

The Banfield District



Oregon Catholic Press.

Main Features

- A small, 117-acre group of employment areas along the Banfield Freeway
- A dominant pattern of "flex space" development reflecting a high, 58 percent share of multi-tenant facilities
- An advantageous land use pattern for adjacent neighborhoods as a freeway buffer, job source, and light scale of development

The 117-acre Banfield District is a collection of small, dispersed areas along the Banfield (I-84) Freeway. While the other districts have primarily industrial zoning, 70 percent of the acreage in Banfield has general employment zoning. Multi-tenant, flex space facilities make up 58 percent of the occupied, developed land, compared to 18 percent in all of the city's industrial districts.

The district has a "business park" mix of commercial and industrial uses. The service sectors provide 59 percent of the employment, compared to an average 32 percent among all of Portland's industrial districts. Specialty industries here relative to other districts are administrative and support services (e.g. janitorial), wholesale trade, publishing, and non-store retailers (e.g., fuel sales).

Banfield's small size, mix of employment uses, and fine grain—average site size is 1.6 acres—limit the potential for adverse industrial impacts on residential neighbors. No heavy industrial facilities are located here. The district also provides surrounding neighborhoods with a source of jobs and a buffer from freeway noise. In turn, the area's freeway, light rail (adjacent to the freeway), and bus access are advantageous for industrial use. Every site in the district is within a ten-minute walk (quarter mile) of a bus stop, and 97 percent of the district is on sites within a mile of a freeway ramp.

Although most of the district is built out, it also includes a 28-acre unimproved site on 82nd Avenue.

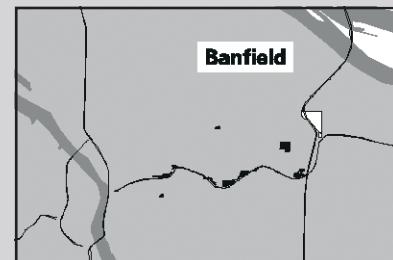
LARGEST EMPLOYERS

	INDUSTRY	JOBs
ABM Janitorial Services	Building Maintenance Services	500+
Oregon Catholic Press	Newspapers	100-249
Albina Fuel Co.	Fuel Oil Dealers	100-249
Academic Book Centers	Books Periodicals and Newspapers	50-99
The Empire Company	Womens and Childrens Clothing	50-99
Graybar Electric Co.	Electrical Apparatus And Equipment	50-99
C T I Group	Platemaking and Related Services	50-99
Good Catalog Company	Mail Order Houses	50-99

Source: Inside Prospects, 2003

LOCATION

The Banfield District is the group of small industrial areas along the I-84 freeway west of the I-205 freeway.



SIZE

- ◆ 73 sites on 117 acres
- ◆ 1 percent of the city's industrial land
- ◆ 1,592 jobs in 74 establishments (2002)

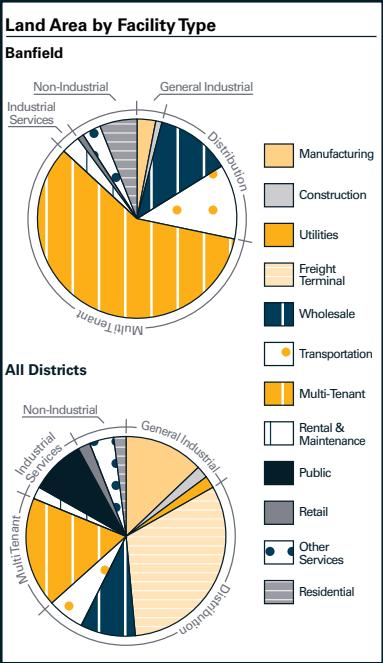
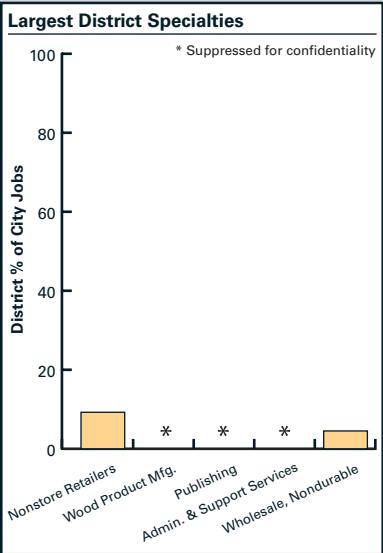
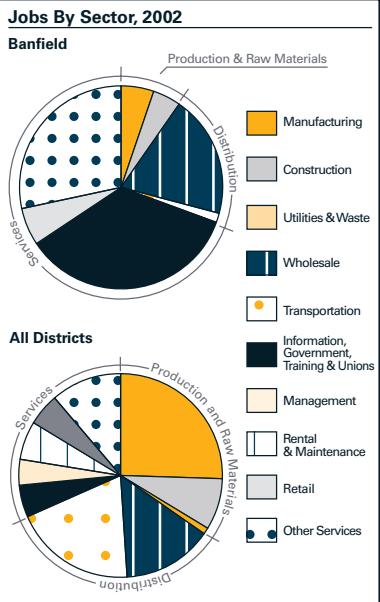


ABM Janitorial is the district's largest employer.



