

# The Rivergate District



Hanjin container ship.

## Main Features

- A regional freight hub location with over three fourths of the marine terminal acreage on Portland Harbor
- The core location for one of the region's largest traded sectors in metals manufacturing
- Room to grow with 550 acres of vacant buildable land and 290 acres of constrained, partly buildable land

Rivergate is Oregon's primary gateway for international trade, containing about half of the marine terminals on Portland Harbor and 78 percent of their total acreage. Port of Portland Terminals 4, 5, and 6 occupy most of the district's harbor frontage. These are the Columbia Basin's primary docks for container cargo, auto imports, and mineral bulk exports.

Rivergate is also a cluster location for the metals industry, one of the specialties of the region's economic base. Metals firms with more than 100 employees in the district include Oregon Steel, Columbia Steel Casting, Consolidated Metco, Schnitzer Steel International, and Northwest Pipe.

Additional industry specialties relative to other Portland industrial districts and the region are food manufacturing, trucking, warehousing, and transportation support activities. Manufacturing is the leading employment sector, providing 50 percent of the district's 9,200 jobs. Distribution is the most prominent sector by land area, using 62 percent of the district's occupied, developed land.

Site conditions in the 4,000-acre district reflect its function as a distribution hub. Harbor access is available to 51 percent of the acreage, and rail access to 61 percent. Rivergate is unique in being served both by Union Pacific and Burlington Northern Santa Fe railroads. Heavy industrial facilities (primarily freight terminals) take up 73 percent of occupied developed land. Half of the district is in sites larger than 50 acres.

Rivergate has 550 acres of vacant buildable private land, 30 percent of the total supply among Portland's industrial districts, and an additional 290 acres of partly buildable vacant land is affected by floodplain or habitat constraints. All but 30 acres of the buildable vacant land is constrained by availability or use limitations, such as the lease-only limitations on Port of Portland owned land.

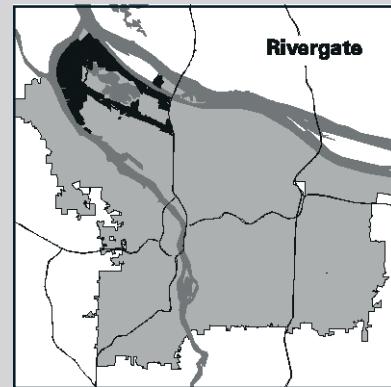
## LARGEST EMPLOYERS

	INDUSTRY	JOBs
<b>Oregon Steel Mills Inc.</b>	Metals Service Centers And Offices	500+
<b>Columbia Steel Casting</b>	Steel Investment Foundries	250-499
<b>Columbia Sportswear Co.</b>	Womens And Childrens Clothing	250-499
<b>Purdy Corporation</b>	Brooms And Brushes	250-499
<b>Nordstrom Distrib. Ctr.</b>	General Warehousing And Storage	250-499
<b>Consolidated Metco Inc.</b>	Motor Vehicle Parts And Accessories	250-499
<b>Del Monte Produce</b>	Fresh Fruits And Vegetables	250-499
<b>Schnitzer Steel Intl.</b>	Metals Service Centers And Offices	250-499
<b>Graphic Packaging Corp.</b>	Packaging, Paper & Plastic Film Coated	250-499
<b>Phoenix Gold Intl.</b>	Household Audio & Video Equip.	250-499

Source: Inside Prospects, 2003

## LOCATION

The Rivergate District is at the north end of the east bank of the Portland Harbor area and at the west end of the Columbia Corridor. It includes the St. Johns industrial areas to the south and extends east to the I-5.



## SIZE

- 381 sites on 4,050 acres
- 26 percent of the city's industrial land
- 9,183 jobs in 276 establishments (2002)



Columbia Steel Castparts.

