

The Inner Eastside District

Main Features

- A diverse, Central City mix of employment land uses with nearly half of its jobs in the service sectors
- A small-block, street-grid development pattern with a high employment density of 37 jobs per developed acre
- The highest share of wholesale facility space among Portland's industrial districts



A typical street in the Inner Eastside District.

the highest among Portland's industrial districts, which average 9 jobs per developed acre.

The Inner Eastside is a central distribution location to reach regional markets. The concentration of 123 wholesale facilities here is the highest among Portland's industrial districts, using 16 percent of the occupied developed land compared to an average 9 percent in all districts. The district is located at the intersection of the region's primary highways, I-5 and I-84, and every site is within one mile of a major truck street.

The leading employment sector is services, providing 43 percent of the district's 22,000 jobs. Its specialty industries relative to the city's other industrial districts and the region are transit (e.g., TriMet), education (e.g., Portland Community College), durable goods wholesalers, specialty construction contractors, and management of companies (e.g., Fred Meyer headquarters).

This older, urban district has a grid street network, and average site size is only 0.75 acres. Average land values in the district are \$9.42 per square foot, over twice as much as the average \$4.34 on all of Portland's industrial land. Nearly three out of four acres in the district has land value that exceeds \$6 per square foot, which is generally the upper end of the price range for industrial land in the region. However, small-lot industrial facilities have found the district to be an attractive location option. The 82 manufacturing sites in the district have an average size of 0.8 acres, compared to a 4.8-acre average among manufacturing sites in all of the city's industrial districts. Construction and wholesale sites are similarly smaller here.

Union Pacific's 100-acre Brooklyn Rail Yard is a contrasting heavy industrial feature to the district's small-lot, urban character. The surrounding industrial area south of Division Street also has an assortment of medium-size sites in the 5-30 acre range.

The district is almost entirely built out, having only 14 acres of vacant land.

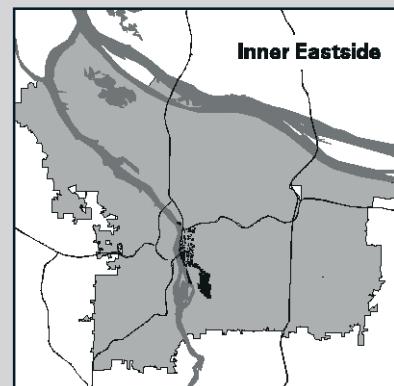
LARGEST EMPLOYERS

	INDUSTRY	JOBs
Tri-Met Transportation	Local and Suburban Transit	500+
Ptd. Community College	Colleges and Universities	500+
Fred Meyer Stores Inc.	Grocery Stores	500+
Goodwill Industries	Social Services	500+
North Pacific Trading	Commodity Contracts Brokers Dealers	500+
Oregon Electric Group	Electrical Work	250-499
Amer. Medical Response	Local Passenger Transportation	250-499
Franz Bakery	Bread and Other Bakery Products	250-499
OMSI	Museums and Art Galleries	250-499
PECO Manufacturing	Plastic Products	250-499

Source: Inside Prospects, 2003

LOCATION

The Inner Eastside District consists of the Central Eastside and Brooklyn industrial areas.



SIZE

- ◆ 837 sites on 626 acres
- ◆ 4 percent of the city's industrial land
- ◆ 21,761 jobs in 864 establishments (2002)



Fred Meyer headquarters.

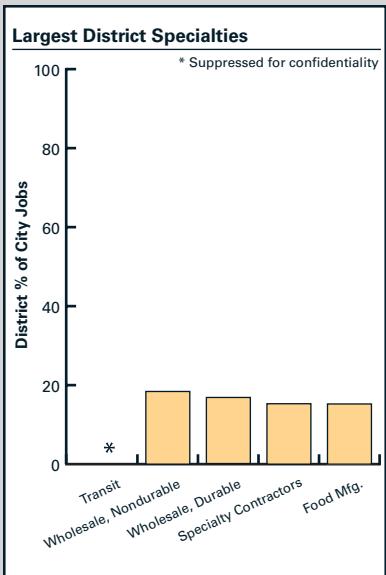
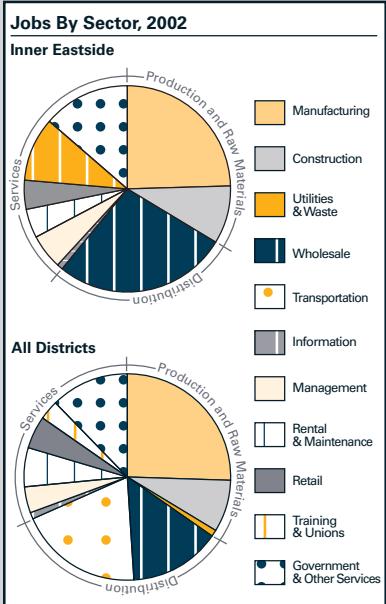


American Medical Response provides ambulance service.



Peco Inc. manufactures plastics.

