

DRAFT  
LAND USE FINDINGS  
CENTRAL CITY PLAN

---

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BUREAU OF PLANNING  
CITY OF PORTLAND, OREGON  
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## TABLE OF CONTENTS

	<u>PAGE</u>
I. INTRODUCTION . . . . .	1
II. SUMMARY LAND USE FINDINGS . . . . .	2
III. METHODOLOGY . . . . .	7
A. Definitions . . . . .	8
B. Limitations . . . . .	15
IV. CENTRAL CITY FINDINGS . . . . .	16
V. DISTRICT FINDINGS . . . . .	22
A. Lower Albina . . . . .	22
B. Lloyd Center/Coliseum . . . . .	25
C. Central Eastside . . . . .	29
D. North Macadam . . . . .	33
E. Downtown . . . . .	35
F. Northwest Triangle . . . . .	38
G. Goose Hollow . . . . .	41
VI. DEVELOPMENT/REDEVELOPMENT POTENTIAL FINDINGS . . . . .	44
VII. LAND USE TABLES . . . . .	46
VIII. DEVELOPMENT/REDEVELOPMENT POTENTIAL TABLES . . . . .	56

# LIST OF TABLES

<u>NO.</u>	<u>TITLE</u>	<u>PAGE</u>
1	Parcel and Usage Square Footage and Average FAR . . . . .	46
2	Number of Parcels and Total Square Footage by Zoning . . . . .	47
3	Percent Usage Square Footage by District . . . . .	51
4	Average Land and Improvement Value . . . . .	52
5	Vacant Land Absorption (1965-1985) . . . . .	53
6	Distribution of Usage Square Footage Among Districts . . . . .	54
7	Percent of Transportation/Transfer Usage Square Footage by District . . . . .	55
8	Potential Building Square Footage in Mixed Use Zones . . . . .	56
9	Potential Building Square Footage in Residential Zones . . . . .	57
10	Development and Redevelopment Potential Within Central City Plan Area by District . . . . .	58
11	Development and Redevelopment Potential Within Central City Plan Area by Zone . . . . .	59
12	Development and Redevelopment Potential Within Lower Albina By Zone . . . . .	60
13	Development and Redevelopment Potential Within Lloyd Center/Coliseum by Zone . . . . .	61
14	Development and Redevelopment Potential Within Central Eastside by Zone . . . . .	62
15	Development and Redevelopment Potential Within North Macadam by Zone . . . . .	63
16	Development and Redevelopment Potential Within Downtown-- South of Burnside by Zone . . . . .	64
17	Development and Redevelopment Potential Within Downtown-- North of Burnside by Zone . . . . .	65
18	Development and Redevelopment Potential Within Northwest Triangle by Zone . . . . .	66
19	Development and Redevelopment Potential Within Goose Hollow by Zone . . . . .	67

## I. INTRODUCTION

This report contains land use findings for the Central City Plan Area. Information is included for both the Plan Area as a whole and for individual districts. Generally, the findings summarize the results of the 1985 Central City Land Use Inventory. The Methodology section describes that inventory, and also includes definitions, information on limitations of the data, and a list of land use and zoning classifications. It is followed by the findings for the Plan Area (Section IV) and Section V, which contains findings for the districts. Section VI discusses development/redevelopment potential within the Central City and the districts. The final two sections contain tables related to the land use findings and the development/redevelopment potential findings. Summary land use findings for the Plan Area and each district follow this introduction.

There are six subsections within each district findings section. The Overview offers a general description of the area. The next subsection describes the Comprehensive Plan designations/zoning within the area, followed by the subsection on land uses and building uses. The subsection entitled "Comprehensive Plan Designations and Land/Building Uses" describes the uses of land and buildings by Comprehensive Plan designation. For example, this subsection analyzes how much of the land that is zoned industrial is actually used for industrial, or how much of the industrial building square footage is on land that is or is not zoned for industrial. Assessed values for land and buildings, and the characteristics of vacant land and buildings within each district make up the final two subsections.



## II. SUMMARY LAND USE FINDINGS

### CENTRAL CITY

The Central City includes land area equal to approximately 1,400 acres generating a total of 105 million usage square feet.

The districts making up the Central City vary in size from the Downtown which accounts for 28% of the total land area to Goose Hollow which accounts for only 5% of the total.

As an activity category, commercial uses occupy the most usage square footage in the Central City, nearly a third. Non retail commercial accounts for the majority of this total.

Industrial uses account for one-quarter of the total usage square footage in the Central City. The dominant industrial activity is distribution/warehouse, followed by manufacturing and production.

Residential uses account for less than a tenth of the total usage square footage in the plan area. More than three-quarters of the housing usage square footage is in multifamily and two-thirds of the total housing is Downtown.

Two percent of the Central City's total usage square footage is devoted to parks, plazas or other open space. More than three-quarters of this square footage is located Downtown.

Almost half of the land area in the Central City is designated with an industrial zoning (the two industrial sanctuary zones and the mixed use zones, M3 and MX). 38% of the Central City land area is zoned industrial sanctuary.

42% of the total Plan area is designated commercial and 8% is designated residential.

The average FAR in the Central City is 1.7:1. This average ranges from a low of 1.1:1 in North Macadam to a high of 2.8:1 in Downtown.

The equivalent of 54 acres in the Central City is vacant comprising 4% of the total land area. Just under one-half of the vacant land is designated with an industrial zoning (Industrial Sanctuary or mixed use M3/MX).

Central Eastside has the highest percentage of vacant land area with 23% and N. Macadam has the lowest with 3%.

When considering vacant usage square footage (the total of vacant land area, vacant buildings and buildings under construction), 60% of the usage square footage is in vacant buildings.

## SUMMARY FINDINGS

### LOWER ALBINA

Lower Albina makes up about 8% of the Central City with 109 acres. The district has 5% of the total usage square footage in the Plan Area. In both these respects Lower Albina is very similar to the North Macadam district.

Industrial uses predominate in Lower Albina, occupying 49% of the total usage square footage. Of this total, distribution and warehousing activities account for about a third, followed by manufacturing and production, storage yards and major transportation/transfer/shipping activities.

99% of the land area is designated for industrial use, almost all of which is Industrial Sanctuary. 1% of the land area is designated for commercial use.

The average parcel size of industrially designated land is 18,000 square feet. The average FAR is 1.2:1.

A significant proportion of the district is vacant--approximately one-fifth of the total usage square footage. This square footage is divided evenly between vacant land and vacant buildings

### LLOYD CENTER/COLISEUM

The Lloyd Center/Coliseum district occupies 14% of the Central City's total land area with 199 acres. It has 13% of the total usage square footage.

Commercial uses predominate in the Lloyd Center district, occupying 41% of the usage square footage. General office, event entertainment activities (primarily the Coliseum) and hotels/motels each account for approximately one-fifth of this commercial usage square footage. Surface and structured parking occupy 29% of the total usage square footage.

Most of the land in the Lloyd Center district (80%) is designated for transit-oriented commercial (C3).

The average parcel size is more than 35,000 square feet. The average FAR for the district is 1.6:1.

6% of the land area in the Lloyd Center is vacant, most of which is designated for commercial use.



## SUMMARY FINDINGS

### CENTRAL EASTSIDE

Central Eastside is the second largest district in the Central City with 375 acres, which is 27% of the total land area. It only has 19% of the total usage square footage however, reflecting its relatively low intensity of development.

Industrial uses occupy just over one-half (51%) of the total usage square footage in the district. 15% is devoted to commercial uses. Distribution/warehouse activities occupy the most usage square footage among industrial uses.

Although residential uses make up a very small percentage of the total usage square footage in the district, a third of residential square footage is in single family housing. Nearly half of the district's residential square footage is on land designated as Industrial Sanctuary.

84% of the land area in the Central Eastside is designated for industrial uses, most of which is in Industrial Sanctuaries.

The average parcel size of industrially-designated land is one-third of an acre. The average FAR is 1.2:1.

Vacant parcels comprise 3% of the Central Eastside's land area; more than three-quarters of the vacant parcels are designated Industrial Sanctuary.

### NORTH MACADAM

North Macadam occupies 112 acres, comprising just 8% of the total land area in the Central City. The district contains 5% of the total usage square footage in the Plan Area.

Industrial uses predominate in the district, occupying 82% of the district's usage square footage. Manufacturing/production and distribution/warehousing account for nearly three-quarters of this industrial usage. Commercial uses comprise the second highest use at 10%, with just more than half of this devoted to general office.

All of the land in the District is zoned M3, allowing a mix of industrial, commercial and residential uses. Most of the district also is within the Willamette Greenway.

The average parcel size is slightly more than two acres. The area is developed at an average FAR of 1:1.1.

1.6 acres, or 1% of the total land area in North Macadam, is vacant.

## SUMMARY FINDINGS

### DOWNTOWN

Downtown is the largest district in the Central City with 386 acres--28% of the Plan Area--and the highest percentage of usage square footage, with 44%. The usage square footage is nearly double the land area, reflecting the high intensity of development.

Commercial uses predominate in Downtown, occupying nearly one-half of the usage square footage. 13% of the total Downtown usage square footage is devoted to personal vehicles, 12% to residential, 10% to institutions, and 4% each to parks/open space and industrial uses; 6% is vacant.

About two-thirds of the residential square footage in Downtown is on land zoned for commercial uses, although the zoning also permits high rise residential. 12% of this usage square footage is in Single Room Occupancy, hotels.

Nearly four-fifths of the land area in the district is designated for commercial uses and one-fifth is designated residential.

Downtown has the highest average FAR in the Central City at 2.8:1.

Vacant parcels comprise 2% of the land area in the Downtown. Nearly three-quarters of the vacant land is designated commercial and one-quarter is designated residential.

### NORTHWEST TRIANGLE

The Northwest Triangle occupies 11% of the Central City's total land area with 147 acres. The district has 9% of the total usage square footage in the Plan Area.

Industrial activities occupy about two-thirds of the usage square footage in the district; approximately one-third of the industrial usage square footage is in distribution and warehousing and an additional one-third is devoted to major transportation/railroad activity.

95% of the land area is designated for industrial uses and 5% is designated for commercial.

The average parcel size is one-half acre. The average FAR is 1.9:1.

Vacant parcels comprise 5% of the total land area in Northwest Triangle.

## SUMMARY FINDINGS

### GOOSE HOLLOW

Goose Hollow is the smallest district in the Central City with 63 acres, comprising 5% of the land area in the Central City. The district has 4% of the total usage square footage in the Plan Area.

Of particular significance for the district is the nature of some of its major uses: the Civic Stadium, Civic Theatre, Lincoln High School, and the MAC Club frequently attract large numbers of non-residents into the district.

Commercial uses occupy the most usage square footage in the district (34%). Half of this square footage is devoted to the major uses--entertainment and individual clubs--noted above.

Goose Hollow is zoned for both commercial and residential uses with a slightly higher percentage of land available for residential.

Although two-thirds of the usage square footage in the district is in residentially zoned areas, only one-quarter of this is actually in residential use; one-third is in commercial and another quarter is devoted to institutional. The residential units in the district are nearly all multifamily.

Parcel sizes are relatively small, averaging less than 13,000 square feet. Development has an average FAR of 1.5:1.

Vacant parcels comprise 4% of Goose Hollow's land area, most of which is zoned for residential use.



### III. METHODOLOGY

With the exception of some of the findings on redevelopment, the land and building use information in these findings was compiled from two land use inventories. One was conducted for the Central City Plan in the spring of 1985. The other was a city-wide inventory conducted in 1965. The methodology used for the inventories is detailed in documents available at the Bureau of Planning. All current information was drawn from the 1985 inventory; information on vacant land absorption was based on a comparison of the 1965 and 1985 inventories. Some limitations and sources of error relevant to these findings are described in the next subsection.

Although some of the findings on redevelopment are derived from the 1985 inventory, most are based on data compiled by Michael Harrison, using data from a number of sources. To determine redevelopment potential, it was assumed that current zoning and FARs remained in effect, with the exception of the Industrial Sanctuary areas, where figures were calculated in two ways--if the sanctuary designation was removed or if it was retained. In addition, historic landmarks, along with buildings having a Historic Resources Inventory rank of I or II were not included as potential redevelopment sites. All SRO hotels and government buildings were presumed to remain, as were multifamily structures of three or more stories in areas zoned RH and RX. The analysis of redevelopment potential also considered the effect of various factors, such as proximity to amenities or transportation, and other externalities. In addition, it considered that some of the sites, though having redevelopment potential at the present time, would not redevelop until after the 20-year scope of the Central City Plan.

