

The Swan Island/Lower Albina District



Union Pacific's Albina railyard.

Main Features

- The core location for one of the region's largest traded sectors in transportation equipment manufacturing
- A regional freight hub location with harbor access and Union Pacific's busiest metro area rail yard
- A mix of distinct areas with industrial park, heavy industrial, office headquarters, or small-lot urban character.

The Swan Island/Lower Albina District is the southeast quarter of Portland's working harbor. This freight hub district is a cluster location for the region's transportation equipment manufacturing (e.g., Freightliner, Cascade General) and freight courier (e.g., United Parcel Service, FedEx) industries.

Additional specialty industries relative to Portland's other industrial districts and the region are management of companies (e.g., Freightliner), nondurable goods wholesalers (e.g., Columbia Distributing), and trucking (e.g., Roadway Express). Distribution is the leading employment sector, providing 40 percent of the district's 11,300 jobs.

Site conditions in the 1,060-acre district reflect its function as a distribution hub. Heavy industrial facilities use 51 percent of the district's occupied

developed land. Harbor access is available to 38 percent of the district acreage, and rail access to 57 percent.

The district has five distinct sections. The Mock's Bottom area consists primarily of distribution and manufacturing facilities in an industrial park setting. The heavy industrial shipyard area at the end of Swan Island is characterized by the 115-acre Cascade General ship-repair facility. The southern part of Swan Island is an office complex, anchored by the headquarter facilities of Freightliner, the largest employer among Portland's cluster of transportation equipment manufacturers. The Albina Yard area and adjacent Lower Albina waterfront are heavy industrial, distinguished by Union Pacific's 200-acre rail yard. And the upland portion of Lower Albina area is an urban, small-block industrial area with a prominent cluster of public maintenance facilities.

The district has 75 acres of vacant, buildable private land and another 54 acres of partly buildable vacant land affected by floodplain or habitat constraints.

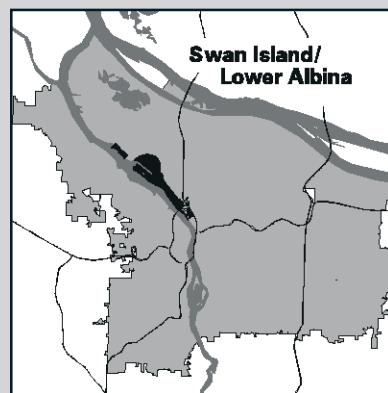
LARGEST EMPLOYERS

	INDUSTRY	JOBs
Freightliner Corp.	Motor Vehicles And Car Bodies	500+
United Parcel Service	Local Trucking Without Storage	500+
Columbia Distributing Co.	Beer And Ale	500+
Tiffany Food Service Inc.	Merchandising Machine Operators	500+
Portland School District 1	Elementary And Secondary Schools	500+
Roadway Express	Trucking Except Local	250-499
Cascade General Inc.	Ship Building And Repairing	250-499
Andersen Construction	Industrial Buildings And Warehouses	250-499
Imperial Vending Co.	Merchandising Machine Operators	250-499
DSU Peterbilt & GMC Inc.	New And Used Car Dealers	250-499

Source: Inside Prospects, 2003

LOCATION

The Swan Island and adjacent Lower Albina areas are situated along the east bank of the Portland Harbor, north of the Central City.



SIZE

- ◆ 258 sites on 1,063 acres
- ◆ 7 percent of the city's industrial land
- ◆ 11,309 jobs in 265 establishments (2002)

