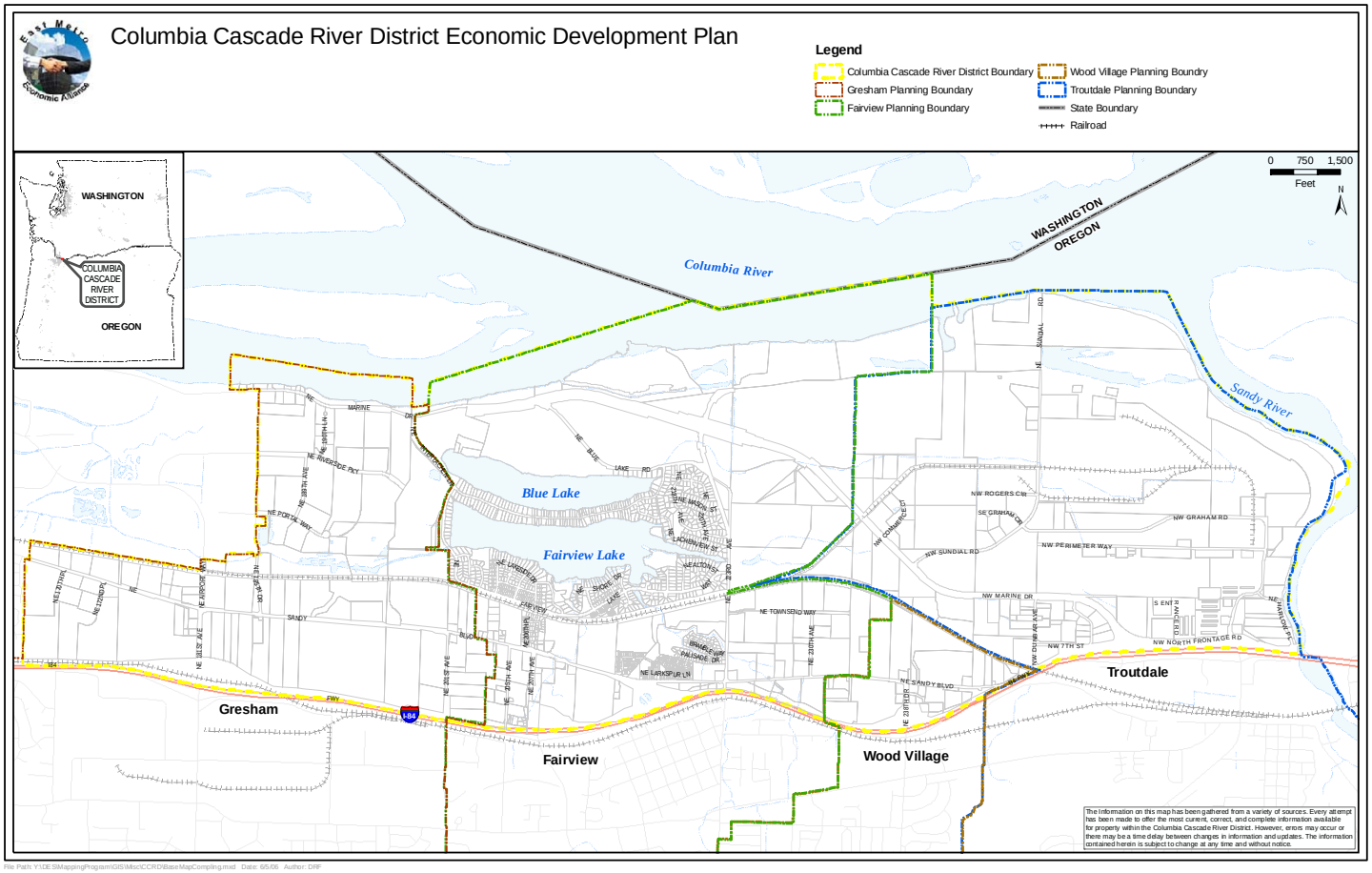
JOHNSON GARDNER

Economic Opportunities Analysis

Prepared For:

Columbia-Cascade River District Economic Opportunities Analysis

September 2006



JOHNSON GARDNER

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I. EXECUTIVE SUMMARY

Economic Trends

Based on growth in national production as measured by quarterly Gross Domestic Product (GDP), the economy of the United States is well entrenched in an expansionary period. The first quarter of 2006 posted 4.8% growth, the eighteenth consecutive fiscal quarters where National production growth has increased, thirteen of which have exceeded the pace of inflation.

The composition of the United States' economy has undergone a dynamic transformation over the last several decades. While "hard industries", producing goods and resources dominated the economy in the 1980s, technological advances and increased educational attainment levels have driven growth in service industries. Since 1980, service-oriented industries have experienced a 13.4% increase in their share of the national economy, and currently comprise 45% of national payroll employment.

In 2005, the regional economy had not yet reached a level of recovery consistent with the national average. County level unemployment remained roughly 1.1% above the U.S. unemployment rate. Regional unemployment rate reductions have been the result of healthy job growth as opposed to a significant number of individuals leaving the labor market. Since mid-2003 the region has added nearly 57,000 jobs, 11,000 of which have been realized in Multnomah County. Since March of 2004, the regional economy has posted 27 consecutive months of positive year-over-year job growth.

Between 2002 and 2006 the Portland-Vancouver metropolitan area had added over 56,000 industry employment jobs, representing growth of 6.0%. The Service and construction sectors have recorded substantial gains, led by Education & Health Services (12,100 jobs, 10.8% growth) and Professional & Business Services (10,700 jobs, 8.8% growth). Meanwhile, a record housing market spurred local employment gains in Construction in excess of 10,400 jobs over the four year period. With the exception of modest increases in Manufacturing and Wholesale Trade employment, job gains in industrial space utilizing industries have been limited. Both Information and Transportation, Warehousing, & Utilities sectors have yet to fully recover from the economic downturn.

Local employment gains appear to be providing an ample number of jobs paying "family wages", specifically in the Construction, Professional & Business Services, and Education & Health Services sectors. Across all industries, the average covered wage in Multnomah County has displayed notable appreciation. The average wage level has risen from $37,688 in 2001 to $41,243 in 2005, reflecting an increase of 9.5%. Industries displaying the greatest wage appreciation include Natural Resources & Mining (18.9%), Financial Activities (17.9%) and Wholesale Trade (15.8%).

Project Study Area

In 2004, employment in the study area fluctuated between 7,314 and 9,348 employees, with peak employment during the summer months of June, July, and August. Seasonal variations in employment are largely the result of operations in the Natural Resources & Mining sector. With 2,181 employees, the Manufacturing sector is by far the largest major industrial sector in the Study Area, accounting for 27.5% of employment. Financial Activities (1,642 employees, 20.7%), and Transportation, Warehousing, & Utilities (845 employees, 10.7%) are other top industries.

The Study Area's largest employment sector, Manufacturing, is also providing the highest wage jobs. The average payroll per employee in the Manufacturing sector was $59,614 in 2004. This is partially attributable to the over 1,000 Boeing positions in the area. The average overall payroll per employee in the area was $42,375 in 2004.

The Eastside Economic Opportunity Area has developed with mix of uses that reflect the area's strong accessibility characteristics, as well as proximity to a substantial local labor force. The area's demonstrated strength in manufacturing employment generates both a high quality as well as high density of employment. Market trends over the last fifteen years have seen warehouse/distribution uses expanding to account for a considerable share of marginal development activity, recognizing the area's outstanding accessibility and relatively large parcels.

While employment in warehouse/distribution space provides solid wage levels, the relatively low density of this employment has led agencies such as the Portland Development Commission to implement programs to encourage higher employment density development in the nearby Airport Way Urban Renewal Area. While industrial flex space development has the potential to transition towards higher density employment patterns over time, warehouse/distribution and manufacturing space is not as well suited for office conversion as the market evolves.

Commercial and Industrial Land Need

Assuming medium growth over a twenty-year projection period, the study area is expected to add a total of 32,417 jobs by 2026. Much of this growth represents an increasing capture of Multnomah County growth as a result of available land resources. Professional Services, Financial Activities, Transportation, Warehousing & Utilities, and Wholesale Trade are expected to comprise a significant share of local employment growth.

Over the next twenty years, net new demand for commercial and industrial land is expected to range from 915 to 2,144 acres contingent upon the region's realized growth pattern through 2026. The baseline "Medium Growth Scenario" outlined in our methodology discussion indicates that the Study Area can expect commercial and industrial land need in the vicinity of 1,600 acres through 2026.

Regardless of which growth scenario is realized, the need for industrial development will drive commercial land need in the foreseeable future. Specifically, employment growth in Wholesale Trade and Transportation, Warehousing, & Utilities are projected to drive the need for Warehouse/Distribution space/land need. An estimated 80% of future industrial land need is expected to be derived from net new demand for Warehouse/Distribution space. The strength of the local manufacturing sector also indicates strong potential for demand from new and/or expanding manufacturing firms.

Traditional land need methodologies adopted by State agencies and discussed in the methodology section of this document are solely employment based, and often very conservative through the omission of several factors relating the nature of the market for land and transactions. While the methodology employed in this analysis is ultimately driven by employment growth, which in turn dictates space demand and ultimately land need, we choose not to ignore market realities specific the evaluation area.

For a functioning real estate market and economic development, employment growth is a large but only partial driver of land need and appropriate parcelization. The following other realities of market need for larger industrial parcels are also important, and more than likely will serve to accelerate need for industrial land:

1. *Land Sales / Absorption*
   The sale of land is not equivalent to the net absorption or use of that land, and transaction volume will typically exceed net absorption. Both end-user firms and speculative developers purchase land in advance of their intended use of the property.

2. *Land Banking*
   Land banking has not been directly estimated, which is a significant operational characteristic for larger firms. Firms purchase property not only for current needs, but anticipated future needs as land holding costs for sizeable, publicly traded firms is a relatively minor cost item.

3. *Pent-up Demand*
   Since a 2002 analysis by JOHNSON GARDNER for the Westside Economic Alliance that demonstrated significant pent-demand for parcels greater than 50 acres in size, the Portland area Metropolitan Services District has moved to add relatively little new industrial land in the metropolitan UGB that are specifically suitable for anything other than high-tech, specifically warehouse and distribution uses.

The aforementioned specific market conditions can reasonably be expected to accelerate the need for industrial demand to a measurable degree. As a result, the evaluation area can be expected to capture a greater share of anticipated employment growth in Multnomah County. In this analysis, a 25% capture factor is assumed.

The area's access to transportation infrastructure is a key reason for its current attractiveness as an industrial location. While currently enjoying strong regional access, the transportation infrastructure will likely be a limiting factor to growth as the area builds out. The current interchange with I-84 in Troutdale is functionally limited at the current development level, and additional infrastructure will be needed for the area to reach full build-out. In other words, the transportation infrastructure will be a limiting factor in achieving employment density in the area without concurrent improvements to the system. An additional or improved link to I-84, as well as substantially improved north/south access in east Multnomah County will be needed to accommodate anticipated growth.

Recommendations – Targeted Use Types

Conditions have been rapidly improving in Portland's industrial market. Economic growth has helped fuel a consistent decline in vacancies and increase in absorption in what is currently the tail end of the over-build phase in the local real estate market. The current vacancy rate for speculative space in the Northeast area is estimated at 10.4%; slightly lower than the average in the region as a whole. Vacancy rates are estimated to continue their decline, both regionally and in the submarket, reflecting comfortable absorption rates and continued growth.

A range of industrial uses are seen as highly viable over the next in the district, including flex, manufacturing and warehouse/distribution space. Over time, we would expect that flex space product would increasingly shift to a higher proportion of office build-out, consistent with trends

that we have seen in other markets. This will yield both higher employment densities, as well as higher assessed values for land and improvements.

Warehouse/distribution has become a victim of the recent trend within the Portland metropolitan area to evaluate economic development on the narrow basis of employment density. What is missing in this characterization is the recognition of the vital role that distribution plays in facilitating the functioning of the remainder of the local economy. In addition, employment associated with distribution functions compares favorably to other industrial use types, offering relatively high wage levels with limited labor force requirements. As highlighted in this report, the warehousing sector has important linkages to highly valued industries, and the healthy function of this sector is consistent with broader economic development goals.

The study area is not currently a regional office concentration, and is unlikely to transition into one in the foreseeable future. The study area has outstanding regional access, but is neither centrally located nor an established office concentration. The most likely office development form we would expect in this area would be a continuation of office build-out in industrial buildings, providing for the office space needs associated with industrial function in the area. Over time, the level of office space build-out tends to increase over time, as the investment in tenant improvements encourages landlords to seek tenants that can utilize the office space. We have seen shifts over time in a number of more mature industrial markets, in which industrial space gradually shifts to a greater office build-out over time, eventually transitioning to a primarily office business park environment.

Commercial development in the study area will be driven by support needs associated with the local employment base, highway-related commercial associated with Interstate 84 and commercial demand related to the proximate population base. The study area has seen some limited big-box retail development (Wal Mart), and probably has the potential to support at least one more of these types of retailers. Care should be taken to minimize potential conflicts between commercial development in the area and the area's primary industrial function.

Tourism-driven expenditures have become a substantial source of support for commercial uses, a trend which we see continuing near the high-end of our forecast range. While retail sales are not typically viewed as having a substantial secondary impact, tourism-related activity is a basic or export industry, bringing net new dollars into the community.

It is important to keep in mind that this analysis presents a range of potential outcomes for the area, supported by anticipated growth patterns. The final mix of uses is highly policy-dependent, as jurisdictions have the ability to affect development patterns through entitlements, incentives and infrastructure investments.

Fiscal Considerations

Alternative development patterns in the study area can have substantially different fiscal characteristics. In general, industrial and commercial developments have a positive fiscal impact, in that their service costs are less than associated tax revenues. This relationship is not always absolute, as there are a number of development forms that have significant impacts on the transportation system, or other infrastructure.

The comparative fiscal characteristics of general use types such as manufacturing, warehouse/distribution and flex space will vary on a case by case basis. In general, manufacturing is seen as providing the best wages and employment density, as well as the greatest improvement value per acre. The actual nature of manufacturing employment can vary widely, as can the pay scale and employment density of warehouse/distribution space. While a case can be made that manufacturing is a more desirable use from a fiscal and economic development perspective, this may not always be the case.

Retail uses in the area often have high employment levels, as well as relatively high property values, but the wage levels may be below average and traffic impacts significant. There are a number of retail services which are supportive of the industrial environment in the district, and provide desired amenities. These might include traditional industrial support uses such as food services, convenience retail and fuel.

The City of Gresham has recently introduced an enterprise zone in portions of the study area, which will likely marginally increase the marketability of these sites. This type of incentive can reduce jurisdictional revenues in the short term, but may accelerate development activity. While it may shift the pattern of development in the study area, a program such as this can also increase land values, negating the marginal impact on marketability. It is important to monitor "incidence"[1], or who actually benefits from a program.

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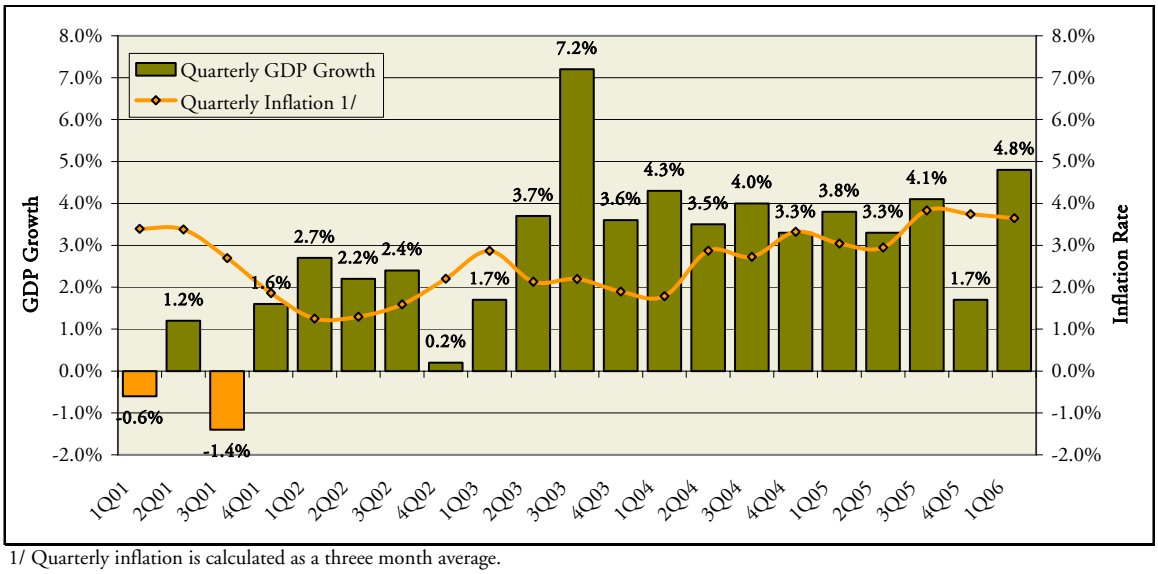
[1] When used in the context of program monitoring and evaluation, "incidence" is a term that refers to the distribution of impact from a particular program across groups impacted by the program. In this context, the groups would include the property owner, developer and end-user business.

II. BASELINE ANALYSIS: NATIONAL, STATE, AND LOCAL TRENDS

A. National Trends

Based on growth in national production as measured by quarterly Gross Domestic Product (GDP)[2], the economy of the United States is well entrenched in an expansionary period. The first quarter of 2006 posted 4.8% growth, the eighteenth consecutive fiscal quarters where National production growth has increased, thirteen of which have exceeded the pace of inflation.[3] A summary of GDP growth rates over the last three years is summarized in the following figure.

FIGURE 1
QUARTERLY GROWTH IN GDP (2001-2006)



1/ Quarterly inflation is calculated as a threee month average.
SOURCE: U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics

By measure of national production, the recession of 2000-2001 is more appropriately classified as an "economic downturn", as recessions have historically been categorized by two consecutive quarters of negative production growth. Nevertheless, the impacts on the national labor market were significant and generally more extensive relative to the previous two recessions. [FIGURE 2]

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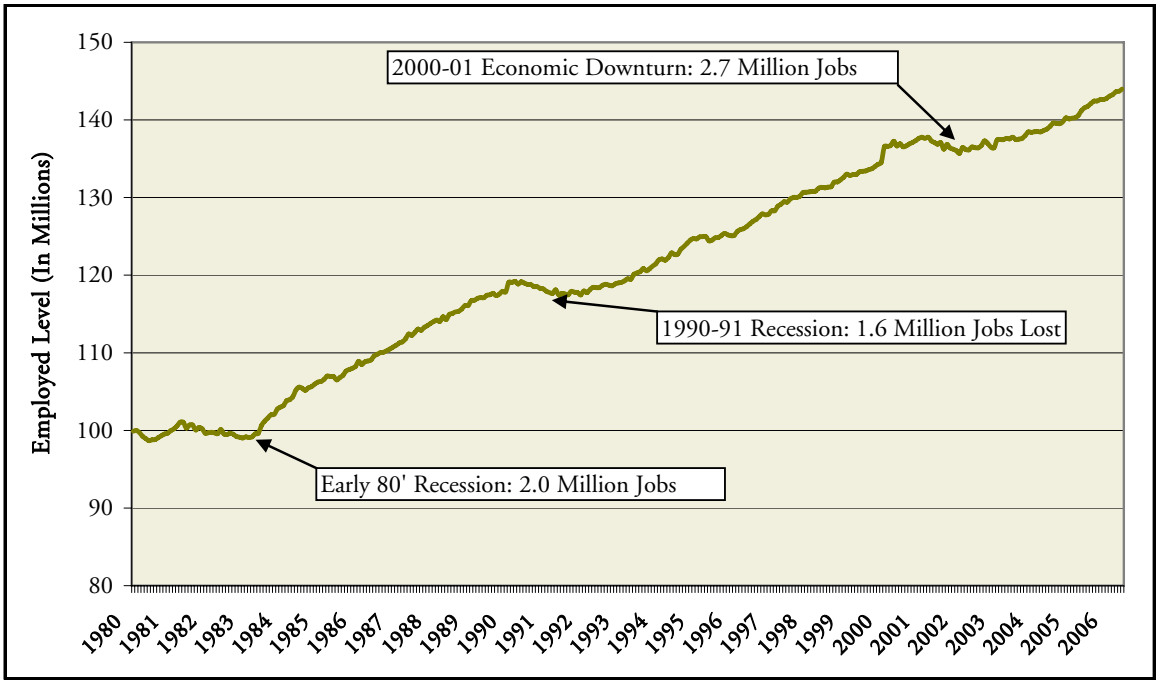
2 Gross Domestic Product is officially defined as the combined economic production activity occurring within U.S. borders, typically on a three-month quarterly basis. Production activity can be due to domestic or foreign firms so long as the activity occurred within the continental U.S.

3 GDP growth in excess of national inflation signifies real expansion in activity rather than growth due simply to price increases. Inflation as measured by the U.S. Bureau of Economic Analysis frequently varies between 2.5% and 3.0% annually.

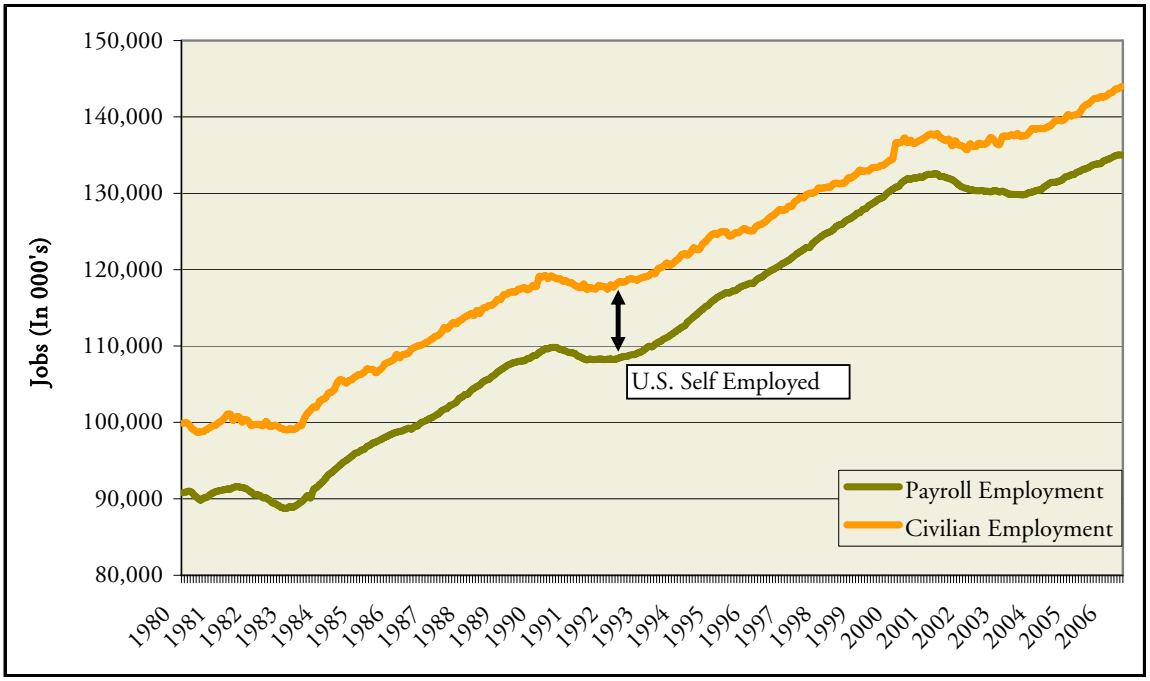
FIGURE 2
NATIONAL EMPLOYED LEVEL AND RETRACTIONARY PERIODS
1980-2006



SOURCE: OLMIS

While both payroll and civilian employment have surpassed their 2000 levels, the U.S. job market has performed better than commonly reported in terms of civilian employment, which includes agricultural jobs and the self-employed, sole proprietors and independent contractors. Figure 3 provides a comparison of payroll employment to civilian employment over the past 25 years.

FIGURE 3
U.S. CIVILIAN AND PAYROLL EMPLOYMENT
1980-CURRENT



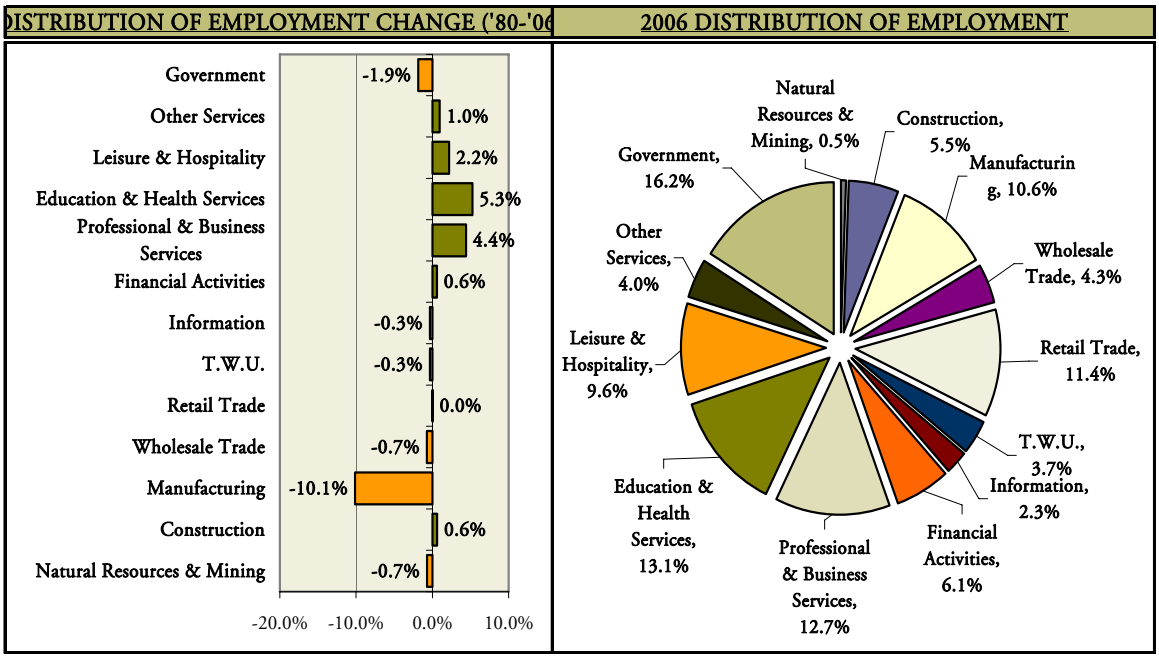
SOURCE: U.S. Bureau of Labor Statistics

As the country continues to expand economically, the independent and self-employed can be expected to continue to grow at a faster rate than payroll jobs. As the above figure indicates, the Nation tends to average an 8 million to 10 million job differential between payroll and civilian employment. With agriculture employment declining by 7% annually according to the U.S. Department of Agriculture, the self-employed will account for a greater majority share of the difference over time.

Industry Specific Trends

Over the previous 25 years, the composition of the United States economy has undergone a dynamic transformation. In the early 1980s the economy was heavily weighted toward "hard industries", producing goods and resources. At this time, Manufacturing, Wholesale Trade, and Transportation, Warehousing, & Utilities comprised 29.7% of national employment. In recent years, technological advances and increased educational attainment levels have driven growth in service industries. Since 1980, service-oriented industries have experienced a 13.4% increase in their share of the national economy. Currently, service industries comprise 45% of national payroll employment.

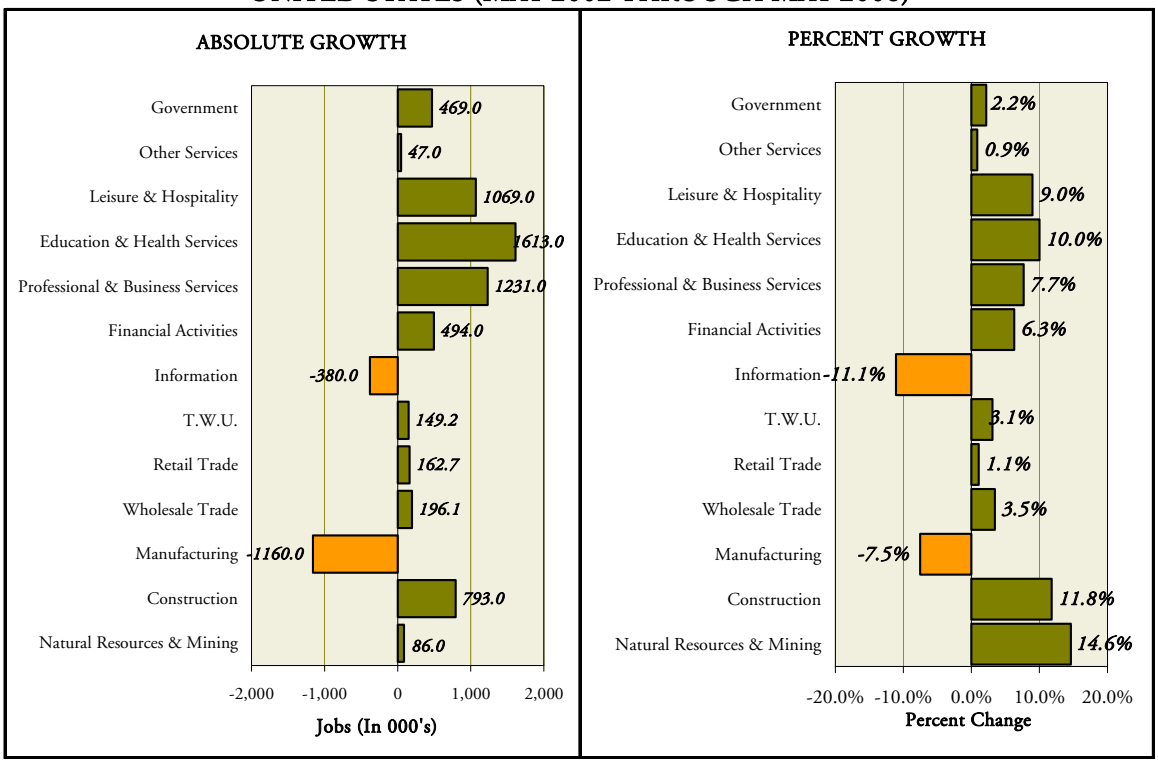
FIGURE 4
INDUSTRIAL COMPOSITION OF THE NATIONAL ECONOMY



SOURCE: U.S. Bureau of Labor Statistics

In the more recent past, the U.S. economy experienced significant losses in its manufacturing core as summarized in the following figure. Information industries, a significant portion of which is software and internet publishing firms, experienced the only other decline over the four year period ending in May 2006. Other Services, Wholesale Trade and Transportation, Warehousing & Utilities payroll employment have only realized modest gains during the economic recovery, largely due to ripple effects from primary Manufacturing and Information job losses.

FIGURE 5
SHORT TERM EMPLOYMENT GROWTH BY INDUSTRY
UNITED STATES (MAY 2002 THROUGH MAY 2006)



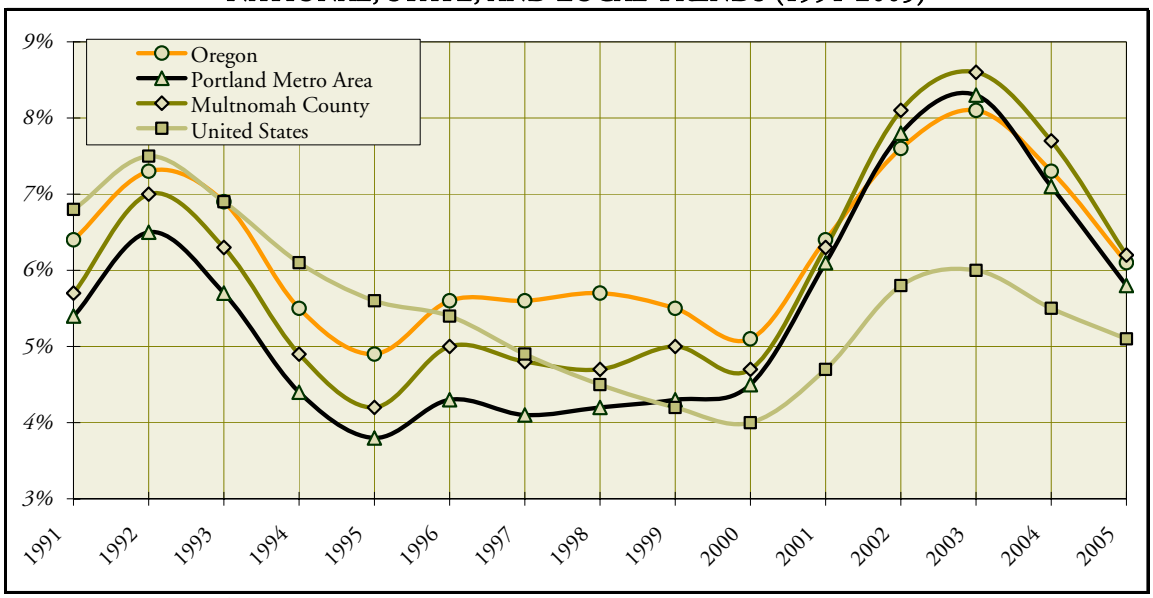
SOURCE: U.S. Bureau of Labor Statistics

B. State and Local Trends

Unemployment and Job Growth

As Multnomah County comprises nearly 20% of the civilian labor force statewide, a high correlation of employment trends would be anticipated. Reflecting this correlation, the unemployment rate in Multnomah County has remained slightly above that of the Portland Metro Area and the State of Oregon since 2002. The regional recession greatly impacted the Pacific Northwest's concentration of transportation manufacturing and information technology.

FIGURE 6
ANNUAL UNEMPLOYMENT RATE
NATIONAL, STATE, AND LOCAL TRENDS (1991-2005)

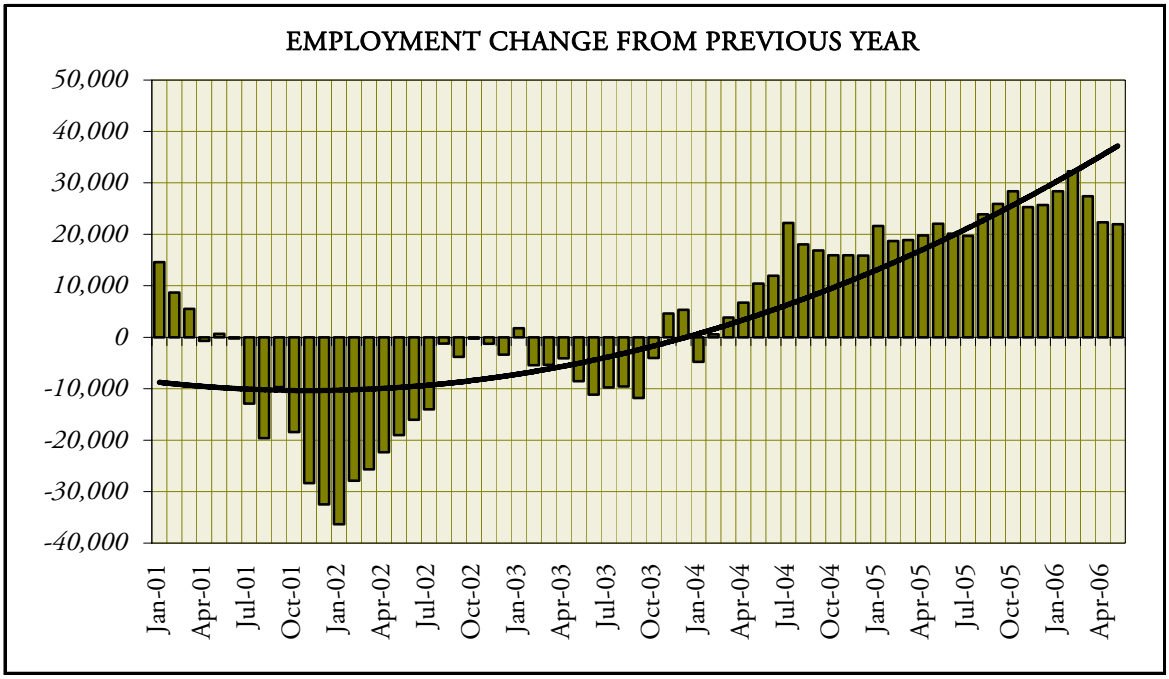


SOURCE: Oregon Employment Department

- Regional unemployment peaked in 2003 at 8.1% for the State and 8.6% for Multnomah County. State and Local unemployment has since fallen to 6.1% and 6.2%, respectively.

- In 2005, the regional economy had not yet reached a level of recovery consistent with the national average. County level unemployment remained roughly 1.1% above the National unemployment rate.

FIGURE 7
YEAR-OVER-YEAR EMPLOYMENT
PORTLAND METROPOLITAN AREA



SOURCE: Oregon Employment Department

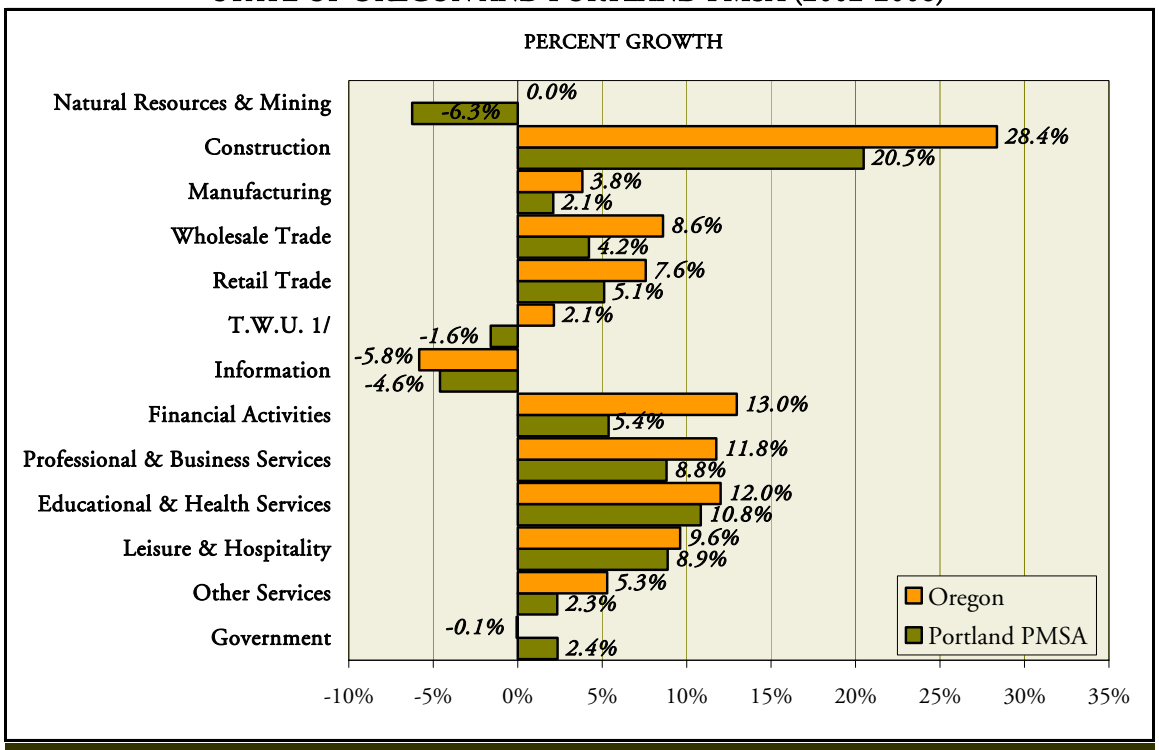
- Regional unemployment rate reductions have been the result of healthy job growth as opposed to a significant number of individuals leaving the labor market. Since mid-2003 the region has added nearly 57,000 jobs, 11,000 of which have been realized in Multnomah County.

- Since March of 2004, the regional economy has posted 27 consecutive months of positive year-over-year job growth.

Industry Job Growth

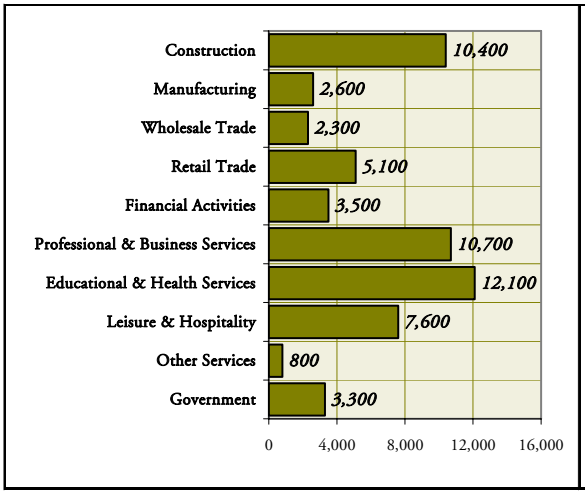
- Between 2002 and 2006 the metro area had added over 56,000 industry employment jobs, representing growth of 6.0%. Industrial employment in Portland fared slightly worse than the broader State of Oregon, which experienced 7.6% growth over the same period.

FIGURE 8
INDUSTRIAL EMPLOYMENT CHANGE
STATE OF OREGON AND PORTLAND PMSA (2002-2006)

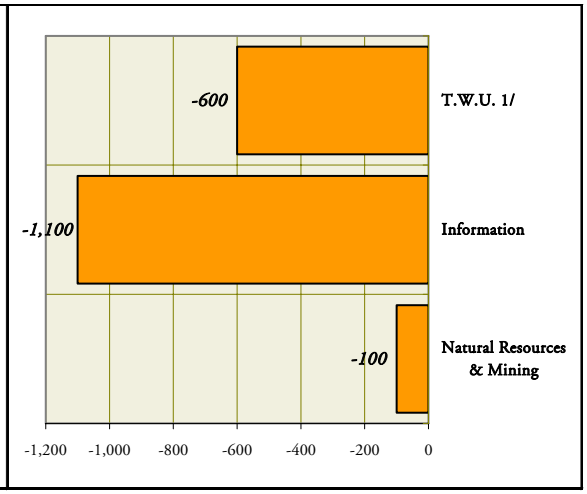


PORTLAND PMSA

Employment Gains By Industry Sector (2002-2006)



Employment losses by Industry Sector (2002-2006)



SOURCE: Oregon Employment Department

- Locally, service industries in addition to construction have exhibited notable gains. Education & Health Services (12,100 jobs, 10.8% growth) and Professional & Business Services (10,700 jobs, 8.8% growth) exhibited the greatest strength over the past four years. Meanwhile, a record

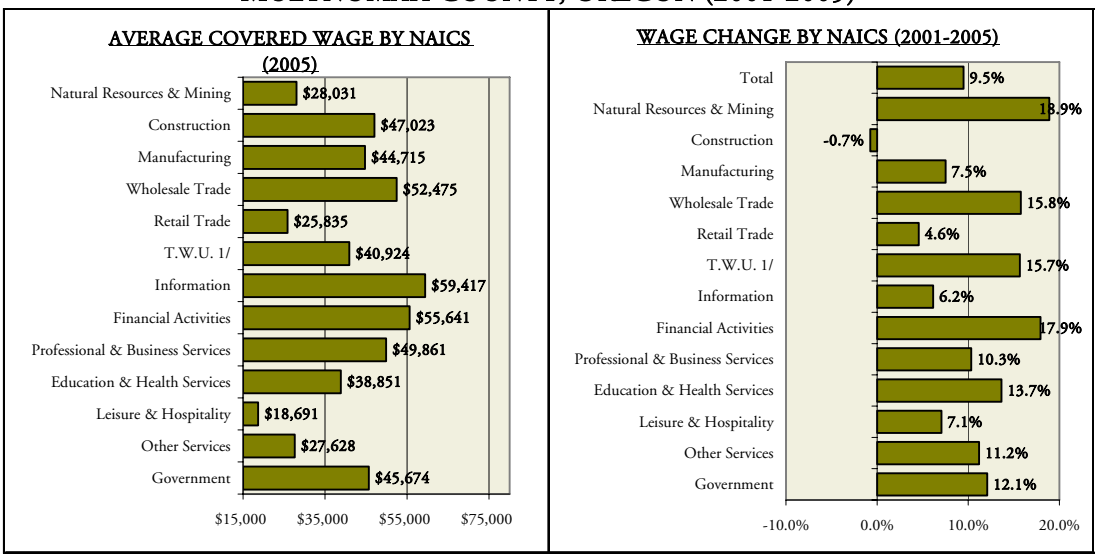
housing market spurred local employment gains in Construction in excess of 10,400 jobs over the four year period.

