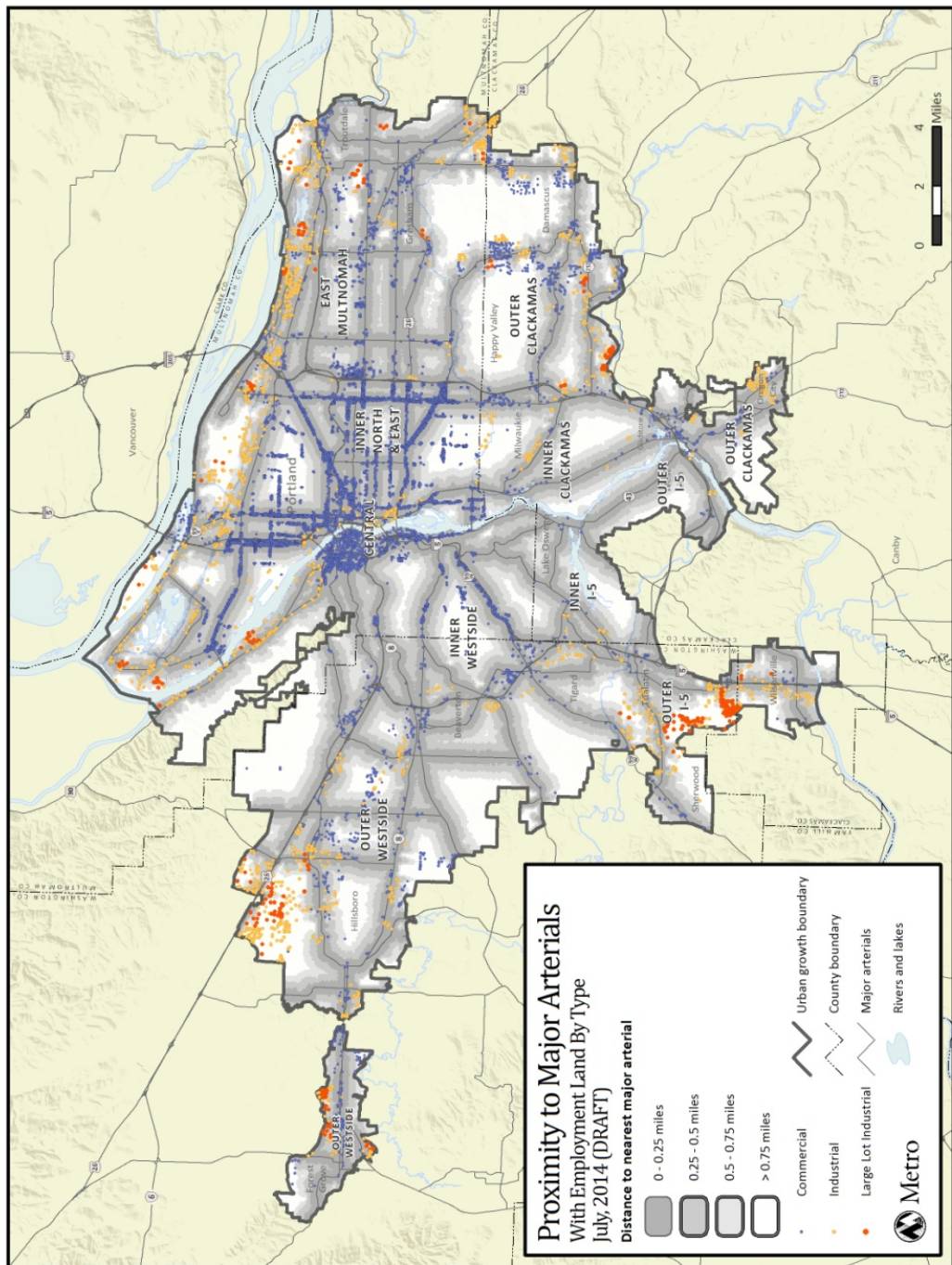
Market Subarea	Parcels	Acres
Central	2061	278.47
Commercial	1998	255.85
Industrial	63	22.62
East Mult Co	1001	1835.68
Commercial	702	473.64
Industrial	260	796.12
Large Lot Industrial	39	565.92
Inner Clackamas	98	139.88
Commercial	59	32.92
Industrial	39	106.97
Inner I-5	26	27.67
Commercial	18	17.11
Industrial	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

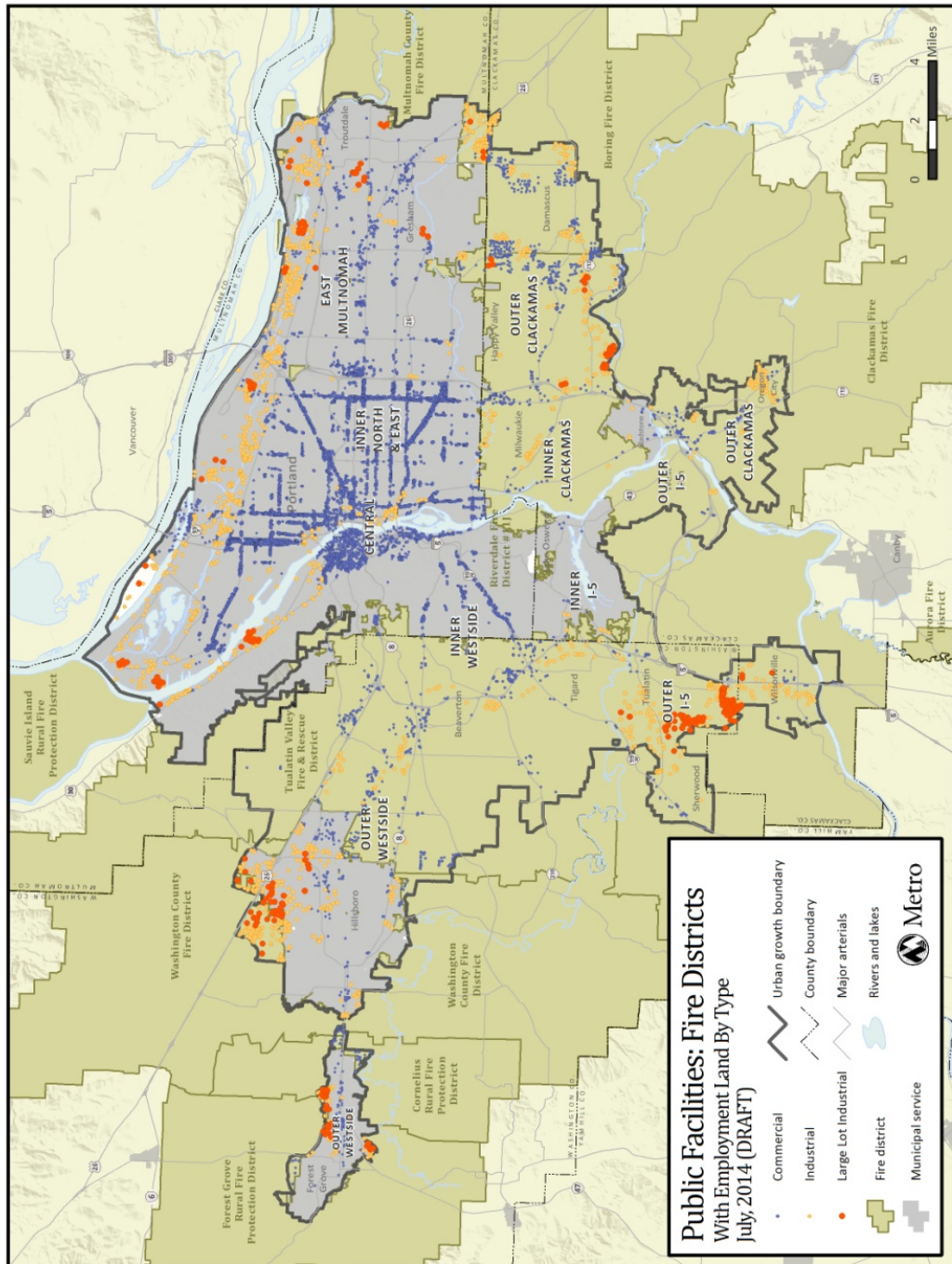
Table 3: Proximity to nearest major arterial street

