

The Outer Southeast District



Precision Castparts Corporation, a metals manufacturer, is the largest employer in the Outer Southeast District.

Main Features

- A group of small, distinct employment and industrial areas along the I-205 Freeway and Johnson Creek
- A concentration of 3,700 manufacturing jobs, particularly metals producers near Johnson Creek
- Growth potential in a 114-acre, mostly vacant site in Lents

The 472-acre Outer Southeast District is a collection of small, dispersed areas concentrated along the I-205 Freeway and Johnson Creek.

Manufacturing is the leading employment sector, providing 45 percent of the district's 3,700 jobs. The district's specialty industries are primary metals manufacturing (PCC Structural), durable goods wholesalers, fabricated metal products manufacturing, amusement (e.g., Funtastic Rides), and furniture manufacturing (e.g., Promotion Products).

The district provides surrounding neighborhoods with a source of jobs, while its small size, mix of uses, and fine grain—average site size is 1.7 acres—limit the potential for adverse industrial impacts on residential neighbors. Multi-tenant and non-industrial facilities

make up 55 percent of the occupied, developed land, compared to 26 percent in all of the city's industrial districts.

The Outer Southeast District has four distinct sections. The area along Johnson Creek Boulevard is characterized by a group of large manufacturing facilities, including PCC Structural, Pacific Hoe Saw and Knife, and East Side Plating Works. The Lents industrial area has a mix of primarily multi-tenant and service facilities. The small area along Powell Boulevard near I-205 is distinguished by the transportation-related facilities at its two largest sites, Tri-Met and Funtastic Rides. The small-lot area at Stark Street near I-205 has employment zoning and a mix of primarily services, wholesalers, and housing.

A 114-acre site in the district is for sale in the Lents area. It includes an estimated 18 acres of buildable, vacant land and another 39 acres of partly buildable vacant land affected by floodplain or habitat constraints.

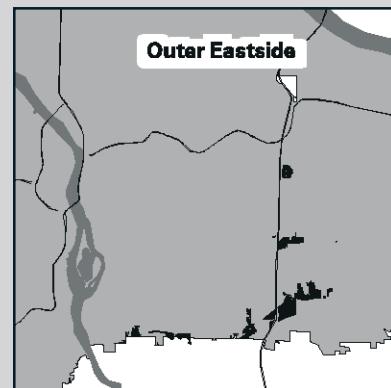
LARGEST EMPLOYERS

	INDUSTRY	JOBs
PCC Structural Corp.	Nonferrous Die-castings Except Aluminum	500+
Promotion Products Inc.	Wood Partitions And Fixtures	250-499
Pacific Hoe Saw & Knife	Machine Tool Accessories	250-499
East Side Plating Works	Electroplating Plating Polishing	250-499
Automotive Indus. Mktg.	Service Establishment Equipment	50-99
Spencer Environmental	Scrap And Waste Materials	50-99
Centerpoint Graphics Inc.	Commercial Printing	50-99
Helping Hands Program	Home Health Care Services	50-99
AIMCO Corporation	Hardware	50-99
Eagle Industries of Amer.	Industrial Machinery And Equipment	50-99

Source: Inside Prospects, 2003

LOCATION

The Outer Eastside District is the group of small industrial areas along the southern city border, in Lents, and along the I-205 freeway.



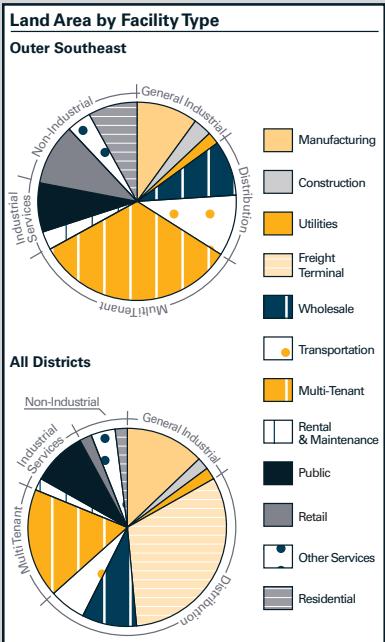
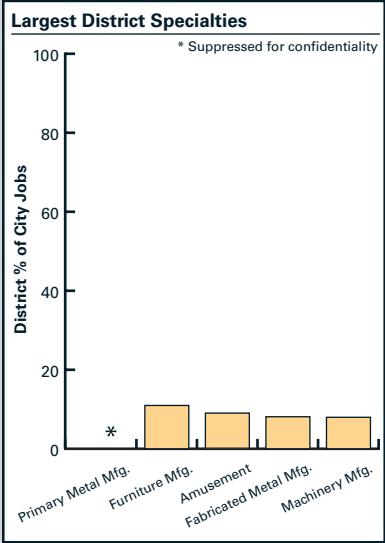
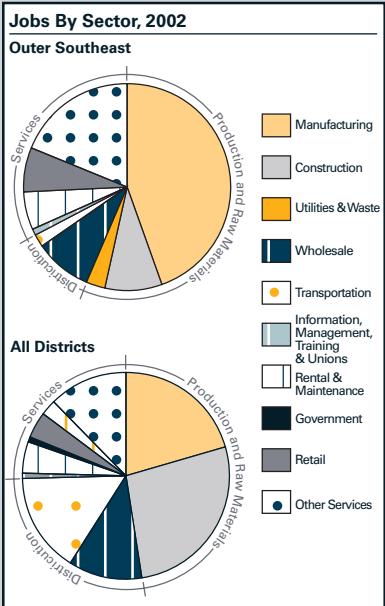
SIZE

- ◆ 285 sites on 471 acres
- ◆ 3 percent of the city's industrial land
- ◆ 3,717 jobs in 208 establishments (2002)



AIMCO Corporation is a hardware wholesaler.