Graybar Electric is an electrical equipment wholesaler.

Mix of Industries



ESTABLISHMENTS AND JOBS, 2002

NAICS	Establishments	Jobs/Establishment	% of All Jobs in Area	
			Jobs	District
All Sectors	74	22	1,592	100% 100%
Production & Raw Materials	18	11	199	13% 34%
Manufacturing	311-339	10	111	7% 25%
Construction	236-238	8	88	6% 8%
Utilities & Waste Mgmt.	A	0	0	0% 1%
Distribution	30	15	446	28% 34%
Wholesale	423-425	27	15	26% 14%
Transportation	481-493	3	10	2% 19%
Services	26	36	947	59% 32%
Information	B	*	*	*
Management	551	0	0	0% 4%
Rental & Maintenance	C	*	*	*
Government	921-928	0	0	0% 1%
Retail	441-454	6	21	8% 5%
Training & Unions	D	*	*	*
Other Services	E	7	10	38% 11%

Highest Employment Industries

Air Transportation	561	*	*	*	14%	9%
Wholesale, Durable	423	18	12	218	12%	5%
Transportation Support	424	5	38	189	*	*
Truck Transportation	511	*	*	*	*	*
Fabricated Metal Mfg.	454	3	31	94	6%	0%
Specialty Contractors	238	6	9	55	3%	6%
Food & Drinking Places	321	*	*	*	*	*
Food Manufacturing	236	*	*	*	*	*

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		
			Acres	Average Size	District
Occupied Sites**	57	79	77	1.35	100% 100%
General Industrial	8	3	3	0.38	4% 17%
Manufacturing	4	2	2	0.49	3% 13%
Utilities	4	1	1	0.25	1% 2%
Construction	0	0	0	0.00	0% 2%
Distribution	9	19	18	2.00	23% 47%
Freight Terminal	0	0	0	0.00	0% 32%
Wholesale	5	10	9	1.87	12% 9%
Transportation	4	9	9	2.22	12% 6%
Multi-Tenant	13	46	45	3.46	58% 18%
4+ Tenants	6	34	34	5.64	44% 12%
Industrial Services	4	2	2	0.50	3% 11%
Public	0	0	0	0.00	0% 9%
Rental & Mtnc.	4	2	2	0.49	3% 2%
Non-Industrial	23	8	8	0.35	10% 8%
Retail	3	1	1	0.43	1% 2%
Other Services	5	2	2	0.34	3% 4%
Residential	15	5	5	0.37	6% 2%
Unoccupied Sites	16	38	11	0.69	
Heavy Industrial	0	0	0	0.00	0% 48%

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

** Occupied sites are those with a current tenant.

Source: Bureau of Planning

BANFIELD DISTRICT

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Site Conditions

ZONING

	Industrial			Employment		
	IH	IG1	IG2	EG1	EG2	Other
Acres	7	4	22	6	76	2
% of All Acres	6%	3%	19%	5%	65%	2%

* IH = Heavy Industrial. IG = General Industrial. EG = General Employment.
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	49	13	9	1	1	0
% of District	67%	18%	12%	1%	1%	0%
Acres	15	26	36	12	27	0
% of District	13%	22%	31%	10%	23%	0%

Source: Bureau of Planning

PROPERTY VALUES

District (\$ million)	Average per sq. ft.*	High Land Value Sites (exceeding \$6/sq. ft.)			Average Improvements/ Land Value Ratio
Land	\$27.1	\$5.32	Sites	51	
Improvements	\$61.7	\$12.11	Acres	27.0	
Total	\$88.8	\$17.43	% of District	23%	= 2.28

* Square footage does not include open space.