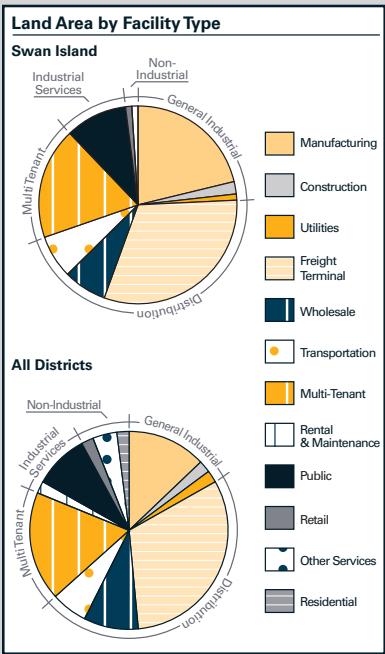
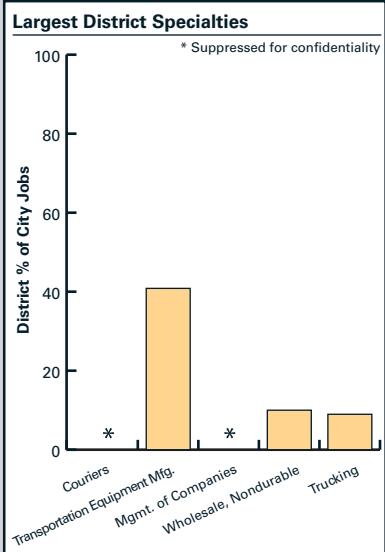
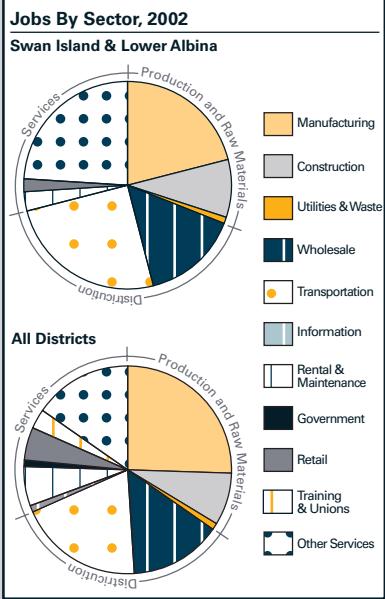


Ship repair at Cascade General Inc.



Truck manufacturing at Freightliner Corporation.

Mix of Industries



ESTABLISHMENTS AND JOBS, 2002

	NAICS	Establishments	Jobs/Establishment	% of All Jobs in Area	
				Jobs	District
All Sectors		265	43	11,309	100% 100%
Production & Raw Materials		76	45	3,453	31% 34%
Manufacturing	311-339	49	48	2,330	21% 25%
Construction	236-238	24	43	1,041	9% 8%
Utilities & Waste	A	3	27	82	1% 1%
Distribution		101	45	4,526	40% 34%
Wholesale	423-425	63	27	1,712	15% 14%
Transportation	481-493	38	74	2,814	25% 19%
Services		88	38	3,330	29% 32%
Information	B	0	0	0	0% 1%
Rental & Maintenance	C	16	21	334	3% 6%
Government	921-928	0	0	0	0% 1%
Retail	441-454	12	20	243	2% 5%
Training & Unions	D	4	7	28	0% 3%
Management & Other Svcs.	551, E	56	49	2,725	24% 16%

Highest Employment Industries

Couriers & Messengers	492	9	231	2,082	18%	3%
Mgmt. of Companies	551	3	583	1,749	15%	4%
Transp. Equip. Mfg.	336	10	151	1,505	13%	3%
Wholesale, Nondurable	424	21	45	953	8%	5%
Wholesale, Durable	423	33	22	730	6%	9%
Specialty Contractors	238	17	42	711	6%	6%
Truck Transportation	484	13	40	526	5%	4%
Prof. & Technical Svcs.	541	26	17	449	4%	2%
Fabricated Metal Mfg.	332	12	30	359	3%	4%
Bldg. Construction	236	5	66	330	3%	1%

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	Acres	Developed Area		% of Occupied Developed Area	
			Acres	Average Size	District	All Districts
Occupied Sites	209	932	857	4.10	100%	100%
General Industrial	48	232	205	4.27	24%	17%
Manufacturing	32	209	182	5.68	21%	13%
Construction	11	17	17	1.51	2%	2%
Utilities	5	6	6	1.20	1%	2%
Distribution	54	400	388	7.19	45%	47%
Freight Terminal	6	273	265	44.20	31%	32%
Wholesale	29	64	61	2.12	7%	9%
Transportation	19	63	62	3.27	7%	6%
Multi-Tenant	33	159	154	4.67	18%	18%
4+ Tenants	11	108	103	9.33	12%	12%
Industrial Services	51	118	88	1.73	10%	11%
Rental & Mtnc.	4	4	4	1.05	0%	2%
Public	47	114	84	1.78	10%	9%
Non-Industrial	23	23	23	1.00	3%	8%
Retail	4	8	8	1.93	1%	2%
Other Services	10	12	12	1.20	1%	4%
Residential	9	3	3	0.32	0%	2%
Unoccupied Sites	49	131	42	0.86		
Heavy Industrial	19	472	441	23.21	51%	48%