Mix of Industries



ESTABLISHMENTS AND JOBS, 2002

	NAICS	Establishments	Jobs/Establishment	% of All Jobs in Area	
				Jobs	District
All Sectors		208	18	3,717	100% 100%
Production & Raw Materials		71	30	2,097	56% 34%
Manufacturing	311-339	38	44	1,665	45% 25%
Construction	236-238	27	12	317	9% 8%
Utilities & Waste	A	5	19	94	3% 1%
Distribution		31	13	413	11% 34%
Wholesale	423-425	22	16	346	9% 14%
Transportation	481-493	9	7	67	2% 19%
Services		106	11	1,207	32% 32%
Information	B	*	*	*	*
Management	551	*	*	*	*
Rental & Maintenance	C	26	8	209	6% 6%
Government	921-928	0	0	0	0% 1%
Retail	441-454	26	9	242	7% 5%
Training & Unions	D	*	*	*	*
Other Services	E	49	14	707	19% 11%

Highest Employment Industries

Primary Metal Mfg.	331	*	*	*	9%	9%
Wholesale, Durable	423	17	19	331	7%	6%
Specialty Contractors	238	19	14	262	7%	4%
Fabricated Metal Mfg.	332	16	16	252	5%	0%
Amusement, Recreation	713	3	67	201	4%	1%
Social Assistance	624	*	*	*	2%	2%
Furniture & Related Mfg.	337	4	39	154	3%	1%
Repair and Maintenance	811	19	7	134	10%	6%
Motor Vehicle Dealers	441	9	13	117	18%	47%
Machinery Mfg.	333	*	*	*	32%	48%

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	District
Occupied Sites**	228	419	288	1.26	100% 100%
General Industrial	32	66	44	1.38	15% 17%
Manufacturing	17	40	29	1.68	10% 13%
Construction	11	19	9	0.77	3% 2%
Utilities	4	7	6	1.41	2% 2%
Distribution	17	74	53	3.12	18% 47%
Freight Terminal	0	0	0	0	0% 32%
Wholesale	10	35	25	2.48	9% 9%
Transportation	7	39	28	4.03	10% 6%
Multi-Tenant	28	154	96	3.43	33% 18%
4+ Tenants	7	130	75	10.69	26% 12%
Industrial Services	28	41	33	1.18	11% 11%
Rental & Mtnc.	15	11	10	0.66	3% 2%
Public	13	30	23	1.74	8% 9%
Non-Industrial	123	84	63	0.51	22% 8%
Retail	22	38	28	1.28	10% 2%
Other Services	18	12	11	0.61	4% 4%
Residential	83	34	24	0.29	8% 2%
Unoccupied Sites	57	52	36	0.63	
Heavy Industrial	2	29	13	6.50	5% 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	83	28	159	2	158	39
% of All Acres	18%	6%	34%	0%	34%	8%

* 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	210	46	19	9	0	1
% of District	74%	16%	7%	3%	0%	0%
Acres	76	76	93	124	0	103
% of District	16%	16%	20%	26%	0%	22%

Source: Bureau of Planning

PROPERTY VALUES

District	Average	High Land Value Sites	Average
(\$ million)	per sq. ft.*	(exceeding \$6/sq. ft.)	Improvements/ Land Value Ratio
Land	\$69.1	\$4.13	Sites 169
Improvements	\$146.8	\$8.77	Acres 80.3
Total	\$215.9	\$12.91	% of District 17%

* 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*	87	18%	5 sites with cleanup or investigation projects;
Constrained Land (Composite)	233	49%	5 cleaned or investigated sites with "no further action required".
100 Year Floodplain	136	29%	
Other 1996 Inundation Area	4	1%	
Title 3 Wetlands	6	1%	
10% or Greater Slope	69	15%	
Goal 5 Significant Habitat	190	40%	
Open Space or Constrained	239	51%	

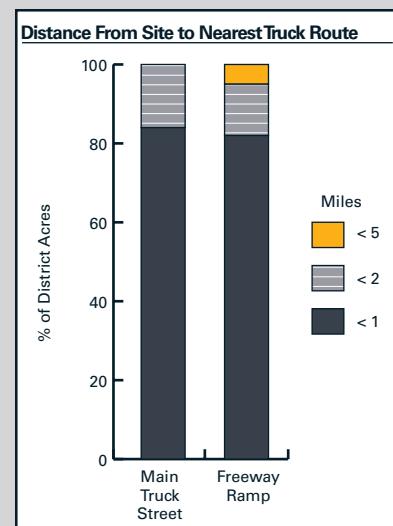
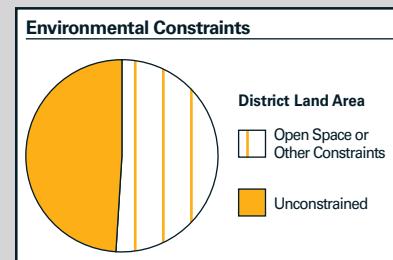
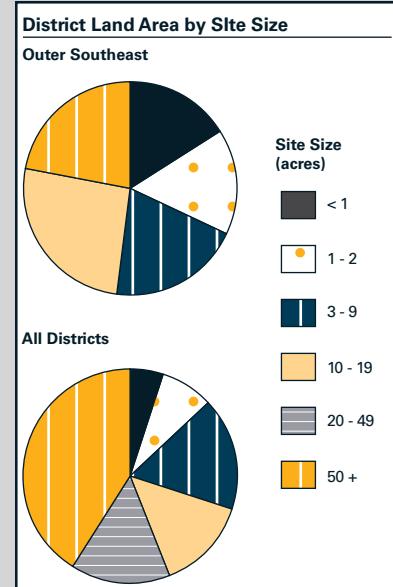
* OS, p, n zones; mitigation sites; public drainage; 10-year floodplain

