

The Columbia Corridor East District



Flex space, a prevalent construction type in Columbia Corridor East, typically combines distribution, access and curb appeal.

Main Features

- A “business park” mix of employment land uses with nearly half of its jobs in the service sectors
- High employment density of 15 jobs per developed acre
- A dominant pattern of “flex space” development reflecting a high, 41 percent share of multi-tenant facilities
- Room to grow with 250 acres of vacant buildable land and 200 acres of constrained, partly buildable land

adjust building spaces for one or multiple tenants over time. Multi-tenant facilities make up 41 percent of the developed occupied land in Columbia Corridor East, compared to 18 percent in all of Portland’s industrial districts. In contrast, heavy industrial facilities use only 7 percent of the district’s developed occupied land, compared to 48 percent in all districts. The district’s higher concentration of commercial and flex facilities has not driven up land values in this outlying location of the city. Average land value here is \$3.72 per square foot, compared to \$4.34 in all districts. Also, site size here is concentrated in the 3-20 acre range compared to other districts.

The district has 250 acres of vacant, buildable private land and another 200 acres of partly buildable vacant land affected by floodplain or habitat constraints. The Airport Way Urban Renewal Area extends to 87 percent of the district, which has facilitated its substantial growth in the 1990s.

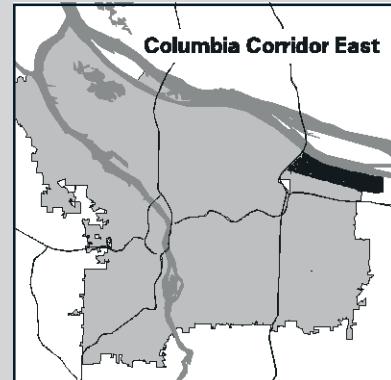
LARGEST EMPLOYERS

	INDUSTRY	JOBs
Mult. Education Svc. Dist.	Elementary and Secondary Schools	500+
Portland Habilitation Ctr.	Job Training and Related Services	500+
Leatherman Tool Group	Hand and Edge Tools	500+
Costco Wholesale Corp.	Department Stores	250-499
Atlas Copco Wagner Inc.	Mining Machinery	250-499
Medical Mgmt. Intl.	Offices of Holding Companies	250-499
Corporate Express	Stationery and Office Supplies	250-499
T R M Copy Centers	Office Equipment	250-499
Henkels & McCoy Inc.	Water Sewer and Utility Lines	250-499

Source: Inside Prospects, 2003

LOCATION

The Columbia Corridor East District is the portion of the Columbia Corridor situated east of the I-205 freeway.



SIZE

- ◆ 353 sites on 1,726 acres
- ◆ 11 percent of the city’s industrial land
- ◆ 13,978 jobs in 610 establishments (2002)

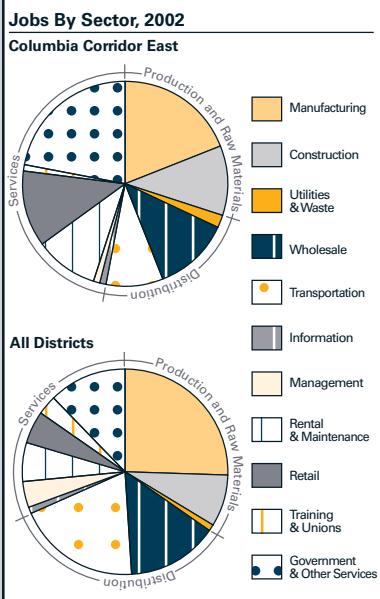


Leatherman Tool manufacturing.



Corporate Express is an office supplies wholesaler.