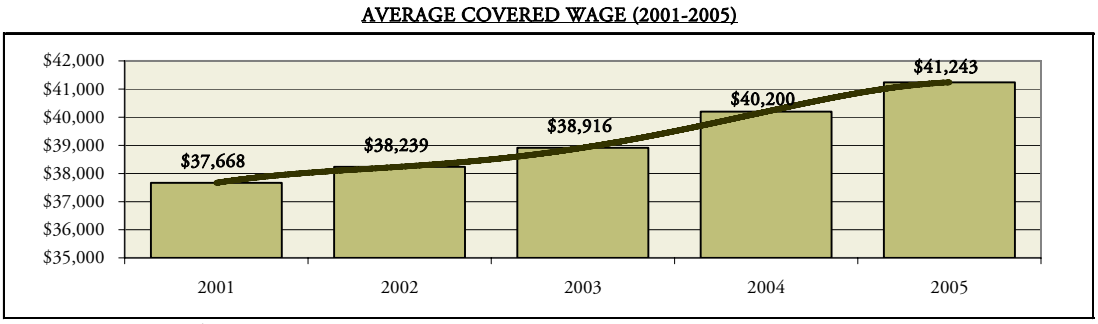
- With the exception of modest increases in Manufacturing and Wholesale Trade employment, job gains in industrial space utilizing industries have been limited. Both Information and Transportation, Warehousing, & Utilities sectors have yet to fully recover from the economic downturn.

- Local employment gains appear to be providing an ample number of family wage paying jobs, specifically in the Construction, Professional & Business Services, and Education & Health Services sectors.

- Across all industries, the average covered wage in Multnomah County has displayed notable appreciation. The average wage has risen from $37,688 in 2001 to $41,243 in 2005, reflecting an increase of 9.5%. Industries displaying the greatest wage appreciation include Natural Resources & Mining (18.9%), Financial Activities (17.9%) and Wholesale Trade (15.8%).

FIGURE 9
COVERED WAGE TRENDS
MULTNOMAH COUNTY, OREGON (2001-2005)

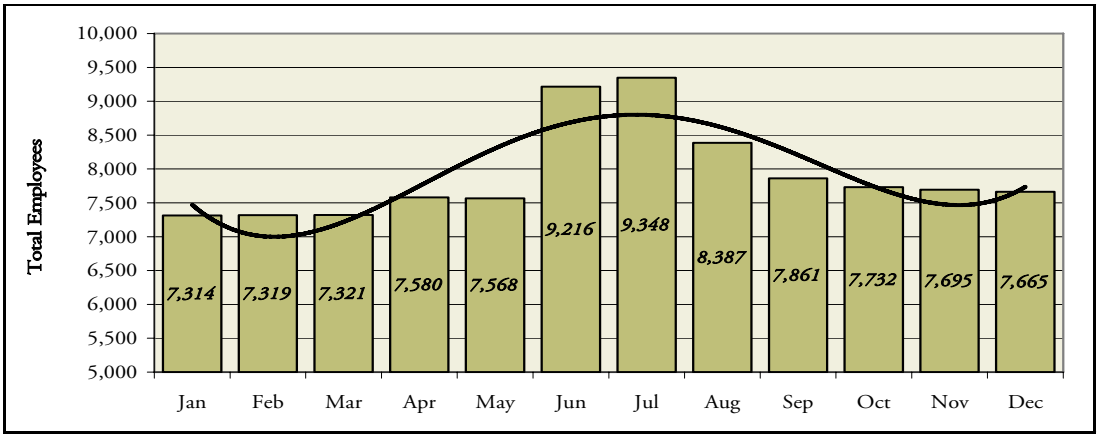




SOURCE: Oregon Employment Department

- In 2004, employment in the study area fluctuated between 7,314 and 9,348 employees with peak employment during the summer months of June, July, and August. Seasonal variations in employment are largely the result of operations in the Natural Resources & Mining sector.

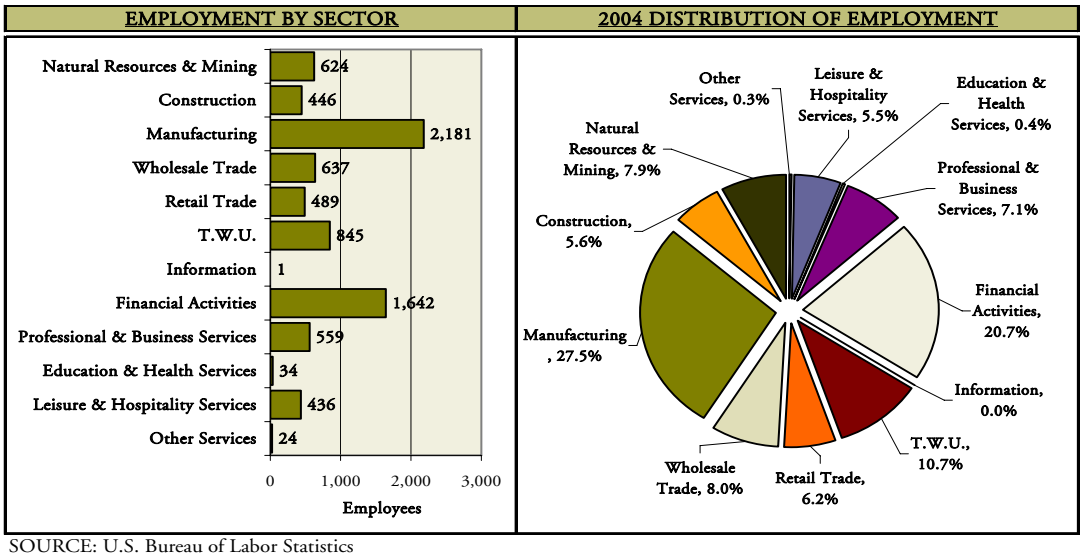
FIGURE 10
MONTHLY EMPLOYMENT
STUDY AREA (2004)



SOURCE: Oregon Employment Department

- With 2,181 employees, the Manufacturing sector is by far the largest major industrial sector in the Study Area, accounting for 27.5% of employment. Financial Activities (1,642 employees, 20.7%), and Transportation, Warehousing, & Utilities (845 employees, 10.7%) are other top industries.

FIGURE 11
EMPLOYMENT BY INDUSTRY SECTOR
STUDY AREA (2004)

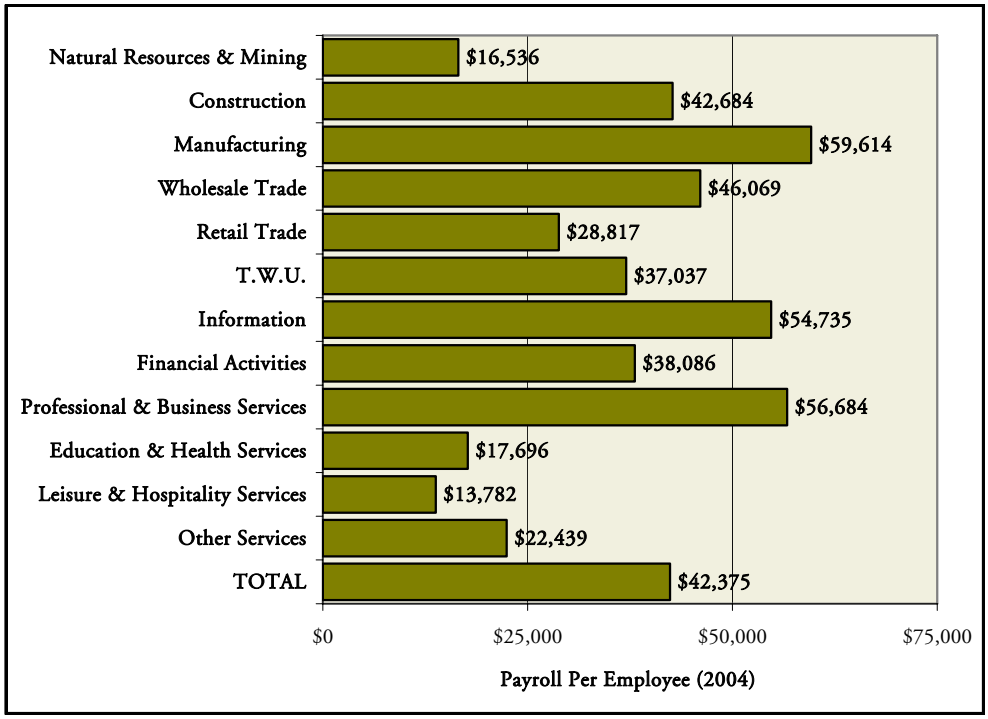


SOURCE: U.S. Bureau of Labor Statistics

- Employment in the Study Area is not particularly diverse. Three major industrial sectors have negligible employment levels in the region (Government, Information, and Other Services). An estimated 52.2% of employment is concentrated in industrial space utilizing industries.

- The Study Area's largest employment sector is also providing the highest wage jobs. The average payroll per employee in the Manufacturing sector was $59,614 in 2004. This is partially attributable to the over 1,000 Boeing positions in the area. The average overall payroll per employee in the area was $42,375 in 2004.

FIGURE 12
AVERAGE PAYROLL PER EMPLOYEE BY INDUSTRY SECTOR
STUDY AREA (2004)



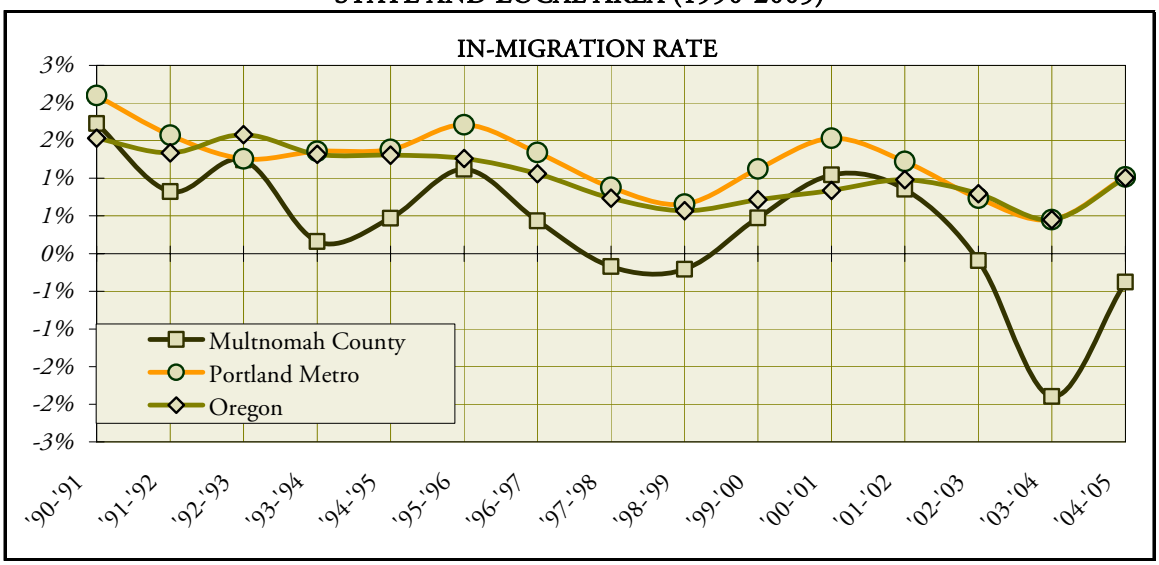
SOURCE: Oregon Employment Department

Population Trends

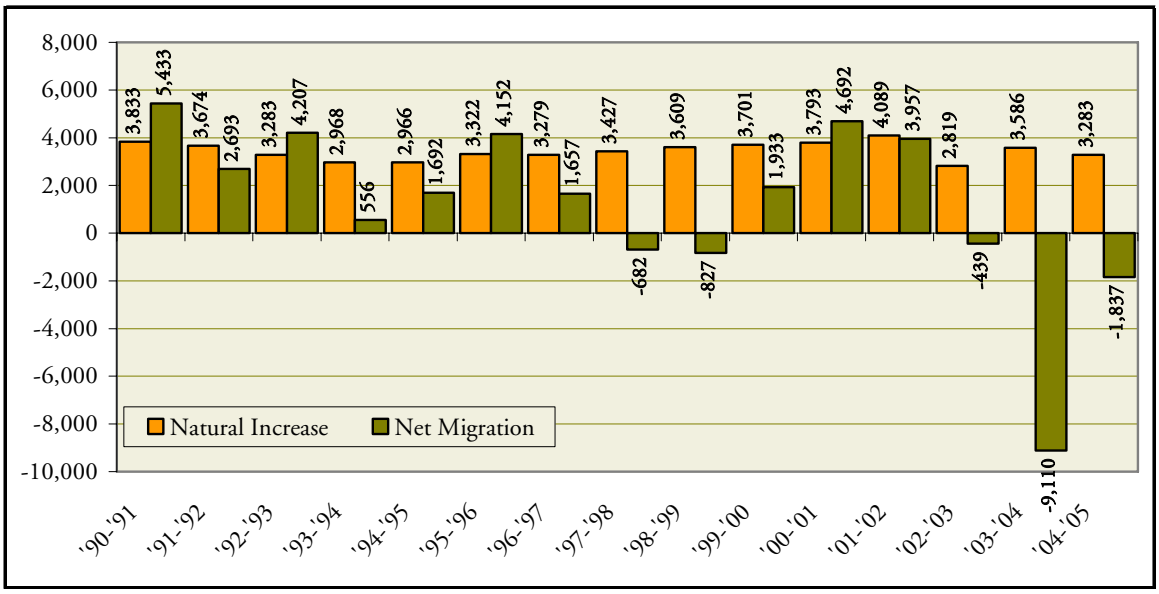
- Since 1990, Multnomah County has displayed average annual population growth of 3.1%, while adding over 184,000 new residents. The majority of growth came in the 1990s, during which time the rate of annual growth frequently approached 3%. The rate of growth has slowed in recent years, with the remaining Counties in the metropolitan area capturing a greater share of marginal growth. Annual growth has averaged roughly 2.2% since 2000.

- Much of the population gains in recent years have been the result of natural increase from the existing population base. Historically, the in-migration rate in Multnomah County has lagged behind the Metro Area and State level rates.

FIGURE 13
LEVEL OF IN-MIGRATION AND COMPONENTS OF POPULATION CHANGE
STATE AND LOCAL AREA (1990-2005)



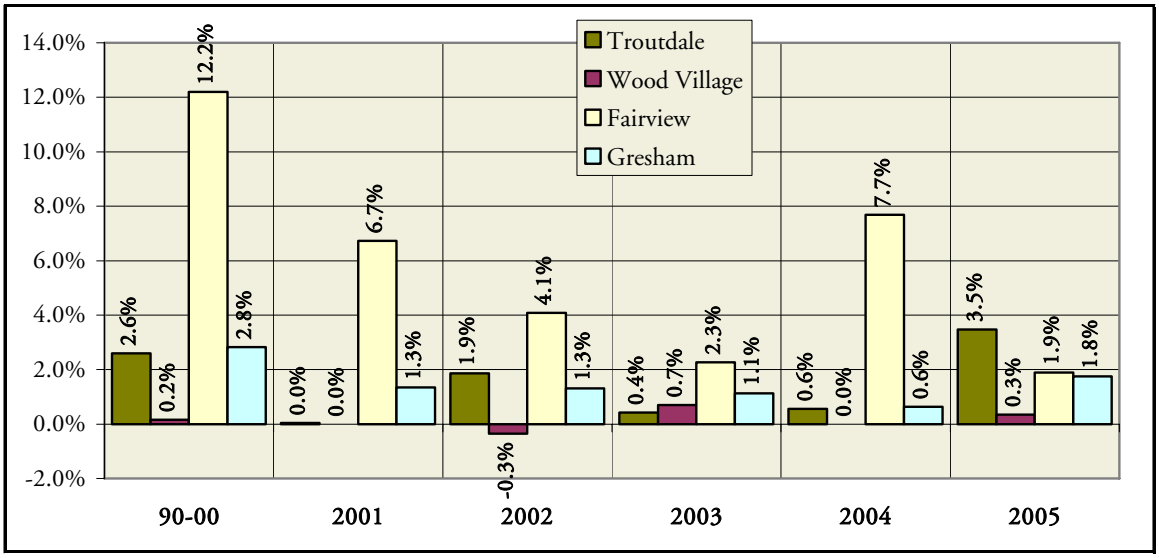
COMPONENTS OF POPULATION CHANGE (MULTNOMAH COUNTY)



SOURCE: U.S. Census Bureau, Population Division

- Over the last fifteen years, jurisdictions in the Eastside Economic Alliance have reported significant rates of population growth. While annexation accounts for some of this growth, the area has proven attractive as a residential location.

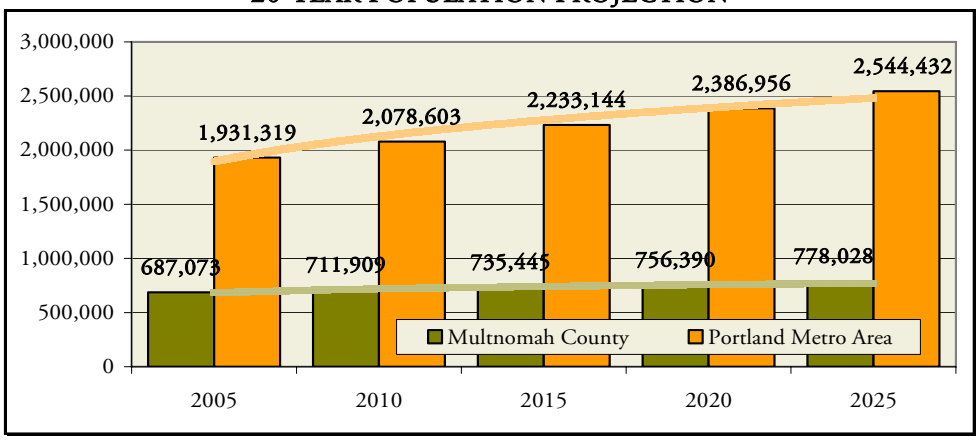
FIGURE 14
RATE OF ANNUAL POPULATION GROWTH/LOCAL JURISDICTIONS



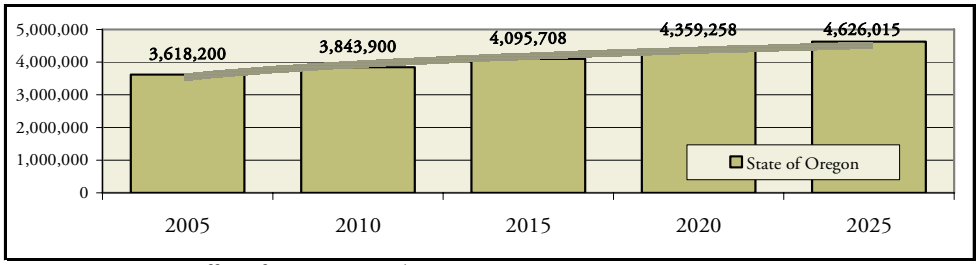
SOURCE: U.S. Census Bureau, Population Division

- Over the next 20 years, the Oregon Office of Economic Analysis is projecting health population growth for the State of Oregon and The Portland Metropolitan Area. By 2025, the statewide population is expected to growth by 1,007,815 individuals (27.8%). Meanwhile, the Portland Metro Area is expected to grow by 32% with an estimated 613,122 new residents residing within the region. However, it appears much of the anticipated growth in the metro area is expected Washington and Clark Counties, as projections for Multnomah County are not quite as vigorous. The County is expected to add only 90,955 individuals over the twenty year period, reflecting an increase of 13.2%.

FIGURE 15
20-YEAR POPULATION PROJECTION



PROJECTED STATE LEVEL GROWTH



SOURCE: Oregon Office of Economic Analysis

III. LAND NEED ANALYSIS

The following is a draft analysis providing preliminary analysis results of the Study Area's projected need for commercial and industrial land. Results are followed by a description of the methodology employed by JOHNSON GARDNER to estimate employment growth, need for commercial and industrial space, and subsequently, commercial and industrial land. The attached exhibit package provides comprehensive findings of this analysis which are presented in five year increments through 2026.

Results in this analysis are preliminary in that they have not been informed by forthcoming elements and review of our economic opportunities analysis.

A. Employment Projections

Over the twenty-year period ending in 2026, the Study Area is expected to add a total of 32,417 jobs under the Medium Growth Scenario. Much of this growth represents an increasing capture of Multnomah County growth as a result of available land resources. Professional Services, Financial Activities, Transportation, Warehousing & Utilities, and Wholesale Trade are expected to comprise a significant share of local employment growth. The Professional & Business Services industry leads all sectors in terms of annual growth rate. Other high growth industries leading local economic growth

include Wholesale Trade, Transportation/Warehousing and Construction. While the Manufacturing sector is expected to add just under 2,000 jobs over the projection period, this represents only modest growth on a percentage basis due to the significant existing manufacturing base in the area.

EMPLOYMENT GROWTH BY CLASS
STUDY AREA (2006-2026)

Medium Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Construction	462	788	1,250	1,983	3,145	2,684	10.07%
Manufacturing	2,205	2,632	3,066	3,572	4,161	1,956	3.23%
Wholesale Trade	657	1,189	1,984	3,309	5,520	4,863	11.23%
Retail Trade	503	744	1,044	1,464	2,053	1,551	7.29%
T.W.U. 1/	877	1,582	2,632	4,379	7,284	6,407	11.17%
Information	1	2	2	3	5	4	7.97%
Financial Activities	1,684	2,449	3,381	4,669	6,446	4,761	6.94%
Professional & Business Services	588	1,231	2,327	4,400	8,318	7,730	14.16%
Education & Health Services	35	61	98	159	256	221	10.46%
Leisure & Hospitality	451	738	1,128	1,725	2,637	2,186	9.23%
Other Services	25	40	60	89	134	109	8.74%
Government	0	0	0	0	0	0	0.00%
Total	*7,487*	*11,456*	*16,973*	*25,751*	*39,958*	*32,471*	*8.73%*

High Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Total	*7,965*	*11,842*	*18,102*	*28,421*	*45,740*	*37,775*	*9.13%*

Low Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Total	*7,855*	*10,854*	*15,344*	*22,218*	*32,980*	*25,125*	*7.44%*

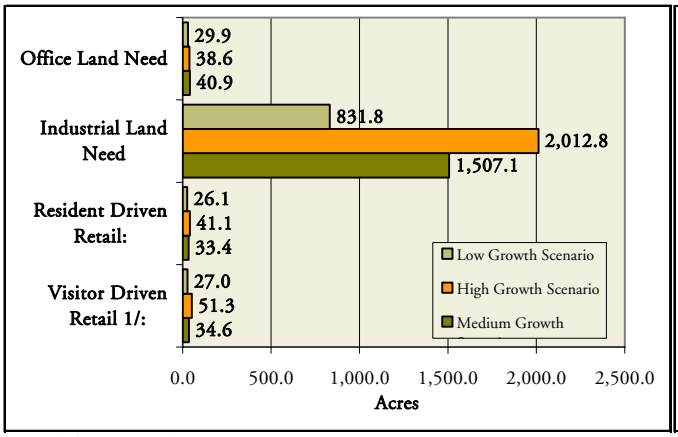
1/ Transportation, Warehousing, and Utilities
*Estimate
SOURCE: Oregon Employment Department and JOHNSON GARDNER

B. Summary of Commercial and Industrial Land Need Findings

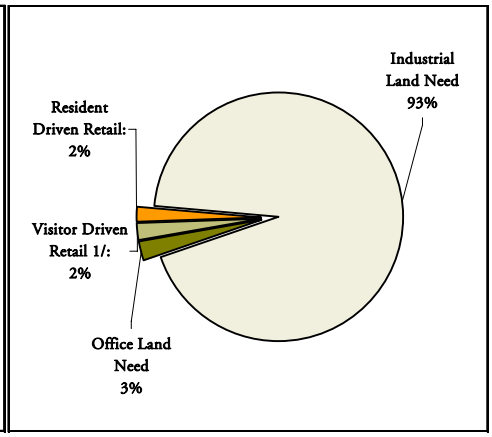
The results summarized in the following table highlight projections of net new demand in the Study Area for commercial and industrial land between 2006 and 2026 generally assuming prevailing employment and development trends. Detailed findings by use type and growth scenario are included in the exhibit package.

Over the next twenty years, net new demand for commercial and industrial land is expected to range from 915 to 2,144 acres contingent upon the region's realized growth pattern through 2026. The baseline "Medium Growth Scenario" indicates that the Study Area can expect commercial and industrial land need in the vicinity of 1,600 acres through 2026 following a "status quo" growth assumption.

PROJECTED LAND NEED BY USE (Study Area)



DISTRIBUTION OF NEED BY USE



1/ Includes Accomodations

Regardless of which growth scenario is realized, the need for industrial development will drive commercial land need in the foreseeable future. Specifically, employment growth in Wholesale Trade and Transportation, Warehousing, & Utilities are projected to drive the need for Warehouse/Distribution space/land need. An estimated 80% of future industrial land need is expected to be derived from net new demand for Warehouse/Distribution space.

Our estimates of commercial retail demand indicate potential for the expansion of the Region's retail composition. With the Study Area's position along Interstate-84 and within a relatively underserved retail area, opportunities may exist to capture a larger share of both resident driven and visitor driven commercial retail demand.

The forecasted need for industrial land is a function of growth by sector, consistent with methodologies established by the State of Oregon. A key aspect of land demand that this does not incorporate is the potential for shifts in the share of metropolitan area demand over time. As the remainder of the Portland metropolitan area has very little available industrial land inventory, it would be reasonable to assume that the study area will capture a larger share of marginal growth over time. As a result, the industrial land need forecast is likely to prove to be too conservative.

It is also important to note that the above forecasts for commercial and industrial land need are net acreage required only for building and impervious surface space requirements. Roads, right-of-ways, parks and public facilities, among other things, necessary to serve projected land development have not yet been included. A gross-up factor of 25% is commonly utilized by jurisdictions for planning purposes to estimate gross land need, though that would be at the discretion of local jurisdictions given its specific planning requirements.

C. Portland Eastside Targeted Industrial Development Potential

Findings summarized on the previous page express industrial land need based on the assumption that current economic and development trends continue in perpetuity. Permanently following the path of a trend is, however, not a fate but a choice. A considered economic development strategy of targeting types and capture of growth contrary to trend is a legitimate economic policy decision. Given the

transportation infrastructure investment in the study area, it is reasonable to conclude the study area can target a greater share of employment capture than simply status quo trend.

The central question for economic development purposes for the study area given predominant uses and transportation infrastructure is the following:

> *How much I-5 Corridor/Willamette Valley industrial employment should reasonably be captured by the East Multnomah County Area over the next 20 years?*

To determine the answer to this question, JOHNSON GARDNER researched primary indicators of longer-term industrial use with which the study area has a considered competitive advantage due to existing infrastructure investment and predominant industry mix: manufacturing and warehouse and distribution use demand.

Manufacturing

The historic success of the study area in attracting manufacturing employment is seen as a function of transportation infrastructure, available land supply and the local labor force. East Multnomah County remains the subregion within the metropolitan area with the most abundant developable industrial land supply. The industrial area north of Interstate 84 is also largely isolated from neighboring conflicting uses, such as residential development.

Manufacturing firms often require specialized build-outs, making this industrial type less appealing for major developers building for portfolio. While warehouse/distribution or flex space can be easily re-tenanted with firms that can utilize both the space and tenant improvements, a lower degree of flexibility is typically seen in manufacturing space. To the extent that property is controlled by firms seeking to develop income properties, there will be market resistance to making properties available for manufacturing firms. This has not been a problem over the last several years, as weak market conditions have led development firms to seek build-to-suit opportunities.

The study area's advantages with respect to attracting manufacturing firms remains in place, but maintaining a supply of readily developable and available land will be key to realizing the area's future potential to attract these users.

Warehouse/Distribution

East Multnomah County has a well-documented and clearly visible locational advantage for freight movement in the Portland metro area due to the concentrated nexus of freeway, rail, waterway, and air freight shipment. Proximity to the Port of Portland and both the final "jumping-off" point for freight headed to the Intermountain West, as well as the first major destination for freight headed from the Intermountain West have dictated much of the industrial growth in the study area.

The location of the study area as it relates to the entire Interstate 5 Corridor, however, is also highly geographically advantageous for long-term warehouse and distribution need over the next twenty years for freight traveling north and south. JOHNSON GARDNER finds that the largest determinant of future warehouse and distribution space in the Willamette Valley and Southwest Washington will be goods trucked north from California and its much larger industrial centers and ports. Given the larger flow from the south, the key determinant of location for new warehouse and distribution centers will be distance and drive time for goods moved by trucks.

In the Fall of 2005, the Federal Motor Carriers Safety Administration ("FMCSA") won approval of new long-haul motor carrier drive time shifts to reduce highway accidents and fatalities. The most significant new provision is the following:

> "… A drive-time limit of 11 hours, because of the proven increase in daily restorative sleep 10 consecutive off-duty hours provides, and because of the added new flexibility it provides the drivers when needed. The new rule, just as the 2003 rule, prohibits drivers (other than short-haul) from driving beyond the 14th hour after coming on-duty following 10 consecutive hours off duty."[4]

In other words, single-shifts are now generally limited to 11 hours for long-haul drivers, though occasional 14-hour shifts are permissible provided the driver was previously off-duty for a minimum of 10 hours.

Given the 11-hour long-haul drive time restriction as of 2005, JOHNSON GARDNER estimates that East Multnomah County has the potential to serve as an optimal location for future, larger warehouse and distribution users which rely on long-haul shipments. Sites within the study area generally fall within the 11-hour drive time from substantial warehouse/distribution facilities and manufacturing facilities in Reno/Sparks and Sacramento metro areas.

The second primary determinant of location for new, larger warehouse and distribution uses in all interstate freeway corridors will be the likely evolution of warehouse and distribution activities on-site. A recent study of supply chain industry trends[5] by researchers at Arizona State University and the University of Chicago identified important changes with consequences for new warehouse and distribution facilities in the coming years. Primary findings as they relate to the study area are as follows:

- *On-Site Services Diversifying:* The industry is moving more towards multi-functioning warehouse/distribution space for final product delivery. Instead of classic warehousing or docking for changing trucks, facilities are now places for final product assembly, final labeling, packaging and pricing for specific retailers so that goods are truly "shelf-ready" upon final delivery.
- *Distribution Consolidation:* Distributors are consolidating multiple sites into single, larger locations to keep a more centralized control on slower moving items, "safety stock," and items repair in addition to normally-flowing goods. Traditional stocking locations in areas of retail/service expansion are still opening, however. Consolidation is more common in areas of mature operations.
- *Concentration in or Near Large Population Centers:* Although it is common for secondary market areas well-within one day of the primary population center to attract larger operations. Lower costs paired with a larger, reliable labor pool are credited.

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4 Hours of Service Remarks, Annette M. Sandberg, Administrator, FMCSA, August 19, 2005, Washington DC.

5 "Warehousing: The Evolution Continues," presented by Arnold Maltz, Ph.D. and Nicole DeHoratius, DBA, at the 2003 WERC conference.

• *High-Tech Savvy Employees:* Larger operators are increasingly seeking reliable labor supply with above-average technology orientation as just-in-time inventories and the mentioned diversification of on-site activities rely more heavily on technology and new systems.

• *Manufacturers Relying on Third Parties:* Large manufacturers are increasingly relying on independent, third-party distribution specialists (McLane Company, particularly with food products as an example). Retailers and wholesalers, however, will continue to operate their own facilities predominantly.

It is the view of JOHNSON GARDNER that the above findings indicate a further competitive advantage for East Multnomah County, particularly in comparison to less populated areas with freeway access.

- Services Diversification: The East County economy and labor pool is far larger and more specialized in various industrial uses in other areas. Accordingly, as various functions and services increase in warehouse/distribution space for display-ready merchandise, the study area will better positioned to offer a reliable pool of employee expertise.
- Concentration Near Large Populations: East County's ideal location in the Portland metro area and proximate to high-growth Clark County, Washington provide a more attractive location than less-populated areas.
- High-Tech Savvy Employees: The existing pool of study area labor and the proximate Clackamas County/Clark County labor pool will provide a better and more reliably skilled labor selection for large and evolving warehouse and distribution uses.

D. Industrial and Office Land Need Methodology

Demand for industrial and office commercial land is a direct function of employment growth in industrial sectors that occupy these type of space. As a result, our projections of industrial and office demand are based on forecasted employment growth by industrial sector within the Study Area. Methodology for forecasting need for industrial and office commercial land follow a standard, multi-step process, summarized below.

Step 1: Employment Growth Forecast

JOHNSON GARDNER forecast employment growth by industry for the Study Area through 2026 based on local data provided to JOHNSON GARDNER by the State of Oregon Employment Department and Multnomah County employment data generally available from the Oregon Employment Department. Three employment growth scenarios were estimated for the Study Area for sensitivity analysis purposes: Medium Growth, Low Growth and High Growth.

- ***Medium Growth Scenario:*** Assumes employment growth rate forecasts for Multnomah County industries estimated by Oregon Employment Department, augmented by 2004 Quarterly Census of Employment and Wages (QCEW) data for the Study Area. The Study Area was assumed to capture 20% of future Multnomah County employment growth, reflecting the advantages offered by the market area's available land inventory.

- ***High Growth Scenario:*** Assumes industry employment growth rates under the Medium Growth Scenario accelerated by 20%.

- ***Low Growth Scenario:*** Assumes industry employment growth rates under the Medium Growth Scenario decelerated by 20%.

Over a longer time span, the local economy can be expected to experience changes in its industry composition. To model the likelihood of these changes, JOHNSON GARDNER further assumed the Study Area's marginal share of Multnomah County employment growth would increase to approximately 20%.

Step 2a: Demand for Office Building Space

Sector employment growth for each of the three economic scenarios (Step 1) is converted into growth in office employment based on typical percentages of jobs, or capture factors, by sector that will be located in office development rather than industrial development. Employment density ratios, the average space in square feet necessary per office job, were utilized to calculate total office space demand given projected employment growth. Ratios and densities utilized are from the Urban Land Institute.

Step 2b: Demand for Office Commercial Land

Demand for office land is a conversion of demand for space by an office floor area ratio (FAR). For projections under each of the three economic scenarios, JOHNSON GARDNER assumed the industry-standard 0.40 FAR.

Step 3a: Demand for Industrial Building Space

Industry employment growth for each of the three economic scenarios is converted into growth in industrial employment based on typical percentages of employment by sector that will be located in industrial space. Employment is then further stratified by type of space, including warehouse/distribution, general industrial and high-tech/flex space. Finally, employment density ratios, calculated as average square feet of space necessary per industrial job, were utilized to calculate total space demand by industrial space type given projected employment growth. These ratios and densities are based on industry standards from *Regional Industrial Land Study* (EcoNorthwest & Otak, Inc., 2001).

Step 3b: Demand for Industrial Land

Demand for industrial land is a conversion of demand for space by floor area ratios (FARs) by industrial development type and the addition of non-industrial use demand for industrial land typical of business park space. Projections utilize the following FARs from the *Regional Industrial Lands Study*:

- *Warehouse/Distribution:* 0.31
- *General Industrial:* 0.30; and
- *High-Tech/Flex:* 0.26.

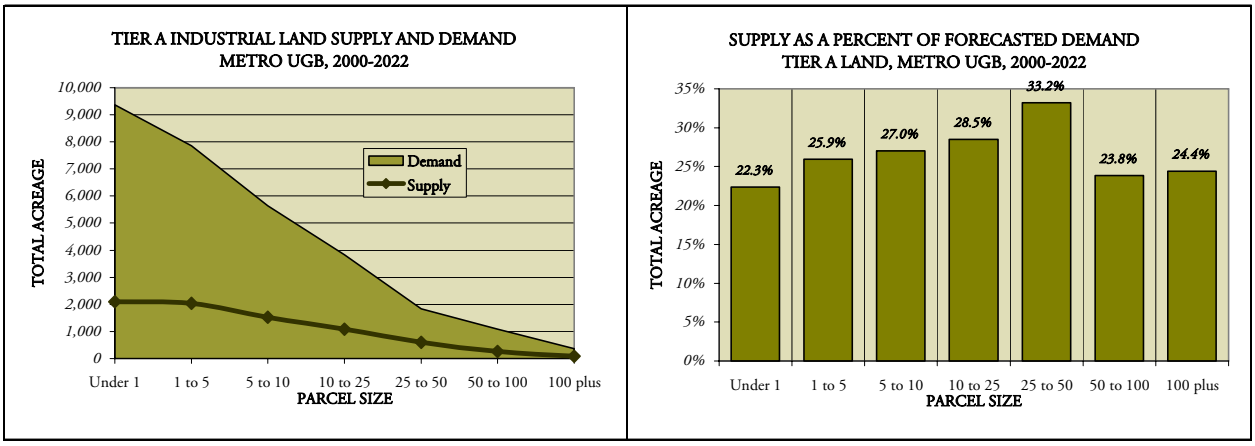
Second, a 20% non-industrial use demand for land was assumed for industrial land projections as implemented in the Regional Industrial Lands Study.

Market Factors Indicating Greater Market Need/Capture

JOHNSON GARDNER concludes that demand for space characterized by the methodology outlined previously is a minimum, or conservative, for several factors relating the nature of the market for land and transactions. The demand methodology employed in this analysis is ultimately driven by employment growth, which in turn indicates space and land needed to accommodate that growth.

For a functioning real estate market and economic development, however, employment growth is a large but only partial driver of land need and appropriate parcelization. The following other realities of market need for larger industrial parcels are also important, and more than likely will serve to accelerate need for industrial land and, therefore, higher employment growth considering the 25% capture factor assumed.

- The sale of land is not equivalent to the net absorption or use of that land, and transaction volume will typically exceed net absorption. Nonetheless, the level of transaction activity speaks to the need for an adequate supply to allow the market to function properly. Both end-user firms and speculative developers purchase land in advance of their intended use of the property.
- Land banking has not been directly estimated, which is a significant operational characteristic for larger firms. Firms purchase property not only for current needs, but anticipated future needs as land holding costs for sizeable, publicly traded firms is a relatively minor cost item.
- Pent-up demand in the Portland metro area was not directly estimated as part of the scope of this analysis. However, since a 2002 analysis by JOHNSON GARDNER for the Westside Economic Alliance that demonstrated significant pent-demand for parcels greater than 50 acres in size, the Portland area Metropolitan Services District has moved to add relatively little new industrial land in the metropolitan UGB that are specifically suitable for anything other than high-tech, specifically warehouse and distribution uses. The figure below represents our findings at the time for the mismatch between existing supply of industrial parcels and 20 year need by parcel size. Because land added since that time has been largely due to "special" amendments to the UGB in Hillsboro (the Genentech site at Shute Road & Evergreen resulting directly from the JOHNSON GARDNER study and more recently, acreage immediately west of the Genentech site along Evergreen and the Day Road site in Wilsonville), very little has been done for large-parcel need for non-high tech industrial uses. The findings below, therefore, are still applicable, specifically supply as a percentage of forecasted demand information.



E. Retail Commercial Land Need Methodology

Unlike industrial and office commercial land need, retail land need is a direct function of households moving into the competitive region from which retail development in the Study Area could conceivably capture. Given the physical and locational attributes of the Study Area, this analysis assumes that future retail development would likely take the form of a larger scale community or power center. This type of retail development typical draws from a relatively broad geographic region. This analysis assumes a ten to fifteen minute drive-time from the center of the Studyt Area when estimating household growth. The typical spending patterns by resident households in addition to visitor/tourist spending comprise the basis for retail need. Methodology for forecasting retail commercial land need is summarized below.

Step 1: Household Growth Projections

For modeling growth in retail commercial land need driven by residential growth, JOHNSON GARDNER utilized population growth projections formulated by Oregon's Office of Economic Analysis (OEA) and then assumed that average household size in the Study Area would follow trends established between 1990 and 2000 as estimated by the U.S. Census Bureau. Medium, high and low growth scenarios, and resulting household growth projections through 2026, were estimated as follows:

- Medium Growth Scenario: Assumes population growth rate of 1.21% annually.
- High Growth Scenario: Assumes population growth rate of 1.45% annually.
- Low Growth Scenario: Assumes population growth rate of 0.96% annually.

Step 2: Estimate Market Area Per-Household Retail Spending

JOHNSON GARDNER estimated per-household annual spending by retail category utilizing data from Claritas, Incorporated, a leading retail statistics data provider. Categories are as detailed in the following table by the North American Industry Classification System (NAICS).

AVERAGE ANNUAL EXPENDITURES ON RETAIL GOODS
STUDY AREA (2006)

NAICS	Category	Per Household Expenditures 1/
441	Automotive Parts, Accessories and Tire Stores	$6,155
442	Furniture and Home Furnishings Stores	$916
443	Electronics and Appliance Stores	$2,539
444	Building Materials and Garden Equipment	$1,170
445	Food and Beverage Stores	$6,874
446	Health and Personal Care Stores	$2,519
448	Clothing and Clothing Accessories Stores	$3,743
451	Sporting Goods, Hobby, Book and Music Stores	$2,001
452	General Merchandise Stores	$1,119
453	Miscellaneous Store Retailers	$893
722	Foodservices and Drinking Places	$3,737
	Totals/Weighted Averages	***$31,666***

Step 3: Estimate Future Market Area Resident-Driven Retail Sales

Future retail sales in the Study Area were simply calculated as the product of future area household counts under the medium, high, and low growth scenarios through 2026 and annual average retail sales by category estimated in Step 2. Fore resident household growth, our analysis further assumed that the retail development in the Study Area could capture roughly its fair share of future demand. Given alternative power retail development in or proximate to the competitive region [EXHIBIT R.09]; the market area's fair share was assumed at 15% of future growth.

Step 4: Visitor Spending Projections

For modeling growth in retail commercial land need driven by visitor spending growth, JOHNSON GARDNER utilized Oregon Tourism Commission data for East Multnomah County tourism spending and impacts between 1991 and 2004. The Study Area's share of east county tourism industry was estimated based on retail business patterns data from Claritas Incorporated, for the Study Area and Multnomah County in 2005. Medium, high and low growth scenarios for tourism spending were estimated as follows:

Medium Growth Scenario: Assumes visitor spending grows by annual trends established between 1991 and 2004 for individual spending categories.

High Growth Scenario: Assumes visitor spending grows by rates exhibited between 1999 and 2004, roughly 0.97% higher than medium growth scenario rates on average.

Low Growth Scenario: Assumes visitor spending grows by rates 0.97% lower than medium growth scenario rates on average.

Step 5: Demand for Retail Commercial Space

Future retail sales are converted into need for developed retail space by calculating the product of future retail sales by category to a category-specific Sales Support Factor. The Sales Support Factor is the national average retail sales per square foot of space for each category of retail. Sales support factors are from the Urban Land Institute publication *Dollars & Cents*. Sales Support Factors are summarized in the following table.

AVERAGE RETAIL SALES SUPPORT FACTORS BY NAICS CLASS
STUDY AREA (2006)

NAICS	Category	Sales Support Factor 2/
441	Automotive Parts, Accessories and Tire Stores	$139
442	Furniture and Home Furnishings Stores	$173
443	Electronics and Appliance Stores	$200
444	Building Materials and Garden Equipment	$128
445	Food and Beverage Stores	$312
446	Health and Personal Care Stores	$230
448	Clothing and Clothing Accessories Stores	$217
451	Sporting Goods, Hobby, Book & Music Stores	$195
452	General Merchandise Stores	$139
453	Miscellaneous Store Retailers	$192
722	Foodservices and Drinking Places	$236
	Totals/Weighted Averages	

Step 6: Demand for Retail Commercial Land

Demand estimates for developed retail space at different time points was then converted into demand for retail commercial land by applying the industry-standard retail Floor Area Ratio (FAR) of 0.25. The FAR assumes standard suburban retail space requiring one parking space per 1,000 square feet of retail floor area.

Demand estimates for lodging/hospitality expansion were estimated differently due to different land use configurations. To estimate demand for land due to hotel/lodging expansion, it was assumed that 25 hotel rooms, facilities and impervious surface would comprise one acre of land based on recent industry trends.