Mix of Industries



ESTABLISHMENTS AND JOBS, 2002

NAICS	Establishments	Jobs/Establishment	% of All Jobs in Area		
			Jobs	District	All Districts
All Sectors	864	25	21,761	100%	100%
Production & Raw Materials	244	24	5,862	27%	34%
Manufacturing	311-339	152	3,416	16%	25%
Construction, Utilities & Waste	A, 236-238	92	2,446	10%	8%
Distribution	423-425, 481-493	244	6,433	30%	34%
Services	376	25	9,466	43%	32%
Information	B	18	287	1%	1%
Management	551	9	1,387	6%	4%
Rental & Maintenance	C	87	1,152	5%	6%
Government	921-928	0	0	0%	1%
Retail	441-454	69	1,045	5%	5%
Training & Unions	D	21	2,444	11%	3%
Other Services	E	172	3,151	15%	11%

Highest Employment Industries

Transit	485	*	*		
Educational Services	611	7	335	2,346	11%
Wholesale, Durable	423	117	17	1,943	9%
Specialty Contractors	238	66	26	1,708	8%
Mgmt. of Companies	551	9	154	1,387	6%
Wholesale, Nondurable	424	58	22	1,249	6%
Ambulatory Health Care	621	12	68	816	4%
Admin. & Support Svcs.	561	32	25	801	4%
Fabricated Metal Mfg.	332	33	17	558	3%
Food Manufacturing	311	9	60	542	3%

NAICS: A = 221, 517, 562; B = 511-519, exc. 517; C = 532, 5617, 811, 8123; D = 6112-6117, 6213, 81393;

* Data suppressed for confidentiality

Source: Covered Employment,
Oregon Employment Department

FACILITY TYPES

Facility Type	Sites	Total Acres	% of Occupied**		
			Developed Area*	Average Size	Developed Area
Occupied Sites**	711	572	547	0.77	100% 100%
General Industrial	132	107	99	0.75	18% 17%
Manufacturing	82	66	63	0.77	12% 13%
Construction	32	12	12	0.38	2% 2%
Utilities	18	29	24	1.35	4% 2%
Distribution	133	206	204	1.53	37% 47%
Freight Terminal	3	101	101	33.79	18% 32%
Wholesale	123	88	87	0.71	16% 9%
Transportation	7	17	16	2.33	3% 6%
Multi-Tenant	169	104	103	0.61	19% 18%
4+ Tenants	36	29	29	0.81	5% 12%
Industrial Services	87	58	43	0.49	8% 11%
Rental & Mtnc.	44	18	18	0.41	3% 2%
Public	43	40	25	0.59	5% 9%
Non-Industrial	190	98	96	0.51	18% 8%
Retail	49	24	22	0.45	4% 2%
Other Services	55	64	64	1.16	12% 4%
Residential	86	10	10	0.11	2% 2%
Unoccupied Sites	126	54	48	0.38	
Heavy Industrial	4	108	108	27.00	20% 48%

* Developed area does not include vacant (unimproved) land or open space.

** Occupied sites are those with a current tenant.

Source: Bureau of Planning

Site Conditions

ZONING

	Industrial			Employment		
	IH	IG1	IG2	EG1	EG2	Other
Acres	18	525	0	31	39	13
% of All Acres	3%	84%	0%	5%	6%	2%

* IH = Heavy Industrial. IG = General Industrial.
IG1 and EG1 are small-lot zones

Source: Bureau of Planning

SITE SIZE

(acres)	< 1	1-2	3-9	10-19	20-49	50+
Sites	742	74	15	3	2	1
% of District	89%	9%	2%	0%	0%	0%
Acres	260	123.7	83	32	74	54
% of District	42%	20%	13%	5%	12%	9%

Source: Bureau of Planning

PROPERTY VALUES

District	Average	High Land Value Sites	Average
\$ million	per sq. ft.*	(exceeding \$6/sq. ft.)	Improvements/
Land	\$256.8	\$9.68	Sites 785
Improvements	\$611.0	\$23.02	Acres 454.0
Total	\$867.8	\$32.70	% of District 73%

* Square footage does not include open space.

Source: Multnomah County Assessment & Taxation, March - July 2004

ENVIRONMENTAL CONSTRAINTS

	Acres	% of District	
Open Space*	17	3%	
Constrained Land (Composite)	67	11%	
100 Year Floodplain	14	2%	
Other 1996 Inundation Area	10	2%	
Title 3 Wetlands	0	0%	
10% or Greater Slope	48	8%	
Goal 5 Significant Habitat	37	6%	
Open Space or Constrained	69	11%	

Potential Cleanup Sites
26 sites with cleanup or investigation projects;
4 cleaned or investigated sites with “no further action required”.