Mix of Industries



ESTABLISHMENTS AND JOBS, 2002

NAICS	Establishments	Jobs/Establishment	Jobs	% of All Jobs in Area
			Jobs	District All Districts
All Sectors	610	23	13,978	100% 100%
Production & Raw Materials	169	27	4,519	32% 34%
Manufacturing	311-339	85	2,636	19% 25%
Construction	236-238	71	1,532	11% 8%
Utilities & Waste	A	11	310	2% 1%
Distribution	211	14	2,938	21% 34%
Wholesale	423-425	142	1,742	12% 14%
Transportation	481-493	69	1,196	9% 19%
Services	280	41	6,521	47% 32%
Information	B	6	79	1% 1%
Management	551	6	154	1% 4%
Rental & Maintenance	C	45	1,363	10% 6%
Retail	441-454	69	1,701	12% 5%
Training & Unions	D	12	88	1% 3%
Government & Other Svcs	921 - 928 & E	92	3,136	15% 11%

Highest Employment Industries

Admin. & Support Svcs	561	23	51	1,167	8%	3%
Specialty Contractors	238	53	21	1,118	8%	6%
Wholesale, Durable	423	75	13	985	7%	9%
Fabricated Metal Mfg	332	18	51	917	7%	4%
Human Resource Progs.	923	*	*	*		
Wholesale, Nondurable	424	32	21	665	5%	5%
Food & Drinking Places	722	18	31	550	4%	2%
Truck Transportation	484	10	49	494	4%	4%
Professional and Tech Svcs	541	27	18	473	3%	2%
General Mdse. Stores	452	*	*	*		

NAICS: A = 221, 517, 562; B = 511-519, exc. 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	Total Acres	% of Occupied** Developed Area*		
			Acres	Average Size	Developed Area
Occupied Sites**	280	1,221	899	3.21	100% 100%
General Industrial	57	216	183	3.21	20% 17%
Manufacturing	32	128	103	3.21	11% 13%
Construction	21	67	60	2.86	7% 2%
Utilities	4	21	20	5.08	2% 2%
Distribution	36	161	108	3.00	12% 47%
Freight Terminal	2	19	8	4.09	1% 32%
Wholesale	25	109	71	2.83	8% 9%
Transportation	9	33	29	3.22	3% 6%
Multi-Tenant	61	434	371	6.08	41% 18%
4+ Tenants	37	316	282	7.63	31% 12%
Industrial Services	37	218	89	2.41	10% 11%
Rental & Mtn.	8	35	35	4.34	4% 2%
Public	29	183	54	1.85	6% 9%
Non-Industrial	89	192	148	1.66	16% 8%
Retail	18	67	55	3.08	6% 2%
Other Services	27	93	73	2.69	8% 4%
Residential	44	32	20	0.46	2% 2%
Unoccupied Sites	73	505	30	0.41	
Heavy Industrial	9	139	65	7.22	7% 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	0	0	1,495	0	231	0
% of All Acres	0%	0%	87%	0%	13%	0%

* 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	111	100	90	37	14	1	Average
% of District	31%	28%	25%	10%	4%	0%	Site Size
Acres	56	177	480	512	411	90	= 4.89
% of District	3%	10%	28%	30%	24%	5%	

Source: Bureau of Planning

PROPERTY VALUES

District	Average (\$ million)	Average per sq. ft.*	High Land Value Sites (exceeding \$6/sq. ft.)			Average Improvements/ Land Value Ratio
Land	\$279.3	\$4.56	Sites	62		
Improvements	\$622.1	\$10.15	Acres	177.5		
Total	\$901.4	\$14.71	% of District	10%		= 2.23

* Square footage does not include open space.

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

ENVIRONMENTAL CONSTRAINTS

	Acres	% of District	
Open Space*	319	19%	
Constrained Land (Composite)	576	33%	
100 Year Floodplain	184	11%	
Other 1996 Inundation Area	50	3%	
Title 3 Wetlands	122	7%	
10% or Greater Slope	154	9%	
Goal 5 Significant Habitat	520	30%	
Open Space or Constrained	596	35%	

Potential Cleanup Sites
17 sites with cleanup or investigation projects;
12 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