IV. INDUSTRIAL DEVELOPMENT OPPORTUNITIES & CONSIDERATIONS

A. Market Conditions

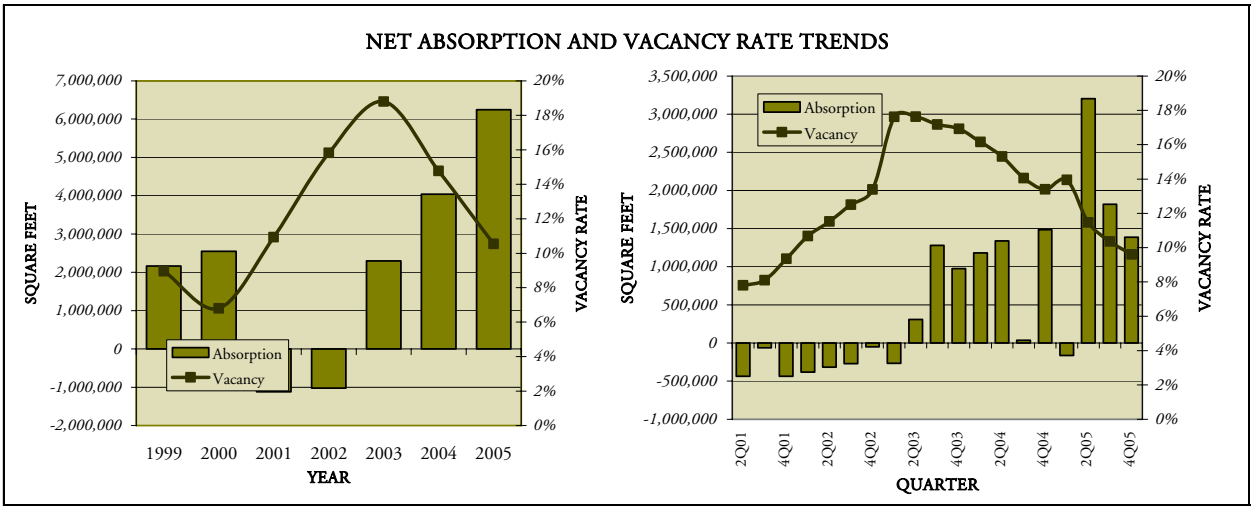
Portland Metro Area

The metropolitan area's speculative industrial market experienced net absorption of 181,000 square feet during the first quarter of 2006, and an increase in direct vacancy from 9.6% to 10.1% in tracked projects. The overall occupancy rate for traditional industrial space is estimated at 10.2% with sublease space included. The flex market component of the industrial market had higher rates of 14.6% direct and 15.2% overall.

FIRST QUARTER, 2006

	Speculative Inventory	New Construction	Inventory Adjustments	Net Absorption	Vacancy Direct	Vacancy Sublease	Vacancy Direct	Vacancy Total
BREAKOUT BY CLASS								
Industrial	114,633,908	701,260	968,459	(127,739)	10,706,116	928,451	9.34%	10.15%
Flex	19,567,287	35,686	112,537	308,675	2,860,953	114,806	14.62%	15.21%
Total	134,201,195	736,946	1,080,996	180,936	13,567,069	1,043,257	10.11%	10.89%
BREAKOUT BY SUBREGION								
Westside	46,688,225	86,936	494,689	322,933	5,178,901	691,745	11.09%	12.57%
North-Northwest	26,510,973	438,750	167,525	(85,727)	2,282,387	67,622	8.61%	8.86%
Northeast	29,029,850	50,000	152,197	(110,857)	2,877,005	136,189	9.91%	10.38%
Southeast	18,517,549	99,110	(184,125)	(62,149)	2,133,551	53,718	11.52%	11.81%
Vancouver	13,454,598	62,150	450,710	116,737	1,095,225	93,983	8.14%	8.84%
Total	134,201,195	736,946	1,080,996	180,936	13,567,069	1,043,257	10.11%	10.89%

As with office space, the demand for industrial space is directly correlated with growth in industrial space using employment, and a rebound in this market will ultimately be directly tied to an economic rebound.



There has been a shift in demand for owners wanting to buy and occupy buildings, with a number of developers now actively targeting this niche. Sales prices are above what can be achieved in traditional speculative construction, making this type of product attractive in the right circumstances.

New supply is projected to total around 2.1 million square feet during through the second quarter of 2007, while demand is expected to reach 4.8 million square feet. The following table shows our estimation of absorption by individual submarket.

Subregion	1st Quarter 2006		New Supply		Forecasted Demand		Projected Vacancy Rate	
Submarket	Speculative Inventory	Vacancy Rate	2Q06-1Q07	2Q07-1Q08	2Q06-1Q07	2Q07-1Q08	1Q07	1Q08
Westside	**46,688,225**	**11.1%**	**623,865**	**215,700**	**1,650,009**	**2,862,394**	**8.8%**	**3.2%**
Aloha/Hillsboro	17,883,497	14.8%	379,092	215,700	968,514	1,451,759	11.2%	4.4%
Beaverton	8,591,550	11.7%	28,586	0	123,752	519,178	10.6%	4.5%
Lake Oswego	846,126	4.6%	0	0	0	0	4.6%	4.6%
Tigard	5,036,542	7.0%	0	0	91,722	216,837	5.2%	0.8%
Tualatin/Sherwood	7,640,542	6.6%	216,187	0	315,894	398,415	5.2%	0.1%
Wilsonville	5,982,932	9.9%	0	0	138,134	253,281	7.6%	3.3%
Inner Southwest	707,036	6.2%	0	0	11,993	22,923	4.5%	1.3%
North/Northwest	**26,510,973**	**8.6%**	**130,000**	**442,000**	**669,903**	**503,115**	**6.5%**	**6.2%**
Guilds Lake	7,490,887	5.64%	30,000	0	145,751	323,145	4.1%	-0.2%
Swan/Hayden Islands	6,653,188	4.90%	0	0	99,780	98,980	3.4%	1.9%
Rivergate	10,282,487	12.12%	0	442,000	281,731	9,000	9.4%	13.0%
N.W. Industiral District	520,566	5.08%	100,000	0	87,567	22,775	6.3%	2.6%
Central Business Dist.	1,563,845	16.67%	0	0	55,073	49,215	13.1%	10.0%
Northeast	**29,029,850**	**9.9%**	**567,480**	**444,000**	**1,119,399**	**680,616**	**7.9%**	**7.0%**
Airport Way	8,732,799	10.9%	61,457	0	266,099	201,171	8.5%	6.2%
Columbia Boulevard	12,776,430	7.4%	487,086	0	623,436	289,475	6.1%	3.9%
Close-In Northeast/I-84	4,347,033	15.7%	0	0	143,966	123,742	12.4%	9.6%
Gresham/Rockwood	3,173,588	9.4%	18,937	444,000	85,898	66,227	7.3%	16.8%
Southeast	**18,517,549**	**11.5%**	**349,803**	**372,534**	**772,973**	**480,960**	**9.1%**	**8.3%**
Clackamas	5,724,900	8.3%	231,343	224,575	495,366	387,740	3.5%	0.7%
Close-In Southeast	4,081,548	12.2%	20,000	0	0	0	12.7%	12.7%
Milwaukie	6,869,670	12.9%	98,460	147,959	277,607	93,220	10.1%	10.7%
Oregon City	862,850	18.8%	0	0	0	0	18.8%	18.8%
Other	978,581	11.8%	0	0	0	0	11.8%	11.8%
Vancouver	**13,454,598**	**8.1%**	**446,725**	**0**	**627,716**	**322,915**	**6.6%**	**4.3%**
Metropolitan Area Total	**134,201,195**	**10.1%**	**2,117,873**	**1,474,234**	**4,840,000**	**4,850,000**	**8.0%**	**5.4%**
Alternative Submarkets								
Sunrise Corridor	14,436,001	11.3%	329,803	372,534	772,973	480,960	8.1%	7.2%
North/Central Westside	9,054,732	7.5%	30,000	-	200,824	372,360	5.6%	1.5%
North/Central Eastside	38,661,252	9.6%	607,086	442,000	1,236,481	543,972	7.9%	7.5%
E. Multnomah County	11,906,387	10.5%	80,394	444,000	351,996	267,399	8.2%	9.3%
Clark County	13,454,598	8.1%	446,725	-	627,716	322,915	6.6%	4.3%
I-5 Corridor	14,469,600	7.9%	216,187	-	454,028	651,696	6.1%	1.7%
Beaverton/Hwy-217 Corridor	9,298,586	11.3%	28,586	-	135,745	542,101	10.1%	4.3%
Kruse Way/Washington Sq.	5,036,542	7.0%	-	-	91,722	216,837	5.2%	0.8%
Sunset Corridor/T.V. Hwy	17,883,497	14.8%	379,092	215,700	968,514	1,451,759	11.2%	4.4%
Total	**134,201,195**	**10.1%**	**2,117,873**	**1,474,234**	**4,840,000**	**4,850,000**	**8.0%**	**5.4%**

SOURCE: Johnson Gardner, LLC

The CoStar data used in this analysis includes some owner-occupied space, which tends to increase the overall occupancy rate. The following table summarizes third quarter data from CB Richard Ellis that is limited only to speculative space. As shown, the overall vacancy rate is significantly higher for speculative space at that time. During the same period, the estimated vacancy rate for all space was 11.4%, while the rate for speculative space was estimated at 14.24%.

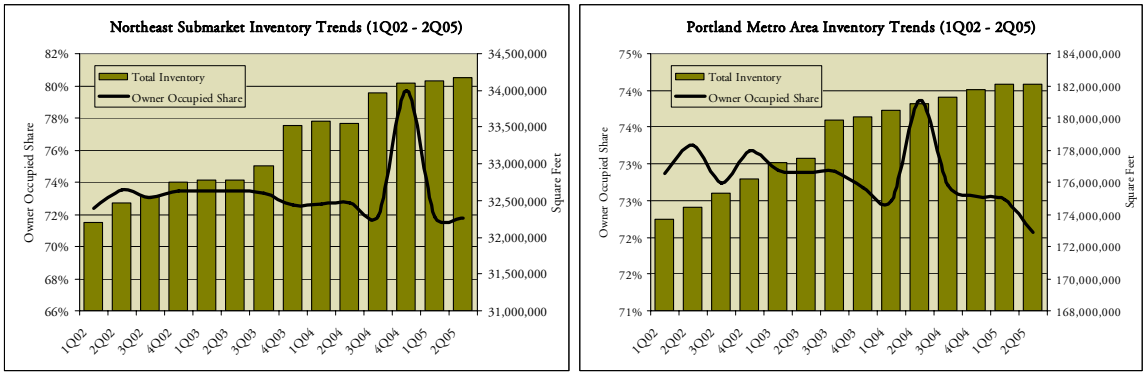
THIRD QUARTER, 2005

	Net Rentable S.F.	Available S.F.	Vacancy Rate	Quarterly Net Absorption	Net Absorption 2002	2003	2004
Northeast	9,908,953	1,462,561	14.76%	152,542	306,494	3,583	213,060
Northwest	7,789,851	1,042,282	13.38%	109,350	-41,545	-58,371	251,039
Southeast	5,033,574	648,324	12.88%	54,496	162,447	-27,614	-42,015
Southwest	20,562,144	3,400,979	16.54%	313,807	-220,871	-547,372	306,214
Vancouver	8,072,235	762,826	9.45%	96,624	-5,703	180,659	156,643
Overall	51,366,757	7,316,973	14.24%	726,819	200,822	-449,115	884,941

Northeast Submarket

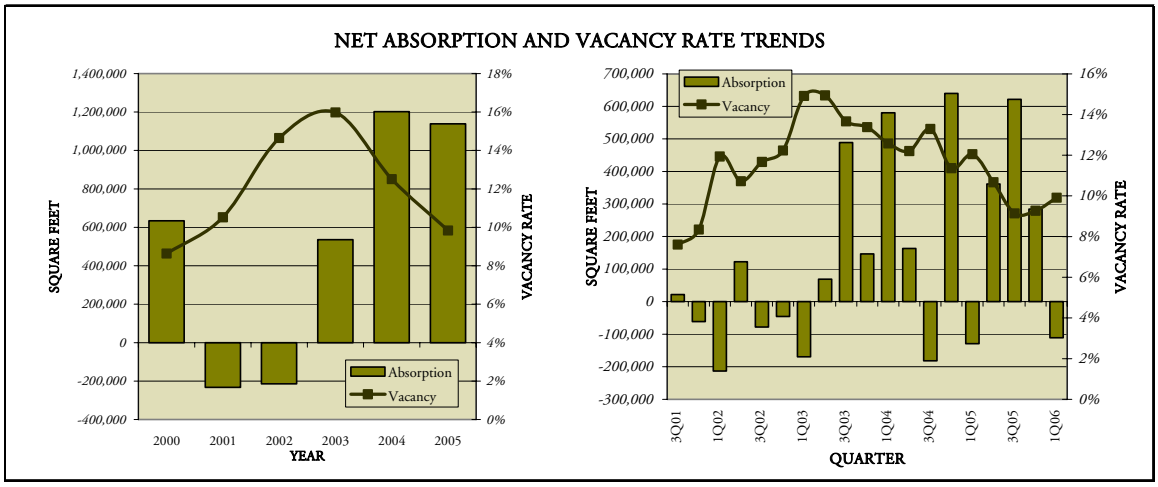
Owner-occupied space has historically accounted for almost three-quarters of the total industrial inventory, both in the Northeast submarket and in Portland's metro area. FIGURE 16 further demonstrates occupancy trends between speculative and owner-occupied space.

FIGURE 16: HISTORICAL INVENTORY TRENDS (1Q02-2Q05)



Historically, properties along the East Columbia Corridor have enjoyed the lowest vacancy rates and highest levels of absorption of speculative space. Alternately, of the submarkets in our Northeast survey, the Close-In Northeast, along I-84, has experienced higher vacancy, lower absorption, and no new construction since 1998 (the submarket is dominated by older buildings, most built in the mid-century).

FIGURE 17: NORTHEAST SUBMARKETS: HISTORICAL TRENDS



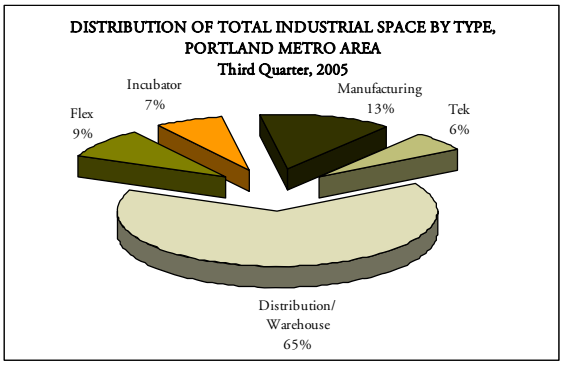
In the first quarter of 2006, CoStar tracked properties in the Northeast submarket reported 9.5% direct vacancy in traditional industrial space. Vacancy was 10.0% with sublease space included. Rates in the flex market were 14.6% direct and 15.2% overall. Within the Northeast submarkets, net absorption losses were driven by properties along Airport Way.

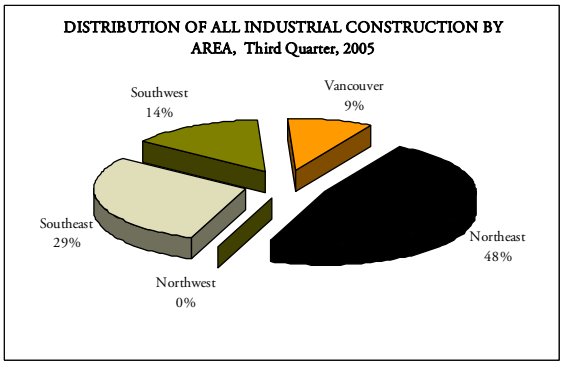
FIGURE 18: NORTHEAST SUBMARKETS TRENDS (SECOND QUARTER, 2005)

	Speculative Inventory	New Construction	Inventory Adjustments	Net Absorption	Vacancy Direct	Vacancy Sublease	Vacancy Direct	Vacancy Total
BREAKOUT BY SUBMARKET								
Airport Way	8,732,799	0	63,797	-133,525	954,039	53,294	10.92%	11.54%
Columbia Boulevard	12,776,430	50,000	47,512	23,913	939,803	44,322	7.36%	7.70%
Close-In Northeast/I-84	4,347,033	0	20	-27,211	684,567	6,800	15.75%	15.90%
Gresham/Rockwood	3,173,588	0	40,868	25,966	298,596	31,773	9.41%	10.41%
Total	29,029,850	50,000	152,197	-110,857	2,877,005	136,189	9.91%	10.38%

Regionally, the Northeast has experienced a majority of industrial space construction. Since the beginning of 2003, new construction in the speculative industrial market has more than tripled the available space in the Northeast. Distribution and warehouse space has dominated that construction market and will continue to do so. Diagrams in FIGURE 19 further describe these trends.

FIGURE 19: INDUSTRIAL BUILDING TRENDS, PORTLAND METROPOLITAN AREA





Quoted lease rates for industrial space in the Northeast range from $0.20 to $1.38 per square foot (marginally lower than the region's average range of $0.18 to $3.19). This range includes industrial, flex, and office industrial space. Rent levels have been strongest along the East Columbia Corridor, which has recently seen more construction and a higher level of product execution, relatively. Lease rate details for the Northeast are shown in FIGURE 20.

FIGURE 20: LEASE RATES - GROSS

Northeast Submarkets

BY CLASS	Low	High
Industrial	$0.20	$1.07
Flex	$0.33	$1.38
BY SUBMARKET	**Industrial**	**Flex**
Airport Way	$0.23 - $1.07	$0.69 - $0.97
Columbia Boulevard	$0.32 - $1.04	$0.33 - $0.83
Close-In Northeast/I-84	$0.24 - $1.00	$0.64 - $1.38
Gresham/Rockwood	$0.20 - $1.00	$0.87 - $0.87
Total	$0.20 - $1.07	$0.33 - $1.38

Portland Markets

BY CLASS	Low	High
Industrial	$0.18	$3.19
Flex	$0.18	$1.83
BY SUBMARKET	**Industrial**	**Flex**
Westside	$0.25 - $3.19	$0.31 - $1.83
North-Northwest	$0.22 - $2.29	$0.18 - $1.75
Northeast	$0.20 - $1.07	$0.33 - $1.38
Southeast	$0.18 - $1.67	$0.35 - $1.46
Vancouver	$0.23 - $1.25	$0.61 - $1.58
Total	$0.18 - $3.19	$0.18 - $1.83

Broker Interviews

A number of industrial brokers active in the Northeast market area were interviewed as part of our analysis. This section summarizes their comments with respect to general market conditions and the competitive position of the subject site in particular.

- The speculative market, has improved, particularly over the last few months and is likely to continue. However, the market is relatively soft right now, with little new construction that has not been pre-leased or built-to-suit. Perception of the Northeast market is that when the speculative market does tighten, properties in the Airport Way submarket will dominate the area.
- The Northeast market is distinctly distribution/warehouse oriented. Airport Way properties, in general, offer the most attractive and competitive product in the Northeast. The Southshore Commons property, in the East Columbia Corridor, is a "hot" property as well. These developments have set the standard for distribution/warehouse/light industrial space in the area.

- The general consensus maintains that "for sale" projects, particularly those with a high office build-out, are a difficult sell in the Northeast, primarily due to the lack of executive housing in the area. Further, the gestation period between a buyer's interest in a project, and a signed agreement for "for sale" properties have proven to be significantly longer than the time frame for leased projects.
- Brokers indicate that buyers generally prefer distinct, discrete space rather than space with a common wall. One broker even noted a number of prospective buyers have expressed concern regarding smell and noise shared through a common wall. Other desirable amenities appear to include professionally maintained landscaping, attractive office build-out, high clear heights and thoughtful distribution of dock door & truck maneuvering space.
- Industrial condominium ownership has become an emerging trend during the recent market softness, in conjunction with unusually low interest rates and a need for more specialized tenant improvements. There are a number of reasons for this trend, including the following:

    1) *Scarcity of Space:* As markets continue to tighten, the supply of adequate space becomes scarcer. This is amplified for tenants and industries that require unique or specialized building characteristics to operate. Such tenants are more likely to seek out build-to-suit properties under tight markets.
    2) *Cost/Lease Variance:* Falling interest rates over the past few years have drastically reduced the cost of building/buying custom structures. This, when coupled with rising lease rates from a recovering market, results in a reduced gap in the cost of owning versus leasing. In other words, the marginal cost of owning versus leasing is far lower.
    3) *Spread of New versus Seasoned Lease Rates:* When the spread in rental rates between existing space and new space is narrow, the build-to-suit option appears to be very attractive. In many cases, the marginal productivity gains from capital upgrades can exceed the marginal costs.

- While the move toward condo ownership has seen much success in the Portland region, particularly in western Washington County and Clackamas, there is some doubt among brokers that adequate market depth for condos in the Northeast market exists. Observations of the market note that while condo ownership has increased in popularity, the Northeast market has not experienced an equal degree of success. A possible explanation for this discrepancy can be seen in the types of firms that are attracted to the Northeast versus other submarkets. Specifically, large national firms establishing satellite spaces are typically drawn to the Northeast area for its inventory of large warehouse and distribution space and its easy access to PDX Airport and major transportation routes. Alternately, firms on western Washington County and Clackamas are more often local firms, who are more apt to purchase rather than lease space.

It should be noted that brokers tend to be most familiar with speculative space, or space that is actively leased in the market. As a result, there is likely to be a bias towards the warehouse/distribution and light industrial markets relative to the manufacturing market, which accounts for a lower proportion of transactions.

V. Office Development Opportunities & Considerations

A. Market Conditions

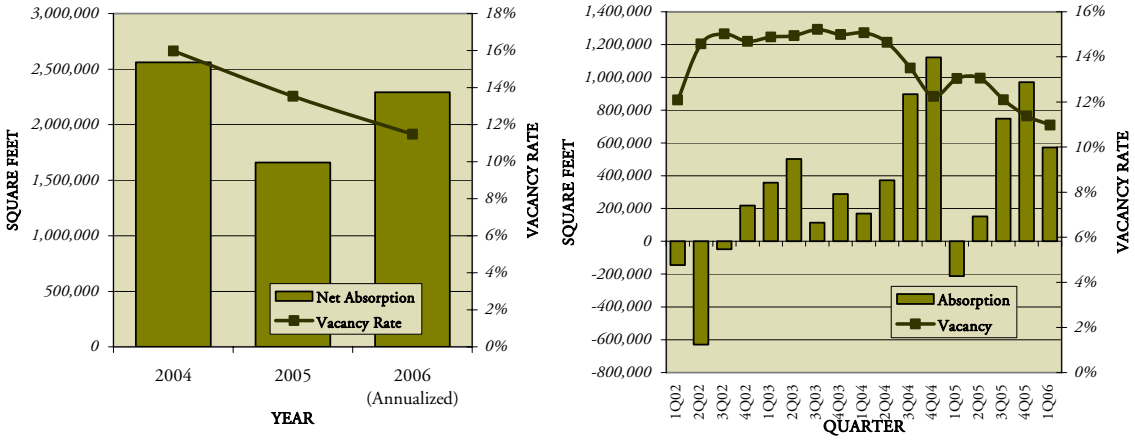
Portland Metro Area

The Portland metropolitan area's speculative office market reported an increase in overall occupied office space during the fourth quarter of over 570,000 square feet, the fifth-largest quarterly gain in the past five years despite significant new construction. The strong absorption and general tightening of the market suggest a continued positive future outlook. The direct vacancy rate and total vacancy including sublease space dropped to 11.0% and 11.5%, respectively.

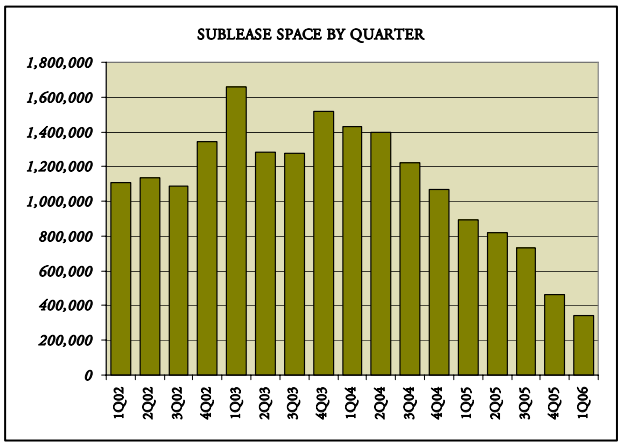
Office Market Summary, First Quarter 2006

	Speculative Inventory	New Construction	Inventory Adjustments	Net Absorption	Vacancy Direct	Vacancy Sublease	Vacancy Direct	Vacancy Total
BREAKOUT BY CLASS								
Class A	25,707,577	0	66,975	134,623	1,962,987	165,588	7.64%	8.28%
Class B	26,550,035	197,497	242,514	352,473	3,566,105	131,488	13.43%	13.93%
Class C	14,021,915	0	462,647	85,959	1,742,335	43,857	12.43%	12.74%
Total	66,279,527	197,497	772,136	573,055	7,271,427	340,933	10.97%	11.49%

NET ABSORPTION AND VACANCY RATE TRENDS



The direct vacancy rate for Class-A space is estimated at 7.6%, or 8.3% with sublease space included, a drop that is consistent with the overall market. Direct vacancy is estimated at 13.4% and 12.4% for Class-B and Class-C space, reflecting a continued move to quality in this buyer's market. An estimated 7.3 million square feet of tracked space is directly vacant, with 341,000 square feet of space identified for sublease. The



amount of sublease space has now declined consistently over the past nine quarters, and both direct and total vacancies have been generally trending downward over the past three years.

We are seeing vacancy rates below 10% in the I-5 South Corridor, the Sunset Corridor/Hillsboro, and the East Multnomah County subregions. The first two markets, along with Kruse Way/ Washington Square serve major executive housing concentrations, and have performed far better than the Portland CBD over the last decade. The strongest submarkets in terms of occupancy are Close-In Northeast (3.8%), the I-205 corridor in East Multnomah County (5.6%), and Kruse Way (6.2%).

Soft market conditions and low net lease rates are expected to limit new supply over the next year to 1,084,000 square feet, while demand is forecasted to exceed 2.3 million square feet. Our demand forecasts for office space are employment driven, and as a result do not factor in the marginal impact of soft market conditions and reduced effective lease rates. During periods of relatively high vacancy, aggressive leasing tactics have the ability to generate demand through reducing the effective cost of space to tenants. While this can lead to an increase in net absorption, it is important to recognize that the impact is temporary, and does not change the underlying demand for space if priced appropriately. Our projected demand increase reflects predictions for improved economic performance in the region.

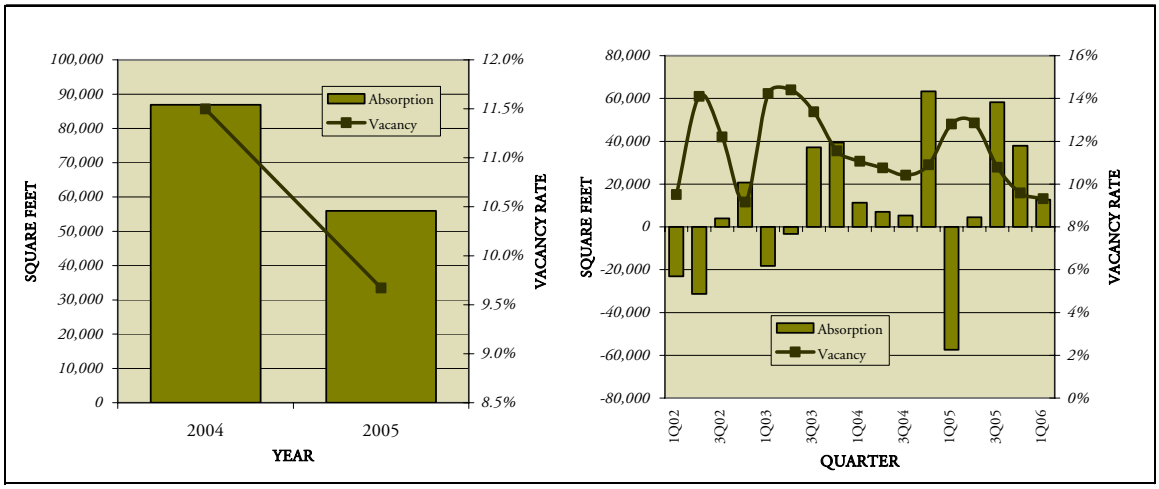
An estimation of demand and vacancy over the next two years has been completed for each office submarket in the Portland Metropolitan Region. This demand analysis takes into consideration regional differences and strengths, planned new supply, employment growth, and general regional and national economic trends. Over the next year, office demand is expected to increase consistent with expectations of continued economic growth. Overall vacancy rates are projected to fall to 9.0% by the end of the first quarter of 2007 and drop below 6.0% in the following year.

Subregion / *Submarket*	1st Quarter 2006 Speculative Inventory	1st Quarter 2006 Vacancy Rate	New Supply 2Q06-1Q07	New Supply 2Q07-1Q08	Forecasted Demand 2Q06-1Q07	Forecasted Demand 2Q07-1Q08	Projected Vacancy Rate 1Q07	Projected Vacancy Rate 1Q08
Central City	**26,085,091**	**11.3%**	**22,730**	**0**	**622,606**	**778,867**	**8.9%**	**6.0%**
CBD	20,562,262	11.3%	22,730	0	491,989	615,006	9.0%	6.0%
CBD Perimeter	2,811,434	13.7%	0	0	77,990	99,041	11.0%	7.4%
Lloyd District	2,711,395	8.7%	0	0	52,627	64,820	6.7%	4.3%
Inner Westside	**3,299,102**	**10.7%**	**165,000**	**0**	**163,917**	**109,747**	**10.3%**	**7.1%**
Barbur Blvd	1,501,411	12.9%	165,000	0	113,145	71,594	14.7%	10.4%
Johns Landing	1,309,821	6.7%	0	0	30,003	21,965	4.4%	2.7%
Sylvan	487,870	15.1%	0	0	20,769	16,188	10.9%	7.5%
Kruse Way/Washington Sq.	**8,473,059**	**10.3%**	**237,013**	**35,195**	**404,188**	**296,132**	**8.1%**	**5.0%**
Kruse Way	2,421,506	6.2%	117,197	0	109,014	68,402	6.3%	3.6%
Tigard	2,756,598	8.1%	119,816	35,195	132,743	99,353	7.3%	5.0%
Washington Square	3,294,955	15.0%	0	0	162,431	128,376	10.1%	6.2%
I-5 South Corridor	**2,513,797**	**9.8%**	**153,779**	**0**	**139,265**	**92,284**	**9.8%**	**6.3%**
Lake Oswego/West Linn	706,093	7.9%	153,779	0	77,114	43,787	15.4%	10.3%
Tualatin/Wilsonville	1,807,704	10.5%	0	0	62,151	48,497	7.1%	4.4%
Beaverton/217 Corridor	**5,363,432**	**11.9%**	**33,000**	**0**	**189,347**	**147,356**	**9.0%**	**6.2%**
Beaverton/Cedar Hills	3,783,465	10.5%	33,000	0	124,811	95,304	8.0%	5.5%
Beaverton-Hillsdale/Canyon	1,579,967	15.4%	0	0	64,536	52,052	11.3%	8.0%
Sunset Corridor/Hillsboro	**4,786,893**	**7.5%**	**224,514**	**0**	**248,308**	**170,251**	**6.7%**	**3.3%**
Clark County	**6,777,262**	**12.5%**	**93,506**	**212,640**	**266,935**	**380,435**	**9.8%**	**7.1%**
Vancouver CBD	2,080,103	13.4%	20,761	75,680	83,578	124,227	10.3%	7.7%
Suburban	4,697,159	12.1%	72,745	136,960	183,358	256,207	9.6%	6.9%
Close-In Eastside	**2,751,562**	**11.4%**	**0**	**0**	**66,733**	**115,568**	**9.0%**	**4.8%**
Close-In Northeast	1,662,104	3.8%	0	0	19,713	31,055	2.6%	0.7%
Close-In Southeast	1,062,903	22.7%	0	0	47,020	84,513	18.2%	10.3%
E. Multnomah Co.	**2,902,224**	**9.3%**	**146,169**	**98,500**	**140,713**	**168,915**	**9.0%**	**6.5%**
Airport Way	602,759	22.0%	99,558	98,500	72,730	105,689	22.7%	19.0%
Gresham	565,437	7.3%	46,611	0	31,194	26,349	9.3%	5.0%
I-205 Corridor	1,734,025	5.6%	0	0	36,789	36,877	3.4%	1.3%
Sunnyside	**1,357,686**	**16.4%**	**0**	**0**	**50,392**	**51,554**	**12.6%**	**8.8%**
Oregon City/Milwaukie	**1,969,419**	**13.3%**	**8,500**	**0**	**67,596**	**58,891**	**10.2%**	**7.2%**
Metropolitan Area Total	**66,279,527**	**11.0%**	**1,084,211**	**346,335**	**2,360,000**	**2,370,000**	**9.0%**	**5.9%**

East Multnomah County Submarket

The office market in East Multnomah County has been working off an excess of inventory for the last few years, with overall occupancy rates now estimated to exceed 90%. There is little traditional office space in the study area, with most of the space concentrated along the I-205 Corridor.

FIGURE 21: HISTORICAL NET ABSORPTION AND VACANCY RATE TRENDS



Potential for Office Space Development

Office space development in the study area has historically not taken a traditional form, with most office needs met by office build-out of industrial flex space. Traditional office space is typically seen in one of two primary forms. Regionally-serving office space concentrations, such as in the Portland CBD or along Kruse Way in Lake Oswego, serve a broad area in which they are centrally located. Major tenant types found in this type of space are law firms, other professional service firms and financial institutions. The other form serves the local area, either population or employment, and can include medical office space, title companies, realtor offices, and the office function of larger industrial uses.

The study area has outstanding regional access, but is neither centrally located nor an established office concentration. The most likely office development form we would expect in this area would be a continuation of office build-out in industrial buildings, providing for the office space needs associated with industrial function in the area. Over time, the level of office space build-out tends to increase over time, as the investment in tenant improvements encourages landlords to seek tenants that can utilize the office space. We have seen shifts over time in a number of more mature industrial markets, in which industrial space gradually shifts to a greater office build-out over time, eventually transitioning to a primarily office business park environment.

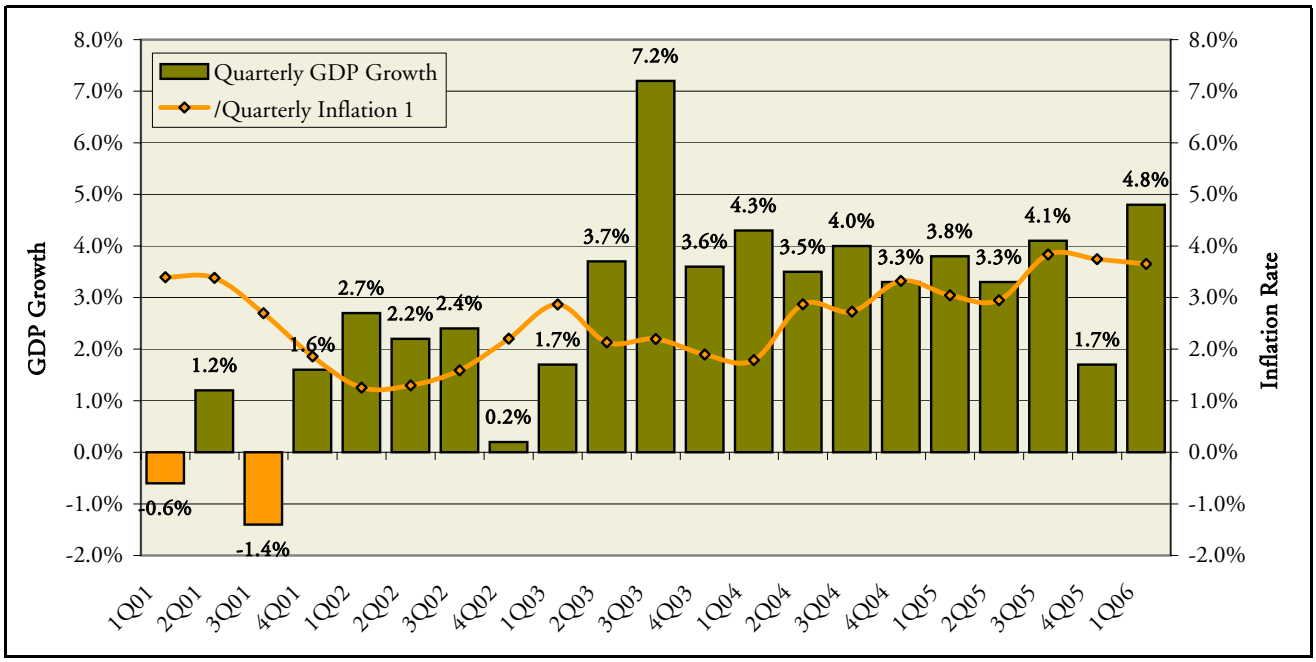
SECTION I

National Economic Trends

EXHIBIT 1.1

REAL GROSS DOMESTIC PRODUCT AND INFLATION

UNITED STATES (2001-2006)



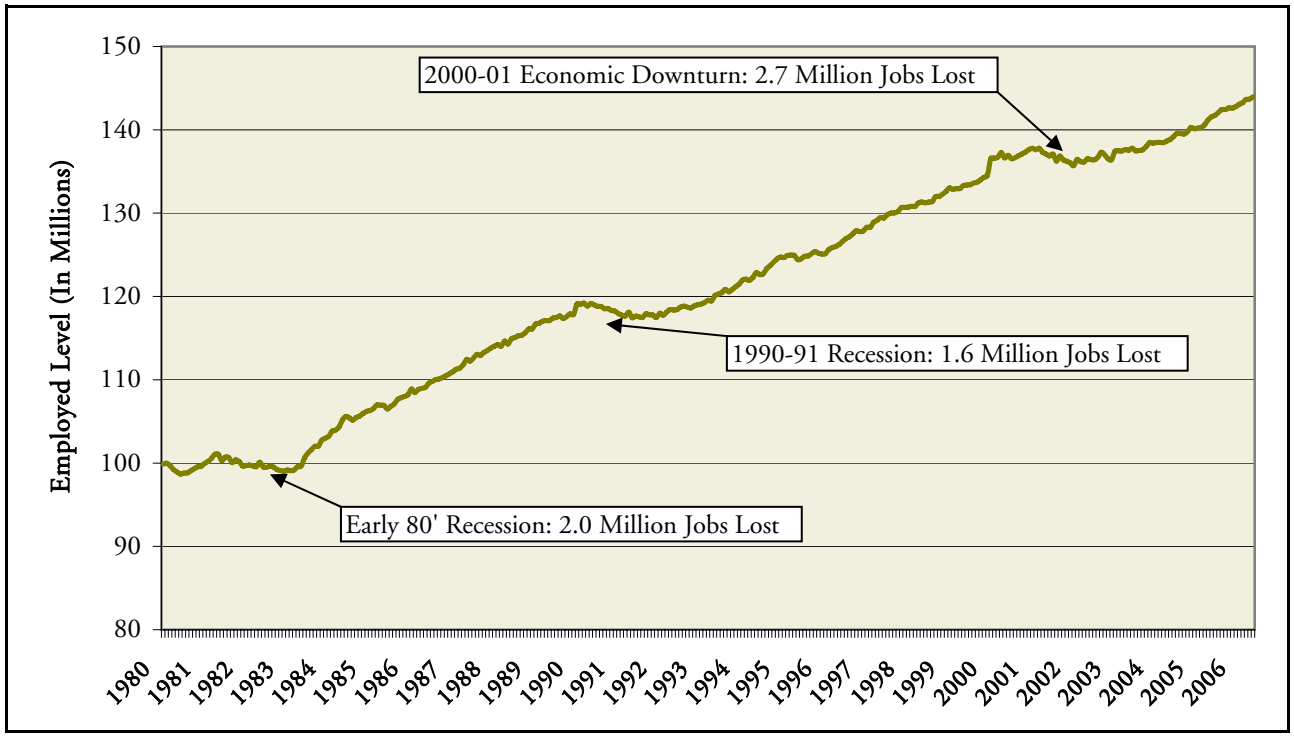
1/ Quarterly inflation is calculated as a three month average.