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

ENVIRONMENTAL CONSTRAINTS

	Acres	% of District	Potential Cleanup Sites
Open Space*	0	0%	
Constrained Land (Composite)	19	16%	
100 Year Floodplain	0	0%	
Other 1996 Inundation Area	0	0%	
Title 3 Wetlands	0	0%	
10% or Greater Slope	19	16%	
Goal 5 Significant Habitat	0	0%	
Open Space or Constrained	19	16%	1 site with cleanup or investigation projects; 2 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

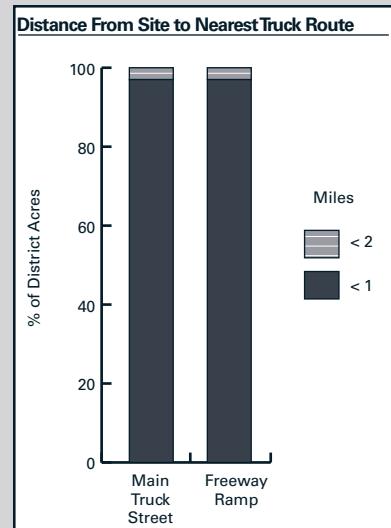
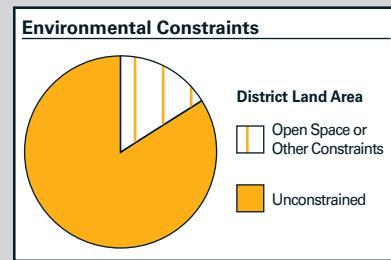
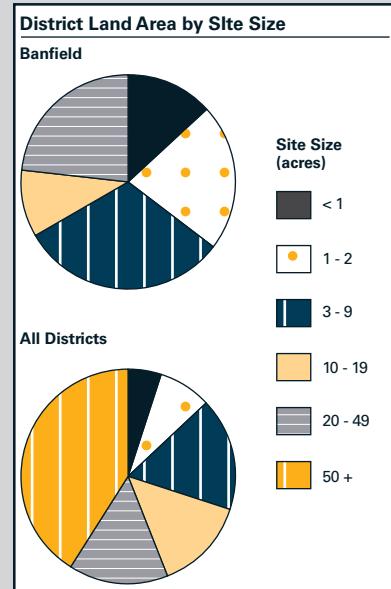
PROXIMITY TO TRANSPORTATION INFRASTRUCTURE

TRUCK & TRANSIT ACCESS					
Miles from Site	Major Truck Street Acres	Freeway Ramp Acres	Miles from Site	Bus Stop Acres	% of District
< 1	114	97%	114	97%	
< 2	117	100%	117	100%	

MULTIMODAL FREIGHT ACCESS

	Airport Acres	Railroad Acres	Harbor Acres	
	% of District	% of District	% of District	
Adjacent	0	0%	28.7	25%
< 5	117	100%	0	0%

Source: Bureau of Planning



Growth Capacity



Building space available.



A 28-acre vacant site on NE 82nd Avenue.



Freight rail, MAX light rail, and the I-84 freeway serve the Banfield District.

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	29	21.0	0.0	21.0	7.4	0.0
Potential Cleanup Sites	0	0.0	0.0	0.0	0.0	0.0

*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	1	0.2	0%	15	5	For Sale	
Developed/Occupied Portion	0	0.0	0%			2	77,775 sf
Underutilized Portion*						For Lease	
(Potential Brownfields)	1	0.2	0%			6	134,743 sf
Unoccupied Sites	1	0.2	0%				
Vacant Land on Occupied Sites	0	0	0%				

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

ACCESS TO FINANCIAL TOOLS

	% of District			% of District
	Sites	Acres		
Urban Renewal Area	0	0%	0	0%
Enterprise Zone	42	58%	43	37%
New Market Tax Credits	1	1%	3	0%