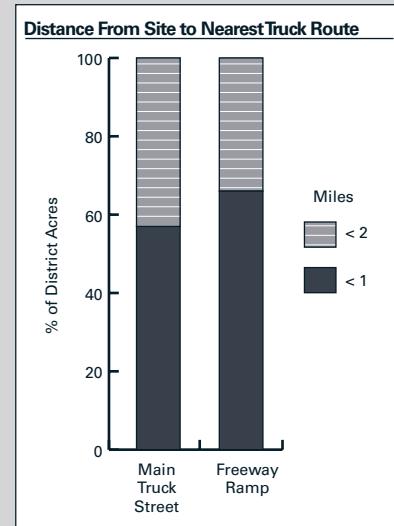
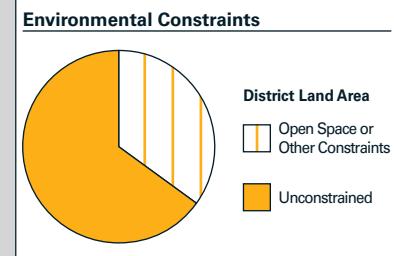
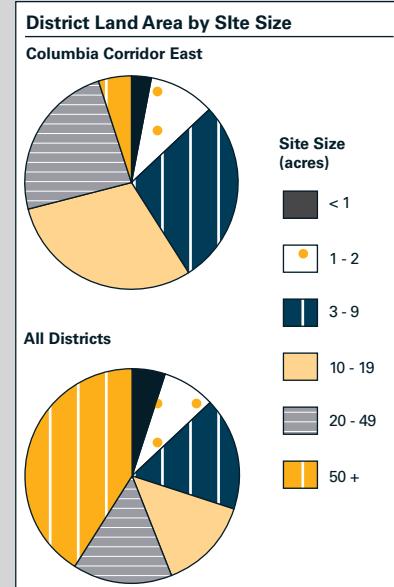
PROXIMITY TO TRANSPORTATION INFRASTRUCTURE

TRUCK & TRANSIT ACCESS					
Miles	Major Truck Street	Freeway Ramp	Miles	Bus Stop	
from	% of	% of	from	% of	
Site	Acres	District	Acres	District	
< 1	976	57%	1,132	66%	
< 2	1,726	100%	1,726	100%	
< 1/4			1,446	84%	
< 1/2			1,726	100%	

MULTIMODAL FREIGHT ACCESS

Airport		Railroad		Harbor		
Acres	% of District	Acres	% of District	Acres	% of District	
Adjacent	0	0%	324	19%	0	0%
< 5	1,360	79%				

Source: Bureau of Planning



Growth Capacity



Vacant land on NE Mason Street.



A 70-acre vacant site on NE Cameron Blvd.



Flex space development.



Recent construction near a Columbia Slough side channel. Vacant land on NE Mason Street.

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	730	252	94.5	157.7	197.1	34.4	55.0
Potential Cleanup Sites	40	29	14.2	15.2	6.8	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

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	17	133	8%	44	32	For Sale	
Developed/Occupied Portion	3	92	5%			8	243,657 sf
Underutilized Portion*						For Lease	
(Potential Brownfields)	14	42	2%			61	1,251,343 sf
Unoccupied Sites	5	25	1%				
Vacant Land on Occupied Sites	9	17	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