* OS, p, n zones; mitigation sites; public drainage; 10-year floodplain

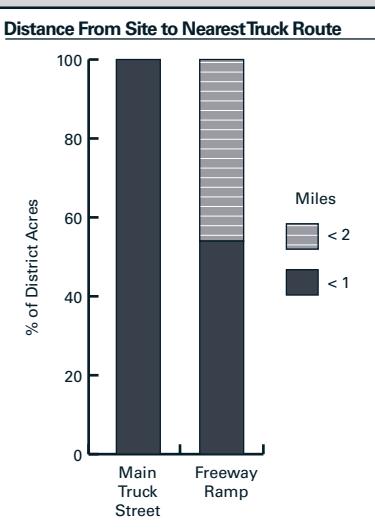
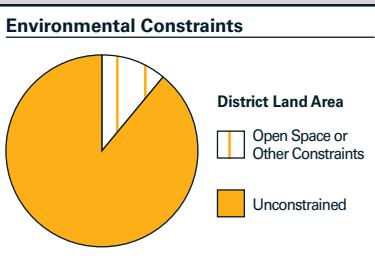
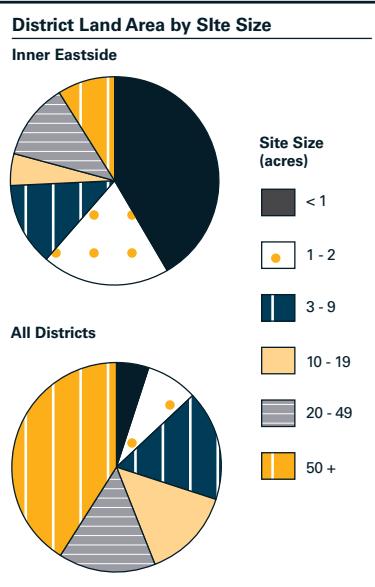
Source: Oregon DEQ - cleanup sites

PROXIMITY TO TRANSPORTATION INFRASTRUCTURE

TRUCK & TRANSIT ACCESS					
Miles from Site	Major Truck Street Acres	% of District	Freeway Ramp Acres	% of District	Miles from Site
					Bus Stop Acres
< 1	626	100%	335	54%	< 1/4
< 2					601
					96%
					< 1/2
					626
					100%

MULTIMODAL FREIGHT ACCESS					
	Airport Acres	% of District	Railroad Acres	% of District	Harbor Acres
					% of District
Adjacent	0	0%	295	47%	5.6
< 5	0	0%			1%

Source: Bureau of Planning



Growth Capacity



Vacant land near I-5 owned by Oregon Department of Transportation.



A vacant 6-acre utility site.



Building space available.

VACANT LAND (UNIMPROVED ACRES) 2002

All Vacant Land	Buildable, Private Land*			Partly Buildable Tier F**	Public & Utility Sites	Land for Sale
	Total	Unconstrained Tier A	Buildable Tier B - E			
All Vacant Sites	14	2	0.0	1.8	4.8	6.4 0.1
Potential Cleanup Sites	2	0	0.0	0.0	0.0	2.4

* Buildable private land includes all vacant land minus identified open space, Tier F, and public and utility sites with exceptions. Tiers B-E identify sites that may be affected by availability or use constraints.

** Tier F land is affected by either 100-year floodplain, 1996 inundation area, Title 3 wetland, slope exceeding 10 percent, or Metro Goal 5 habitat inventory. Identified open space is not included.

Sources: Metro - vacant; Bureau of Planning - Tiers A-F; CoStar - land for sale

OTHER POTENTIALLY UNDERUTILIZED PROPERTY

	Cleanup/Investigation			Industrial Land in Residential Use**		Developed Space on Market, April 2004	
	Sites	Acres	% of District	Sites	Acres	Sites	Area
All Land in Sites	26	130	21%	86	10	For Sale	
Developed/Occupied Portion	22	127	20%			13	296,665 sf
Underutilized Portion*						For Lease	
(Potential Brownfields)	4	3	1%			70	945,346 sf
Unoccupied Sites	3	0.9	0%				
Vacant Land on Occupied Sites	1	2	0%				

* Unoccupied sites (no tenant) and vacant (unimproved) parts of sites are underutilized. Cleanup liability may complicate redevelopment on some parts of these sites.

** Non-conforming residential use on site zoned or designated in Comprehensive Plan as industrial or general employment.

Sources: CoStar - space for sale or lease; Oregon DEQ - cleanup sites; Multnomah County Assessment & Taxation - market property value.