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

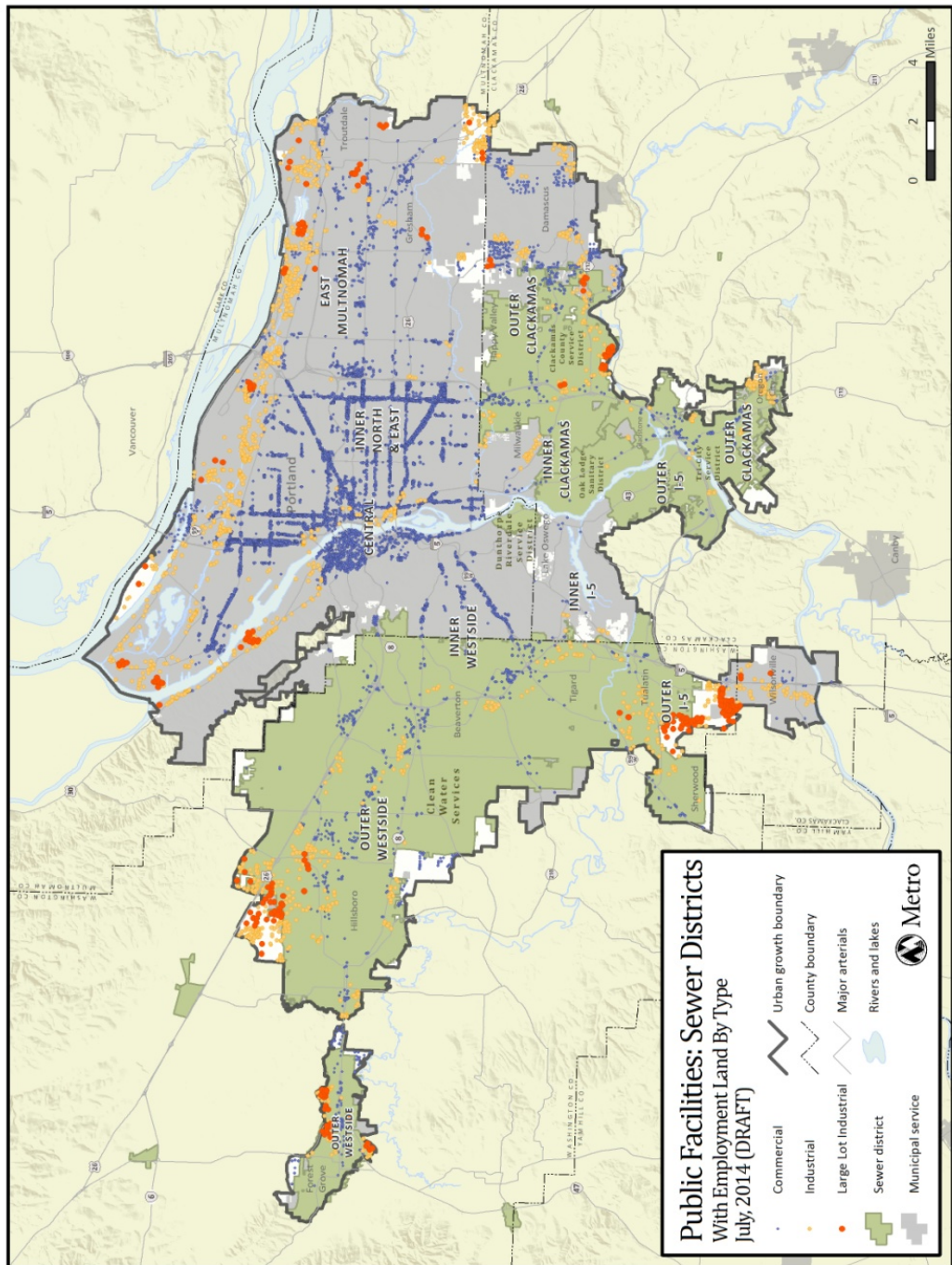
Map 5: Proximity to major arterials



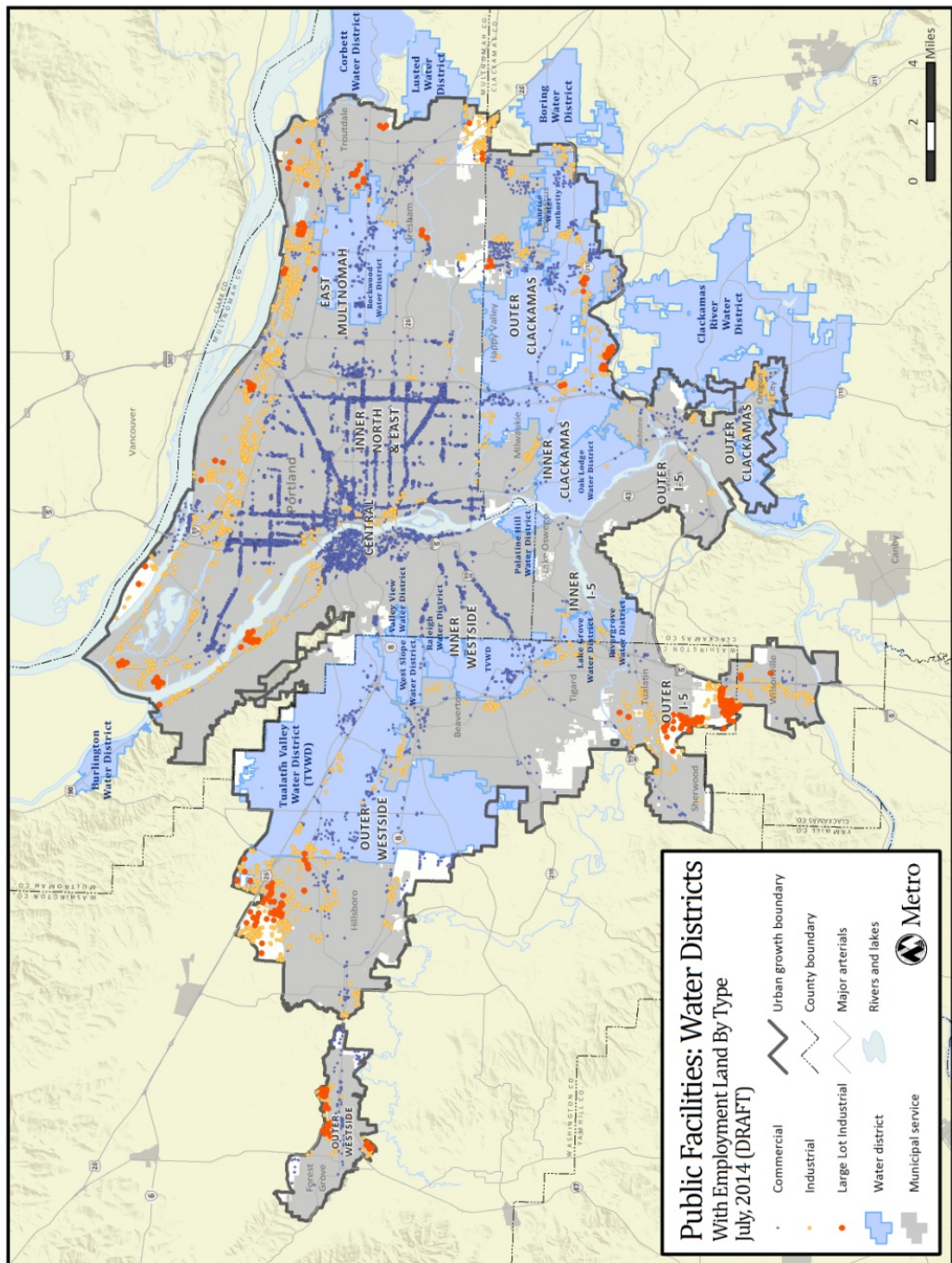
Map 6: Fire districts



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

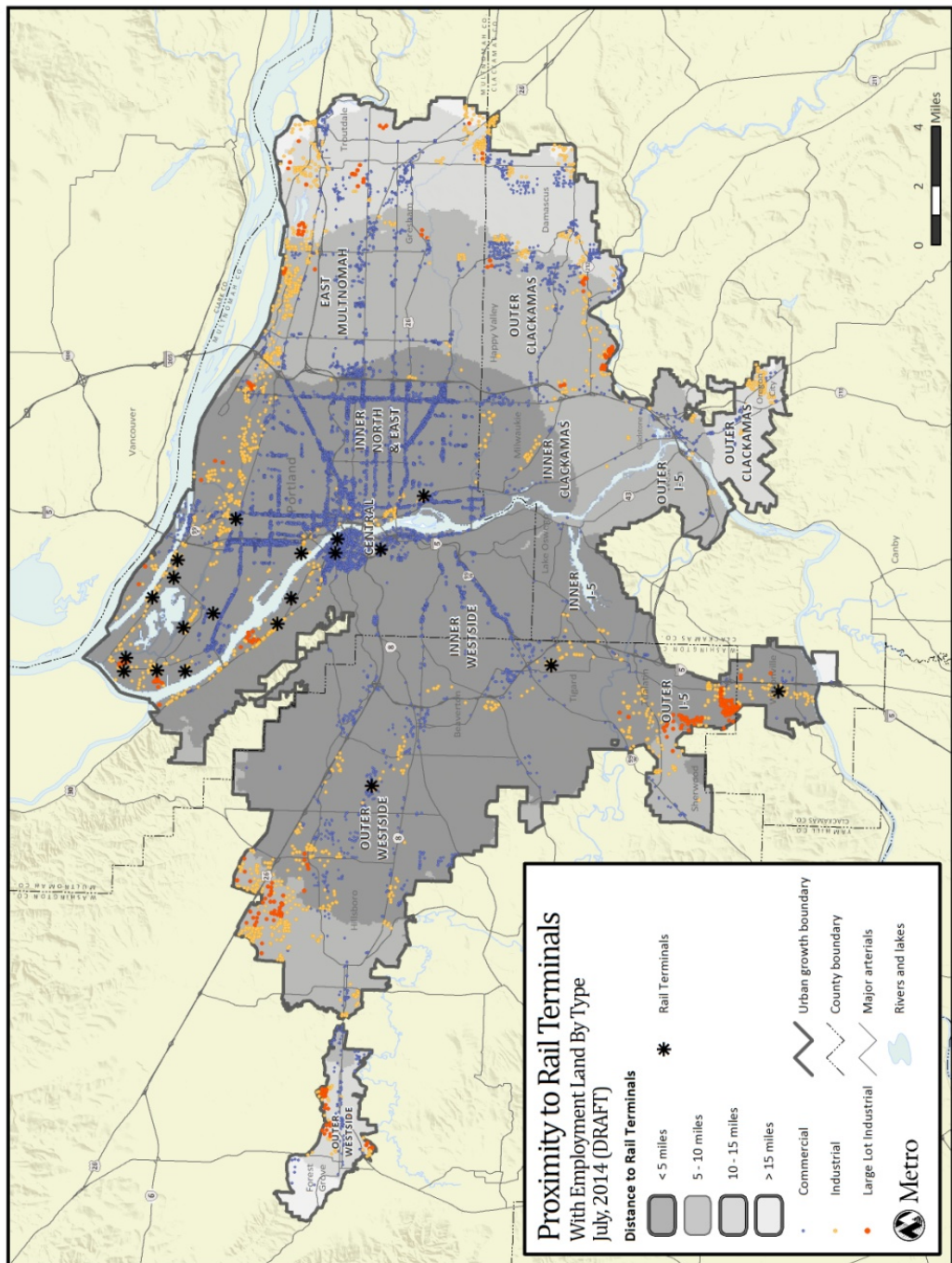