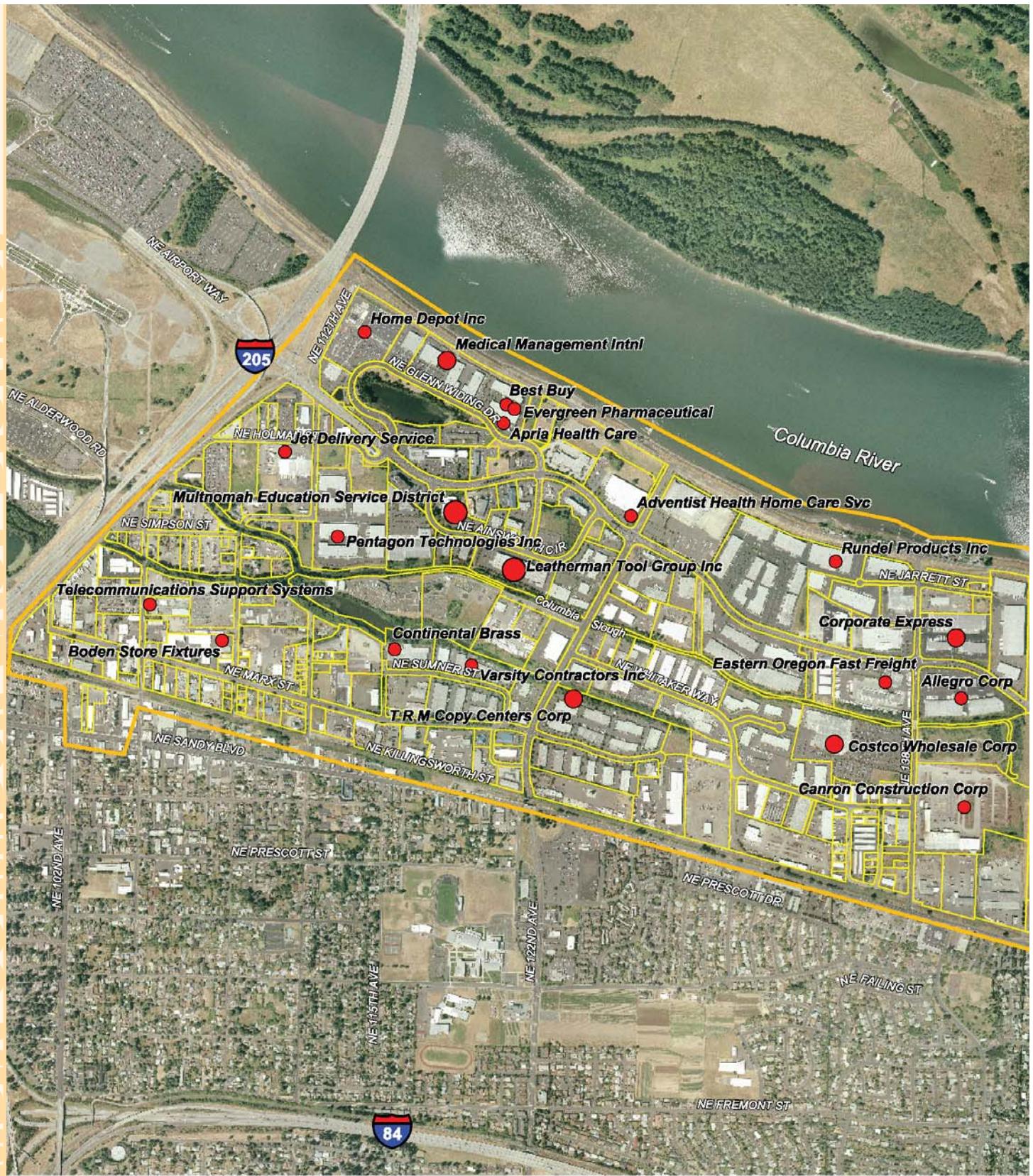
	Sites	% of District	Acres	% of District
Urban Renewal Area	236	67%	1494	87%
Enterprise Zone	0	0%	0	0%
New Market Tax Credits	269	16%	0	0%

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:

- ◆ Water main (WTR000127) – 200 feet of main over Columbia Slough at NE 138th Ave.