ACCESS TO FINANCIAL TOOLS

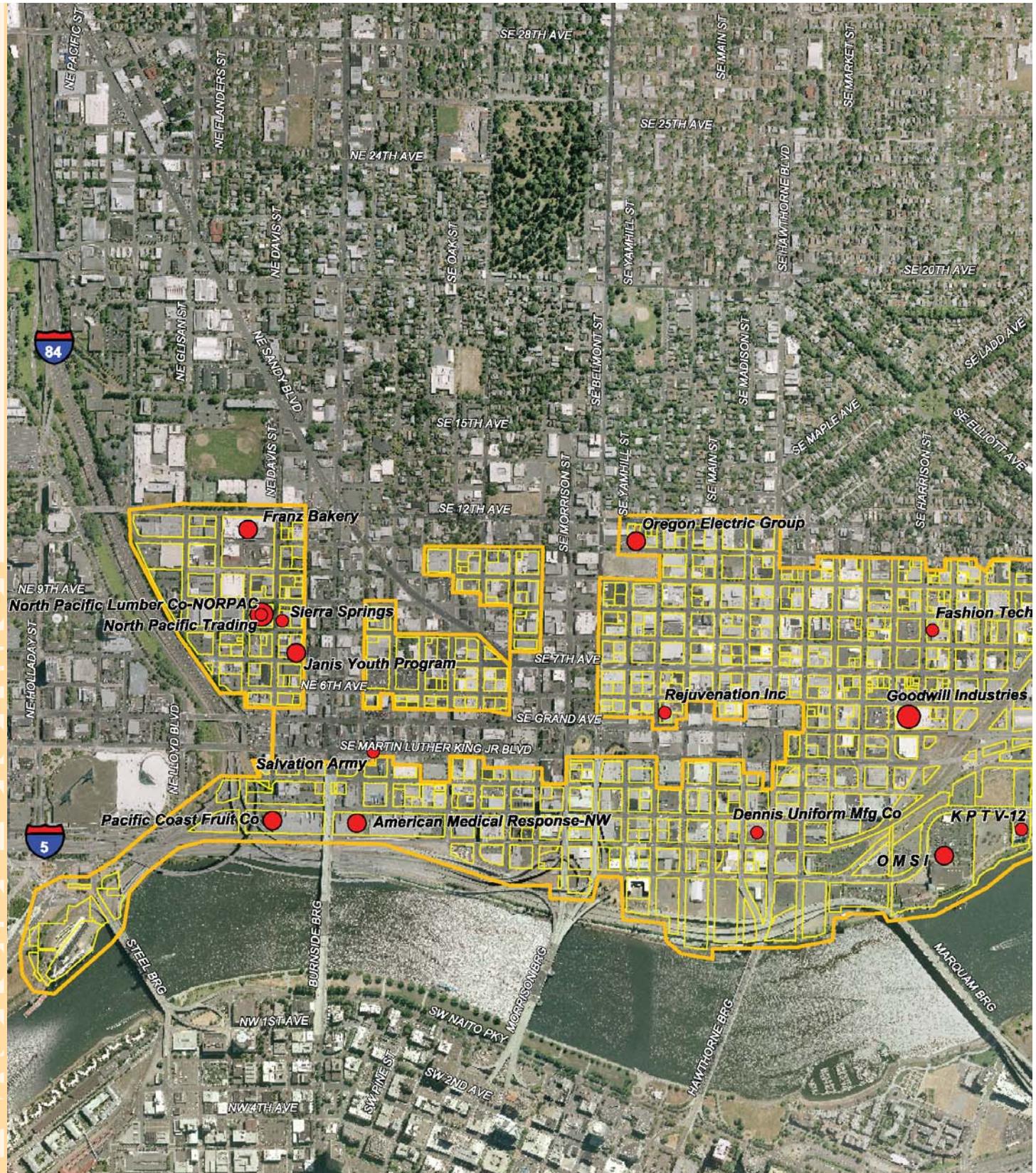
	Sites	% of District	Acres	% of District
Urban Renewal Area	575	69%	307	49%
Enterprise Zone	0	0%	0	0%
New Market Tax Credits	537	64%	364	6%

Source: Portland Development Commission

CAPITAL IMPROVEMENTS PROGRAM PROJECTS

No capital projects in the current City of Portland CIP were identified that would expand the district's development capacity.

INNER EASTSIDE DISTRICT



Inner Eastside District

Employment

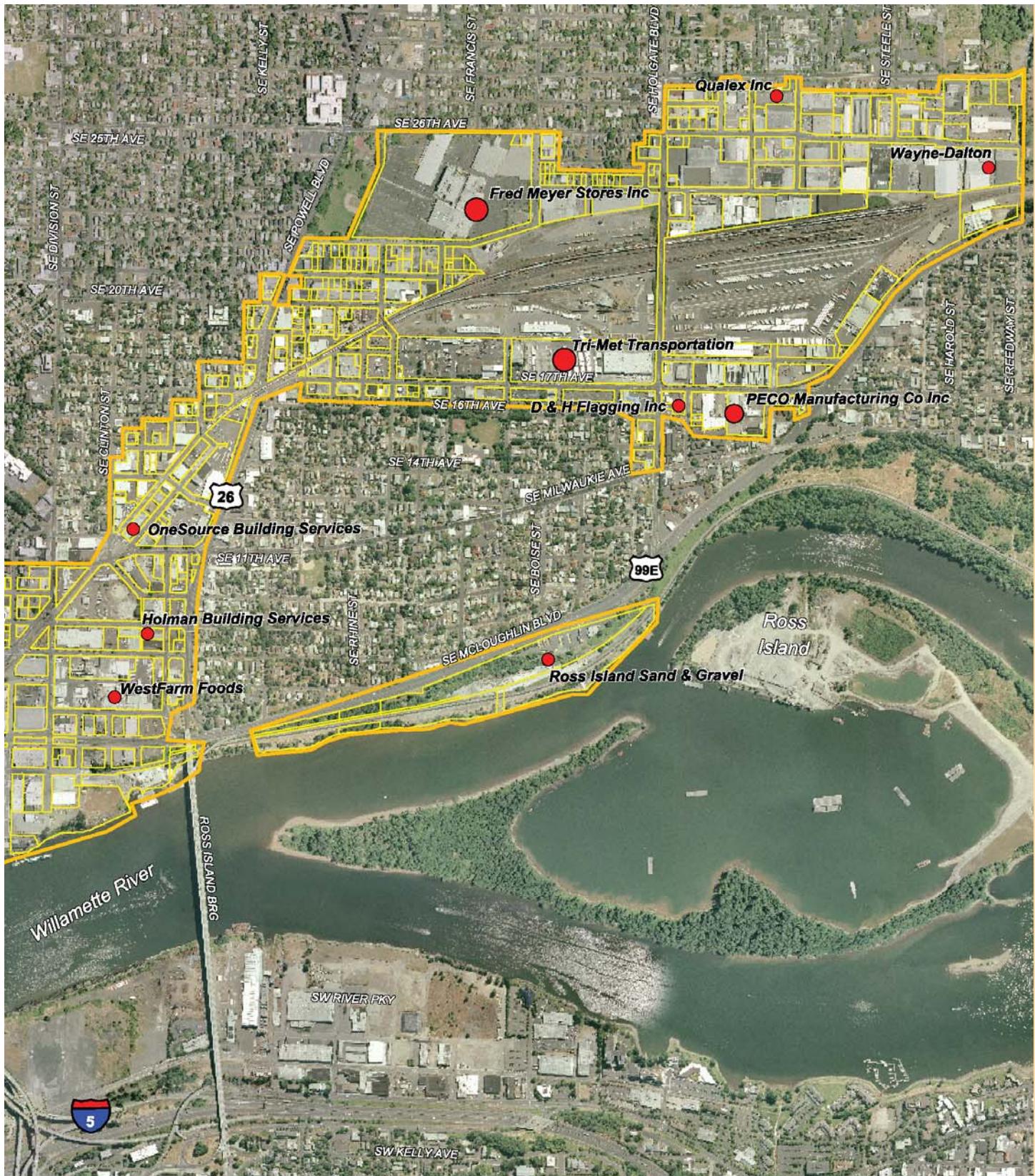
- 100 - 249 Employees
- 250 - 499 Employees
- 500+ Employees