SOURCE: U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics

EXHIBIT 1.2

NATIONAL EMPLOYED LEVEL AND RETRACTIONARY PERIODS

1980-2006

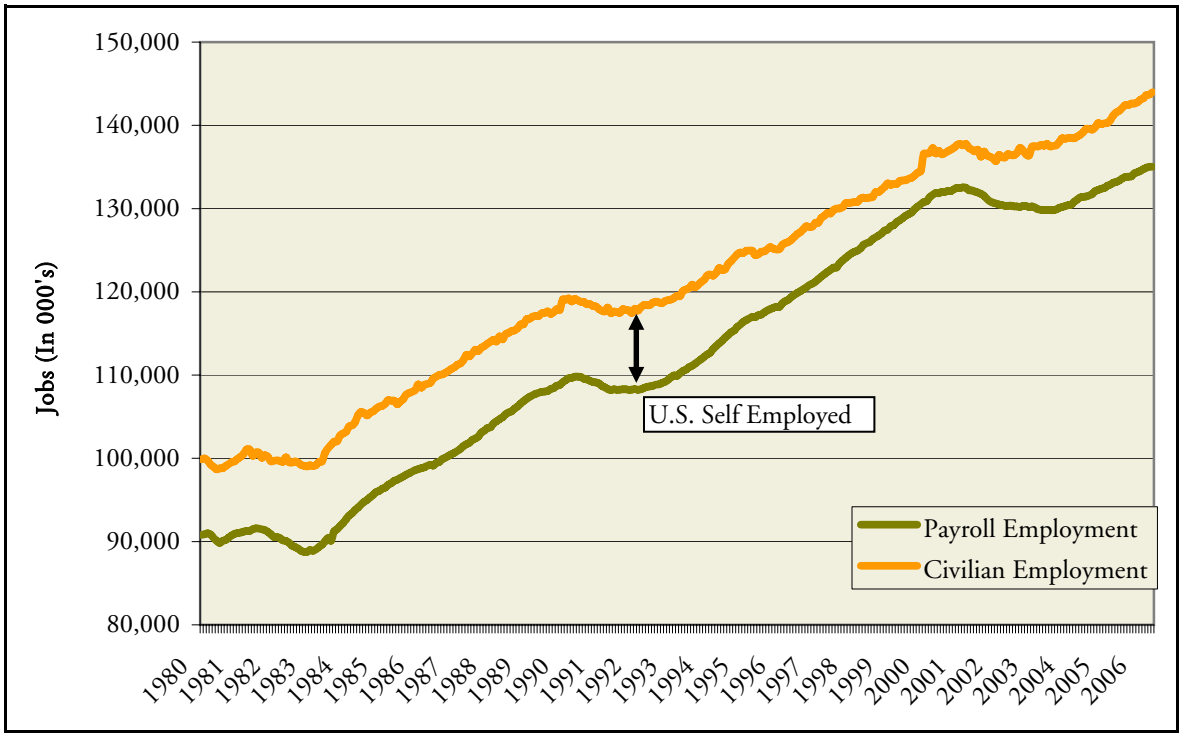


SOURCE: OLMIS

EXHIBIT 1.3

U.S. CIVILIAN AND PAYROLL EMPLOYMENT

1980-2006

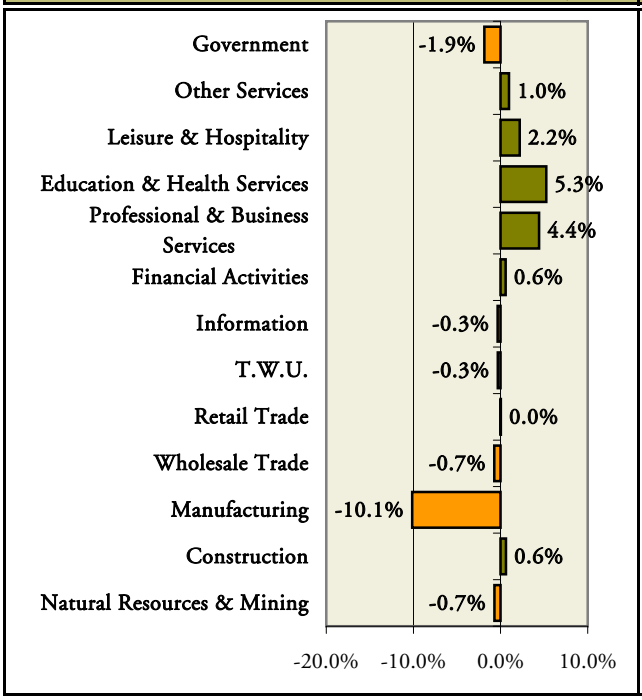


SOURCE: U.S. Bureau of Labor Statistics

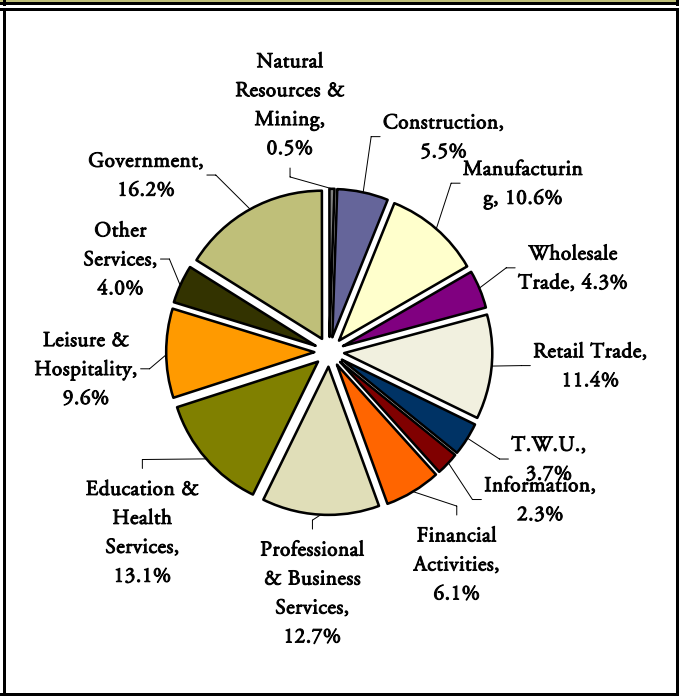
EXHIBIT 1.4

DISTRIBUTION OF EMPLOYMENT BY INDUSTRY

DISTRIBUTION OF EMPLOYMENT CHANGE ('80-'06



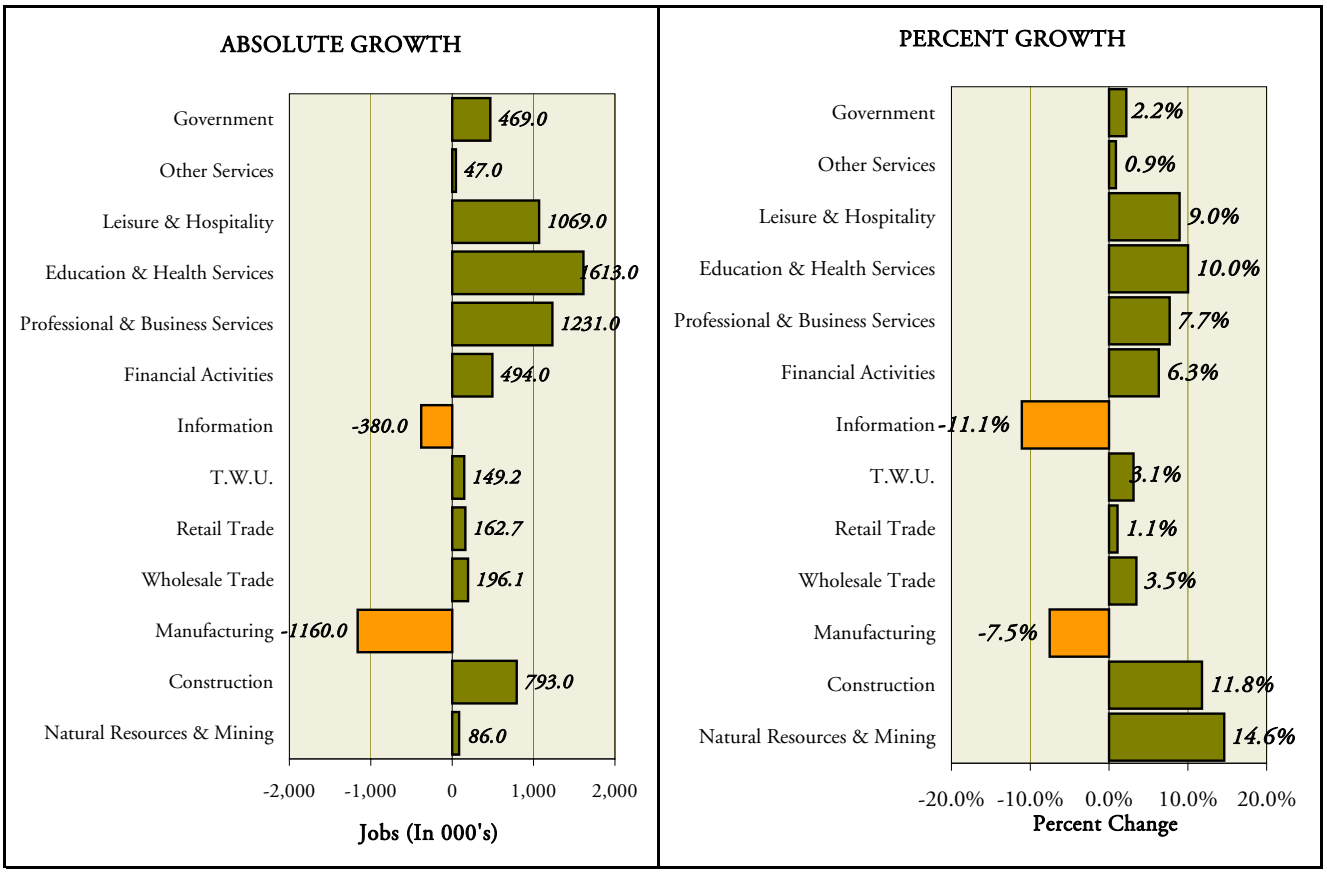
2006 DISTRIBUTION OF EMPLOYMENT



SOURCE: U.S. Bureau of Labor Statistics

EXHIBIT 1.5

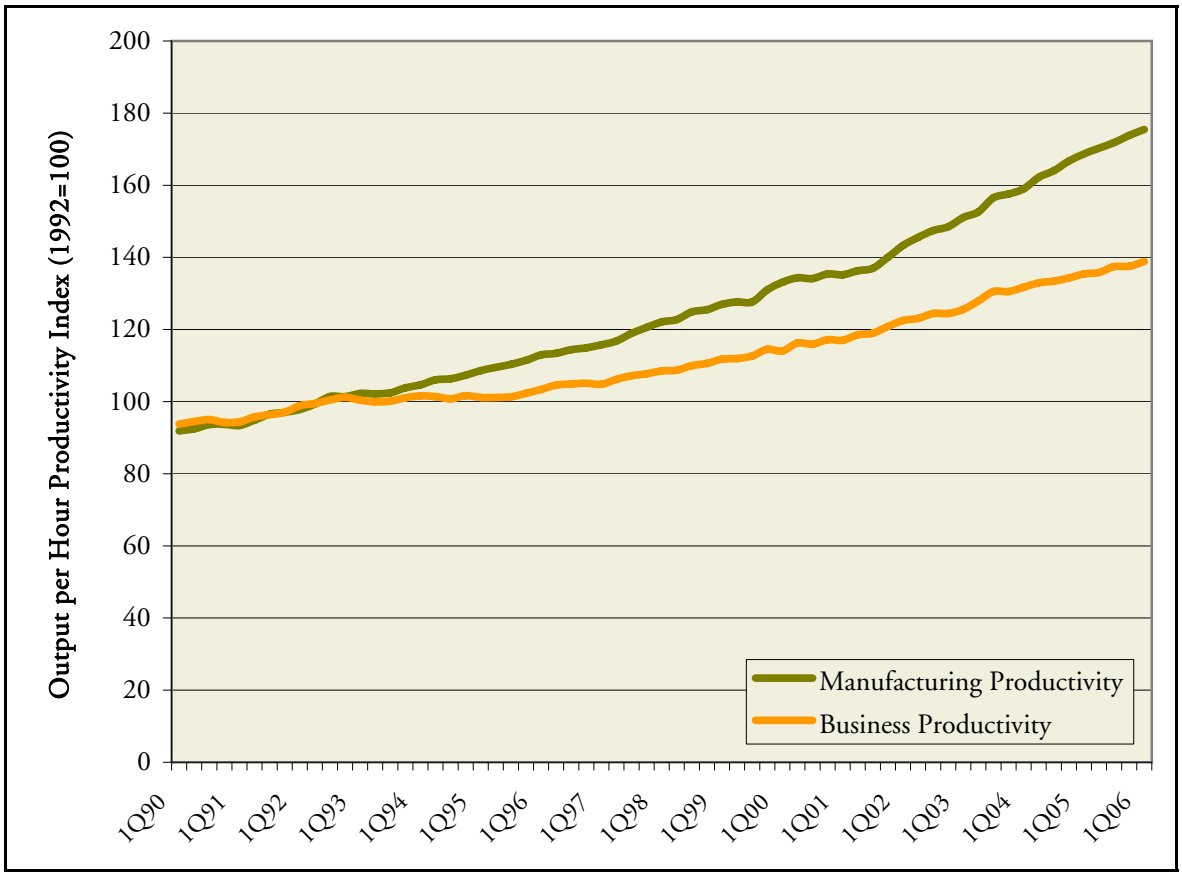
SHORT TERM EMPLOYMENT GROWTH BY INDUSTRY
UNITED STATES (May 2002 through May 2006)



SOURCE: U.S. Bureau of Labor Statistics

EXHIBIT 1.6

BUSINESS AND MANUFACTURING PRODUCTIVITY
UNITED STATES (1990-2006)



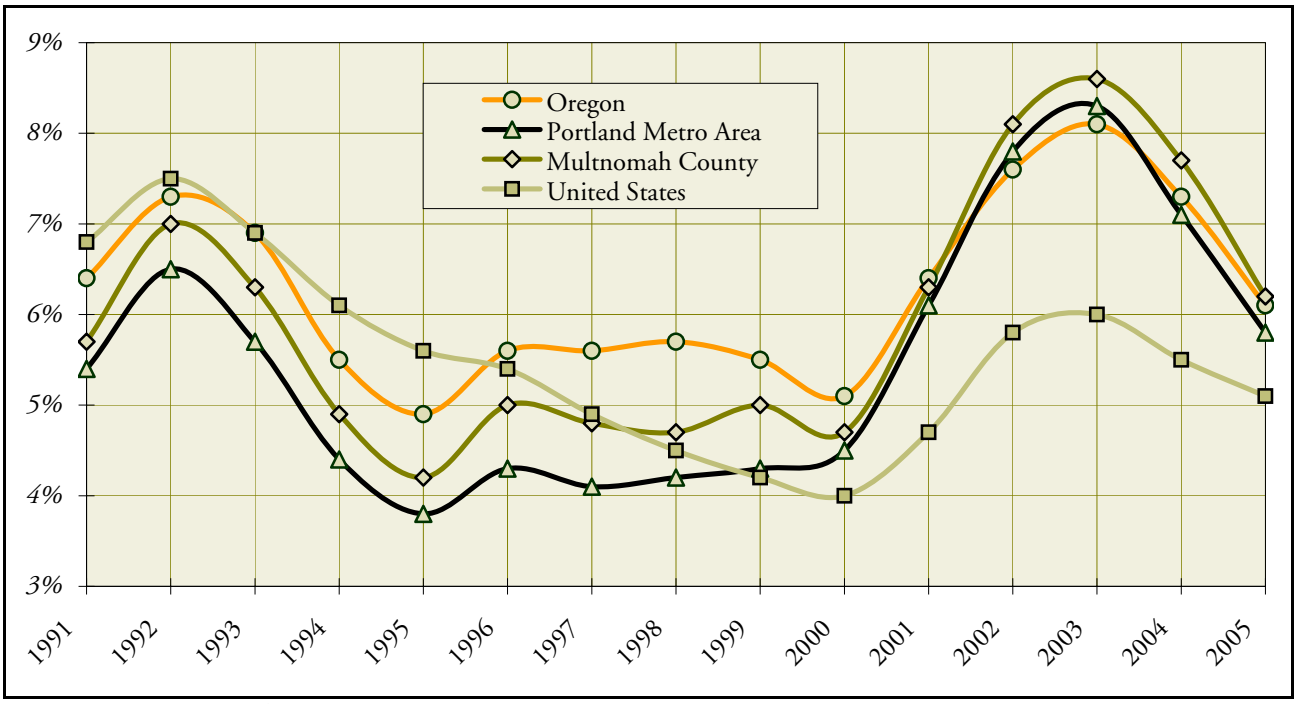
SOURCE: U.S. Bureau of Labor Statistics

SECTION II

Sate and Local Economic Trends

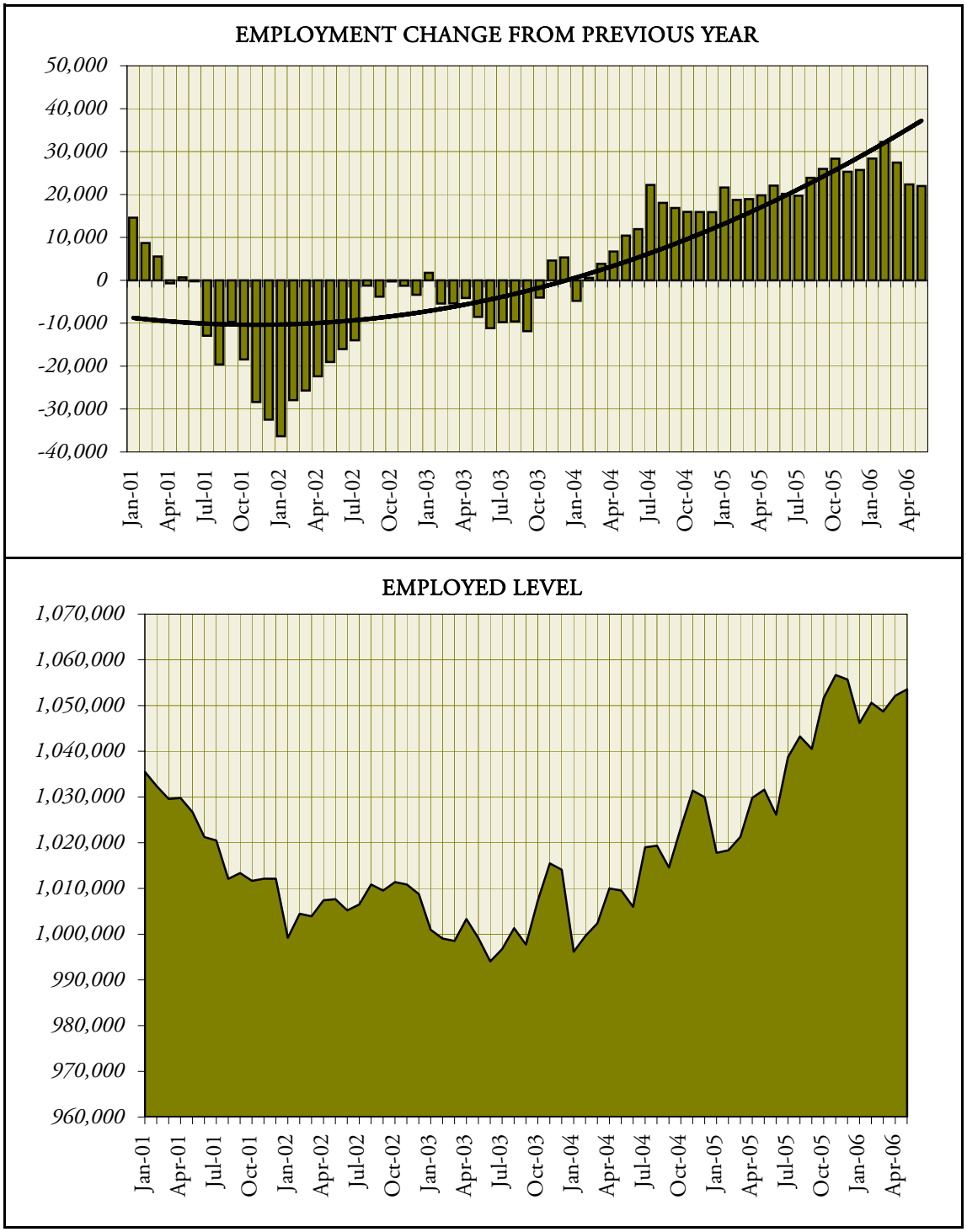
EXHIBIT 2.1

HISTORICAL UNEMPLOYMENT
STATE, AND LOCAL TRENDS (1991-2005)



SOURCE: Oregon Employment Department

EXHIBIT 2.2
WAGE AND SALARY EMPLOYMENT TRENDS
PORTLAND METROPOLITIAN AREA



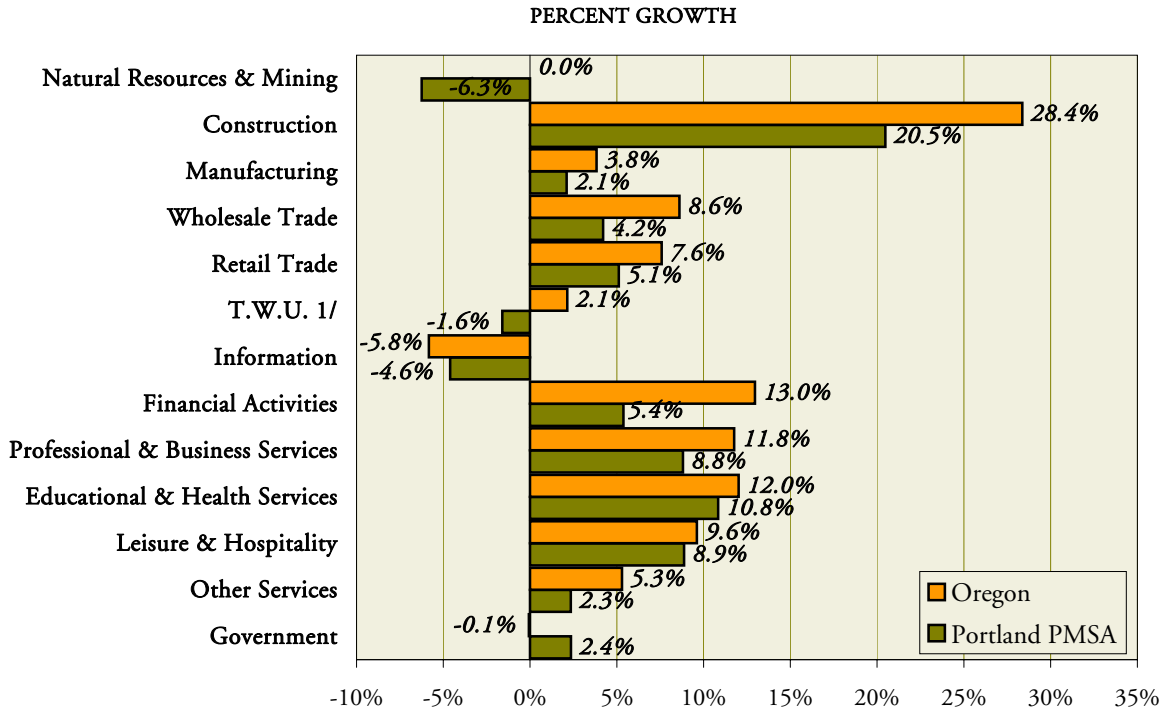
SOURCE: Oregon Employment Department

EXHIBIT 2.3

EMPLOYMENT GROWTH BY INDUSTRY

PORTLAND METROPOLITIAN AREA(2005-2006)

NAICS Class	May 2002	May 2006	Year-over-Year Change	Percent Change
TOTAL NONFARM EMPLOYMENT	949,300	1,005,900	56,600	6.0%
Natural Resources & Mining	1,600	1,500	-100	-6.3%
Construction	50,800	61,200	10,400	20.5%
Manufacturing	123,600	126,200	2,600	2.1%
Wholesale Trade	54,600	56,900	2,300	4.2%
Retail Trade	99,700	104,800	5,100	5.1%
T.W.U. 1/	37,600	37,000	-600	-1.6%
Information	23,900	22,800	-1,100	-4.6%
Financial Activities	65,000	68,500	3,500	5.4%
Professional & Business Services	121,400	132,100	10,700	8.8%
Educational & Health Services	111,600	123,700	12,100	10.8%
Leisure & Hospitality	85,600	93,200	7,600	8.9%
Other Services	34,100	34,900	800	2.3%
Government	139,800	143,100	3,300	2.4%



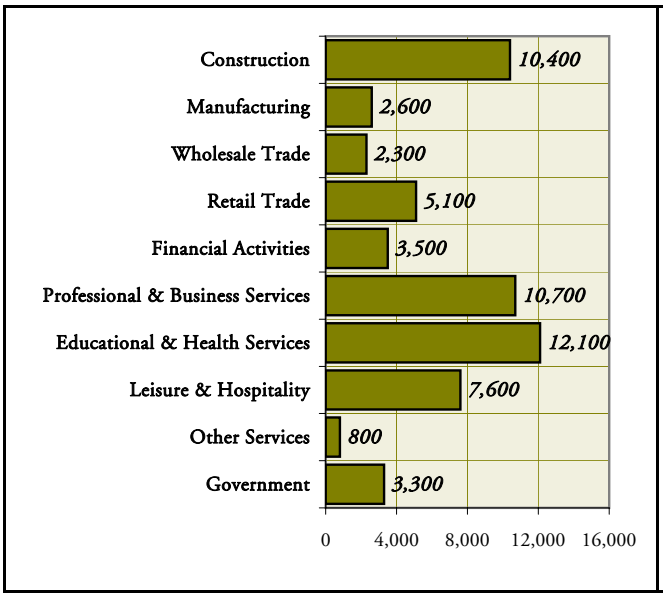
SOURCE: Oregon Employment Department

EXHIBIT 2.4

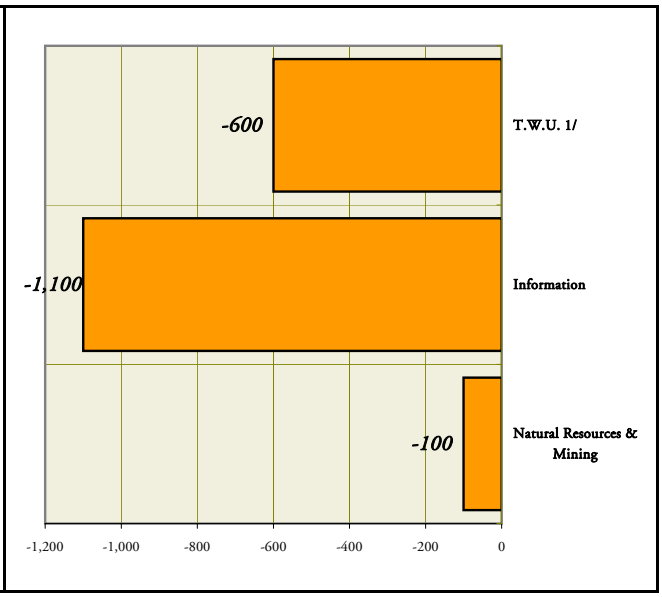
INDUSTRIAL EMPLOYMENT CHANGE 2002-2006

PORTLAND PMSA

Employment Gains By Industry Sector (2002-2006)



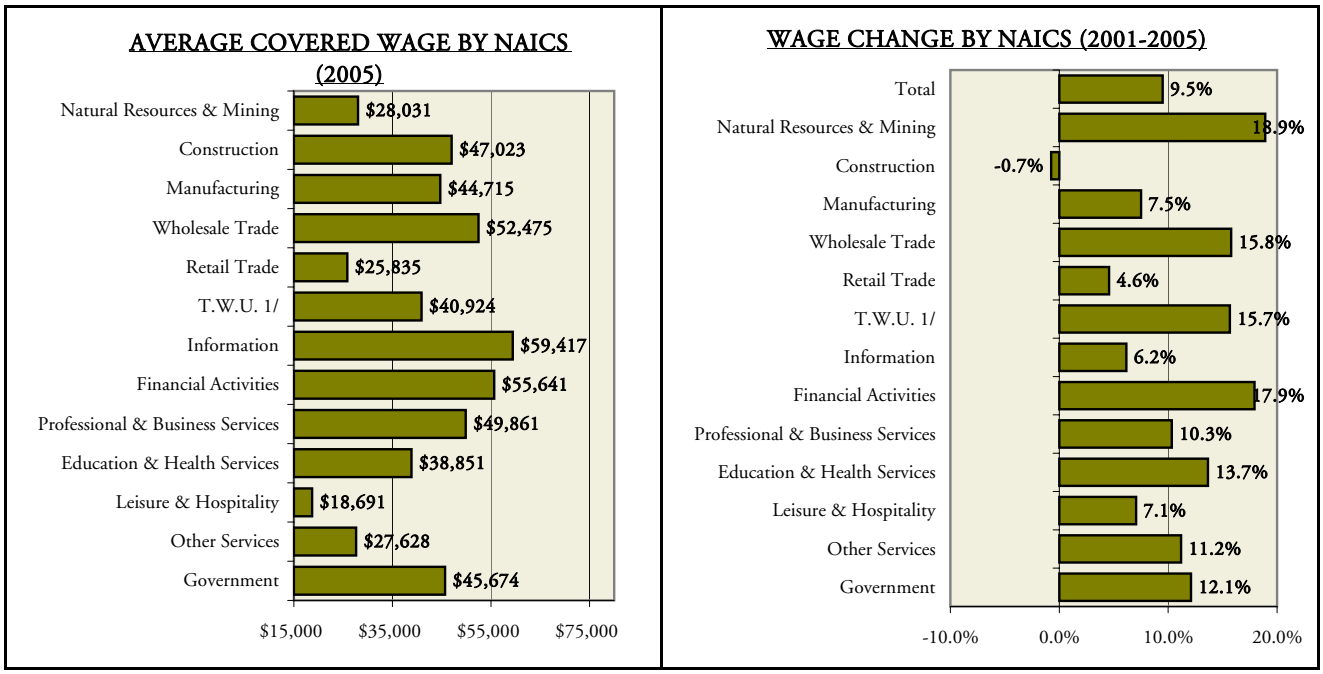
Employment losses by Industry Sector (2002-2006)



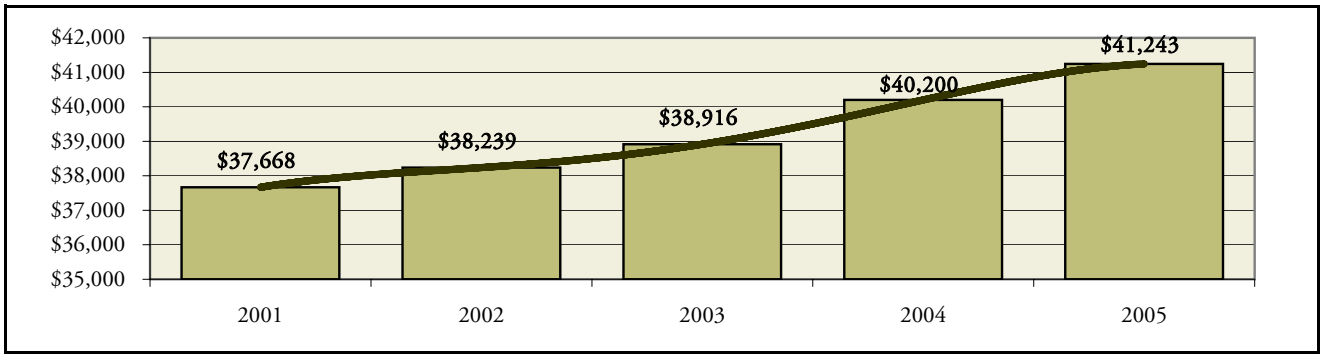
SOURCE: Oregon Employment Department

EXHIBIT 2.5

COVERED WAGE TRENDS
MULTNOMAH COUNTY, OREGON (2001-2005)



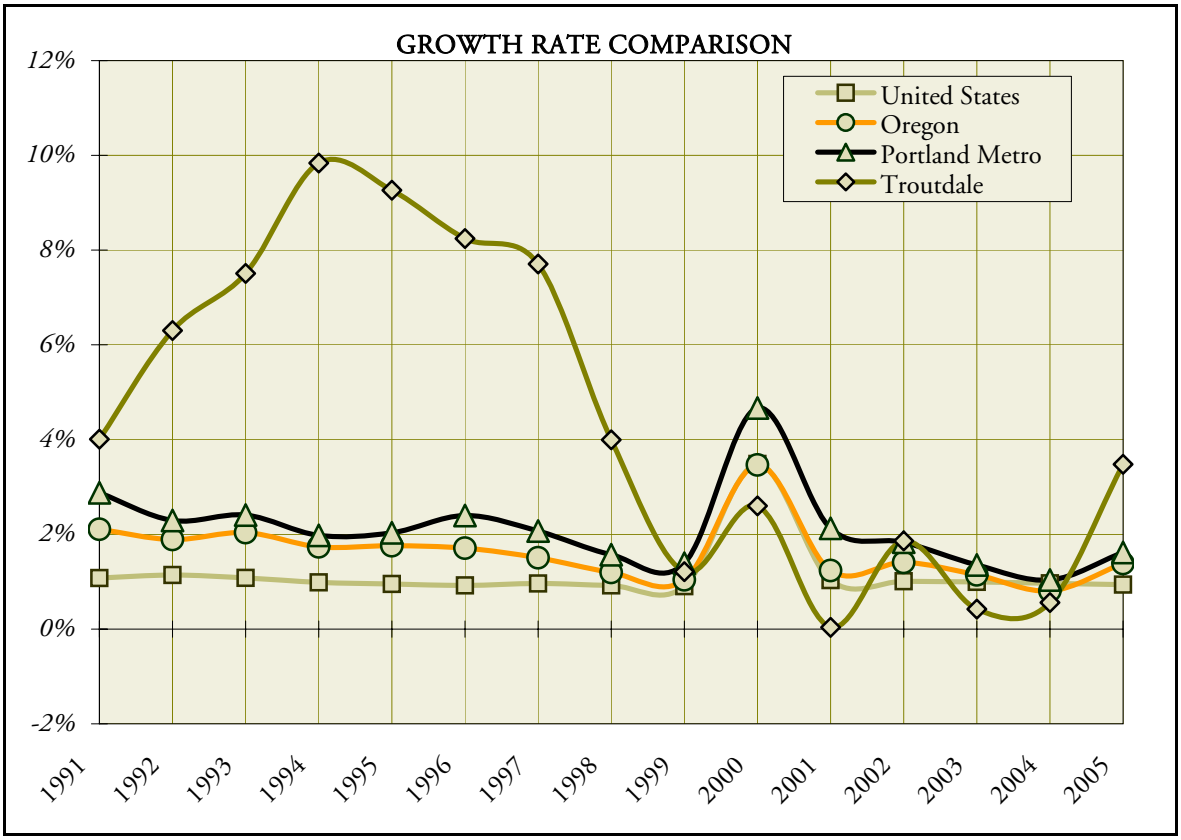
AVERAGE COVERED WAGE (2001-2005)



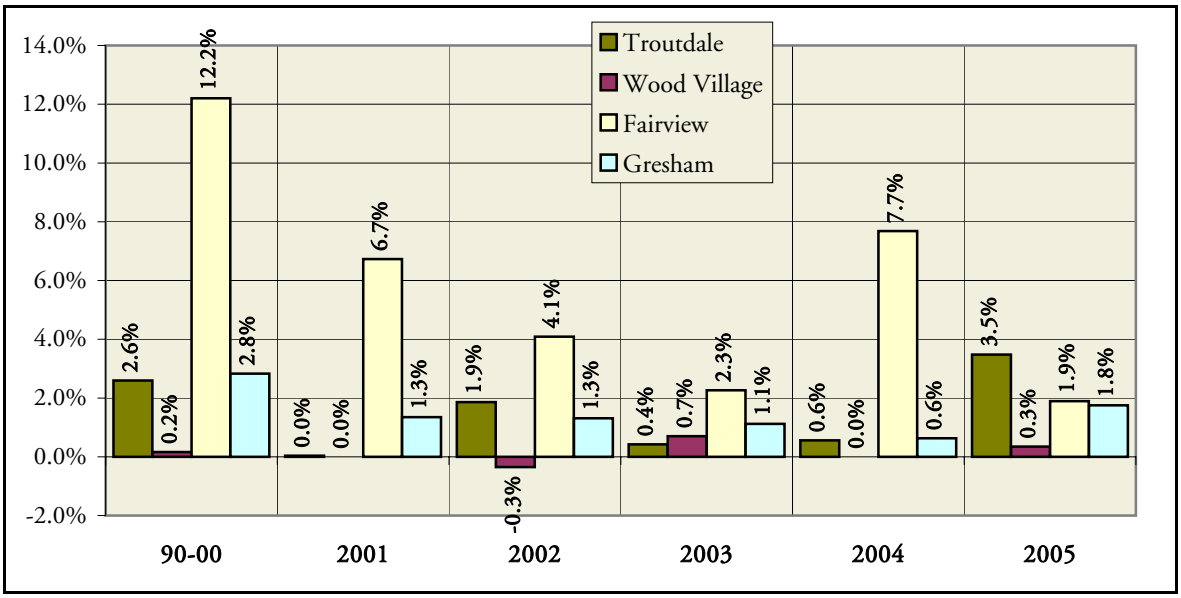
SOURCE: Oregon Employment Department

EXHIBIT 2.6

POPULATION GROWTH TRENDS
NATIONAL, STATE, AND LOCAL AREA TRENDS (1990-2005)



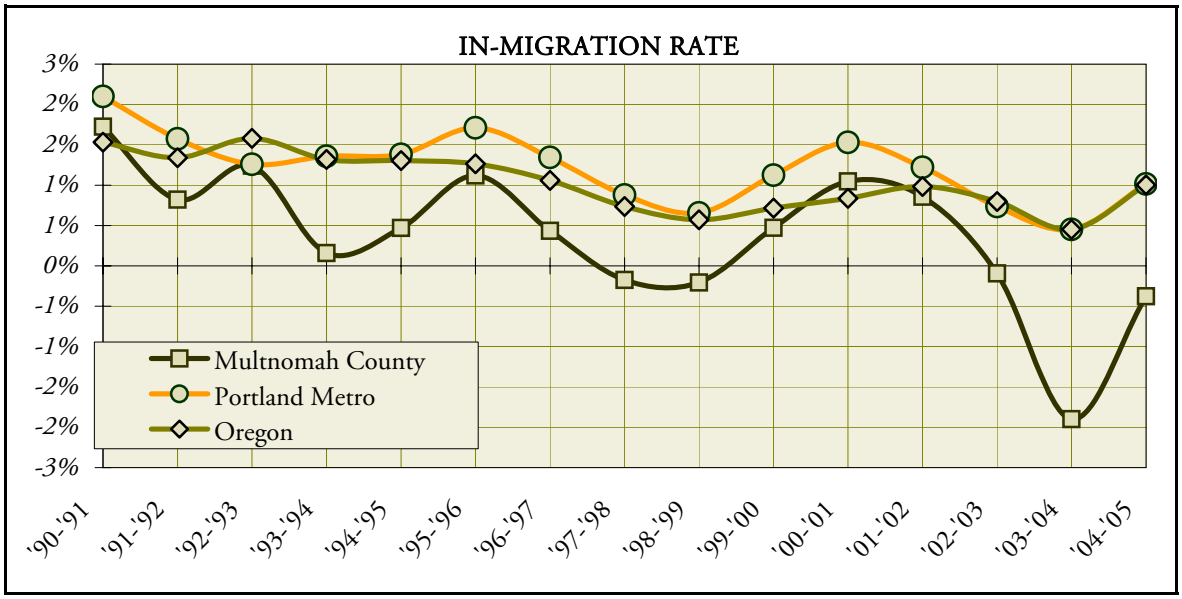
RATE OF ANNUAL POPULATION GROWTH/LOCAL JURISDICTIONS



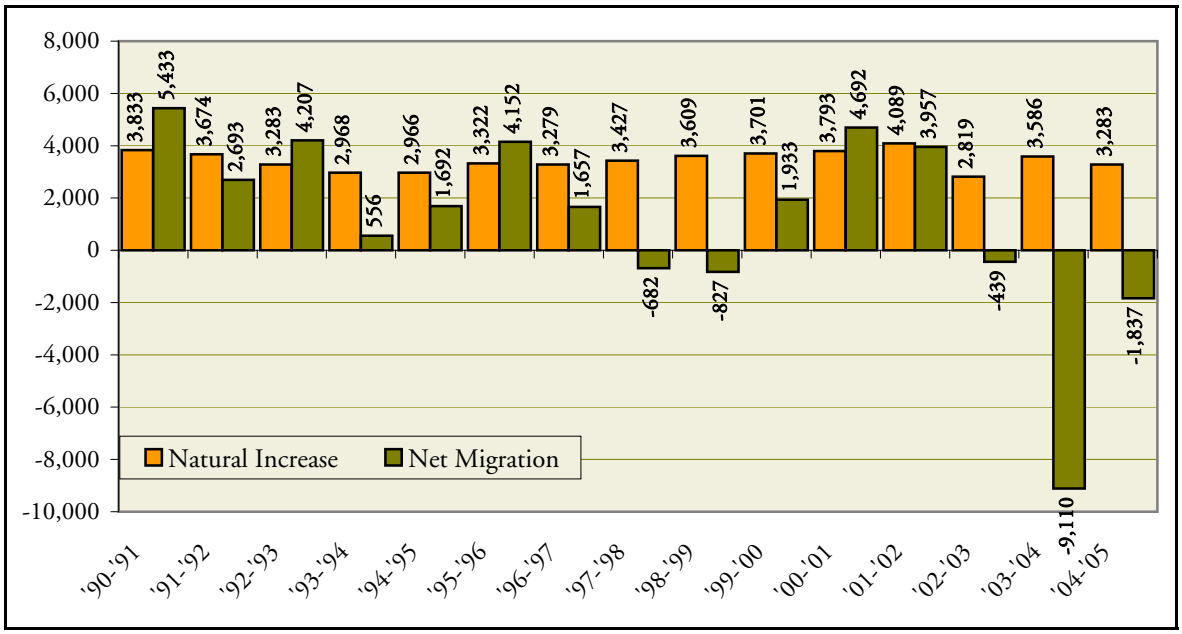
SOURCE: U.S. Census Bureau, Population Division

EXHIBIT 2.7

LEVEL OF IN-MIGRATION AND COMPONENTS OF POPULATION CHANGE
STATE AND LOCAL AREA TRENDS (1991-2005)



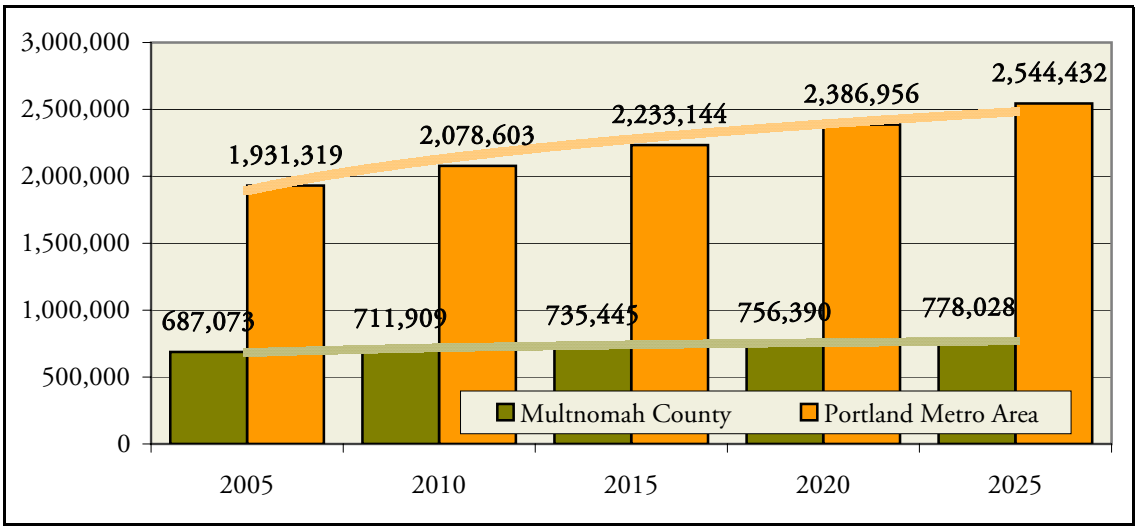
COMPONENTS OF POPULATION CHANGE (MULTNOMAH COUNTY)



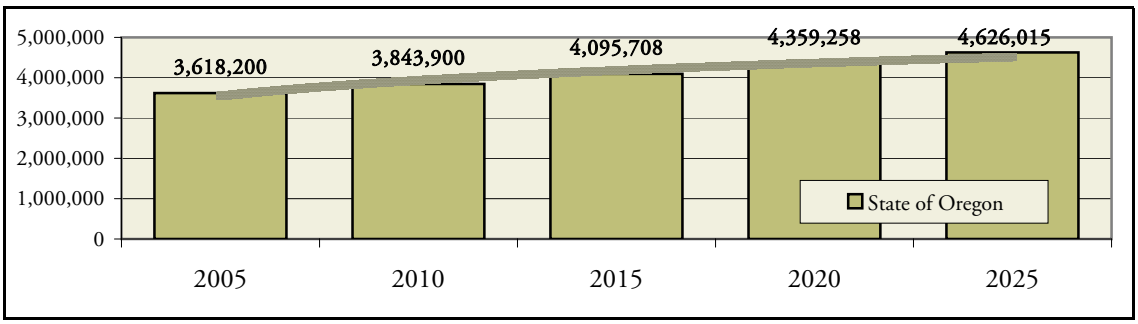
SOURCE: U.S. Census Bureau, Population Division

EXHIBIT 2.8

PROJECTED POPULATION GROWTH
STATE AND LOCAL TRENDS (2005-2025)



PROJECTED STATE LEVEL GROWTH



SOURCE: Oregon Office of Economic Analysis

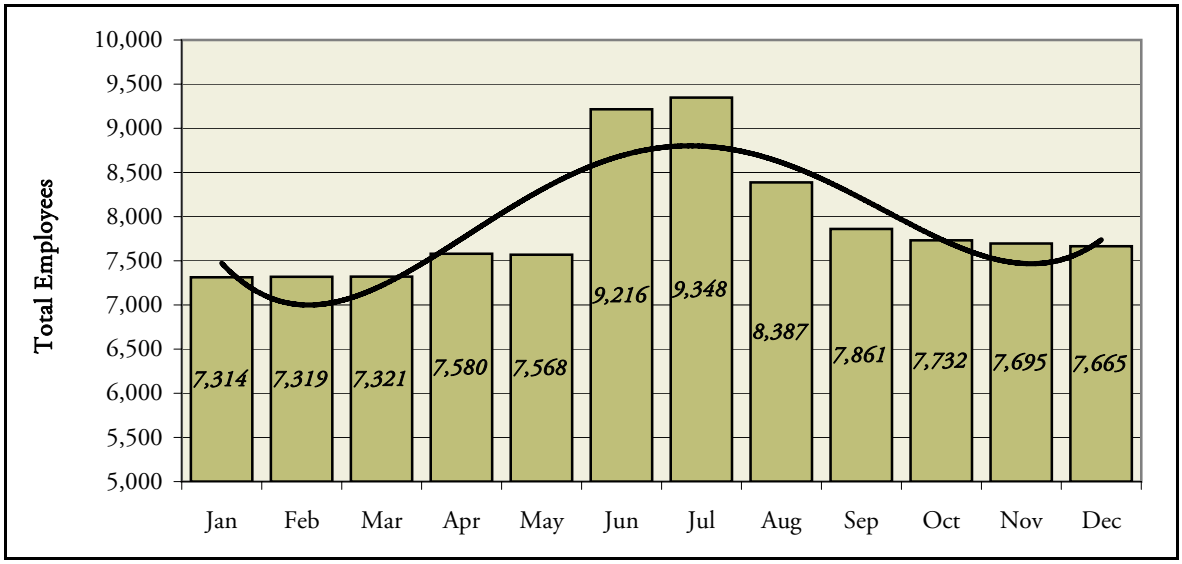
EXHIBIT 2.9

Study Area

EXHIBIT 2.10

MONTHLY EMPLOYMENT TRENDS

Study Area (2004)



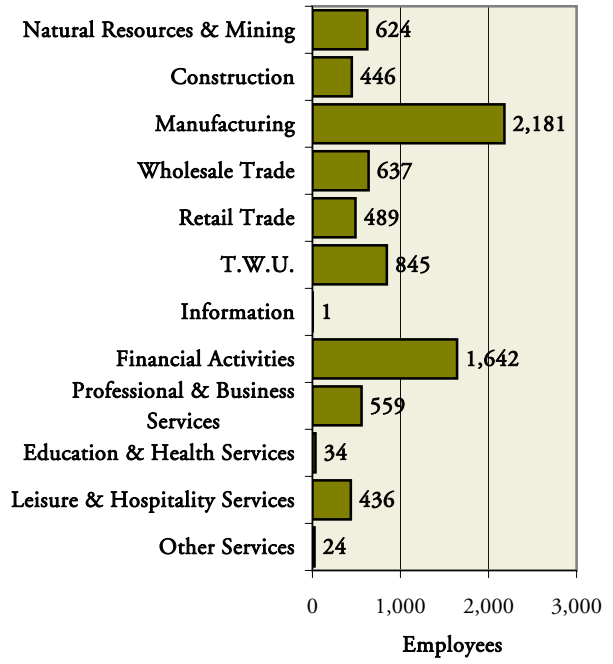
SOURCE: Oregon Employment Department

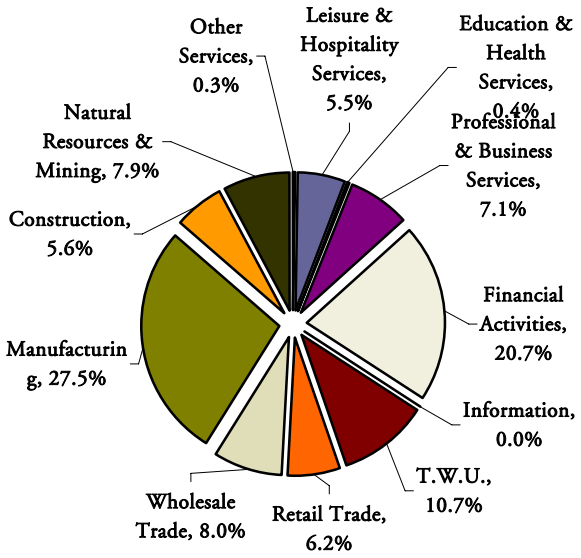
EXHIBIT 2.11

EMPLOYMENT BY INDUSTRIAL SECTOR

Study Area (2004)