Columbia Corridor East District

Employment

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

Site Boundary

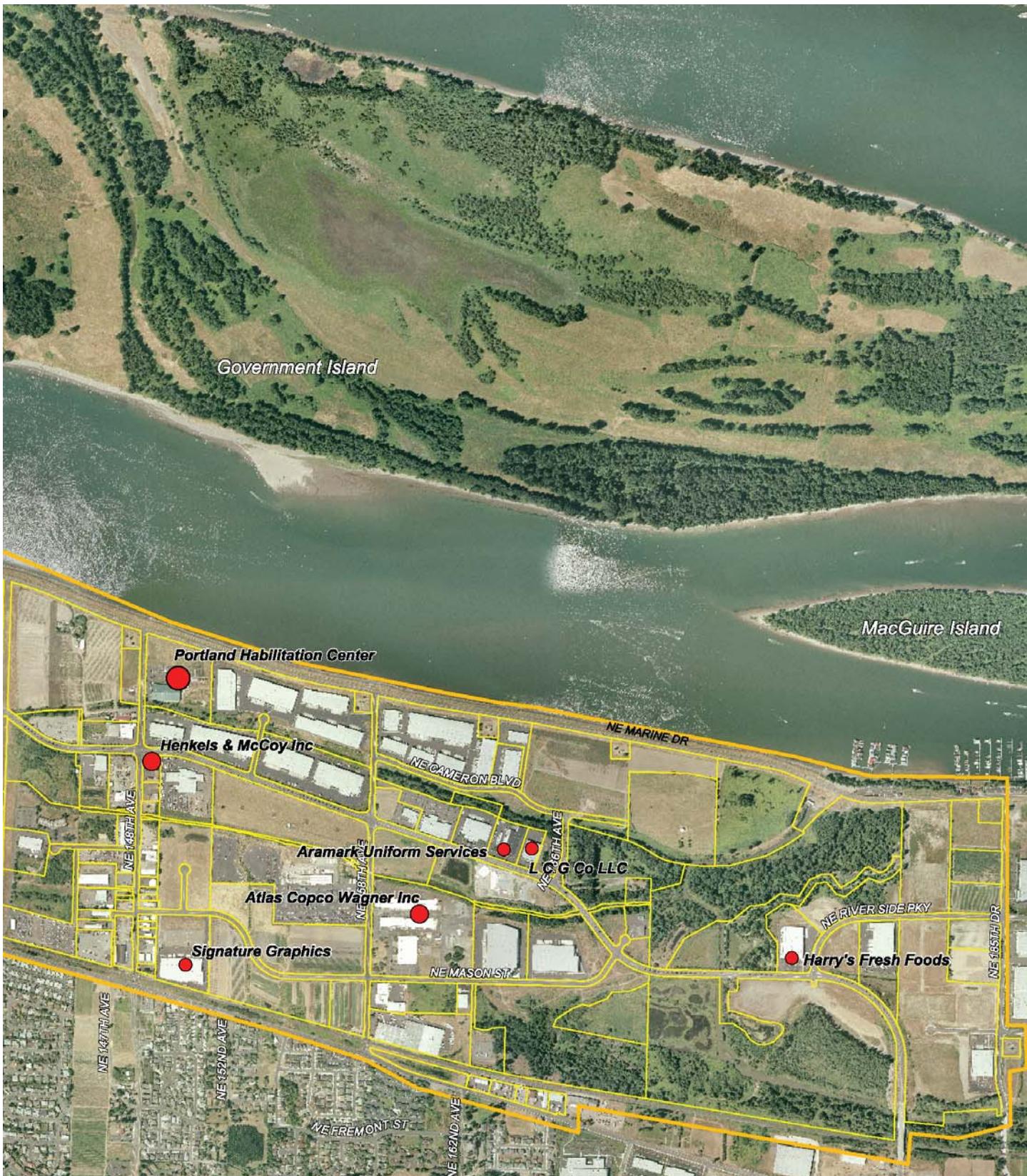
Inventory Area Boundary



0 280 560 1,120 1,680 2,240

Feet

COLUMBIA CORRIDOR EAST DISTRICT



Information Sources:

