

# 1987 VACANT LAND REPORT



BUREAU OF PLANNING  
CITY OF PORTLAND, OREGON  
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# **1987 VACANT LAND REPORT**

## **BUREAU OF PLANNING**

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## INTRODUCTION

This report presents the results of the 1987 Vacant Land Inventory. This inventory was based on the Multnomah County Assessment and Taxation data file. Unlike previous inventories, no field work was conducted. The use of the Assessment and Taxation file significantly reduced cost and allowed access to all the information in the file. Although this data file provided the best available information as of June 1987, some property included in the inventory may have been developed since the time of its use.

The 1987 Vacant Land Inventory updates the City's Comprehensive Plan vacant land inventory through June 1987 to provide a current data base and to address new requirements adopted by the Land Conservation and Development Commission since Portland's Plan was acknowledged in 1981. The inventory update is required as part of the first periodic review of Portland's Plan to comply with new administrative rules for Statewide Planning Goal 9, Economy of the State; Goal 10, Housing; and Goal 11, Public Facilities and Services.

Methodology and maps of the 1987 Vacant Land Inventory are presented in:  
*1987 Vacant Land Inventory Methodology Report (1988)*  
1987 Vacant Land Inventory Map Atlas

This report consists of four sections and an appendix. Section I explains the methodology used for the vacant land analysis. Section II presents an overview of vacant land results. Section III provides residential vacant land results. Section IV provides industrial and commercial vacant land results. The appendix includes computer printouts used in preparing the report tables.

## SECTION I: METHODOLOGY

### 1987 Vacant Land Inventory Methodology

In 1987, the City conducted a new vacant land inventory. The Multnomah County Assessment and Taxation ( A & T) data file served as the data base for the inventory, which included the entire Urban Services Boundary area. All tax accounts within the Urban Services Boundary area where the parcel size was 2,000 square feet or greater and where no value was given for improvements were included in the 1987 Vacant Land Inventory. The data base also included tax accounts where the parcel size was 2,000 square feet or greater and where no value was given for improvements in the West Hills Natural Resource area adjacent to the Urban Growth Boundary. Some property in this area is within the Portland City limits.

Based on the legal description from the A & T account, each parcel was mapped on 1" = 200' quarter-section zoning maps. These maps are the 1987 Vacant Land Inventory Map Atlas. As the parcels were mapped, a coding sheet was completed for each parcel, for use in the computer analysis. The data included on the coding sheets are the 1987 Vacant Land Inventory Data File.

The following information is included in the 1987 Vacant Land Inventory Data File: tax account number; quarter-section number; parcel ID number; city limits or unincorporated area; size of parcel; Plan Map designation; zone; overlay zone; neighborhood ID code; industrial district ID code; hazard area information and floodplain information.

Additional detail on the 1987 Vacant Land Inventory methodology is provided in *1987 Vacant Land Methodology* (1988).

### Vacant Land Analysis Methodology

The 1987 vacant land analysis was derived from the 1987 Vacant Land Inventory. To determine buildable lands, parcels smaller than the minimum lot size for existing lots were eliminated.

This resulted in the elimination of undersized parcels as follows:

FF and comparable County zones:	less than 43,560 square feet
R20 and comparable County zones:	less than 14,000 square feet
R10 and comparable County Zones:	less than 7,000 square feet
R7 and comparable County Zones:	less than 5,000 square feet
R5 through R1 and comparable County zones:	less than 3,750 square feet.

There is no minimum lot size in City RH, RX, commercial or industrial designations and comparable Multnomah County zones. For these designations, all vacant parcels were included in the vacant land analysis.

Of the remaining land, parcels located in whole or in part within a hazard area or floodplain were separated from land without development constraints. Parcels meeting the minimum lot size and without development constraints are considered "buildable".

The methodology used in the 1987 vacant land analysis results in a conservative estimate of buildable land, since development can occur on undersized parcels, in hazard areas and within floodplains. This methodology is consistent with that used at Plan acknowledgment and with the requirements of administrative rules for Statewide Planning Goals 9 and 10.

Where property that had been annexed to the City retained County zoning at the as of November 1987, the date of the Vacant Land Inventory Maps, the County zone was listed on the inventory coding sheet. For purposes of the vacant land analysis, totals for County zones are included with the equivalent City Plan Map designation and zone, as determined by the Portland/Multnomah County Zone Conversion Chart.

City Plan Map designations/zones and comparable Multnomah County zones are:

<u>City Plan Map Designation/Zone</u>	<u>County Zones</u>
FF	LR40, MUF19, UF10, UF20
R20	LR20
R10	LR10, R10
R7	LR7, R7, R7.5
R5	LR5, TLR5
R3	MR3, MR4
R2	HR2, TMR
R1	HR1
RH	THR
C5	BPO, TO
C4	SC
C3	TNC
C2	EC, GC, NC
GE	TLM
GI	GM, LM
HI	HM

The Vacant Land Inventory Data File was keypunched onto magnetic tape. This tape was loaded into the City's VAX computer and downloaded to a Macintosh Plus computer for tabulation and analysis of the results. The vacant land analysis was conducted on the Bureau of Planning Macintosh Plus computer system using the following software programs: Reflex Plus by Borland International; MyStat by SYSTAT, Inc.; and Excel by Microsoft.



## SECTION II: OVERVIEW OF VACANT LAND RESULTS

Based on the 1987 vacant land analysis, 11,818 vacant parcels and 15,218.35 vacant acres were located within the City of Portland and within the Urban Growth Boundary as of June 30, 1987. An additional 10 vacant parcels and 359.10 vacant acres were located within the City of Portland in the Natural Resource area adjacent to the Urban Growth Boundary. A total of 1,404 vacant parcels and 2,768.40 vacant acres were located in unincorporated Multnomah County within Portland's Urban Services Boundary area.

Of the 11,818 vacant parcels within the City of Portland and within the Urban Growth Boundary, 2,736 (23%) were located in whole or in part within a hazard area or floodplain. The remaining 9,083 (77%) showed no hazard area or floodplain constraints. Vacant acreage, however, was almost evenly divided between land located in whole or in part within a hazard area or floodplain and land without these constraints. Slightly over one-half, 7,707.35 acres, had hazard area or floodplain constraints and slightly under one-half, 7,511.00 acres, did not have these development constraints.

Compliance with the Statewide Planning Goals and their administrative rules is based on development allowed under the Comprehensive Plan Map. Portland's acknowledged Comprehensive Plan includes both a Comprehensive Plan Map and a Zoning Map. The Comprehensive Plan Map shows the type, density and location of land development and redevelopment permitted over the Plan's twenty-year timeframe. The Zoning Map shows the type, density and location of land development and redevelopment currently permitted. Downzonings required to implement the Comprehensive Plan Map were adopted concurrent with Plan adoption. Because services were not adequate at time of Plan adoption to support upzoning to the full intensity/density of development allowed under the Plan Map, upzonings were not adopted concurrent with Plan adoption, but were deferred for review on a case-by-case basis.

The tables in this section present data on vacant land by general categories for Plan Map designations and zones. Six general categories are used: open space; farm/forest; single family; attached single family and multi-family; commercial; and industrial. Currently, there is no zone comparable to the Comprehensive Plan Map Open Space designation; Open Space designated property is zoned based on the zoning of adjacent property.

Table 3 is a summary of vacant land by Comprehensive Plan Map category for all parcels in the City of Portland within the Urban Services Boundary. Table 4 is a summary of vacant land by Zoning Map category, with property designated Open Space on the Plan Map included within the zoning categories. Table 5 is a summary of vacant land by Zoning Map category, with property designated Open Space on the Plan Map reported as a separate category. Since both Tables 3 and 5 report Open Space as a separate category, they provide parallel information on vacant land in the remaining Comprehensive Plan Map and Zoning Map categories.

Excluding parcels designated Open Space on the Comprehensive Plan Map, there were 1,584 parcels and 1,492.43 acres of vacant land where the Comprehensive Plan Map designation differed from the zone. Under Comprehensive Plan Policy 10.7, these parcels can be upzoned to the Comprehensive Plan Map designation based on the adequacy of services to support the maximum intensity/density allowed by the Plan Map. Table 6 reports the number of parcels and acres where the Plan Map designation differs from the zone.

Information on vacant land by Comprehensive Plan Map category is provided in Tables 7 through 9. Table 7 is a summary table showing parcels and acres by category with hazard/flood constraints, without hazard/flood constraints and total parcels and acres. Table 8 provides information on parcels and acres by category without hazard/flood constraints; while Table 9 provides information on parcels and acres by category with hazard/flood constraints.

Information on vacant land by Zoning Map category is provided in Tables 11 through 13. The format is similar to Tables 7 through 9. Table 11 is a summary table showing parcels and acres by category with hazard/flood constraints, without hazard/flood constraints and total parcels and acres. Table 12 provides information on parcels and acres by category without hazard/flood constraints; while Table 13 provides information on parcels and acres by category with hazard/flood constraints. Property designated Open Space on the Comprehensive Plan Map are included with the zoning category on these tables, so the data is not directly comparable to that presented in Tables 7 through 9.

**Table 1**

**1987 Vacant Land Inventory  
Summary of Vacant Land by Area**

**Vacant Land Within the City of Portland\***

<u>Area</u>	<u>Parcels</u>	<u>Acres</u>
Within Urban Services Boundary	11,818	15,218.35
Within Natural Resource Area	<u>10</u>	<u>359.10</u>
Total	11,828	15,577.45

**Vacant Land Within Portland's Urban Services Boundary**

<u>Area</u>	<u>Parcels</u>	<u>Acres</u>
Within City of Portland	11,818	15,218.35
Within Unincorporated Multnomah County	<u>1,404</u>	<u>2,768.40</u>
Total	13,222	17,986.75

**Vacant Land Within Natural Resource Area**

<u>Area</u>	<u>Parcels</u>	<u>Acres</u>
Within City of Portland	10	359.10
Within Unincorporated Multnomah Co	<u>54</u>	<u>637.26</u>
Total	64	996.36

\* All property within Portland's Urban Services Boundary is also within the regional Urban Growth Boundary; some property within the City of Portland is located in the Natural Resource area adjacent to the Urban Growth Boundary.