Source: Oregon DEQ - cleanup sites

PROXIMITY TO TRANSPORTATION INFRASTRUCTURE

TRUCK & TRANSIT ACCESS					
Miles from Site	Major Truck Street % of Acres	Freeway Ramp % of Acres	Miles from Site	Bus Stop % of Acres	
	District			District	
< 1	396	84%	384	82%	< 1/4 356 76%
< 2	472	100%	449	95%	< 1/2 471 100%
< 5			472	100%	
MULTIMODAL FREIGHT ACCESS					
	Airport % of Acres	Railroad % of Acres		Harbor % of Acres	
	District			District	
Adjacent	0	0%	19	4%	0
< 5	34	7%			0%

Source: Bureau of Planning



Growth Capacity



A 114-acre vacant site near I-205 and Foster Road.

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	105	19.4	0.3	19.1	39.4	4.6
Potential Cleanup Sites ¹	0.2	0.0	0.2		0.6	0.0

* 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



A partly vacant site on Powell Boulevard near I-205.

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	5	26	5%	83	34	For Sale	
Developed/Occupied Portion	4	25	5%			3	38,792 sf
Underutilized Portion*						For Lease	
(Potential Brownfields)	1	0.8	0%			7	508,158 sf
Unoccupied Sites	0	0	0%				
Vacant Land on Occupied Sites	1	0.8	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	222	78%	329	70%
Enterprise Zone	0	0%	0	0%
New Market Tax Credits	196	69%	389	83%

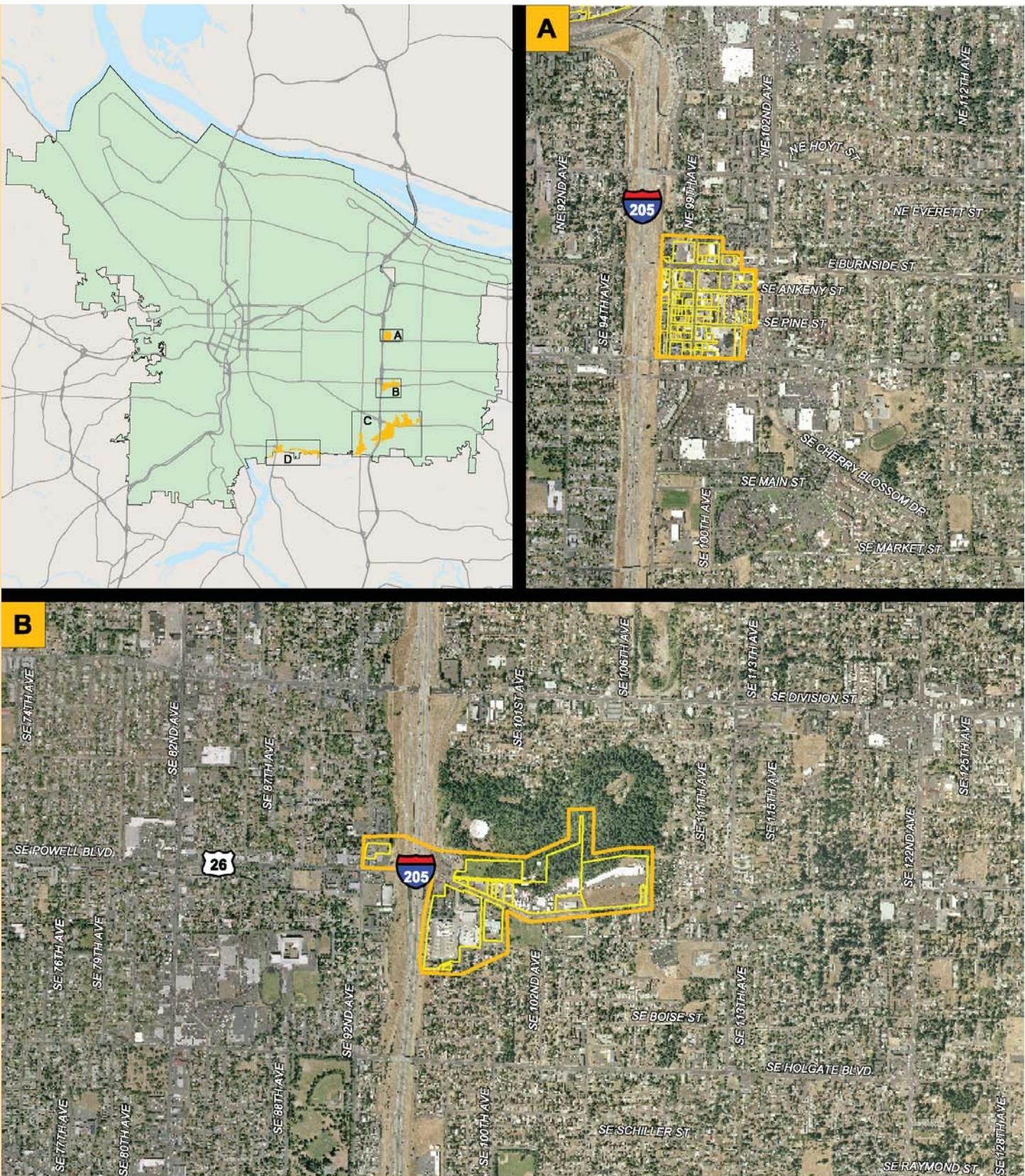
Source: Portland Development Commission

CAPITAL IMPROVEMENTS PROGRAM PROJECTS

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

- ◆ Redevelopment assistance (PDC000107) - environmental assessments, acquisition and aggregation of parcels, and site remediation in Lents Town Center.