Generally, parcels considered to have redevelopment potential include:

- Vacant land.
- Surface parking lots.
- Buildings with assessed values of 50% or less than the value of the land. For example, if the building is valued at \$2000, but the land is valued at \$4500, it is considered to have redevelopment potential.
- Buildings with less than three stories where the zoning allows an FAR of 6:1 or greater.
- Older, one-story buildings where the zoning allows FARs of 3, 4, or 5:1.

The following section contains two subsections. Miscellaneous terms, zoning/Comprehensive Plan designations, and land use categories are discussed in the Definitions subsection, while limitations of the data are detailed under Limitations.

## A. DEFINITIONS

### MISCELLANEOUS TERMS:

Land area: the square footage of actual land, as opposed to the floor area in buildings. Activities on that land area are land uses. This is the same as parcel square footage.

Land use: uses on land area and/or in a building. Figures may, depending on the context, refer to square feet of land area or square feet of building area, or, where vacant land and buildings are compared, to both. This is the same as usage square footage.

Parcel square footage: Land area.

Usage square footage: the square footage of a building, or, in the case of vacant land, storage yards, parking lots, etc., the square footage of the actual land area. This is the same as land use.

### ZONING/COMPREHENSIVE PLAN DESIGNATIONS

#### Commercial Zones:

- C1 DOWNTOWN COMMERCIAL. Allows commercial, housing, and some clean, labor-intensive, light industrial uses. High-rise buildings are permitted.
- C2 GENERAL COMMERCIAL. Allows commercial and residential uses plus auto-oriented commercial. Some labor-intensive, light industrial uses are permitted.
- C3 LOCAL COMMERCIAL. Allows commercial and residential uses supportive of transit.

#### Industrial Zones:

- M1 HEAVY MANUFACTURING. Industrial Sanctuary. Allows manufacturing and industrial uses. Commercial uses are restricted and new housing is not permitted.
- M2 GENERAL MANUFACTURING. Industrial Sanctuary. Allows light and general industrial uses. Commercial uses are restricted and new housing is not permitted.
- M3 LIGHT MANUFACTURING. Allows a mixture of uses including housing, commercial, and light industrial.
- MX CENTRAL SERVICES. Allows light industrial, housing, and limited commercial uses.

## Residential Zones:

- R1 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL. Allows single-family and rowhouses, duplexes, and apartments at a density of 43 units per acre.
- RH HIGH-DENSITY MULTIFAMILY RESIDENTIAL. Allows the same uses as R1, plus high-density and high-rise apartments. Density ranges from 30 to 200 units per acre. Some commercial uses are allowed as a conditional use.
- RX DOWNTOWN MULTIFAMILY RESIDENTIAL. Allows apartment density ranging from 100 to 400 units per acre. Some commercial uses are allowed.

## LAND USE CATEGORIES

Land use categories used in these findings are from the 1985 Central City Land Use Inventory. They are detailed below:

### RESIDENTIAL

Single-family Detached Residences (with or without garage).

Multi-family Attached Residences (multi-story or garden court apartments, row houses, duplexes and triplexes).

Residential Hotels. Structures comprised of units lacking one or more of those facilities which normally constitute a conventional living unit (i.e. bath, kitchen or both) and which are not rented to a targeted group (staff or students), has weekly or monthly rates and the rental rate is less than \$100/week or \$401/month.

Residential and Community Care Facilities. Institutional care facilities, e.g. halfway houses or any other use providing housing and training or care to several unrelated people.

Nursing Homes, Convalescent Homes. Homes housing convalescing or elderly persons who are provided with food, lodging and in-patient care, excluding surgical procedures.

Emergency Overnight Shelters. Rent-free shelter provided on a one-night basis.

Rooming and Boarding Houses.

### INDUSTRIAL--PRODUCTION AND SERVICE RELATED

Manufacturing and Production.

These land uses include manufacturing, processing, fabrication, packaging or assembly of goods. Raw, secondary, or partially completed materials may be used. Products are generally made for the wholesale market to be

transferred to other plants or made to order for firms and consumers. If goods are displayed or sold on-site, it is a subordinate function. Few customers come to the manufacturing site. Activities could include the processing or manufacturing of food, textiles, apparel, lumber, woodwork, ships or barges, metal or metal products, etc.

#### Truck and Large Equipment Repair.

Firms engaged in the repair of trucks and large equipment (e.g. farm implements, construction and mining equipment, concrete mixers, etc.).

#### Contractors.

Construction activities managed or administered from a fixed place but actual work is performed at one or more different sites. General contractors could be engaged in the construction of dwellings, office buildings, stores, highways, streets, bridges, or trade contractors engaged in specialized construction activities such as plumbing, painting, electrical work or carpentry. Sites are visited by few individuals. Construction equipment is stored on the site while it is not employed at a construction site.

Major Transportation and Transfer; Railroads. Railroad freight terminals, switching yards, maintenance facilities and sidings.

Major Transportation and Transfer; Shipping. Waterfront terminals, piers or docks, stevedoring facilities, towing and tugboat facilities, drydocks.

Major Transportation and Transfer; Air. Airports, air cargo facilities, heliports and helistops.

Minerals Extraction, Cement Related Activities. Aggregate extraction, rock crushing, preparation of sand and gravel for construction uses or other special purposes; concrete production.

Industrial Services. Activities including servicing or repairing industrial, business or consumer machinery or equipment. Service and repair activities may include welding shops, machine shops and tool repair. Few customers, especially the general public, come to the site. This category also includes firms that perform a variety of services primarily for other businesses, including printing, publishing, janitorial services, and refuse and sanitary services (excluding disposal).

### INDUSTRIAL--SALES AND DISTRIBUTION-RELATED

Distribution. This category is comprised of firms involved in the movement, storage and/or sale of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer. This category includes wholesale sales not open to the general public or a low level of on-site sales. Temporary "warehouse sales" to the general public are an accessory activity if held three days or less per month. These activities include warehousing by retail stores such as furniture and



appliance stores; food and hardware distributors, household moving and general freight storage; distribution of industrial items such as steel products or machinery parts; building materials, plumbing and electrical services, parcel services, heating oil distributors, major post offices, trucking companies, etc.

Industrial Product Sales. Including firms involved in selling, renting or leasing products to industrial or commercial users. The focus is on sales at the site or order-taking for later delivery. These activities might include: sale of machinery, equipment, trucks, special trade tools, welding supplies, office furniture and store fixtures. This category does not apply to firms that are primarily engaged in retail sales to the general public.

Truck and Large Equipment Sales. Firms engaged in the sale of trucks and large equipment (farm implements, construction and mining equipment, shovel loaders, concrete mixers, etc.)

Storage Yards. Includes outdoor storage for new finished products, salvage, vehicles or recycled materials. Use this code only if this is the sole land use on a parcel. If it is accessory to another land use on the same parcel, use the "S" accessory code.

#### INFRASTRUCTURE, COMMUNICATIONS, AND UTILITIES

Communication Equipment. Telephone and telegraph communication facilities, radio and TV transmitter stations and towers.

Radio and TV Stations and Studios.

Water and Sewer Facilities. Water supply operating facilities, sewage pumping facilities, water supply reservoirs and towers.

Sewage Treatment and Disposal Plants.

Garbage and Refuse Disposal Sites.

Electric Substations. Electric power substations, transformers and boosters.

Fuel Storage. Natural gas holding tanks, petroleum and petroleum product storage (if separate parcel).

Public Transit Facilities. Transit park-and-ride facilities or other open-space, non-right-of-way properties used for transit (e.g., light rail stations)

Bus and Rail Passenger Facilities.

#### COMMERCIAL--RETAIL

Grocery Stores. Food stores selling non-prepared foods (e.g., Safeway, 7-11, fruit and vegetable markets, meat and fish markets).

Restaurant and/or Bar. Cafes or restaurants serving prepared food and/or liquor; drive-in eating and snack facilities; taverns and bars; dine, drink and dance establishments.

General Merchandise--Carryable. Pedestrian transportable goods including apparel, shoes, small appliances, dry goods, drugs, luggage, stationery, books, toys, liquor, cameras, paint, glass, wallpaper, hardware, floral, etc.

General Merchandise--Non-carryable. Vehicle transportable goods including furniture and home furnishings (e.g. rugs, floor coverings, large appliances (televisions, refrigerators, etc.), lumber, lawn mowers, computer equipment.

#### COMMERCIAL--SERVICE

General Offices. Genral offices at pedestrian levels that do not fit into other commercial categories. Upper level office uses that are not medical uses.

Professional Services. Architects, legal services, accountants, engineers, insurance, stockbrokers, travel agents, employment services, etc.

Personal and Household Services. Dry cleaners, laundries, small print and copy shops, shoe repair, caterers, appliance repair, photography studios, rug cleaners, landscapers.

Medical Offices/Clinics. Medical, dental, or allied professional offices and clinics (including opticians, veterinarians, chiropractors).

Vocational/Training Schools. Vocational, commercial, trade and specialized schools (non-accredited), beauty and barber schools, dance and driving schools, bartending schools.

Continuous Entertainment. Bowling alleys; pool halls (predominant use); non-member, indoor tennis centers; ice skating rinks.

Event Entertainment. Stadiums, auditoriums, theaters, walk-in and drive-in theaters.

Individual Membership Clubs. Health clubs, fraternal organizations, civic and social clubs. Any club offering individual memberships for a fee.

Hotels/Motels. A hotel is a structure with guest rooms used for sleeping purposes. Guest accommodations are offered for usually less than seven days. A motel is a building or group of buildings containing guest rooms, with a conveniently located parking lot, intended to be used for overnight accommodations by automobile transients. Hotels/motels generally have rates greater than \$100/week or greater than \$401/month.

## PERSONAL VEHICLES

Gasoline Sales. Automobile service stations with two or less service bays.

New and Used Vehicle Sales.

Retail Parts and Supplies. No servicing on site.

Vehicle Service. Body paint and fender shops, tire recapping, general engine repairs, brake repair, upholstery shops, car washes.

Parking Structures Occupying an Entire Parcel.

Surface Parking Occupying An Entire Parcel.

## INSTITUTIONAL

Hospitals. Overnight medical care.

Religious Institutions. Churches, synagogues, parish halls, convents, rectories (any obvious religious use).

Non-profit Social Service Providers. Missions, Salvation Army, etc. with walk-in facilities providing food, training, counseling or medical services on a daytime basis.

(Emergency shelter goes in Residential category.)

Police stations and jails.

Fire stations.

Post Offices. Government post offices and branches for the gathering and distribution of mail.

Museums and Libraries. Public Libraries and Museums (historical, trade, art, science, etc.)

Schools. General education, public or private, day care centers, pre-schools, K-8 or High School.

Colleges and Universities. Private or public degree-granting schools including business colleges, design or art schools, marketing or architectural schools, offering a range of classes within a discipline.

Other. Note the "other" institutional use on the map.

PARKS AND OPEN SPACE

Parks, playgrounds and ballfields, tennis courts (outdoor), cemeteries.

Marinas.

Beaches.

Civic squares and plazas.

Swimming Pools.

VACANT

Vacant Parcel.

Vacant Building.

Under Construction.

## **B. LIMITATIONS**

As with any inventory, the data base used for these findings has limitations. Those that are relevant to these findings are detailed in this section.

--Most of the figures in these findings are based on the 1985 Central City Land Use Inventory. The inventory was carried out in the spring of 1985. Since that time there have been major rezonings. The most significant rezoning was in the Northwest Triangle, where more than 50 acres were rezoned. The inventory is based on the previous designations. In addition, as part of the Zoning Code Streamlining Project, many areas designated M1 or M2 were redesignated GI and HI. Generally, the changes were from one equivalent zone to another. Again, the inventory is based on the previous designations.

--The 1985 land use inventory does not reflect the total amount of land devoted to parking. Parking is counted only when it occupies an entire parcel; otherwise the land is counted as part of the dominant use. For example, if a retail store has a parking lot on the same parcel of land as the store building, the entire parcel is considered to be in retail use. If, however, the parking lot is on a separate parcel--though it may still be adjacent to the store--it is counted as parking.

--1965 land uses were classified by predominant use in a building--e.g., if there was ground floor retail in an office building, the land use was considered to be office. The retail use "falls out" of the land use figures, but still is included in building/usage square footage figures.