- Site Boundary
- Inventory Area Boundary



0 237.5 475 960 1,425 1,900 1 Foot

INNER EASTSIDE DISTRICT



Information Sources:

- Orthophotography - Metro Regional Consortium, 10' or 20' pixel resolution (2003).
- Sites - Bureau of Planning, based on taxlot information provided by City of Portland Corporate Geographic Information System and Multnomah County Assessment and Taxation (February 2003).
- Employers - Inside Prospects (2003).

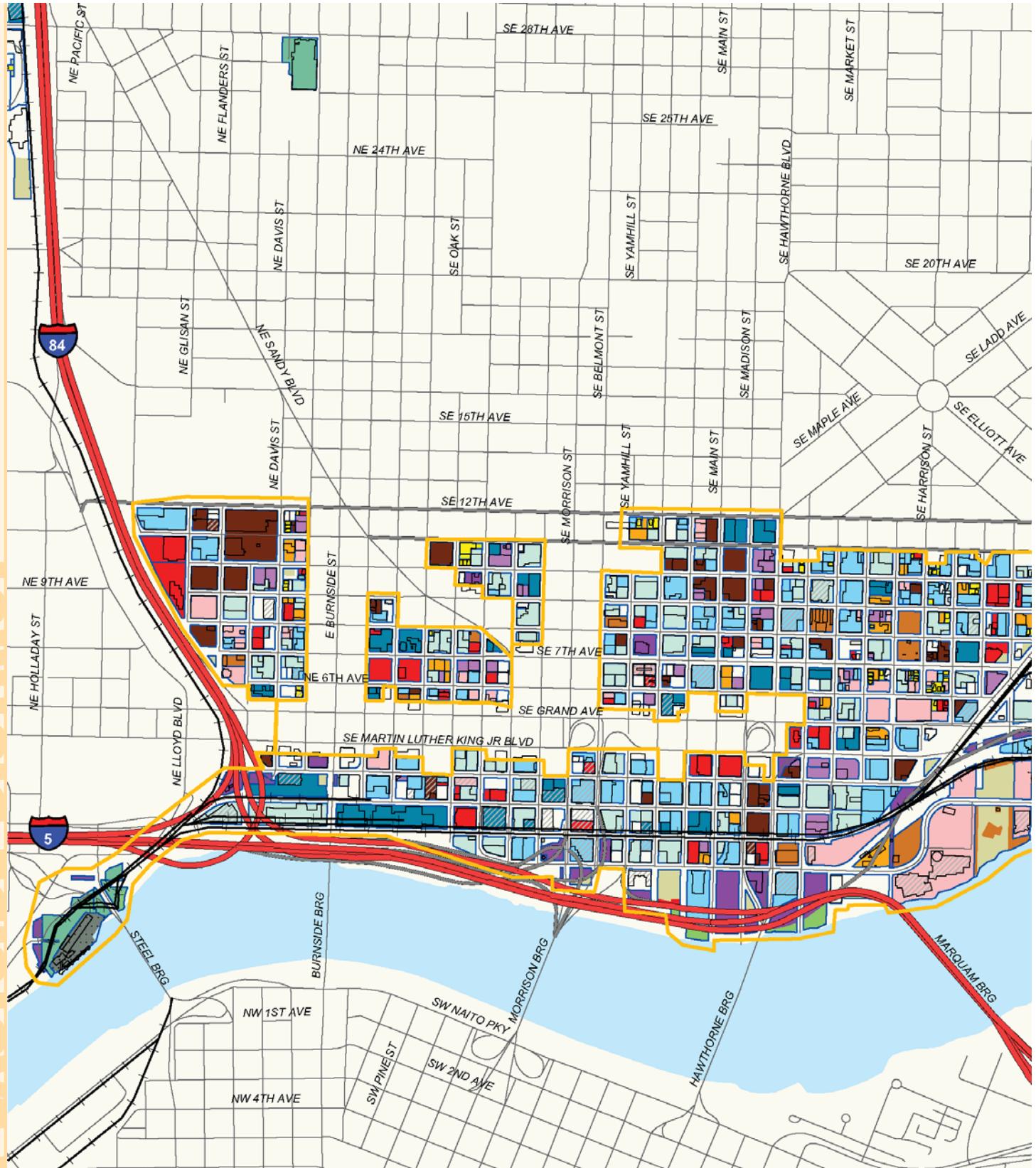
- Information sources are described further in Chapter 3.