Source: Bureau of Planning

Site Conditions

ZONING

	Industrial			Employment		
	IH	IG1	IG2	EG1	EG2	Other
Acres	431	93	449	5	69	16
% of All Acres	41%	9%	42%	0%	6%	2%

* 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	122	66	50	11	7	2	Average
% of District	47%	26%	19%	4%	3%	1%	Site Size
Acres	47	115	284	147	204	265	= 4.12
% of District	4%	11%	27%	14%	19%	25%	

Source: Bureau of Planning

PROPERTY VALUES

	District	Average	High Land Value Sites (exceeding \$6/sq. ft.)	Average	Improvements/ Land Value Ratio
	(\$ million)	per sq. ft.*			
Land	\$184.8	\$4.07	Sites	186	
Improvements	\$490.2	\$10.79	Acres	350.7	
Total	\$675.1	\$14.86	% of District	33%	= 2.65

* Square footage does not include open space.

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

ENVIRONMENTAL CONSTRAINTS

	Acres	% of District	
Open Space*	20	2%	
Constrained Land (Composite)	177	17%	
100 Year Floodplain	79	7%	
Other 1996 Inundation Area	26	2%	
Title 3 Wetlands	0	0%	
10% or Greater Slope	108	10%	
Goal 5 Significant Habitat	111	10%	
Open Space or Constrained	184	17%	

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

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

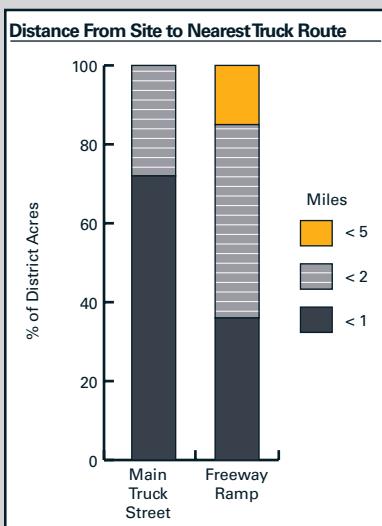
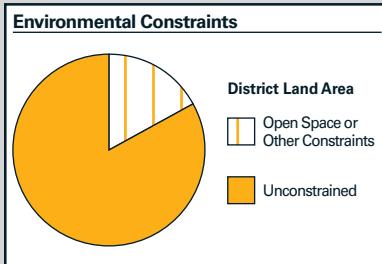
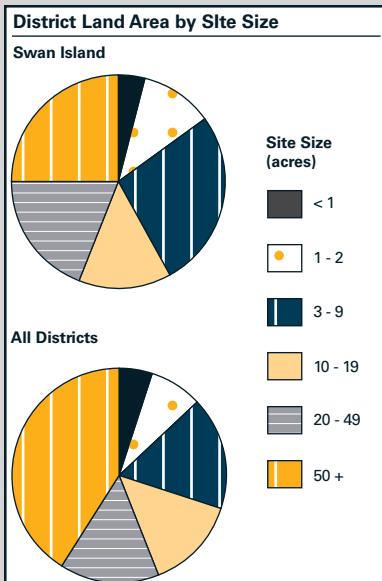
Source: Oregon DEQ - cleanup sites

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	District	Acres	Site	Acres	District
< 1	763 72%	383 36%	< 1/4	1,025 96%	
< 2	1,063 100%	902 85%	< 1/2	1,063 100%	
< 5		1,063 100%			

MULTIMODAL FREIGHT ACCESS					
Airport % of District		Railroad % of District		Harbor % of District	
Acres	District	Acres	District	Acres	District
Adjacent	0 0%	604 57%		403 38%	
< 5	0 0%				

Source: Bureau of Planning





Over 70 vacant acres near University of Portland.



Vacant site south of the Cascade General shipyard.



Vacant site currently used for City's "Big Pipe" project.

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	152	78.1	0.0	78.1	54.3	10.3	0.0
Potential Cleanup Sites	75	38.1	0.0	38.1	36.7	0.1	

* 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	19	426	40%	9	3	For Sale	
Developed/OccUPIED Portion	11	343	32%			2	315,638 sf
Underutilized Portion*						For Lease	
(Potential Brownfields)	8	83	8%			22	872,473 sf
Unoccupied Sites	3	70	7%				
Vacant Land on Occupied Sites	5	13	1%				

* 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	178	69%	312	29%
Enterprise Zone	258	100%	1063	100%
New Market Tax Credits	247	96%	973	92%

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.