Table 5: Proximity to transshipment facilities

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

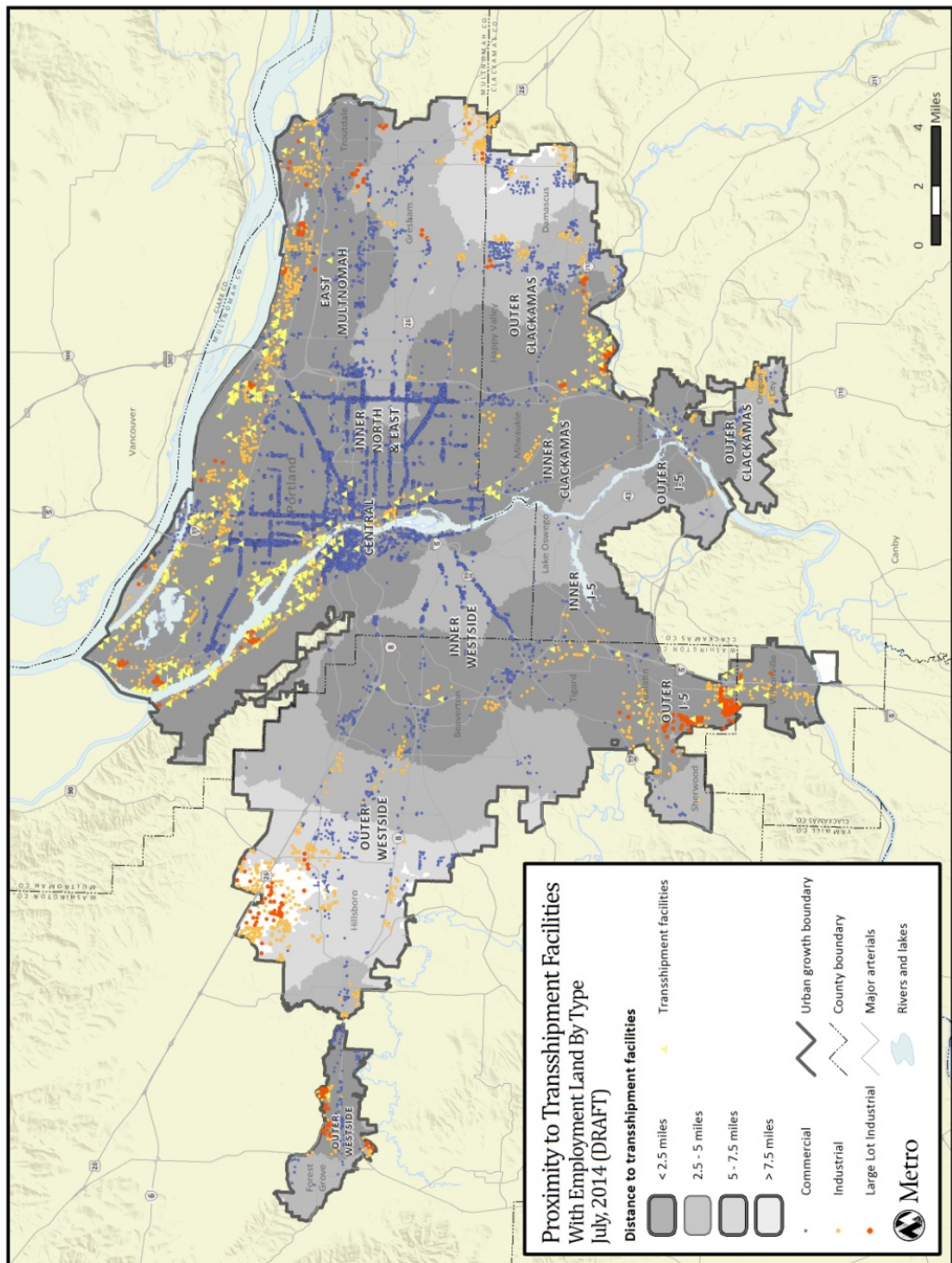


Table 6: Proximity to designated freight route

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

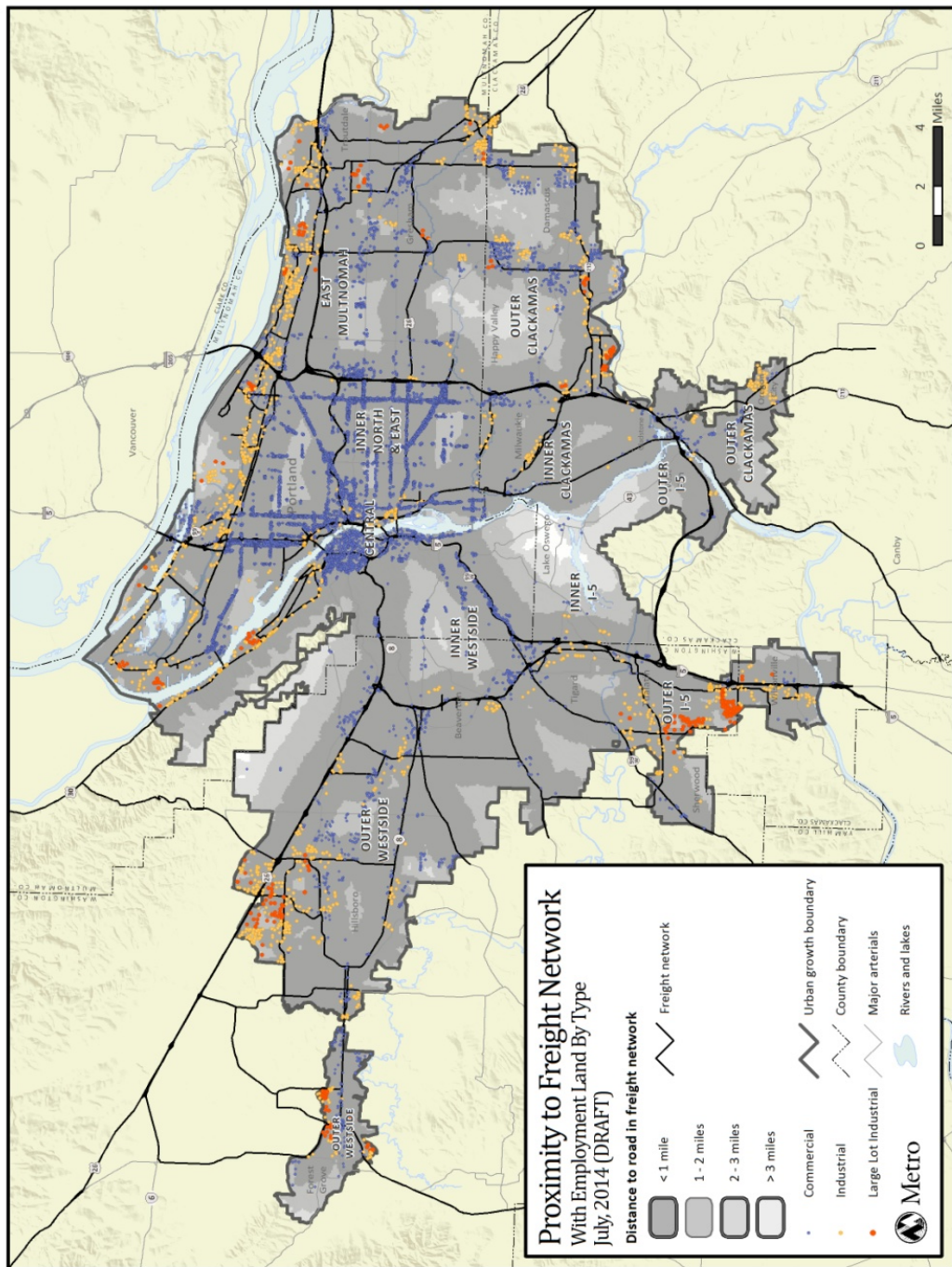


Table 7: Proximity to any airport