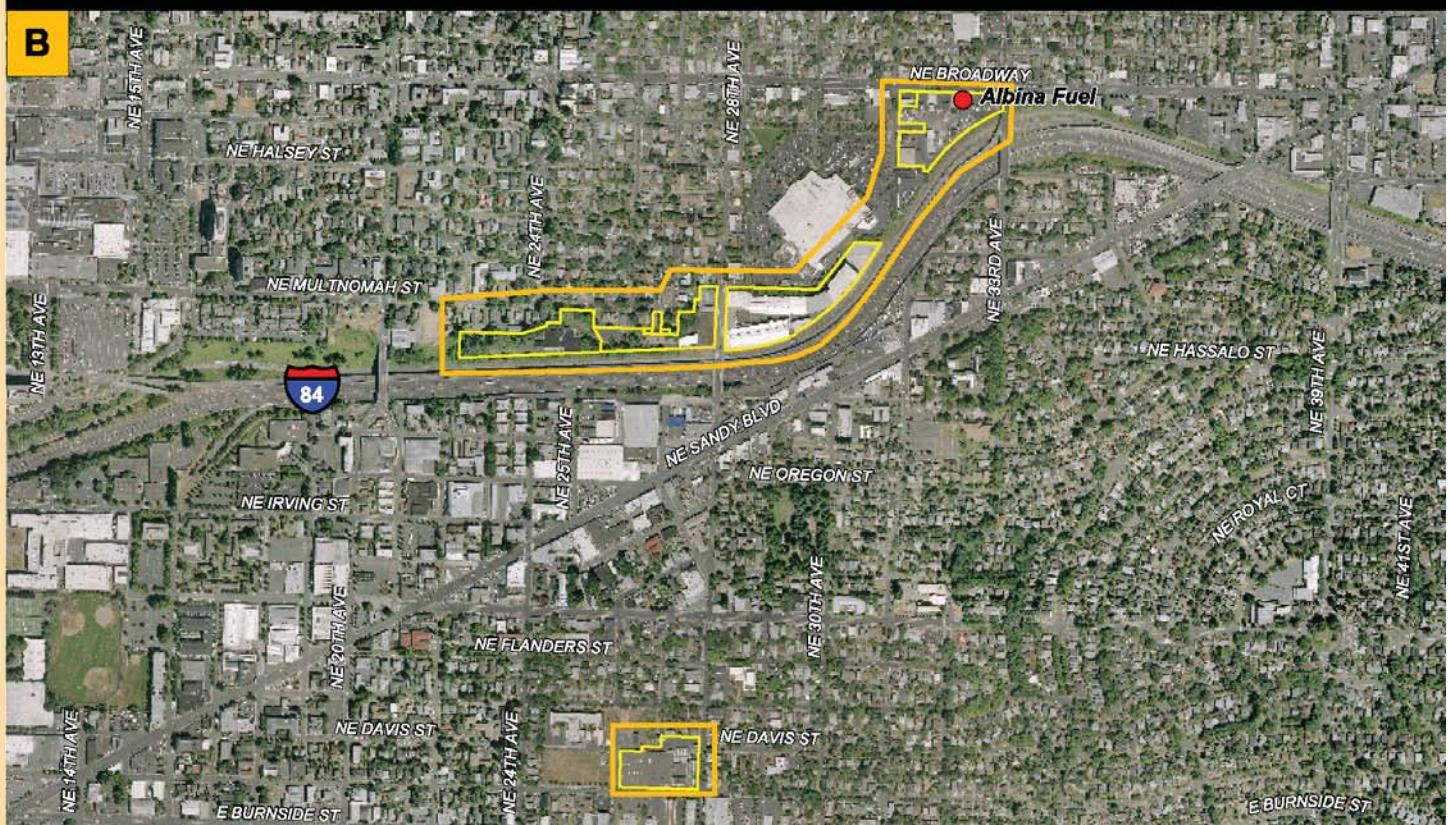
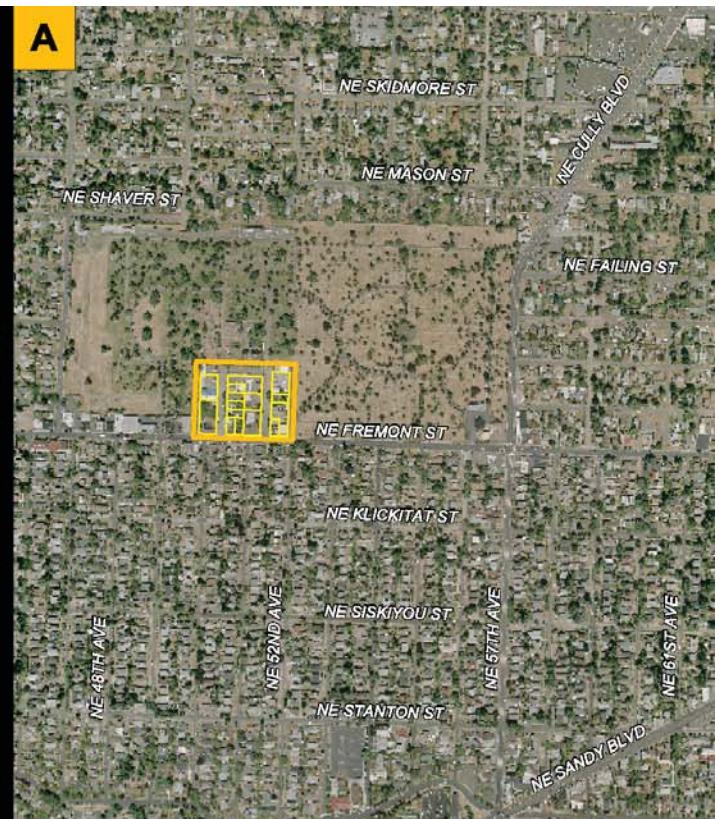
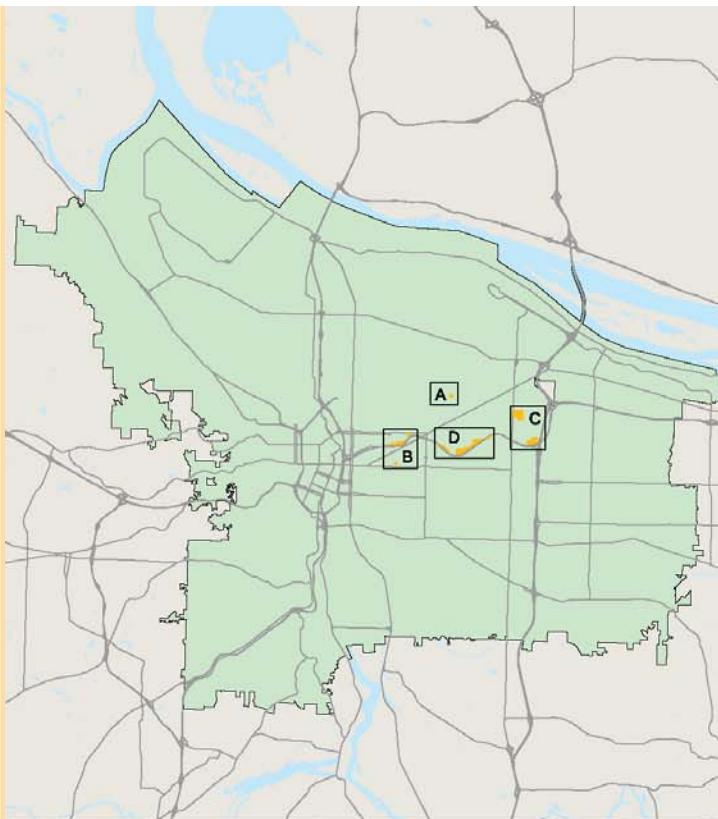
Source: Portland Development Commission