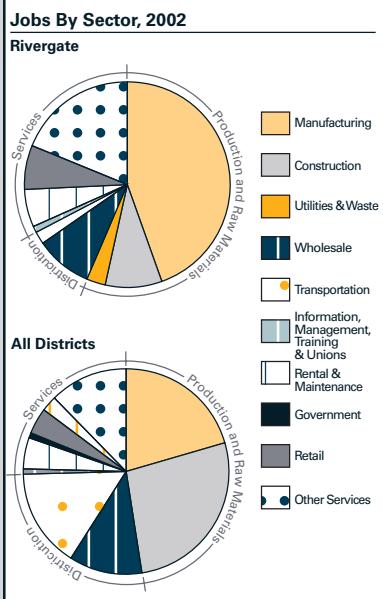


Oregon Steel Mill has plans for major reinvestment and expansion.



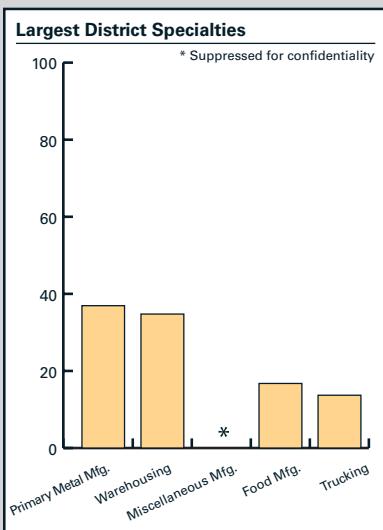
Columbia Sportswear distribution center.

# Mix of Industries



## ESTABLISHMENTS AND JOBS, 2002

	NAICS	Establishments	Jobs/Establishment	Jobs	% of All Jobs in Area District	% of All Jobs in Area All Districts
<b>All Sectors</b>		276	33	9,183	100%	100%
Production & Raw Materials		92	52	4,805	52%	34%
Manufacturing	311-339	73	63	4,565	50%	25%
Construction	236-238	13	13	165	2%	8%
Utilities & Waste	A	4	6	22	0%	1%
Distribution		127	26	3,283	36%	34%
Wholesale	423-425	70	22	1,520	17%	14%
Transportation	481-493	57	31	1,763	19%	19%
Services		57	19	1,095	12%	32%
Information	B	0	0	0	0%	1%
Management	551	*	*	*	*	*
Rental & Maintenance	C	18	34	610	7%	6%
Government	921-928	*	*	*	*	*
Retail	441-454	9	8	70	1%	5%
Training & Unions	D	0	0	0	0%	3%
Other Services	E	26	9	244	3%	11%



### Highest Employment Industries

Primary Metal Mfg.	331	7	227	1,587	17%	3%
Wholesale, Durable	423	38	21	795	9%	9%
Specialty Contractors	311	11	60	659	7%	3%
Fabricated Metal Mfg.	484	20	32	644	7%	4%
Amusement, Recreation	424	21	30	634	7%	5%
Social Assistance	488	21	25	535	6%	4%
Furniture & Related Mfg.	493	13	38	494	5%	1%
Repair and Maintenance	339	*	*	*	*	*
Motor Vehicle Dealers	812	*	*	*	*	*
Machinery Mfg.	336	5	63	315	3%	3%

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

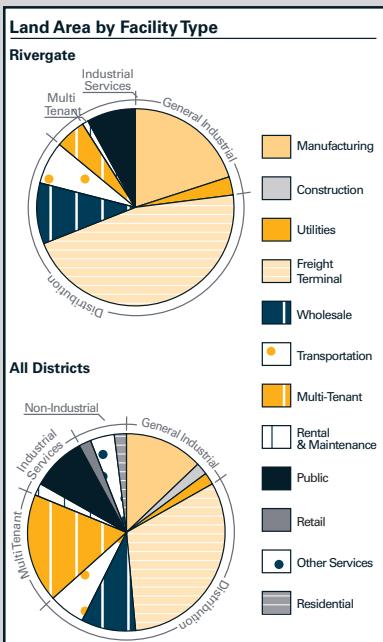
Source: Covered Employment,  
Oregon Employment Department