--Buildings that are on leased land (e.g., the land is on a 99-year lease, or the land and building are in separate ownership, such as the Performing Arts Center or the US Bank Tower) are not included in the 1985 land use inventory, so figures for usage square footage and valuation are low.



#### IV. CENTRAL CITY FINDINGS

##### OVERVIEW

###### Land area

--There are more than 3,500 parcels of land in the Central City, totalling 60.6 million square feet of land area, or about 1,400 acres.

--28% of the total Central City land area is Downtown, 27% is in Central Eastside, 14% is in the Lloyd Center area, 11% is in the Northwest Triangle, 8% is in Albina, 8% is in North Macadam, and 5% is in Goose Hollow.

###### Usage square footage

--There is a total of 105 million usage sq. ft. in the Central City, developed at an average FAR of 1.7:1 for the entire Plan area. The average FAR ranges from 1.1:1 in Macadam to 2.8:1 in Downtown.

--44% of the total Central City usage sq. ft. is in Downtown, 19% is in Central Eastside, 13% is in the Lloyd Center area, 9% is in the Northwest Triangle, 5% each in Macadam and Albina, and 4% in Goose Hollow.

##### COMPREHENSIVE PLAN DESIGNATION

--49% of the land area in the Central City is designated for industrial uses, and commercial land accounts for 42%; only 8% of the land area is designated for residential use.

--Of the land in industrial zones, 76% is designated as Industrial Sanctuary (M1 or M2); this represents 38% of the Central City land area.

##### LAND AND BUILDING USES

--Commercial uses occupy the most usage sq. ft. in the Central City, at 32%. Non-retail commercial accounts for most of this, occupying 25% of the Central City area. Industrial uses account for 25% of the usage sq. ft., personal vehicle uses account for 15%, residential, institutional, and vacant each occupy 8%, and infrastructure and parks/open space occupy 2% each.

--Two-thirds of the housing usage sq. ft. is downtown; an additional 14% is in Central Eastside. Goose Hollow has 11%. The other areas have less than 10% each.

--Most of the housing usage sq. ft. in the Central City is in multifamily units, which make up 80% of the residential usage sq. ft.

--Nearly 8% of all usage sq. ft. for housing is nonconforming, i.e., it is in areas where housing is no longer allowed, such as the Industrial Sanctuaries.

## CENTRAL CITY

### LAND AND BUILDING USES (CONT)

--Not surprisingly, 66% of the commercial usage sq. ft. is Downtown, as is 57% of the institutional usage sq. ft.

--The dominant industrial activity in the Central City is warehousing and distribution, with 36% of the 26 million industrial usage sq. ft. The second most significant use is manufacturing and production, with 22% of industrial usage sq. ft. Major transportation/transfer accounts for 15% of industrial usage sq. ft. in the Central City, including 11% devoted to railroads. This last figure is especially significant because the bulk of Central City rail facilities are low usage yards which are obsolete and have been replaced by larger yards just outside the Plan Area; they represent a significant redevelopment opportunity.

--Generally, sq. ft. devoted to vehicular uses varies in direct proportion to the total amount of usage sq. ft. in a district. The only major exception is in the Lloyd Center area, which has 13% of the usage sq. ft. and 27% of the vehicle square footage. In other words, the Lloyd Center area has a higher proportion of vehicle uses in relation to its total usage sq. ft. than other areas in the Central City.

--Vehicle uses occupy 15% of the usage sq. ft in the Central City, including 12% used for parking. Of the 12.2 million usage sq. ft. devoted to parking, 57% is in structures. 43%--5.3 million usage sq. ft.--is in surface parking lots, the equivalent of 132 downtown blocks.

--Within the Central City, 2.4 million usage sq. ft.--2% of the Plan Area's usage sq. ft.--is in parks, plazas, and other open space. 82% of the open space is Downtown. There is no open space in Albina, Goose Hollow or Macadam.

--7% of the Central City usage sq. ft. is in retailing, with restaurants and bars accounting for 28%--or 2 million square feet--of the retail usage sq. ft.

--Commercial service occupy over 26 million usage sq. ft. within the Central City. Of the uses making up this category, entertainment uses occupy more than 8%.

--Activities other than work and shopping bring people into the Central City. Some of these uses, and the usage sq. ft. devoted to them, are:

USE	1000'S OF SQ.FT.
Bars & restaurants	1,982
Entertainment	2,239
Individual clubs	750
Hotels & motels	2,494
Museums & libraries	195
Education institutions	2,373
Religious institutions	577
	<hr/>
	10,610



## CENTRAL CITY

### LAND AND BUILDING USES (CONT)

--Only 8% of the total usage sq. ft. of the Central City is given over to residential usage. Of this, 20% is at a relatively low density and so is susceptible to redevelopment

--In 1980, an estimated 10,480 housing units were in the Central City, including 8,674 in Downtown/Goose Hollow, 1,142 in Central Eastside, 509 in the Lloyd Center area, 141 in Lower Albina, 8 in the Northwest Triangle, and 6 in Macadam. 96% of the units were multifamily, and 4% were single family houses.

--Of the 792,000 usage sq. ft. in residential hotels, 92% is Downtown, 7% is in Central Eastside, and 1% is in Goose Hollow.

--Of the 39,000 usage sq. ft. in emergency overnight shelters, 57% is Downtown and 43% is in Central Eastside.

Nonprofit social service providers are missions, the Salvation Army, etc., with walk-in facilities providing food, training, counseling or medical services on a daytime basis. This category does not include emergency shelters.

--The amount of usage sq. ft. devoted to nonprofit social service providers is small, with only 432,000 sq. ft.; this is about 0.4% of the usage sq. ft. for the entire Central City. More than half (56%) of the usage sq. ft. is Downtown, constituting 0.5% of Downtown's usage sq. ft.; 37% is in Central Eastside--0.8% of the district's usage sq. ft.--and 7% is in the Lloyd Center area, where it makes up 0.2% of the district's usage sq. ft.

--12% of the Central City's total usage sq. ft. is in industrial production & service uses, including Transportation/Transfer. This is slightly less than the 13% in industrial sales and distribution uses.

--5% of the usage sq. ft. in the Central City is in surface parking lots.

### COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES

--More than 46% of all land used for housing in the Central City is in the C1 zone.

--Only one third of all Central City housing is actually within residential zones. However, only 9% of the Central City area is zoned for residential use, and 39% is zoned C1.

--In residential zones, only 30% of the usage sq. ft. is actually in residential use. 26% of the usage sq. ft. is occupied by institutions, 23% by commercial uses, 10% by vehicular uses and 2% by industrial uses.

COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES (CONT)

--The Central Eastside and Northwest Triangle tend to accumulate activities that, although not allowed by the C1 and RX zoning in Downtown, tend to support Downtown. For example, vehicle repair shops are not allowed in Downtown, but a convenient service is offered if people can drop off their cars for repairs on their way to work and pick them up on the way home. These service uses tend to cluster near Downtown. Nearly half (48%) of vehicle repair usage sq. ft. is in the Central Eastside; an additional third (31%) is divided between Downtown and the Northwest Triangle --primarily north of Burnside--with the Downtown uses now nonconforming, i.e., it is in areas where such uses are no longer allowed.

--Commercial service uses are concentrated in the C1, C2, and C3 zones, which together contain 87% of the commercial usage sq. ft. in the Plan Area.

--Only a small percentage of commercial service usage sq. ft. is in M3 and MX zones, with 2% in M3 and less than 1% in MX.

--Although the housing zones (RX, RH, and R1) contain a fairly small percentage of the Central City usage sq. ft. (10%), they house one third of all institutional usage sq. ft. in the Plan Area. An additional one third of institutional usage sq. ft. is in areas designated C1.

--While institutional uses locate in general industrial zones, they seem to avoid heavy industrial areas.

--Generally, actual land and building uses in the Central City reflect the underlying Comprehensive Plan designations when commercial and industrial uses are examined. For example, in the commercial zones, 49% of the usage sq. ft. is in commercial use. 62% of the land designated for industrial use is in such use; 60% of the Industrial Sanctuary land is in Sanctuary uses. In residential zones, however, only 30% of the usage sq. ft. is actually in residential use. 26% of the usage sq. ft. is occupied by institutions, 23% by commercial uses, 10% by vehicular uses and 2% by industrial uses.

LAND AND IMPROVEMENT VALUES

--In the Central City the average assessed land value per square foot is \$11.90 and the average improvement value is \$16.55 per square foot.

--Average assessed land values throughout the Central City range from \$2.81 per square foot in Albina to \$25.11 in Downtown. The average values within the industrial districts are \$6.00 per square foot and below. (Macadam/\$3.19, Central Eastside/\$5.64, Northwest Triangle/\$6.02)

--The average assessed improvement square footage value ranges from \$3.81 in Macadam to \$25.01 in Goose Hollow. The districts with the highest/lowest land values are not the same districts having the highest/lowest improvement value.

VACANT LAND AND USAGE SQUARE FOOTAGE

Vacant land area

--2.4 million square feet of land is vacant in the Central City, approximately 54 acres. (This figure does not include vacant buildings or projects under construction.) Vacant parcels comprise 4% of the land area of the entire Central City, indicating that the majority of new development will either be infill or redevelopment of existing parcels.

--49% of the vacant land is designated for industrial uses, 33% is designated commercial, and 18% is designated residential.

--Of the total vacant land area, 23% is in Central Eastside, 21% is in Albina, 21% is in Lloyd Center, 14% is in Downtown, 14% is in the Northwest Triangle, 5% is in Goose Hollow, and 3% is in Macadam.

--The 1985 land use inventory counted vacant land area, vacant buildings, and buildings under construction; vacant usage sq. ft. is the sum of those three numbers. There is a total of 8.3 million vacant usage sq. ft. in the Central City area as of 1985. 32% of the vacant usage sq. ft. is in Downtown, 22% is in Central Eastside, 16% in the Lloyd Center area, 13% in Albina, 9% in the Northwest Triangle, 4% in Goose Hollow, and 3% is in Macadam.

VACANT LAND AND USAGE SQUARE FOOTAGE (CONT)

Vacant usage square footage

--Vacant usage sq. ft. is not uniformly distributed throughout the Plan Area. The areas zoned M1 have the highest percentage of vacant land--21%--and areas zoned RX have the lowest--4%. Other zones with significant amounts of vacant usage sq. ft. include C3 and M2, with 10% each, and RH, with 12%.

--Vacant usage sq. ft. is concentrated in Industrial Sanctuary areas, which contain 38% of all vacant land and buildings. These areas account for only 26% of the total Central City usage sq. ft.

--60% of the vacant usage sq. ft. is in vacant buildings rather than vacant land.

Change 1965-1985

--Although much of the land vacant in 1965 was developed by 1985, other land that held buildings in 1965 was vacant by 1985 and is not reflected in this discussion. In addition, the figures on absorption of vacant land, detailed below, do not include redevelopment of land that was not vacant in 1965.

--Of the total land area vacant in 1965, 88% has been absorbed for development.

VACANT LAND AND USAGE SQUARE FOOTAGE (CONT)

--A 1965 land use inventory indicated there were approximately 230 vacant parcels in the Central City area, comprising about 6.7 million square feet--or nearly 155 acres--of vacant land area. Of the 6.7 million square feet of land that was vacant in 1965, approximately 5.9 million square feet had been developed by 1985; about 800,000 square feet remained vacant.

--Of that 5.9 million square feet of vacant land absorbed between 1965 and 1985, nearly a third (31%) went into industrial uses, 23% was developed for commercial uses, 11% went to parking, 4% to other vehicle-related uses, 9% was developed for institutions, 8% each was developed for residential and infrastructure, and 1% was dedicated to parks and open space.

--Residential development on land vacant in 1965 occurred at fairly high intensities, with an average FAR of 4.4:1; the FAR for multifamily housing was 5:1. The average commercial service (such as office) FAR was 2.5:1, while the FAR for both commercial retail and industrial was 1:1.

--39% of vacant land absorbed was in Downtown. 19% of the land absorbed Downtown was developed for housing.

--The parcels that were vacant in 1965 and developed by 1985 were, on average, twice as large as the parcels that remained vacant.

--The parcels that were either vacant or surface parking lots in 1965 and that were developed by 1985 averaged nearly twice the land area as the parcels remaining vacant or in surface parking. This explains why 90% of the land area that was vacant or parking lots was developed but only 82% of the parcels.