OUTER SOUTHEAST DISTRICT



Outer Southeast District

Employment

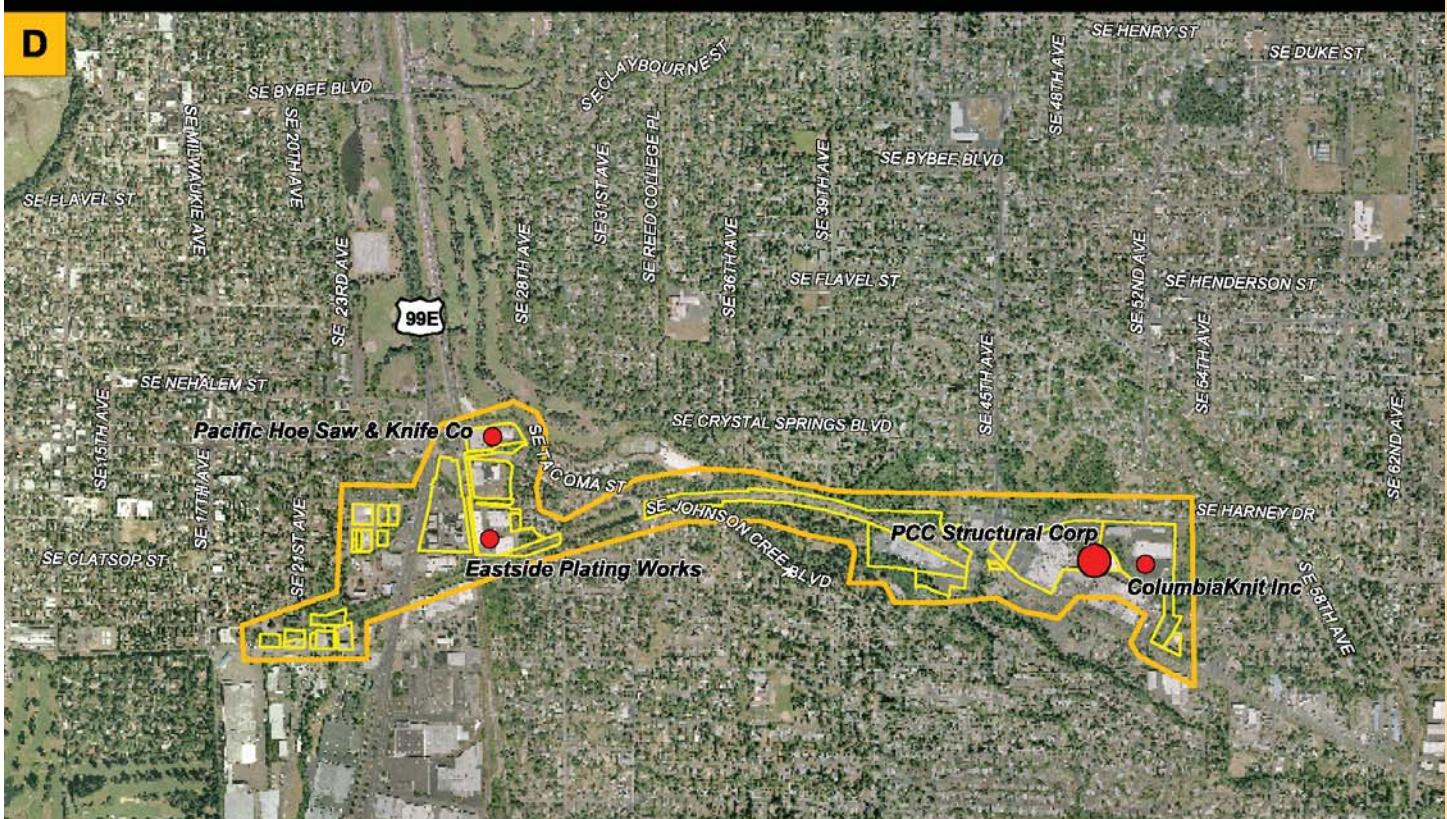
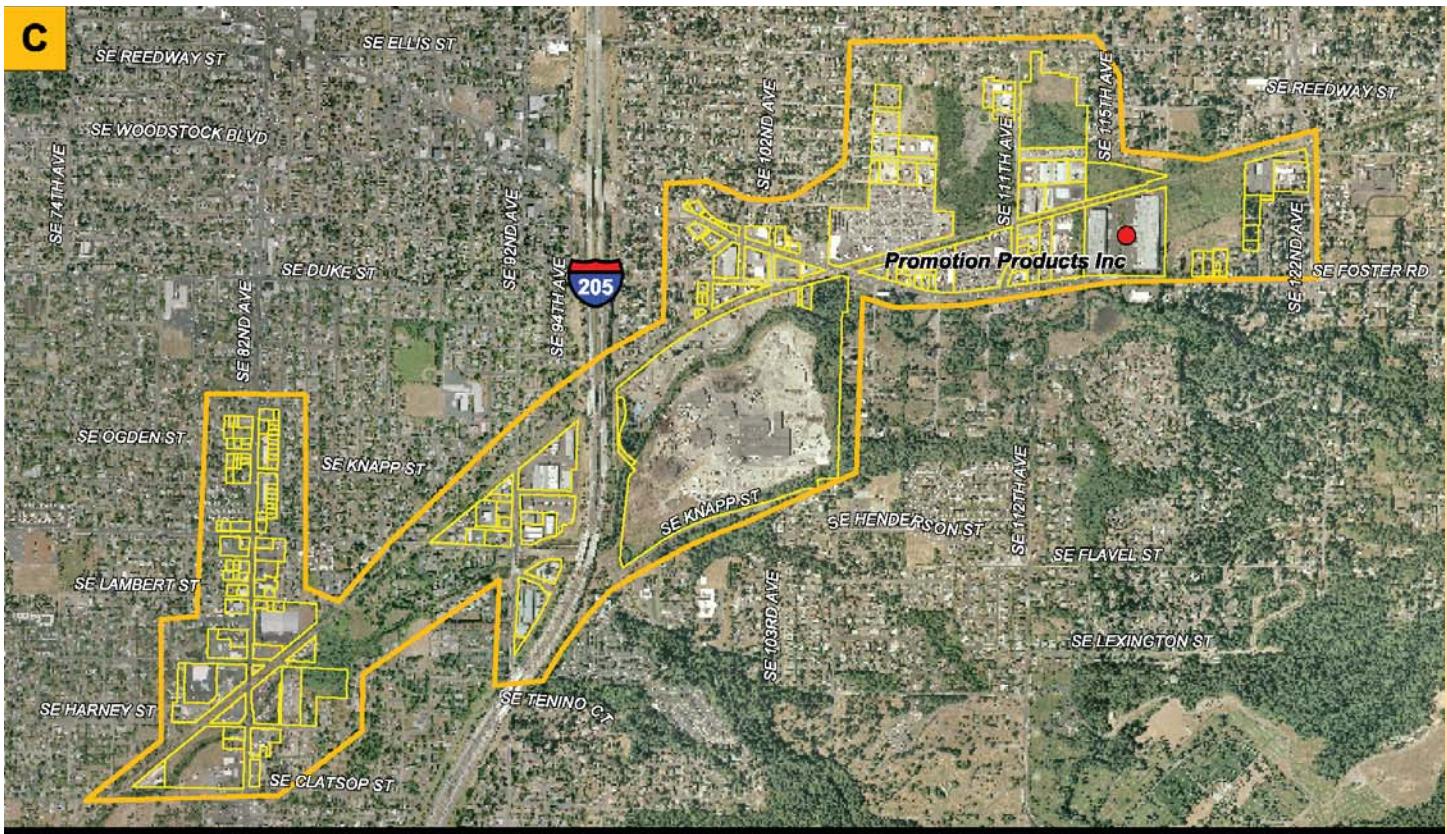
- 100 - 249 Employees
- 250 - 499 Employees
- 500+ Employees