SWAN ISLAND/LOWER ALBINA DISTRICT



Swan Island District

Employment

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

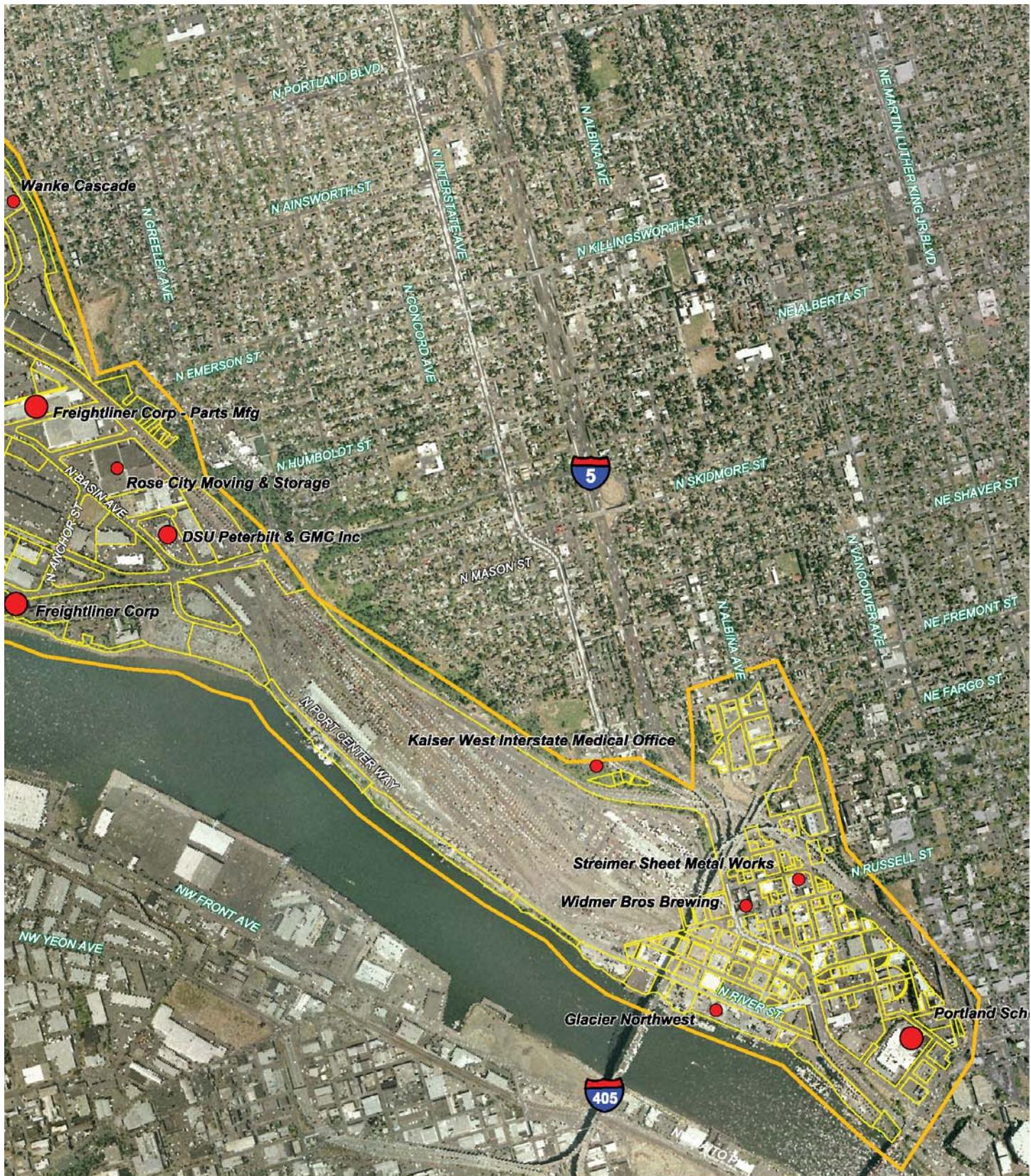
■ Site Boundary

■ Inventory Area Boundary



0 315 630 1,260 1,890 2,520 Feet

SWAN ISLAND/LOWER ALBINA 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.