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INNER EASTSIDE DISTRICT



Inner Eastside Facilities

Heavy Industrial

■ Heavy Industrial (overlay)

General Industrial

Manufacturing
Utilities
Construction

Distribution

Freight
Transportation
Wholesale

Multi-Tenant

4+ Employers
2-3 Employers

Industrial Services

Public
Rental & Maintenance

Non-Industrial

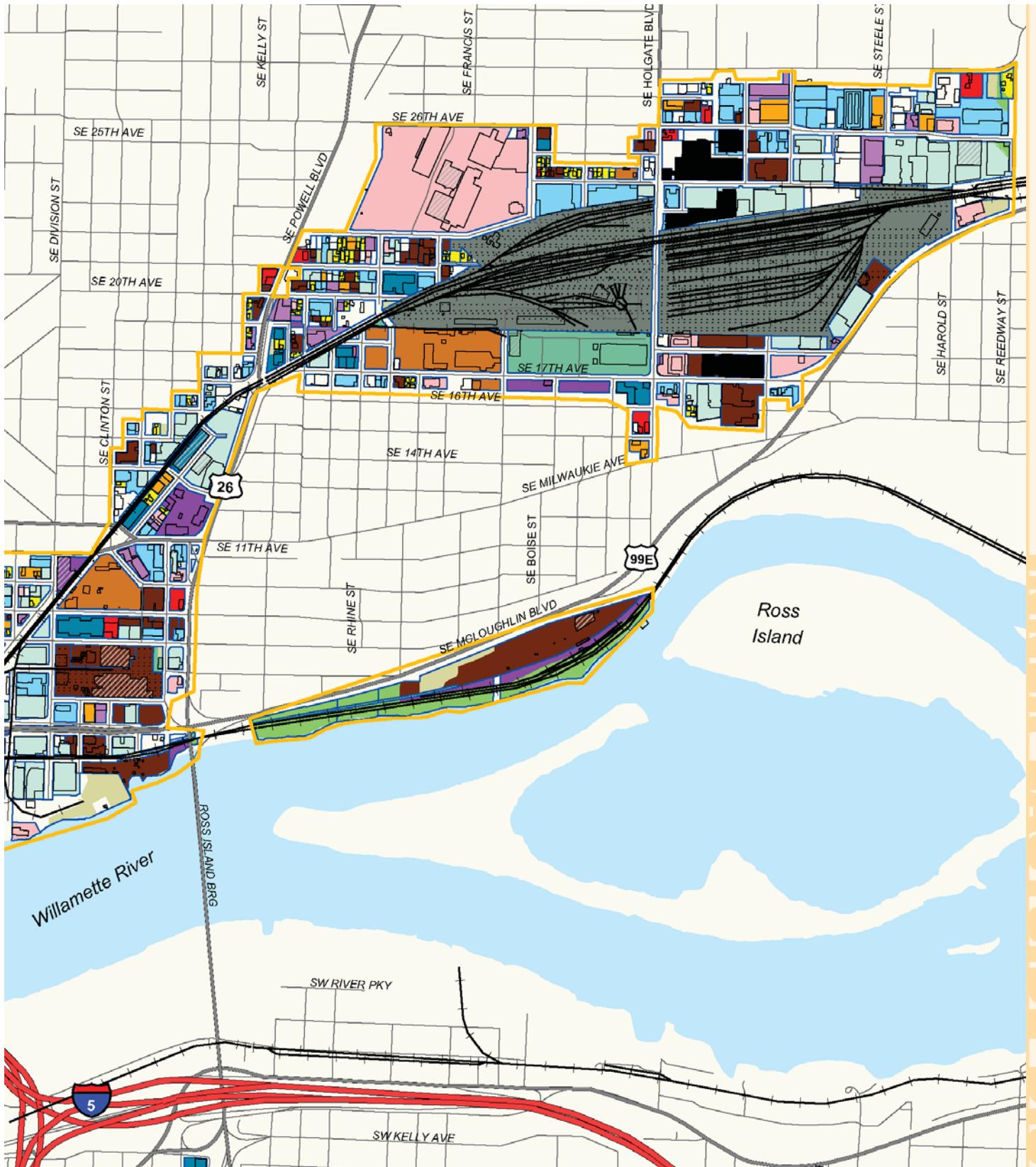
Retail
Services
Residential

Transportation Infrastructure

Railroads
Freeways
Major Truck Streets
Streets
Feet



INNER EASTSIDE DISTRICT



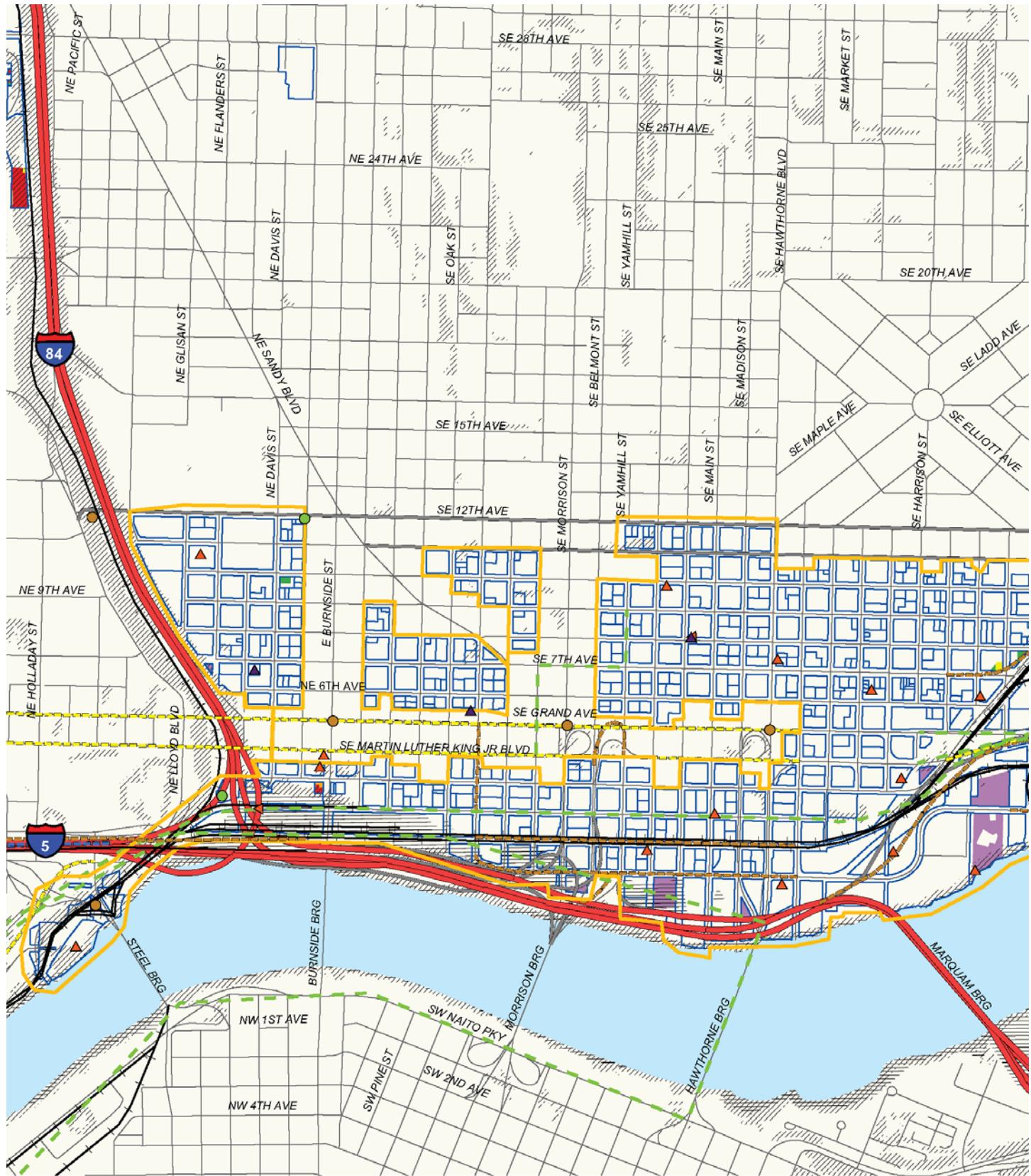
Information Sources:

- Facilities - Bureau of Planning, based on employment data by Inside Prospects (2003), supplemented by InfoUSA data (2003) and Bureau of Planning field inspection (2004). Utility and public facilities also include unoccupied sites in corresponding ownership. Bureau of Planning identified freight terminal and heavy industrial sites from use and scale characteristics.
- Railroads - Metro from 2000 Regional Transportation Plan.
- Truck Streets - Portland Office of Transportation from Transportation System Plan (2002).
- Information sources and methodology are described further in Chapter 3.