CAPITAL IMPROVEMENTS PROGRAM PROJECTS

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



A neighborhood park adjoins the Oregon Catholic Press publishing facility in the Banfield District.



Banfield District

Employment

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

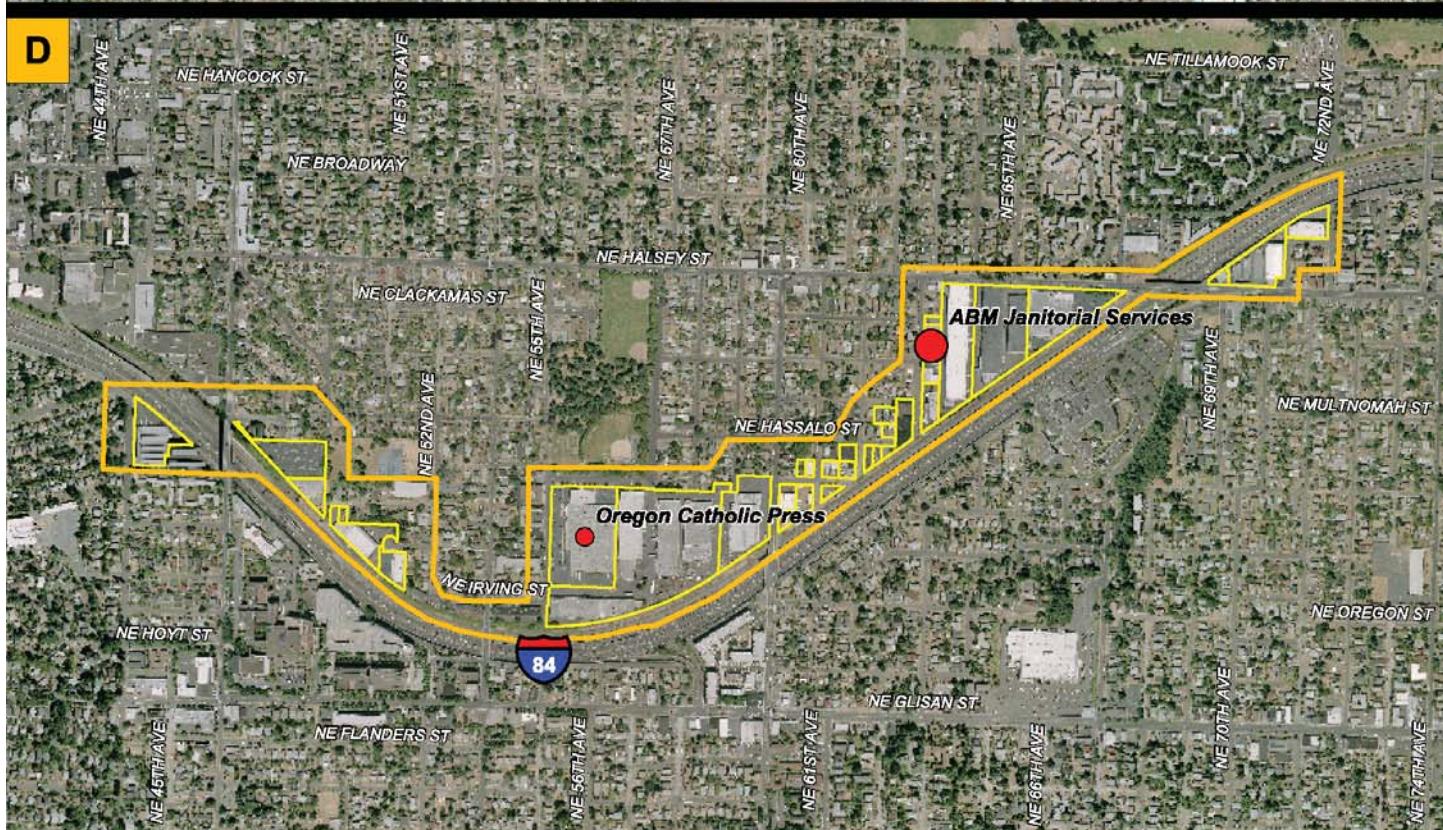
- Site Boundary
 - Inventory Area Boundary