 Site Boundary

 Inventory Area Boundary



0 360 720 1,440 2,160 2,880 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.

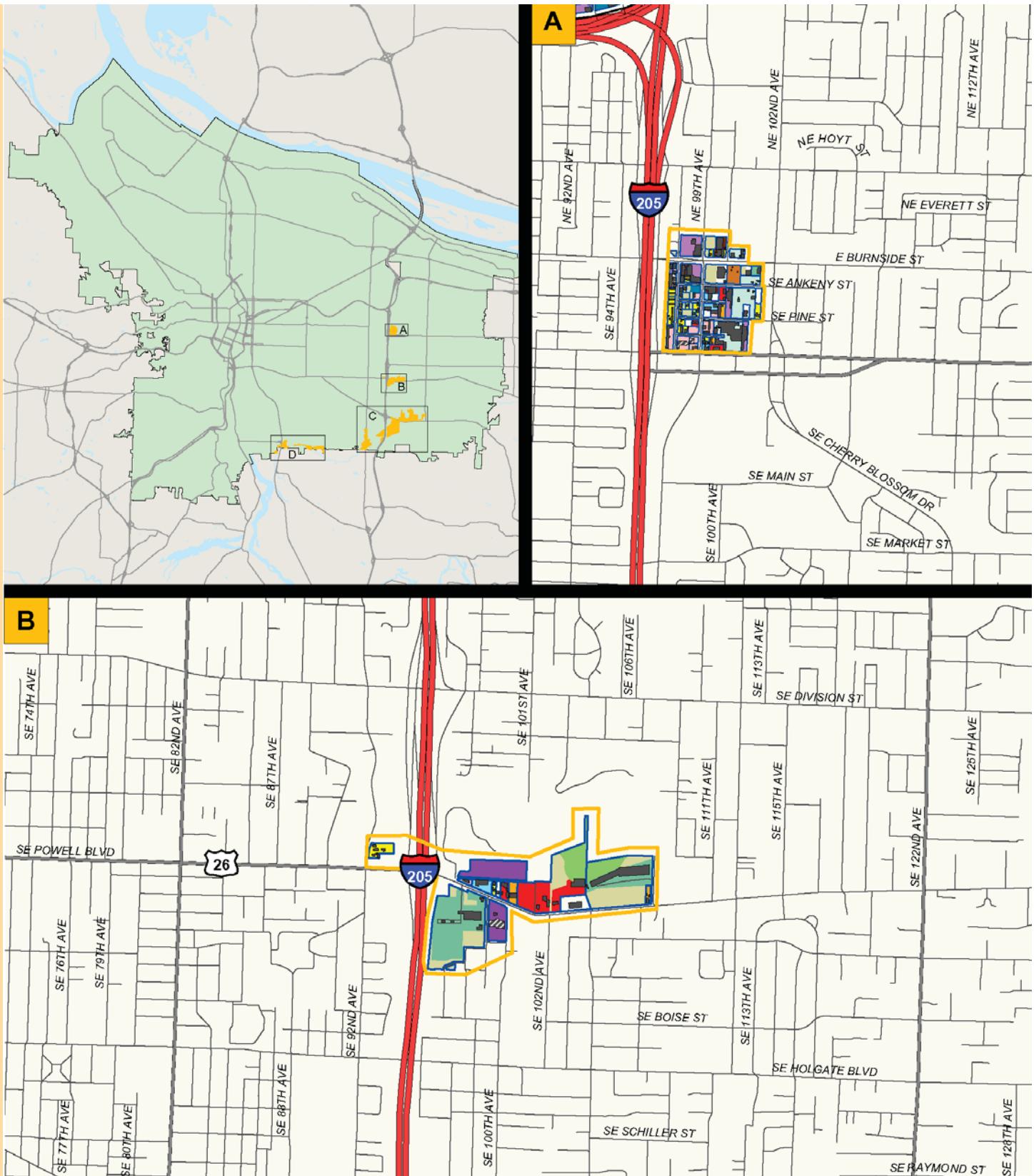
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OUTER SOUTHEAST DISTRICT