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Inner Eastside Growth Capacity

Tiers - Vacant Land

- A - No Constraints
 - B - Land Banked
 - C - Infill
 - D - Underutilized
 - E - Other
 - F - Partly Buildable

Capital Improvements Program

- Bureau of Environmental Services Projects
 - Portland Office of Transportation Projects
 - Bureau of Water Works Projects

Transportation System Plan

- / --- Freight Projects

Potential Cleanup Sites

- ▲ Active Investigation or Cleanup
 - ▼ No Further Action Required

Environmental Constraints

-  Wetlands
 Slope > 10%
 100 yr & 1996 Floodplains

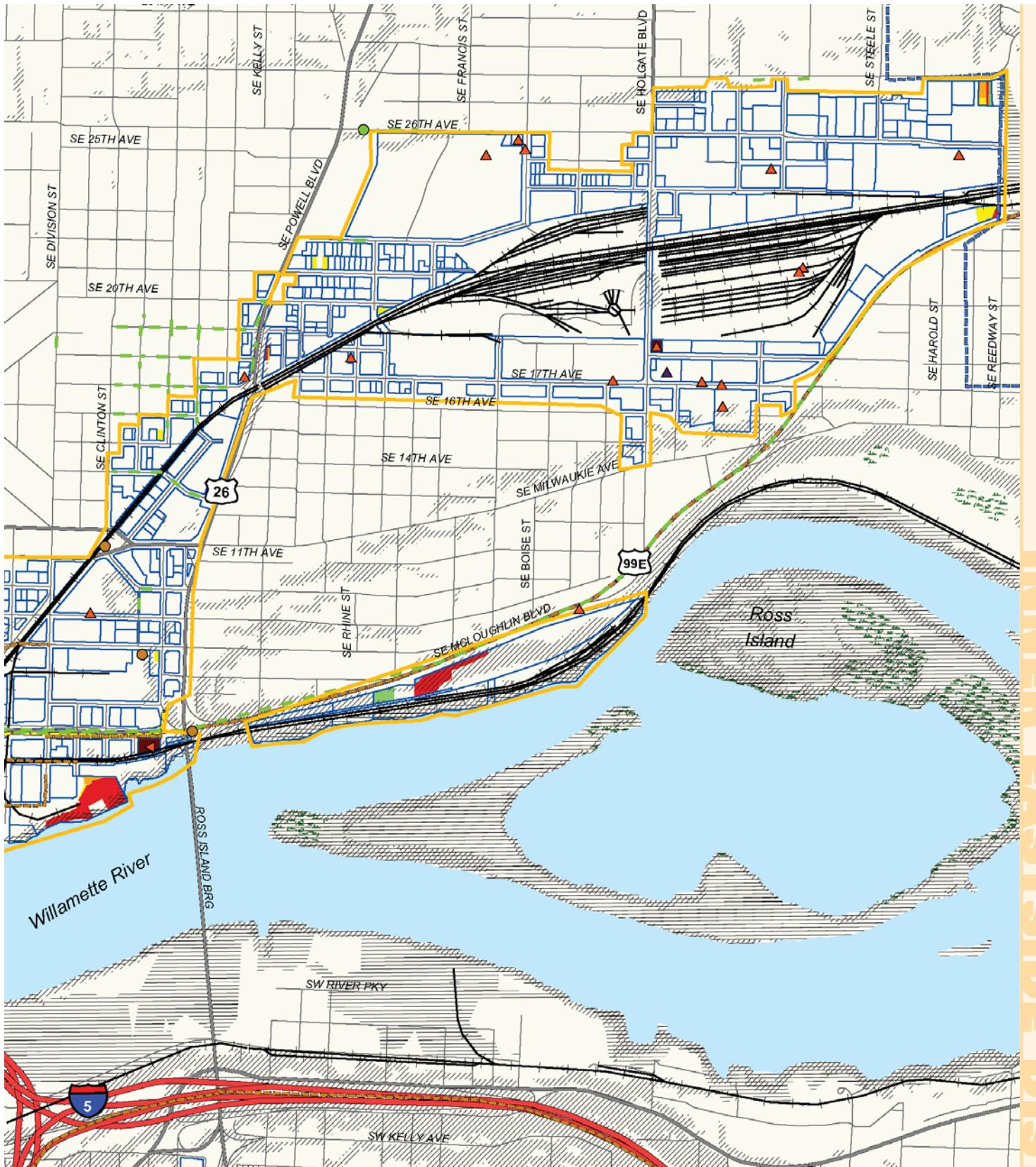
Transportation Infrastructure

- Railroads
 - Freeways
 - Major Truck Streets
 - Streets



Elevation profile diagram showing a series of steps representing elevation changes along a route. The profile starts at 0 feet, rises to 230 feet, drops to 460 feet, rises to 920 feet, drops to 1,380 feet, and finally rises to 1,840 feet.

INNER EASTSIDE DISTRICT



Information Sources:

- Vacant land - tiers defined by Bureau of Planning from Metro (2002) vacant land data. Tier F is affected by the floodplain, slope, or wetland constraints shown or Metro Goal 5 habitat resources (2004). Open space includes OS, p, and n zones from BOP zoning (2004) and mitigation sites, 10-year floodplain, and public drainage facilities from Portland Bureau of Environmental Services (2004).
 - Capital Improvements Program projects - City of Portland Corporate Geographic Information System (2004).
 - Transportation System Plan projects - Portland Office of Transportation (2004).
 - Potential Cleanup Sites - Oregon Department of Environmental Quality from Environmental Cleanup Site Information database (April 2004) mapped in approximate locations by Portland Bureau of Environmental Services. Data in ECSI is "working information" and some may be unconfirmed, outdated, or incomplete.
 - Environmental Constraints - wetlands and 1996 flood inundation area from Metro Title 3 regulations. Modeled 100-year floodplain by Metro (2002).
- Information sources and methodology are described further in Chapter 3.

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