C



D



Information Sources:

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

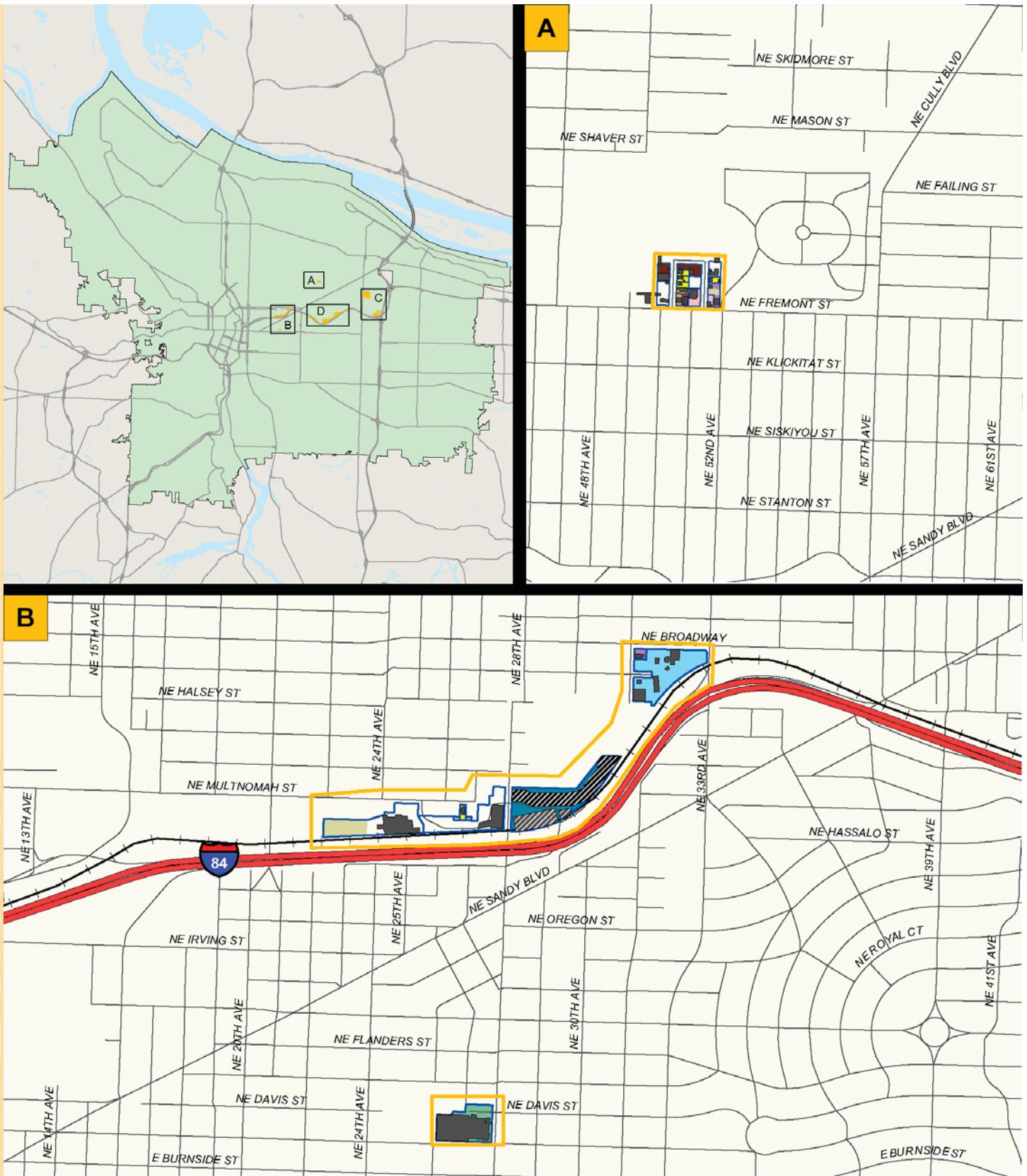
- Information sources are described further in Chapter 3.