**Table 2**

**1987 Vacant Land Inventory  
Summary of Vacant Land within Portland's Urban Services Boundary**

<u>Area</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>
Within City of Portland	2,736	7,707.35	9,082	7,511.00	11,818	15,218.35
Within Unincorporated Multnomah Co.	<u>336</u>	<u>1,563.00</u>	<u>1,068</u>	<u>1,205.40</u>	<u>1,404</u>	<u>2,768.40</u>
Total	3,072	9,270.35	10,150	8,716.40	13,222	17,986.75

**Table 3**

**1987 Vacant Land Inventory  
 Vacant Land by Comprehensive Plan Map Category  
 All Parcels  
 (City of Portland Within Urban Services Boundary)**

<u>Plan Map Designation</u>	<u>Parcels</u>		<u>Acres</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Open Space	161	1.36%	1,516.08	9.96%
Farm/Forest	104	.88%	897.27	5.90%
Single Family	6,042	51.12%	5,988.47	39.35%
Attached SF & Multi-Family	1,985	16.80%	648.43	4.26%
Commercial	1,301	11.01%	436.18	2.87%
Industrial	<u>2,225</u>	18.83%	<u>5,731.91</u>	<u>37.66%</u>
Total	11,818	100.00%	15,218.35	100.00%

**Table 4**

**1987 Vacant Land Inventory  
Vacant Land by Zoning Map Category  
All Parcels: Open Space Land Included Within Zone\*  
(City of Portland Within Urban Services Boundary)**

<b>Zone</b>	<b>Parcels</b>		<b>Acres</b>	
	<b>Number</b>	<b>% of Total</b>	<b>Number</b>	<b>% of Total</b>
Farm/Forest	209	1.77%	1,813.71	11.92%
Single Family	6,538	55.32%	6,434.20	42.28%
Attached SF & Multi-family	1,719	14.55%	561.54	3.69%
Commercial	1,221	10.33%	401.26	2.64%
Industrial	<u>2,131</u>	<u>18.03%</u>	<u>6,007.64</u>	<u>39.48%</u>
Total	11,818	100.00%	15,218.35	100.00%

\* Property designated Open Space on the Comprehensive Plan Map is included within the zoning categories. Table 5 lists land designated Open Space on the Comprehensive Plan Map as a separate category.

**Table 5**

**1987 Vacant Land Inventory  
Vacant Land by Zoning Map Category  
All Parcels: Open Space Land as Separate Category\*  
(City of Portland Within Urban Services Boundary)**

<u>Zone</u>	<u>Parcels</u>		<u>Acres</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Open Space	161	1.36%	1,516.08	9.96%
Farm/Forest	135	1.14%	1,096.21	7.21%
Single Family	6,458	54.64%	5,947.00	39.08%
Attached SF & Multi-family	1,717	14.53%	560.38	3.68%
Commercial	1,219	10.32%	398.80	2.62%
Industrial	<u>2,128</u>	<u>18.01%</u>	<u>5,699.88</u>	<u>37.45%</u>
Total	11,818	100.00%	15,218.35	100.00%

\* Property designated Open Space on the Comprehensive Plan Map is reported as a separate category. Table 4 includes land designated Open Space on the Comprehensive Plan Map within zoning categories.

Parcels and acres designated Open Space by zoning category are:

Farm/Forest	74	717.50
Single Family	80	487.20
Attached SF & Multi-family	2	1.16
Commercial	2	2.46
Industrial	<u>3</u>	<u>307.76</u>
Total	161	1,516.08

**Table 6**

**1987 Vacant Land Inventory  
Comprehensive Plan Map Designation Different from Zone  
All Parcels: Open Space Land Not Included\*  
(City of Portland Within Urban Services Boundary)**

<u>Zone</u>	<u>Plan Map Designation</u>	<u>Parcels</u>	<u>Acres</u>
FF	R20	5	27.12
	R10	19	161.87
	M3	4	1.47
	M2	3	8.48
		31	198.94
R20	R10	215	451.36
R10	R7	292	274.56
	R5	112	44.51
	R2.5	4	5.75
	R1	10	2.81
	R2	6	20.60
	C4	4	21.05
	C2	2	4.12
	M2	6	1.69
		436	375.09
R7	R5	268	67.05
	R2.5	18	7.71
	R2	23	9.59
	R1	4	.45
	C2	1	.28
	M3	1	10.00
	315	95.08	
R5	R2.5	247	44.63
	R2	44	8.57
	R1	25	3.24
	RH	6	1.02
	C2	25	3.28
	M3	14	3.14
	M2	1	.26
	362	64.14	



<u>Zone</u>	<u>Plan Map Designation</u>	<u>Parcels</u>	<u>Acres</u>
R2.5	C4	11	1.38
	C2	<u>1</u>	<u>.11</u>
		12	1.49
R3	G1	1	.85
R2	R1	56	13.79
	RH	12	2.14
	C2	37	7.02
	M3	<u>66</u>	<u>6.35</u>
		171	29.30
R1	C3	1	.11
	C2	<u>1</u>	<u>.15</u>
		2	.26
RH	C3	1	.11
C5	C2	3	2.35
C4	C2	1	.14
C2	M3	1	.11
M3	M2	11	16.53
G1	MX	1	.06
	GE	<u>21</u>	<u>256.62</u>
		22	256.68
TOTAL		1,584	1,492.43

\* Parcels and acres designated Open Space by Zone are:

<u>Zone</u>	<u>Parcels</u>	<u>Acres</u>
FF	74	717.50
R20	2	14.30
R10	6	266.00
R7	10	139.45
R5	<u>62</u>	<u>67.45</u>
R2	1	.93
R1	1	.23
C2	2	2.46
M1	<u>3</u>	<u>307.76</u>
	161	1,516.08

**Table 7**

**1987 Vacant Land Inventory**  
**Summary of Vacant Land by Comprehensive Plan Map Category**  
**(City of Portland Within Urban Services Boundary)**

<b>Plan Map Designation</b>	<b><u>With Hazard/Flood</u></b>		<b><u>Without Hazard/Flood</u></b>		<b><u>Total</u></b>	
	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Open Space	80	1,147.58	81	368.51	161	1,516.08
Farm/Forest	41	423.55	63	473.72	104	897.27
Single Family	1,681	2,455.49	4,361	3,532.98	6,042	5,988.47
Attached SF & Multi-family	199	122.43	1,786	526.00	1,985	648.43
Commercial	114	116.94	1,187	319.24	1,301	436.18
Industrial	<u>621</u>	<u>3,441.36</u>	<u>1,604</u>	<u>2,290.56</u>	<u>2,225</u>	<u>5,731.91</u>
Total	2,736	7,707.35	9,082	7,511.00	11,818	15,218.35

**Table 8**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Category  
Parcels Without Hazard Area or Floodplain Constraints  
(City of Portland Within Urban Services Boundary)**

<u>Plan Map Designation</u>	<u>Parcels</u>		<u>Acres</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Open Space	81	.89%	368.51	4.91%
Farm/Forest	63	.70%	473.72	6.31%
Single Family	4,361	48.02%	3,532.98	47.04%
Attached SF & Multi-Family	1,786	19.66%	526	7.00%
Commercial	1,187	13.07%	319.24	4.25%
Industrial	<u>1,604</u>	<u>17.66%</u>	<u>2,290.56</u>	<u>30.50%</u>
Total	9,082	100.00%	7,511.00	100.00%

**Table 9**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Category  
Parcels with Hazard Area or Floodplain Constraints  
(City of Portland Within Urban Services Boundary)**

<u>Plan Map Designation</u>	<u>Parcels</u>		<u>Acres</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Open Space	80	2.92%	1,147.58	14.89%
Farm/Forest	41	1.50%	423.55	5.50%
Single Family	1,681	61.44%	2,455.49	31.86%
Attached SF & Multi-family	199	7.27%	122.43	1.59%
Commercial	114	4.17%	116.94	1.52%
Industrial	<u>621</u>	<u>22.70%</u>	<u>3,441.36</u>	<u>44.65%</u>
Total	2,736	100.00%	7,707.35	100.00%

**Table 10**

**1987 Vacant Land Inventory  
Summary of Vacant Land by Zoning Map Category\*  
(City of Portland Within Urban Services Boundary)**

<u>Zone</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>
Farm/Forest	122	1,254.53	87	559.09	209	1,813.71
Single Family	1,728	2,531.19	4,810	3,903.01	6,538	6,434.20
Attached SF & Multi-family	166	92.38	1,553	469.17	1,719	561.54
Commercial	106	91.13	1,115	310.12	1,221	401.26
Industrial	<u>614</u>	<u>3,738.12</u>	<u>1,517</u>	<u>2,269.62</u>	<u>2,131</u>	<u>6,007.64</u>
Total	2,736	7,707.35	9,082	7,511.00	11,818	15,218.35

\* Property designated Open Space on the Comprehensive Plan Map is included within the zoning categories

**Table 11**

**1987 Vacant Land Inventory  
Vacant Land by Zoning Map Category\*  
Parcels Without Hazard Area or Floodplain Constraints  
(City of Portland Within Urban Services Boundary)**

<b>Zone</b>	<b>Parcels</b>		<b>Acres</b>	
	<b>Number</b>	<b>% of Total</b>	<b>Number</b>	<b>% of Total</b>
Farm/Forest	87	.96%	599.09	7.44%
Single Family	4,810	52.96%	3,903.01	51.96%
Attached SF & Multi-Family	1,553	17.10%	469.17	6.25%
Commercial	1,115	12.28%	310.12	4.13%
Industrial	<u>1,517</u>	<u>16.70%</u>	<u>2,269.62</u>	<u>30.22%</u>
Total	9,082	100.00%	7,511.00	100.00%

\* Property designated Open Space on the Comprehensive Plan Map is included within the zoning categories

**Table 12**

**1987 Vacant Land Inventory  
Vacant Land by Zoning Map Category\*  
Parcels with Hazard Area or Floodplain Constraints  
(City of Portland Within Urban Services Boundary)**

<u>Zone</u>	<u>Parcels</u>		<u>Acres</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Farm/Forest	122	4.46%	1,254.53	16.28%
Single Family	1,728	63.16%	2,531.19	32.84%
Attached SF & Multi-family	166	6.07%	92.38	1.20%
Commercial	106	3.87%	91.13	1.18%
Industrial	<u>614</u>	<u>22.44%</u>	<u>3,738.12</u>	<u>48.50%</u>
Total	2,736	100.00%	7,707.35	100.00%

\* Property designated Open Space on the Comprehensive Plan Map is included within the zoning categories

## SECTION III: RESIDENTIAL VACANT LAND

Based on the vacant land analysis, there were 8,027 vacant parcels and 6,636.90 vacant acres designated for residential use on the Comprehensive Plan Map as of June 30, 1987. This represents 68% of the total vacant parcels and 44% of the total vacant acres. Of this total, 6,147 vacant parcels and 4,058.98 vacant acres were located outside of hazard or floodplain areas.