Outer Southeast Facilities

Heavy Industrial
Heavy Industrial (overlay)

Distribution
Freight
Transportation
Wholesale

Industrial Services
Public
Rental & Maintenance

Transportation Infrastructure
Railroads
Freeways
Major Truck Streets
Streets

General Industrial
Manufacturing
Utilities
Construction

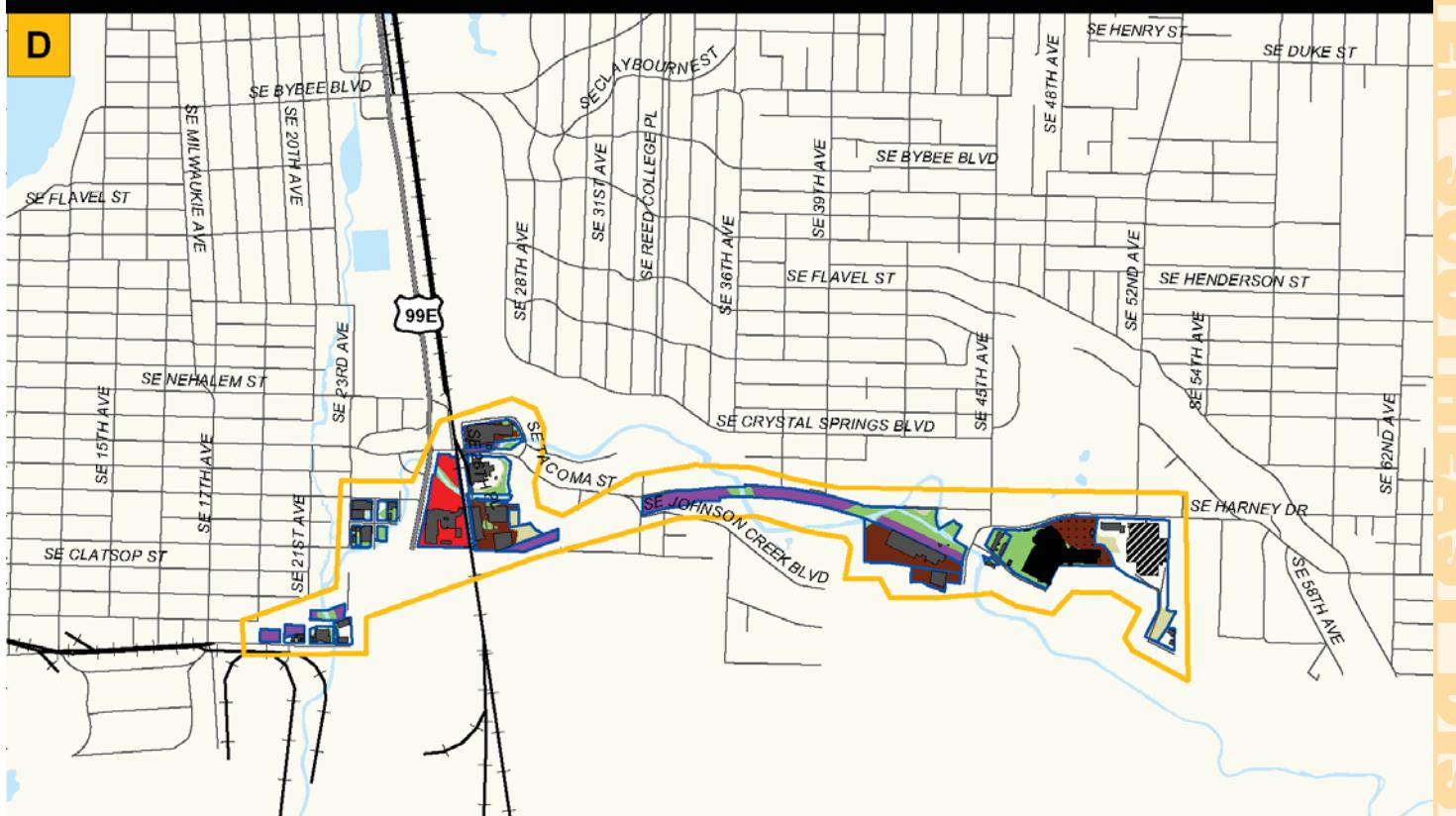
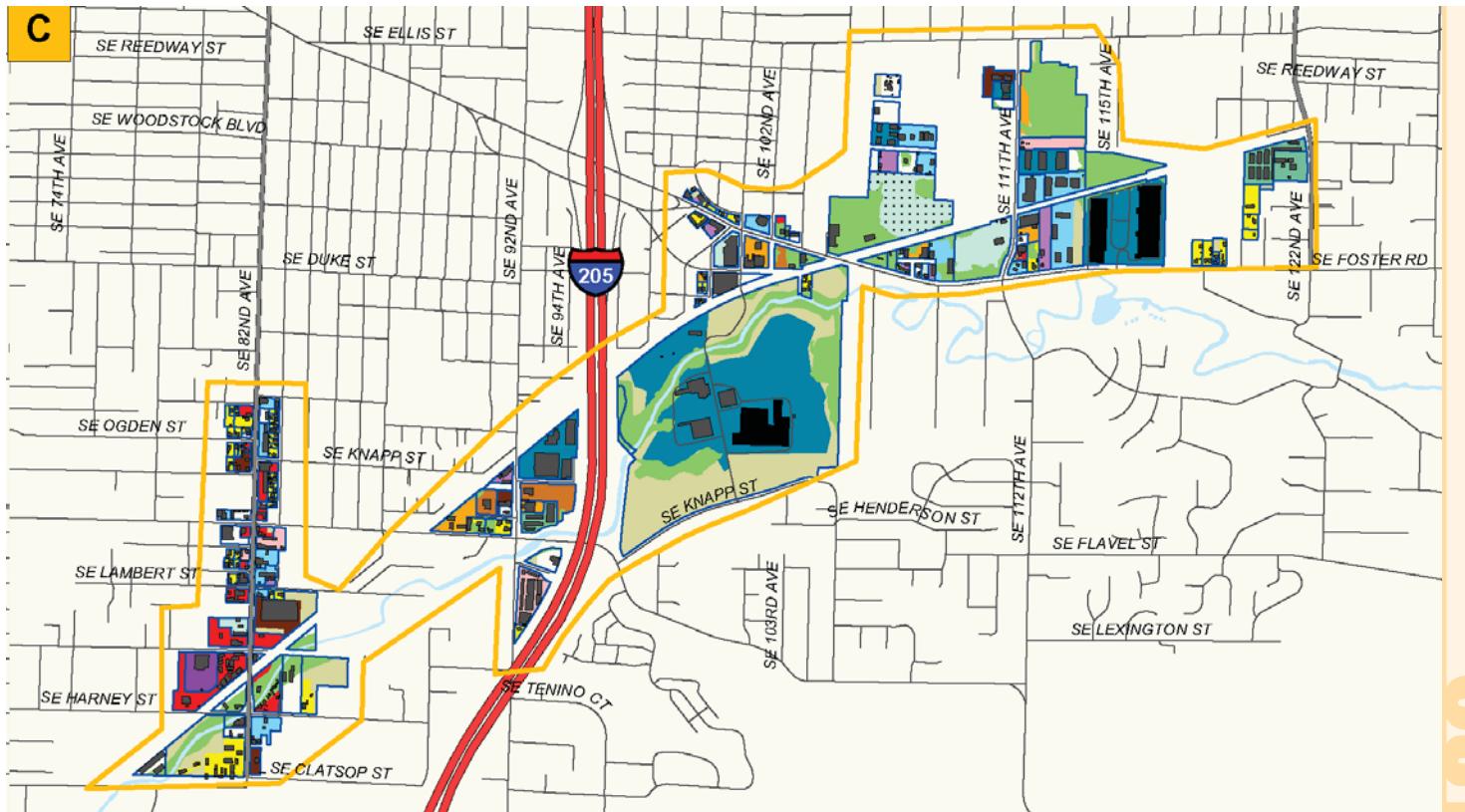
Multi-Tenant
4 + Employers
2-3 Employers