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CITY OF PORTLAND, OREGON
BUREAU OF
Planning



Banfield Facilities

Heavy Industrial

 Heavy Industrial (overlay)

General Info

Sector	Percentage
Manufacturing	35%
Utilities	25%
Construction	20%

Distribution

Freight

The legend consists of two colored squares with corresponding labels: a teal square labeled 'Transportation' and a light green square labeled 'Wholesale'.

Multi-Tenant

Industrial Services

Public

Non-Industrial

Open Space

Vacant Land

- 3+ Story (overlay)
- Structures >100,000 Sq Ft
- Other Structures

Site Boundary

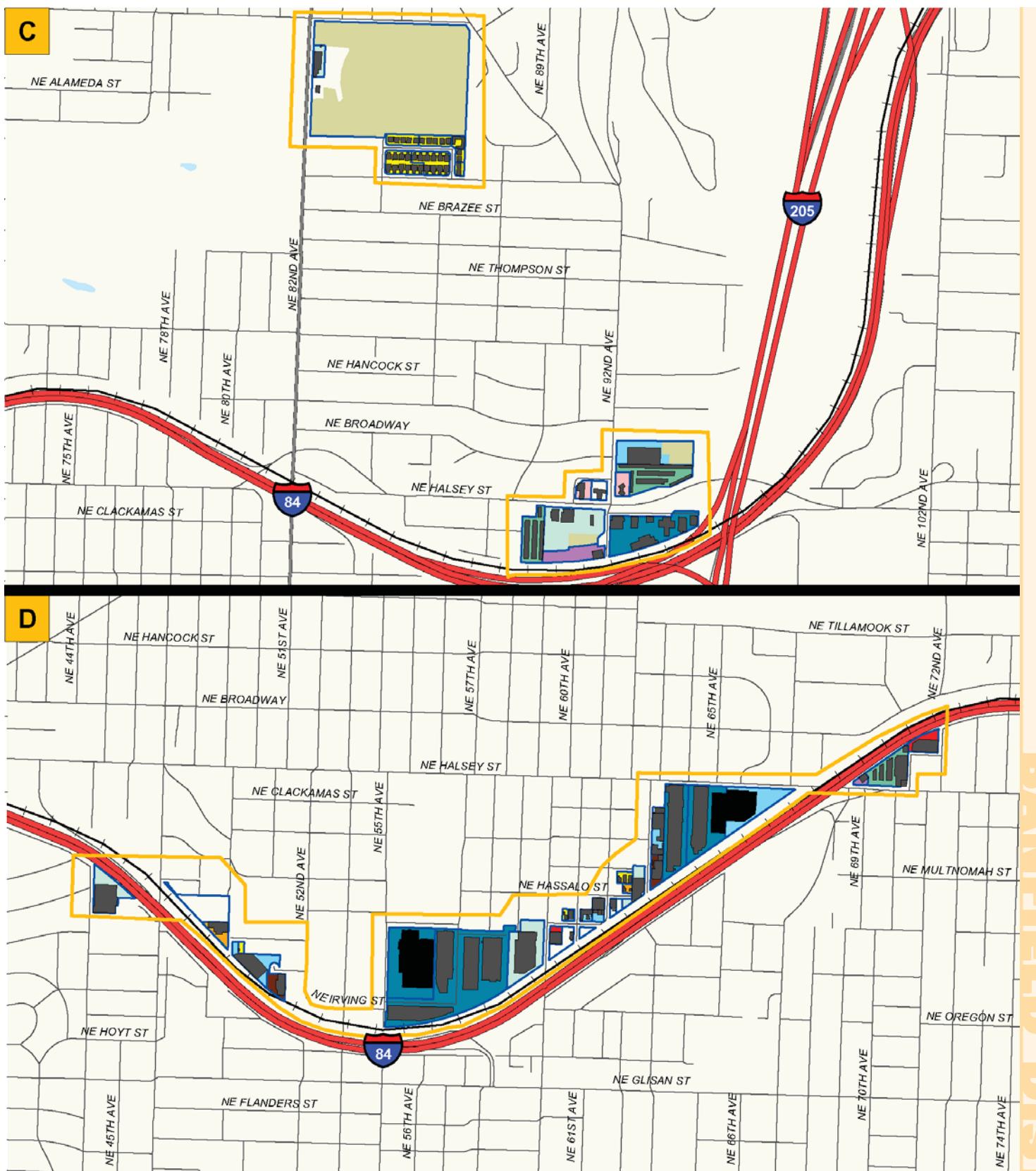
Transportation Infrastructure

—+ Railroads

Freeways

Major Tr
Streets





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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BANFIELD DISTRICT