Vacant land in detached single family Plan Map designations accounted for 6,042 of the total vacant parcels and 5,988.47 (39.35%) of the total vacant acres. These designations accounted for 4,255.49 of the vacant parcels and 3,532.98 (47.04%) of the vacant acres without hazard or floodplain constraints.

Table 13 details vacant land by Comprehensive Plan Map designation for detached single family Plan Map designations.

Vacant land in attached single family and multi-family Plan Map designations accounted for 1,985 of the total vacant parcels and 648.43 (4.26%) of the total vacant acres. These designations accounted for 1,786 of the vacant parcels and 526.00 (7.00%) of the vacant acres without hazard or floodplain constraints.

Table 14 details vacant land by Comprehensive Plan Map designation for attached single family and multi-family Plan Map designations.

Calculation of housing development potential on vacant land is based on the amount of buildable land, not total vacant land. In calculating this housing development potential, the same units-per-acre factors are used for periodic review as were used at Plan acknowledgment. In addition, 20% of buildable land is again subtracted in the R20, R10 and R7 designations to account for rights-of-way. Finally, 10% of the buildable land in the C2 designation and 5% of the buildable land in the M3 designation is again expected to be developed for multi-family housing.

As shown on Table 15, the Comprehensive Plan Map provided the potential for development of 32,745 new units on 3,484.43 acres of vacant buildable land. Of this total, 18,424 (56%) are attached single family and multi-family units and 14,321 (44%) are detached single family units. The overall density of new housing development on vacant buildable land is 9.4 dwelling units per net buildable acre.

Of the vacant buildable land designated single family or multi-family under the Plan Map, 15% is designated for attached single-family or multi-family development, with 85% designated for detached single family development. At Plan acknowledgment, 21.5% of the vacant buildable land designated single family or multi-family under the Plan Map was designated for attached single family or multi-family development, with 78.5% designated for detached single family.



Despite the annexations since 1981, the number of acres of vacant buildable land designated for attached single family or multi-family development under the Plan Map was only slightly greater in 1987 than it was at Plan acknowledgment, increasing from 492 acres to 526 acres. In contrast, the number of acres of vacant buildable land designated for detached single family development under the Plan Map almost doubled, increasing from 1,792 acres to 2,903 acres.

**Table 16** shows housing development potential under the Zoning Map. Total housing development potential was lower under the Zoning Map than under the Comprehensive Plan Map, with a potential for 30,379 new units on 3,435.98 acres of vacant buildable land. This reflects the potential for upzoning on vacant buildable residential land documented in Table 6.

Of this total, 16,716 (55%) are attached single family and multi-family units and 13,659 (45%) are detached single family units. The overall density of new development is 8.8 dwelling units per net buildable acre. This is a lower percentage of attached single family and multi-family and a lower overall density for development on vacant buildable land than under the Comprehensive Plan Map.

**Table 13**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Detached Single Family  
(City of Portland Within Urban Services Boundary)**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>
R20	17	62.50	7	37.81	24	100.32
R10	744	1,936.42	1,058	2,119.08	1,802	4,055.49
R7	420	242.48	1,405	991.80	1,825	1,234.28
R5	<u>500</u>	<u>214.09</u>	<u>1,891</u>	<u>384.28</u>	<u>2,391</u>	<u>598.38</u>
Total	1,681	2,455.49	4,361	3,532.98	6,042	5,988.47

**Table 14**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Attached Single Family and Multi-Family  
(City of Portland Within Urban Services Boundary)**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>
R2.5	29	15.55	596	98.68	625	114.23
R3	10	9.55	225	180.33	235	189.88
R2	61	39.92	392	118.13	453	158.06
R1	92	56.50	401	85.60	493	142.10
RH	7	.90	139	34.32	146	35.22
RX	0	.00	33	8.93	33	8.93
Total	199	122.43	1,786	526.00	1,985	648.43

**Table 15**

**1987 Vacant Land Inventory  
Comprehensive Plan Map Housing Development Potential  
(City of Portland Within Urban Services Boundary)**

<u>Plan Map Designation</u>	<u>Acres Without Flood/Hazard</u>	<u>-20% for R-O-W</u>	<u>Net acres Buildable</u>	<u>Units/Acre</u>	<u>Total Units</u>
<b>Detached Single Family</b>					
R20	37.81	7.56	30.25	2	60
R10	2,119.08	423.82	1,695.26	4	6,781
R7	991.80	198.36	793.44	5.6	4,443
R5	<u>384.28</u>		<u>384.28</u>	7.9	<u>3,036</u>
Subtotal	3,532.98	629.74	2,903.23		14,321
<b>Attached Single Family &amp; Multi-family</b>					
R2.5	98.68		98.68	15.8	1,559
R3	180.33		180.33	14	2,525
R2	118.13		118.13	20	2,363
R1	85.60		85.60	48	4,109
RH	34.32		34.32	100	3,432
RX	8.93		8.93	200	1,787
C2	24.43		24.43	48	1,172
M3	<u>30.77</u>		<u>30.77</u>	<u>48</u>	<u>1,478</u>
Subtotal	581.20	0.00	581.20		18,424
<b>TOTAL</b>	<b>4114.18</b>	<b>629.74</b>	<b>3484.43</b>		<b>32,745</b>

**Table 16**

**1987 Vacant Land Inventory  
Zoning Map Housing Development Potential  
(City of Portland Within Urban Services Boundary)**

<u>Zone</u>	<u>Acres Without Flood/Hazard*</u>	<u>-20% for R-O-W</u>	<u>Net acres Buildable</u>	<u>Units/ Acre</u>	<u>Total Units</u>
<b>Detached Single Family</b>					
R20	345.63	69.13	276.50	2	553
R10	2,015.35	403.07	1,612.28	4	6,449
R7	782.42	156.48	625.94	5.6	3,505
R5	<u>399.53</u>		<u>399.53</u>	7.9	<u>3,156</u>
Subtotal	3,542.93	628.68	2,914.25		13,663
<u>Zone</u>	<u>Acres Without Flood/Hazard*</u>	<u>-20% for R-O-W</u>	<u>Net acres Buildable</u>	<u>Units/ Acre</u>	<u>Total Units</u>
<b>Attached Single Family &amp; Multi-family</b>					
R2.5	51.52		51.52	15.8	814
R3	181.18		181.18	14	2,537
R2	124.74		124.74	20	2,495
R1	70.35		70.35	48	3,377
RH	31.28		31.28	100	3,128
RX	8.93		8.93	200	1,786
C2	23.43		23.43	48	1,125
M3	<u>30.30</u>	—	<u>30.30</u>	<u>48</u>	<u>1,454</u>
Subtotal	521.73	0.00	521.73		16,716
<b>TOTAL</b>	<b>4,064.66</b>	<b>628.68</b>	<b>3,435.98</b>		<b>30,379</b>

\* Does not include parcels designated Open Space as follows:  
R10: 209.02 acres                      R2: .93 acres  
R7: 126.18 acres                        R1: .23 acres  
R5: 24.88 acres

## **SECTION IV: INDUSTRIAL AND COMMERCIAL VACANT LAND**

Based on the vacant land analysis, there were 3,526 vacant parcels and 6,168.09 vacant acres designated for industrial or commercial use on the Comprehensive Plan Map as of June 30, 1987. This represents 30% of the total vacant parcels and 41% of the total vacant acres. Of this total, 2,791 vacant parcels and 2,609.80 vacant acres were located outside of hazard and floodplain areas.

Vacant land in commercial Plan Map designations accounted for 1,301 of the total vacant parcels and 436.18 (2.87%) of the total vacant acres. These designations accounted for 1,187 of the vacant parcels and 319.24 (4.25%) of the vacant acres without hazard or floodplain constraints.

Table 17 details vacant land by Comprehensive Plan Map designation for commercial Plan Map designations.

Vacant land in industrial Plan Map designations accounted for 2,225 of the total vacant parcels and 5,731.91 (37.66%) of the total vacant acres. These designations accounted for 1,604 of the vacant parcels and 2,290.56 (30.50%) of the vacant acres without hazard or floodplain constraints.

Table 18 details vacant land by Comprehensive Plan Map designation for industrial Plan Map designations.

Of the total vacant industrial and commercial land, 1,804 parcels and 5,451.57 acres were located within Portland's industrial districts. Table 19 provides a summary of vacant industrial and commercial land for nine City industrial districts: Albina; Brooklyn; Columbia CorridorWest; Columbia Corridor; Central Eastside; Guilds Lake; Linnton; Northwest Industrial; St. Johns; and Swan Island. For this report, the Columbia Corridor industrial district is divided into four subareas: Rivergate; West Columbia; Central Columbia; and Columbia South Shore. Vacant land data is presented for each of these subareas.

The largest amount of vacant parcels and vacant acres are included within the Columbia Corridor. Together, the four subareas include 1,108 vacant parcels and 4,707.67 vacant acres. This represents 61% of the total vacant parcels and 86% of the total vacant acres within the industrial districts. Almost two-thirds of the vacant parcels and vacant acres within the Columbia Corridor are located in the Central and Columbia South Shore subareas.

Other industrial districts provide a range of parcel sizes and designations. Smaller parcels in general industrial designations are found within the Albina and Central Eastside industrial districts. Larger parcels in general and heavy The Guilds Lake and Swan Island industrial districts are characterized by larger parcels in general and heavy industrial designations.

Tables 20 through 31 present data on industrial and commercial vacant land within each of the districts. Vacant land designated Open Space or residential are not included in these tables, but are included in the industrial district printouts in the appendix.