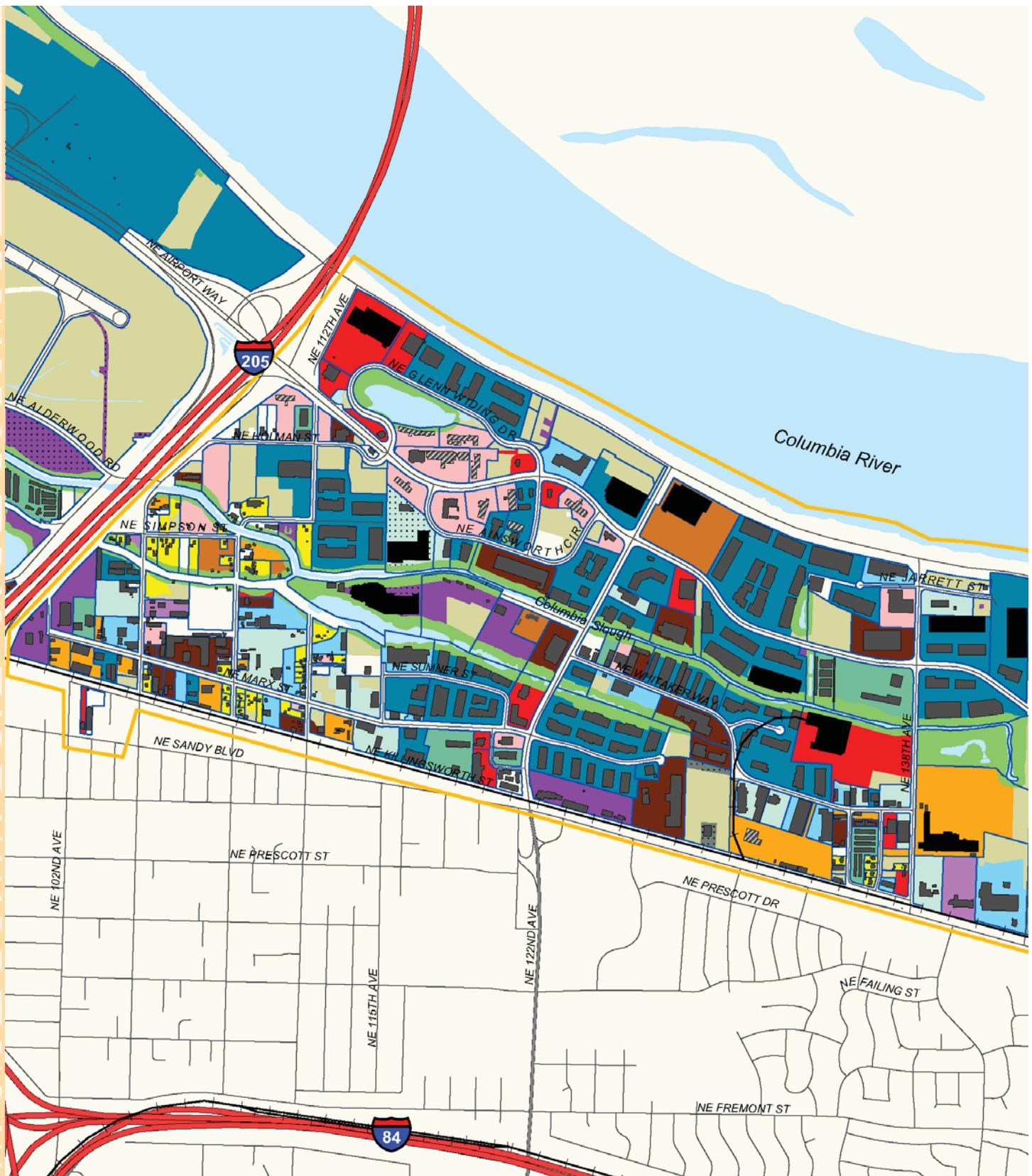
- Orthophotography - Metro Regional Consortium, 10' or 20' pixel resolution (2003).
- Sites - Bureau of Planning, based on taxlot information provided by City of Portland Corporate Geographic Information System and Multnomah County Assessment and Taxation (February 2003).
- Employers - Inside Prospects (2003).
- Information sources are described further in Chapter 3.

Investing in Portland's Future

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COLUMBIA CORRIDOR EAST DISTRICT



Columbia Corridor East Facilities

Heavy Industrial

Heavy Industrial (overlay)

Distribution

Freight
Transportation
Wholesale

General Industrial

Manufacturing
Utilities
Construction

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



0 260 520 1,040 1,560 2,080 Feet

COLUMBIA CORRIDOR EAST 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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CITY OF PORTLAND, OREGON
BUREAU OF
Planning



Columbia Corridor East Growth Capacity

Tiers - Vacant Land

Vacant Open Space

Public/Utilities

■ Unoccupied DEG

Capital Improvements Program

● / — Bureau of Environmental Services Projects

O/ ■ 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

► No Further Action Required

Environ

A small square icon containing a green and blue pattern representing wetland vegetation.