## V. DISTRICT FINDINGS

### A. DISTRICT FINDINGS--LOWER ALBINA

#### OVERVIEW

##### Land area

--There are slightly more than 250 parcels of land in Albina totalling 4.7 million square feet of land area, or 109 acres. Albina represents 8% of the central city area, about the same proportion as Macadam.

##### Usage square footage

--Albina has 5.6 million square feet of usage sq. ft., about 5% of the usage sq. ft. for the Central City.

--The average FAR in Albina is 1.2:1.

#### COMPREHENSIVE PLAN DESIGNATION

--99% of the land area in Albina is designated for industrial uses and 1% is designated for commercial uses.

--Of the land designated for industrial use, 98% is Industrial Sanctuary (M1 or M2).

--The average parcel size of industrially-designated land is slightly more than 18,000 square feet. However, this may be misleading because there may be a few parcels that skew the average.

#### LAND AND BUILDING USES

--10% of the industrial usage sq. ft. for the entire Central City is in Albina, as is 10% of the institutional usage sq. ft. 13% of the plan area's vacant land and buildings are in Albina.

--Industrial uses occupy the most usage sq. ft. in Albina at 49%. 15% of the usage sq. ft. is used for institutions, 8% is used for surface parking lots, other vehicle uses occupy 4%, commercial and infrastructure uses each account for 3%, 2% is used for residential, and 17% is vacant.

--Of the 2.5 million usage sq. ft. in industrial use, 32% is in distribution and warehouse activities. 22% is in manufacturing and production, 18% is in storage yards, and 12% is used for major transportation/transfer/shipping. The balance of the industrial usage sq. ft. is divided among a number of uses, none of which exceed 5%.

--There is no open space in Albina.

## COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES

### Industrial Zones

--Of the 5.4 million usage sq. ft. designated for industrial use, 47% is in industrial use, 14% is in institutional use, 7% is used for surface parking, 4% is used for vehicles (not including surface parking), 3% is devoted to commercial uses, and 2% is residential. 20% is vacant.

--More than 46% of the usage sq. ft. zoned Industrial Sanctuary actually is used for industrial activities.

--All residential usage in the Albina area is presently non-conforming, i.e., new housing is not an allowed use in Industrial Sanctuaries.

--Approximately 2.5 million usage sq. ft. are in industrial use in areas designated industrial. Of that 2.5 million, 32% is used for distribution and warehousing, 22% is in manufacturing and production, 18% is used for storage yards, and 12% is in major transportation/transfer/shipping, and 7% is contractors.

### Commercial Zones

--Within the area zoned for commercial use in Albina, 56% of the usage sq. ft. is vacant; the balance is used for surface parking lots.

## LAND AND IMPROVEMENT VALUES

--Albina has 2% of the total improvement value of the Central City.

--In Albina, the average assessed land value per square foot is \$2.81, which is the lowest in the Central City. The average assessed improvement value is \$7.48 per building square foot.

--In commercial zones, the average assessed value per square foot of land is \$5.81; it is \$0.06 per square foot of building area. As noted above, slightly more than half the commercial land in Albina is vacant and the remainder is used for surface parking lots; this explains the low improvement value for the zone. The average assessed value of land zoned for industrial use is \$2.94 per square foot of land area; building square footage averages \$7.88 per square foot.

## LOWER ALBINA

### VACANT LAND AND USAGE SQUARE FOOTAGE

#### Vacant land

--Albina contains slightly more than 21% of all vacant land in the Central City.

--Nearly 507,000 square feet of land area is vacant in Lower Albina, approximately 12 acres. (This figure does not include vacant buildings or projects under construction.) Vacant parcels comprise 11% of the land area of Albina.

--96% of the vacant land area is designated for industrial use, including 94% designated for Industrial Sanctuary. 4% is designated for commercial use.

#### Vacant usage square footage

--Approximately 1.1 million square feet of usage sq. ft. in Albina is vacant.

--Just over 20% of the usage sq. ft. in Albina is vacant, with vacancy almost evenly divided between vacant land and vacant buildings.

--98% of the vacant usage sq. ft. is in areas designated for industrial use and 2% is designated for commercial use.

#### Change 1965-1985

--Albina absorbed 9% of the vacant land between 1965-1985 in the Central City.

--A 1965 land use inventory indicated there were just under 50 vacant parcels in Albina, comprising about 620,000 square feet--or 14 acres--of vacant land area. Although much of the land vacant in 1965 was developed by 1985, other land that held buildings in 1965 was vacant by 1985 and is not included in this discussion. Of the 970,000 square feet of land that was vacant in 1965, approximately 510,000 square feet had been developed by 1985; about 110,000 square feet remained vacant.

--Of the vacant land area absorbed between 1965 and 1985, 24% was developed for industrial uses, 23% was developed for surface parking lots, 22% was used for institutions, 20% was devoted to vehicle repair, 7% went into commercial use, and 2% was used for residential.

--Although new storage yards on land vacant in 1965 did not absorb the most land area, storage yards did absorb the most parcels of any use.

--Development of land vacant in 1965 occurred at an average FAR of 1.2:1. The average industrial FAR was 1:1, the same FAR as for commercial development. Residential development--which occurred on one parcel--had an FAR of 4.4:1.

## B. LLOYD CENTER/COLISEUM

### OVERVIEW

#### Land area

--There are 356 parcels of land in the Lloyd Center district, totalling 8.7 million square feet of land area, or 199 acres. The Lloyd Center district represents 14% of the Central City area.

#### Usage square footage

--The Lloyd Center district has 13.9 million usage sq. ft., or 13% of the usage sq. ft. for the Central City area.

--The average FAR is 1.6:1.

### COMPREHENSIVE PLAN DESIGNATION

--88% of the land area in the Lloyd Center district is designated for commercial uses, 9% is designated industrial, and 3% is designated for residential uses.

--Of the land designated for commercial use, 80% is designated for C3, and 20% is designated for C2. 67% of the industrial land is designated M2 (Industrial Sanctuary) and 33% is designated M3.

--All of the land designated for residential use is designated RH.

--Average parcel size is quite large, at more than 35,000 square feet. This probably is a product of superblock development and single ownership patterns which characterize the district.

--The average parcel size of industrially-designated land is approximately 1/3 of an acre. The average parcel size of commercial land is slightly more than 1/2-acre.

### LAND AND BUILDING USES

--27% of the vehicle usage sq. ft. for the entire Central City is in the Lloyd Center district, as is 17% of the commercial usage sq. ft. 16% of the vacant usage sq. ft. is in the district.

--Commercial uses--both service and retail--occupy the most usage sq. ft. in the Lloyd Center district, at 41%. 19% of the usage sq. ft. is in parking structures and 10% is surface parking lots--the equivalent of about 33 Downtown blocks. 7% of the usage sq. ft. is industrial, 6% is institutional, and 4% is residential. 1% of the usage sq. ft. in the Lloyd Center district is open space, and 9% is vacant.

--Of the 5.6 million usage sq. ft. in commercial use, 22% is in general office use, 21% is devoted to event entertainment (primarily the Coliseum), 17% is in hotels and motels, 15% is in general merchandise--carryable, 7% is restaurants and bars, and 6% is in personal and household services.



## LLOYD CENTER/COLISEUM

### COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES

--54% of the usage sq. ft. in the Lloyd Center area is in residential zones.

#### Commercial Zones

--Within the area zoned for commercial use in the Lloyd Center district, 44% of the usage sq. ft. is in commercial use, 32% is used for vehicles, and 21% is in industrial uses.

--Approximately 5.5 million usage sq. ft. are designated and used for commercial in the Lloyd Center area. Of that 5.5 million, 22% is used for general office, 21% is used for event entertainment, 17% is devoted to hotels and motels, 15% is in general merchandise--carryable, and 5% is used for personal and household services. The remainder of the usage sq. ft. is distributed among a variety of commercial uses.

--About 4 million square feet of the usage sq. ft. in commercial zones is used for personal vehicles. Of that 4 million, nearly all is used for parking: 66% is in parking structures and 30% is used for surface parking lots.

--Of the 617,000 usage sq. ft. devoted to industrial use in the commercial zones, 42% is in distribution/warehouse, 26% is in storage yards, 20% is devoted to manufacturing and production, and 5% is in industrial services.

#### Industrial Zones

--Of the 750,000 usage sq. ft. designated for industrial use in the Lloyd Center area, 49% is in industrial use, 15% is in commercial use, 14% is used for vehicles (including 11% for surface parking lots), 2% is residential, and 15% is vacant.

--Approximately 370,000 usage sq. ft. are in industrial use in areas designated industrial. Of that 370,000, 88% is devoted to major transportation/transfer, including 63% in railroads and 25% in shipping. 7% is used for industrial product sales.

#### Residential Zones

--Of the 551,000 usage sq. ft. designated for residential use in the the Lloyd Center area, 55% is in residential use, 36% is used for institutions, and 5% is used for vehicles.

--All of the 302,000 usage sq. ft. designated and used for residential is devoted to multifamily housing.

--Most (88%) of the 199,000 usage sq. ft. devoted to institutional uses in areas designated residential related to hospital activities.

## LLOYD CENTER/COLISEUM

### LAND AND IMPROVEMENT VALUES

--The Lloyd Center area has 11% of the improvement value of the Central City.

--In the Lloyd Center district, the average assessed land value per square foot is \$10.76. The average assessed improvement value is \$13.82 per building square foot.

--In commercial zones, the average assessed value per square foot of land is \$11.38; it is \$13.95 per square foot of building area. The average assessed value of land designated for industrial use is \$4.55 per square foot of land area; building square footage averages \$11.26 per square foot. Residential land in the Lloyd Center district has an average assessed value of \$9.84 per square foot of land area; improvements on residential land average \$14.40 per usage square foot.

### VACANT LAND AND USAGE SQUARE FOOTAGE

#### Vacant land

--About 490,000 square feet of land area is vacant in the Lloyd Center area, approximately 11 acres. (This figure does not include vacant buildings or projects under construction.) Vacant parcels comprise 6% of the land area of the Lloyd Center area.

--86% of the vacant land area is designated for commercial use, 12% is designated for industrial use, and 2% is designated for residential.

#### Vacant usage square footage

--Approximately 1.3 million square feet of usage sq. ft. in the Lloyd Center area is vacant.

--90% of the vacant usage sq. ft. is in areas designated for commercial use, 9% is designated for industrial use, and 1% is designated for residential.

--Of the 1.3 million square feet of usage sq. ft. vacant in the Lloyd Center area, 63% is in vacant buildings (most of which are on land designated C2 or C3), and 37% is vacant land. No buildings were under construction at the time of the inventory.

Change 1965-1985

--A 1965 land use inventory indicated there were approximately 43 vacant parcels in the Lloyd Center area, comprising about 1.4 million square feet--or 31 acres--of vacant land area. Although much of the land vacant in 1965 was developed by 1985, other land that held buildings in 1965 was vacant by 1985 and is not included in this discussion. Of the 1.4 million square feet of land that was vacant in 1965, approximately 1.1 million square feet had been developed by 1985; about 270,000 square feet--13 parcels--remained vacant.

--Of the vacant land area absorbed between 1965 and 1985, 38% was developed for commercial use, 26% was developed for surface parking lots, 22% was used for institutions, 6% went into structured parking, and industrial and residential uses each absorbed 4%.

--Development of land vacant in 1965 occurred at an average FAR of 1.6:1. The average commercial FAR was 2.1:1, the average FAR for industrial development was 1:1, and the FAR for the one residential development was 7.2:1.

## C. CENTRAL EASTSIDE

### OVERVIEW

#### Land area

--There are 1,299 parcels of land in the Central Eastside, totalling 16.3 million square feet of land area, or 375 acres. Central Eastside is the second largest district in the Central City, representing 27% of the central city area, but is only 10 acres smaller than Downtown.

#### Usage square footage

--Although the Central Eastside has the second highest amount of usage sq. ft. in the Central City at 19%, it does not compare to Downtown, which has 44%.

--There is a total of 20.3 million usage sq. ft., developed at an average FAR of 1.2:1.

### COMPREHENSIVE PLAN DESIGNATION

--84% of the land area in Central Eastside is designated for industrial uses, including 82% in Industrial Sanctuary (M1 or M2). 15% is designated commercial, and 1% is designated for residential uses.