**Table 17**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Commercial  
(City of Portland Within Urban Services Boundary)**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C5	1	.46	36	17.47	37	17.93
C4	6	21.37	70	11.14	76	32.51
C3	0	0.00	90	30.31	90	30.31
C2	103	84.80	928	244.37	1,031	329.17
C1	4	10.31	63	15.95	67	26.26
Total	114	116.94	1,187	319.24	1,301	436.18

**Table 18**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Industrial  
(City of Portland Within Urban Services Boundary)**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>	<u>Parcels</u>	<u>Acres</u>
MX	1	2.00	7	4.53	8	6.53
M3	129	882.60	458	615.30	587	1,497.90
GE/ME	26	251.66	144	246.37	170	498.03
GI/M2	267	1,006.46	797	1,077.85	1,064	2,084.31
HI/M1	<u>198</u>	<u>1,298.64</u>	<u>198</u>	<u>346.50</u>	<u>396</u>	<u>1,645.13</u>
Total	621	3,441.36	1,604	2,290.56	2,225	5,731.91



**Table 19**

**1987 Vacant Land Inventory  
Summary of Comprehensive Plan Map Vacant Land by Industrial Districts  
(City of Portland Within Urban Services Boundary)**

<u>District</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
Albina	5	6.67	127	22.68	132	29.35
Brooklyn	1	.59	77	20.11	78	20.70
Columbia Corridor						
Rivergate	67	948.21	102	298.05	169	1,246.26
West	102	354.04	142	80.62	244	434.66
Central	151	839.85	197	643.37	348	1,483.22
South Shore	105	768.76	242	774.77	347	1,543.53
Central Eastside	8	22.98	142	51.88	150	74.86
Guilds Lake	40	171.03	36	63.51	76	234.54
Linnton	33	54.59	19	6.13	52	60.72
NW Industrial	2	2.65	93	27.94	95	30.59
St. Johns	12	65.60	31	10.28	43	75.88
Swan Island	<u>19</u>	<u>60.57</u>	<u>41</u>	<u>156.69</u>	<u>60</u>	<u>217.26</u>
Total	555	3,295.54	1,249	2,156.03	1,804	5,451.57

**Table 20**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Albina Industrial District**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C2	0	0.00	2	.27	2	.27
GE	0	0.00	26	3.38	26	3.38
G1	0	0.00	95	17.40	95	17.40
HI	5	<u>6.67</u>	4	<u>1.63</u>	9	<u>8.30</u>
Total	5	6.67	127	22.68	132	29.35

**Table 21**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Brooklyn Industrial District**

<u>Plan Map Designation*</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C2	0	0.00	6	.80	6	.80
GE	0	0.00	8	1.49	8	1.49
GI	1	.59	49	15.62	50	16.21
M3	0	<u>0.00</u>	14	<u>2.20</u>	14	<u>2.20</u>
Total	1	.59	77	20.11	78	20.70

\* Excludes parcel designated residential

**Table 22**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Columbia Corridor Industrial District:  
Rivergate**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
M1	61	784.28	56	220.86	117	1,005.13
M2	5	25.91	30	72.71	35	98.62
M3	1	<u>138.02</u>	16	<u>4.47</u>	17	<u>142.49</u>
Total	67	948.21	102	298.05	169	1,246.26

\* Excludes parcels designated residential and Open Space and unannexed parcels in unincorporated Multnomah County

**Table 23**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Columbia Corridor Industrial District:  
West Columbia**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C2	0	0.00	7	1.51	7	1.51
M1	41	183.81	71	37.20	112	221.01
M2	29	109.16	14	20.01	43	129.17
M3	<u>32</u>	<u>61.07</u>	<u>50</u>	<u>21.90</u>	<u>82</u>	<u>82.97</u>
Total	102	354.04	142	80.62	244	434.66

\* Excludes parcels designated residential and Open Space

**Table 24**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Columbia Corridor Industrial District  
Central Columbia**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C2	1	3.38	0	0.00	1	3.38
GI/M2	79	196.95	116	151.43	195	348.38
M3	71	639.52	81	491.95	152	1,131.47
Total	151	839.85	197	643.37	348	1,483.22

\* Excludes parcels designated residential and Open Space, annexed parcels retaining non-industrial County zoning and unannexed parcels in unincorporated Multnomah County

**Table 25**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Columbia Corridor Industrial District;  
Columbia South Shore**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C2	0	0.00	1	.52	1	.52
GE/ME	17	241.94	95	229.36	112	471.30
GI	88	526.82	145	531.22	233	1,058.04
M3	0	0.00	1	13.67	1	
Total	105	768.76	242	774.77	347	1,543.53

\* Excludes parcels designated open space

**Table 26**

**1987 Vacant Land Inventory  
Vacant Land by Comprehensive Plan Map Designation  
Central Eastside Industrial District**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C2	0	0.00	14	1.66	14	1.66
C3	0	0.00	1	.18	1	.18
GI	7	22.72	113	47.93	120	70.65
HI	1	0.25	2	.24	3	.49
M3	0	0.00	12	1.87	12	1.87
Total	8	22.98	142	51.88	150	74.86

**Table 27**

**1987 Vacant Land inventory  
Vacant Land by Comprehensive Plan Map Designation  
Guilds Lake Industrial District**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
HI	40	171.03	36	63.51	76	234.54
	40	171.03	36	63.51	76	234.54

**Table 28**

**1987 Vacant Land Inventory  
 Vacant Land by Comprehensive Plan Map Designation  
Linnton Industrial District**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C2	1	.09	2	.29	3	.38
GE	1	.17	0	0.00	1	.17
HI	<u>31</u>	<u>54.33</u>	<u>17</u>	<u>5.85</u>	<u>48</u>	<u>60.18</u>
Total	33	54.59	19	6.13	52	60.72

\* Excludes parcel designated residential

**Table 29**

**1987 Vacant Land Inventory  
 Vacant Land by Comprehensive Plan Map Designation  
Northwest Industrial District**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
C2	0	0.00	1	.06	1	.06
GE	0	0.00	3	.91	3	.91
GI	0	0.00	77	19.03	77	19.03
HI	1	.65	3	.95	4	1.60
M3	0	0.00	2	2.46	2	2.46
MX	<u>1</u>	<u>2.00</u>	<u>7</u>	<u>4.53</u>	<u>8</u>	<u>6.53</u>
Total	2	2.65	93	27.94	95	30.59

Table 30

**1987 Vacant Land Inventory**  
**Vacant Land by Comprehensive Plan Map Designation**  
**St. Johns Industrial District**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
M2	12	65.60	24	8.90	36	74.50
M3	0	0.00	7	1.38	7	1.38
Total	12	65.60	31	10.28	43	75.88

Table 31

**1987 Vacant Land Inventory**  
**Vacant Land by Comprehensive Plan Map Designation**  
**Swan Island Industrial District**

<u>Plan Map Designation</u>	<u>With Hazard/Flood</u>		<u>Without Hazard/Flood</u>		<u>Total</u>	
	Parcels	Acres	Parcels	Acres	Parcels	Acres
GE	8	9.55	2	9.02	10	18.57
GI	8	15.58	34	132.40	42	147.98
HI	3	35.44	5	15.27	8	50.71
Total	19	60.57	41	156.69	60	217.26

# APPENDIX



**1. COMPREHENSIVE PLAN MAP VACANT LAND**

Final Plan All Parcels

Final Plan Without Flood/Hazard

Final Plan With Flood/Hazard

FINAL PLAN ALL

	A	B	E	F	G
67	SUMMARY				
68					
69	PLAN MAP				
70	DESIGNATION	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
71					
72					
73	COMMERCIAL	1,301	436.18	2.87%	0
74					
75	INDUSTRIAL	2,225	5,731.91	37.66%	0
76					
77	MULTI-FAMILY	1,985	648.43	4.26%	19,754
78					
79	SINGLE FAMILY	6,042	5,988.47	39.35%	23,395
80					
81	FARM/FOREST	104	897.27	5.90%	0
82					
83	OPEN SPACE	161	1,516.08	9.96%	0
84					
85					
86	TOTALS	11,818	15,218.35	100.00%	43,149
87					
88					
89					

FINAL PLAN ALL

	A	B	E	F	G
90	RESIDENTIAL				
91	DESIGNATION	#PARCELS	ACRES		HU POTENTIAL
92					
93	R20	24	100.32		161
94	R10	1,802	4,055.49		12,978
95	R7	1,825	1,234.28		5,530
96	R5	2,391	598.38		4,727
97					
98	SUBTOTAL	6,042	5,988.47		23,395
99					
100					
101	R2.5	625	114.23		1,805
102	R3	235	189.88		2,658
103	R2	453	158.06		3,161
104	R1	493	142.10		6,821
105	RH	146	35.22		3,522
106	FX	33	8.93		1,787
107					
108	SUBTOTAL	1,985	648.43		19,754
109					
110	TOTAL	8,027	6,636.90		43,149
111					
112					
113	COMMERCIAL				
114	DESIGNATION	#PARCELS	ACRES		
115					
116	C5	37	17.93		
117	C4	76	32.51		
118	C3	90	30.31		
119	C2	1,031	329.17		
120	C1	67	26.26		
121					
122	TOTAL	1,301	436.18		
123					
124					
125	INDUSTRIAL				
126	DESIGNATION	#PARCELS	ACRES		
127					
128	MX	8	6.53		
129	M3	587	1,497.90		
130	GE	170	498.03		
131	G1/M2	1,064	2,084.31		
132	HI/M1	396	1,645.13		
133					
134	TOTAL	2,225	5,731.91		
135					
136					
137					

FINAL PLAN ALL

	A	B	E	F	G
1					
2					
3	PLAN MAP				
4	DESIGNATION	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
5					
6	C1	67	26.26	0.17%	
7	C2	970	286.04	1.88%	
8	C3	87	23.94	0.16%	
9	C4	54	29.13	0.19%	
10	C5	6	1.45	0.01%	
11	OBPO	18	8.03	0.05%	
12	OEC	2	0.16	0.00%	
13	OGC	41	37.95	0.25%	
14	ONC	18	5.02	0.03%	
15	OSC	22	3.38	0.02%	
16	CTNC	3	6.37	0.04%	
17	CTO	13	8.46	0.06%	
18	OGM	31	59.80	0.39%	
19	CHM	2	0.36	0.00%	
20	CLM	47	39.00	0.26%	
21	CTLM	6	1.59	0.01%	
22	GE-1	42	6.58	0.04%	
23	GE-2	101	233.25	1.53%	
24	GI-1	359	125.88	0.83%	
25	GI-2	310	1,252.85	8.23%	
26	HI	153	359.73	2.36%	
27	M1	241	1,285.04	8.44%	
28	M2	317	606.77	3.99%	
29	M3	587	1,497.90	9.84%	
30	ME	21	256.62	1.69%	
31	MX	8	6.53	0.04%	
32	CHR1	32	17.26	0.11%	829
33	CHR2	4	2.42	0.02%	48
34	CMR3	16	13.80	0.09%	193
35	CMR4	58	36.63	0.24%	513
36	CTHR	35	15.36	0.10%	1,536
37	CTMR	1	0.27	0.00%	5
38	R1	461	124.84	0.82%	5,992
39	R2	448	155.37	1.02%	3,107
40	R3	161	139.45	0.92%	1,952
41	RH	111	19.86	0.13%	1,986
42	FX	33	8.93	0.06%	1,787
43	CLR10	37	124.83	0.82%	399
44	CLR5	50	31.79	0.21%	251
45	CLR7	207	72.83	0.48%	326
46	CR10	34	32.71	0.21%	105
47	CR20	4	9.83	0.06%	16
48	CR7	1	0.14	0.00%	1