\* Data suppressed for confidentiality

## FACILITY TYPES

Facility Type	Sites	Acres	Developed Area		% of Occupied Developed Area	
			Acres	Average Size	District	All Districts
<b>Occupied Sites</b>	298	3,798	2,645	8.88	100%	100%
General Industrial	68	760	596	8.76	23%	17%
Manufacturing	57	667	522	9.15	20%	13%
Construction	5	6	5	0.90	0%	2%
Utilities	6	87	69	11.50	3%	2%
Distribution	95	1,998	1,649	17.36	62%	47%
Freight Terminal	26	1,459	1,204	46.32	46%	32%
Wholesale	35	296	256	7.31	10%	9%
Transportation	34	243	189	5.56	7%	6%
Multi-Tenant	24	127	125	5.22	5%	18%
4+ Tenants	6	45	45	7.53	2%	12%
Industrial Services	69	871	241	3.49	9%	11%
Rental & Mtnc.	6	57	30	4.95	1%	2%
Public	63	814	211	3.34	8%	9%
Non-Industrial	42	40	35	0.83	1%	8%
Retail	4	11	11	2.84	0%	2%
Other Services	7	14	13	1.80	0%	4%
Residential	31	15	11	0.37	0%	2%
Unoccupied Sites	83	252	126	1.52		
<b>Heavy Industrial</b>	72	2,676	1,937	26.90	73%	48%

Source: Bureau of Planning



# RIVERGATE DISTRICT

## Site Conditions

### ZONING

	Industrial			Employment		
	IH	IG1	IG2	EG1	EG2	Other
Acres	3,184	0	780	12	55	19
% of All Acres	79%	0%	19%	0%	1%	0%

\* IH = Heavy Industrial. IG = General Industrial. EG = General Employment.

Source: Bureau of Planning

IG1 and EG1 are small-lot zones

### SITE SIZE

(acres)	< 1	1-2	3-9	10-19	20-49	50+	
Sites	130	68	109	32	26	16	Average
% of District	34%	18%	29%	8%	7%	4%	Site Size
Acres	56	123	612	457	779	2,023	= 10.6
% of District	1%	3%	15%	11%	19%	50%	

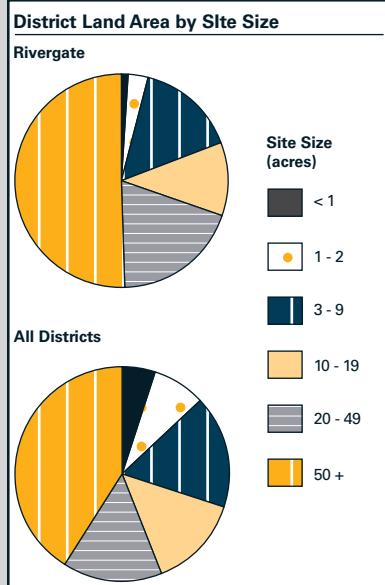
Source: Bureau of Planning

### PROPERTY VALUES

	District (\$ million)	Average per sq. ft.	High Land Value Sites (exceeding \$6/sq. ft.)	Average Improvements/ Land Value Ratio
Land	\$640.76	\$3.90	Sites 40	
Improvements	\$1,453.10	\$8.83	Acres 269.5	
Total	\$2,093.9	\$12.73	% of District 7%	= 2.27

\* Square footage does not include open space.

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



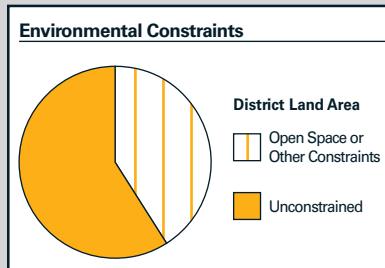
### ENVIRONMENTAL CONSTRAINTS

	Acres	% of District	
<b>Open Space*</b>	274	7%	
<b>Constrained Land (Composite)</b>	1,661	41%	
100 Year Floodplain	804	20%	
Other 1996 Inundation Area	512	13%	
Title 3 Wetlands	251	6%	
10% or Greater Slope	374	9%	
Goal 5 Significant Habitat	1,433	35%	
<b>Open Space or Constrained</b>	1,670	41%	