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

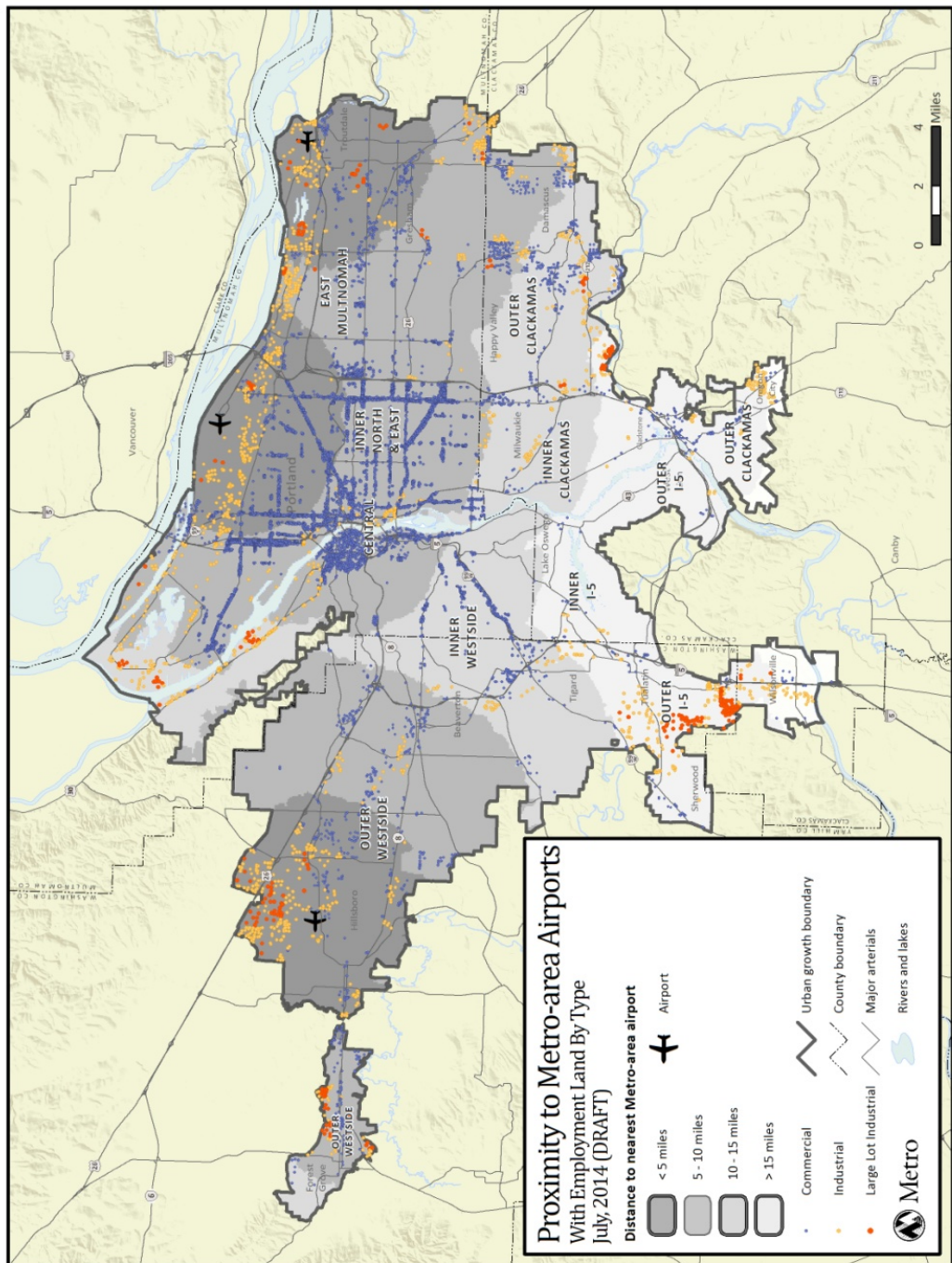


Table 8: Proximity to Portland International Airport

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

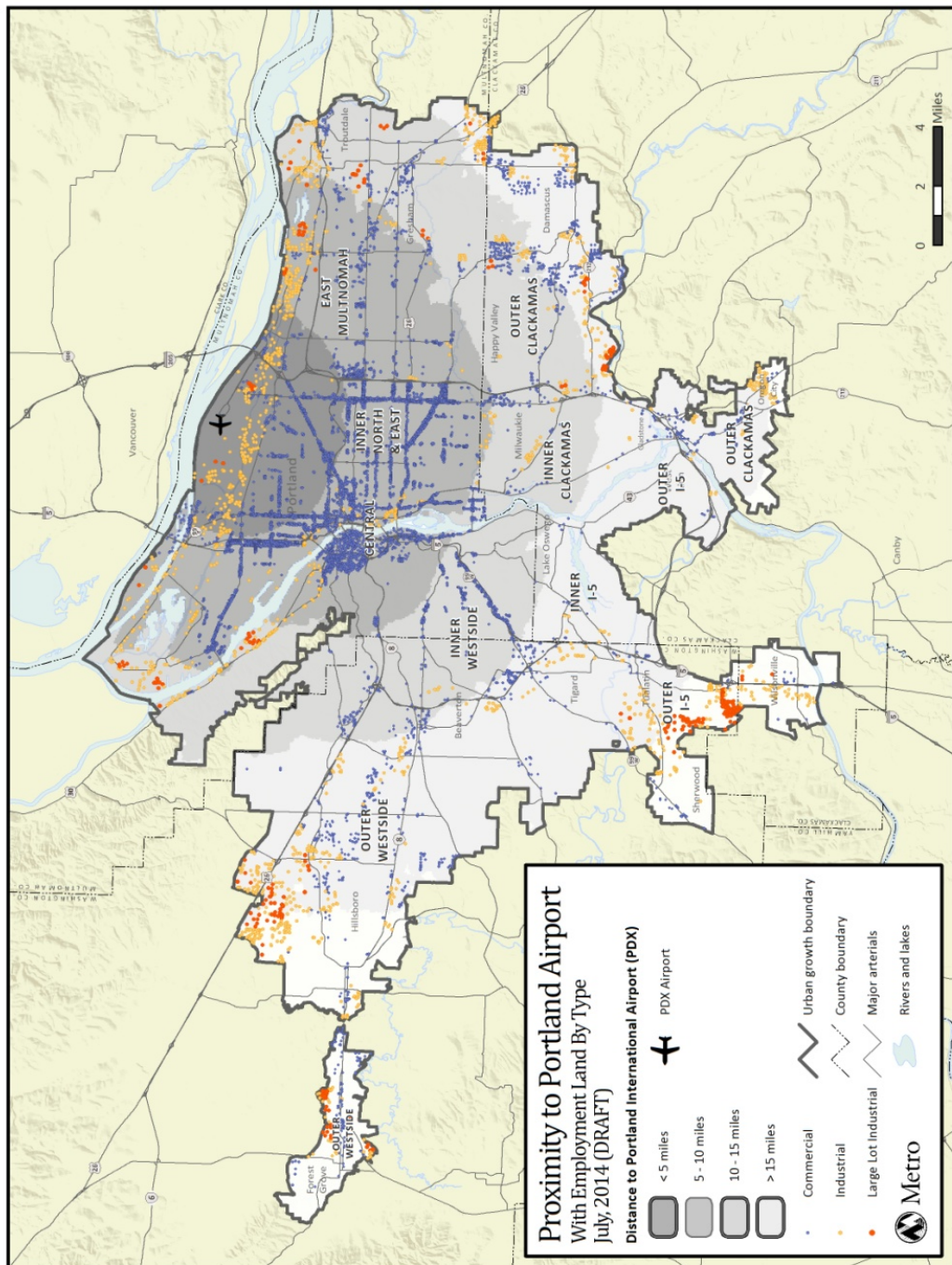


Table 9: Proximity to marine facilities

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