FINAL PLAN ALL

	A	B	E	F	G
49	CTRL5	3	0.57	0.00%	5
50	R10	1,731	3,897.95	25.61%	12,473
51	R2.5	625	114.23	0.75%	1,805
52	R20	20	90.49	0.59%	145
53	R5	2,338	566.01	3.72%	4,472
54	R7	1,617	1,161.32	7.63%	5,203
55	CLR40	5	4.84	0.03%	
56	CMUF19	7	1.79	0.01%	
57	CUF10	2	6.05	0.04%	
58	CUF20	2	2.87	0.02%	
59	FF	88	881.73	5.79%	
60	CS	161	1,516.08	9.96%	
61					
62					
63	TOTALS	11,818	15,218.35	100.00%	43,149
64					
65					
66					

FINAL PLAN WO FDH

	A	B	E	F	G
67	SUMMARY				
68					
69	PLAN MAP				
70	DESIGNATION	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
71					
72					
73	COMMERCIAL	1,187	319.24	4.25%	0
74					
75	INDUSTRIAL	1,604	2,290.56	30.50%	0
76					
77	MULTI-FAMILY	1,786	526.00	7.00%	15,774
78					
79	SINGLE FAMILY	4,361	3,532.98	47.04%	14,321
80					
81	FARM/FOREST	63	473.72	6.31%	0
82					
83	OPEN SPACE	81	368.51	4.91%	0
84					
85					
86	TOTALS	9,082	7,511.00	100.00%	30,095
87					
88					
89					

FINAL PLAN WO FDH

	A	B	E	F	G
90	RESIDENTIAL				
91	DESIGNATION	#PARCELS	ACRES		HU POTENTIAL
92					
93	R20	7	37.81		60
94	R10	1,058	2,119.08		6,781
95	R7	1,405	991.80		4,443
96	R5	1,891	384.28		3,036
97					
98	SUBTOTAL	4,361	3,532.98		14,321
99					
100					
101	R2.5	596	98.68		1,559
102	R3	225	180.33		2,525
103	R2	392	118.13		2,363
104	R1	401	85.60		4,109
105	RH	139	34.32		3,432
106	RX	33	8.93		1,787
107					
108	SUBTOTAL	1,786	526.00		15,774
109					
110	TOTAL	6,147	4,058.98		30,095
111					
112					
113	COMMERCIAL				
114	DESIGNATION	#PARCELS	ACRES		
115					
116	C5	36	17.47		
117	C4	70	11.14		
118	C3	90	30.31		
119	C2	928	244.37		
120	C1	63	15.95		
121					
122	TOTAL	1,187	319.24		
123					
124					
125	INDUSTRIAL				
126	DESIGNATION	#PARCELS	ACRES		
127					
128	MX	7	4.53		
129	M3	458	615.30		
130	GE	144	246.37		
131	GI/M2	797	1,077.85		
132	HI/M1	198	346.50		
133					
134	TOTAL	1,604	2,290.56		
135					
136					
137					

FINAL PLAN WO FDH

	A	B	E	F	G
1					
2					
3	PLAN MAP				
4	DESIGNATION	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
5					
6	C1	63	15.95	0.21%	
7	C2	875	225.11	3.00%	
8	C3	87	23.94	0.32%	
9	C4	48	7.76	0.10%	
10	C5	5	0.99	0.01%	
11	OBPO	18	8.03	0.11%	
12	OEC	2	0.16	0.00%	
13	OCC	34	14.59	0.19%	
14	ONC	17	4.50	0.06%	
15	OCC	22	3.38	0.05%	
16	CTNC	3	6.37	0.08%	
17	CTO	13	8.46	0.11%	
18	OGM	21	32.67	0.43%	
19	CHM	0	0.00	0.00%	
20	CLM	46	34.71	0.46%	
21	CTLM	6	1.59	0.02%	
22	GE-1	41	6.41	0.09%	
23	GE-2	89	216.73	2.89%	
24	GI-1	351	102.57	1.37%	
25	GI-2	215	711.02	9.47%	
26	HI	69	88.05	1.17%	
27	M1	129	258.44	3.44%	
28	M2	164	196.88	2.62%	
29	M3	458	615.30	8.19%	
30	ME	8	21.65	0.29%	
31	MX	7	4.53	0.06%	
32	CHR1	31	13.00	0.17%	624
33	CHR2	4	2.42	0.03%	48
34	CMR3	16	13.80	0.18%	193
35	CMR4	48	27.08	0.36%	379
36	CTHR	35	15.36	0.20%	1,536
37	CTMR	1	0.27	0.00%	5
38	R1	370	72.59	0.97%	3,485
39	R2	387	115.45	1.54%	2,309
40	R3	161	139.45	1.86%	1,952
41	RH	104	18.96	0.25%	1,896
42	FX	33	8.93	0.12%	1,787
43	CLR10	31	90.01	1.20%	288
44	CLR5	50	31.79	0.42%	251
45	CLR7	191	46.24	0.62%	207
46	CR10	30	27.76	0.37%	89
47	CR20	3	5.18	0.07%	8
48	CR	1	0.14	0.00%	1



FINAL PLAN WO FDH

	A	B	E	F	G
4 9	CTLR5	3	0.57	0.01%	5
5 0	R10	997	2,001.31	26.65%	6,404
5 1	R2.5	596	98.68	1.31%	1,559
5 2	R20	4	32.64	0.43%	52
5 3	R5	1838	351.92	4.69%	2,780
5 4	R7	1213	945.42	12.59%	4,235
5 5	CLR40	1	0.41	0.01%	
5 6	CMUF19	1	0.59	0.01%	
5 7	CUF10	2	6.05	0.08%	
5 8	CUF20	0	0.00	0.00%	
5 9	FF	59	466.67	6.21%	
6 0	CS	81	368.51	4.91%	
6 1					
6 2					
6 3	TOTALS	9,082	7,511.00	100.00%	30,095
6 4					
6 5					
6 6					

FINAL PLAN W FDH

	A	B	E	F	G
67	SUMMARY				
68					
69	PLAN MAP				
70	DESIGNATION	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
71					
72					
73	COMMERCIAL	114	116.94	1.52%	0
74					
75	INDUSTRIAL	621	3,441.36	44.65%	0
76					
77	MULTI-FAMILY	199	122.43	1.59%	3,980
78					
79	SINGLE FAMILY	1,681	2,455.49	31.86%	9,074
80					
81	FARM/FOREST	41	423.55	5.50%	0
82					
83	OPEN SPACE	80	1,147.58	14.89%	0
84					
85					
86	TOTALS	2,736	7,707.35	100.00%	13,054
87					
88					
89					

FINAL PLAN W FDH

	A	B	E	F	G
90	RESIDENTIAL				
91	DESIGNATION	#PARCELS	ACRES		HU POTENTIAL
92					
93	R20	17	62.50		100
94	R10	744	1,936.42		6,197
95	R7	420	242.48		1,086
96	R5	500	214.09		1,691
97					
98	SUBTOTAL	1,681	2,455.49		9,074
99					
100					
101	R2.5	29	15.55		246
102	R3	10	9.55		134
103	R2	61	39.92		798
104	R1	92	56.50		2,712
105	RH	7	0.90		90
106	RX	0	0.00		0
107					
108	SUBTOTAL	199	122.43		3,980
109					
110	TOTAL	1,880	2,577.92		13,054
111					
112					
113	COMMERCIAL				
114	DESIGNATION	#PARCELS	ACRES		
115					
116	C5	1	0.46		
117	C4	6	21.38		
118	C3	0	0.00		
119	C2	103	84.80		
120	C1	4	10.31		
121					
122	TOTAL	114	116.94		
123					
124					
125	INDUSTRIAL				
126	DESIGNATION	#PARCELS	ACRES		
127					
128	MX	1	2.00		
129	M3	129	882.60		
130	GE	26	251.66		
131	GI/M2	267	1,006.46		
132	HI/M1	198	1,298.64		
133					
134	TOTAL	621	3,441.36		
135					
136					
137					

FINAL PLAN W FDH

	A	B	E	F	G
1					
2					
3	PLAN MAP				
4	DESIGNATION	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
5					
6	C1	4	10.31	0.13%	
7	C2	95	60.92	0.79%	
8	C3	0	0.00	0.00%	
9	C4	6	21.38	0.28%	
10	C5	1	0.46	0.01%	
11	CBPO	0	0.00	0.00%	
12	CEC	0	0.00	0.00%	
13	CGC	7	23.35	0.30%	
14	CNC	1	0.52	0.01%	
15	CSC	0	0.00	0.00%	
16	CTNC	0	0.00	0.00%	
17	CTO	0	0.00	0.00%	
18	CGM	10	27.13	0.35%	
19	CHM	2	0.36	0.00%	
20	CLM	1	4.29	0.06%	
21	CTLM	0	0.00	0.00%	
22	GE-1	1	0.17	0.00%	
23	GE-2	12	16.52	0.21%	
24	GI-1	8	23.31	0.30%	
25	GI-2	95	541.83	7.03%	
26	HI	84	271.68	3.52%	
27	M1	112	1,026.60	13.32%	
28	M2	153	409.90	5.32%	
29	M3	129	882.60	11.45%	
30	ME	13	234.97	3.05%	
31	MX	1	2.00	0.03%	
32	CHR1	1	4.26	0.06%	204
33	CHR2	0	0.00	0.00%	0
34	CMR3	0	0.00	0.00%	0
35	CMR4	10	9.55	0.12%	134
36	CTHR	0	0.00	0.00%	0
37	CTMR	0	0.00	0.00%	0
38	R1	91	52.24	0.68%	2,508
39	R2	61	39.92	0.52%	798
40	R3	0	0.00	0.00%	0
41	RH	7	0.90	0.01%	90
42	RX	0	0.00	0.00%	0
43	CLR10	6	34.81	0.45%	111
44	CLR5	0	0.00	0.00%	0
45	CLR7	16	26.58	0.34%	119
46	CR10	4	4.96	0.06%	16
47	CR20	1	4.65	0.06%	7
48	CR7	0	0.00	0.00%	0