Investing in Portland's Future

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Swan Island Facilities

Heavy Industrial



General Industrial



Distribution



Multi-Tenant

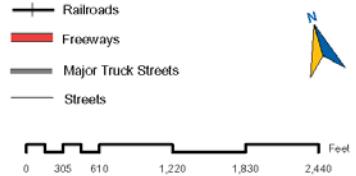


Number of Employers	Count
4 + Employers	1
2-3 Employers	1

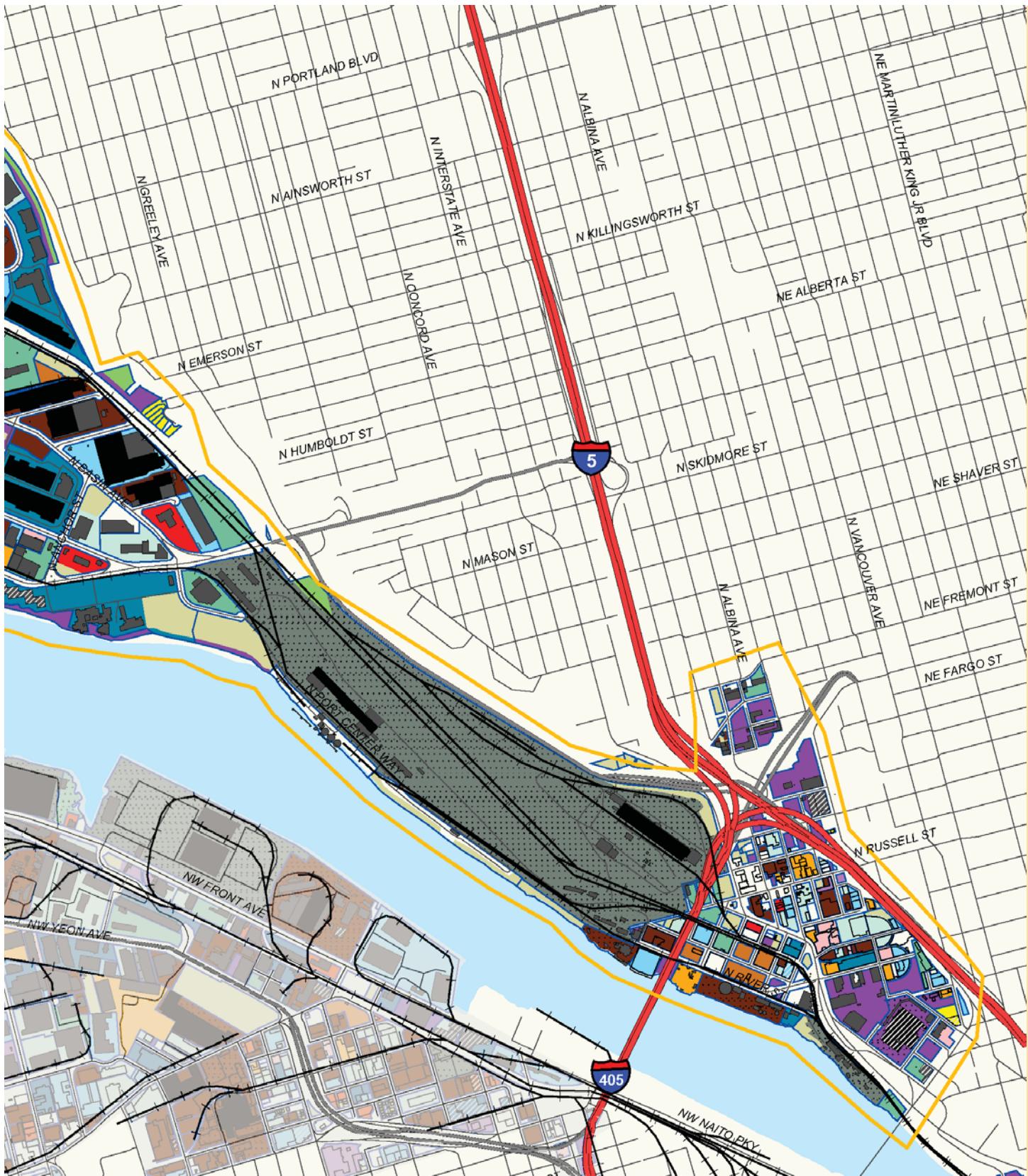