**Potential Cleanup Sites**  
55 sites with cleanup or investigation projects;  
7 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



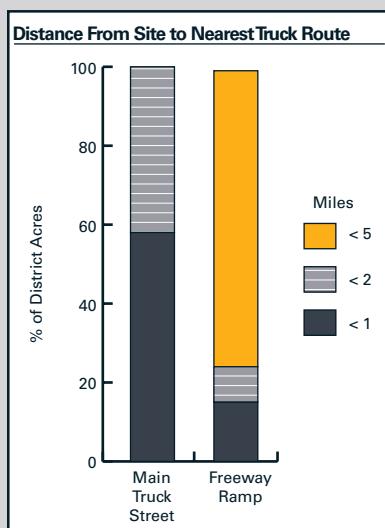
### PROXIMITY TO TRANSPORTATION INFRASTRUCTURE

TRUCK & TRANSIT ACCESS					
Miles from Site	Major Truck Street % of District	Freeway Ramp % of District	Miles from Site	Bus Stop % of District	
Acres	Acres	Acres	Site	Acres	District
< 1	2,337	58%	598	15%	
< 2	4,050	100%	953	24%	
< 5			4,021	99%	

MULTIMODAL FREIGHT ACCESS					
Airport % of District	Railroad % of District	Harbor % of District			
Acres	Acres	Acres	Acres	District	
Adjacent	0	61%	2,468	0%	
< 5	80	46%		2%	

Source: Bureau of Planning





A 120-acre vacant site on North Lombard Street and 60 vacant acres on Leadbetter Road, near Terminal 6.



Vacant site on North Lombard Street.



New construction near Terminal 6.

## Growth Capacity

### 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	1,093	544.6	29.6	514.9	291.2	163.6	45.0
Potential Cleanup Sites	219	42.8	3.1	39.7	123.6	47.5	

\* 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	57	1,258	31%	31	15	For Sale	
Developed/Occupied Portion	21	994	25%			9	825,171 sf
Underutilized Portion*						For Lease	
(Potential Brownfields)	36	264	7%			26	1,985,405 sf
Unoccupied Sites	7	82	2%				
Vacant Land on Occupied Sites	29	182	4%				

\* 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	78	20%	222	5%
Enterprise Zone	370	97%	3,967	98%
New Market Tax Credits	176	46%	1,337	33%