Wetlands

Slope > 10%

Transportation Infrastructure

—+— Railroads

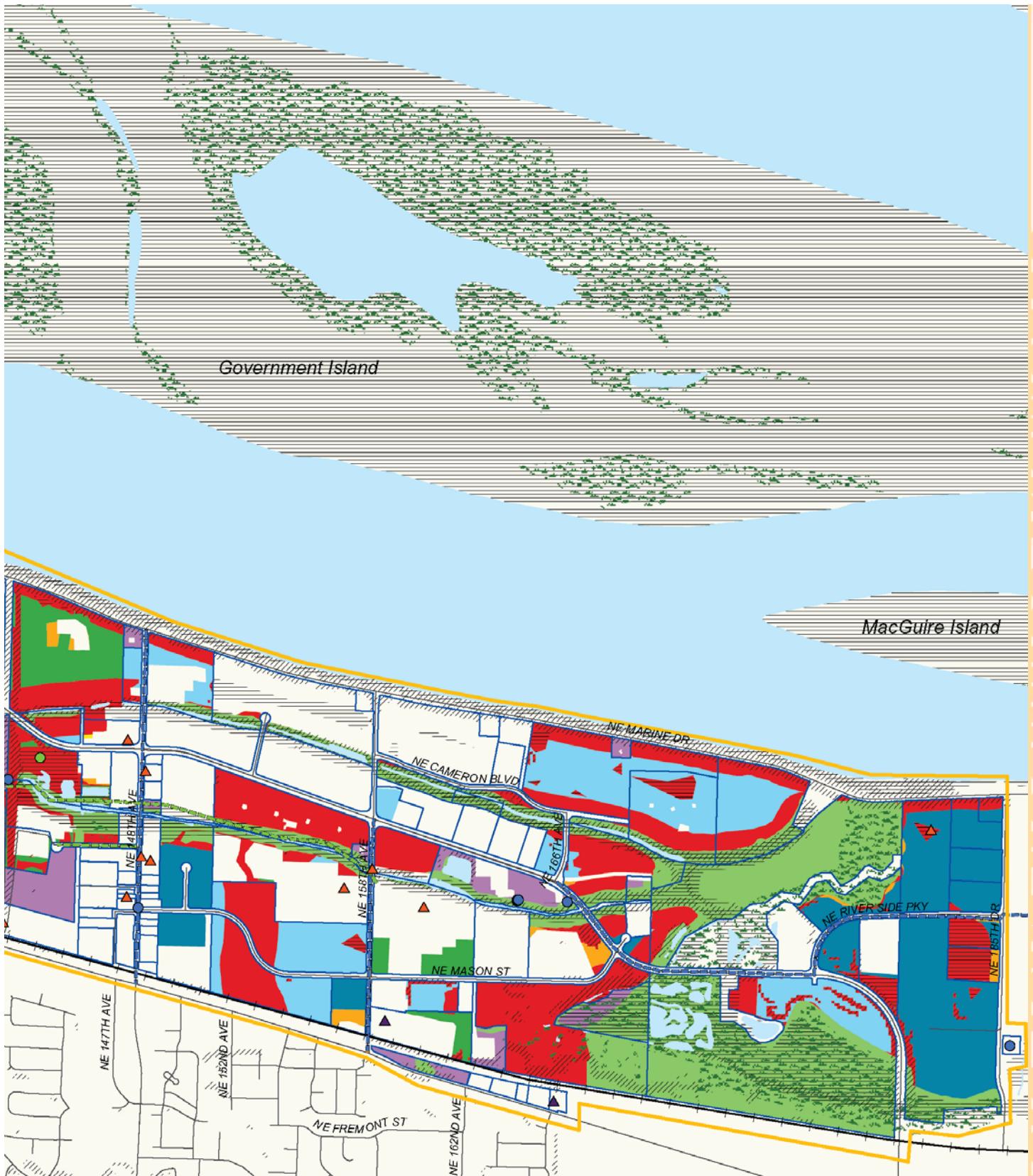
Freeways

— Major T



The diagram shows an elevation profile with horizontal tick marks at 0, 275, 550, 1,100, 1,650, and 2,200 feet. The vertical axis is labeled "Feet".

COLUMBIA CORRIDOR EAST 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. Modelled 100-year floodplain by Metro (2002).
- Information sources and methodology are described further in Chapter 3.

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