--The average parcel size of industrially-designated land is approximately 1/3 of an acre. However, there may be a few very large parcels that skew the average.

### LAND AND BUILDING USES

--39% of the industrial usage sq. ft. for the entire Central City is in Central Eastside, as is 22% of the vacant land and buildings.

--Industrial uses occupy the most usage sq. ft. in the Central Eastside, at 51%. 15% of the usage sq. ft. is devoted to commercial uses; vehicle sales, parts, and repair account for 7% of the districts's usage sq. ft.; 6% is used for parking; 6% is residential, and 9% is vacant.

--Of the 10.4 million usage SF in industrial use, 41% is in distribution and warehouse activities. 18% is in manufacturing and production, 12% is in storage yards, and 11% is used for industrial product sales. The balance of the industrial usage sq. ft. is divided among a number of uses, none of which exceed 5%.

--Of the 1.2 million usage sq. ft. devoted to housing in the Central Eastside, more than a third (37%) is in single family houses. 48% is in conventional multifamily housing, 5% is in residential hotels, and 1% is in emergency overnight shelters.

## CENTRAL EASTSIDE

### LAND AND BUILDING USES (CONT)

--Although single family detached housing makes up a relatively small percentage of the Central City area, more than a third of the Central Eastside's housing usage sq. ft. is given over to single family housing.

--Slightly more than a third (37%) of the usage sq. ft. in the Plan Area for nonprofit social service providers is in Central Eastside, with 159,096 square feet.

--With the exception of the East Bank Esplanade, the Central Eastside is nearly devoid of parks, plazas, and open spaces.

### COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES

--15% of the usage sq. ft. in the Central Eastside is in commercial use; 51% of all commercial usage sq. ft. is within Industrial Sanctuary zones.

--14% of all Central Eastside residential usage sq. ft. is in residential zones; nearly half (47%) is in the M2 zone. The remainder is in C2 and M3 zones.

--Commercial activities (both general and retail) are about evenly divided between the C2 and M2 zones. 50% of the commercial usage sq. ft. is in the M2 zone and 46% is in the C2 zone. Retail usage sq. ft. is greater in the M2 zone.

#### Commercial Zones

--Within the area zoned for commercial use in the Central Eastside, 40% of the usage sq. ft. is in commercial use, 21% is used for vehicles, and 21% is in industrial uses.

#### Industrial Zones

--Of the 16.5 million usage sq. ft. designated for industrial use, 58% is in industrial use, 13% is used for vehicles (including 6% for surface parking lots), 10% is in commercial, 10% is vacant, and 4% is residential.

--Just under 79% of the district's usage sq. ft. is within the Industrial Sanctuary designation.

--Approximately 9.6 million usage sq. ft. are in industrial use in areas designated industrial. Of that 9.6 million, 39% is used for distribution and warehousing, 19% is in manufacturing and production, 12% is used for storage yards, and 11% is in industrial product sales.

## CENTRAL EASTSIDE

### COMP PLAN DESIGNATIONS & LAND/BLDG USES (CONT)

#### Residential Zones

--Of the approximately 190,000 usage sq. ft. designated for residential use in the Central Eastside, 85% is in residential use, and vehicles and vacant land/buildings account for 5% each.

--About 162,000 usage sq. ft. are designated for residential use and are in residential use. Two-thirds (66%) of that square footage is devoted to single-family houses, and one-third (34%) is in multifamily housing.

#### LAND AND IMPROVEMENT VALUES

--Central Eastside has 9% of the total improvement value of the Central City.

--In Central Eastside, the average assessed land value per square foot is \$5.64. The average assessed improvement value is \$7.45 per building square foot; only the Macadam district has a lower average improvement value.

--In commercial zones, the average assessed value per square foot of land is \$8.18; it is \$8.46 per square foot of building area. The average assessed value of land designated for industrial use is \$5.21 per square foot of land area; building square footage averages \$7.27 per square foot. Residential land in the Central Eastside has an average assessed value of \$4.26 per square foot of land area; improvements on residential land average \$4.29 per usage square foot.

#### VACANT LAND AND USAGE SQUARE FOOTAGE

##### Vacant land

--23% of the vacant land within the Central City is in the Central Eastside.

--About 534,000 square feet of land area is vacant in Central Eastside, approximately 12 acres. (This figure does not include vacant buildings or projects under construction.) Vacant parcels comprise 3% of the land area of the Central Eastside.

--85% of the vacant land area is designated for industrial use, including 81% designated for Industrial Sanctuary. 14% is designated for commercial use, and 1% is designated for residential.

##### Vacant usage square feet

--Approximately 1.9 million square feet of usage sq. ft. in Central Eastside is vacant. This is 9% of the usage sq. ft. in the district.

--86% of the vacant usage sq. ft. is in areas designated for industrial use, 13% is designated for commercial use, and 1% is designated for residential.

VACANT LAND AND USAGE SQUARE FOOTAGE (CONT)

--Of the 1.9 million square feet of usage sq. ft. vacant in Central Eastside, 56% is in vacant buildings, as opposed to vacant land or buildings under construction.

Change 1965-1985

--A 1965 land use inventory indicated there were approximately 75 vacant parcels in Central Eastside, comprising about 970,000 square feet--or 22 acres--of vacant land area. Although much of the land vacant in 1965 was developed by 1985, other land that held buildings in 1965 was vacant by 1985 and is not reflected in this discussion.

Of the 970,408 square feet of land that was vacant in 1965, approximately 865,000 square feet had been developed by 1985; about 105,000 square feet remained vacant.

--Of the vacant land absorbed between 1965 and 1985, most has been absorbed into industrial sales and distribution: 57% was developed for industrial use, 15% was devoted to car sales, 11% was developed for surface parking lots, 11% was in commercial use, 5% was used for institutions, and 1% was devoted to residential uses.

--Development of land vacant in 1965 occurred at an average FAR of 1.1:1. The average commercial FAR was 1.3:1.

## D. NORTH MACADAM

### OVERVIEW

#### Land area

--There are 53 parcels of land in the Macadam district, totalling 4.9 million square feet of land area, or 112 acres. Macadam is one of the smaller districts in the Central City; it comprises 8% of the plan area.

#### Usage square footage

--There is a total of 5.4 million usage sq. ft., developed at an average FAR of 1.1:1 in Macadam. This district contains 5% of the usage sq. ft. in the Plan Area.

### COMPREHENSIVE PLAN DESIGNATION

--All of the land in the Macadam district is designated M3, which allows a mix of industrial, commercial, and residential uses.

--Nearly the entire district is within the Willamette River Greenway, carrying the Willamette Scenic Development (WSD) overlay designation.

--The average parcel size of land in the Macadam district is slightly more than two acres, reflecting the heavy industrial uses in the area.

### LAND AND BUILDING USES

--17% of the industrial usage sq. ft. for the entire Central City is in Macadam.

--Industrial uses occupy the most usage sq. ft. in the Macadam District, at 82%. 10% of the usage sq. ft. is devoted to commercial uses, vehicle uses account for 3% of the districts's usage sq. ft., and 5% is vacant.

--44% of the industrial usage sq. ft. is in manufacturing and production, 26% is in distribution/warehousing, 18% is used for major transportation/transfer/shipping, and 5% is storage yards.

--Of the approximately 550,000 commercial usage sq. ft. in Macadam, 61% is in general office use, 15% is restaurants and bars, 13% is medical offices and clinics, and 10% is devoted to professional services.

--There is no open space in Macadam.

### COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES

--All of the usage sq. ft. in Macadam is designated for M3 industrial use; the actual use of the square footage is described in the previous section.



LAND AND IMPROVEMENT VALUES

- Macadam contains 1% of the improvement values in the Central City.
- In Macadam, the average assessed land value per square foot is \$3.19. The average assessed improvement value is \$3.81 per building square foot. This is the lowest improvement value in the Central City; only Albina has a lower average land value.

VACANT LAND AND USAGE SQUARE FOOTAGE

Vacant land

- 3% of the vacant land of the entire Central City is in the Macadam district.
- About 68,000 square feet of land area is vacant in Macadam, approximately 1.6 acres. (This figure does not include vacant buildings or projects under construction.) Vacant parcels comprise 1% of the land area of the Macadam district.

Vacant usage square footage

- Approximately 275,000 square feet of usage sq. ft. in Macadam is vacant.
- Of the 275,000 square feet of usage sq. ft. vacant in Macadam, 50% is in projects under construction, and vacant buildings and vacant land each account for 25%.

Change 1965-1985

- A 1965 land use inventory indicated there were approximately 7 vacant parcels in Macadam comprising about 937,000 square feet--or 21.5 acres--of vacant land area. Although much of the land vacant in 1965 was developed by 1985, other land that held buildings in 1965 was vacant in 1985 and is not included in this discussion. Of the 937,000 square feet of land that was vacant in 1965, approximately 799,000 square feet had been developed by 1985; only one parcel, totalling 138,000 square feet was still considered vacant--it held a project under construction.
- Of the 799,000 square feet of vacant land area absorbed between 1965 and 1985, all of it was developed for industrial use. 41% was developed on one parcel for manufacturing and production, 36% was developed for distribution /warehousing, and 9%--on one parcel--went to industrial service uses.
- Development of land vacant in 1965 occurred at an average FAR of 1:1 for all uses.

## D. DOWNTOWN

### OVERVIEW

#### Land area

--There are nearly 1,100 parcels of land in Downtown, totalling 16.8 million square feet of land area, or 386 acres. Downtown is the largest district in the Central City; it comprises 28% of the plan area.

#### Usage square footage

--There is a total of 46.6 million usage sq. ft., developed at the highest FAR in the Central City--an average of 2.8:1. However, the FARs vary throughout Downtown, both in terms of regulation and actual development, especially in the C1 zone.

--Downtown has the most usage sq. ft. of any of the districts, accounting for 44% of the total usage sq. ft. in the Central City.

### COMPREHENSIVE PLAN DESIGNATION

--83% of the land area in Downtown is designated for commercial uses (C1), and 17% is designated for residential development (RX).

### LAND AND BUILDING USES

--Downtown contains more than 70% of all service commercial usage sq. ft. in the Central City, 66% of the commercial usage sq. ft., 49% of all retail usage sq. ft., 57% of the institutional usage sq. ft., and 67% of the housing usage sq. ft. 82% of the open space in the Central City is in Downtown.

--More than half (56%) the usage sq. ft. in the Plan Area for nonprofit social service providers is Downtown, with about 242,000 square feet.

--Commercial uses occupy the most usage sq. ft in Downtown, at 48%, with more than 32% devoted to offices. 13% of the usage sq. ft. is devoted to personal vehicle uses, 12% is in residential use, 10% is used for institutions, 6% is vacant, 4% each is in parks/open space and industrial uses, and 3% is infrastructure.

--Although the bulk of this district was zoned for manufacturing as recently as 1979, less than 4% of the district's usage sq. ft. currently is used for industrial.

--85% of the commercial usage sq. ft. Downtown is in commercial service (i.e., offices), and 15% is in commercial retail.

LAND AND BUILDING USES (CONT)

--Of the open space in Downtown, 90% is parks and 10% is public squares and plazas, such as Pioneer Courthouse Square.

--12% of the usage sq. ft. of Downtown housing is Single Room Occupancy (SRO) residential hotels; 84% is conventional multi-family housing.

--One third of the usage sq. ft. used for parking is in surface parking lots; two-thirds of all parking usage sq. ft. is in parking structures.

COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES

C1 Zone

--All land in Downtown carries a Comprehensive Plan designation of either C1 or RX. Within the C1 zone, 52% of the usage sq. ft. --about 20.7 million square feet--is devoted to commercial use. Of that commercial usage sq. ft., 56% is general offices and 15% is retail.

--13% of the usage sq. ft. in the C1 zone is used for parking; 9% is in structures, and 4% is in surface lots--the equivalent of about 38 blocks.

--10% of the usage sq. ft. in the C1 zone--or about 3.9 million square feet--is residential. This comprises 68% of the residential square footage in Downtown; in other words, most of the residential square footage Downtown is on land zoned for commercial use, rather than on land zoned for residential use. Of the 3.9 million square feet of residential building area in the C1 zone, 84% is in conventional multifamily units and 13% is in Single Room Occupancy (SRO) hotels.

RX Zone

--In the RX zone, residential and institutional uses each comprise about 29% of the total usage sq. ft. ; there is slightly more institutional floor area than residential. Of the residential square footage, 84% is conventional multi-family housing, and 11% is in SRO hotels. Of the institutional uses, 78% of the square footage is Portland State University, 15% is churches, and 5% is in museums.