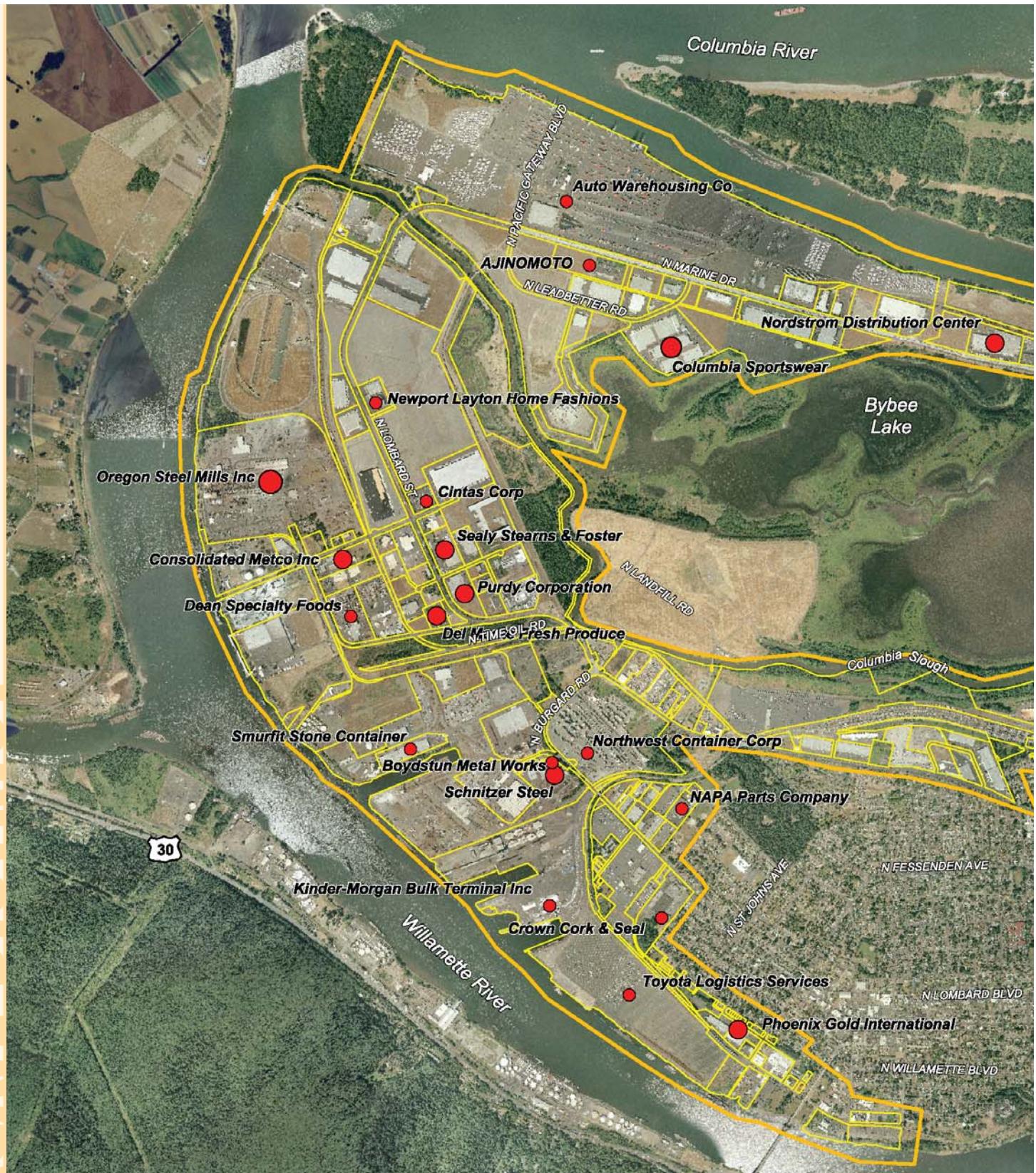
Source: Portland Development Commission

### CAPITAL IMPROVEMENTS PROGRAM PROJECTS

Capital projects in the current City of Portland CIP that are expected to expand the district's development capacity:

- ◆ Lombard rail overpass (PDT000040) - Construct overpass to replace two at-grade rail crossings.
- ◆ Sewer pump station (BES005689) - Replace pump station at Rivergate Boulevard and Time Oil Road.
- ◆ Water main and hydrants (WTR000066) – 3,400 feet of new main at N Kelly Point Park Rd to N Suttle Rd.
- ◆ Non-potable water system (WTR000153) – Install well water system for irrigation and process water to Rivergate businesses in three phases.
- ◆ Water mains (WTR000130) - Install water mains to complete loop in the Rivergate area in response to growth.
- ◆ Water main and hydrants (WTR000365 and WTR000381) - new and replacement mains on NE 185th and N Denver at Columbia Blvd.

# RIVERGATE DISTRICT



## Rivergate District

### Employment

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

■ Site Boundary

■ Inventory Area Boundary

0 485 970 1,940 2,910 3,880 Feet





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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# RIVERGATE DISTRICT



## Rivergate 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

### Open Space

Vacant Land

3+ Story (overlay)