EMPLOYMENT BY SECTOR	2004 DISTRIBUTION OF EMPLOYMENT



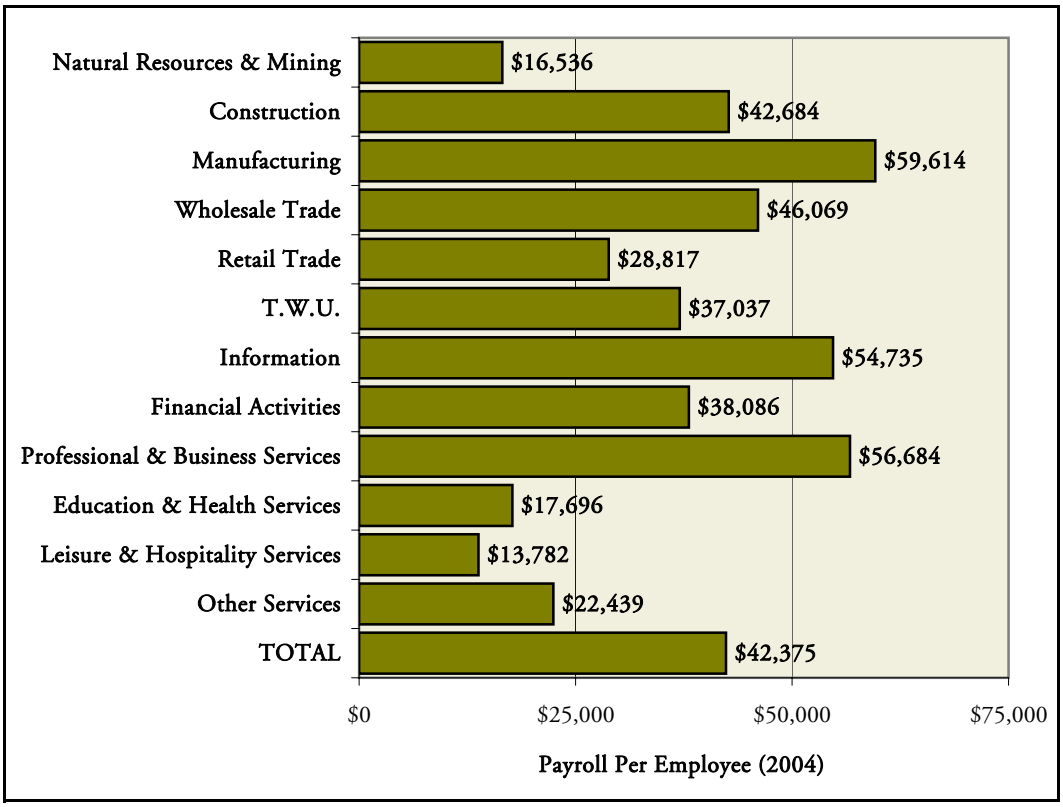


SOURCE: U.S. Bureau of Labor Statistics

EXHIBIT 2.12

PAYROLL PER EMPLOYEE BY INDUSTRY SECTOR

Study Area (2004)



SOURCE: Oregon Employment Department

SECTION III

Land Need Analysis

EXHIBIT 1.1a

EMPLOYMENT GROWTH BY CLASS
MULTNOMAH COUNTY

Medium Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Construction	19,231	20,767	22,426	24,218	26,152	6,921	1.55%
Manufacturing	36,626	37,545	38,487	39,452	40,442	3,816	0.50%
Wholesale Trade	23,197	24,424	25,716	27,076	28,508	5,311	1.04%
Retail Trade	40,432	43,228	46,217	49,412	52,829	12,397	1.35%
T.W.U 1/	21,638	23,561	25,654	27,934	30,416	8,778	1.72%
Information	11,349	12,209	13,134	14,129	15,200	3,851	1.47%
Financial Activities	30,444	32,446	34,579	36,852	39,274	8,830	1.28%
Professional & Business Service	65,997	75,080	85,412	97,167	110,539	44,542	2.61%
Education & Health Services	55,918	61,526	67,697	74,487	81,959	26,041	1.93%
Leisure & Hospitality	43,583	47,426	51,608	56,158	61,110	17,527	1.70%
Other Services	17,482	18,689	19,979	21,359	22,833	5,352	1.34%
Government	66,952	70,627	74,503	78,593	82,907	15,955	1.07%
Total	***432,849***	***467,527***	***505,413***	***546,838***	***592,170***	***159,320***	***1.58%***

High Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Total	***434,165***	***476,222***	***522,990***	***575,059***	***633,098***	***198,934***	***1.90%***

Low Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Total	***431,534***	***458,984***	***488,446***	***520,087***	***554,084***	***122,550***	***1.26%***

1/ Transportation, Warehousing, and Utilities

*Estimate

SOURCE: Oregon Employment Department and JOHNSON GARDNER

EXHIBIT 1.1b

EMPLOYMENT GROWTH BY CLASS
PRIMARY MARKET AREA

Medium Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Construction	462	788	1,250	1,983	3,145	2,684	10.07%
Manufacturing	2,205	2,632	3,066	3,572	4,161	1,956	3.23%
Wholesale Trade	657	1,189	1,984	3,309	5,520	4,863	11.23%
Retail Trade	503	744	1,044	1,464	2,053	1,551	7.29%
T.W.U. 1/	877	1,582	2,632	4,379	7,284	6,407	11.17%
Information	1	2	2	3	5	4	7.97%
Financial Activities	1,684	2,449	3,381	4,669	6,446	4,761	6.94%
Professional & Business Service	588	1,231	2,327	4,400	8,318	7,730	14.16%
Education & Health Services	35	61	98	159	256	221	10.46%
Leisure & Hospitality	451	738	1,128	1,725	2,637	2,186	9.23%
Other Services	25	40	60	89	134	109	8.74%
Government	0	0	0	0	0	0	0.00%
Total	***7,487***	***11,456***	***16,973***	***25,751***	***39,958***	***32,471***	***8.73%***

High Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Total	***7,965***	***11,842***	***18,102***	***28,421***	***45,740***	***37,775***	***9.13%***

Low Growth Scenario		Incremental Employment Growth				2006-2026	
NAICS CLASS	2006*	2011	2016	2021	2026	Change	Annual Rate
Total	***7,855***	***10,854***	***15,344***	***22,218***	***32,980***	***25,125***	***7.44%***

1/ Transportation, Warehousing, and Utilities

*Estimate

SOURCE: Oregon Employment Department and JOHNSON GARDNER

EXHIBIT O.01a

PROJECTIONS OF OFFICE SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario	Total Employment 2/					*Office*	Office Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	19,231	20,767	22,426	24,218	26,152	*2%*	385	415	449	484	523	**138**
Manufacturing	36,626	37,545	38,487	39,452	40,442	*5%*	1,831	1,877	1,924	1,973	2,022	**191**
Wholesale Trade	23,197	24,424	25,716	27,076	28,508	*5%*	1,160	1,221	1,286	1,354	1,425	**266**
Retail Trade	40,432	43,228	46,217	49,412	52,829	*5%*	2,022	2,161	2,311	2,471	2,641	**620**
T.W.U. 1/	21,638	23,561	25,654	27,934	30,416	*30%*	6,491	7,068	7,696	8,380	9,125	**2,633**
Information	11,349	12,209	13,134	14,129	15,200	*90%*	10,214	10,988	11,820	12,716	13,680	**3,466**
Financial Activities	30,444	32,446	34,579	36,852	39,274	*90%*	27,400	29,201	31,121	33,167	35,347	**7,947**
Professional & Business Services	65,997	75,080	85,412	97,167	110,539	*90%*	59,397	67,572	76,871	87,450	99,485	**40,088**
Education & Health Services	55,918	61,526	67,697	74,487	81,959	*40%*	22,367	24,611	27,079	29,795	32,783	**10,416**
Leisure & Hospitality	43,583	47,426	51,608	56,158	61,110	*40%*	17,433	18,971	20,643	22,463	24,444	**7,011**
Other Services	17,482	18,689	19,979	21,359	22,833	*40%*	6,993	7,476	7,992	8,544	9,133	**2,141**
Government	66,952	70,627	74,503	78,593	82,907	*35%*	23,433	24,719	26,076	27,507	29,017	**5,584**
Total	**432,849**	**467,527**	**505,413**	**546,838**	**592,170**	*43%*	**179,126**	**196,280**	**215,268**	**236,304**	**259,627**	**80,501**

High Growth Scenario	Total Employment 2/					*Office*	Office Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	19,290	21,150	23,190	25,427	27,879	*2%*	386	423	464	509	558	**172**
Manufacturing	36,662	37,768	38,908	40,081	41,290	*5%*	1,833	1,888	1,945	2,004	2,065	**231**
Wholesale Trade	23,244	24,726	26,302	27,978	29,762	*5%*	1,162	1,236	1,315	1,399	1,488	**326**
Retail Trade	40,539	43,921	47,585	51,555	55,856	*5%*	2,027	2,196	2,379	2,578	2,793	**766**
T.W.U. 1/	21,711	24,042	26,624	29,482	32,647	*30%*	6,513	7,213	7,987	8,845	9,794	**3,281**
Information	11,382	12,423	13,559	14,799	16,153	*90%*	10,243	11,180	12,203	13,319	14,538	**4,294**
Financial Activities	30,521	32,941	35,553	38,373	41,415	*90%*	27,469	29,647	31,998	34,535	37,274	**9,805**
Professional & Business Services	66,333	77,403	90,320	105,392	122,980	*90%*	59,700	69,663	81,288	94,853	110,682	**50,982**
Education & Health Services	56,130	62,938	70,572	79,131	88,729	*40%*	22,452	25,175	28,229	31,653	35,492	**13,040**
Leisure & Hospitality	43,729	48,388	53,543	59,247	65,559	*40%*	17,492	19,355	21,417	23,699	26,223	**8,732**
Other Services	17,528	18,988	20,570	22,284	24,140	*40%*	7,011	7,595	8,228	8,913	9,656	**2,645**
Government	67,094	71,532	76,264	81,309	86,688	*35%*	23,483	25,036	26,692	28,458	30,341	**6,858**
Total	**434,165**	**476,222**	**522,990**	**575,059**	**633,098**	*43%*	**179,772**	**200,609**	**224,146**	**250,765**	**280,903**	**101,131**

Slow Growth Scenario	Total Employment 2/					*Office*	Office Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	19,173	20,390	21,685	23,062	24,527	*2%*	383	408	434	461	491	**107**
Manufacturing	36,590	37,323	38,070	38,833	39,611	*5%*	1,829	1,866	1,904	1,942	1,981	**151**
Wholesale Trade	23,149	24,125	25,141	26,201	27,305	*5%*	1,157	1,206	1,257	1,310	1,365	**208**
Retail Trade	40,325	42,543	44,884	47,353	49,959	*5%*	2,016	2,127	2,244	2,368	2,498	**482**
T.W.U. 1/	21,565	23,088	24,718	26,463	28,331	*30%*	6,470	6,926	7,415	7,939	8,499	**2,030**
Information	11,316	11,998	12,721	13,487	14,300	*90%*	10,184	10,798	11,449	12,139	12,870	**2,686**
Financial Activities	30,367	31,956	33,628	35,388	37,239	*90%*	27,330	28,760	30,265	31,849	33,515	**6,185**
Professional & Business Services	65,661	72,815	80,749	89,546	99,303	*90%*	59,095	65,534	72,674	80,592	89,372	**30,277**
Education & Health Services	55,706	60,142	64,930	70,100	75,682	*40%*	22,282	24,057	25,972	28,040	30,273	**7,990**
Leisure & Hospitality	43,437	46,481	49,737	53,221	56,950	*40%*	17,375	18,592	19,895	21,289	22,780	**5,405**
Other Services	17,436	18,393	19,404	20,470	21,595	*40%*	6,974	7,357	7,762	8,188	8,638	**1,664**
Government	66,809	69,730	72,779	75,961	79,283	*35%*	23,383	24,406	25,473	26,586	27,749	**4,366**
Total	**431,534**	**458,984**	**488,446**	**520,087**	**554,084**	*42%*	**178,481**	**192,037**	**206,743**	**222,702**	**240,031**	**61,550**

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit 1.1a

3/ Share of industry employment that utilizes office space. From the Urban Land Institute converted to NAICS by Gardner Johnson, LLC.

* Estimate

EXHIBIT O.01b

PROJECTIONS OF OFFICE SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR

STUDY AREA

2006-2026

Medium Growth Scenario	Total Employment 2/					*Office*	Office Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	462	545	598	655	719	*2%*	9	11	12	13	14	**5**
Manufacturing	2,205	2,329	2,402	2,476	2,553	*5%*	110	116	120	124	128	**17**
Wholesale Trade	657	790	875	969	1,073	*5%*	33	39	44	48	54	**21**
Retail Trade	503	568	607	650	695	*5%*	25	28	30	32	35	**10**
T.W.U. 1/	877	1,053	1,166	1,291	1,429	*30%*	263	316	350	387	429	**166**
Information	1	1	1	1	1	*90%*	1	1	1	1	1	**0**
Financial Activities	1,684	1,892	2,018	2,153	2,296	*90%*	1,516	1,703	1,816	1,937	2,066	**551**
Professional & Business Services	588	740	840	954	1,084	*90%*	529	666	756	859	975	**446**
Education & Health Services	35	42	46	50	55	*40%*	14	17	18	20	22	**8**
Leisure & Hospitality	451	525	572	623	678	*40%*	180	210	229	249	271	**91**
Other Services	25	29	31	34	37	*40%*	10	12	13	14	15	**5**
Government	0	0	0	0	0	*35%*	0	0	0	0	0	**0**
Total	**7,487**	**8,514**	**9,156**	**9,856**	**10,621**	*37%*	**2,691**	**3,119**	**3,389**	**3,685**	**4,010**	**1,319**

High Growth Scenario	Total Employment 2/					*Office*	Office Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	504	561	624	695	773	*2%*	10	11	12	14	15	**5**
Manufacturing	2,271	2,353	2,438	2,526	2,618	*5%*	114	118	122	126	131	**17**
Wholesale Trade	720	805	901	1,007	1,127	*5%*	36	40	45	50	56	**20**
Retail Trade	531	568	607	650	695	*5%*	27	28	30	32	35	**8**
T.W.U. 1/	966	1,087	1,223	1,376	1,548	*30%*	290	326	367	413	464	**174**
Information	1	1	1	1	1	*90%*	1	1	1	1	1	**0**
Financial Activities	1,774	1,892	2,018	2,153	2,296	*90%*	1,596	1,703	1,816	1,937	2,066	**470**
Professional & Business Services	651	740	840	954	1,084	*90%*	586	666	756	859	975	**389**
Education & Health Services	38	42	46	50	55	*40%*	15	17	18	20	22	**7**
Leisure & Hospitality	483	525	572	623	678	*40%*	193	210	229	249	271	**78**
Other Services	27	30	33	36	39	*40%*	11	12	13	14	16	**5**
Government	0	0	0	0	0	*35%*	0	0	0	0	0	**0**
Total	**7,965**	**8,604**	**9,303**	**10,071**	**10,915**	*37%*	**2,879**	**3,132**	**3,410**	**3,717**	**4,054**	**1,176**

Slow Growth Scenario	Total Employment 2/					*Office*	Office Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	490	529	572	618	668	*2%*	10	11	11	12	13	**4**
Manufacturing	2,248	2,306	2,366	2,427	2,490	*5%*	112	115	118	121	124	**12**
Wholesale Trade	678	715	753	794	837	*5%*	34	36	38	40	42	**8**
Retail Trade	531	568	607	650	695	*5%*	27	28	30	32	35	**8**
T.W.U. 1/	936	1,019	1,110	1,210	1,318	*30%*	281	306	333	363	395	**115**
Information	1	1	1	1	1	*90%*	1	1	1	1	1	**0**
Financial Activities	1,774	1,892	2,018	2,153	2,296	*90%*	1,596	1,703	1,816	1,937	2,066	**470**
Professional & Business Services	651	740	840	954	1,084	*90%*	586	666	756	859	975	**389**
Education & Health Services	38	42	46	50	55	*40%*	15	17	18	20	22	**7**
Leisure & Hospitality	483	525	572	623	678	*40%*	193	210	229	249	271	**78**
Other Services	26	28	30	32	35	*40%*	11	11	12	13	14	**3**
Government	0	0	0	0	0	*35%*	0	0	0	0	0	**0**
Total	**7,855**	**8,365**	**8,916**	**9,511**	**10,156**	*38%*	**2,866**	**3,103**	**3,364**	**3,648**	**3,960**	**1,094**

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit 1.1b

3/ Share of industry employment that utilizes office space. From the Urban Land Institute converted to NAICS by Gardner Johnson, LLC.

* Estimate

EXHIBIT O.02a

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE SPACE BY INDUSTRY SECTOR

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario	Local Area Jobs in Office Space 2/						*Avg. Space*	Projected Office Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	385	415	449	484	523	**138**	*225*	95,195	102,799	111,010	119,877	129,453	**34,258**
Manufacturing	1,831	1,877	1,924	1,973	2,022	**191**	*200*	402,887	412,994	423,355	433,977	444,864	**41,978**
Wholesale Trade	1,160	1,221	1,286	1,354	1,425	**266**	*200*	255,166	268,663	282,873	297,836	313,589	**58,423**
Retail Trade	2,022	2,161	2,311	2,471	2,641	**620**	*200*	444,753	475,505	508,384	543,537	581,120	**136,367**
T.W.U. 1/	6,491	7,068	7,696	8,380	9,125	**2,633**	*225*	1,606,642	1,749,401	1,904,845	2,074,101	2,258,396	**651,753**
Information	10,214	10,988	11,820	12,716	13,680	**3,466**	*200*	2,247,021	2,417,301	2,600,485	2,797,550	3,009,550	**762,529**
Financial Activities	27,400	29,201	31,121	33,167	35,347	**7,947**	*200*	6,027,955	6,424,235	6,846,566	7,296,662	7,776,347	**1,748,392**
Professional & Business Service	59,397	67,572	76,871	87,450	99,485	**40,088**	*200*	13,067,440	14,865,798	16,911,648	19,239,051	21,886,755	**8,819,315**
Education & Health Services	22,367	24,611	27,079	29,795	32,783	**10,416**	*200*	4,920,767	5,414,319	5,957,375	6,554,899	7,212,355	**2,291,588**
Leisure & Hospitality	17,433	18,971	20,643	22,463	24,444	**7,011**	*200*	3,835,337	4,173,512	4,541,506	4,941,946	5,377,695	**1,542,358**
Other Services	6,993	7,476	7,992	8,544	9,133	**2,141**	*200*	1,538,406	1,644,625	1,758,178	1,879,572	2,009,347	**470,941**
Government	23,433	24,719	26,076	27,507	29,017	**5,584**	*200*	5,155,282	5,438,250	5,736,749	6,051,634	6,383,801	**1,228,520**
Total	**179,126**	**196,280**	**215,268**	**236,304**	**259,627**	**80,501**	***201***	**39,596,850**	**43,387,402**	**47,582,976**	**52,230,641**	**57,383,271**	**17,786,421**

High Growth Scenario	Local Area Jobs in Office Space 2/						*Avg. Space*	Projected Office Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	386	423	464	509	558	**172**	*225*	95,485	104,695	114,792	125,864	138,003	**42,518**
Manufacturing	1,833	1,888	1,945	2,004	2,065	**231**	*200*	403,285	415,450	427,983	440,893	454,193	**50,908**
Wholesale Trade	1,162	1,236	1,315	1,399	1,488	**326**	*200*	255,689	271,986	289,321	307,762	327,377	**71,688**
Retail Trade	2,027	2,196	2,379	2,578	2,793	**766**	*200*	445,934	483,135	523,440	567,106	614,416	**168,482**
T.W.U. 1/	6,513	7,213	7,987	8,845	9,794	**3,281**	*225*	1,612,067	1,785,140	1,976,795	2,189,026	2,424,043	**811,976**
Information	10,243	11,180	12,203	13,319	14,538	**4,294**	*200*	2,253,538	2,459,677	2,684,671	2,930,247	3,198,286	**944,748**
Financial Activities	27,469	29,647	31,998	34,535	37,274	**9,805**	*200*	6,043,210	6,522,399	7,039,584	7,597,780	8,200,237	**2,157,027**
Professional & Business Service	59,700	69,663	81,288	94,853	110,682	**50,982**	*200*	13,133,975	15,325,767	17,883,324	20,867,685	24,350,075	**11,216,100**
Education & Health Services	22,452	25,175	28,229	31,653	35,492	**13,040**	*200*	4,939,402	5,538,514	6,210,294	6,963,556	7,808,183	**2,868,781**
Leisure & Hospitality	17,492	19,355	21,417	23,699	26,223	**8,732**	*200*	3,848,192	4,258,147	4,711,775	5,213,730	5,769,159	**1,920,967**
Other Services	7,011	7,595	8,228	8,913	9,656	**2,645**	*200*	1,542,487	1,670,977	1,810,171	1,960,959	2,124,308	**581,821**
Government	23,483	25,036	26,692	28,458	30,341	**6,858**	*200*	5,166,242	5,507,991	5,872,347	6,260,805	6,674,960	**1,508,718**
Total	**179,772**	**200,609**	**224,146**	**250,765**	**280,903**	**101,131**	***201***	**39,739,506**	**44,343,878**	**49,544,498**	**55,425,413**	**62,083,239**	**22,343,733**

Slow Growth Scenario	Local Area Jobs in Office Space 2/						*Avg. Space*	Projected Office Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	383	408	434	461	491	**107**	*225*	94,905	100,932	107,342	114,159	121,408	**26,504**
Manufacturing	1,829	1,866	1,904	1,942	1,981	**151**	*200*	402,488	410,550	418,774	427,162	435,719	**33,230**
Wholesale Trade	1,157	1,206	1,257	1,310	1,365	**208**	*200*	254,642	265,373	276,556	288,210	300,355	**45,713**
Retail Trade	2,016	2,127	2,244	2,368	2,498	**482**	*200*	443,571	467,976	493,724	520,888	549,547	**105,976**
T.W.U. 1/	6,470	6,926	7,415	7,939	8,499	**2,030**	*225*	1,601,218	1,714,260	1,835,284	1,964,850	2,103,565	**502,347**
Information	10,184	10,798	11,449	12,139	12,870	**2,686**	*200*	2,240,503	2,375,535	2,518,705	2,670,503	2,831,450	**590,947**
Financial Activities	27,330	28,760	30,265	31,849	33,515	**6,185**	*200*	6,012,700	6,327,305	6,658,371	7,006,760	7,373,377	**1,360,677**
Professional & Business Service	59,095	65,534	72,674	80,592	89,372	**30,277**	*200*	13,000,905	14,417,391	15,988,208	17,730,170	19,661,923	**6,661,018**
Education & Health Services	22,282	24,057	25,972	28,040	30,273	**7,990**	*200*	4,902,132	5,292,454	5,713,855	6,168,809	6,659,987	**1,757,855**
Leisure & Hospitality	17,375	18,592	19,895	21,289	22,780	**5,405**	*200*	3,822,482	4,090,284	4,376,848	4,683,488	5,011,611	**1,189,129**
Other Services	6,974	7,357	7,762	8,188	8,638	**1,664**	*200*	1,534,325	1,618,620	1,707,547	1,801,359	1,900,325	**366,001**
Government	23,383	24,406	25,473	26,586	27,749	**4,366**	*200*	5,144,321	5,369,246	5,604,004	5,849,028	6,104,764	**960,442**
Total	**178,481**	**192,037**	**206,743**	**222,702**	**240,031**	**61,550**	***201***	**39,454,193**	**42,449,927**	**45,699,217**	**49,225,386**	**53,054,033**	**13,599,839**

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit O.01a

3/ Average office employment density by industry sector from the Urban Land Institute converted to NAICS by Gardner Johnson, LLC.

4/ Assumes a market-clearing 10% office space vacancy rate.

*Estimate

EXHIBIT O.02b

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE SPACE BY INDUSTRY SECTOR

STUDY AREA

2006-2026

Medium Growth Scenario	Local Area Jobs in Office Space 2/						*Avg. Space*	Projected Office Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	462	545	598	655	719	**257**	*225*	114,242	134,884	147,920	162,216	177,894	**63,652**
Manufacturing	2,205	2,329	2,402	2,476	2,553	**348**	*200*	485,004	512,486	528,373	544,753	561,640	**76,636**
Wholesale Trade	657	790	875	969	1,073	**417**	*200*	144,508	173,730	192,452	213,191	236,166	**91,658**
Retail Trade	503	568	607	650	695	**193**	*200*	110,552	124,891	133,633	142,987	152,997	**42,444**
T.W.U. 1/	877	1,053	1,166	1,291	1,429	**552**	*225*	217,005	260,629	288,555	319,473	353,704	**136,699**
Information	1	1	1	1	1	**0**	*200*	227	259	279	300	323	**96**
Financial Activities	1,684	1,892	2,018	2,153	2,296	**612**	*200*	370,558	416,257	443,997	473,584	505,144	**134,586**
Professional & Business Service	588	740	840	954	1,084	**496**	*200*	129,412	162,708	184,811	209,916	238,431	**109,019**
Education & Health Services	35	42	46	50	55	**20**	*200*	7,695	9,141	10,058	11,068	12,179	**4,483**
Leisure & Hospitality	451	525	572	623	678	**227**	*200*	99,180	115,569	125,812	136,962	149,101	**49,921**
Other Services	25	29	31	34	37	**12**	*200*	5,513	6,374	6,908	7,488	8,116	**2,603**
Government	0	0	0	0	0	**0**	*200*	0	0	0	0	0	**0**
Total	**7,487**	**8,514**	**9,156**	**9,856**	**10,621**	**3,134**	***204***	**1,683,896**	**1,916,928**	**2,062,798**	**2,221,939**	**2,395,693**	**711,798**

High Growth Scenario	Local Area Jobs in Office Space 2/						*Avg. Space*	Projected Office Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	504	561	624	695	773	**269**	*225*	124,804	138,876	154,534	171,959	191,348	**66,544**
Manufacturing	2,271	2,353	2,438	2,526	2,618	**347**	*200*	499,567	517,635	536,356	555,755	575,855	**76,288**
Wholesale Trade	720	805	901	1,007	1,127	**407**	*200*	158,356	177,127	198,124	221,609	247,878	**89,523**
Retail Trade	531	568	607	650	695	**165**	*200*	116,720	124,891	133,633	142,987	152,997	**36,277**
T.W.U. 1/	966	1,087	1,223	1,376	1,548	**582**	*225*	239,203	269,105	302,745	340,589	383,165	**143,962**
Information	1	1	1	1	1	**0**	*200*	240	259	279	300	323	**82**
Financial Activities	1,774	1,892	2,018	2,153	2,296	**522**	*200*	390,251	416,257	443,997	473,584	505,144	**114,893**
Professional & Business Service	651	740	840	954	1,084	**433**	*200*	143,249	162,708	184,811	209,916	238,431	**95,182**
Education & Health Services	38	42	46	50	55	**18**	*200*	8,307	9,141	10,058	11,068	12,179	**3,871**
Leisure & Hospitality	483	525	572	623	678	**195**	*200*	106,160	115,569	125,812	136,962	149,101	**42,940**
Other Services	27	30	33	36	39	**12**	*200*	5,956	6,539	7,179	7,882	8,653	**2,697**
Government	0	0	0	0	0	**0**	*200*	0	0	0	0	0	**0**
Total	**7,965**	**8,604**	**9,303**	**10,071**	**10,915**	**2,949**	***205***	**1,792,814**	**1,938,107**	**2,097,527**	**2,272,611**	**2,465,073**	**672,259**

Slow Growth Scenario	Local Area Jobs in Office Space 2/						*Avg. Space*	Projected Office Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	490	529	572	618	668	**178**	*225*	121,190	130,951	141,498	152,893	165,207	**44,017**
Manufacturing	2,248	2,306	2,366	2,427	2,490	**241**	*200*	494,585	507,362	520,469	533,915	547,708	**53,122**
Wholesale Trade	678	715	753	794	837	**158**	*200*	149,202	157,241	165,713	174,642	184,052	**34,851**
Retail Trade	531	568	607	650	695	**165**	*200*	116,720	124,891	133,633	142,987	152,997	**36,277**
T.W.U. 1/	936	1,019	1,110	1,210	1,318	**382**	*225*	231,609	252,289	274,816	299,355	326,084	**94,475**
Information	1	1	1	1	1	**0**	*200*	240	259	279	300	323	**82**
Financial Activities	1,774	1,892	2,018	2,153	2,296	**522**	*200*	390,251	416,257	443,997	473,584	505,144	**114,893**
Professional & Business Service	651	740	840	954	1,084	**433**	*200*	143,249	162,708	184,811	209,916	238,431	**95,182**
Education & Health Services	38	42	46	50	55	**18**	*200*	8,307	9,141	10,058	11,068	12,179	**3,871**
Leisure & Hospitality	483	525	572	623	678	**195**	*200*	106,160	115,569	125,812	136,962	149,101	**42,940**
Other Services	26	28	30	32	35	**8**	*200*	5,805	6,210	6,644	7,109	7,606	**1,801**
Government	0	0	0	0	0	**0**	*200*	0	0	0	0	0	**0**
Total	**7,855**	**8,365**	**8,916**	**9,511**	**10,156**	**2,301**	***205***	**1,767,319**	**1,882,879**	**2,007,730**	**2,142,731**	**2,288,831**	**521,512**

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit O.01b

3/ Average office employment density by industry sector from the Urban Land Institute converted to NAICS by Gardner Johnson, LLC.

4/ Assumes a market-clearing 10% office space vacancy rate.

*Estimate

EXHIBIT O.03a

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE LAND BY INDUSTRY SECTOR
MULTNOMAH COUNTY
2006-2026

Medium Growth Scenario	Projected Office Space Need 2/						*Floor to*	Predicted Land Need (Acres)					
Employment Sector	2006*	2011	2016	2021	2026	*'06-'26*	*Area Ratio*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	95,195	102,799	111,010	119,877	129,453	**34,258**	*0.40*	5.5	5.9	6.4	6.9	7.4	**2.0**
Manufacturing	402,887	412,994	423,355	433,977	444,864	**41,978**	*0.40*	23.1	23.7	24.3	24.9	25.5	**2.4**
Wholesale Trade	255,166	268,663	282,873	297,836	313,589	**58,423**	*0.40*	14.6	15.4	16.2	17.1	18.0	**3.4**
Retail Trade	444,753	475,505	508,384	543,537	581,120	**136,367**	*0.40*	25.5	27.3	29.2	31.2	33.4	**7.8**
T.W.U. 1/	1,606,642	1,749,401	1,904,845	2,074,101	2,258,396	**651,753**	*0.40*	92.2	100.4	109.3	119.0	129.6	**37.4**
Information	2,247,021	2,417,301	2,600,485	2,797,550	3,009,550	**762,529**	*0.40*	129.0	138.7	149.2	160.6	172.7	**43.8**
Financial Activities	6,027,955	6,424,235	6,846,566	7,296,662	7,776,347	**1,748,392**	*0.40*	346.0	368.7	392.9	418.8	446.3	**100.3**
Professional & Business Servic	13,067,440	14,865,798	16,911,648	19,239,051	21,886,755	**8,819,315**	*0.40*	750.0	853.2	970.6	1,104.2	1,256.1	**506.2**
Education & Health Services	4,920,767	5,414,319	5,957,375	6,554,899	7,212,355	**2,291,588**	*0.40*	282.4	310.7	341.9	376.2	413.9	**131.5**
Leisure & Hospitality	3,835,337	4,173,512	4,541,506	4,941,946	5,377,695	**1,542,358**	*0.40*	220.1	239.5	260.6	283.6	308.6	**88.5**
Other Services	1,538,406	1,644,625	1,758,178	1,879,572	2,009,347	**470,941**	*0.40*	88.3	94.4	100.9	107.9	115.3	**27.0**
Government	5,155,282	5,438,250	5,736,749	6,051,634	6,383,801	**1,228,520**	*0.40*	295.9	312.1	329.2	347.3	366.4	**70.5**
Total	**39,596,850**	**43,387,402**	**47,582,976**	**52,230,641**	**57,383,271**	**17,786,421**	***0.40***	**2,272.5**	**2,490.1**	**2,730.9**	**2,997.6**	**3,293.3**	**1,020.8**

High Growth Scenario	Projected Office Space Need 2/						*Floor to*	Predicted Land Need (Acres)					
Employment Sector	2006*	2011	2016	2021	2026	*'06-'26*	*Area Ratio*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	95,485	104,695	114,792	125,864	138,003	**42,518**	*0.40*	5.5	6.0	6.6	7.2	7.9	**2.4**
Manufacturing	403,285	415,450	427,983	440,893	454,193	**50,908**	*0.40*	23.1	23.8	24.6	25.3	26.1	**2.9**
Wholesale Trade	255,689	271,986	289,321	307,762	327,377	**71,688**	*0.40*	14.7	15.6	16.6	17.7	18.8	**4.1**
Retail Trade	445,934	483,135	523,440	567,106	614,416	**168,482**	*0.40*	25.6	27.7	30.0	32.5	35.3	**9.7**
T.W.U. 1/	1,612,067	1,785,140	1,976,795	2,189,026	2,424,043	**811,976**	*0.40*	92.5	102.5	113.5	125.6	139.1	**46.6**
Information	2,253,538	2,459,677	2,684,671	2,930,247	3,198,286	**944,748**	*0.40*	129.3	141.2	154.1	168.2	183.6	**54.2**
Financial Activities	6,043,210	6,522,399	7,039,584	7,597,780	8,200,237	**2,157,027**	*0.40*	346.8	374.3	404.0	436.1	470.6	**123.8**
Professional & Business Servic	13,133,975	15,325,767	17,883,324	20,867,685	24,350,075	**11,216,100**	*0.40*	753.8	879.6	1,026.4	1,197.6	1,397.5	**643.7**
Education & Health Services	4,939,402	5,538,514	6,210,294	6,963,556	7,808,183	**2,868,781**	*0.40*	283.5	317.9	356.4	399.7	448.1	**164.6**
Leisure & Hospitality	3,848,192	4,258,147	4,711,775	5,213,730	5,769,159	**1,920,967**	*0.40*	220.9	244.4	270.4	299.2	331.1	**110.2**
Other Services	1,542,487	1,670,977	1,810,171	1,960,959	2,124,308	**581,821**	*0.40*	88.5	95.9	103.9	112.5	121.9	**33.4**
Government	5,166,242	5,507,991	5,872,347	6,260,805	6,674,960	**1,508,718**	*0.40*	296.5	316.1	337.0	359.3	383.1	**86.6**
Total	**39,739,506**	**44,343,878**	**49,544,498**	**55,425,413**	**62,083,239**	**22,343,733**	***0.40***	**2,280.7**	**2,545.0**	**2,843.5**	**3,181.0**	**3,563.1**	**1,282.4**

Slow Growth Scenario	Projected Office Space Need 2/						*Floor to*	Predicted Land Need (Acres)					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Area Ratio*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	94,905	100,932	107,342	114,159	121,408	**26,504**	*0.40*	5.4	5.8	6.2	6.6	7.0	**1.5**
Manufacturing	402,488	410,550	418,774	427,162	435,719	**33,230**	*0.40*	23.1	23.6	24.0	24.5	25.0	**1.9**
Wholesale Trade	254,642	265,373	276,556	288,210	300,355	**45,713**	*0.40*	14.6	15.2	15.9	16.5	17.2	**2.6**
Retail Trade	443,571	467,976	493,724	520,888	549,547	**105,976**	*0.40*	25.5	26.9	28.3	29.9	31.5	**6.1**
T.W.U. 1/	1,601,218	1,714,260	1,835,284	1,964,850	2,103,565	**502,347**	*0.40*	91.9	98.4	105.3	112.8	120.7	**28.8**
Information	2,240,503	2,375,535	2,518,705	2,670,503	2,831,450	**590,947**	*0.40*	128.6	136.3	144.6	153.3	162.5	**33.9**
Financial Activities	6,012,700	6,327,305	6,658,371	7,006,760	7,373,377	**1,360,677**	*0.40*	345.1	363.1	382.1	402.1	423.2	**78.1**
Professional & Business Servic	13,000,905	14,417,391	15,988,208	17,730,170	19,661,923	**6,661,018**	*0.40*	746.1	827.4	917.6	1,017.6	1,128.4	**382.3**
Education & Health Services	4,902,132	5,292,454	5,713,855	6,168,809	6,659,987	**1,757,855**	*0.40*	281.3	303.7	327.9	354.0	382.2	**100.9**
Leisure & Hospitality	3,822,482	4,090,284	4,376,848	4,683,488	5,011,611	**1,189,129**	*0.40*	219.4	234.8	251.2	268.8	287.6	**68.2**
Other Services	1,534,325	1,618,620	1,707,547	1,801,359	1,900,325	**366,001**	*0.40*	88.1	92.9	98.0	103.4	109.1	**21.0**
Government	5,144,321	5,369,246	5,604,004	5,849,028	6,104,764	**960,442**	*0.40*	295.2	308.2	321.6	335.7	350.4	**55.1**
Total	**39,454,193**	**42,449,927**	**45,699,217**	**49,225,386**	**53,054,033**	**13,599,839**	***0.40***	**2,264.4**	**2,436.3**	**2,622.8**	**2,825.1**	**3,044.9**	**780.5**

1/ Transportation, Warehousing, and Utilities
2/ From Exhibit O.02a
*Estimate

EXHIBIT O.03b

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE LAND BY INDUSTRY SECTOR

STUDY AREA

2006-2026

Medium Growth Scenario	Projected Office Space Need 2/						*Floor to*	Predicted Land Need (Acres)					
Employment Sector	2006*	2011	2016	2021	2026	*'06-'26*	*Area Ratio*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	114,242	134,884	147,920	162,216	177,894	**63,652**	*0.40*	6.6	7.7	8.5	9.3	10.2	**3.7**
Manufacturing	485,004	512,486	528,373	544,753	561,640	**76,636**	*0.40*	27.8	29.4	30.3	31.3	32.2	**4.4**
Wholesale Trade	144,508	173,730	192,452	213,191	236,166	**91,658**	*0.40*	8.3	10.0	11.0	12.2	13.6	**5.3**
Retail Trade	110,552	124,891	133,633	142,987	152,997	**42,444**	*0.40*	6.3	7.2	7.7	8.2	8.8	**2.4**
T.W.U. 1/	217,005	260,629	288,555	319,473	353,704	**136,699**	*0.40*	12.5	15.0	16.6	18.3	20.3	**7.8**
Information	227	259	279	300	323	**96**	*0.40*	0.0	0.0	0.0	0.0	0.0	**0.0**
Financial Activities	370,558	416,257	443,997	473,584	505,144	**134,586**	*0.40*	21.3	23.9	25.5	27.2	29.0	**7.7**
Professional & Business Servic	129,412	162,708	184,811	209,916	238,431	**109,019**	*0.40*	7.4	9.3	10.6	12.0	13.7	**6.3**
Education & Health Services	7,695	9,141	10,058	11,068	12,179	**4,483**	*0.40*	0.4	0.5	0.6	0.6	0.7	**0.3**
Leisure & Hospitality	99,180	115,569	125,812	136,962	149,101	**49,921**	*0.40*	5.7	6.6	7.2	7.9	8.6	**2.9**
Other Services	5,513	6,374	6,908	7,488	8,116	**2,603**	*0.40*	0.3	0.4	0.4	0.4	0.5	**0.1**
Government	0	0	0	0	0	**0**	*0.40*	0.0	0.0	0.0	0.0	0.0	**0.0**
Total	**1,683,896**	**1,916,928**	**2,062,798**	**2,221,939**	**2,395,693**	**711,798**	***0.40***	**96.6**	**110.0**	**118.4**	**127.5**	**137.5**	**40.9**

High Growth Scenario	Projected Office Space Need 2/						*Floor to*	Predicted Land Need (Acres)					
Employment Sector	2006*	2011	2016	2021	2026	*'06-'26*	*Area Ratio*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	124,804	138,876	154,534	171,959	191,348	**66,544**	*0.40*	7.2	8.0	8.9	9.9	11.0	**3.8**
Manufacturing	499,567	517,635	536,356	555,755	575,855	**76,288**	*0.40*	28.7	29.7	30.8	31.9	33.0	**4.4**
Wholesale Trade	158,356	177,127	198,124	221,609	247,878	**89,523**	*0.40*	9.1	10.2	11.4	12.7	14.2	**5.1**
Retail Trade	116,720	124,891	133,633	142,987	152,997	**36,277**	*0.40*	6.7	7.2	7.7	8.2	8.8	**2.1**
T.W.U. 1/	239,203	269,105	302,745	340,589	383,165	**143,962**	*0.40*	13.7	15.4	17.4	19.5	22.0	**8.3**
Information	240	259	279	300	323	**82**	*0.40*	0.0	0.0	0.0	0.0	0.0	**0.0**
Financial Activities	390,251	416,257	443,997	473,584	505,144	**114,893**	*0.40*	22.4	23.9	25.5	27.2	29.0	**6.6**
Professional & Business Servic	143,249	162,708	184,811	209,916	238,431	**95,182**	*0.40*	8.2	9.3	10.6	12.0	13.7	**5.5**
Education & Health Services	8,307	9,141	10,058	11,068	12,179	**3,871**	*0.40*	0.5	0.5	0.6	0.6	0.7	**0.2**
Leisure & Hospitality	106,160	115,569	125,812	136,962	149,101	**42,940**	*0.40*	6.1	6.6	7.2	7.9	8.6	**2.5**
Other Services	5,956	6,539	7,179	7,882	8,653	**2,697**	*0.40*	0.3	0.4	0.4	0.5	0.5	**0.2**
Government	0	0	0	0	0	**0**	*0.40*	0.0	0.0	0.0	0.0	0.0	**0.0**
Total	**1,792,814**	**1,938,107**	**2,097,527**	**2,272,611**	**2,465,073**	**672,259**	***0.40***	**102.9**	**111.2**	**120.4**	**130.4**	**141.5**	**38.6**

Slow Growth Scenario	Projected Office Space Need 2/						*Floor to*	Predicted Land Need (Acres)					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Area Ratio*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	121,190	130,951	141,498	152,893	165,207	**44,017**	*0.40*	7.0	7.5	8.1	8.8	9.5	**2.5**
Manufacturing	494,585	507,362	520,469	533,915	547,708	**53,122**	*0.40*	28.4	29.1	29.9	30.6	31.4	**3.0**
Wholesale Trade	149,202	157,241	165,713	174,642	184,052	**34,851**	*0.40*	8.6	9.0	9.5	10.0	10.6	**2.0**
Retail Trade	116,720	124,891	133,633	142,987	152,997	**36,277**	*0.40*	6.7	7.2	7.7	8.2	8.8	**2.1**
T.W.U. 1/	231,609	252,289	274,816	299,355	326,084	**94,475**	*0.40*	13.3	14.5	15.8	17.2	18.7	**5.4**
Information	240	259	279	300	323	**82**	*0.40*	0.0	0.0	0.0	0.0	0.0	**0.0**
Financial Activities	390,251	416,257	443,997	473,584	505,144	**114,893**	*0.40*	22.4	23.9	25.5	27.2	29.0	**6.6**
Professional & Business Servic	143,249	162,708	184,811	209,916	238,431	**95,182**	*0.40*	8.2	9.3	10.6	12.0	13.7	**5.5**
Education & Health Services	8,307	9,141	10,058	11,068	12,179	**3,871**	*0.40*	0.5	0.5	0.6	0.6	0.7	**0.2**
Leisure & Hospitality	106,160	115,569	125,812	136,962	149,101	**42,940**	*0.40*	6.1	6.6	7.2	7.9	8.6	**2.5**
Other Services	5,805	6,210	6,644	7,109	7,606	**1,801**	*0.40*	0.3	0.4	0.4	0.4	0.4	**0.1**
Government	0	0	0	0	0	**0**	*0.40*	0.0	0.0	0.0	0.0	0.0	**0.0**
Total	**1,767,319**	**1,882,879**	**2,007,730**	**2,142,731**	**2,288,831**	**521,512**	***0.40***	**101.4**	**108.1**	**115.2**	**123.0**	**131.4**	**29.9**