FINAL PLAN W FDH

	A	B	E	F	G
49	CTRL5	0	0.00	0.00%	0
50	R10	734	1,896.64	24.61%	6,069
51	R2.5	29	15.55	0.20%	246
52	R20	16	57.85	0.75%	93
53	R5	500	214.09	2.78%	1,691
54	R7	404	215.90	2.80%	967
55	CLR40	4	4.43	0.06%	
56	CMUF19	6	1.19	0.02%	
57	CUF10	0	0.00	0.00%	
58	CUF20	2	2.87	0.04%	
59	FF	29	415.06	5.39%	
60	CS	80	1,147.58	14.89%	
61					
62					
63	TOTALS	2,736	7,707.35	100.00%	13,054
64					
65					
66					

## **2. ZONING MAP VACANT LAND**

**Final Zone All Parcels**

**Final Zone Without Flood/Hazard**

**Final Zone With Flood/Hazard**

FINAL ZONE ALL PARCELS

	A	B	E	F	G
6 7	SUMMARY				
6 8					
6 9					
7 0	ZONE	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
7 1					
7 2					
7 3	COMMERCIAL	1,221	401.26	2.64%	0
7 4					
7 5	INDUSTRIAL	2,131	6,007.64	39.48%	0
7 6					
7 7	MULTI-FAMILY	1,719	561.54	3.69%	17,462
7 8					
7 9	SINGLE FAMILY	6,538	6,434.20	42.28%	24,162
8 0					
8 1	FARM/FOREST	209	1,813.71	11.92%	0
8 2					
8 3	OPEN SPACE	0	0.00	0.00%	0
8 4					
8 5					
8 6	TOTALS	11,818	15,218.35	100.00%	41,624
8 7					
8 8					
8 9					

## FINAL ZONE ALL PARCELS

	A	B	E	F	G
90	RESIDENTIAL				
91	ZONE				
92					
93	R20	236	538.86		862
94	R10	2,009	4,082.71		13,065
95	R7	1,858	1,194.25		5,350
96	R5	2,435	618.39		4,885
97					
98	SUBTOTAL	6,538	6,434.20		24,162
99					
100					
101	R2.5	366	57.78		913
102	R3	236	190.73		2,670
103	R2	551	149.22		2,984
104	R1	404	122.70		5,889
105	RH	129	32.18		3,218
106	RX	33	8.93		1,787
107					
108	SUBTOTAL	1,719	561.54		17,462
109					
110	TOTAL	8,257	6,995.74		41,624
111					
112					
113	COMMERCIAL				
114	ZONE	#PARCELS	ACRES		
115					
116	C5	41	20.41		
117	C4	62	10.23		
118	C3	88	30.08		
119	C2	963	314.28		
120	C1	67	26.26		
121					
122	TOTAL	1,221	401.26		
123					
124					
125	INDUSTRIAL				
126	ZONE	#PARCELS	ACRES		
127					
128	MX	7	6.47		
129	M3	512	1,493.36		
130	GE	149	241.42		
131	G1/M2	1,064	2,313.49		
132	HI/M1	399	1,952.90		
133					
134	TOTAL	2,131	6,007.64		
135					
136					
137					



FINAL ZONE ALL PARCELS

	A	B	E	F	G
1					
2					
3					
4	ZONE	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
5					
6	C1	67	26.26	0.17%	
7	C2	902	271.16	1.78%	
8	C3	85	23.71	0.16%	
9	C4	40	6.84	0.04%	
10	C5	10	3.92	0.03%	
11	CBPO	18	8.03	0.05%	
12	CEC	2	0.16	0.00%	
13	CCG	41	37.95	0.25%	
14	CNC	18	5.02	0.03%	
15	CSC	22	3.38	0.02%	
16	CTNC	3	6.37	0.04%	
17	CTO	13	8.46	0.06%	
18	CGM	30	59.80	0.39%	
19	CHM	2	0.36	0.00%	
20	CLM	47	39.00	0.26%	
21	CTLM	6	1.59	0.01%	
22	GE-1	42	6.58	0.04%	
23	GE-2	101	233.25	1.53%	
24	GI-1	360	125.94	0.83%	
25	GI-2	330	1,508.62	9.91%	
26	HI	153	359.73	2.36%	
27	M1	244	1,592.81	10.47%	
28	M2	297	580.13	3.81%	
29	M3	512	1,493.36	9.81%	
30	ME	0	0.00	0.00%	
31	MX	7	6.47	0.04%	
32	CHR1	32	17.26	0.11%	829
33	CHR2	4	2.42	0.02%	48
34	CMR3	16	13.80	0.09%	193
35	CMR4	58	36.63	0.24%	513
36	CTHR	35	15.36	0.10%	1,536
37	CTMR	1	0.27	0.00%	5
38	R1	372	105.44	0.69%	5,061
39	R2	546	146.53	0.96%	2,931
40	R3	162	140.30	0.92%	1,964
41	RH	94	16.82	0.11%	1,682
42	FX	33	8.93	0.06%	1,787
43	CLR10	37	124.83	0.82%	399
44	CLR5	50	31.79	0.21%	251
45	CLR7	207	72.83	0.48%	326
46	CR10	34	32.71	0.21%	105
47	CR20	4	9.83	0.06%	16
48	CR7	1	0.14	0.00%	1

FINAL ZONE ALL PARCELS

	A	B	E	F	G
49	CLR5	3	0.57	0.00%	5
50	R10	1938	3,925.17	25.79%	12,561
51	R2.5	366	57.78	0.38%	913
52	R20	232	529.03	3.48%	846
53	R5	2382	586.03	3.85%	4,630
54	R7	1650	1,121.28	7.37%	5,023
55	CLR40	5	4.84	0.03%	
56	CMUF19	7	1.79	0.01%	
57	CUF10	2	6.05	0.04%	
58	CUF20	2	2.87	0.02%	
59	FF	193	1,798.16	11.82%	
60	CS	0	0.00	0.00%	
61					
62					
63	TOTALS	11,818	15,218.35	100.00%	41,624
64					
65					
66					

FINAL ZONE WO FDH

	A	B	E	F	G
67	SUMMARY				
68					
69					
70	ZONE	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
71					
72					
73	COMMERCIAL	1,115	310.12	4.13%	0
74					
75	INDUSTRIAL	1,517	2,269.62	30.22%	0
76					
77	MULTI-FAMILY	1,553	469.17	6.25%	14,166
78					
79	SINGLE FAMILY	4,810	3,903.01	51.96%	15,094
80					
81	FARM/FOREST	87	559.09	7.44%	0
82					
83	OPENSACE	0	0.00	0.00%	0
84					
85					
86	TOTALS	9,082	7,511.00	100.00%	29,261
87					
88					
89					

## FINAL ZONE WO FDH

	A	B	E	F	G
90	RESIDENTIAL				
91	ZONE	#PARCELS	ACRES		HU POTENTIAL
92					
93	R20	165	345.63		553
94	R10	1,219	2,224.37		7,118
95	R7	1,338	908.60		4,071
96	R5	2,088	424.41		3,353
97					
98	SUBTOTAL	4,810	3,903.01		15,094
99					
100					
101	R2.5	357	51.52		814
102	R3	226	181.18		2,537
103	R2	489	125.67		2,513
104	R1	326	70.58		3,388
105	RH	122	31.28		3,128
106	FX	33	8.93		1,787
107					
108	SUBTOTAL	1,553	469.17		14,166
109					
110	TOTAL	6,363	4,372.17		29,261
111					
112					
113	COMMERCIAL				
114	ZONE	#PARCELS	ACRES		
115					
116	C5	40	19.95		
117	C4	60	9.90		
118	C3	88	30.08		
119	C2	864	234.25		
120	C1	63	15.95		
121					
122	TOTAL	1,115	310.12		
123					
124					
125	INDUSTRIAL				
126	ZONE	#PARCELS	ACRES		
127					
128	MX	6	4.47		
129	M3	380	605.90		
130	GE	136	224.73		
131	GI/M2	797	1,088.02		
132	HI/M1	198	346.50		
133					
134	TOTAL	1,517	2,269.62		
135					
136					
137					

FINAL ZONE WO FDH

	A	B	E	F	G
1					
2					
3					
4	ZONE	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
5					
6	C1	63	15.95	0.21%	
7	C2	811	214.99	2.86%	
8	C3	85	23.71	0.32%	
9	C4	38	6.52	0.09%	
10	C5	9	3.46	0.05%	
11	CBPO	18	8.03	0.11%	
12	OEC	2	0.16	0.00%	
13	OCC	34	14.59	0.19%	
14	ONC	17	4.50	0.06%	
15	OCC	22	3.38	0.05%	
16	CTNC	3	6.37	0.08%	
17	CIO	13	8.46	0.11%	
18	OGM	20	32.67	0.43%	
19	CHM	0	0.00	0.00%	
20	CLM	46	34.71	0.46%	
21	CTLM	6	1.59	0.02%	
22	GE-1	41	6.41	0.09%	
23	GE-2	89	216.73	2.89%	
24	GI-1	352	102.63	1.37%	
25	GI-2	222	731.91	9.74%	
26	HI	69	88.05	1.17%	
27	M1	129	256.44	3.44%	
28	M2	157	186.10	2.48%	
29	M3	380	605.90	8.07%	
30	ME	0	0.00	0.00%	
31	MX	6	4.47	0.06%	
32	CHR1	31	13.00	0.17%	624
33	CHR2	4	2.42	0.03%	48
34	CMR3	16	13.80	0.18%	193
35	CMR4	48	27.08	0.36%	379
36	CTHR	35	15.36	0.20%	1,536
37	CTMR	1	0.27	0.00%	5
38	R1	295	57.58	0.77%	2,764
39	R2	484	122.99	1.64%	2,460
40	R3	162	140.30	1.87%	1,964
41	RH	87	15.91	0.21%	1,591
42	FX	33	8.93	0.12%	1,787
43	CLR10	31	90.01	1.20%	288
44	CLR5	50	31.79	0.42%	251
45	CLR7	191	46.24	0.62%	207
46	CR10	30	27.76	0.37%	89
47	CR20	3	5.18	0.07%	8
48	CR7	1	0.14	0.00%	1