Structures >100,000 Sq Ft

Other Structures

Site Boundary

Inventory Area Boundary

### Transportation Infrastructure

Railroads

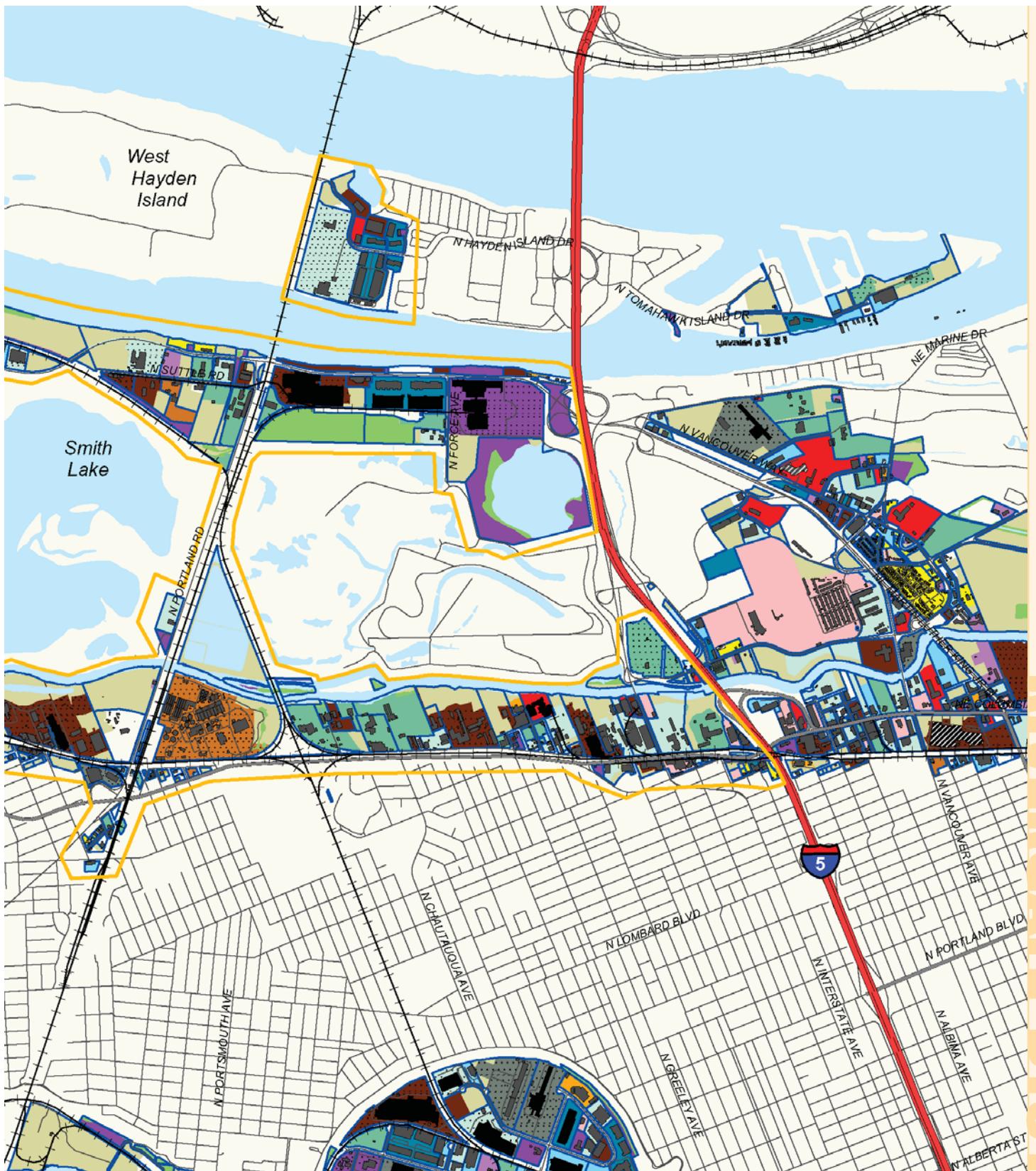
Freeways

Major Truck Streets

Streets



0 470 940 1,880 2,820 3,760 Feet



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.