--23% of the usage sq. ft. in the RX zone is devoted to commercial use, including 6% in general offices, 5% in retail uses, and 3% in medical offices and clinics. The remaining 9% is distributed among several commercial service categories.

--12% of the RX usage sq. ft. is devoted to parking: about half is in structures and half in surface parking lots. The surface parking is equivalent to about 8-1/2 blocks .

LAND AND IMPROVEMENT VALUES

--Downtown contains 66% of the improvement value for the Central City.

--In Downtown, the average assessed land value per square foot is \$25.11; not surprisingly, this is the highest of any Central City district. The average improvement value is \$24.60; second only to Goose Hollow, where the average is \$25.01

--Assessed land values are higher in the RX zone than in the C1: the average in the C1 zone is \$24.71 per square foot and \$27.01 in the RX zone. Conversely, improvement values in the C1 zone exceed those in the RX zone: the average improvements value in the C1 zone is \$25.25 per square foot of building area, and \$20.59 per square foot in the RX zone.

VACANT LAND AND USAGE SQUARE FOOTAGE

Vacant land

--About 328,000 square feet of land area is vacant in Downtown, approximately 7.5 acres. (This figure does not include vacant buildings or projects under construction.) Vacant parcels comprise 2% of the land area of Downtown.

--74% of the vacant land is designated C1 and 26% is designated RX.

Vacant usage square footage

--Downtown contains more than 32% of the vacant usage sq. ft. in the Plan Area.

--Approximately 2.7 million square feet of usage sq. ft. in Downtown is vacant. 91% of this square footage is in the C1 zone; 9% is in the RX.

Change 1965-1985

--A 1965 land use inventory indicated there were approximately 47 vacant parcels in Downtown, comprising about 2.4 million square feet--or 54 acres--of vacant land area. Although much of the land vacant in 1965 was developed by 1985, other land that held buildings in 1965 was vacant by 1985 and is not reflected in this discussion. Of the 2.4 million square feet of land that was vacant in 1965, approximately 2.2 million square feet had been developed by 1985; about 154,000 square feet remained vacant.

--Of the 2.2 million square feet of vacant land absorbed between 1965 and 1985, approximately one-third (36%) was developed for commercial use. 19% was developed for residential uses, and 19% was developed for infrastructure. 14% of the vacant land absorbed went into industrial use.

--Development on land vacant in 1965 occurred at fairly high intensities, with an average FAR of 2.8:1; the FAR for residential development was 4.2:1. The average commercial service (such as office) FAR was 2.7:1.

## F. NORTHWEST TRIANGLE

### OVERVIEW

#### Land use

--There are 284 parcels of land in the Northwest Triangle, totalling 6.4 million square feet of land area, or 147 acres. The Northwest Triangle represents 11% of the Central City area.

#### Usage square footage

--There is a total of 9.3 million usage sq. ft., developed at an average FAR of 1.5:1. This district contains 9% of the usage sq. ft. in the Plan Area.

--Development with the highest FARs in the district is in the area zoned MX south of Hoyt Street, where the average FAR is 1.9:1

### COMPREHENSIVE PLAN DESIGNATION

--95% of the land area in the Northwest Triangle is designated for industrial uses and 5% is designated commercial.

--The average parcel size of industrially-designated land is approximately 1/2 of an acre. However, this is misleading because there are a few very large parcels--most notably the railyards--that skew the average.

### LAND AND BUILDING USES

--23% of the industrial usage sq. ft. for the entire Central City is in the Northwest Triangle, as is 10% of the institutional usage sq. ft.

--Industrial uses occupy the most usage sq. ft. in the Northwest Triangle, at 65%. 9% of the usage sq. ft. is devoted to institutional uses, 7% is in commercial use, 2% is parks, 4% (or about 8.5 blocks) is used for surface parking lots, 3% is devoted to vehicle repair, and 8% is vacant. Less than 1% is in residential use.

--Of the 6.1 million usage sq. ft. in industrial use, 35% is in distribution and warehouse activities. 29% is in major transportation/transfer/railroads, 19% is in manufacturing and production, 9% is used for industrial services. The balance of the industrial usage sq. ft. is divided among a number of uses, none of which exceed 5%.

--A total of 644,000 usage sq. ft. in the Northwest Triangle is in commercial use. 34% of that usage sq. ft. is in general merchandise/non-carryable uses, 18% is professional services, 15% is restaurants and bars, 13% is in general offices.

## NORTHWEST TRIANGLE

### COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES

#### Industrial Zones

--At the time of the inventory, the proportion of commercial uses in MX areas was higher than in the Industrial Sanctuaries.

--Of the 8.8 million usage sq. ft. designated for industrial use in the Northwest Triangle, 67% is in industrial use, 14% is in commercial use, 9% is in institutional use, 8% is used for vehicles, (including 4% for surface parking lots and 3% for vehicle repair).

--Approximately 5.9 million usage sq. ft. are in industrial use in areas designated industrial. Of that 5.9 million, 35% is used for distribution and warehousing, 29% is in major transportation/transfer/railroads, 19% is devoted to manufacturing and production, 8% is used for industrial services, and 4% each is in storage yards and industrial product sales.

#### Commercial Zones

--Within the area zoned for commercial use (C1) in the Northwest Triangle, 31% of the usage sq. ft. is in industrial use, 25% is used for commercial uses, 25% is in open space, 15% is devoted to vehicles (including 7% used for retail parts and supplies and parking structures for 4%).

### LAND AND IMPROVEMENT VALUES

--The Northwest Triangle has 5% of the improvement value for the Central City.

--In the Northwest Triangle, the average assessed land value per square foot is \$6.02 and the average assessed improvement value is \$9.26 per building square foot. These are the highest land and improvement values of any industrial district in the Central City.

--In the commercial zone, the average assessed value per square foot of land is \$12.25; it is \$5.71 per square foot of building area. The average assessed value of land designated for industrial use is \$5.69 per square foot of land area; building square footage averages \$9.45 per square foot.

--Land and improvement values within the district are highest in areas zoned MX, where land averages \$12.60/square foot and improvements average \$15.57/square foot.

## NORTHWEST TRIANGLE

### VACANT LAND AND USAGE SQUARE FOOTAGE

#### Vacant land

--The Northwest Triangle contains 10% of all vacant land in the Central City.

--About 326,000 square feet of land area is vacant in Northwest Triangle, approximately 7.5 acres. (This figure does not include vacant buildings or projects under construction.) Vacant parcels comprise 5% of the land area of the Northwest Triangle.

--All of the vacant land area is in areas designated Industrial Sanctuary.

#### Vacant usage square footage

--Approximately 788,000 square feet of usage sq. ft. in the Northwest Triangle is vacant.

--98% of the vacant usage sq. ft. is in areas designated for industrial use; 2% is designated for commercial use.

--Of the 788,000 square feet of usage sq. ft. vacant in Northwest Triangle, 59% is in vacant buildings and 41% is vacant land; there were no buildings under construction at the time of the inventory.

#### Change 1965-1985

--A 1965 land use inventory indicated there were two vacant parcels in the Northwest Triangle comprising about 356,681 square feet--or 8 acres--of vacant land area. Although much of the land vacant in 1965 was developed by 1985, other land that held buildings in 1965 was vacant by 1985 and is not included in this discussion. Of the 357,000 square feet of land that was vacant in 1965, approximately 40,000 square feet (one parcel) had been developed for industrial sales and distribution by 1985; the other parcel--317,000 square feet--remained vacant.

--Development of the parcel vacant in 1965 was at an FAR of 2:1.

## G. GOOSE HOLLOW

### OVERVIEW

#### Land area

--There are more than 200 parcels of land in Goose Hollow, totalling 2.7 million square feet of land area, or 63 acres. Goose Hollow is the smallest district in the Central City; it comprises 5% of the plan area.

#### Usage square footage

--There is a total of 4 million usage sq. ft., developed at an average FAR of 1.5:1.

--Goose Hollow has the smallest amount of usage sq. ft. of any of the districts, accounting for 4% of the total usage sq. ft. in the Central City.

### COMPREHENSIVE PLAN DESIGNATION

--58% of the land area in Goose Hollow is designated for residential use, and 42% is designated for commercial development. None is designated for industrial use.

--Parcel sizes are relatively small, averaging under 13,000 square feet. This is expected in a housing district.

### LAND AND BUILDING USES

--The dominant use in this district is commercial service, which occupies 30% of the usage sq. ft. in the district. Commercial retail uses occupy 4%. 24% of the usage sq. ft. is devoted to residential uses, 14% is used for institutions, 12% is devoted to personal vehicle uses, 7% is vacant, industrial and infrastructure each comprise 4%.

--Half the commercial usage sq. ft. is in entertainment and clubs: Of the 1.4 million square feet of commercial usage sq. ft. in Goose Hollow, 26% is in individual membership clubs (such as the Multnomah Athletic Club), and 24% is in event entertainment (including Civic Stadium). Together, the two uses occupy 16% of the district's usage sq. ft.

--17% of Goose Hollow's commercial usage sq. ft. is in general office, and 8% is used for professional services.

--14% of the district's usage sq. ft. is occupied by schools.

--There is no open space in Goose Hollow.

--11% of the residential usage sq. ft. for the Central City is in Goose Hollow.



LAND AND BUILDING USES (CONT)

--Of the 967,000 residential usage sq. ft. in Goose Hollow--in areas designated for commercial or residential use--90% are in conventional multifamily units, 9% is in single-family houses, and 1% is in Single Room Occupancy Hotels.

COMPREHENSIVE PLAN DESIGNATIONS AND LAND/BUILDING USES

--Although 64% of the usage sq. ft. is in areas zoned for residential use (RH), only 24% of the usage sq. ft. in the district--regardless of zone--is actually in residential use.

--All of the institutional uses in Goose Hollow are in the RH zone.

--More than 65% of the service commercial usage sq. ft. is in RH zones.

Commercial Zone

--Within the area zoned for commercial use in Goose Hollow, 35% of the usage sq. ft. is in commercial use, 23% is used for vehicles, 17% is in residential use, and 12% is used for infrastructure/communications /utilities.

Residential Zone

--Of the 2.6 million usage sq. ft. designated for residential use in Goose Hollow, more is in commercial use (33%) than in residential (28%). 22% is used for institutions.

--41% of the commercial usage sq. ft. in the residential zone is in Individual Membership Clubs (such as the MAC Club), and 25% is in general offices.

--A total of 728,000 usage sq. ft. is designated for residential use and is in residential use. 93% of that square footage is devoted to multifamily housing and 7% is in single-family houses.

LAND AND IMPROVEMENT VALUES

--Goose Hollow contains 6% of the improvement value of the Central City.

--In Goose Hollow, the average assessed land value per square foot is \$16.72, second only to Downtown, where the value is \$25.11 per square foot. The average improvement value is \$25.01 per usage square foot, the highest of any district in the Central City.

--Assessed land values are higher in the RH zone than in the C2: the average in the C2 zone is \$15.30 per square foot, while it is \$17.75 in the RH zone. Improvement values in the RH zone also exceed those in the C2 zone, with nearly twice the value--\$30.86 versus \$14.55 per usage square foot.

VACANT LAND AND USAGE SQUARE FOOTAGE

Land area

--The Goose Hollow area contains 4% of the vacant land in the Central City.

--About 106,000 square feet of land area is vacant in Goose Hollow, approximately 2.5 acres. (This figure does not include vacant buildings or projects under construction.) Vacant parcels comprise 4% of the land area of Goose Hollow.

--82% of the vacant land is designated residential and 17% is designated for commercial uses.

Usage square footage

--Approximately 300,000 square feet of usage sq. ft. in Goose Hollow is vacant. 57% of this square footage is in the residential zone; 43% is in the commercial zone.

Change 1965-1985

--A 1965 land use inventory indicated there were approximately 11 vacant parcels in Downtown, comprising about 128,000 square feet--or 3 acres--of vacant land area. Although much of the land vacant in 1965 was developed by 1985, other land that held buildings in 1965 was vacant by 1985 and is not reflected in this discussion. Of the 128,000 vacant square feet, 6 parcels totalling 111,000 square feet--or 86% of the vacant land--had been developed by 1985; about 17,000 square feet remained vacant.

