



Preliminary Feasibility Results

Project Working Group - June 10, 2020

- Solving for residual land value (RLV)
- Represents land budget for development by type to be feasible
- Development prototypes reflect Portland market
- Answers questions of scale of feasibility for comparison between land use allowances
- Does not answer questions of absorption for certain development types



Source: Portland Business Journal



Source: Ankrom Moisan

Preliminary Findings

- Most development types are feasible under the various scenarios
- Existing industrial zoning will be challenging for redevelopment
- Enhanced industrial scenario performs well
- Office, residential, and mixed use all perform well. Development of these uses will be tied to public investment decisions and future amenities.
- Each scenario should be considered in the context of broader absorption trends and competitive areas (CEID, Slabtown)



Source: LoopNet



Source: Pamplin Media, Business Tribune

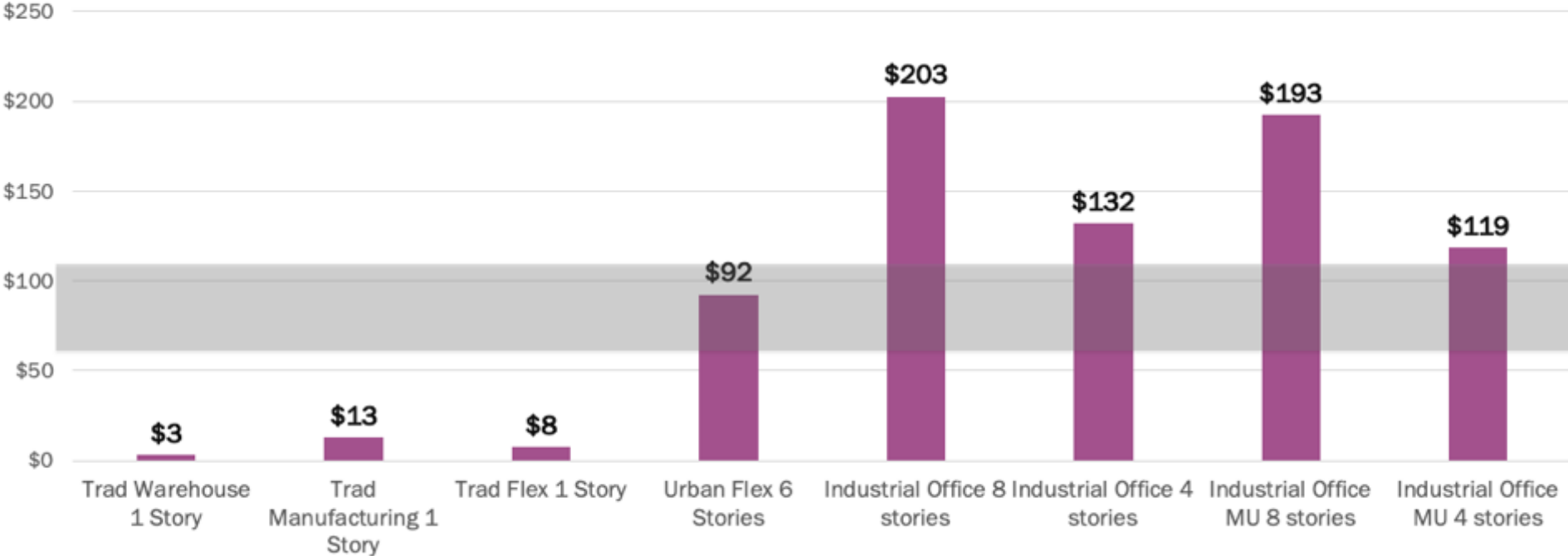
Existing Industrial Scenario

RLV psf - Existing Industrial Scenario

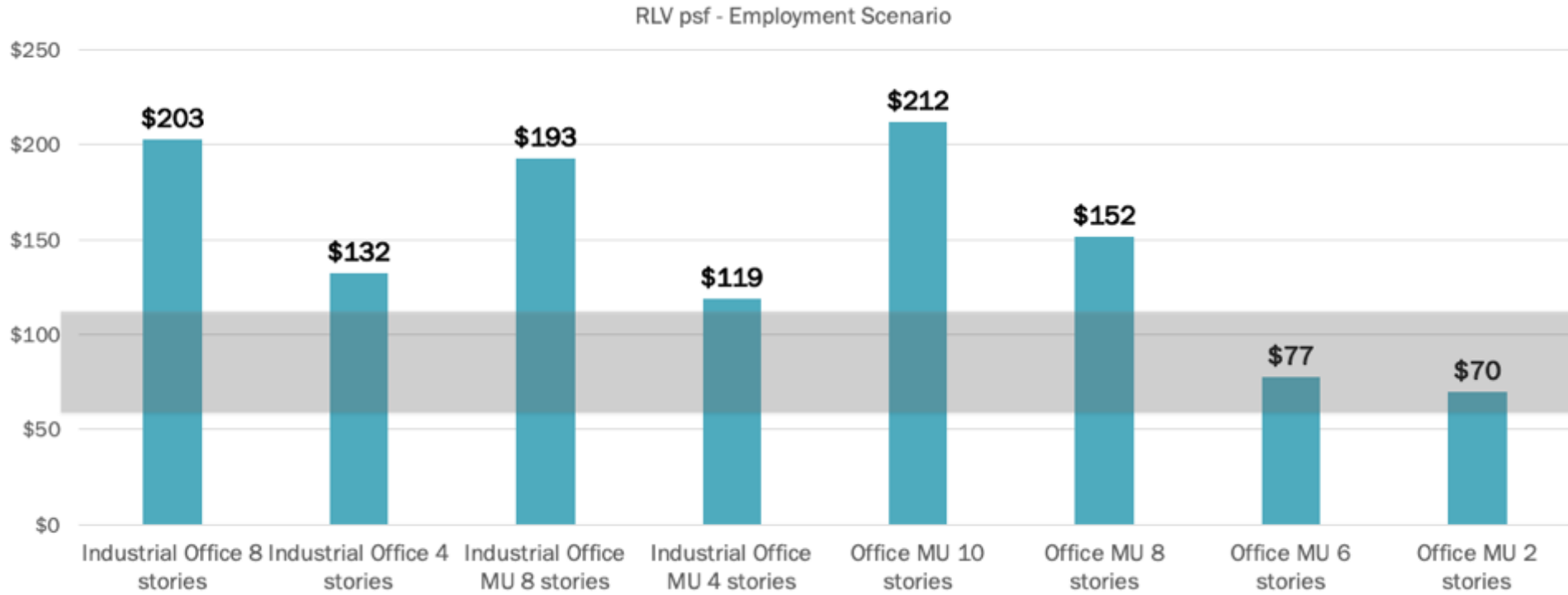


Enhanced Industrial Scenario

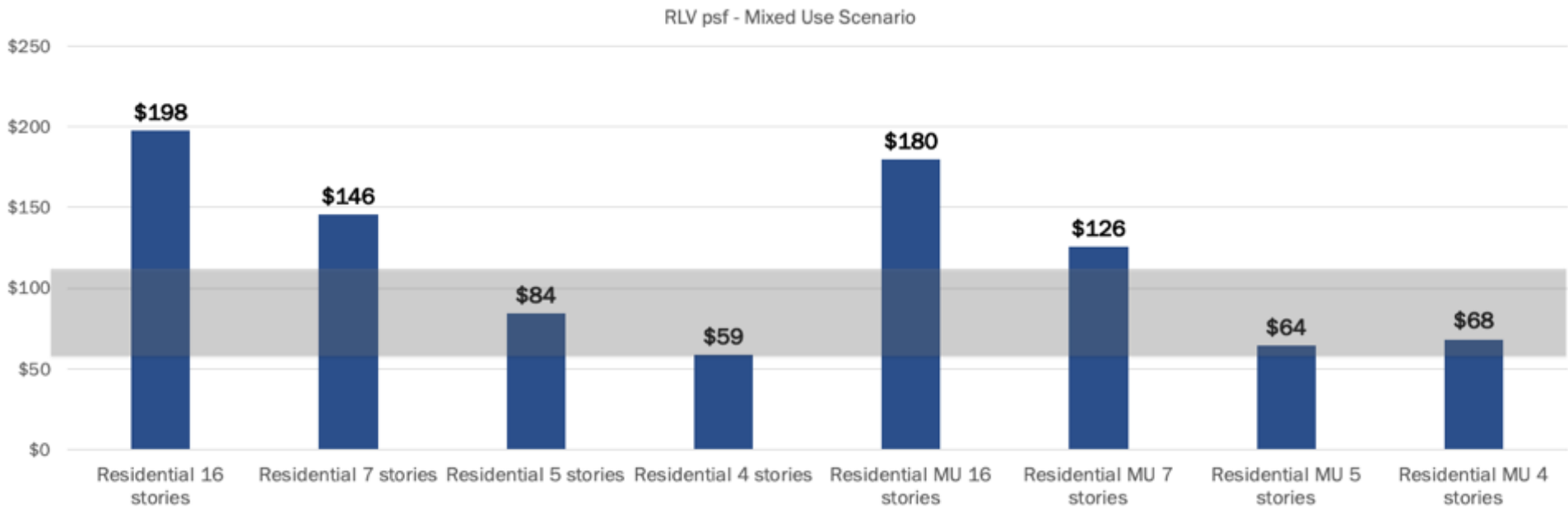
RLV psf - Enhanced Industrial Scenario



Employment Scenario



Mixed-Use Scenario

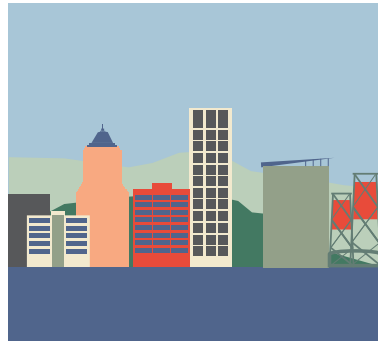


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