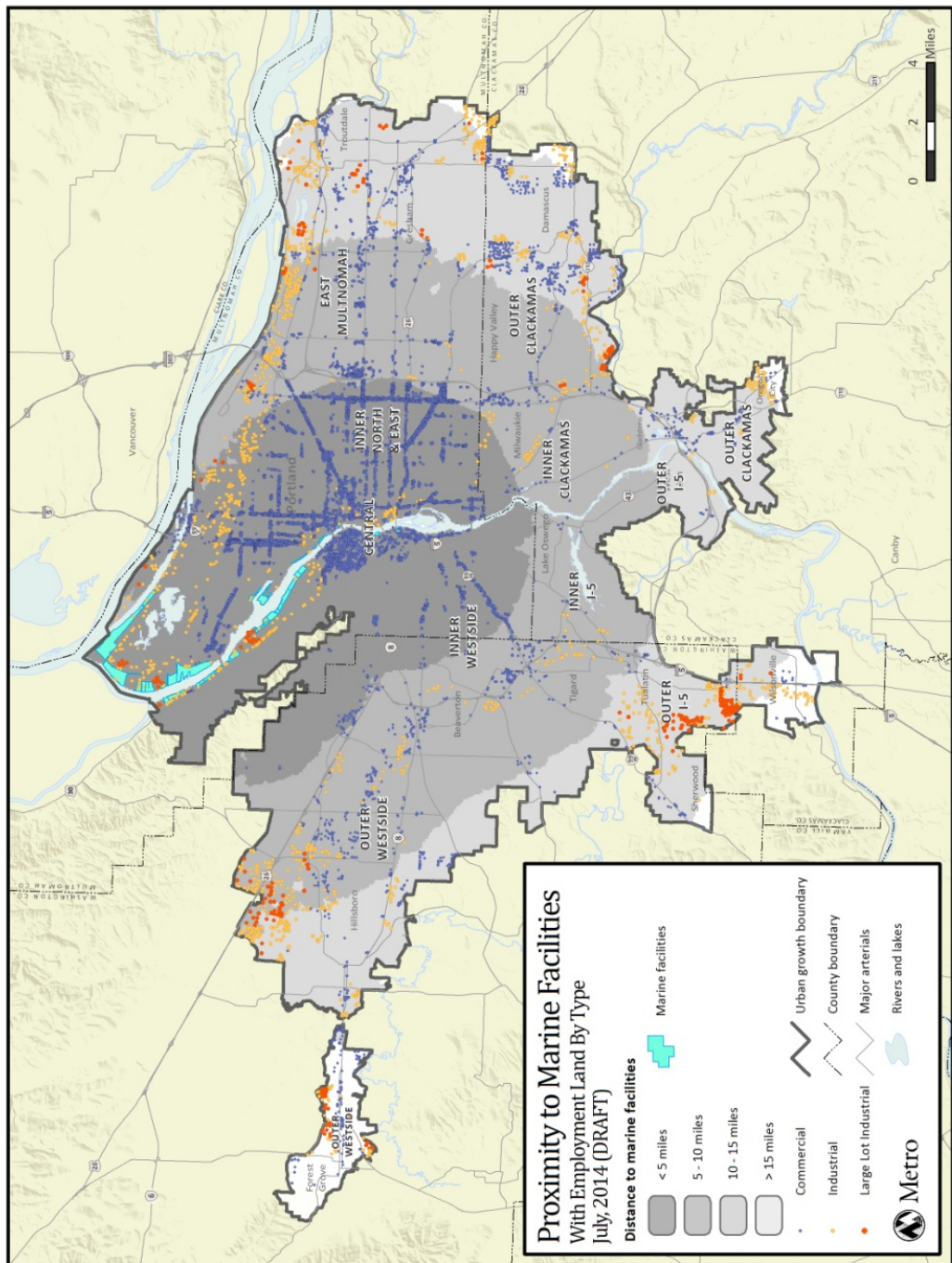
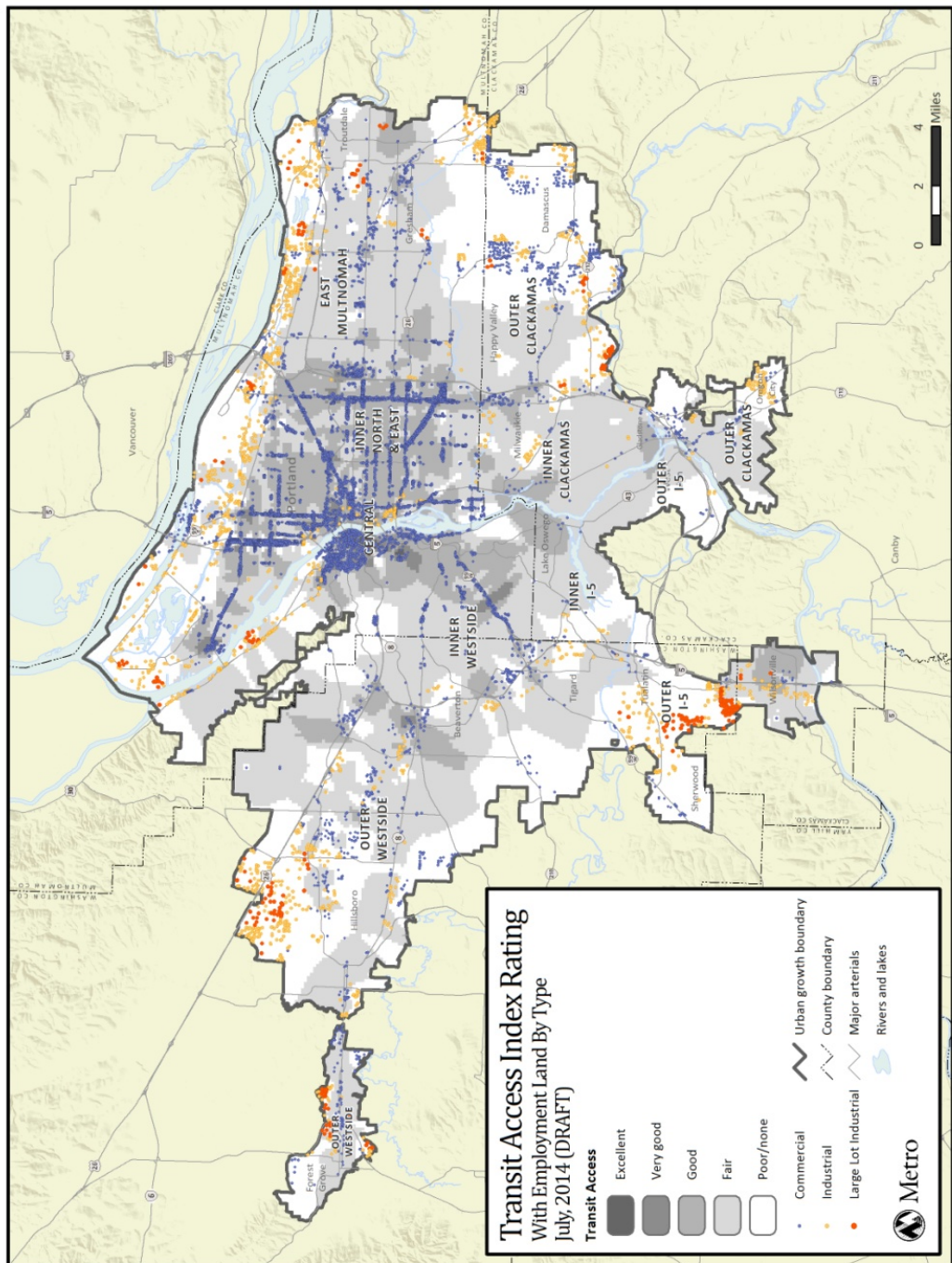


Table 10: Transit access index

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)

Row Labels	Unconstrained		Partially constrained		Constrained		Heavily constrained		Total	
	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