--Of the 111,000 square feet of vacant land absorbed between 1965 and 1985, approximately 65%--on one parcel--was developed for infrastructure/communications /utilities. 21% was developed for commercial uses. Since 1965, little vacant land has been developed for residential uses.

--Development on land vacant in 1965 occurred at an average FAR of 1.6:1; the average FAR for residential development was 3.4:1. The average FAR for infrastructure/communications development was 1.6:1, and the average commercial FAR was 1.2:1.

## VI. DEVELOPMENT/REDEVELOPMENT POTENTIAL FINDINGS

--Although the Central City is the most intensively developed part of the city, 55% of the study area lands have development or redevelopment potential, including 44% with a strong potential for development or redevelopment.

--Removal of the Industrial Sanctuary restriction would add about 175 acres (12% of Central City land) of redevelopment potential to the Central City. This would increase the area with development or redevelopment potential to nearly 67% of the total Plan Area.

--With current zoning and FARs, there is adequate opportunity for development projected to occur far beyond the 20-year time frame of the Central City Plan. Under optimistic projections, and including a generous market factor, sites should be provided to accommodate 45 million square feet of office, residential, and retail development. The Central City currently contains the potential for 95 million square feet of development in the mixed use (M3, MX, C1, C2, and C3) zones alone, even if built FARs are much lower than allowed in North Macadam, in the Greenway, and at the Station L site (see Table 8). An additional 6.9 million square feet could be accommodated in residential zones (see Table 9). These figures assume development/redevelopment only on the 615 acres identified as having a strong redevelopment potential.

--Areas currently zoned for residential will accommodate only about 30% of the maximum projection for new residential construction over the next 20 years. Approximately 70% of new residential development over the next 20 years will have to be located at sites which currently are in mixed use zones or areas zoned for industry, rezoned to allow residential development.

--In addition to land with a strong potential for development or redevelopment, there are more than 300 acres of sites with possible redevelopment potential if the Industrial Sanctuary designation is removed. As time passes and development proceeds, this reserve of 300 plus acres may provide the growth opportunity which will be needed in the first half of the next century.

--Under current zoning and FARs, there is no need for any significant reduction in the acreage bearing Industrial Sanctuary designation to accommodate expected office, retail or residential growth over the next 20 years.

--More than 27% of Central City strong redevelopment potential lands currently are zoned M3. More than 95% of M3-zoned lands are in North Macadam.

--Nearly 20% of Central City lands with a strong development or redevelopment potential outside of Industrial Sanctuaries is zoned MX and located in the Northwest Triangle district.

--Nearly 23% of all Central City lands with a strong development or redevelopment potential outside of Industrial Sanctuaries is zoned C1.

--The C2 and C3 zones each contain about 11% of Central City lands with strong development or redevelopment potential outside of Industrial Sanctuaries.

--Only 7% of Central City lands with strong redevelopment potential outside of Industrial Sanctuaries is located in residential zones.

--Strong redevelopment and development opportunities exist in areas where sites cluster. These include the following:

- . North Macadam: more than 115 acres
- . South Downtown around PSU: more than 16 acres
- . West Morrison Bridgehead: nearly nine acres
- . Northwest Triangle, including railyards: more than 95 acres
- . Lloyd Center area: more than 70 acres
- . Station L: nearly 30 acres
- . South Waterfront: nearly 10 acres

--The North Macadam and Northwest Triangle districts are the districts with the largest percentage land area having strong redevelopment potential (Macadam 92%; Northwest Triangle 61%). All other districts contain 47% or less of their area in the strong development or redevelopment potential category.

--While North Macadam contains only 9% of Plan Area lands, it contains 19% of the Central City lands with a strong development or redevelopment potential.

--The Northwest Triangle contains 11% of Central City lands and 16% of Central City lands with a strong development or redevelopment potential. Within the Northwest Triangle there are more than 95 acres of land with a strong development potential.

--Within Downtown, a much larger percentage of the area north of Burnside has a stronger potential for redevelopment than south of Burnside, (47% north of Burnside and 29% south of Burnside).

--Goose Hollow with approximately 4% of the Central City area contains 3% of Central City strong development and redevelopment potential.

--In the Central Eastside, more than 47% of the land is developable or redevelopable; if the Industrial Sanctuary designation were removed this percentage would increase to more than 83% of district lands.

--The Lower Albina district also has significant development potential; 56% of district lands are developable or redevelopable for industrial activities. Removal of the Industrial Sanctuary restrictions would increase this to more than 82%.

## **VII. LAND USE TABLES**



TABLE 1

PARCEL AND USAGE SQUARE FOOTAGE AND AVERAGE F.A.R.  
(SQUARE FOOTAGE IN 1,000'S)

<u>DISTRICTS</u>	<u>PARCEL SQ. FT.</u>	<u>USAGE SQ. FT.</u>	<u>AVERAGE F.A.R.</u>
Albina	4,739 (8%)	5,615 (5%)	1.2:1
Lloyd/Coliseum	8,651 (14%)	13,847 (13%)	1.6:1
Central Eastside	16,313 (27%)	20,250 (19%)	1.2:1
N. Macadam	4,897 (8%)	5,360 (5%)	1.1:1
Downtown	16,836 (28%)	46,609 (44%)	2.8:1
NW Triangle	6,399 (11%)	9,336 (9%)	1.5:1
Goose Hollow	2,725 (4%)	4,002 (4%)	1.5:1
Central City Plan Area	60,560 (100%)	105,020,000 (100%)	1.7:1

NOTE: Totals may not add due to rounding.

Source: Bureau of Planning 1985 Central City Plan Land Use Inventory.

TABLE 2

NUMBER OF PARCELS AND TOTAL SQUARE FOOTAGE BY ZONING  
(SQUARE FOOTAGE IN 1,000'S)

Zoning	<u>CENTRAL CITY PLAN AREA</u>			<u>ALBINA</u>		
	<u># of Parcels</u>	<u>Total Land Area (Sq. Ft.)</u>	<u>% of District</u>	<u># of Parcels</u>	<u>Total Land Area (Sq. Ft.)</u>	<u>% of District</u>
C1	850	14,263	24%	---	---	---
C2	483	5,096	8%	3	36	1%
C3	178	6,105	10%	---	---	---
Subtotal	1,511	25,464	42%	3	36	1%
M1	73	2,893	5%	48	1,581	33%
M2	1,228	19,855	33%	198	3,051	64%
M3	170	5,713	9%	8	71	1%
MX	136	1,461	2%	---	---	---
Subtotal	1,607	29,921	49%	254	4,703	99%
R1	33	5	*	---	---	---
RH	129	2,106	3%	---	---	---
RX	248	2,904	5%	---	---	---
Subtotal	410	5,175	9%	---	---	---
All	3,528	60,560	100%	257	4,739	100%

\*Less than 1%.

NOTE: Totals may not add due to rounding.

Source: Bureau of Planning 1985 Central City Plan Land Use Inventory.



TABLE 2 (Continued)

NUMBER OF PARCELS AND TOTAL SQUARE FOOTAGE BY ZONING  
(SQUARE FOOTAGE IN 1,000'S)

<u>Zoning</u>	<u>LLOYD CENTER</u>			<u>CENTRAL EASTSIDE</u>		
	<u># of Parcels</u>	<u>Total Land Area (Sq. Ft.)</u>	<u>% of District</u>	<u># of Parcels</u>	<u>Total Land Area (Sq. Ft.)</u>	<u>% of District</u>
C1	---	---	---	---	---	---
C2	118	1,550	18%	270	2,368	15%
C3	178	6,105	71%	---	---	---
Subtotal	296	7,655	89%	270	2,368	15%
M1	---	---	---	19	703	4%
M2	23	488	6%	893	12,555	77%
M3	25	235	3%	84	510	3%
MX	---	---	---	---	---	---
Subtotal	48	723	9%	996	13,768	84%
R1	---	---	---	33	165	1%
RH	12	272	3%	---	---	---
RX	---	---	---	---	---	---
Subtotal	12	272	3%	33	165	1%
All	356	8,651	100%	1,299	16,301	100%

TABLE 2 (Continued)

NUMBER OF PARCELS AND TOTAL SQUARE FOOTAGE BY ZONING  
(SQUARE FOOTAGE IN 1,000'S)

<u>Zoning</u>	<u>N. MACADAM</u>			<u>NORTHWEST TRIANGLE</u>		
	<u># of Parcels</u>	<u>Total Land Area (Sq. Ft.)</u>	<u>% of District</u>	<u># of Parcels</u>	<u>Total Land Area (Sq. Ft.)</u>	<u>% of District</u>
C1	---	---	---	26	320	5%
C2	---	---	---	---	---	---
C3	---	---	---	---	---	---
Subtotal	---	---	---	26	320	5%
M1	---	---	---	6	609	10%
M2	---	---	---	116	4,010	63%
M3	53	4,897	100%	---	---	---
MX	---	---	---	136	1,461	23%
Subtotal	53	4,897	100%	258	6,080	96%
R1	---	---	---	---	---	---
RH	---	---	---	---	---	---
RX	---	---	---	---	---	---
Subtotal	---	---	---	---	---	---
All	53	4,897	100%	284	6,400	100%

TABLE 2 (Continued)

NUMBER OF PARCELS AND TOTAL SQUARE FOOTAGE BY ZONING  
(SQUARE FOOTAGE IN 1,000'S)

<u>Zoning</u>	<u>DOWNTOWN</u>			<u>GOOSE HOLLOW</u>		
	<u># of Parcels</u>	<u>Total Land Area (Sq. Ft.)</u>	<u>% of District</u>	<u># of Parcels</u>	<u>Total Land Area (Sq. Ft.)</u>	<u>% of District</u>
C1	823	13,931	83%	---	---	---
C2	---	---	---	92	1,142	42%
C3	---	---	---	---	---	---
Subtotal	823	13,931	83%	92	1,142	42%
M1	---	---	---	---	---	---
M2	---	---	---	---	---	---
M3	---	---	---	---	---	---
MX	---	---	---	---	---	---
Subtotal	---	---	---	---	---	---
R1	---	---	---	---	---	---
RH	---	---	---	115	1,584	58%
RX	248	2,904	17%	---	---	---
Subtotal	248	2,904	17%	115	1,584	58%
All	1,071	16,836	100%	207	2,726	100%

TABLE 3  
USAGE SQUARE FOOTAGE BY DISTRICT

	CENTRAL CITY %	ALBINA %	LLOYD/COLISEUM %	CENTRAL EAST %	N. MACADAM %	DOWNTOWN %	NW TRIANGLE %	GOOSE HOLLOW %
Residential	8	2	4	6	-	12	*	24
Industrial	25	49	7	51	82	4	65	4
Infrastructure	2	3	1	2	*	3	-	4
Commercial	32	3	41	15	10	48	7	34
Personal Vehicle	15	12	30	14	3	13	9	12
Institutional	8	15	6	2	-	10	9	14
Parks and Open Space	2	-	1	*	-	4	2	-
Vacant	8	17	9	9	5	6	8	7
All	100%	100%	100%	100%	100%	100%	100%	100%

\*Less than 1 percent.

\*\*Totals may not add due to rounding.

Source: Bureau of Planning 1985 Central City Plan Land Use Inventory.

TABLE 4

## AVERAGE LAND AND IMPROVEMENT VALUE

<u>DISTRICT</u>	<u>AVERAGE LAND VALUE PER PARCEL SQUARE FOOT</u>	<u>AVERAGE IMPROVEMENT VALUE PER BUILDING SQUARE FOOT</u>
Central City	\$11.90	\$16.55
Albina	2.81	7.48
Lloyd/Coliseum	10.76	13.82
Central Eastside	5.64	7.45
N. Macadam	3.19	3.81
Downtown	25.11	24.60
Northwest Triangle	6.02	9.26
Goose Hollow	16.72	25.01

Source: Bureau of Planning 1985 Central City Plan Land Use Inventory

TABLE 5

## VACANT LAND ABSORPTION (1965-1985)

TOTAL VACANT LAND IN 1965	6,715,000 Sq. Ft.
PARCELS REMAINING VACANT IN 1985	<u>799,000 Sq. Ft.</u>
LAND ABSORBED 1965-1985	5,916,000 Sq. Ft.