Non-Industrial
Retail
Services

Open Space
Vacant Land
3+ Story Structures (overlay)
Structures >100,000 Sq Ft
Other Structures
Site Boundary
Inventory Area Boundary



0 350 700 1,400 2,100 2,800 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.

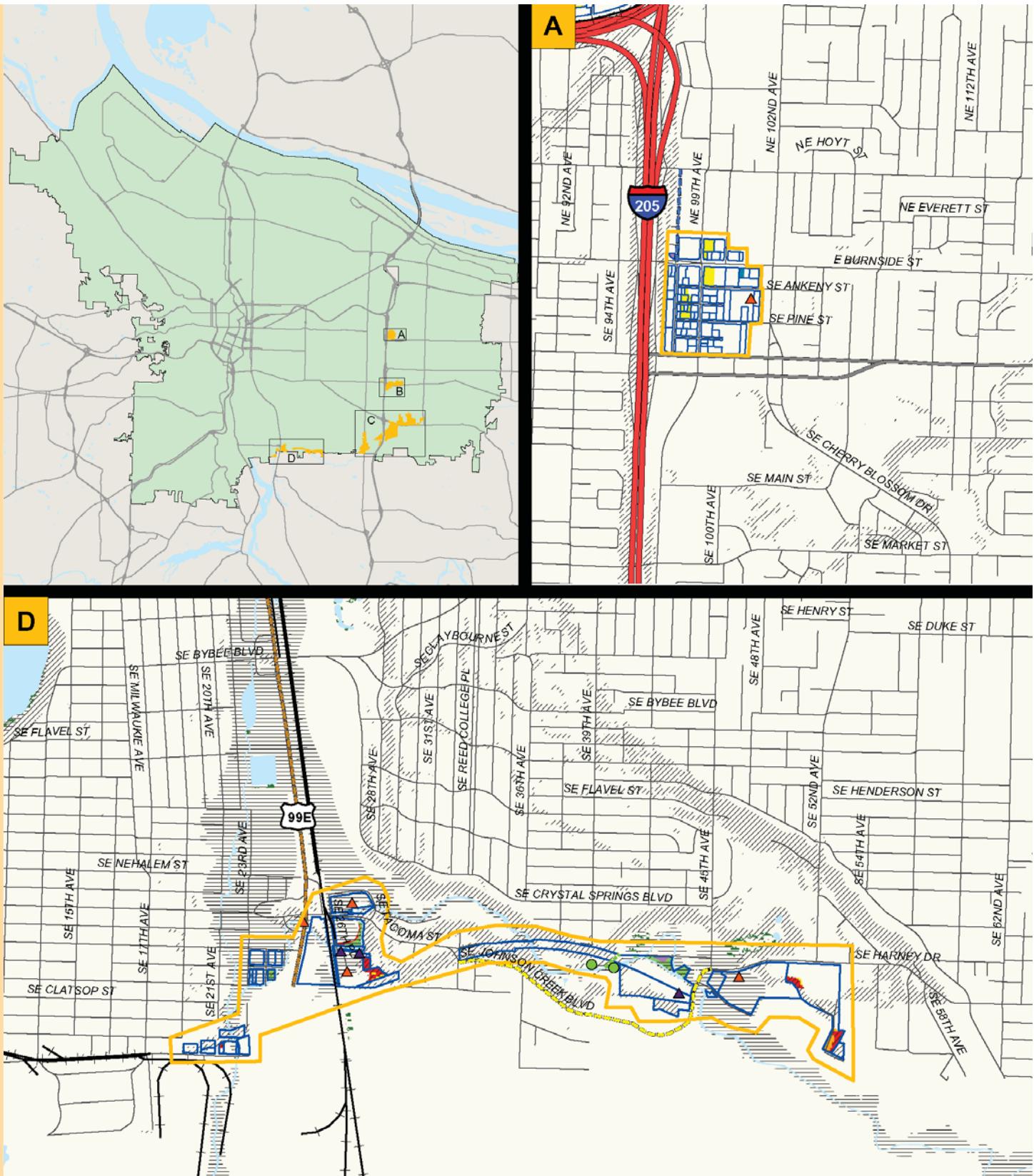
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OUTER SOUTHEAST DISTRICT