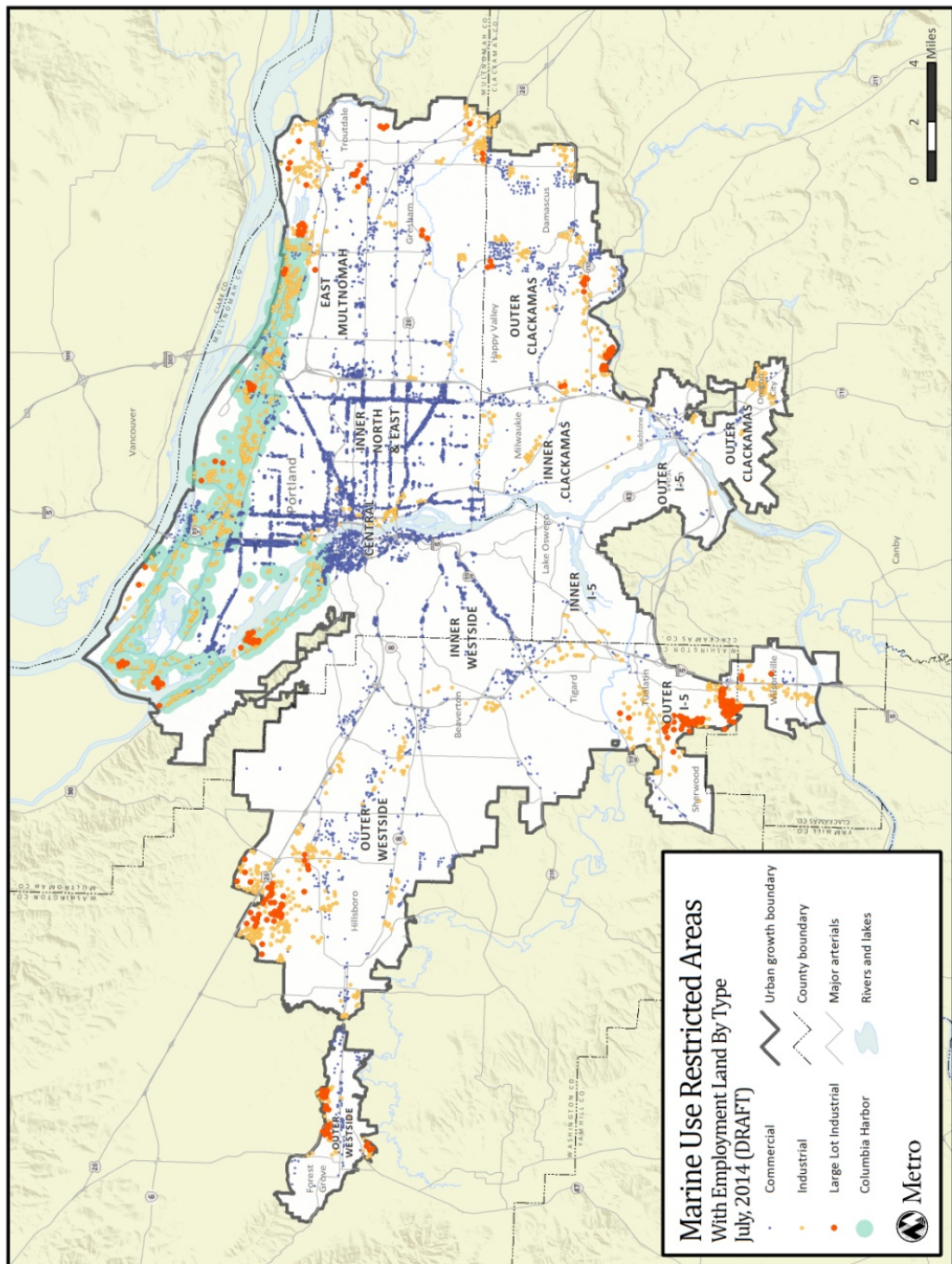


Table 14: Aviation overlay zones

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

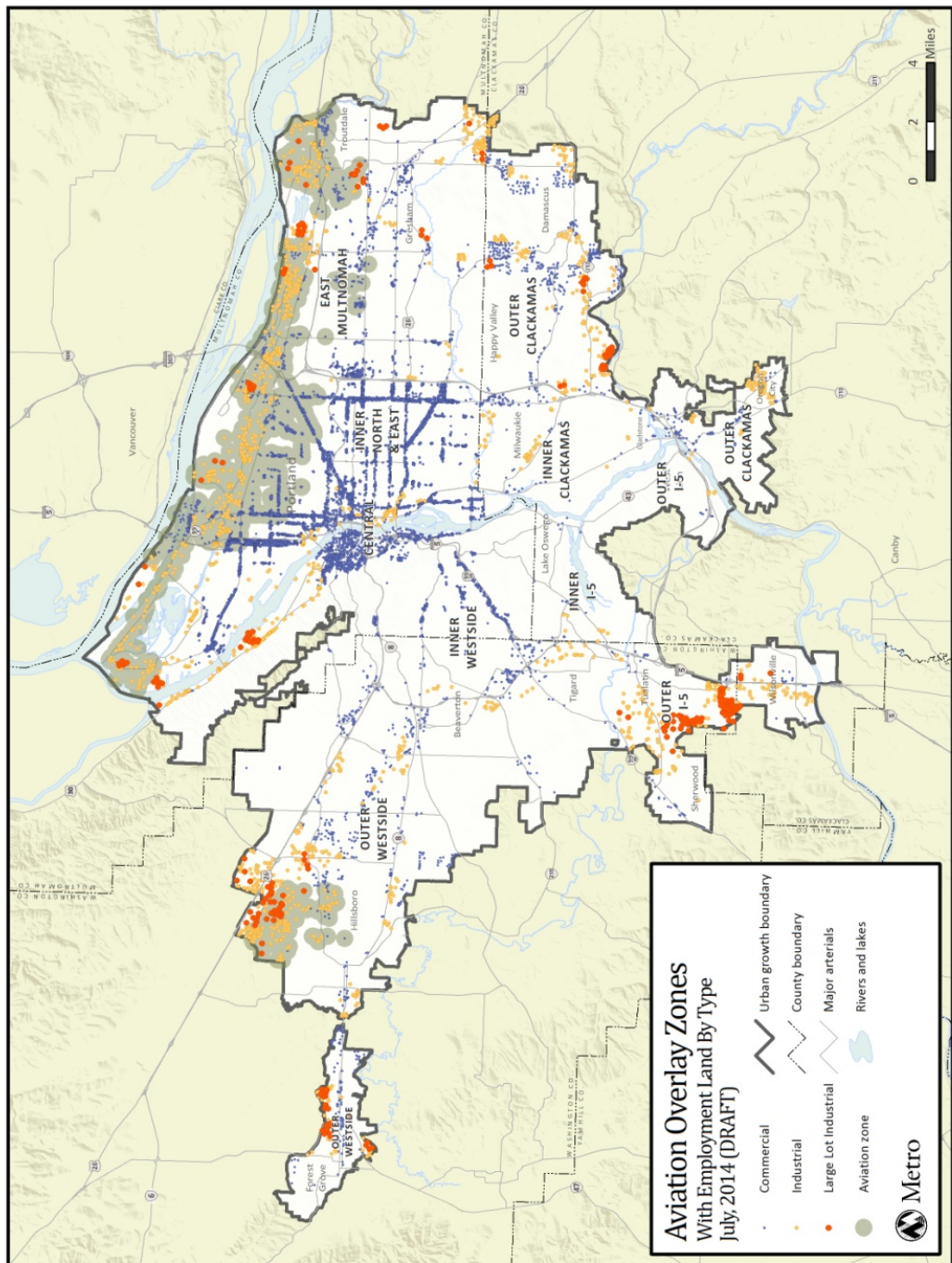