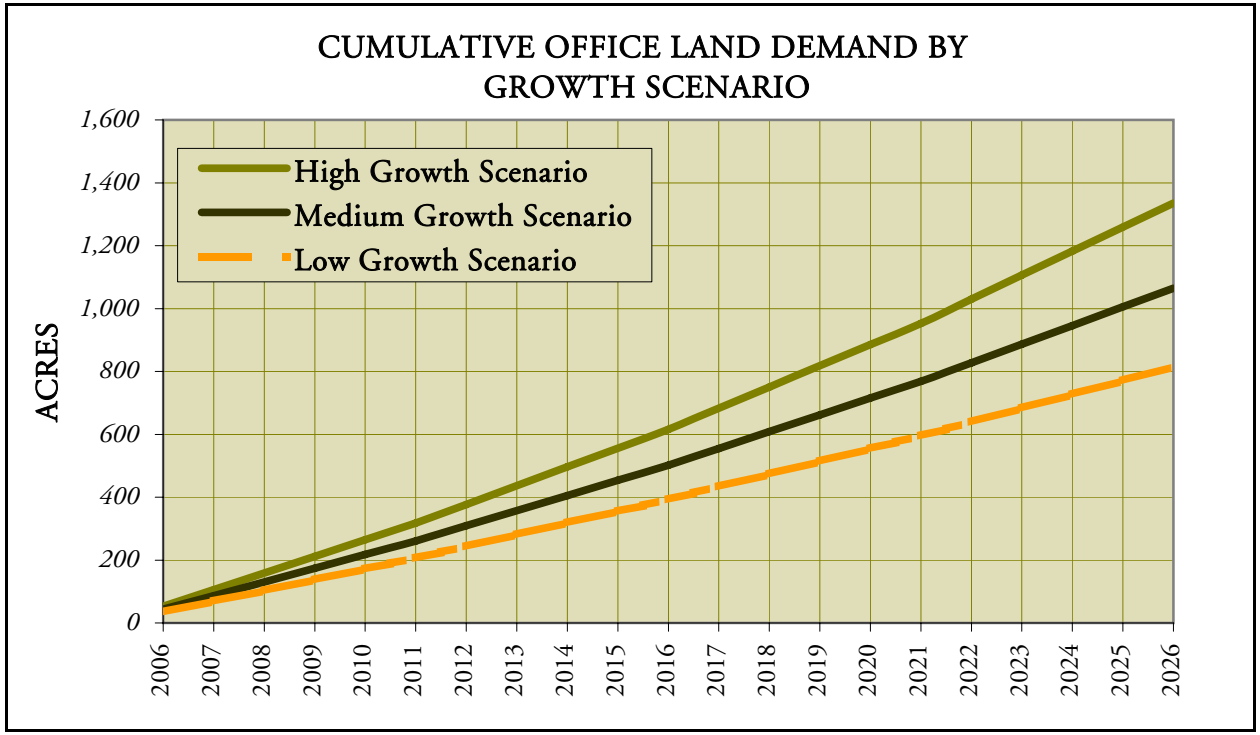
1/ Transportation, Warehousing, and Utilities

2/ From Exhibit O.02b

*Estimate

EXHIBIT O.04a

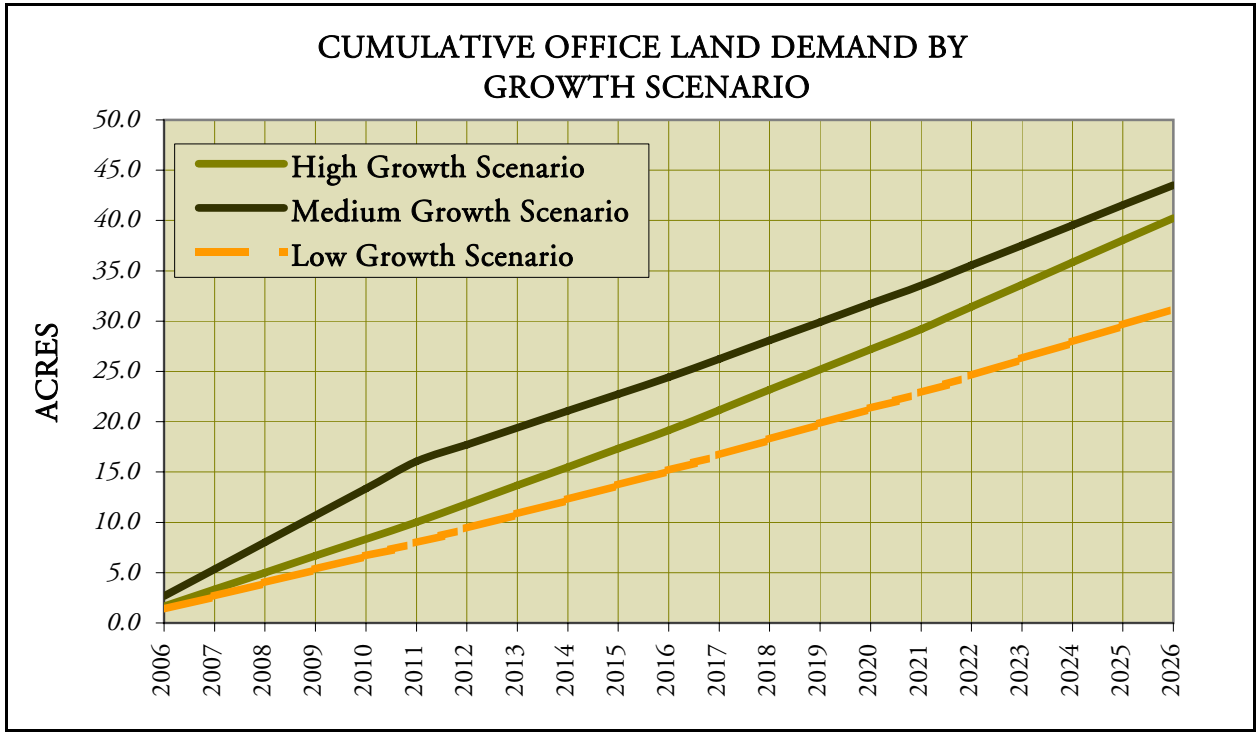
COMPARISON OF CUMULATIVE DEMAND FOR OFFICE LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
MULTNOMAH COUNTY
2006-2026



SOURCE: Johnson Gardner, LLC

EXHIBIT O.04b

COMPARISON OF CUMULATIVE DEMAND FOR OFFICE LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
STUDY AREA
2006-2026



SOURCE: Johnson Gardner, LLC

EXHIBIT I.01a

PROJECTIONS OF INDUSTRIAL SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario	Total Employment 2/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	19,231	20,767	22,426	24,218	26,152	*30%*	5,769	6,230	6,728	7,265	7,846	**2,076**
Manufacturing	36,626	37,545	38,487	39,452	40,442	*91%*	33,330	34,166	35,023	35,902	36,802	**3,473**
Wholesale Trade	23,197	24,424	25,716	27,076	28,508	*82%*	19,021	20,028	21,087	22,202	23,377	**4,355**
Retail Trade	40,432	43,228	46,217	49,412	52,829	*0%*	0	0	0	0	0	**0**
T.W.U. 1/	21,638	23,561	25,654	27,934	30,416	*93%*	20,124	21,912	23,859	25,979	28,287	**8,163**
Information	11,349	12,209	13,134	14,129	15,200	*88%*	9,987	10,744	11,558	12,434	13,376	**3,389**
Financial Activities	30,444	32,446	34,579	36,852	39,274	*0%*	0	0	0	0	0	**0**
Professional & Business Servic	65,997	75,080	85,412	97,167	110,539	*18%*	11,879	13,514	15,374	17,490	19,897	**8,018**
Education & Health Services	55,918	61,526	67,697	74,487	81,959	*0%*	0	0	0	0	0	**0**
Leisure & Hospitality	43,583	47,426	51,608	56,158	61,110	*0%*	0	0	0	0	0	**0**
Other Services	17,482	18,689	19,979	21,359	22,833	*93%*	16,258	17,381	18,581	19,864	21,235	**4,977**
Government	66,952	70,627	74,503	78,593	82,907	*35%*	23,433	24,719	26,076	27,507	29,017	**5,584**
Total	**432,849**	**467,527**	**505,413**	**546,838**	**592,170**	*31%*	**139,802**	**148,693**	**158,285**	**168,643**	**179,837**	**40,035**

High Growth Scenario	Total Employment 2/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	19,290	21,150	23,190	25,427	27,879	*30%*	5,787	6,345	6,957	7,628	8,364	**2,577**
Manufacturing	36,662	37,768	38,908	40,081	41,290	*91%*	33,363	34,369	35,406	36,474	37,574	**4,211**
Wholesale Trade	23,244	24,726	26,302	27,978	29,762	*82%*	19,060	20,275	21,568	22,942	24,404	**5,344**
Retail Trade	40,539	43,921	47,585	51,555	55,856	*0%*	0	0	0	0	0	**0**
T.W.U. 1/	21,711	24,042	26,624	29,482	32,647	*93%*	20,192	22,359	24,760	27,418	30,362	**10,170**
Information	11,382	12,423	13,559	14,799	16,153	*88%*	10,016	10,932	11,932	13,023	14,215	**4,199**
Financial Activities	30,521	32,941	35,553	38,373	41,415	*0%*	0	0	0	0	0	**0**
Professional & Business Servic	66,333	77,403	90,320	105,392	122,980	*18%*	11,940	13,933	16,258	18,971	22,136	**10,196**
Education & Health Services	56,130	62,938	70,572	79,131	88,729	*0%*	0	0	0	0	0	**0**
Leisure & Hospitality	43,729	48,388	53,543	59,247	65,559	*0%*	0	0	0	0	0	**0**
Other Services	17,528	18,988	20,570	22,284	24,140	*93%*	16,301	17,659	19,130	20,724	22,450	**6,149**
Government	67,094	71,532	76,264	81,309	86,688	*35%*	23,483	25,036	26,692	28,458	30,341	**6,858**
Total	**434,165**	**476,222**	**522,990**	**575,059**	**633,098**	*31%*	**140,142**	**150,909**	**162,703**	**175,638**	**189,846**	**49,704**

Slow Growth Scenario	Total Employment 2/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	19,173	20,390	21,685	23,062	24,527	*30%*	5,752	6,117	6,506	6,919	7,358	**1,606**
Manufacturing	36,590	37,323	38,070	38,833	39,611	*91%*	33,297	33,964	34,644	35,338	36,046	**2,749**
Wholesale Trade	23,149	24,125	25,141	26,201	27,305	*82%*	18,982	19,782	20,616	21,485	22,390	**3,408**
Retail Trade	40,325	42,543	44,884	47,353	49,959	*0%*	0	0	0	0	0	**0**
T.W.U. 1/	21,565	23,088	24,718	26,463	28,331	*93%*	20,056	21,472	22,987	24,610	26,348	**6,292**
Information	11,316	11,998	12,721	13,487	14,300	*88%*	9,958	10,558	11,194	11,869	12,584	**2,626**
Financial Activities	30,367	31,956	33,628	35,388	37,239	*0%*	0	0	0	0	0	**0**
Professional & Business Servic	65,661	72,815	80,749	89,546	99,303	*18%*	11,819	13,107	14,535	16,118	17,874	**6,055**
Education & Health Services	55,706	60,142	64,930	70,100	75,682	*0%*	0	0	0	0	0	**0**
Leisure & Hospitality	43,437	46,481	49,737	53,221	56,950	*0%*	0	0	0	0	0	**0**
Other Services	17,436	18,393	19,404	20,470	21,595	*93%*	16,215	17,106	18,046	19,037	20,083	**3,868**
Government	66,809	69,730	72,779	75,961	79,283	*35%*	23,383	24,406	25,473	26,586	27,749	**4,366**
Total	**431,534**	**458,984**	**488,446**	**520,087**	**554,084**	*32%*	**139,462**	**146,511**	**154,000**	**161,962**	**170,432**	**30,971**

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit 1.1a

3/ Share of industry employment that utilizes industrial space. Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

* Estimate

EXHIBIT I.01b

PROJECTIONS OF INDUSTRIAL SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR

STUDY AREA

2006-2026

Medium Growth Scenario	Total Employment 2/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2006*	2011	2016	2021	2026	*Share 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	462	788	1,250	1,983	3,145	*30%*	138	236	375	595	944	**805**
Manufacturing	2,205	2,632	3,066	3,572	4,161	*91%*	2,006	2,395	2,790	3,250	3,786	**1,780**
Wholesale Trade	657	1,189	1,984	3,309	5,520	*82%*	539	975	1,627	2,713	4,526	**3,988**
Retail Trade	503	744	1,044	1,464	2,053	*0%*	0	0	0	0	0	**0**
T.W.U. 1/	877	1,582	2,632	4,379	7,284	*93%*	815	1,471	2,448	4,072	6,774	**5,958**
Information	1	2	2	3	5	*88%*	1	1	2	3	4	**3**
Financial Activities	1,684	2,449	3,381	4,669	6,446	*0%*	0	0	0	0	0	**0**
Professional & Business Servic	588	1,231	2,327	4,400	8,318	*18%*	106	222	419	792	1,497	**1,391**
Education & Health Services	35	61	98	159	256	*0%*	0	0	0	0	0	**0**
Leisure & Hospitality	451	738	1,128	1,725	2,637	*0%*	0	0	0	0	0	**0**
Other Services	25	40	60	89	134	*93%*	23	37	56	83	124	**101**
Government	0	0	0	0	0	*35%*	0	0	0	0	0	**0**
Total	**7,487**	**11,456**	**16,973**	**25,751**	**39,958**	*45%*	**3,629**	**5,338**	**7,716**	**11,509**	**17,656**	**14,027**
High Growth Scenario	**Total Employment 2/**					***Industrial***	**Industrial Space-Utilizing Employment**					
Employment Sector	**2006***	**2011**	**2016**	**2021**	**2026**	***Share 3/***	**2006***	**2011**	**2016**	**2021**	**2026**	**'06-'26**
Construction	504	860	1,468	2,504	4,272	*30%*	151	258	440	751	1,282	**1,130**
Manufacturing	2,271	2,712	3,239	3,869	4,621	*91%*	2,066	2,468	2,948	3,521	4,205	**2,139**
Wholesale Trade	720	1,260	2,207	3,863	6,765	*82%*	590	1,033	1,809	3,168	5,547	**4,957**
Retail Trade	531	744	1,044	1,464	2,053	*0%*	0	0	0	0	0	**0**
T.W.U. 1/	966	1,742	3,139	5,656	10,193	*93%*	899	1,620	2,919	5,260	9,479	**8,580**
Information	1	2	2	3	5	*88%*	1	1	2	3	4	**3**
Financial Activities	1,774	2,449	3,381	4,669	6,446	*0%*	0	0	0	0	0	**0**
Professional & Business Servic	651	1,231	2,327	4,400	8,318	*18%*	117	222	419	792	1,497	**1,380**
Education & Health Services	38	61	98	159	256	*0%*	0	0	0	0	0	**0**
Leisure & Hospitality	483	738	1,128	1,725	2,637	*0%*	0	0	0	0	0	**0**
Other Services	27	43	69	110	175	*93%*	25	40	64	102	163	**138**
Government	0	0	0	0	0	*35%*	0	0	0	0	0	**0**
Total	**7,965**	**11,842**	**18,102**	**28,421**	**45,740**	*48%*	**3,850**	**5,642**	**8,602**	**13,597**	**22,177**	**18,327**
Slow Growth Scenario	**Total Employment 2/**					***Industrial***	**Industrial Space-Utilizing Employment**					
Employment Sector	**2006***	**2011**	**2016**	**2021**	**2026**	***Share 3/***	**2006***	**2011**	**2016**	**2021**	**2026**	**'06-'26**
Construction	490	721	1,062	1,565	2,305	*30%*	147	216	319	469	692	**545**
Manufacturing	2,248	2,554	2,901	3,296	3,744	*91%*	2,046	2,324	2,640	2,999	3,407	**1,361**
Wholesale Trade	678	882	1,146	1,490	1,937	*82%*	556	723	940	1,222	1,589	**1,032**
Retail Trade	531	744	1,044	1,464	2,053	*0%*	0	0	0	0	0	**0**
T.W.U. 1/	936	1,435	2,201	3,375	5,177	*93%*	870	1,335	2,047	3,139	4,814	**3,944**
Information	1	2	2	3	5	*88%*	1	1	2	3	4	**3**
Financial Activities	1,774	2,449	3,381	4,669	6,446	*0%*	0	0	0	0	0	**0**
Professional & Business Servic	651	1,231	2,327	4,400	8,318	*18%*	117	222	419	792	1,497	**1,380**
Education & Health Services	38	61	98	159	256	*0%*	0	0	0	0	0	**0**
Leisure & Hospitality	483	738	1,128	1,725	2,637	*0%*	0	0	0	0	0	**0**
Other Services	26	37	52	73	102	*93%*	25	34	48	68	95	**70**
Government	0	0	0	0	0	*35%*	0	0	0	0	0	**0**
Total	**7,855**	**10,854**	**15,344**	**22,218**	**32,980**	*42%*	**3,762**	**4,855**	**6,415**	**8,692**	**12,098**	**8,336**

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit 1.1b

3/ Share of industry employment that utilizes industrial space. Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

* Estimate

EXHIBIT I.02

INDUSTRIAL EMPLOYMENT DENSITY WORKSHEET BY INDUSTRY SECTOR

Industrial Space Density	Distribution by Building Type 2/			Square Feet per Job 3/			Average Space per Job			
Employment Sector	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Weighted Average
Construction	0%	75%	25%	1,350	533	467	0	400	117	**517**
Manufacturing	0%	75%	25%	1,350	533	467	0	400	117	**517**
Wholesale Trade	90%	0%	10%	1,350	533	467	1,215	0	47	**1,262**
Retail Trade	0%	0%	0%	1,350	533	467	0	0	0	**0**
T.W.U. 1/	100%	0%	0%	1,350	533	467	1,350	0	0	**1,350**
Information	0%	0%	100%	1,350	533	467	0	0	467	**467**
Financial Activities	0%	0%	0%	1,350	533	467	0	0	0	**0**
Professional & Business Service	0%	0%	100%	1,350	533	467	0	0	467	**467**
Education & Health Services	0%	0%	0%	1,350	533	467	0	0	0	**0**
Leisure & Hospitality	0%	0%	0%	1,350	533	467	0	0	0	**0**
Other Services	0%	75%	25%	1,350	533	467	0	400	117	**517**
Government	0%	0%	0%	1,350	533	467	0	0	0	**0**

1/ Transportation, Warehousing, and Utilities

2/ Regional Industrial Land Study Phase II (Otak, Inc. et al, 1999) converted to NAICS by Johnson Gardner, LLC.

3/ Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

EXHIBIT I.03a

DEMAND PROJECTIONS FOR COMMERCIAL INDUSTRIAL SPACE BY INDUSTRY SECTOR

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario	Local Area Jobs in Industrial Space 2/						*Avg. Space*	Projected Industrial Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	5,769	6,230	6,728	7,265	7,846	**2,076**	*517*	3,277,881	3,539,708	3,822,450	4,127,775	4,457,489	**1,179,608**
Manufacturing	33,330	34,166	35,023	35,902	36,802	**3,473**	*517*	18,936,277	19,411,350	19,898,343	20,397,553	20,909,287	**1,973,010**
Wholesale Trade	19,021	20,028	21,087	22,202	23,377	**4,355**	*1,262*	26,399,308	27,795,674	29,265,899	30,813,891	32,443,762	**6,044,454**
T.W.U. 1/	20,124	21,912	23,859	25,979	28,287	**8,163**	*1,350*	29,883,550	32,538,864	35,430,118	38,578,275	42,006,162	**12,122,612**
Information	9,987	10,744	11,558	12,434	13,376	**3,389**	*467*	5,130,198	5,518,966	5,937,195	6,387,118	6,871,136	**1,740,938**
Professional & Business Servic	11,879	13,514	15,374	17,490	19,897	**8,018**	*467*	6,102,494	6,942,328	7,897,740	8,984,637	10,221,114	**4,118,620**
Other Services	16,258	17,381	18,581	19,864	21,235	**4,977**	*517*	9,237,070	9,874,844	10,556,652	11,285,536	12,064,745	**2,827,675**
Total	**139,802**	**148,693**	**158,285**	**168,643**	**179,837**	**40,035**		**98,966,778**	**105,621,734**	**112,808,396**	**120,574,784**	**128,973,696**	**30,006,918**

High Growth Scenario	Local Area Jobs in Industrial Space 2/						*Avg. Space*	Projected Industrial Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	5,787	6,345	6,957	7,628	8,364	**2,577**	*517*	3,287,880	3,604,989	3,952,683	4,333,911	4,751,908	**1,464,027**
Manufacturing	33,363	34,369	35,406	36,474	37,574	**4,211**	*517*	18,954,999	19,526,786	20,115,821	20,722,625	21,347,734	**2,392,735**
Wholesale Trade	19,060	20,275	21,568	22,942	24,404	**5,344**	*1,262*	26,453,456	28,139,505	29,933,018	31,840,842	33,870,265	**7,416,809**
T.W.U. 1/	20,192	22,359	24,760	27,418	30,362	**10,170**	*1,350*	29,984,444	33,203,611	36,768,391	40,715,890	45,087,198	**15,102,754**
Information	10,016	10,932	11,932	13,023	14,215	**4,199**	*467*	5,145,079	5,615,716	6,129,403	6,690,080	7,302,043	**2,156,964**
Professional & Business Servic	11,940	13,933	16,258	18,971	22,136	**10,196**	*467*	6,133,566	7,157,133	8,351,512	9,745,209	11,371,485	**5,237,919**
Other Services	16,301	17,659	19,130	20,724	22,450	**6,149**	*517*	9,261,575	10,033,070	10,868,831	11,774,212	12,755,011	**3,493,436**
Total	**140,142**	**150,909**	**162,703**	**175,638**	**189,846**	**49,704**		**99,220,999**	**107,280,810**	**116,119,660**	**125,822,769**	**136,485,643**	**37,264,644**

Slow Growth Scenario	Local Area Jobs in Industrial Space 2/						*Avg. Space*	Projected Industrial Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	5,752	6,117	6,506	6,919	7,358	**1,606**	*517*	3,267,883	3,475,416	3,696,129	3,930,858	4,180,495	**912,613**
Manufacturing	33,297	33,964	34,644	35,338	36,046	**2,749**	*517*	18,917,555	19,296,484	19,683,004	20,077,266	20,479,425	**1,561,870**
Wholesale Trade	18,982	19,782	20,616	21,485	22,390	**3,408**	*1,262*	26,345,160	27,455,351	28,612,325	29,818,055	31,074,594	**4,729,434**
T.W.U. 1/	20,056	21,472	22,987	24,610	26,348	**6,292**	*1,350*	29,782,655	31,885,245	34,136,273	36,546,219	39,126,302	**9,343,647**
Information	9,958	10,558	11,194	11,869	12,584	**2,626**	*467*	5,115,317	5,423,610	5,750,482	6,097,055	6,464,516	**1,349,198**
Professional & Business Servic	11,819	13,107	14,535	16,118	17,874	**6,055**	*467*	6,071,423	6,732,922	7,466,493	8,279,989	9,182,118	**3,110,695**
Other Services	16,215	17,106	18,046	19,037	20,083	**3,868**	*517*	9,212,566	9,718,702	10,252,645	10,815,923	11,410,148	**2,197,582**
Total	**139,462**	**146,511**	**154,000**	**161,962**	**170,432**	**30,971**		**98,712,558**	**103,987,729**	**109,597,352**	**115,565,366**	**121,917,597**	**23,205,040**

1/ Transportation, Warehousing, and Utilities

2/ From EXHIBIT I.01a

3/ From EXHIBIT I.02a

3/ Assumes a market-clearing 10% industrial space vacancy rate.

*Estimate

EXHIBIT I.03b

DEMAND PROJECTIONS FOR COMMERCIAL INDUSTRIAL SPACE BY INDUSTRY SECTOR

PRIMARY MARKET AREA

2006-2026

Medium Growth Scenario	Local Area Jobs in Industrial Space 2/						*Avg. Space*	Projected Industrial Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	138	236	375	595	944	**805**	*517*	78,675	134,349	213,093	337,987	536,084	**457,409**
Manufacturing	2,006	2,395	2,790	3,250	3,786	**1,780**	*517*	1,139,797	1,360,814	1,585,231	1,846,658	2,151,199	**1,011,402**
Wholesale Trade	539	975	1,627	2,713	4,526	**3,988**	*1,262*	747,533	1,353,329	2,257,553	3,765,932	6,282,130	**5,534,597**
T.W.U. 1/	815	1,471	2,448	4,072	6,774	**5,958**	*1,350*	1,210,888	2,185,145	3,635,037	6,046,963	10,059,257	**8,848,369**
Information	1	1	2	3	4	**3**	*467*	465	714	1,032	1,493	2,158	**1,693**
Professional & Business Servic	106	222	419	792	1,497	**1,391**	*467*	54,392	113,826	215,193	406,832	769,136	**714,745**
Other Services	23	37	56	83	124	**101**	*517*	13,240	21,127	31,605	47,278	70,725	**57,485**
Total	**3,629**	**5,338**	**7,716**	**11,509**	**17,656**	**14,027**		**3,244,989**	**5,169,304**	**7,938,743**	**12,453,144**	**19,870,689**	**16,625,700**

High Growth Scenario	Local Area Jobs in Industrial Space 2/						*Avg. Space*	Projected Industrial Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	151	258	440	751	1,282	**1,130**	*517*	85,948	146,633	250,165	426,797	728,143	**642,195**
Manufacturing	2,066	2,468	2,948	3,521	4,205	**2,139**	*517*	1,174,021	1,402,247	1,674,840	2,000,424	2,389,301	**1,215,281**
Wholesale Trade	590	1,033	1,809	3,168	5,547	**4,957**	*1,262*	819,169	1,434,267	2,511,229	4,396,862	7,698,378	**6,879,209**
T.W.U. 1/	899	1,620	2,919	5,260	9,479	**8,580**	*1,350*	1,334,753	2,405,333	4,334,606	7,811,312	14,076,619	**12,741,866**
Information	1	1	2	3	4	**3**	*467*	494	714	1,032	1,493	2,158	**1,664**
Professional & Business Servic	117	222	419	792	1,497	**1,380**	*467*	60,208	113,826	215,193	406,832	769,136	**708,929**
Other Services	25	40	64	102	163	**138**	*517*	14,305	22,816	36,389	58,038	92,567	**78,262**
Total	**3,850**	**5,642**	**8,602**	**13,597**	**22,177**	**18,327**		**3,488,897**	**5,525,835**	**9,023,454**	**15,101,758**	**25,756,302**	**22,267,405**

Slow Growth Scenario	Local Area Jobs in Industrial Space 2/						*Avg. Space*	Projected Industrial Space Need 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Per Job 3/*	2006*	2011	2016	2021	2026	*'06-'26*
Construction	147	216	319	469	692	**545**	*517*	83,460	122,936	181,084	266,735	392,899	**309,439**
Manufacturing	2,046	2,324	2,640	2,999	3,407	**1,361**	*517*	1,162,312	1,320,406	1,500,002	1,704,027	1,935,803	**773,490**
Wholesale Trade	556	723	940	1,222	1,589	**1,032**	*1,262*	771,816	1,003,397	1,304,464	1,695,864	2,204,703	**1,432,886**
T.W.U. 1/	870	1,335	2,047	3,139	4,814	**3,944**	*1,350*	1,292,378	1,982,016	3,039,659	4,661,682	7,149,248	**5,856,870**
Information	1	1	2	3	4	**3**	*467*	494	714	1,032	1,493	2,158	**1,664**
Professional & Business Servic	117	222	419	792	1,497	**1,380**	*467*	60,208	113,826	215,193	406,832	769,136	**708,929**
Other Services	25	34	48	68	95	**70**	*517*	13,941	19,544	27,399	38,411	53,848	**39,907**
Total	**3,762**	**4,855**	**6,415**	**8,692**	**12,098**	**8,336**		**3,384,609**	**4,562,839**	**6,268,833**	**8,775,044**	**12,507,795**	**9,123,186**

1/ Transportation, Warehousing, and Utilities

2/ From EXHIBIT I.01b

3/ From EXHIBIT I.02b

3/ Assumes a market-clearing 10% industrial space vacancy rate.

*Estimate

EXHIBIT I.04

INDUSTRIAL FLOOR-TO-AREA RATIO (FAR) WORKSHEET BY INDUSTRY SECTOR

Medium Growth Scenario	Distribution by Building Type 2/			FAR by industry sector 3/			Average Space per Job			
Employment Sector	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Weighted Average
Construction	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	**0.29**
Manufacturing	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	**0.29**
Wholesale Trade	90%	0%	10%	0.31	0.30	0.26	0.28	0.00	0.03	**0.31**
Retail Trade	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	**0.00**
T.W.U. 1/	100%	0%	0%	0.31	0.30	0.26	0.31	0.00	0.00	**0.31**
Information	0%	0%	100%	0.31	0.30	0.26	0.00	0.00	0.26	**0.26**
Financial Activities	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	**0.00**
Professional & Business Services	0%	0%	100%	0.31	0.30	0.26	0.00	0.00	0.26	**0.26**
Education & Health Services	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	**0.00**
Leisure & Hospitality	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	**0.00**
Other Services	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	**0.29**
Government	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	**0.00**

1/ Teansportation, Warehousing, and Utilities

2/ Regional Industrial Land Study Phase II (Otak, Inc. et al, 1999) converted to NAICS by Johnson Gardner, LLC.

3/ Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

EXHIBIT I.05a

DEMAND PROJECTIONS FOR COMMERCIAL INDUSTRIAL LAND BY INDUSTRY SECTOR

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario	Projected Industrial Space Need 2/						*Floor to Area*	Predicted Land Need (Acres) 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Ratio 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	3,277,881	3,539,708	3,822,450	4,127,775	4,457,489	**1,179,608**	*0.29*	311.4	336.3	363.1	392.1	423.4	**112.1**
Manufacturing	18,936,277	19,411,350	19,898,343	20,397,553	20,909,287	**1,973,010**	*0.29*	1,798.8	1,844.0	1,890.2	1,937.6	1,986.3	**187.4**
Wholesale Trade	26,399,308	27,795,674	29,265,899	30,813,891	32,443,762	**6,044,454**	*0.31*	2,384.4	2,510.6	2,643.4	2,783.2	2,930.4	**545.9**
T.W.U. 1/	29,883,550	32,538,864	35,430,118	38,578,275	42,006,162	**12,122,612**	*0.31*	2,655.6	2,891.6	3,148.5	3,428.3	3,732.9	**1,077.3**
Information	5,130,198	5,518,966	5,937,195	6,387,118	6,871,136	**1,740,938**	*0.26*	543.6	584.8	629.1	676.7	728.0	**184.5**
Professional & Business Servic	6,102,494	6,942,328	7,897,740	8,984,637	10,221,114	**4,118,620**	*0.26*	646.6	735.6	836.8	952.0	1,083.0	**436.4**
Other Services	9,237,070	9,874,844	10,556,652	11,285,536	12,064,745	**2,827,675**	*0.29*	877.5	938.0	1,002.8	1,072.1	1,146.1	**268.6**
Total	**98,966,778**	**105,621,734**	**112,808,396**	**120,574,784**	**128,973,696**	**30,006,918**		**9,217.9**	**9,840.7**	**10,513.9**	**11,242.0**	**12,030.0**	**2,812.2**

High Growth Scenario	Projected Industrial Space Need 2/						*Floor to Area*	Predicted Land Need (Acres) 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Ratio 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	3,287,880	3,604,989	3,952,683	4,333,911	4,751,908	**1,464,027**	*0.29*	312.3	342.5	375.5	411.7	451.4	**139.1**
Manufacturing	18,954,999	19,526,786	20,115,821	20,722,625	21,347,734	**2,392,735**	*0.29*	1,800.6	1,854.9	1,910.9	1,968.5	2,027.9	**227.3**
Wholesale Trade	26,453,456	28,139,505	29,933,018	31,840,842	33,870,265	**7,416,809**	*0.31*	2,389.3	2,541.6	2,703.6	2,875.9	3,059.2	**669.9**
T.W.U. 1/	29,984,444	33,203,611	36,768,391	40,715,890	45,087,198	**15,102,754**	*0.31*	2,664.6	2,950.6	3,267.4	3,618.2	4,006.7	**1,342.1**
Information	5,145,079	5,615,716	6,129,403	6,690,080	7,302,043	**2,156,964**	*0.26*	545.1	595.0	649.4	708.8	773.7	**228.5**
Professional & Business Servic	6,133,566	7,157,133	8,351,512	9,745,209	11,371,485	**5,237,919**	*0.26*	649.9	758.3	884.9	1,032.6	1,204.9	**555.0**
Other Services	9,261,575	10,033,070	10,868,831	11,774,212	12,755,011	**3,493,436**	*0.29*	879.8	953.1	1,032.5	1,118.5	1,211.6	**331.9**
Total	**99,220,999**	**107,280,810**	**116,119,660**	**125,822,769**	**136,485,643**	**37,264,644**		**9,241.7**	**9,996.1**	**10,824.2**	**11,734.2**	**12,735.4**	**3,493.8**

Slow Growth Scenario	Projected Industrial Space Need 2/						*Floor to Area*	Predicted Land Need (Acres) 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Ratio 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	3,267,883	3,475,416	3,696,129	3,930,858	4,180,495	**912,613**	*0.29*	310.4	330.1	351.1	373.4	397.1	**86.7**
Manufacturing	18,917,555	19,296,484	19,683,004	20,077,266	20,479,425	**1,561,870**	*0.29*	1,797.1	1,833.0	1,869.8	1,907.2	1,945.4	**148.4**
Wholesale Trade	26,345,160	27,455,351	28,612,325	29,818,055	31,074,594	**4,729,434**	*0.31*	2,379.5	2,479.8	2,584.3	2,693.2	2,806.7	**427.2**
T.W.U. 1/	29,782,655	31,885,245	34,136,273	36,546,219	39,126,302	**9,343,647**	*0.31*	2,646.6	2,833.5	3,033.5	3,247.7	3,477.0	**830.3**
Information	5,115,317	5,423,610	5,750,482	6,097,055	6,464,516	**1,349,198**	*0.26*	542.0	574.7	609.3	646.0	684.9	**143.0**
Professional & Business Servic	6,071,423	6,732,922	7,466,493	8,279,989	9,182,118	**3,110,695**	*0.26*	643.3	713.4	791.1	877.3	972.9	**329.6**
Other Services	9,212,566	9,718,702	10,252,645	10,815,923	11,410,148	**2,197,582**	*0.29*	875.1	923.2	973.9	1,027.4	1,083.9	**208.8**
Total	**98,712,558**	**103,987,729**	**109,597,352**	**115,565,366**	**121,917,597**	**23,205,040**		**9,194.1**	**9,687.8**	**10,213.1**	**10,772.3**	**11,368.0**	**2,173.9**

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit I.03a

3/ From Exhibit I.04a

4/ Assumes a non-traditional industrial land use factor of 10% from Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999).

*Estimate

EXHIBIT I.05b

DEMAND PROJECTIONS FOR COMMERCIAL INDUSTRIAL LAND BY INDUSTRY SECTOR

PRIMARY MARKET AREA

2006-2026

Medium Growth Scenario	Projected Industrial Space Need 2/						*Floor to Area*	Predicted Land Need (Acres) 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Ratio 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	78,675	134,349	213,093	337,987	536,084	**457,409**	*0.29*	7.5	12.8	20.2	32.1	50.9	**43.5**
Manufacturing	1,139,797	1,360,814	1,585,231	1,846,658	2,151,199	**1,011,402**	*0.29*	108.3	129.3	150.6	175.4	204.4	**96.1**
Wholesale Trade	747,533	1,353,329	2,257,553	3,765,932	6,282,130	**5,534,597**	*0.31*	67.5	122.2	203.9	340.1	567.4	**499.9**
T.W.U. 1/	1,210,888	2,185,145	3,635,037	6,046,963	10,059,257	**8,848,369**	*0.31*	107.6	194.2	323.0	537.4	893.9	**786.3**
Information	465	714	1,032	1,493	2,158	**1,693**	*0.26*	0.0	0.1	0.1	0.2	0.2	**0.2**
Professional & Business Servic	54,392	113,826	215,193	406,832	769,136	**714,745**	*0.26*	5.8	12.1	22.8	43.1	81.5	**75.7**
Other Services	13,240	21,127	31,605	47,278	70,725	**57,485**	*0.29*	1.3	2.0	3.0	4.5	6.7	**5.5**
Total	**3,244,989**	**5,169,304**	**7,938,743**	**12,453,144**	**19,870,689**	**16,625,700**		**297.9**	**472.6**	**723.7**	**1,132.8**	**1,805.0**	**1,507.1**

High Growth Scenario	Projected Industrial Space Need 2/						*Floor to Area*	Predicted Land Need (Acres) 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Ratio 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	85,948	146,633	250,165	426,797	728,143	**642,195**	*0.29*	8.2	13.9	23.8	40.5	69.2	**61.0**
Manufacturing	1,174,021	1,402,247	1,674,840	2,000,424	2,389,301	**1,215,281**	*0.29*	111.5	133.2	159.1	190.0	227.0	**115.4**
Wholesale Trade	819,169	1,434,267	2,511,229	4,396,862	7,698,378	**6,879,209**	*0.31*	74.0	129.5	226.8	397.1	695.3	**621.3**
T.W.U. 1/	1,334,753	2,405,333	4,334,606	7,811,312	14,076,619	**12,741,866**	*0.31*	118.6	213.8	385.2	694.2	1,250.9	**1,132.3**
Information	494	714	1,032	1,493	2,158	**1,664**	*0.26*	0.1	0.1	0.1	0.2	0.2	**0.2**
Professional & Business Servic	60,208	113,826	215,193	406,832	769,136	**708,929**	*0.26*	6.4	12.1	22.8	43.1	81.5	**75.1**
Other Services	14,305	22,816	36,389	58,038	92,567	**78,262**	*0.29*	1.4	2.2	3.5	5.5	8.8	**7.4**
Total	**3,488,897**	**5,525,835**	**9,023,454**	**15,101,758**	**25,756,302**	**22,267,405**		**320.1**	**504.7**	**821.2**	**1,370.6**	**2,332.9**	**2,012.8**

Slow Growth Scenario	Projected Industrial Space Need 2/						*Floor to Area*	Predicted Land Need (Acres) 4/					
Employment Sector	2006*	2011	2016	2021	2026	'06-'26	*Ratio 3/*	2006*	2011	2016	2021	2026	'06-'26
Construction	83,460	122,936	181,084	266,735	392,899	**309,439**	*0.29*	7.9	11.7	17.2	25.3	37.3	**29.4**
Manufacturing	1,162,312	1,320,406	1,500,002	1,704,027	1,935,803	**773,490**	*0.29*	110.4	125.4	142.5	161.9	183.9	**73.5**
Wholesale Trade	771,816	1,003,397	1,304,464	1,695,864	2,204,703	**1,432,886**	*0.31*	69.7	90.6	117.8	153.2	199.1	**129.4**
T.W.U. 1/	1,292,378	1,982,016	3,039,659	4,661,682	7,149,248	**5,856,870**	*0.31*	114.8	176.1	270.1	414.3	635.3	**520.5**
Information	494	714	1,032	1,493	2,158	**1,664**	*0.26*	0.1	0.1	0.1	0.2	0.2	**0.2**
Professional & Business Servic	60,208	113,826	215,193	406,832	769,136	**708,929**	*0.26*	6.4	12.1	22.8	43.1	81.5	**75.1**
Other Services	13,941	19,544	27,399	38,411	53,848	**39,907**	*0.29*	1.3	1.9	2.6	3.6	5.1	**3.8**
Total	**3,384,609**	**4,562,839**	**6,268,833**	**8,775,044**	**12,507,795**	**9,123,186**		**310.7**	**417.9**	**573.1**	**801.6**	**1,142.5**	**831.8**

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit I.03b

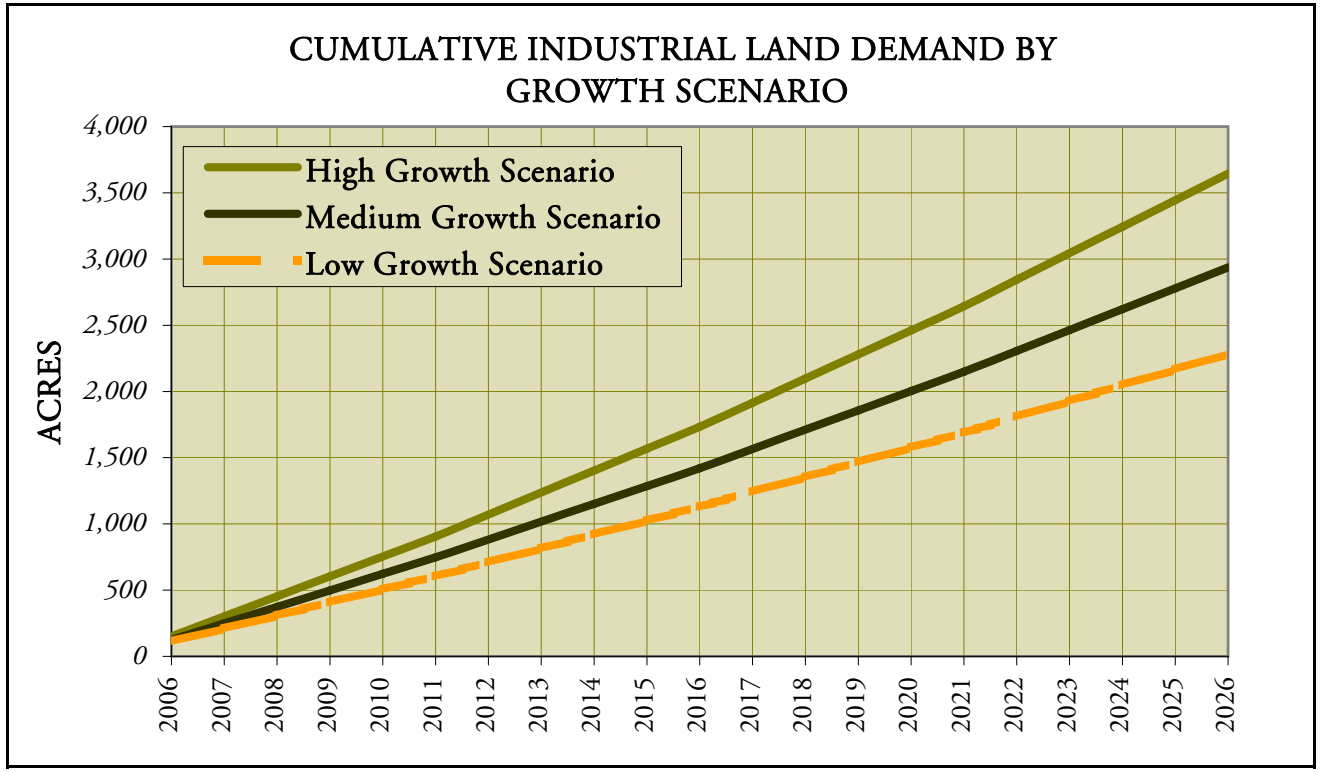
3/ From Exhibit I.04b

4/ Assumes a non-traditional industrial land use factor of 10% from Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999).