FINAL ZONE WO FDH

	A	B	E	F	G
49	CLR5	3	0.57	0.01%	5
50	R10	1158	2,106.60	28.05%	6,741
51	R2.5	357	51.52	0.69%	814
52	R20	162	340.45	4.53%	545
53	R5	2035	392.05	5.22%	3,097
54	R7	1146	862.21	11.48%	3,863
55	CLR40	1	0.41	0.01%	
56	CMUF19	1	0.59	0.01%	
57	CUF10	2	6.05	0.08%	
58	CUF20	0	0.00	0.00%	
59	FF	83	552.04	7.35%	
60	CS	0	0.00	0.00%	
61					
62					
63	TOTALS	9,082	7,511.00	100.00%	29,261
64					
65					
66					

FINAL ZONE W FDH

	A	B	E	F	G
67	SUMMARY				
68					
69					
70	ZONE	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
71					
72					
73	COMMERCIAL	106	91.13	1.18%	0
74					
75	INDUSTRIAL	614	3,738.12	48.50%	0
76					
77	MULTI-FAMILY	166	92.38	1.20%	3,295
78					
79	SINGLE FAMILY	1,728	2,531.19	32.84%	9,068
80					
81	FARM/FOREST	122	1,254.53	16.28%	0
82					
83	OPENSACE	0	0.00	0.00%	0
84					
85					
86	TOTALS	2,736	7,707.35	100.00%	12,363
87					
88					
89					

## FINAL ZONE W FDH

	A	B	E	F	G
90	RESIDENTIAL				
91	ZONE	#PARCELS	ACRES		HU POTENTIAL
92					
93	R20	71	193.23		309
94	R10	790	1,858.34		5,947
95	R7	520	285.65		1,280
96	R5	347	193.98		1,532
97					
98	SUBTOTAL	1,728	2,531.19		9,068
99					
100					
101	R2.5	9	6.26		99
102	R3	10	9.55		134
103	R2	62	23.54		471
104	R1	78	52.12		2,502
105	RH	7	0.90		90
106	FX	0.00	0.00		0.00
107					
108	SUBTOTAL	166	92.38		3,295
109					
110	TOTAL	1,894	2,623.57		12,363
111					
112					
113	COMMERCIAL				
114	ZONE	#PARCELS	ACRES		
115					
116	C5	1	0.46		
117	C4	2	0.33		
118	C3	0	0.00		
119	C2	99	80.04		
120	C1	4	10.31		
121					
122	TOTAL	106	91.13		
123					
124					
125	INDUSTRIAL				
126	ZONE	#PARCELS	ACRES		
127					
128	MX	1	2.00		
129	M3	132	887.46		
130	GE	13	16.69		
131	GI/M2	267	1,225.56		
132	HI/M1	201	1,606.41		
133					
134	TOTAL	614	3,738.12		
135					
136					
137					



FINAL ZONE W FDH

	A	B	E	F	G
1					
2					
3					
4	DESIGNATIONS	#PARCELS	ACRES	% OF TOTAL	HU POTENTIAL
5					
6	C1	4	10.31	0.13%	
7	C2	91	56.17	0.73%	
8	C3	0	0.00	0.00%	
9	C4	2	0.33	0.00%	
10	C5	1	0.46	0.01%	
11	CBPO	0	0.00	0.00%	
12	OEC	0	0.00	0.00%	
13	CCC	7	23.35	0.30%	
14	ONC	1	0.52	0.01%	
15	OCC	0	0.00	0.00%	
16	CTNC	0	0.00	0.00%	
17	CIO	0	0.00	0.00%	
18	OGM	10	27.13	0.35%	
19	CHM	2	0.36	0.00%	
20	CLM	1	4.29	0.06%	
21	CTLM	0	0.00	0.00%	
22	GE-1	1	0.17	0.00%	
23	GE-2	12	16.52	0.21%	
24	GI-1	8	23.31	0.30%	
25	GI-2	108	776.80	10.08%	
26	HI	84	271.68	3.52%	
27	M1	115	1,334.37	17.31%	
28	M2	140	394.03	5.11%	
29	M3	132	887.46	11.51%	
30	ME	0	0.00	0.00%	
31	MX	1	2.00	0.03%	
32	CHR1	1	4.26	0.06%	204
33	CHR2	0	0.00	0.00%	0
34	CMR3	0	0.00	0.00%	0
35	CMR4	10	9.55	0.12%	134
36	CTHR	0	0.00	0.00%	0
37	CTMR	0	0.00	0.00%	0
38	R1	77	47.86	0.62%	2,297
39	R2	62	23.54	0.31%	471
40	R3	0	0.00	0.00%	0
41	RH	7	0.90	0.01%	90
42	RX	0	0.00	0.00%	0
43	CLR10	6	34.81	0.45%	111
44	CLR5	0	0.00	0.00%	0
45	CLR7	16	26.58	0.34%	119
46	CR10	4	4.96	0.06%	16
47	CR20	1	4.65	0.06%	7
48	CR7	0	0.00	0.00%	0

FINAL ZONE W FDH

	A	B	E	F	G
4 9	CTRL5	0	0.00	0.00%	0
5 0	R10	780	1,818.56	23.60%	5,819
5 1	R2.5	9	6.26	0.08%	99
5 2	R20	70	188.58	2.45%	302
5 3	R5	347	193.98	2.52%	1,532
5 4	R7	504	259.07	3.36%	1,161
5 5	CLR40	4	4.43	0.06%	
5 6	CMUF19	6	1.19	0.02%	
5 7	CUF10	0	0.00	0.00%	
5 8	CUF20	2	2.87	0.04%	
5 9	FF	110	1,246.04	16.17%	
6 0	CS	0	0.00	0.00%	
6 1					
6 2					
6 3	TOTALS	2,736	7,707.35	100.00%	12,363
6 4					
6 5					
6 6					

**3. ZONE DOES NOT EQUAL PLAN**

Final Zone NEQ Plan Parcels

Final Zone NEQ Plan Acres

FINAL ZONE NEQ PLAN PARCELS

	A	B	C	D	E	F	G	H	I	J	K
1											
2				PLAN							
3											
4	ZONE	M3	OS	C2	R2.5	M2	R10	R20	MX	ME	R2
5											
6	C2	1	2								
7	C4			1							
8	C5			3							
9	FF	4	74			3	19	5			
10	GI-1								1		
11	GI-2									21	
12	M1		3								
13	M2										
14	M3					11					
15	R1		1	1							
16	R10		6	2	4	6					6
17	R2	66	1	37							
18	R2.5			1							
19	R20		2				215				
20	R3										
21	R5	14	62	25	247	1					44
22	R7	1	10	1	18						23
23	RH										
24											
25											
26	TOTAL	86	161	71	269	21	234	5	1	21	73

FINAL ZONE NEQ PLAN PARCELS

	L	M	N	O	P	Q	R	S	T	U
1										
2										
3										
4	C3	C4	R1	R5	M3	RH	GI-2	R7		TOTALS
5										
6										3
7										1
8										3
9										105
10										1
11										21
12										3
13										0
14										11
15	1									3
16		4	10	112				292		442
17			56			12				172
18		11								12
19										217
20							1			1
21			25			6				424
22			4	268						325
23	1									1
24										
25										
26	2	15	95	380	0	18	1	292		1745

FINAL ZONE NEQ PLAN ACRES

	A	B	C	D	E
1					
2				PLAN	
3					
4	ZONE	M3	OS	C2	R2.5
5					
6	C2	0.11	2.46	0.00	0.00
7	C4	0.00	0.00	0.14	0.00
8	C5	0.00	0.00	2.35	0.00
9	FF	1.47	717.50	0.00	0.00
10	G1-1	0.00	0.00	0.00	0.00
11	G1-2	0.00	0.00	0.00	0.00
12	M1	0.00	307.76	0.00	0.00
13	M2	0.00	0.00	0.00	0.00
14	M3	0.00	0.00	0.00	0.00
15	R1	0.00	0.23	0.15	0.00
16	R10	0.00	266.00	4.12	5.75
17	R2	6.35	0.93	7.02	0.00
18	R2.5	0.00	0.00	0.11	0.00
19	R20	0.00	14.30	0.00	0.00
20	R3	0.00	0.00	0.00	0.00
21	R5	3.14	67.45	3.28	44.63
22	R7	10.00	139.45	0.28	7.71
23	RH	0.00	0.00	0.00	0.00
24					
25					
26	TOTALS	21.07	1,516.08	17.45	58.09

FINAL ZONE NEQ PLAN ACRES

	F	G	H	I	J
1					
2					
3					
4	M2	R10	R20	MX	ME
5					
6	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00
9	8.48	161.87	27.12	0.00	0.00
10	0.00	0.00	0.00	0.06	0.00
11	0.00	0.00	0.00	0.00	256.62
12	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00
14	16.53	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00	0.00
16	1.69	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00	0.00
18	0.00	0.00	0.00	0.00	0.00
19	0.00	451.36	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00
21	0.26	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00	0.00
24					
25					
26	26.97	613.23	27.12	0.06	256.62

FINAL ZONE NEQ PLAN ACRES

	K	L	M	N	O
1					
2					
3					
4	R2	C3	C4	R1	R5
5					
6	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00	0.00
15	0.00	0.11	0.00	0.00	0.00
16	20.60	0.00	21.05	2.80	44.51
17	0.00	0.00	0.00	13.79	0.00
18	0.00	0.00	1.38	0.00	0.00
19	0.00	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00
21	8.57	0.00	0.00	3.24	0.00
22	9.59	0.00	0.00	0.45	67.05
23	0.00	0.11	0.00	0.00	0.00
24					
25					
26	38.76	0.23	22.43	20.28	111.56