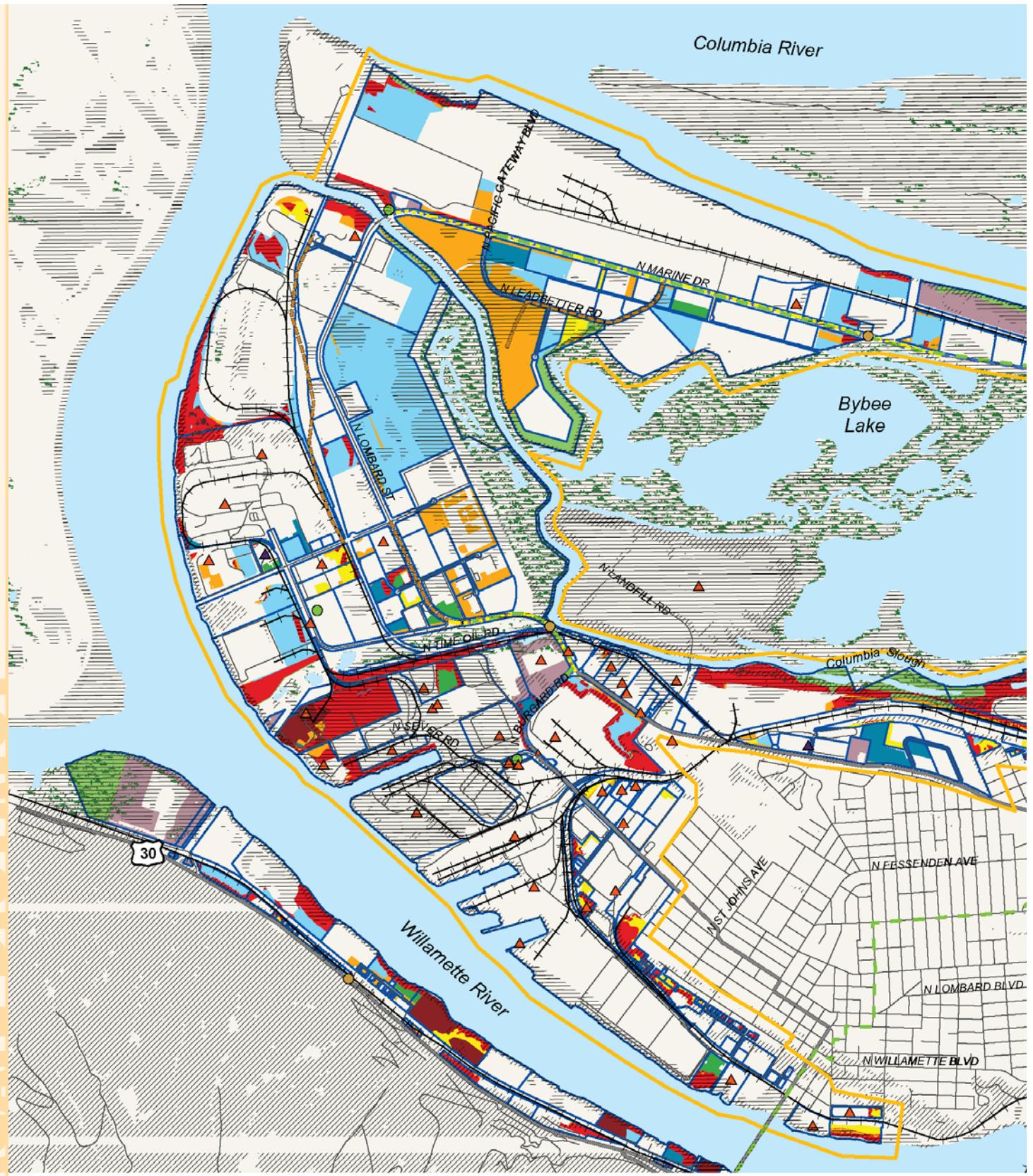
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# RIVERGATE DISTRICT



## Rivergate 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
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### Potential Cleanup Sites