*Estimate

EXHIBIT I.06a

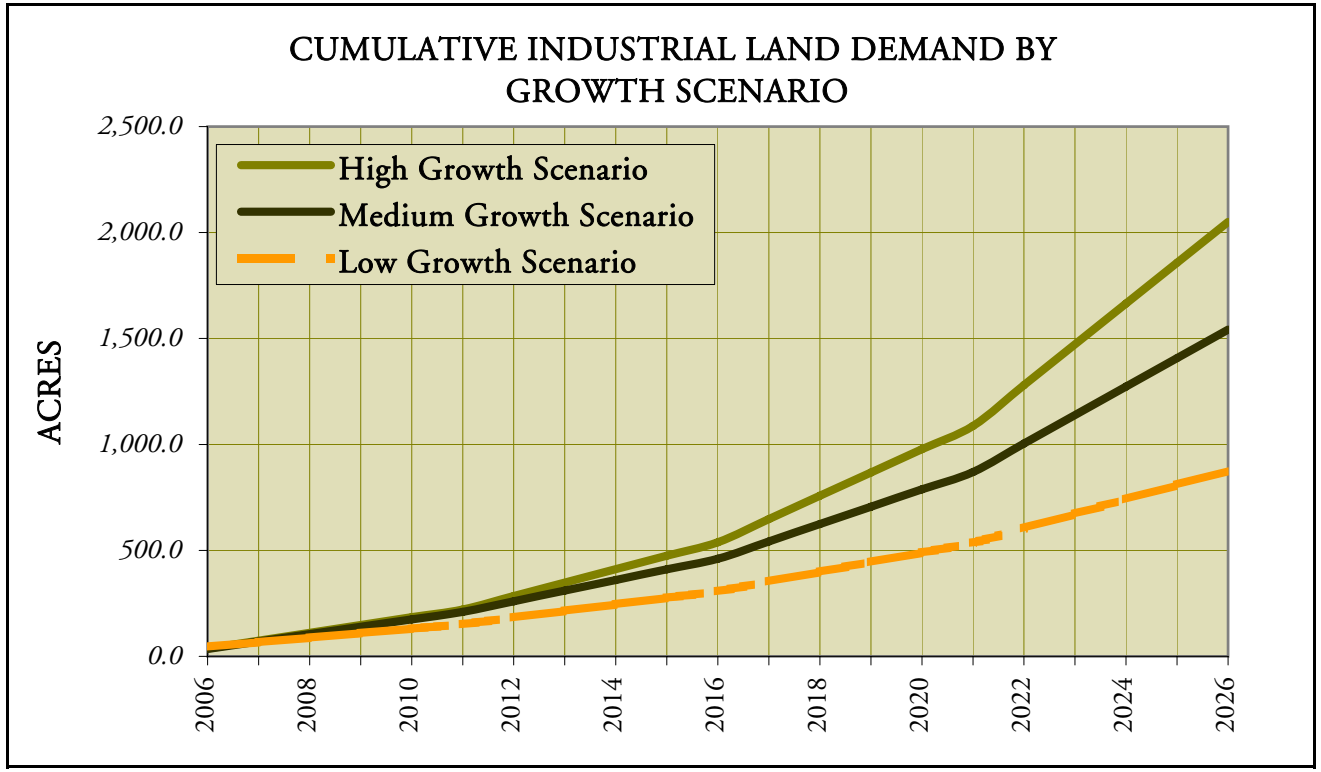
COMPARISON OF CUMULATIVE DEMAND FOR INDUSTRIAL LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
MULTNOMAH COUNTY
2006-2026



SOURCE: Johnson Gardner, LLC

EXHIBIT I.06b

COMPARISON OF CUMULATIVE DEMAND FOR INDUSTRIAL LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
PRIMARY MARKET AREA
2006-2026



SOURCE: Johnson Gardner, LLC

EXHIBIT S.01

DISTRIBUTION OF FIRMS BY FIRM SIZE
PORTLAND METROPOLITIAN AREA AND THE STUDY AREA

Area/Region	Total Establishments	Number of Employees							
		0 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249	250 to 499	500+
Portland Metropolitian Are	57,990	32,067	10,616	7,435	4,923	1,691	920	208	130
Share	*100.0%*	*55.3%*	*18.3%*	*12.8%*	*8.5%*	*2.9%*	*1.6%*	*0.4%*	*0.2%*
Study Area 3/	1,476	752	276	196	154	46	42	7	3
Share	*100.0%*	*50.9%*	*18.7%*	*13.3%*	*10.4%*	*3.1%*	*2.8%*	*0.5%*	*0.2%*
		AVERAGE SPACE NEED PER FIRM							
Office Space 1/		*400*	*1,400*	*2,800*	*6,800*	*14,800*	*34,800*	*74,800*	*150,000*
Industrial Space 2/		*1,050*	*3,675*	*7,350*	*17,850*	*38,850*	*91,350*	*196,350*	*393,750*

1/ Average space per employee from EXHIBIT O.02
2/ Average space per employee from EXHIBIT I.03
3/ Assumption of Zip codes 97060, 97024, and 97230
SOURCE: U.S. Census Bureau, County Business Patterns (2004)

EXHIBIT S.01a

PROJECTED DISTRIBUTION OF DEMAND BY SITE OF SPACE

MULTNOMAH COUNTY

2006-2026

OFFICE DEMAND 1/	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/							
		Under 800	800-1,800	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over ######
Medium Growth Scenario									
2006-2011	3,790,553	5,240	496	174	47	7	2	0.2	0.1
2011-2016	4,195,574	5,800	549	192	52	8	2	0.2	0.1
2016-2021	4,647,665	6,425	608	213	58	9	2	0.2	0.1
2021-2026	5,152,630	7,123	674	236	64	10	2	0.2	0.1
2006-2026	**17,786,421**	**24,589**	**2,326**	**814**	**222**	**35**	**8**	**0.9**	**0.3**
High Growth Scenario									
2006-2011	4,604,372	6,365	602	211	57	9	2	0.2	0.1
2011-2016	5,200,620	7,190	680	238	65	10	2	0.2	0.1
2016-2021	5,880,915	8,130	769	269	73	12	3	0.3	0.1
2021-2026	6,657,826	9,204	871	305	83	13	3	0.3	0.1
2006-2026	**22,343,733**	**30,889**	**2,922**	**1,023**	**279**	**44**	**10**	**1.1**	**0.3**
Low Growth Scenario									
2006-2011	2,995,734	4,141	392	137	37	6	1	0.1	0.0
2011-2016	3,249,289	4,492	425	149	41	6	1	0.2	0.0
2016-2021	3,526,169	4,875	461	161	44	7	2	0.2	0.1
2021-2026	3,828,647	5,293	501	175	48	8	2	0.2	0.1
2006-2026	**13,599,839**	**18,801**	**1,778**	**623**	**170**	**27**	**6**	**0.7**	**0.2**

INDUSTRIAL DEMAND 2/	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/							
		Under 2,100	2,100-5,250	5,250-10,500	10,500-26,250	26,250-52,500	52500-131,250	131,250-262,500	Over ######
Medium Growth Scenario									
2006-2011	6,654,956	3,505	332	116	32	5	1	0.1	0.0
2011-2016	7,186,662	3,785	358	125	34	5	1	0.1	0.0
2016-2021	7,766,388	4,090	387	135	37	6	1	0.1	0.0
2021-2026	8,398,912	4,423	418	147	40	6	1	0.2	0.0
2006-2026	**30,006,918**	**15,803**	**1,495**	**523**	**143**	**23**	**5**	**0.5**	**0.2**
High Growth Scenario									
2006-2011	8,059,811	4245	401	141	38	6	1	0.1	0.0
2011-2016	8,838,849	4,655	440	154	42	7	2	0.2	0.1
2016-2021	9,703,109	5,110	483	169	46	7	2	0.2	0.1
2021-2026	10,662,874	5,616	531	186	51	8	2	0.2	0.1
2006-2026	**37,264,644**	**19,625**	**1,856**	**650**	**177**	**28**	**6**	**0.7**	**0.2**
Low Growth Scenario									
2006-2011	5,275,171	2778	263	92	25	4	1	0.1	0.0
2011-2016	5,609,623	2,954	279	98	27	4	1	0.1	0.0
2016-2021	5,968,014	3,143	297	104	28	4	1	0.1	0.0
2021-2026	6,352,232	3,345	316	111	30	5	1	0.1	0.0
2006-2026	**23,205,040**	**12,221**	**1,156**	**405**	**110**	**17**	**4**	**0.4**	**0.1**

1/ From EXHIBIT O.02a

2/ From EXHIBIT I.03a

3/ From EXHIBIT x.x

EXHIBIT S.01b

PROJECTED DISTRIBUTION OF DEMAND BY SITE OF SPACE

STUDY AREA

2006-2026

OFFICE DEMAND 1/	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/							
		Under 800	800-1,800	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over 100,000
Medium Growth Scenario									
2006-2011	233,033	297	31	11	4	0	0.2	0.0	0.0
2011-2016	145,870	186	19	7	2	0	0.1	0.0	0.0
2016-2021	159,141	203	21	8	2	0	0.1	0.0	0.0
2021-2026	173,755	221	23	8	3	0	0.1	0.0	0.0
2006-2026	**711,798**	**907**	**95**	**34**	**11**	**1**	**0.6**	**0.0**	**0.0**
High Growth Scenario									
2006-2011	145,293	185	19	7	2	0	0.1	0.0	0.0
2011-2016	159,420	203	21	8	2	0	0.1	0.0	0.0
2016-2021	175,084	223	23	8	3	0	0.1	0.0	0.0
2021-2026	192,462	245	26	9	3	0	0.2	0.0	0.0
2006-2026	**672,259**	**856**	**90**	**32**	**10**	**1**	**0.5**	**0.0**	**0.0**
Low Growth Scenario									
2006-2011	115,560	147	15	5	2	0	0.1	0.0	0.0
2011-2016	124,851	159	17	6	2	0	0.1	0.0	0.0
2016-2021	135,002	172	18	6	2	0	0.1	0.0	0.0
2021-2026	146,099	186	20	7	2	0	0.1	0.0	0.0
2006-2026	**521,512**	**664**	**70**	**25**	**8**	**1**	**0**	**0**	**0**

INDUSTRIAL DEMAND 2/	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/							
		Under 2,100	2,100-5,250	5,250-10,500	10,500-26,250	26,250-52,500	52500-131,250	131,250-262,500	Over 262,500
Medium Growth Scenario									
2006-2011	1,924,315	934	98	35	11	2	0.6	0.0	0.0
2011-2016	2,769,439	1,344	141	50	16	2	0.9	0.1	0.0
2016-2021	4,514,401	2,190	230	82	26	4	1.4	0.1	0.0
2021-2026	7,417,545	3,599	377	134	43	6	2.3	0.2	0.0
2006-2026	**16,625,700**	**8,067**	**846**	**300**	**97**	**13**	**5.2**	**0.4**	**0.1**
High Growth Scenario									
2006-2011	2,036,938	988	104	37	12	2	0.6	0.0	0.0
2011-2016	3,497,619	1,697	178	63	20	3	1.1	0.1	0.0
2016-2021	6,078,304	2,949	309	110	36	5	1.9	0.1	0.0
2021-2026	10,654,544	5,170	542	192	62	9	3.3	0.3	0.1
2006-2026	**22,267,405**	**10,805**	**1,133**	**402**	**130**	**18**	**6.9**	**0.5**	**0.1**
Low Growth Scenario									
2006-2011	1,178,230	572	60	21	7	1	0.4	0.0	0.0
2011-2016	1,705,994	828	87	31	10	1	0.5	0.0	0.0
2016-2021	2,506,211	1,216	128	45	15	2	0.8	0.1	0.0
2021-2026	3,732,751	1,811	190	67	22	3	1.2	0.1	0.0
2006-2026	**9,123,186**	**4,427**	**464**	**165**	**53**	**7**	**3**	**0**	**0**

1/ From EXHIBIT O.02b

2/ From EXHIBIT I.03b

3/ From EXHIBIT x.x

EXHIBIT S.03

INDUSTRIAL DEMAND PROJECTIONS BY SPACE TYPE

PORTLAND-VANCOUVER METROPOLITAN AREA

Medium Growth Scenario	Total Space (S.F.)						Share of Space					'06-'26
Employment Sector	2006	2011	2016	2021	2026	'06-'26	2006	2011	2016	2021	2026	% of Growth
Industrial	24,341,972	25,405,914	26,529,348	27,716,152	28,970,475	4,628,503	24.60%	24.05%	23.52%	22.99%	22.46%	15.42%
Flex	19,319,081	20,910,099	22,666,266	24,606,998	26,754,155	7,435,074	19.52%	19.80%	20.09%	20.41%	20.74%	24.78%
Warehouse/Distribution	55,305,725	59,305,721	63,612,782	68,251,634	73,249,066	17,943,340	55.88%	56.15%	56.39%	56.61%	56.79%	59.80%
Total	*98,966,778*	*105,621,734*	*112,808,396*	*120,574,784*	*128,973,696*	*30,006,918*						

High Growth Scenario	Total Space (S.F.)						Share of Space					'06-'26
Employment Sector	2006	2011	2016	2021	2026	'06-'26	2006	2011	2016	2021	2026	% of Growth
Industrial	24,383,167	25,668,242	27,040,077	28,505,501	30,071,921	5,688,755	24.57%	23.93%	23.29%	22.66%	22.03%	15.27%
Flex	19,379,069	21,310,995	23,486,101	25,939,078	28,709,918	9,330,849	19.53%	19.86%	20.23%	20.62%	21.04%	25.04%
Warehouse/Distribution	55,458,764	60,301,573	65,593,481	71,378,190	77,703,804	22,245,040	55.89%	56.21%	56.49%	56.73%	56.93%	59.69%
Total	*99,220,999*	*107,280,810*	*116,119,660*	*125,822,769*	*136,485,643*	*37,264,644*						

Low Growth Scenario	Total Space (S.F.)						Share of Space					'06-'26
Employment Sector	2006	2011	2016	2021	2026	'06-'26	2006	2011	2016	2021	2026	% of Growth
Industrial	24,300,778	25,146,405	26,029,629	26,952,397	27,916,766	3,615,988	24.62%	24.18%	23.75%	23.32%	22.90%	15.58%
Flex	19,259,093	20,516,949	21,878,169	23,352,367	24,950,117	5,691,024	19.51%	19.73%	19.96%	20.21%	20.46%	24.52%
Warehouse/Distribution	55,152,687	58,324,376	61,689,555	65,260,602	69,050,715	13,898,028	55.87%	56.09%	56.29%	56.47%	56.64%	59.89%
Total	*98,712,558*	*103,987,729*	*109,597,352*	*115,565,366*	*121,917,597*	*23,205,040*						

Study Area

Medium Growth Scenario	Total Space (S.F.)						Share of Space					'06-'26
Employment Sector	2006	2011	2016	2021	2026	'06-'26	2006	2011	2016	2021	2026	% of Growth
Industrial	953,295	1,173,547	1,416,290	1,727,418	2,134,585	1,181,291	29.38%	22.70%	17.84%	13.87%	10.74%	7.11%
Flex	360,943	507,374	713,423	1,052,221	1,627,240	1,266,297	11.12%	9.82%	8.99%	8.45%	8.19%	7.62%
Warehouse/Distribution	1,930,752	3,488,383	5,809,030	9,673,505	16,108,863	14,178,112	59.50%	67.48%	73.17%	77.68%	81.07%	85.28%
Total	*3,244,989*	*5,169,304*	*7,938,743*	*12,453,144*	*19,870,689*	*16,625,700*						

High Growth Scenario	Total Space (S.F.)						Share of Space					'06-'26
Employment Sector	2006	2011	2016	2021	2026	'06-'26	2006	2011	2016	2021	2026	% of Growth
Industrial	986,236	1,216,428	1,518,039	1,923,490	2,484,418	1,498,182	28.27%	22.01%	16.82%	12.74%	9.65%	6.73%
Flex	379,060	522,894	752,529	1,132,838	1,781,832	1,402,772	10.86%	9.46%	8.34%	7.50%	6.92%	6.30%
Warehouse/Distribution	2,123,601	3,786,512	6,752,885	12,045,430	21,490,052	19,366,451	60.87%	68.52%	74.84%	79.76%	83.44%	86.97%
Total	*3,488,897*	*5,525,835*	*9,023,454*	*15,101,758*	*25,756,302*	*22,267,405*						

Low Growth Scenario	Total Space (S.F.)						Share of Space					'06-'26
Employment Sector	2006	2011	2016	2021	2026	'06-'26	2006	2011	2016	2021	2026	% of Growth
Industrial	974,967	1,132,214	1,322,298	1,555,018	1,843,997	869,030	28.81%	24.81%	21.09%	17.72%	14.74%	9.53%
Flex	374,016	482,350	650,695	925,250	1,391,451	1,017,436	11.05%	10.57%	10.38%	10.54%	11.12%	11.15%
Warehouse/Distribution	2,035,627	2,948,274	4,295,840	6,294,776	9,272,347	7,236,720	60.14%	64.61%	68.53%	71.73%	74.13%	79.32%
Total	*3,384,609*	*4,562,839*	*6,268,833*	*8,775,044*	*12,507,795*	*9,123,186*						

EXHIBIT R.01a

PROJECTIONS OF HOUSEHOLD RETAIL SALES

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 1/	2006 *283,287*	2011 *294,898*	2016 *306,986*	2021 *319,568*	2026 *332,667*	'06-'26 *49,380*
441	Automotive Parts, Accessories and Tire Stores	$6,249	$1,770.3	$1,842.8	$1,918.4	$1,997.0	$2,078.8	***$308.6***
442	Furniture and Home Furnishings Stores	$1,019	$288.7	$300.5	$312.8	$325.6	$339.0	***$50.3***
443	Electronics and Appliance Stores	$2,706	$766.6	$798.0	$830.7	$864.8	$900.2	***$133.6***
444	Building Materials and Garden Equipment	$1,255	$355.5	$370.1	$385.3	$401.1	$417.5	***$62.0***
445	Food and Beverage Stores	$6,694	$1,896.3	$1,974.1	$2,055.0	$2,139.2	$2,226.9	***$330.5***
446	Health and Personal Care Stores	$2,501	$708.5	$737.5	$767.8	$799.2	$832.0	***$123.5***
448	Clothing and Clothing Accessories Stores	$3,924	$1,111.6	$1,157.2	$1,204.6	$1,254.0	$1,305.4	***$193.8***
451	Sporting Goods, Hobby, Book and Music Stores	$2,183	$618.4	$643.8	$670.1	$697.6	$726.2	***$107.8***
452	General Merchandise Stores	$1,031	$292.1	$304.0	$316.5	$329.5	$343.0	***$50.9***
453	Miscellaneous Store Retailers	$940	$266.3	$277.2	$288.6	$300.4	$312.7	***$46.4***
722	Foodservices and Drinking Places	$3,820	$1,082.2	$1,126.5	$1,172.7	$1,220.8	$1,270.8	***$188.6***
	Totals/Weighted Averages	***$32,322***	***$9,156.4***	***$9,531.7***	***$9,922.4***	***$10,329.1***	***$10,752.5***	***$1,596.1***

High Growth Scenario			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 1/	2006 *283,287*	2011 *297,266*	2016 *311,934*	2021 *327,326*	2026 *343,478*	'06-'26 *60,191*
441	Automotive Parts, Accessories and Tire Stores	$6,249	$1,770.3	$1,857.6	$1,949.3	$2,045.5	$2,146.4	***$376.1***
442	Furniture and Home Furnishings Stores	$1,019	$288.7	$302.9	$317.9	$333.5	$350.0	***$61.3***
443	Electronics and Appliance Stores	$2,706	$766.6	$804.4	$844.1	$885.7	$929.5	***$162.9***
444	Building Materials and Garden Equipment	$1,255	$355.5	$373.1	$391.5	$410.8	$431.1	***$75.5***
445	Food and Beverage Stores	$6,694	$1,896.3	$1,989.9	$2,088.1	$2,191.1	$2,299.2	***$402.9***
446	Health and Personal Care Stores	$2,501	$708.5	$743.5	$780.1	$818.6	$859.0	***$150.5***
448	Clothing and Clothing Accessories Stores	$3,924	$1,111.6	$1,166.5	$1,224.0	$1,284.4	$1,347.8	***$236.2***
451	Sporting Goods, Hobby, Book and Music Stores	$2,183	$618.4	$648.9	$681.0	$714.6	$749.8	***$131.4***
452	General Merchandise Stores	$1,031	$292.1	$306.5	$321.6	$337.5	$354.1	***$62.1***
453	Miscellaneous Store Retailers	$940	$266.3	$279.4	$293.2	$307.7	$322.9	***$56.6***
722	Foodservices and Drinking Places	$3,820	$1,082.2	$1,135.6	$1,191.6	$1,250.4	$1,312.1	***$229.9***
	Totals/Weighted Averages	***$32,322***	***$9,156.4***	***$9,608.2***	***$10,082.3***	***$10,579.8***	***$11,101.9***	***$1,945.5***

Low Growth Scenario			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 1/	2006 *283,287*	2011 *292,546*	2016 *302,108*	2021 *311,982*	2026 *322,179*	'06-'26 *38,892*
441	Automotive Parts, Accessories and Tire Stores	$6,249	$1,770.3	$1,828.1	$1,887.9	$1,949.6	$2,013.3	***$243.0***
442	Furniture and Home Furnishings Stores	$1,019	$288.7	$298.1	$307.8	$317.9	$328.3	***$39.6***
443	Electronics and Appliance Stores	$2,706	$766.6	$791.6	$817.5	$844.2	$871.8	***$105.2***
444	Building Materials and Garden Equipment	$1,255	$355.5	$367.1	$379.1	$391.5	$404.3	***$48.8***
445	Food and Beverage Stores	$6,694	$1,896.3	$1,958.3	$2,022.3	$2,088.4	$2,156.7	***$260.3***
446	Health and Personal Care Stores	$2,501	$708.5	$731.7	$755.6	$780.3	$805.8	***$97.3***
448	Clothing and Clothing Accessories Stores	$3,924	$1,111.6	$1,148.0	$1,185.5	$1,224.2	$1,264.2	***$152.6***
451	Sporting Goods, Hobby, Book and Music Stores	$2,183	$618.4	$638.6	$659.5	$681.1	$703.3	***$84.9***
452	General Merchandise Stores	$1,031	$292.1	$301.6	$311.5	$321.7	$332.2	***$40.1***
453	Miscellaneous Store Retailers	$940	$266.3	$275.0	$284.0	$293.3	$302.8	***$36.6***
722	Foodservices and Drinking Places	$3,820	$1,082.2	$1,117.5	$1,154.1	$1,191.8	$1,230.7	***$148.6***
	Totals/Weighted Averages	***$32,322***	***$9,156.4***	***$9,455.7***	***$9,764.7***	***$10,083.9***	***$10,413.5***	***$1,257.1***

1/ Claritas, Inc. average retail sales figures for Multnomah COunty County, Oregon in 2006 dollars.

EXHIBIT R.01b

PROJECTIONS OF HOUSEHOLD RETAIL SALES

STUDY AREA

2006-2026

Medium Growth Scenario			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 1/	2006 *50,792*	2011 *53,929*	2016 *57,259*	2021 *60,795*	2026 *64,550*	'06-'26 *13,758*
441	Automotive Parts, Accessories and Tire Stores	$6,155	$312.6	$331.9	$352.4	$374.2	$397.3	***$84.7***
442	Furniture and Home Furnishings Stores	$916	$46.5	$49.4	$52.4	$55.7	$59.1	***$12.6***
443	Electronics and Appliance Stores	$2,539	$129.0	$136.9	$145.4	$154.4	$163.9	***$34.9***
444	Building Materials and Garden Equipment	$1,170	$59.4	$63.1	$67.0	$71.1	$75.5	***$16.1***
445	Food and Beverage Stores	$6,874	$349.1	$370.7	$393.6	$417.9	$443.7	***$94.6***
446	Health and Personal Care Stores	$2,519	$127.9	$135.8	$144.2	$153.1	$162.6	***$34.7***
448	Clothing and Clothing Accessories Stores	$3,743	$190.1	$201.9	$214.3	$227.6	$241.6	***$51.5***
451	Sporting Goods, Hobby, Book and Music Stores	$2,001	$101.6	$107.9	$114.6	$121.7	$129.2	***$27.5***
452	General Merchandise Stores	$1,119	$56.8	$60.3	$64.1	$68.0	$72.2	***$15.4***
453	Miscellaneous Store Retailers	$893	$45.4	$48.2	$51.1	$54.3	$57.6	***$12.3***
722	Foodservices and Drinking Places	$3,737	$189.8	$201.5	$214.0	$227.2	$241.2	***$51.4***
	Totals/Weighted Averages	***$31,666***	***$1,608.4***	***$1,707.7***	***$1,813.2***	***$1,925.1***	***$2,044.0***	***$435.7***

High Growth Scenario			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 1/	2006 *50,792*	2011 *54,574*	2016 *58,638*	2021 *63,005*	2026 *67,697*	'06-'26 *16,905*
441	Automotive Parts, Accessories and Tire Stores	$6,155	$312.6	$335.9	$360.9	$387.8	$416.7	***$104.1***
442	Furniture and Home Furnishings Stores	$916	$46.5	$50.0	$53.7	$57.7	$62.0	***$15.5***
443	Electronics and Appliance Stores	$2,539	$129.0	$138.6	$148.9	$160.0	$171.9	***$42.9***
444	Building Materials and Garden Equipment	$1,170	$59.4	$63.9	$68.6	$73.7	$79.2	***$19.8***
445	Food and Beverage Stores	$6,874	$349.1	$375.1	$403.1	$433.1	$465.3	***$116.2***
446	Health and Personal Care Stores	$2,519	$127.9	$137.5	$147.7	$158.7	$170.5	***$42.6***
448	Clothing and Clothing Accessories Stores	$3,743	$190.1	$204.3	$219.5	$235.8	$253.4	***$63.3***
451	Sporting Goods, Hobby, Book and Music Stores	$2,001	$101.6	$109.2	$117.3	$126.1	$135.5	***$33.8***
452	General Merchandise Stores	$1,119	$56.8	$61.1	$65.6	$70.5	$75.8	***$18.9***
453	Miscellaneous Store Retailers	$893	$45.4	$48.7	$52.4	$56.3	$60.5	***$15.1***
722	Foodservices and Drinking Places	$3,737	$189.8	$203.9	$219.1	$235.4	$253.0	***$63.2***
	Totals/Weighted Averages	***$31,666***	***$1,608.4***	***$1,728.1***	***$1,856.8***	***$1,995.1***	***$2,143.7***	***$535.3***

Low Growth Scenario			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 1/	2006 *50,792*	2011 *53,289*	2016 *55,909*	2021 *58,658*	2026 *61,542*	'06-'26 *10,751*
441	Automotive Parts, Accessories and Tire Stores	$6,155	$312.6	$328.0	$344.1	$361.0	$378.8	***$66.2***
442	Furniture and Home Furnishings Stores	$916	$46.5	$48.8	$51.2	$53.7	$56.4	***$9.8***
443	Electronics and Appliance Stores	$2,539	$129.0	$135.3	$142.0	$148.9	$156.3	***$27.3***
444	Building Materials and Garden Equipment	$1,170	$59.4	$62.3	$65.4	$68.6	$72.0	***$12.6***
445	Food and Beverage Stores	$6,874	$349.1	$366.3	$384.3	$403.2	$423.0	***$73.9***
446	Health and Personal Care Stores	$2,519	$127.9	$134.2	$140.8	$147.8	$155.0	***$27.1***
448	Clothing and Clothing Accessories Stores	$3,743	$190.1	$199.5	$209.3	$219.6	$230.4	***$40.2***
451	Sporting Goods, Hobby, Book and Music Stores	$2,001	$101.6	$106.6	$111.9	$117.4	$123.1	***$21.5***
452	General Merchandise Stores	$1,119	$56.8	$59.6	$62.6	$65.6	$68.9	***$12.0***
453	Miscellaneous Store Retailers	$893	$45.4	$47.6	$49.9	$52.4	$55.0	***$9.6***
722	Foodservices and Drinking Places	$3,737	$189.8	$199.1	$208.9	$219.2	$230.0	***$40.2***
	Totals/Weighted Averages	***$31,666***	***$1,608.4***	***$1,687.5***	***$1,770.4***	***$1,857.5***	***$1,948.8***	***$340.4***

1/ Claritas, Inc. average retail sales figures for the Study Area, Oregon in 2006 dollars.

EXHIBIT R.02a

PROJECTIONS OF COMMERCIAL RETAIL SPACE NEED

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario		Household Retail Spending (millions) 1/						Sales Support	Spending-Supported Retail Demand (SF) 3/					
NAICS Category		2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	$1,770.3	$1,842.8	$1,918.4	$1,997.0	$2,078.8	***$308.6***	$139	14,009,259	14,583,470	15,181,218	15,803,465	16,451,218	***2,441,959***
442	Furniture and Home Furnishings Stores	$288.7	$300.5	$312.8	$325.6	$339.0	***$50.3***	$173	1,835,471	1,910,703	1,989,019	2,070,545	2,155,413	***319,942***
443	Electronics and Appliance Stores	$766.6	$798.0	$830.7	$864.8	$900.2	***$133.6***	$200	4,216,161	4,388,974	4,568,869	4,756,138	4,951,082	***734,921***
444	Building Materials and Garden Equipment	$355.5	$370.1	$385.3	$401.1	$417.5	***$62.0***	$128	3,055,295	3,180,526	3,310,889	3,446,596	3,587,865	***532,570***
445	Food and Beverage Stores	$1,896.3	$1,974.1	$2,055.0	$2,139.2	$2,226.9	***$330.5***	$312	6,685,756	6,959,792	7,245,060	7,542,021	7,851,153	***1,165,397***
446	Health and Personal Care Stores	$708.5	$737.5	$767.8	$799.2	$832.0	***$123.5***	$230	3,388,483	3,527,370	3,671,950	3,822,456	3,979,131	***590,648***
448	Clothing and Clothing Accessories Stores	$1,111.6	$1,157.2	$1,204.6	$1,254.0	$1,305.4	***$193.8***	$217	5,634,932	5,865,897	6,106,328	6,356,614	6,617,159	***982,227***
451	Sporting Goods, Hobby, Book & Music Stores	$618.4	$643.8	$670.1	$697.6	$726.2	***$107.8***	$195	3,488,499	3,631,485	3,780,333	3,935,281	4,096,580	***608,081***
452	General Merchandise Stores	$292.1	$304.0	$316.5	$329.5	$343.0	***$50.9***	$139	2,311,337	2,406,074	2,504,694	2,607,357	2,714,227	***402,890***
453	Miscellaneous Store Retailers	$266.3	$277.2	$288.6	$300.4	$312.7	***$46.4***	$192	1,525,619	1,588,151	1,653,246	1,721,009	1,791,550	***265,931***
722	Foodservices and Drinking Places	$1,082.2	$1,126.5	$1,172.7	$1,220.8	$1,270.8	***$188.6***	$236	5,043,950	5,250,692	5,465,907	5,689,944	5,923,163	***879,213***
	Totals/Weighted Averages	***$9,156.4***	***$9,531.7***	***$9,922.4***	***$10,329.1***	***$10,752.5***	***$1,596.1***		***51,194,764***	***53,293,134***	***55,477,513***	***57,751,426***	***60,118,541***	***8,923,778***

High Growth Scenario		Household Retail Spending (millions) 1/						Sales Support	Spending-Supported Retail Demand (SF) 3/					
NAICS Category		2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	$1,770.3	$1,857.6	$1,949.3	$2,045.5	$2,146.4	***$376.1***	$139	14,009,259	14,700,540	15,425,931	16,187,117	16,985,863	***2,976,604***
442	Furniture and Home Furnishings Stores	$288.7	$302.9	$317.9	$333.5	$350.0	***$61.3***	$173	1,835,471	1,926,041	2,021,081	2,120,810	2,225,461	***389,990***
443	Electronics and Appliance Stores	$766.6	$804.4	$844.1	$885.7	$929.5	***$162.9***	$200	4,216,161	4,424,206	4,642,517	4,871,599	5,111,986	***895,825***
444	Building Materials and Garden Equipment	$355.5	$373.1	$391.5	$410.8	$431.1	***$75.5***	$128	3,055,295	3,206,057	3,364,259	3,530,267	3,704,466	***649,171***
445	Food and Beverage Stores	$1,896.3	$1,989.9	$2,088.1	$2,191.1	$2,299.2	***$402.9***	$312	6,685,756	7,015,662	7,361,847	7,725,114	8,106,306	***1,420,550***
446	Health and Personal Care Stores	$708.5	$743.5	$780.1	$818.6	$859.0	***$150.5***	$230	3,388,483	3,555,686	3,731,140	3,915,251	4,108,447	***719,965***
448	Clothing and Clothing Accessories Stores	$1,111.6	$1,166.5	$1,224.0	$1,284.4	$1,347.8	***$236.2***	$217	5,634,932	5,912,986	6,204,759	6,510,930	6,832,209	***1,197,277***
451	Sporting Goods, Hobby, Book & Music Stores	$618.4	$648.9	$681.0	$714.6	$749.8	***$131.4***	$195	3,488,499	3,660,637	3,841,270	4,030,815	4,229,714	***741,215***
452	General Merchandise Stores	$292.1	$306.5	$321.6	$337.5	$354.1	***$62.1***	$139	2,311,337	2,425,389	2,545,069	2,670,654	2,802,436	***491,099***
453	Miscellaneous Store Retailers	$266.3	$279.4	$293.2	$307.7	$322.9	***$56.6***	$192	1,525,619	1,600,900	1,679,896	1,762,789	1,849,773	***324,154***
722	Foodservices and Drinking Places	$1,082.2	$1,135.6	$1,191.6	$1,250.4	$1,312.1	***$229.9***	$236	5,043,950	5,292,842	5,554,015	5,828,075	6,115,659	***1,071,708***
	Totals/Weighted Averages	***$9,156.4***	***$9,608.2***	***#######***	***$10,579.8***	***$11,101.9***	***$1,945.5***		***51,194,764***	***53,720,946***	***56,371,782***	***59,153,422***	***62,072,321***	***########***

Low Growth Scenario		Household Retail Spending (millions) 1/						Sales Support	Spending-Supported Retail Demand (SF) 3/					
NAICS Category		2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	$1,770.3	$1,828.1	$1,887.9	$1,949.6	$2,013.3	***$243.0***	$139	14,009,259	14,467,148	14,940,004	15,428,314	15,932,585	***1,923,326***
442	Furniture and Home Furnishings Stores	$288.7	$298.1	$307.8	$317.9	$328.3	***$39.6***	$173	1,835,471	1,895,463	1,957,416	2,021,393	2,087,462	***251,991***
443	Electronics and Appliance Stores	$766.6	$791.6	$817.5	$844.2	$871.8	***$105.2***	$200	4,216,161	4,353,966	4,496,274	4,643,234	4,794,997	***578,835***
444	Building Materials and Garden Equipment	$355.5	$367.1	$379.1	$391.5	$404.3	***$48.8***	$128	3,055,295	3,155,157	3,258,283	3,364,779	3,474,756	***419,460***
445	Food and Beverage Stores	$1,896.3	$1,958.3	$2,022.3	$2,088.4	$2,156.7	***$260.3***	$312	6,685,756	6,904,279	7,129,944	7,362,984	7,603,642	***917,885***
446	Health and Personal Care Stores	$708.5	$731.7	$755.6	$780.3	$805.8	***$97.3***	$230	3,388,483	3,499,235	3,613,606	3,731,716	3,853,687	***465,204***
448	Clothing and Clothing Accessories Stores	$1,111.6	$1,148.0	$1,185.5	$1,224.2	$1,264.2	***$152.6***	$217	5,634,932	5,819,109	6,009,305	6,205,718	6,408,550	***773,618***
451	Sporting Goods, Hobby, Book & Music Stores	$618.4	$638.6	$659.5	$681.1	$703.3	***$84.9***	$195	3,488,499	3,602,519	3,720,267	3,841,863	3,967,434	***478,935***
452	General Merchandise Stores	$292.1	$301.6	$311.5	$321.7	$332.2	***$40.1***	$139	2,311,337	2,386,883	2,464,897	2,545,462	2,628,660	***317,323***
453	Miscellaneous Store Retailers	$266.3	$275.0	$284.0	$293.3	$302.8	***$36.6***	$192	1,525,619	1,575,483	1,626,978	1,680,155	1,735,071	***209,452***
722	Foodservices and Drinking Places	$1,082.2	$1,117.5	$1,154.1	$1,191.8	$1,230.7	***$148.6***	$236	5,043,950	5,208,811	5,379,059	5,554,873	5,736,433	***692,482***
	Totals/Weighted Averages	***$9,156.4***	***$9,455.7***	***$9,764.7***	***$10,083.9***	***$10,413.5***	***$1,257.1***		***51,194,764***	***52,868,053***	***54,596,033***	***56,380,492***	***58,223,275***	***7,028,512***

1/ From Exhibit R.01a

2/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.

3/ Assumes a market-clearing retail space vacancy rate of 10%.

* Estimate

EXHIBIT R.02b

PROJECTIONS OF COMMERCIAL RETAIL SPACE NEED

STUDY AREA

2006-2026

Medium Growth Scenario		Household Retail Spending (millions) 1/						Sales Support	Spending-Supported Retail Demand (SF) 3/					
NAICS Category		2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	$312.6	$331.9	$352.4	$374.2	$397.3	***$84.7***	$139	371,099	394,018	418,352	444,189	471,621	***100,522***
442	Furniture and Home Furnishings Stores	$46.5	$49.4	$52.4	$55.7	$59.1	***$12.6***	$173	44,374	47,114	50,024	53,113	56,394	***12,020***
443	Electronics and Appliance Stores	$129.0	$136.9	$145.4	$154.4	$163.9	***$34.9***	$200	106,392	112,963	119,939	127,346	135,211	***28,819***
444	Building Materials and Garden Equipment	$59.4	$63.1	$67.0	$71.1	$75.5	***$16.1***	$128	76,604	81,335	86,358	91,692	97,354	***20,750***
445	Food and Beverage Stores	$349.1	$370.7	$393.6	$417.9	$443.7	***$94.6***	$312	184,643	196,046	208,153	221,009	234,658	***50,015***
446	Health and Personal Care Stores	$127.9	$135.8	$144.2	$153.1	$162.6	***$34.7***	$230	91,786	97,455	103,473	109,864	116,649	***24,863***
448	Clothing and Clothing Accessories Stores	$190.1	$201.9	$214.3	$227.6	$241.6	***$51.5***	$217	144,556	153,484	162,963	173,027	183,713	***39,157***
451	Sporting Goods, Hobby, Book & Music Stores	$101.6	$107.9	$114.6	$121.7	$129.2	***$27.5***	$195	85,998	91,309	96,948	102,936	109,293	***23,295***
452	General Merchandise Stores	$56.8	$60.3	$64.1	$68.0	$72.2	***$15.4***	$139	67,467	71,634	76,058	80,755	85,742	***18,275***
453	Miscellaneous Store Retailers	$45.4	$48.2	$51.1	$54.3	$57.6	***$12.3***	$192	38,979	41,386	43,942	46,656	49,537	***10,558***
722	Foodservices and Drinking Places	$189.8	$201.5	$214.0	$227.2	$241.2	***$51.4***	$236	132,705	140,901	149,603	158,842	168,652	***35,947***
	Totals/Weighted Averages	***$1,608.4***	***$1,707.7***	***$1,813.2***	***$1,925.1***	***$2,044.0***	***$435.7***		***1,344,604***	***1,427,644***	***1,515,814***	***1,609,429***	***1,708,825***	***364,221***

High Growth Scenario		Household Retail Spending (millions) 1/						Sales Support	Spending-Supported Retail Demand (SF) 3/					
NAICS Category		2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	$312.6	$335.9	$360.9	$387.8	$416.7	***$104.1***	$139	371,099	398,735	428,428	460,332	494,613	***123,513***
442	Furniture and Home Furnishings Stores	$46.5	$50.0	$53.7	$57.7	$62.0	***$15.5***	$173	44,374	47,678	51,229	55,044	59,143	***14,769***
443	Electronics and Appliance Stores	$129.0	$138.6	$148.9	$160.0	$171.9	***$42.9***	$200	106,392	114,315	122,828	131,975	141,803	***35,411***
444	Building Materials and Garden Equipment	$59.4	$63.9	$68.6	$73.7	$79.2	***$19.8***	$128	76,604	82,309	88,438	95,024	102,100	***25,496***
445	Food and Beverage Stores	$349.1	$375.1	$403.1	$433.1	$465.3	***$116.2***	$312	184,643	198,393	213,167	229,041	246,097	***61,455***
446	Health and Personal Care Stores	$127.9	$137.5	$147.7	$158.7	$170.5	***$42.6***	$230	91,786	98,621	105,966	113,857	122,335	***30,549***
448	Clothing and Clothing Accessories Stores	$190.1	$204.3	$219.5	$235.8	$253.4	***$63.3***	$217	144,556	155,321	166,888	179,316	192,669	***48,113***
451	Sporting Goods, Hobby, Book & Music Stores	$101.6	$109.2	$117.3	$126.1	$135.5	***$33.8***	$195	85,998	92,402	99,283	106,677	114,621	***28,623***
452	General Merchandise Stores	$56.8	$61.1	$65.6	$70.5	$75.8	***$18.9***	$139	67,467	72,491	77,890	83,690	89,922	***22,455***
453	Miscellaneous Store Retailers	$45.4	$48.7	$52.4	$56.3	$60.5	***$15.1***	$192	38,979	41,881	45,000	48,351	51,952	***12,973***
722	Foodservices and Drinking Places	$189.8	$203.9	$219.1	$235.4	$253.0	***$63.2***	$236	132,705	142,588	153,206	164,615	176,874	***44,168***
	Totals/Weighted Averages	***$1,608.4***	***$1,728.1***	***$1,856.8***	***$1,995.1***	***$2,143.7***	***$535.3***		***1,344,604***	***1,444,734***	***1,552,322***	***1,667,921***	***1,792,129***	***447,526***

Low Growth Scenario		Household Retail Spending (millions) 1/						Sales Support	Spending-Supported Retail Demand (SF) 3/					
NAICS Category		2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	$312.6	$328.0	$344.1	$361.0	$378.8	***$66.2***	$139	371,099	389,346	408,490	428,575	449,648	***78,548***
442	Furniture and Home Furnishings Stores	$46.5	$48.8	$51.2	$53.7	$56.4	***$9.8***	$173	44,374	46,556	48,845	51,246	53,766	***9,392***
443	Electronics and Appliance Stores	$129.0	$135.3	$142.0	$148.9	$156.3	***$27.3***	$200	106,392	111,623	117,112	122,870	128,912	***22,519***
444	Building Materials and Garden Equipment	$59.4	$62.3	$65.4	$68.6	$72.0	***$12.6***	$128	76,604	80,371	84,323	88,469	92,819	***16,214***
445	Food and Beverage Stores	$349.1	$366.3	$384.3	$403.2	$423.0	***$73.9***	$312	184,643	193,721	203,246	213,240	223,725	***39,082***
446	Health and Personal Care Stores	$127.9	$134.2	$140.8	$147.8	$155.0	***$27.1***	$230	91,786	96,299	101,034	106,002	111,214	***19,428***
448	Clothing and Clothing Accessories Stores	$190.1	$199.5	$209.3	$219.6	$230.4	***$40.2***	$217	144,556	151,664	159,121	166,945	175,154	***30,597***
451	Sporting Goods, Hobby, Book & Music Stores	$101.6	$106.6	$111.9	$117.4	$123.1	***$21.5***	$195	85,998	90,227	94,663	99,318	104,201	***18,203***
452	General Merchandise Stores	$56.8	$59.6	$62.6	$65.6	$68.9	***$12.0***	$139	67,467	70,784	74,265	77,916	81,747	***14,280***
453	Miscellaneous Store Retailers	$45.4	$47.6	$49.9	$52.4	$55.0	***$9.6***	$192	38,979	40,895	42,906	45,016	47,229	***8,250***
722	Foodservices and Drinking Places	$189.8	$199.1	$208.9	$219.2	$230.0	***$40.2***	$236	132,705	139,230	146,076	153,259	160,794	***28,089***
	Totals/Weighted Averages	***$1,608.4***	***$1,687.5***	***$1,770.4***	***$1,857.5***	***$1,948.8***	***$340.4***		***1,344,604***	***1,410,717***	***1,480,081***	***1,552,855***	***1,629,208***	***284,604***

1/ From Exhibit R.01b

2/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.