Banfield 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
Site Boundary
Inventory Area Boundary

Transportation System Plan

Potential Cleanup Sites

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

Environmental Constraints

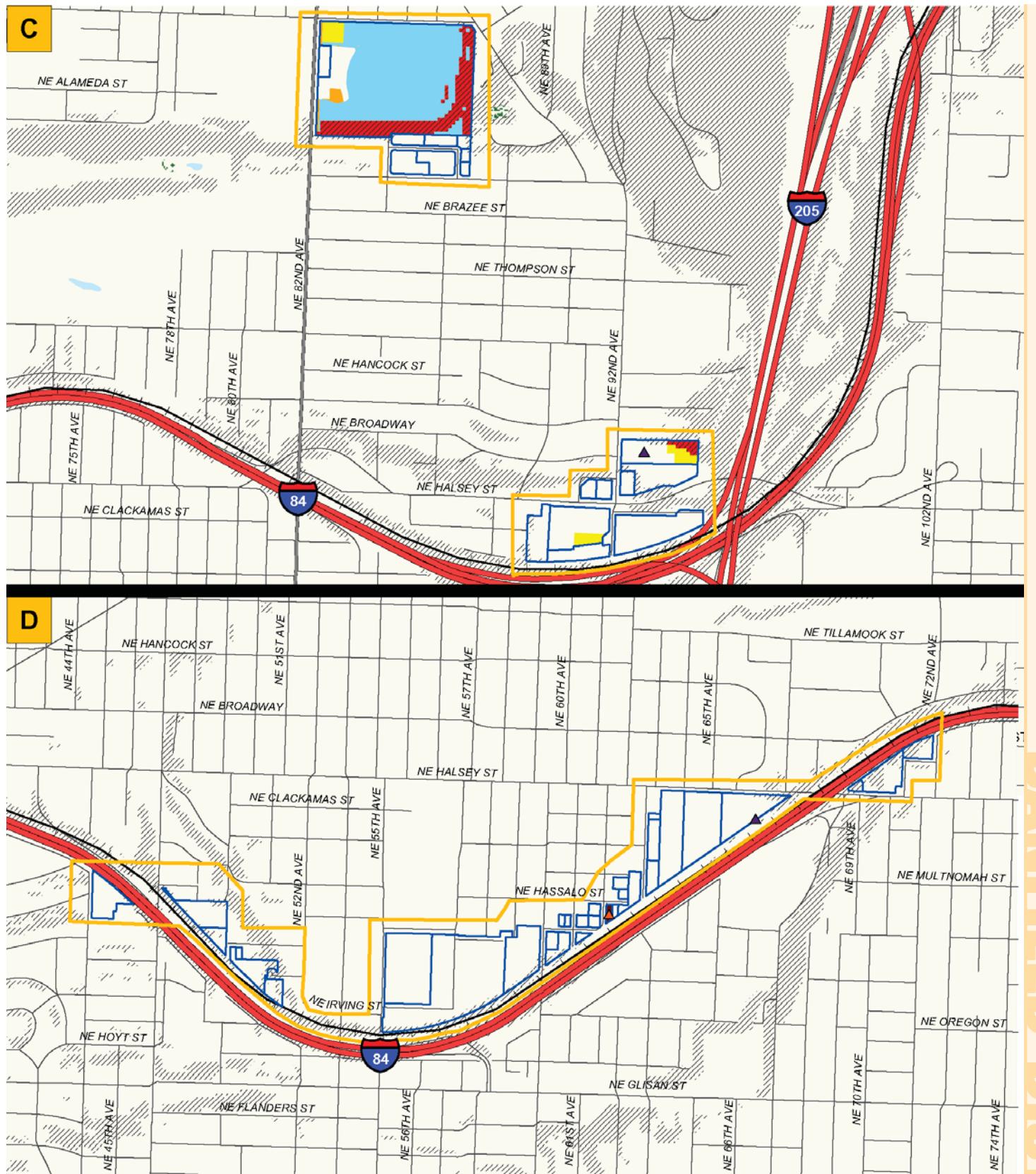
- Wetlands
- Slope > 10%
- 100 yr & 1996 Floodplains

Transportation Infrastructure

- Railroads
- Freeways
- Major Truck Streets
- Streets



0 220 440 880 1,320 1,760 Feet



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).

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