Industrial Services



Transportation Infrastructure



SWAN ISLAND/LOWER ALBINA DISTRICT



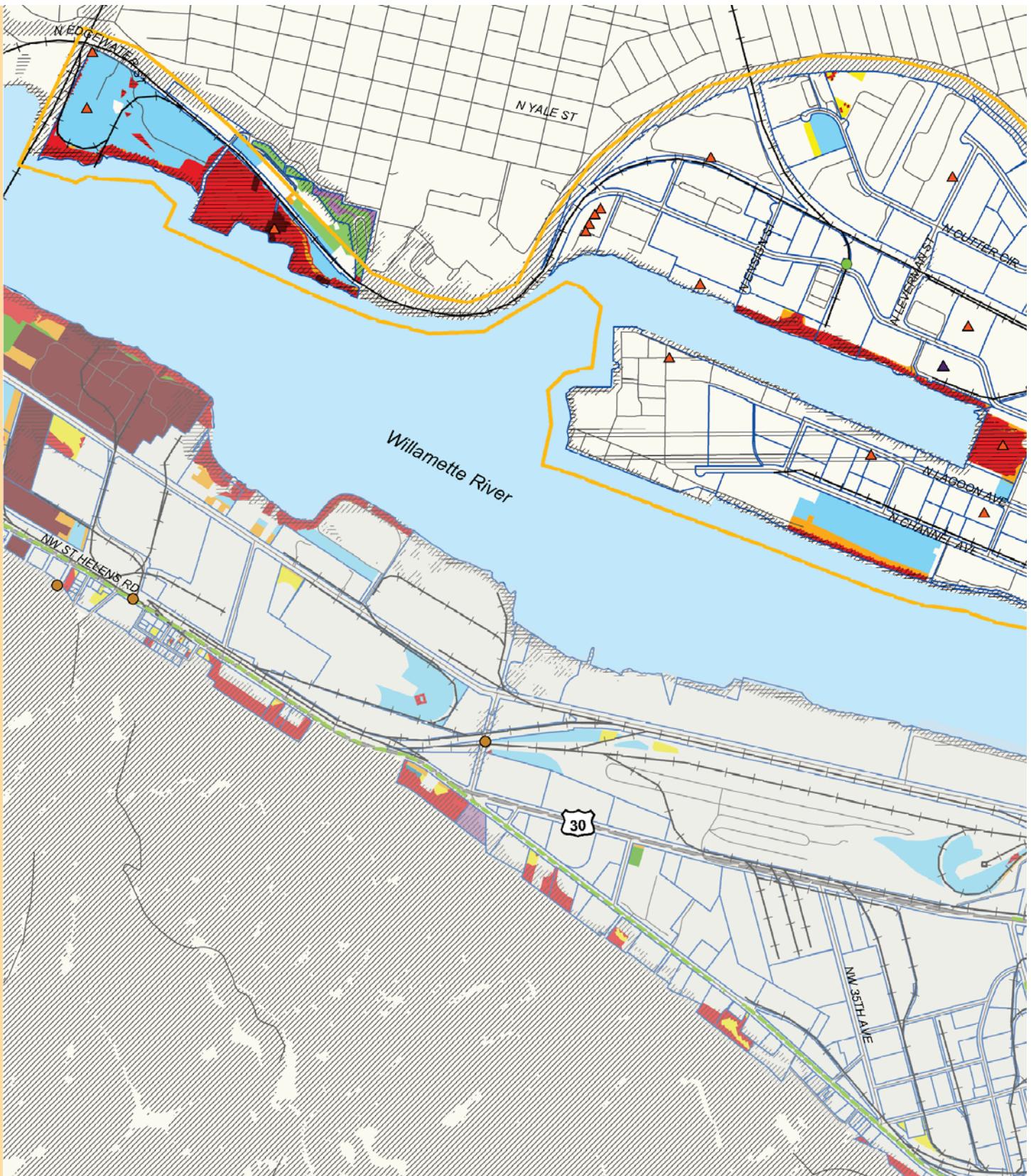
Information Sources:

- Facilities - Bureau of Planning, based on employment data by Inside Prospects (2003), supplemented by InfUSA 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.