Outer Southeast 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
- Freight Projects

Transportation System Plan

—/— Freight Projects

Potential Cleanup Sites

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

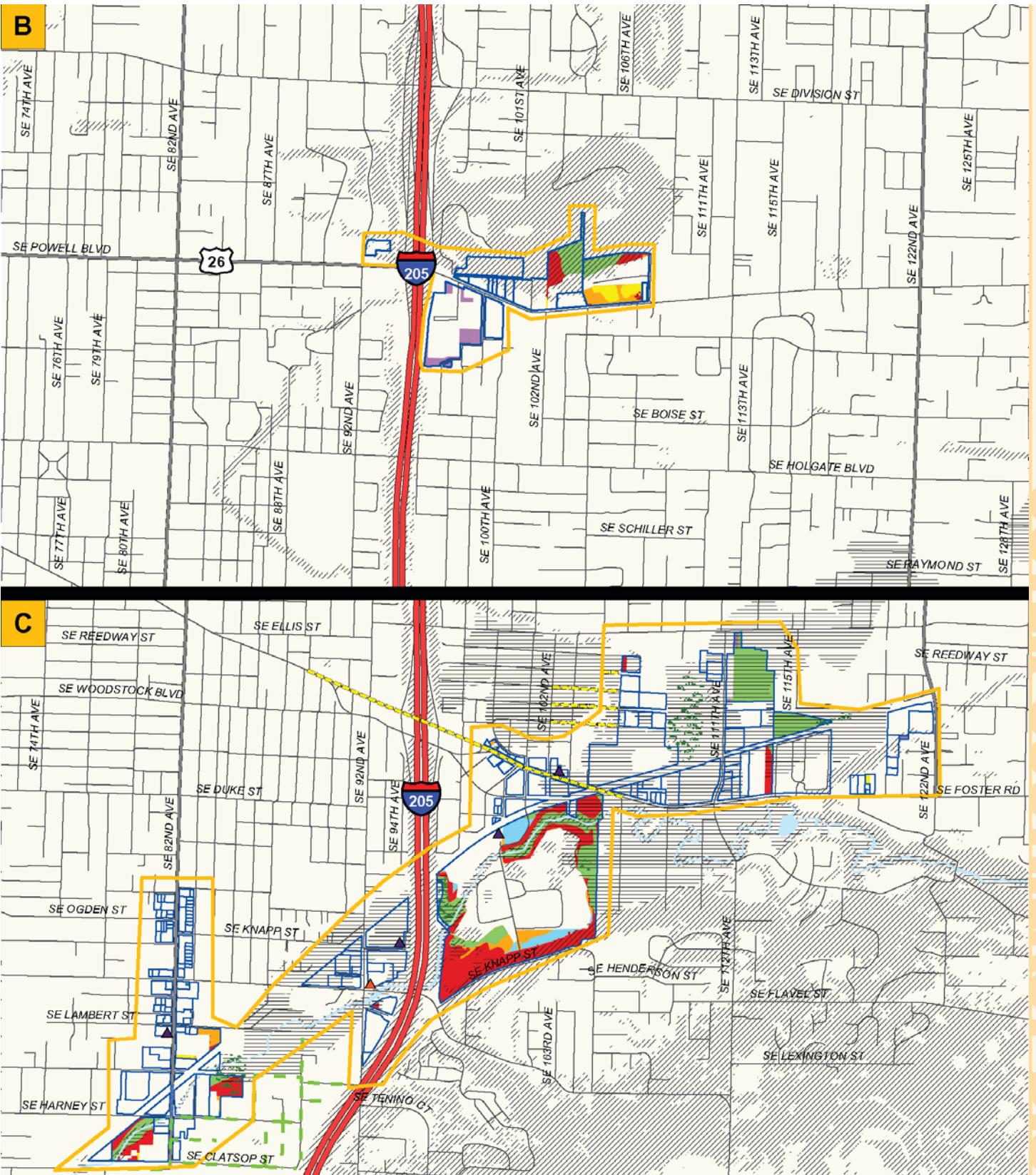
Environmental Constraints

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

Transportation Infrastructure

- Railroads
- Freeways
- Major Truck Streets
- Streets





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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