▲	Active Investigation or Cleanup
△	No Further Action Required

### Environmental Constraints

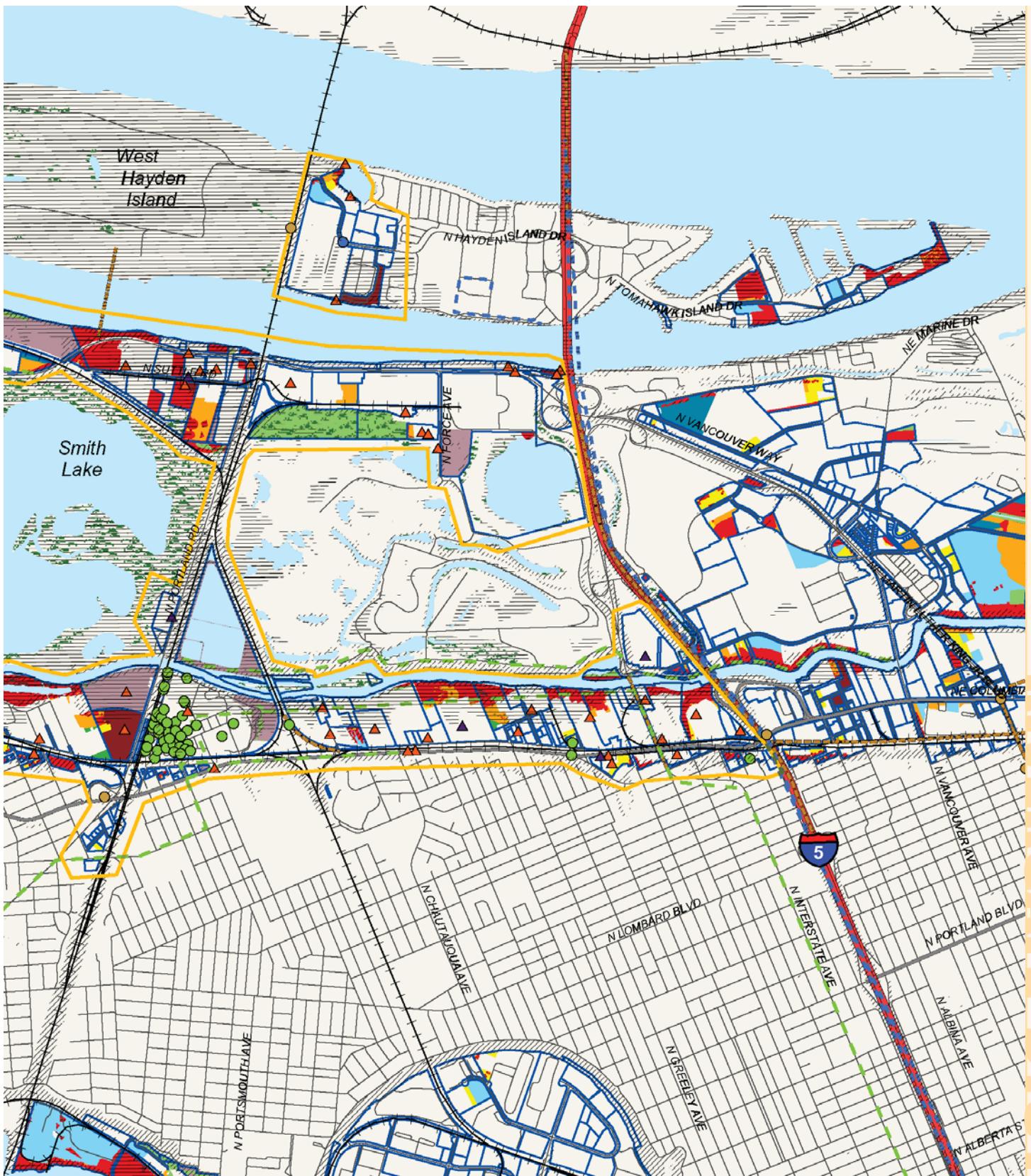
■	Wetlands
▨	Slope > 10%
▨	100 yr & 1996 Floodplains

### Transportation Infrastructure

—	Railroads
—	Freeways
—	Major Truck Streets
—	Streets



0 480 960 1,440 1,920 2,400 2,880 3,360 Feet



#### Information Sources:

- Vacant land - areas 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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