Investing in Portland's Future

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PORTLAND DEVELOPMENT COMMISSION





Swan Island Growth Capacity

Tiers - Vacant Land

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

- Vacant Open Space
- Public/Utilities
- Unoccupied DEQ Sites
- Site Boundary
- Inventory Area Boundary

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

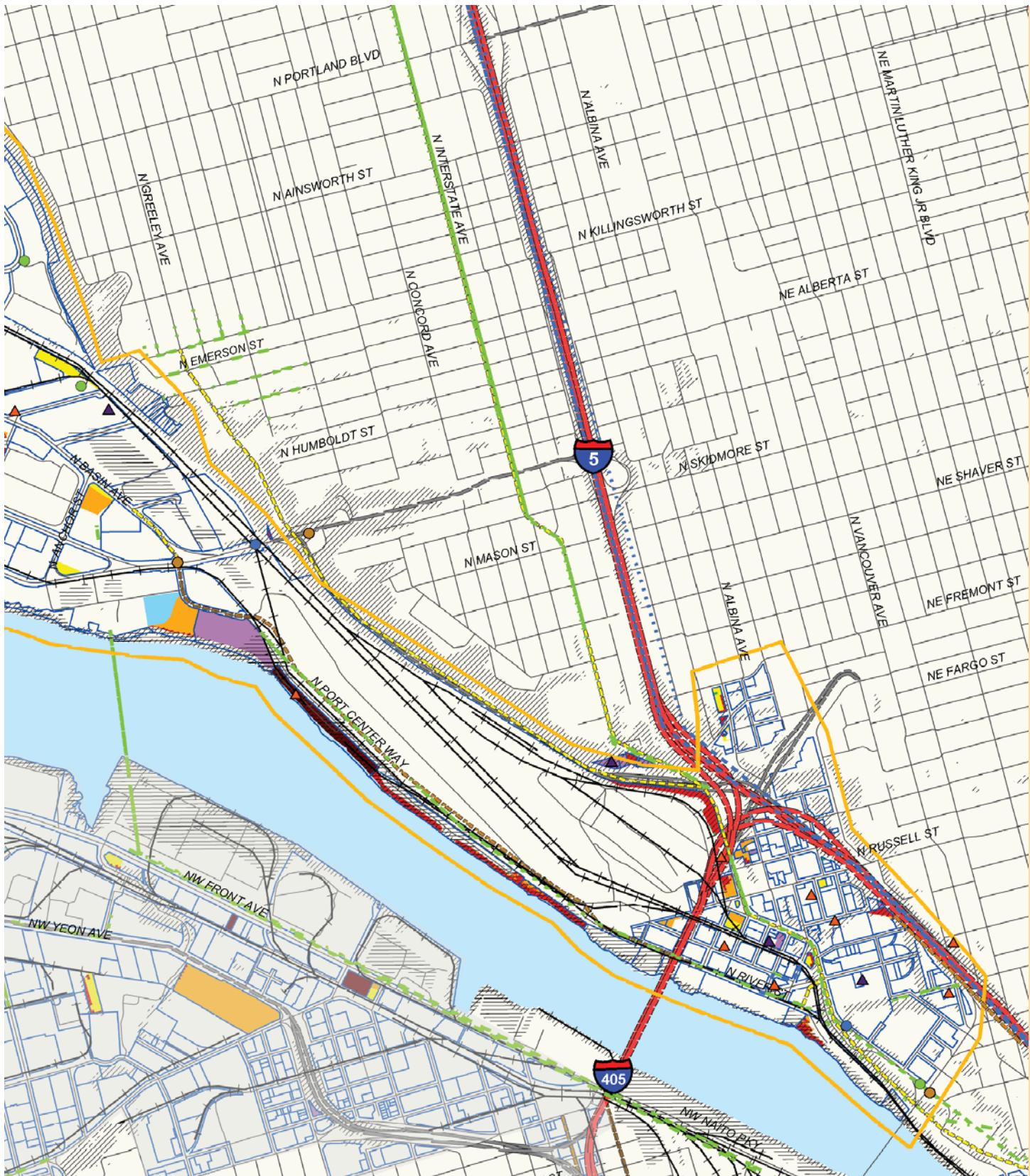
Transportation Infrastructure

- Railroads
- Freeways
- Major Truck Streets
- Streets



0 285 590 1,180 1,770 2,360 Feet

SWAN ISLAND/LOWER ALBINA 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.

Investing in Portland's Future

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