Table 15: Acreages by category of land in buildable land inventory

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

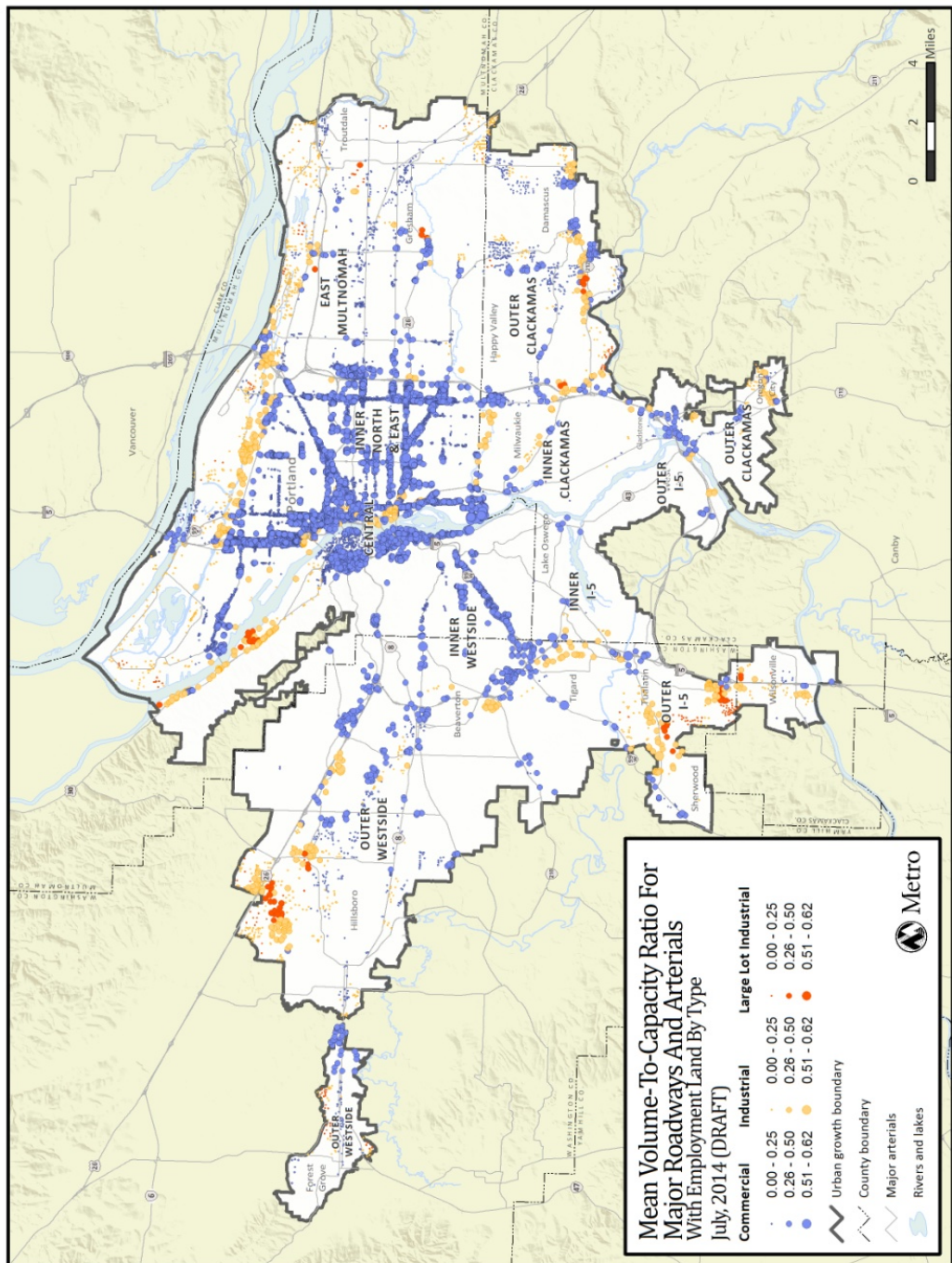


Table 16: Incorporation status (land inside city boundary)