FINAL ZONE NEQ PLAN ACRES

	P	Q	R	S	T
1					
2					
3					
4	M3	RH	GI-2	R7	TOTALS
5					
6	0.00	0.00	0.00	0.00	2.57
7	0.00	0.00	0.00	0.00	0.14
8	0.00	0.00	0.00	0.00	2.35
9	0.00	0.00	0.00	0.00	916.44
10	0.00	0.00	0.00	0.00	0.06
11	0.00	0.00	0.00	0.00	256.62
12	0.00	0.00	0.00	0.00	307.76
13	0.00	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00	16.53
15	0.00	0.00	0.00	0.00	0.49
16	0.00	0.00	0.00	274.56	641.09
17	0.00	2.14	0.00	0.00	30.23
18	0.00	0.00	0.00	0.00	1.49
19	0.00	0.00	0.00	0.00	465.66
20	0.00	0.00	0.85	0.00	0.85
21	0.00	1.02	0.00	0.00	131.59
22	0.00	0.00	0.00	0.00	234.53
23	0.00	0.00	0.00	0.00	0.11
24					
25					
26	0.00	3.16	0.85	274.56	3,008.51

#### **4. INDUSTRIAL DISTRICTS**

Albina

Brooklyn

Columbia Corridor: Rivergate

Columbia Corridor: West Columbia

Columbia Corridor: Central Columbia

Columbia Corridor: South Shore

Central Eastside

Guilds Lake

Linnton

Northwest Industrial

St. Johns

Swan Island

FINAL ALBINA ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	2	0.27	0.91%
7	GE-1	26	3.38	11.52%
8	GI-1	95	17.40	59.28%
9	HI	9	8.30	28.29%
10				
11				
12	TOTALS	132	29.35	100.00%

FINAL ALBINA WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	2	0.27	1.18%
7	GE-1	26	3.38	14.91%
8	GI-1	95	17.40	76.72%
9	HI	4	1.63	7.20%
10				
11				
12	TOTALS	127	22.68	100.00%

FINAL ALBINA W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	HI	5	6.67	100.00%

FINAL BROOKLYN ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	6	0.80	3.79%
7	GE-1	8	1.49	7.03%
8	GI-1	50	16.21	76.63%
9	M3	14	2.20	10.38%
10	R5	1	0.46	2.17%
11				
12				
13	TOTALS	79	21.16	100.00%

FINAL BROOKLYN WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	6	0.80	3.90%
7	GE-1	8	1.49	7.23%
8	GI-1	49	15.62	75.96%
9	M3	14	2.20	10.68%
10	R5	1	0.46	2.23%
11				
12				
13	TOTALS	78	20.57	100.00%

FINAL BROOKLYN W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	GI-1	1	0.59	100.00%



FINAL RIVERGATE ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	M1	117	1,005.13	58.47%
7	M2	35	98.62	5.74%
8	M3	17	142.49	8.29%
9	R5	1	0.11	0.01%
10	CS	12	472.65	27.50%
11				
12				
13	TOTALS	182	1,719.02	100.00%

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	M1	56	220.86	74.07%
7	M2	30	72.71	24.39%
8	M3	16	4.47	1.50%
9	R5	1	0.11	0.04%
10				
11				
12	TOTALS	103	298.16	100.00%

FINAL RIVERGATE W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	M1	61	784.28	55.20%
7	M2	5	25.91	1.82%
8	M3	1	138.02	9.71%
9	CS	12	472.65	33.27%
10				
11				
12	TOTALS	79	1,420.86	100.00%

FINAL W. COLUMBIA ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	7	1.51	0.35%
7	M1	112	221.01	50.69%
8	M2	43	129.17	29.63%
9	M3	82	82.97	19.03%
10	R2	1	0.11	0.03%
11	CS	1	1.22	0.28%
12				
13				
14	TOTALS	246	435.99	100.00%

FINAL W. COLUMBIA WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	7	1.51	1.86%
7	M1	71	37.20	46.08%
8	M2	14	20.01	24.79%
9	M3	50	21.90	27.13%
10	R2	1	0.11	0.14%
11				
12				
13	TOTALS	143	80.73	100.00%

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	M1	41	183.81	51.74%
7	M2	29	109.16	30.73%
8	M3	32	61.07	17.19%
9	OS	1	1.22	0.34%
10				
11				
12	TOTALS	103	355.26	100.00%

FINAL CENTRAL COLUMBIA ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	1	3.38	0.20%
7	OGM	26	57.74	3.43%
8	G1-2	11	26.38	1.56%
9	GM	1	1.18	0.07%
10	M2	157	263.10	15.61%
11	M3	152	1131.48	67.13%
12	R10	2	2.61	0.15%
13	R20	4	9.90	0.59%
14	R2	1	0.12	0.01%
15	R3	2	0.45	0.03%
16	CUF20	2	2.87	0.17%
17	CLR40	5	4.84	0.29%
18	CS	11	181.42	10.76%
19				
20	TOTALS	375	1685.46	100.00%

FINAL CENTRAL COLUMBIA WOFDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	OGM	19	31.34	4.82%
7	G1-2	11	26.38	4.06%
8	GM	1	1.18	0.18%
9	M2	85	92.53	14.24%
10	M3	81	491.95	75.69%
11	R2	1	0.12	0.02%
12	R3	2	0.45	0.07%
13	R10	2	2.61	0.40%
14	CLR40	1	0.41	0.06%
15	OS	1	3.01	0.46%
16				
17				
18	TOTALS	204	649.97	100.00%



FINAL CENTRAL COLUMBIA W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	1	3.38	0.33%
7	OGM	7	26.40	2.55%
8	M2	72	170.55	16.47%
9	M3	71	639.52	61.76%
10	R20	4	9.90	0.96%
11	CUF20	2	2.87	0.28%
12	CLR40	4	4.43	0.43%
13	OS	10	178.41	17.23%
14				
15				
16	TOTALS	171	1,035.46	100.00%

FINAL COLUMBIA S SHORE ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	1	0.52	0.03%
7	GE-2	91	214.68	13.68%
8	GI-2	233	1,058.05	67.43%
9	M3	1	13.67	0.87%
10	ME	21	256.62	16.35%
11	OS	45	25.56	1.63%
12				
13				
14	TOTALS	392	1,569.09	100.00%

FINAL COLUMBIA S SHORE WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	1	0.52	0.07%
7	GE-2	87	207.71	26.75%
8	GI-2	145	531.22	68.41%
9	M3	1	13.67	1.76%
10	ME	8	21.65	2.79%
11	OS	11	1.81	0.23%
12				
13				
14	TOTALS	253	776.58	100.00%

FINAL COLUMBIA S SHORE W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	GE-2	4	6.97	0.88%
7	GI-2	88	526.82	66.48%
8	ME	13	234.97	29.65%
9	CS	34	23.75	3.00%
10				
11				
12	TOTALS	139	792.51	100.00%

FINAL CNTRL EASTSIDE ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	14	1.66	2.22%
7	C3	1	0.18	0.25%
8	GI-1	120	70.65	94.39%
9	HI	3	0.49	0.66%
10	M3	12	1.87	2.50%
11				
12				
13	TOTALS	150	74.86	100.00%

FINAL CNTRL EASTSIDE WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	14	1.66	3.20%
7	C3	1	0.18	0.35%
8	GI-1	113	47.93	92.39%
9	HI	2	0.24	0.46%
10	M3	12	1.87	3.60%
11				
12				
13	TOTALS	142	51.88	100.00%

FINAL CNTRL EASTSIDE W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	GI-1	7	22.72	98.90%
7	HI	1	0.25	1.10%
8				
9				
10	TOTALS	8	22.98	100.00%

FINAL GUILDS LAKE ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	HI	76	234.54	100.00%



FINAL GUILDS LAKE WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	HI	36	63.51	100.00%

FINAL GUILDS LAKE W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	HI	40	171.03	100.00%

FINAL LINNTON ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	3	0.37	0.61%
7	GE-1	1	0.17	0.28%
8	HI	48	60.18	98.27%
9	R5	1	0.52	0.84%
10				
11				
12	TOTAL	53	61.24	100.00%

FINAL LINNTON WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	2	0.29	4.68%
7	HI	17	5.85	95.32%
8				
9				
10	TOTALS	19	6.13	100.00%

FINAL LINNONTON W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	1	0.09	0.16%
7	GE-1	1	0.17	0.31%
8	H1	31	54.33	98.60%
9	R5	1	0.52	0.94%
10				
11				
12	TOTALS	34	55.11	100.00%

FINAL NW INDUSTRIAL ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	1	0.06	0.19%
7	GE-1	3	0.91	2.97%
8	GI-1	77	19.03	62.22%
9	HI	4	1.60	5.23%
10	M3	2	2.46	8.04%
11	MX	8	6.53	21.36%
12				
13				
14	TOTALS	95	30.59	100.00%

FINAL NW INDUSTRIAL WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	C2	1	0.06	0.21%
7	GE-1	3	0.91	3.25%
8	GI-1	77	19.03	68.12%
9	HI	3	0.95	3.40%
10	M3	2	2.46	8.80%
11	MX	7	4.53	16.22%
12				
13				
14	TOTALS	93	27.94	100.00%

FINAL NW INDUSTRIAL W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	HI	1	0.65	24.51%
7	MX	1	2.00	75.49%
8				
9				
10	TOTALS	2	2.65	100.00%



FINAL ST JOHNS ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	M2	36	74.50	98.18%
7	M3	7	1.38	1.82%
8				
9				
10	TOTALS	43	75.88	100.00%

FINAL ST JOHNS WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	M2	24	8.90	86.60%
7	M3	7	1.38	13.40%
8				
9				
10	TOTALS	31	10.28	100.00%

FINAL ST JOHNS W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	M2	12	65.60	100.00%

FINAL SWAN ISLAND ALL

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	GE-2	10	18.57	8.55%
7	GI-2	42	147.98	68.11%
8	HI	8	50.71	23.34%
9				
10				
11	TOTALS	60	217.26	100.00%

FINAL SWAN ISLAND WO FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	GE-2	2	9.02	5.76%
7	GI-2	34	132.40	84.50%
8	HI	5	15.27	9.75%
9				
10				
11	TOTAL	41	156.69	100.00%

FINAL SWAN ISLAND W FDH

	A	B	D	E
1				
2				
3				
4	PLAN	#PARCELS	ACRES	% OF TOTAL
5				
6	GE-2	8	9.55	15.77%
7	GI-2	8	15.58	25.72%
8	HI	3	35.44	58.51%
9				
10				
11	TOTAL	19	60.57	100.00%