<u>LAND USE</u>	<u>PERCENTAGE OF LAND ABSORBED</u>
Residential	8%
Industrial Production/Service	11%
Industrial Sales/Distribution	20%
Infrastructure	8%
Commercial Retail	3%
Commercial Service	20%
Personal Vehicles	15%
Parking Lots Surface	9%
Parking in Structures	2%
Other Vehicle Uses	4%
Institutional	9%
Parks and Open Space	1%
Buildings Unoccupied or Under Construction	5%
<u>Total</u>	<u>100%</u>

Source: Bureau of Planning 1985 Central City Plan Land Use Inventory

TABLE 6

## DISTRIBUTION OF USAGE SQUARE FOOTAGE AMONG DISTRICTS

	CENTRAL CITY	ALBINA	LLOYD/COLISEUM	CENTRAL EASTS.	N. MACADAM	DOWNTOWN	NW TRIANGLE	GOOSE HOLLOW
	%	%	%	%	%	%	%	%
Residential	8,575,000 100%	--- ---	551,000 6%	1,162,000 14%	-	5,785,000 67%	3,000 *	967,000 11%
Industrial	26,243,000 100%	2,526,000 10%	999,000 4%	10,353,000 39%	4,392,000 17%	1,729,000 7%	6,078,000 23%	163,000 1%
Infrastructure	2,358,000 100%	139,000 6%	115,000 5%	502,000 21%	3,000 *	1,429,000 61%	-	171,000 7%
Commercial	33,480,000 100%	161,000 *	5,643,000 17%	2,986,000 9%	549,000 2%	22,150,000 66%	644,000 2%	1,347,000 4%
Personal Vehicle	15,313,000 100%	600,000 4%	4,163,000 27%	2,838,000 19%	140,000 1%	6,268,000 41%	811,000 5%	494,000 3%
Institutional	7,927,000 100%	773,000 10%	863,000 11%	445,000 6%	-	4,496,000 57%	790,000 10%	559,000 7%
Parks and Open Space	2,398,000 100%	-	196,000 8%	69,000 3%	-	1,959,000 82%	174,000 7%	-
Vacant	8,338,000 100%	1,205,000 13%	1,309,000 16%	1,865,000 22%	275,000 3%	2,704,000 32%	788,000 9%	300,000 4%
All	104,633,000 100%	5,405,000 5%	13,839,000 13%	20,219,000 19%	5,360,000 5%	46,520,000 44%	9,288,000 9%	4,002,000 4%

\*Less than 1 percent.

NOTE: Totals may not add due to rounding.

Source: Bureau of Planning 1985 Central City Plan Land Use Inventory.

TABLE 7  
PERCENT OF TRANSPORTATION/TRANSFER USAGE SQUARE FOOTAGE  
BY DISTRICT

<u>DISTRICT</u>	<u>RAILROAD</u>	<u>SHIPPING</u>	<u>AIR</u>	<u>ALL</u>
Albina	*	7%	-	7%
Lloyd/Coliseum	6%	2%	-	8%
Central Eastside	10%	-	*	10%
N. Macadam	-	20%	-	20%
Downtown	11%	*	-	11%
Northwest Triangle	43%	-	-	43%
Goose Hollow	-	-	-	-
<u>All</u>	70%	29%	*	100%

\*Less than 1%

NOTE: Totals may not add due to rounding.

Source: Bureau of Planning 1985 Central City Plan Land Use Inventory



**VIII. DEVELOPMENT/REDEVELOPMENT POTENTIAL TABLES**



TABLE 8

POTENTIAL BUILDING SQUARE FOOTAGE  
IN MIXED USE ZONES  
(1,000s of Square Feet)

DISTRICT	ZONE	ASSUMED FAR	POTENTIAL SQ. FT. OF BUILDINGS
Central	M3	3:1	500
Eastside	C2	3:1	600
	C2	12:1	8,800
	Station L Site	1:1	1,300
DISTRICT TOTAL			11,200
Lloyd Center/ Coliseum	M3	3:1	180
	C3	6:1	1,200
	C3	12:1	24,900
	C2	3:1	495
	C2	6:1	240
	C2	12:1	6,800
DISTRICT TOTAL			33,815
Lower Albina	C2	12:1	290
DISTRICT TOTAL			290
Northwest Triangle	MX	6:1	4,500
	MX	4:1	890
	MX	2:1	5,900
	C1	6:1	650
DISTRICT TOTAL			11,940
Downtown--North of Burnside	C1	6:1	4,000
	C1	4:1	290
DISTRICT TOTAL			4,290
Downtown--South of Burnside	C1	4:1	6,380
	C1	6:1	3,220
	C1	9:1	5,870
	C1	12:1	1,400
	C1	15:1	2,100
DISTRICT TOTAL			18,870
Goose Hollow	C2	12:1	3,900
	C2	3:1	350
DISTRICT TOTAL			4,250
North Macadam	M3	2:1	10,350
DISTRICT TOTAL			10,350
TOTAL IN MIXED USE ZONES (C1, C2, C3, M3 & MX)			95,005

TABLE 9

POTENTIAL BUILDING SQUARE FOOTAGE  
IN RESIDENTIAL ZONES  
(1,000s of Square Feet)

DISTRICT	ZONE	ASSUMED FAR	POTENTIAL SQ. FT. OF BUILDINGS
Lloyd Center/ Coliseum	RH	4:1	280
DISTRICT TOTAL			280
Downtown	RX	6:1	5,430
DISTRICT TOTAL			5,430
Goose	RH	4:1	1,000
Hollow	RH	3:1	150
DISTRICT TOTAL			1,150
TOTAL IN RESIDENTIAL AREAS			6,860

TABLE 10  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
CENTRAL CITY PLAN AREA: BY DISTRICT  
(All Figures are in Acres)

Development & Redevelopment Potential	DISTRICTS									TOTAL
	North Macadam	Goose Hollow	Downtown South of Burnside	Downtown North of Burnside	N.W. Triangle	Lower Albina	Lloyd/ Coliseum	Central Eastside		
No Potential	10.21	39.78	200.36	31.92	34.21	17.05	63.36	65.72		462.61
Possible Potential		5.80	19.40	5.05	14.87	18.60	56.99	33.69		154.40
Strong Potential	118.80	17.28	90.34	32.60	96.36	36.79	74.32	149.39		615.88
Potential If Industry Sanctuary Designation Removed					12.80	26.46		139.29		178.55
TOTAL	129.01	62.86	310.10	69.57	158.24	98.90	194.67	388.09		1,411.44

TABLE 11  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
CENTRAL CITY PLAN AREA: BY ZONE  
(All Figures are in Acres)

ZONING

Development & Redevelopment Potential	C1	C2	C3	RX	RH	R1	MX	M3	GE	G1	HI	TOTAL
No Potential	190.79	53.21	34.03	44.48	27.61	.75	30.99	15.10		63.36	2.30	462.62
Possible Potential	25.22	43.21	36.04	2.47	3.67		10.73	1.44	.69	22.50	8.44	154.41
Strong Potential	104.69	50.27	52.34	20.78	8.55	3.04	90.39	124.14	1.66	154.04	5.80	615.70
Potential if Industry Sanctuary Designation Removed										160.53	18.02	178.55
TOTAL	320.70	146.69	122.41	67.72	39.83	3.79	132.12	140.68	2.35	400.43	34.55	1,411.28

TABLE 12  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
LOWER ALBINA BY ZONE  
(All Figures are in Acres)

	ZONING					
Development & Redevelopment Potential	C2 FAR 12: 1	GE	GI-1	HI	TOTAL	
No Potential	.29		14.46	2.30	17.05	
Possible Potential	.80	.69	8.67	8.44	18.60	
Strong Potential	.57	1.66	29.90	4.65	36.79	
Potential if Industry Sanctuary Designation Removed			26.46		26.46	
TOTAL	1.66	2.35	79.49	15.38	98.89	

TABLE 13  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
LLOYD CENTER/COLISEUM BY ZONE  
(All Figures are in Acres)

ZONING											
Development & Redevelopment Potential	GI-1	M3	RH	C3 FAR 6:1	C3 FAR 12:1	TOTAL C3	C2 FAR 3:1	C2 FAR 6:1	C2 FAR 12:1	TOTAL C2	TOTAL
No Potential	6.60		2.70		34.03	34.03	4.25		15.78	20.03	63.36
Possible Potential					36.04	36.04	2.41		18.54	20.95	56.99
Strong Potential	.98	1.44	1.61	4.71	47.64	52.34	3.79	.92	13.09	17.79	74.32
Potential If Industry Sanctuary Designation Removed											
TOTAL	7.58	1.44	4.30	4.71	117.71	122.42	10.45	.92	47.41	58.77	194.5



TABLE 14  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
CENTRAL EASTSIDE BY ZONE  
(All Figures are in Acres)

Development & Redevelopment Potential	ZONING							
	R1	M3 FAR 3:1	C2 FAR 3:1	C2 FAR 12:1	TOTAL C2	GI-1	HI	TOTAL
No Potential	.75	4.89	2.93	15.09	18.02	42.07		65.72
Possible Potential		1.44	1.03	18.31	19.34	12.91		33.69
Strong Potential	3.04	3.90	4.65	16.93	21.58	119.72	1.15	149.39
Potential if Industry Sanctuary Designation Removed						121.27	18.02	139.29
TOTAL	3.79	10.22	8.61	50.33	58.94	295.97	19.17	388.09

TABLE 15  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
NORTH MACADAM BY ZONE  
(All Figures are in Acres)

Development & Redevelopment Potential	M3 ZONE FAR 12:1
No Potential	10.21
Possible Potential	
Strong Potential	118.80
Potential if Industry Sanctuary Designation Removed	
TOTAL	129.02

TABLE 16  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
DOWNTOWN--SOUTH OF BURNSIDE BY ZONE  
(All Figures are in Acres)

	ZONING						RX--FAR 6:1			
	C1									
Development & Redevelopment Potential	FAR 4:1	FAR 6:1	FAR 9:1	FAR 12:1	FAR 15:1	TOTAL C1	OUTSIDE PSU	INSIDE PSU	RX TOTAL	TOTAL
No Potential	43.39	34.66	43.21	21.59	13.03	155.88	25.48	19.00	44.48	200.36
Possible Potential		12.40	3.16	1.38		16.93	2.01	.46	2.47	19.40
Strong Potential	36.62	11.94	14.98	2.76	3.27	69.56	13.43	7.35	20.78	90.34
Potential if Industry Sanctuary Designation Removed										
TOTAL	80.01	59.00	61.32	25.71	16.30	242.37	40.92	26.80	67.72	310.09

TABLE 17  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
DOWNTOWN--NORTH OF BURNSIDE BY ZONE  
(All Figures are in Acres)

	ZONING			TOTAL
	C1 FAR 9:1	C1 FAR 6:1	C1 FAR 4:1	
Development & Redevelopment Potential				
No Potential	.69	9.18	22.04	31.92
Possible Potential	.12	3.04	1.89	5.05
Strong Potential	.12	15.61	1.69	32.60
Potential if Industry Sanctuary Designation Removed				
TOTAL	.92	27.84	40.81	69.56

TABLE 18  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
NORTHWEST TRIANGLE BY ZONE  
(All Figures are in Acres)

ZONING								
Development & Redevelopment Potential	GI	MX FAR 6:1	MX FAR 4:1	MX FAR 2:1	TOTAL MX	C1 FAR 6:1	TOTAL	
No Potential	.23	10.16	4.25	16.58	30.99	2.99	34.21	
Possible Potential	.92	3.90	1.6	5.22	10.73	3.21	14.87	
Strong Potential	3.44	17.22	5.12	68.07	90.39	2.53	96.36	
Potential if Industry Sanctuary Designation Removed	12.80						12.80	
TOTAL	17.39	31.28	10.96	89.88	132.12	8.72	158.23	

TABLE 19  
DEVELOPMENT & REDEVELOPMENT POTENTIAL WITHIN  
GOOSE HOLLOW BY ZONE  
(All Figures are in Acres)

	ZONING						
	RH			C2			
Development & Redevelopment Potential	FAR 4:1	FAR 3:1	TOTAL RH	FAR 12:1	FAR 3:1	TOTAL C2	TOTAL
No Potential	20.61	4.30	24.91	13.95	0.92	14.87	39.78
Possible Potential	2.30	1.38	3.67	.63	1.49	2.12	5.80
Strong Potential	5.80	1.15	6.94	7.52	2.81	10.33	17.28
Potential if Industry Sanctuary Designation Removed							
TOTAL	28.70	6.83	35.53	22.10	5.22	27.32	62.84