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)

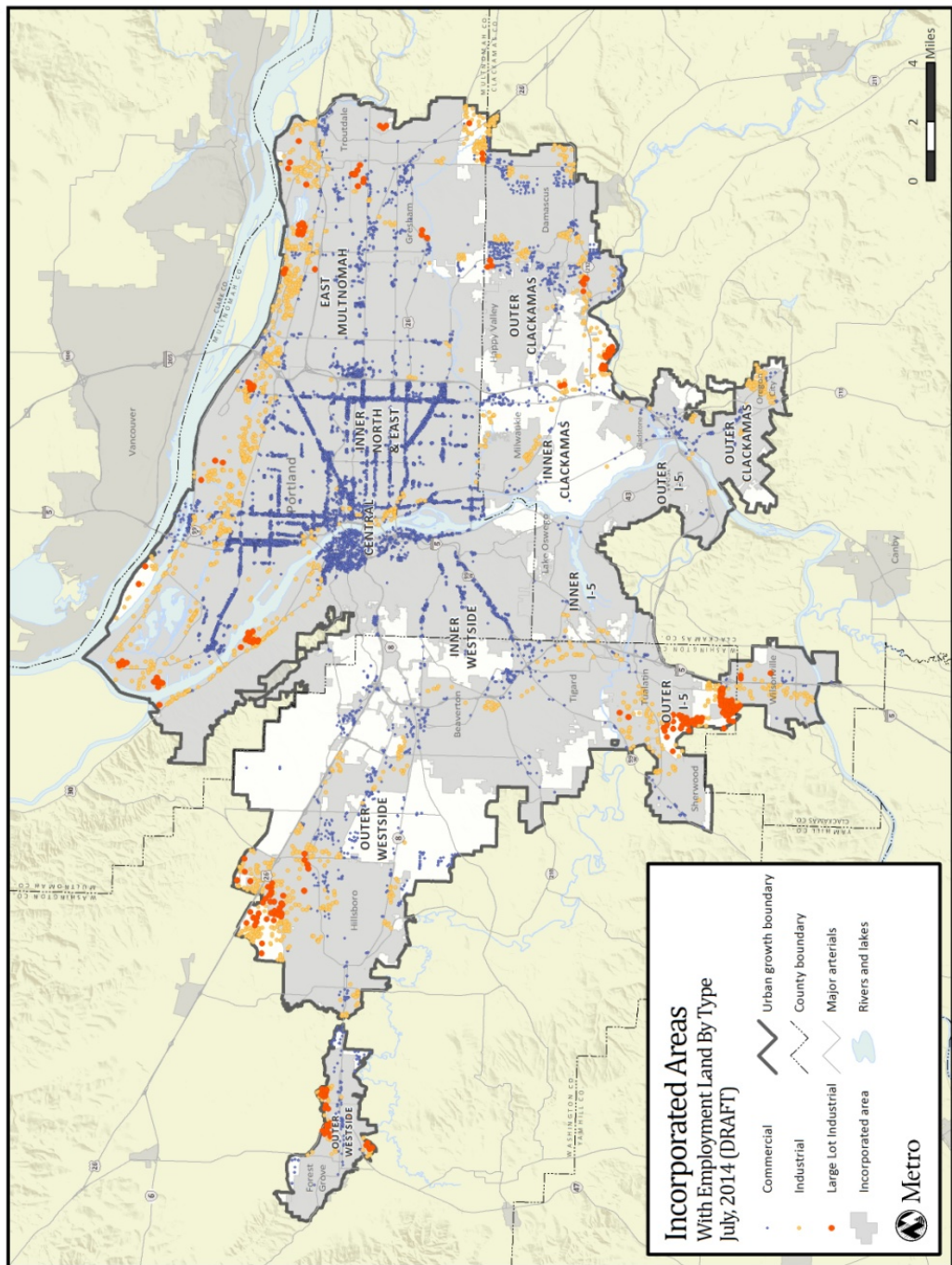


Table 17: Average land value per square foot

	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

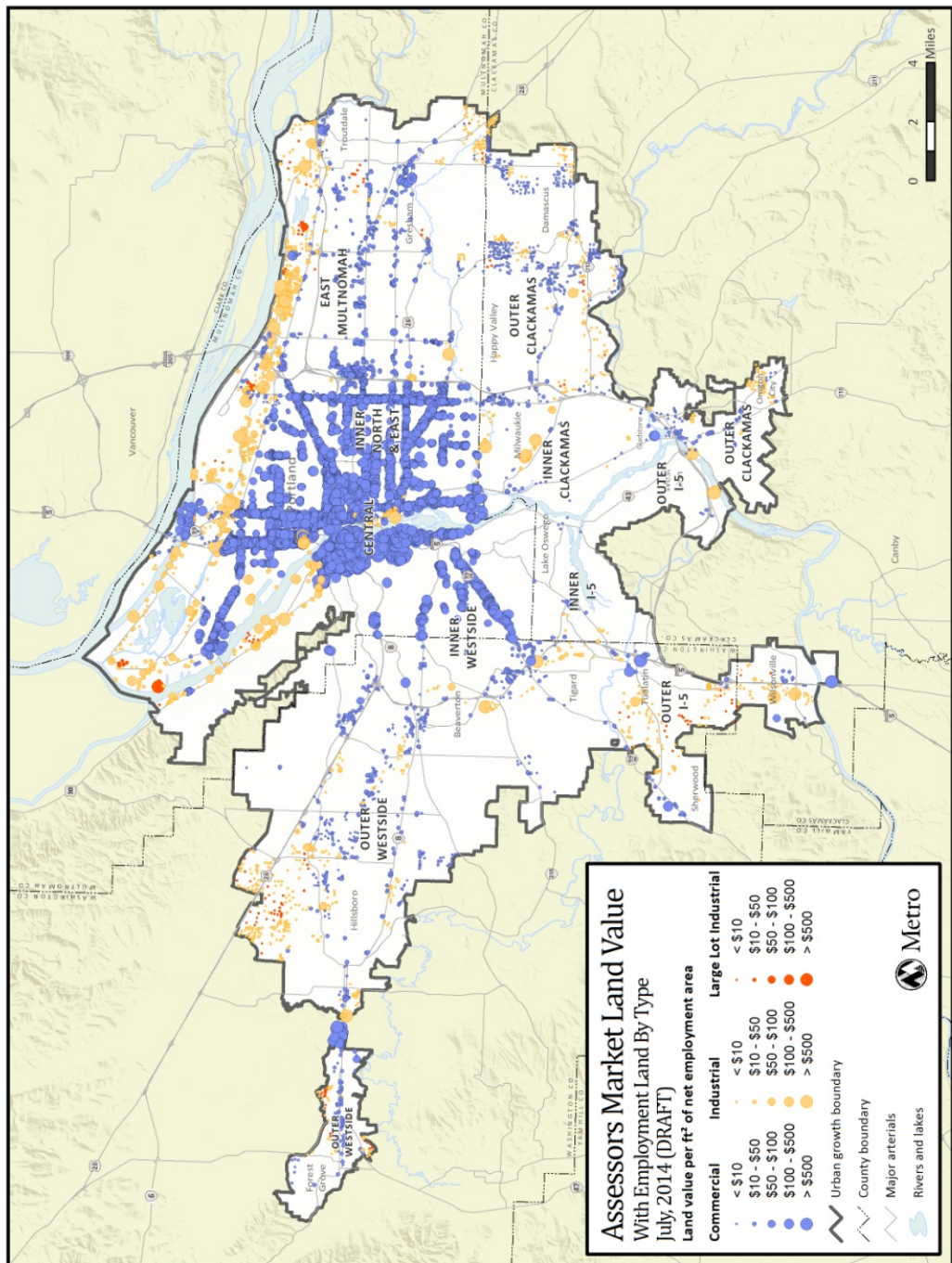


Table 18: Estimated acres for future rights-of-way on buildable land

	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