3/ Assumes a market-clearing retail space vacancy rate of 10% and a 20% retail capture for the Study Area

* Estimate

EXHIBIT R.03a

PROJECTIONS OF COMMERCIAL RETAIL SPACE NEED

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2006	2011	2016	2021	2026	'06-'26	F.A.R 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	14,009,259	14,583,470	15,181,218	15,803,465	16,451,218	*2,441,959*	*0.25*	1,286.4	1,339.2	1,394.1	1,451.2	1,510.7	*224.2*
442	Furniture and Home Furnishings Stores	1,835,471	1,910,703	1,989,019	2,070,545	2,155,413	*319,942*	*0.25*	168.5	175.5	182.6	190.1	197.9	*29.4*
443	Electronics and Appliance Stores	4,216,161	4,388,974	4,568,869	4,756,138	4,951,082	*734,921*	*0.25*	387.2	403.0	419.5	436.7	454.6	*67.5*
444	Building Materials and Garden Equipment	3,055,295	3,180,526	3,310,889	3,446,596	3,587,865	*532,570*	*0.25*	280.6	292.1	304.0	316.5	329.5	*48.9*
445	Food and Beverage Stores	6,685,756	6,959,792	7,245,060	7,542,021	7,851,153	*1,165,397*	*0.25*	613.9	639.1	665.3	692.6	721.0	*107.0*
446	Health and Personal Care Stores	3,388,483	3,527,370	3,671,950	3,822,456	3,979,131	*590,648*	*0.25*	311.2	323.9	337.2	351.0	365.4	*54.2*
448	Clothing and Clothing Accessories Stores	5,634,932	5,865,897	6,106,328	6,356,614	6,617,159	*982,227*	*0.25*	517.4	538.6	560.7	583.7	607.6	*90.2*
451	Sporting Goods, Hobby, Book & Music Stores	3,488,499	3,631,485	3,780,333	3,935,281	4,096,580	*608,081*	*0.25*	320.3	333.5	347.1	361.4	376.2	*55.8*
452	General Merchandise Stores	2,311,337	2,406,074	2,504,694	2,607,357	2,714,227	*402,890*	*0.25*	212.2	220.9	230.0	239.4	249.2	*37.0*
453	Miscellaneous Store Retailers	1,525,619	1,588,151	1,653,246	1,721,009	1,791,550	*265,931*	*0.25*	140.1	145.8	151.8	158.0	164.5	*24.4*
722	Foodservices and Drinking Places	5,043,950	5,250,692	5,465,907	5,689,944	5,923,163	*879,213*	*0.25*	463.2	482.2	501.9	522.5	543.9	*80.7*
	Totals/Weighted Averages	*51,194,764*	*53,293,134*	*55,477,513*	*57,751,426*	*60,118,541*	*8,923,778*	*0.25*	*4,701.1*	*4,893.8*	*5,094.4*	*5,303.2*	*5,520.5*	*819.4*

High Growth Scenario		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2006	2011	2016	2021	2026	'06-'26	F.A.R 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	14,009,259	14,700,540	15,425,931	16,187,117	16,985,863	*2,976,604*	*0.25*	1,286.4	1,349.9	1,416.5	1,486.4	1,559.8	*273.3*
442	Furniture and Home Furnishings Stores	1,835,471	1,926,041	2,021,081	2,120,810	2,225,461	*389,990*	*0.25*	168.5	176.9	185.6	194.7	204.4	*35.8*
443	Electronics and Appliance Stores	4,216,161	4,424,206	4,642,517	4,871,599	5,111,986	*895,825*	*0.25*	387.2	406.3	426.3	447.3	469.4	*82.3*
444	Building Materials and Garden Equipment	3,055,295	3,206,057	3,364,259	3,530,267	3,704,466	*649,171*	*0.25*	280.6	294.4	308.9	324.2	340.2	*59.6*
445	Food and Beverage Stores	6,685,756	7,015,662	7,361,847	7,725,114	8,106,306	*1,420,550*	*0.25*	613.9	644.2	676.0	709.4	744.4	*130.4*
446	Health and Personal Care Stores	3,388,483	3,555,686	3,731,140	3,915,251	4,108,447	*719,965*	*0.25*	311.2	326.5	342.6	359.5	377.3	*66.1*
448	Clothing and Clothing Accessories Stores	5,634,932	5,912,986	6,204,759	6,510,930	6,832,209	*1,197,277*	*0.25*	517.4	543.0	569.8	597.9	627.4	*109.9*
451	Sporting Goods, Hobby, Book & Music Stores	3,488,499	3,660,637	3,841,270	4,030,815	4,229,714	*741,215*	*0.25*	320.3	336.1	352.7	370.1	388.4	*68.1*
452	General Merchandise Stores	2,311,337	2,425,389	2,545,069	2,670,654	2,802,436	*491,099*	*0.25*	212.2	222.7	233.7	245.2	257.3	*45.1*
453	Miscellaneous Store Retailers	1,525,619	1,600,900	1,679,896	1,762,789	1,849,773	*324,154*	*0.25*	140.1	147.0	154.3	161.9	169.9	*29.8*
722	Foodservices and Drinking Places	5,043,950	5,292,842	5,554,015	5,828,075	6,115,659	*1,071,708*	*0.25*	463.2	486.0	510.0	535.2	561.6	*98.4*
	Totals/Weighted Averages	*51,194,764*	*53,720,946*	*56,371,782*	*59,153,422*	*62,072,321*	*10,877,558*	*0.25*	*4,701.1*	*4,933.1*	*5,176.5*	*5,431.9*	*5,699.9*	*998.9*

Low Growth Scenario		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2006	2011	2016	2021	2026	'06-'26	F.A.R 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	14,009,259	14,467,148	14,940,004	15,428,314	15,932,585	*1,923,326*	*0.25*	1,286.4	1,328.5	1,371.9	1,416.7	1,463.0	*176.6*
442	Furniture and Home Furnishings Stores	1,835,471	1,895,463	1,957,416	2,021,393	2,087,462	*251,991*	*0.25*	168.5	174.1	179.7	185.6	191.7	*23.1*
443	Electronics and Appliance Stores	4,216,161	4,353,966	4,496,274	4,643,234	4,794,997	*578,835*	*0.25*	387.2	399.8	412.9	426.4	440.3	*53.2*
444	Building Materials and Garden Equipment	3,055,295	3,155,157	3,258,283	3,364,779	3,474,756	*419,460*	*0.25*	280.6	289.7	299.2	309.0	319.1	*38.5*
445	Food and Beverage Stores	6,685,756	6,904,279	7,129,944	7,362,984	7,603,642	*917,885*	*0.25*	613.9	634.0	654.7	676.1	698.2	*84.3*
446	Health and Personal Care Stores	3,388,483	3,499,235	3,613,606	3,731,716	3,853,687	*465,204*	*0.25*	311.2	321.3	331.8	342.7	353.9	*42.7*
448	Clothing and Clothing Accessories Stores	5,634,932	5,819,109	6,009,305	6,205,718	6,408,550	*773,618*	*0.25*	517.4	534.4	551.8	569.9	588.5	*71.0*
451	Sporting Goods, Hobby, Book & Music Stores	3,488,499	3,602,519	3,720,267	3,841,863	3,967,434	*478,935*	*0.25*	320.3	330.8	341.6	352.8	364.3	*44.0*
452	General Merchandise Stores	2,311,337	2,386,883	2,464,897	2,545,462	2,628,660	*317,323*	*0.25*	212.2	219.2	226.3	233.7	241.4	*29.1*
453	Miscellaneous Store Retailers	1,525,619	1,575,483	1,626,978	1,680,155	1,735,071	*209,452*	*0.25*	140.1	144.7	149.4	154.3	159.3	*19.2*
722	Foodservices and Drinking Places	5,043,950	5,208,811	5,379,059	5,554,873	5,736,433	*692,482*	*0.25*	463.2	478.3	493.9	510.1	526.8	*63.6*
	Totals/Weighted Averages	*51,194,764*	*52,868,053*	*54,596,033*	*56,380,492*	*58,223,275*	*7,028,512*	*0.25*	*4,701.1*	*4,854.7*	*5,013.4*	*5,177.3*	*5,346.5*	*645.4*

1/ From Exhibit R.02a

2/ Assumes typical suburban retail profile: single-story with four parking spaces per 1,000 square feet of developed space.

*Estimate

EXHIBIT R.03b

PROJECTIONS OF COMMERCIAL RETAIL SPACE NEED

STUDY AREA

2006-2026

Medium Growth Scenario		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2006	2011	2016	2021	2026	'06-'26	F.A.R 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	371,099	394,018	418,352	444,189	471,621	***100,522***	*0.25*	34.1	36.2	38.4	40.8	43.3	***9.2***
442	Furniture and Home Furnishings Stores	44,374	47,114	50,024	53,113	56,394	***12,020***	*0.25*	4.1	4.3	4.6	4.9	5.2	***1.1***
443	Electronics and Appliance Stores	106,392	112,963	119,939	127,346	135,211	***28,819***	*0.25*	9.8	10.4	11.0	11.7	12.4	***2.6***
444	Building Materials and Garden Equipment	76,604	81,335	86,358	91,692	97,354	***20,750***	*0.25*	7.0	7.5	7.9	8.4	8.9	***1.9***
445	Food and Beverage Stores	184,643	196,046	208,153	221,009	234,658	***50,015***	*0.25*	17.0	18.0	19.1	20.3	21.5	***4.6***
446	Health and Personal Care Stores	91,786	97,455	103,473	109,864	116,649	***24,863***	*0.25*	8.4	8.9	9.5	10.1	10.7	***2.3***
448	Clothing and Clothing Accessories Stores	144,556	153,484	162,963	173,027	183,713	***39,157***	*0.25*	13.3	14.1	15.0	15.9	16.9	***3.6***
451	Sporting Goods, Hobby, Book & Music Stores	85,998	91,309	96,948	102,936	109,293	***23,295***	*0.25*	7.9	8.4	8.9	9.5	10.0	***2.1***
452	General Merchandise Stores	67,467	71,634	76,058	80,755	85,742	***18,275***	*0.25*	6.2	6.6	7.0	7.4	7.9	***1.7***
453	Miscellaneous Store Retailers	38,979	41,386	43,942	46,656	49,537	***10,558***	*0.25*	3.6	3.8	4.0	4.3	4.5	***1.0***
722	Foodservices and Drinking Places	132,705	140,901	149,603	158,842	168,652	***35,947***	*0.25*	12.2	12.9	13.7	14.6	15.5	***3.3***
	Totals/Weighted Averages	***1,344,604***	***1,427,644***	***1,515,814***	***1,609,429***	***1,708,825***	***364,221***	***0.25***	***123.5***	***131.1***	***139.2***	***147.8***	***156.9***	***33.4***

High Growth Scenario		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2006	2011	2016	2021	2026	'06-'26	F.A.R 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	371,099	398,735	428,428	460,332	494,613	***123,513***	*0.25*	34.1	36.6	39.3	42.3	45.4	***11.3***
442	Furniture and Home Furnishings Stores	44,374	47,678	51,229	55,044	59,143	***14,769***	*0.25*	4.1	4.4	4.7	5.1	5.4	***1.4***
443	Electronics and Appliance Stores	106,392	114,315	122,828	131,975	141,803	***35,411***	*0.25*	9.8	10.5	11.3	12.1	13.0	***3.3***
444	Building Materials and Garden Equipment	76,604	82,309	88,438	95,024	102,100	***25,496***	*0.25*	7.0	7.6	8.1	8.7	9.4	***2.3***
445	Food and Beverage Stores	184,643	198,393	213,167	229,041	246,097	***61,455***	*0.25*	17.0	18.2	19.6	21.0	22.6	***5.6***
446	Health and Personal Care Stores	91,786	98,621	105,966	113,857	122,335	***30,549***	*0.25*	8.4	9.1	9.7	10.5	11.2	***2.8***
448	Clothing and Clothing Accessories Stores	144,556	155,321	166,888	179,316	192,669	***48,113***	*0.25*	13.3	14.3	15.3	16.5	17.7	***4.4***
451	Sporting Goods, Hobby, Book & Music Stores	85,998	92,402	99,283	106,677	114,621	***28,623***	*0.25*	7.9	8.5	9.1	9.8	10.5	***2.6***
452	General Merchandise Stores	67,467	72,491	77,890	83,690	89,922	***22,455***	*0.25*	6.2	6.7	7.2	7.7	8.3	***2.1***
453	Miscellaneous Store Retailers	38,979	41,881	45,000	48,351	51,952	***12,973***	*0.25*	3.6	3.8	4.1	4.4	4.8	***1.2***
722	Foodservices and Drinking Places	132,705	142,588	153,206	164,615	176,874	***44,168***	*0.25*	12.2	13.1	14.1	15.1	16.2	***4.1***
	Totals/Weighted Averages	***1,344,604***	***1,444,734***	***1,552,322***	***1,667,921***	***1,792,129***	***447,526***	***0.25***	***123.5***	***132.7***	***142.5***	***153.2***	***164.6***	***41.1***

Low Growth Scenario		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2006	2011	2016	2021	2026	'06-'26	F.A.R 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	371,099	389,346	408,490	428,575	449,648	***78,548***	*0.25*	34.1	35.8	37.5	39.4	41.3	***7.2***
442	Furniture and Home Furnishings Stores	44,374	46,556	48,845	51,246	53,766	***9,392***	*0.25*	4.1	4.3	4.5	4.7	4.9	***0.9***
443	Electronics and Appliance Stores	106,392	111,623	117,112	122,870	128,912	***22,519***	*0.25*	9.8	10.3	10.8	11.3	11.8	***2.1***
444	Building Materials and Garden Equipment	76,604	80,371	84,323	88,469	92,819	***16,214***	*0.25*	7.0	7.4	7.7	8.1	8.5	***1.5***
445	Food and Beverage Stores	184,643	193,721	203,246	213,240	223,725	***39,082***	*0.25*	17.0	17.8	18.7	19.6	20.5	***3.6***
446	Health and Personal Care Stores	91,786	96,299	101,034	106,002	111,214	***19,428***	*0.25*	8.4	8.8	9.3	9.7	10.2	***1.8***
448	Clothing and Clothing Accessories Stores	144,556	151,664	159,121	166,945	175,154	***30,597***	*0.25*	13.3	13.9	14.6	15.3	16.1	***2.8***
451	Sporting Goods, Hobby, Book & Music Stores	85,998	90,227	94,663	99,318	104,201	***18,203***	*0.25*	7.9	8.3	8.7	9.1	9.6	***1.7***
452	General Merchandise Stores	67,467	70,784	74,265	77,916	81,747	***14,280***	*0.25*	6.2	6.5	6.8	7.2	7.5	***1.3***
453	Miscellaneous Store Retailers	38,979	40,895	42,906	45,016	47,229	***8,250***	*0.25*	3.6	3.8	3.9	4.1	4.3	***0.8***
722	Foodservices and Drinking Places	132,705	139,230	146,076	153,259	160,794	***28,089***	*0.25*	12.2	12.8	13.4	14.1	14.8	***2.6***
	Totals/Weighted Averages	***1,344,604***	***1,410,717***	***1,480,081***	***1,552,855***	***1,629,208***	***284,604***	***0.25***	***123.5***	***129.5***	***135.9***	***142.6***	***149.6***	***26.1***

1/ From Exhibit R.02b

2/ Assumes typical suburban retail profile: single-story with four parking spaces per 1,000 square feet of developed space.

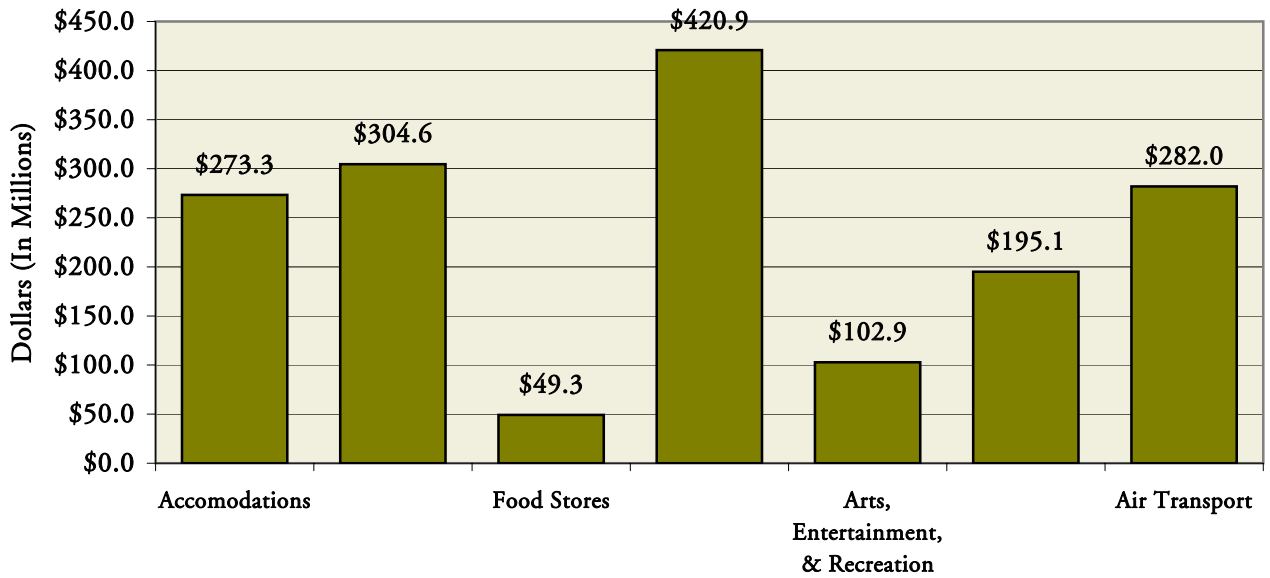
*Estimate

EXHIBIT R.04

ESTIMATED VISITOR SPENDING MULTNOMAH COUNTY
1991-2004

Commodity Type	Annual Visitor Spending By Commodity (In Millions)						Avg. Annual Growth ('91-04)
	1991	2000	2001	2002	2003	2004	
Accomodations	$124.0	$255.2	$245.2	$248.8	$253.9	$273.3	**6.3%**
Food & Beverage Services	$122.6	$242.3	$245.9	$268.1	$280.5	$304.6	**7.3%**
Food Stores	$20.0	$38.5	$39.8	$42.8	$44.9	$49.3	**7.2%**
Ground Transportation & Motor Fuel	$177.5	$343.8	$343.8	$337.7	$378.3	$420.9	**6.9%**
Arts, Entertainment, & Recreation	$44.1	$84.8	$86.2	$93.2	$96.4	$102.9	**6.7%**
Retail Sales	$87.2	$170.3	$172.8	$186.8	$187.8	$195.1	**6.4%**
Air Transport	$146.0	$303.0	$267.0	$258.0	$270.0	$282.0	**0.0%**
Total Spending	***$721.4***	***$1,437.9***	***$1,400.7***	***$1,435.4***	***$1,511.8***	***$1,628.1***	***6.5%***

VISITOR SPENDING BY COMMODITY (2004)



Source: Oregon Tourism Commission

EXHIBIT R.05a

PROJECTIONS OF VISITOR SPENDING

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario 1/	Visitor Spending in Millions					
Category	2006	2011	2016	2021	2026	'06-'26
Accomodations	$301.4	$384.9	$491.6	$627.8	$801.9	**$500.5**
Food and Beverage Services	$341.0	$452.0	$599.3	$794.4	$1,053.2	**$712.2**
Food Stores	$55.1	$72.9	$96.4	$127.5	$168.6	**$113.5**
Ground Transportation	$468.4	$612.0	$799.7	$1,044.8	$1,365.1	**$896.7**
Recreation	$114.3	$148.6	$193.2	$251.1	$326.4	**$212.2**
Non-Food Retail Sales	$215.6	$276.6	$354.9	$455.4	$584.3	**$368.8**
Totals/Weighted Averages	**$1,495.8**	**$1,947.0**	**$2,535.0**	**$3,301.1**	**$4,299.6**	**$2,803.8**
High Growth Scenario	**Visitor Spending in Millions**					
Category	**2006**	**2011**	**2016**	**2021**	**2026**	**'06-'26**
Accomodations	$308.6	$418.3	$566.8	$768.2	$1,041.0	**$732.4**
Food and Beverage Services	$350.4	$497.2	$705.6	$1,001.3	$1,421.0	**$1,070.6**
Food Stores	$56.6	$80.1	$113.4	$160.4	$226.9	**$170.3**
Ground Transportation	$480.7	$670.0	$933.9	$1,301.8	$1,814.5	**$1,333.8**
Recreation	$117.2	$162.4	$225.0	$311.6	$431.7	**$314.4**
Non-Food Retail Sales	$220.8	$301.0	$410.3	$559.3	$762.3	**$541.5**
Totals/Weighted Averages	**$1,534.4**	**$2,129.0**	**$2,955.0**	**$4,102.6**	**$5,697.5**	**$4,163.1**
Low Growth Scenario	**Visitor Spending in Millions**					
Category	**2006**	**2011**	**2016**	**2021**	**2026**	**'06-'26**
Accomodations	$295.7	$359.9	$438.1	$533.3	$649.3	**$353.6**
Food and Beverage Services	$333.5	$418.4	$525.0	$658.7	$826.3	**$492.8**
Food Stores	$53.9	$67.5	$84.6	$105.9	$132.6	**$78.6**
Ground Transportation	$458.7	$568.8	$705.2	$874.5	$1,084.3	**$625.6**
Recreation	$112.0	$138.3	$170.7	$210.9	$260.4	**$148.4**
Non-Food Retail Sales	$211.4	$258.3	$315.6	$385.7	$471.3	**$259.9**
Totals/Weighted Averages	**$1,465.2**	**$1,811.2**	**$2,239.3**	**$2,768.9**	**$3,424.1**	**$1,958.9**

1/ Medium, High, and Low Growth Scenarios reflect variations in employment growth for Retail and Leisure & Hospitality utilized in EXHIBIT 1.1a

EXHIBIT R.05b

PROJECTIONS OF VISITOR SPENDING

STUDY AREA

2006-2026

Medium Growth Scenario 1/	Local Area	Visitor Spending in Millions					
Category	Capture 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations	2%	$4.6	$5.9	$7.5	$9.6	$12.2	**$7.6**
Food and Beverage Services	3%	$9.3	$12.3	$16.4	$21.7	$28.8	**$19.4**
Food Stores	6%	$3.2	$4.2	$5.6	$7.3	$9.7	**$6.5**
Ground Transportation	1%	$4.3	$5.7	$7.4	$9.7	$12.6	**$8.3**
Recreation	4%	$5.1	$6.6	$8.5	$11.1	$14.4	**$9.4**
Non-Food Retail Sales	3%	$5.9	$7.6	$9.7	$12.5	$16.0	**$10.1**
Totals/Weighted Averages	**2.9%**	**$32.4**	**$42.2**	**$55.1**	**$71.8**	**$93.7**	**$61.4**
High Growth Scenario 1/	**Local Area**	**Visitor Spending in Millions**					
Category	**Capture 2/**	**2006**	**2011**	**2016**	**2021**	**2026**	**'06-'26**
Accomodations	2%	$4.7	$6.4	$8.6	$11.7	$15.8	**$11.1**
Food and Beverage Services	3%	$9.6	$13.6	$19.3	$27.3	$38.8	**$29.2**
Food Stores	6%	$3.3	$4.6	$6.5	$9.2	$13.1	**$9.8**
Ground Transportation	1%	$4.4	$6.2	$8.6	$12.0	$16.8	**$12.3**
Recreation	4%	$5.2	$7.2	$10.0	$13.8	$19.1	**$13.9**
Non-Food Retail Sales	3%	$6.1	$8.2	$11.2	$15.3	$20.9	**$14.8**
Totals/Weighted Averages	**2.9%**	**$33.2**	**$46.2**	**$64.3**	**$89.4**	**$124.5**	**$91.3**
Low Growth Scenario 1/	**Local Area**	**Visitor Spending in Millions**					
Category	**Capture 2/**	**2006**	**2011**	**2016**	**2021**	**2026**	**'06-'26**
Accomodations	2%	$4.5	$5.5	$6.7	$8.1	$9.9	**$5.4**
Food and Beverage Services	3%	$9.1	$11.4	$14.3	$18.0	$22.6	**$13.5**
Food Stores	6%	$3.1	$3.9	$4.9	$6.1	$7.6	**$4.5**
Ground Transportation	1%	$4.2	$5.3	$6.5	$8.1	$10.0	**$5.8**
Recreation	4%	$5.0	$6.1	$7.6	$9.3	$11.5	**$6.6**
Non-Food Retail Sales	3%	$5.8	$7.1	$8.6	$10.6	$12.9	**$7.1**
Totals/Weighted Averages	**2.9%**	**$31.7**	**$39.2**	**$48.6**	**$60.2**	**$74.5**	**$42.8**

1/ Medium, High, and Low Growth Scenarios reflect variations in employment growth for Retail and Leisure & Hospitality utilized in EXHIBIT 1.1a

2/ The Study Area's share of County Retail Activity by Spending Type

EXHIBIT R.06a

PROJECTIONS OF VISITOR-DRIVEN RETAIL COMMERCIAL SPACE NEED

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario	Visitor Spending (millions) 1/						Sales Support	Retail Commercial Space Need (SF) 3/					
Category	2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations	$301.4	$384.9	$491.6	$627.8	$801.9	**$500.5**	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**
Food and Beverage Services	$341.0	$452.0	$599.3	$794.4	$1,053.2	**$712.2**	$236	1,589,246	2,106,895	2,793,151	3,702,934	4,909,051	**3,319,805**
Food Stores	$55.1	$72.9	$96.4	$127.5	$168.6	**$113.5**	$312	194,374	257,053	339,944	449,564	594,532	**400,158**
Ground Transportation	$468.4	$612.0	$799.7	$1,044.8	$1,365.1	**$896.7**	$139	3,706,899	4,843,346	6,328,201	8,268,278	10,803,136	**7,096,238**
Recreation	$114.3	$148.6	$193.2	$251.1	$326.4	**$212.2**	$305	412,182	535,847	696,615	905,618	1,177,326	**765,144**
Non-Food Retail Sales	$215.6	$276.6	$354.9	$455.4	$584.3	**$368.8**	$183	1,295,708	1,662,563	2,133,286	2,737,285	3,512,295	**2,216,586**
Totals/Weighted Averages	**$1,495.8**	**$1,947.0**	**$2,535.0**	**$3,301.1**	**$4,299.6**	**$2,803.8**		**7,198,410**	**9,405,704**	**12,291,197**	**16,063,678**	**20,996,340**	**13,797,931**

High Growth Scenario	Visitor Spending (millions) 1/						Sales Support	Retail Commercial Space Need (SF) 3/					
Category	2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations	$308.6	$418.3	$566.8	$768.2	$1,041.0	**$732.4**	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**
Food and Beverage Services	$350.4	$497.2	$705.6	$1,001.3	$1,421.0	**$1,070.6**	$236	1,633,115	2,317,564	3,288,872	4,667,262	6,623,344	**4,990,229**
Food Stores	$56.6	$80.1	$113.4	$160.4	$226.9	**$170.3**	$312	199,694	282,529	399,726	565,537	800,129	**600,435**
Ground Transportation	$480.7	$670.0	$933.9	$1,301.8	$1,814.5	**$1,333.8**	$139	3,804,049	5,302,363	7,390,822	10,301,869	14,359,500	**10,555,451**
Recreation	$117.2	$162.4	$225.0	$311.6	$431.7	**$314.4**	$305	422,785	585,665	811,296	1,123,851	1,556,819	**1,134,034**
Non-Food Retail Sales	$220.8	$301.0	$410.3	$559.3	$762.3	**$541.5**	$183	1,327,410	1,809,343	2,466,247	3,361,648	4,582,135	**3,254,725**
Totals/Weighted Averages	**$1,534.4**	**$2,129.0**	**$2,955.0**	**$4,102.6**	**$5,697.5**	**$4,163.1**		**7,387,053**	**10,297,464**	**14,356,962**	**20,020,166**	**27,921,927**	**20,534,873**

Low Growth Scenario	Visitor Spending (millions) 1/						Sales Support	Retail Commercial Space Need (SF) 3/					
Category	2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations	$295.7	$359.9	$438.1	$533.3	$649.3	**$353.6**	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**
Food and Beverage Services	$333.5	$418.4	$525.0	$658.7	$826.3	**$492.8**	$236	1,554,582	1,950,388	2,446,969	3,069,983	3,851,620	**2,297,038**
Food Stores	$53.9	$67.5	$84.6	$105.9	$132.6	**$78.6**	$312	190,170	238,115	298,147	373,314	467,432	**277,262**
Ground Transportation	$458.7	$568.8	$705.2	$874.5	$1,084.3	**$625.6**	$139	3,630,083	4,501,072	5,581,043	6,920,139	8,580,532	**4,950,449**
Recreation	$112.0	$138.3	$170.7	$210.9	$260.4	**$148.4**	$305	403,796	498,652	615,789	760,444	939,079	**535,283**
Non-Food Retail Sales	$211.4	$258.3	$315.6	$385.7	$471.3	**$259.9**	$183	1,270,623	1,552,605	1,897,165	2,318,193	2,832,656	**1,562,033**
Totals/Weighted Averages	**$1,465.2**	**$1,811.2**	**$2,239.3**	**$2,768.9**	**$3,424.1**	**$1,958.9**		**7,049,254**	**8,740,831**	**10,839,114**	**13,442,072**	**16,671,319**	**9,622,065**

1/ From Exhibit R.05a

2/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.

3/ Assumes a market-clearing retail space vacancy rate of 10%.

EXHIBIT R.06b

PROJECTIONS OF VISITOR-DRIVEN RETAIL COMMERCIAL SPACE NEED

STUDY AREA

2006-2026

Medium Growth Scenario	Visitor Spending (millions) 1/						Sales Support	Retail Commercial Space Need (SF) 3/					
Category	2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations	$4.6	$5.9	$7.5	$9.6	$12.2	**$7.6**	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**
Food and Beverage Services	$9.3	$12.3	$16.4	$21.7	$28.8	**$19.4**	$236	43,389	57,521	76,257	101,095	134,024	**90,635**
Food Stores	$3.2	$4.2	$5.6	$7.3	$9.7	**$6.5**	$312	11,189	14,797	19,569	25,880	34,225	**23,035**
Ground Transportation	$4.3	$5.7	$7.4	$9.7	$12.6	**$8.3**	$139	34,295	44,809	58,546	76,495	99,946	**65,652**
Recreation	$5.1	$6.6	$8.5	$11.1	$14.4	**$9.4**	$305	18,242	23,715	30,830	40,080	52,104	**33,863**
Non-Food Retail Sales	$5.9	$7.6	$9.7	$12.5	$16.0	**$10.1**	$183	35,504	45,556	58,455	75,005	96,242	**60,737**
Totals/Weighted Averages	**$32.4**	**$42.2**	**$55.1**	**$71.8**	**$93.7**	**$61.4**		**142,619**	**186,399**	**243,657**	**318,554**	**416,541**	**273,922**

High Growth Scenario	Visitor Spending (millions) 1/						Sales Support	Retail Commercial Space Need (SF) 3/					
Category	2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations	$4.7	$6.4	$8.6	$11.7	$15.8	**$11.1**	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**
Food and Beverage Services	$9.6	$13.6	$19.3	$27.3	$38.8	**$29.2**	$236	44,586	63,273	89,791	127,423	180,826	**136,240**
Food Stores	$3.3	$4.6	$6.5	$9.2	$13.1	**$9.8**	$312	11,496	16,264	23,011	32,556	46,060	**34,565**
Ground Transportation	$4.4	$6.2	$8.6	$12.0	$16.8	**$12.3**	$139	35,194	49,055	68,377	95,309	132,848	**97,655**
Recreation	$5.2	$7.2	$10.0	$13.8	$19.1	**$13.9**	$305	18,711	25,920	35,905	49,738	68,899	**50,188**
Non-Food Retail Sales	$6.1	$8.2	$11.2	$15.3	$20.9	**$14.8**	$183	36,373	49,578	67,578	92,114	125,557	**89,184**
Totals/Weighted Averages	**$33.2**	**$46.2**	**$64.3**	**$89.4**	**$124.5**	**$91.3**		**146,359**	**204,090**	**284,662**	**397,139**	**554,191**	**407,832**

Low Growth Scenario	Visitor Spending (millions) 1/						Sales Support	Retail Commercial Space Need (SF) 3/					
Category	2006	2011	2016	2021	2026	'06-'26	Factor 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations	$4.5	$5.5	$6.7	$8.1	$9.9	**$5.4**	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**
Food and Beverage Services	$9.1	$11.4	$14.3	$18.0	$22.6	**$13.5**	$236	42,442	53,248	66,806	83,815	105,155	**62,712**
Food Stores	$3.1	$3.9	$4.9	$6.1	$7.6	**$4.5**	$312	10,947	13,707	17,163	21,490	26,908	**15,961**
Ground Transportation	$4.2	$5.3	$6.5	$8.1	$10.0	**$5.8**	$139	33,584	41,642	51,634	64,022	79,384	**45,800**
Recreation	$5.0	$6.1	$7.6	$9.3	$11.5	**$6.6**	$305	17,871	22,069	27,253	33,655	41,560	**23,690**
Non-Food Retail Sales	$5.8	$7.1	$8.6	$10.6	$12.9	**$7.1**	$183	34,817	42,543	51,985	63,522	77,619	**42,802**
Totals/Weighted Averages	**$31.7**	**$39.2**	**$48.6**	**$60.2**	**$74.5**	**$42.8**		**139,661**	**173,210**	**214,840**	**266,504**	**330,625**	**190,964**

1/ From Exhibit R.05b

2/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.

3/ Assumes a market-clearing retail space vacancy rate of 10%.

EXHIBIT R.07

PROJECTIONS OF VISITOR-DRIVEN NET RETAIL COMMERCIAL LAND NEED

MULTNOMAH COUNTY

2006-2026

Medium Growth Scenario	Retail Commercial Space Need (SF) 1/						Retail	Commercial Retail Land Need (acres)					
Category	2006	2011	2016	2021	2026	'06-'26	FAR 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations 3/	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	***N/A***	*N/A*	*375.3*	*479.4*	*612.2*	*781.9*	*998.6*	***623.2***
Food and Beverage Services	1,589,246	2,106,895	2,793,151	3,702,934	4,909,051	**3,319,805**	0.25	145.9	193.5	256.5	340.0	450.8	**304.8**
Food Stores	194,374	257,053	339,944	449,564	594,532	**400,158**	0.25	17.8	23.6	31.2	41.3	54.6	**36.7**
Ground Transportation	3,706,899	4,843,346	6,328,201	8,268,278	10,803,136	**7,096,238**	0.25	340.4	444.8	581.1	759.3	992.0	**651.6**
Recreation	412,182	535,847	696,615	905,618	1,177,326	**765,144**	0.25	37.8	49.2	64.0	83.2	108.1	**70.3**
Non-Food Retail Sales	1,295,708	1,662,563	2,133,286	2,737,285	3,512,295	**2,216,586**	0.25	119.0	152.7	195.9	251.4	322.5	**203.5**
Totals/Weighted Averages	**7,198,410**	**9,405,704**	**12,291,197**	**16,063,678**	**20,996,340**	**13,797,931**	0.25	**1,036.3**	**1,343.1**	**1,740.9**	**2,257.0**	**2,926.6**	**1,890.3**

High Growth Scenario	Retail Commercial Space Need (SF) 1/						Retail	Commercial Retail Land Need (acres)					
Category	2006	2011	2016	2021	2026	'06-'26	FAR 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations 3/	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	***N/A***	*N/A*	*384.3*	*520.9*	*705.9*	*956.6*	*#####*	***912.1***
Food and Beverage Services	1,633,115	2,317,564	3,288,872	4,667,262	6,623,344	**4,990,229**	0.25	150.0	212.8	302.0	428.6	608.2	**458.2**
Food Stores	199,694	282,529	399,726	565,537	800,129	**600,435**	0.25	18.3	25.9	36.7	51.9	73.5	**55.1**
Ground Transportation	3,804,049	5,302,363	7,390,822	10,301,869	14,359,500	**10,555,451**	0.25	349.3	486.9	678.7	946.0	1,318.6	**969.3**
Recreation	422,785	585,665	811,296	1,123,851	1,556,819	**1,134,034**	0.25	38.8	53.8	74.5	103.2	143.0	**104.1**
Non-Food Retail Sales	1,327,410	1,809,343	2,466,247	3,361,648	4,582,135	**3,254,725**	0.25	121.9	166.1	226.5	308.7	420.8	**298.9**
Totals/Weighted Averages	**7,387,053**	**10,297,464**	**14,356,962**	**20,020,166**	**27,921,927**	**20,534,873**	0.25	**1,062.7**	**1,466.5**	**2,024.3**	**2,795.0**	**3,860.4**	**2,797.8**

Low Growth Scenario	Retail Commercial Space Need (SF) 1/						Retail	Commercial Retail Land Need (acres)					
Category	2006	2011	2016	2021	2026	'06-'26	FAR 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations 3/	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	***N/A***	*N/A*	*368.2*	*448.2*	*545.6*	*664.2*	*808.5*	***440.3***
Food and Beverage Services	1,554,582	1,950,388	2,446,969	3,069,983	3,851,620	**2,297,038**	0.25	142.8	179.1	224.7	281.9	353.7	**210.9**
Food Stores	190,170	238,115	298,147	373,314	467,432	**277,262**	0.25	17.5	21.9	27.4	34.3	42.9	**25.5**
Ground Transportation	3,630,083	4,501,072	5,581,043	6,920,139	8,580,532	**4,950,449**	0.25	333.3	413.3	512.5	635.5	787.9	**454.6**
Recreation	403,796	498,652	615,789	760,444	939,079	**535,283**	0.25	37.1	45.8	56.5	69.8	86.2	**49.2**
Non-Food Retail Sales	1,270,623	1,552,605	1,897,165	2,318,193	2,832,656	**1,562,033**	0.25	116.7	142.6	174.2	212.9	260.1	**143.4**
Totals/Weighted Averages	**7,049,254**	**8,740,831**	**10,839,114**	**13,442,072**	**16,671,319**	**9,622,065**	0.25	**1,015.5**	**1,250.9**	**1,541.0**	**1,898.5**	**2,339.4**	**1,323.9**

1/ From Exhibit R.06a

2/ Assumes typical suburban retail profile: single-story with four parking spaces per 1,000 square feet of developed space.

3/ Assumes average of 25 hotel rooms, facilities and parking per acre of land, average nightly rate of $100, and average annual occupancy of 55%.

EXHIBIT R.07

PROJECTIONS OF VISITOR-DRIVEN NET RETAIL COMMERCIAL LAND NEED

STUDY AREA

2006-2026

Medium Growth Scenario	Retail Commercial Space Need (SF) 1/						Retail	Commercial Retail Land Need (acres)					
Category	2006	2011	2016	2021	2026	'06-'26	FAR 2/	2006	2011	2016	2021	2026	'06-'26
Accomodations 3/	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	***N/A***	*N/A*	*5.7*	*7.3*	*9.3*	*11.9*	*15.2*	***9.5***
Food and Beverage Services	43,389	57,521	76,257	101,095	134,024	**90,635**	0.25	4.0	5.3	7.0	9.3	12.3	**8.3**
Food Stores	11,189	14,797	19,569	25,880	34,225	**23,035**	0.25	1.0	1.4	1.8	2.4	3.1	**2.1**
Ground Transportation	34,295	44,809	58,546	76,495	99,946	**65,652**	0.25	3.1	4.1	5.4	7.0	9.2	**6.0**
Recreation	18,242	23,715	30,830	40,080	52,104	**33,863**	0.25	1.7	2.2	2.8	3.7	4.8	**3.1**
Non-Food Retail Sales	35,504	45,556	58,455	75,005	96,242	**60,737**	0.25	3.3	4.2	5.4	6.9	8.8	**5.6**
Totals/Weighted Averages	**142,619**	**186,399**	**243,657**	**318,554**	**416,541**	**273,922**	0.25	**18.8**	**24.4**	**31.7**	**41.1**	**53.4**	**34.6**
High Growth Scenario	**Retail Commercial Space Need (SF) 1/**						**Retail**	**Commercial Retail Land Need (acres)**					
Category	**2006**	**2011**	**2016**	**2021**	**2026**	**'06-'26**	**FAR 2/**	**2006**	**2011**	**2016**	**2021**	**2026**	**'06-'26**
Accomodations 3/	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	***N/A***	*N/A*	*5.8*	*7.9*	*10.7*	*14.6*	*19.7*	***13.9***
Food and Beverage Services	44,586	63,273	89,791	127,423	180,826	**136,240**	0.25	4.1	5.8	8.2	11.7	16.6	**12.5**
Food Stores	11,496	16,264	23,011	32,556	46,060	**34,565**	0.25	1.1	1.5	2.1	3.0	4.2	**3.2**
Ground Transportation	35,194	49,055	68,377	95,309	132,848	**97,655**	0.25	3.2	4.5	6.3	8.8	12.2	**9.0**
Recreation	18,711	25,920	35,905	49,738	68,899	**50,188**	0.25	1.7	2.4	3.3	4.6	6.3	**4.6**
Non-Food Retail Sales	36,373	49,578	67,578	92,114	125,557	**89,184**	0.25	3.3	4.6	6.2	8.5	11.5	**8.2**
Totals/Weighted Averages	**146,359**	**204,090**	**284,662**	**397,139**	**554,191**	**407,832**	0.25	**19.3**	**26.7**	**36.9**	**51.0**	**70.6**	**51.3**
Low Growth Scenario	**Retail Commercial Space Need (SF) 1/**						**Retail**	**Commercial Retail Land Need (acres)**					
Category	**2006**	**2011**	**2016**	**2021**	**2026**	**'06-'26**	**FAR 2/**	**2006**	**2011**	**2016**	**2021**	**2026**	**'06-'26**
Accomodations 3/	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	***N/A***	*N/A*	*5.7*	*7.3*	*9.3*	*11.9*	*15.2*	***9.5***
Food and Beverage Services	42,442	53,248	66,806	83,815	105,155	**62,712**	0.25	3.9	4.9	6.1	7.7	9.7	**5.8**
Food Stores	10,947	13,707	17,163	21,490	26,908	**15,961**	0.25	1.0	1.3	1.6	2.0	2.5	**1.5**
Ground Transportation	33,584	41,642	51,634	64,022	79,384	**45,800**	0.25	3.1	3.8	4.7	5.9	7.3	**4.2**
Recreation	17,871	22,069	27,253	33,655	41,560	**23,690**	0.25	1.6	2.0	2.5	3.1	3.8	**2.2**
Non-Food Retail Sales	34,817	42,543	51,985	63,522	77,619	**42,802**	0.25	3.2	3.9	4.8	5.8	7.1	**3.9**
Totals/Weighted Averages	**139,661**	**173,210**	**214,840**	**266,504**	**330,625**	**190,964**	0.25	**18.5**	**23.2**	**29.0**	**36.4**	**45.6**	**27.0**

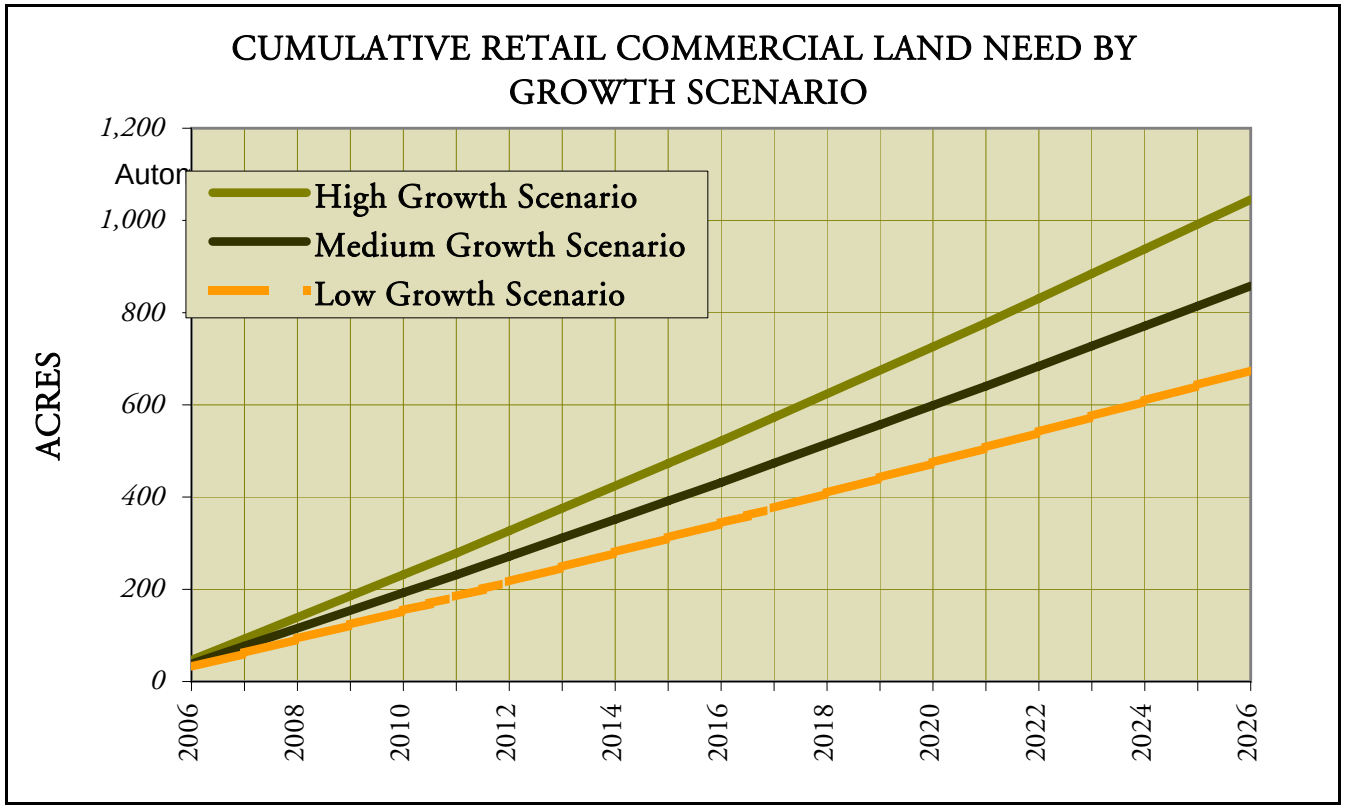
1/ From Exhibit R.06b

2/ Assumes typical suburban retail profile: single-story with four parking spaces per 1,000 square feet of developed space.

3/ Assumes average of 25 hotel rooms, facilities and parking per acre of land, average nightly rate of $100, and average annual occupancy of 55%.

EXHIBIT R.08a

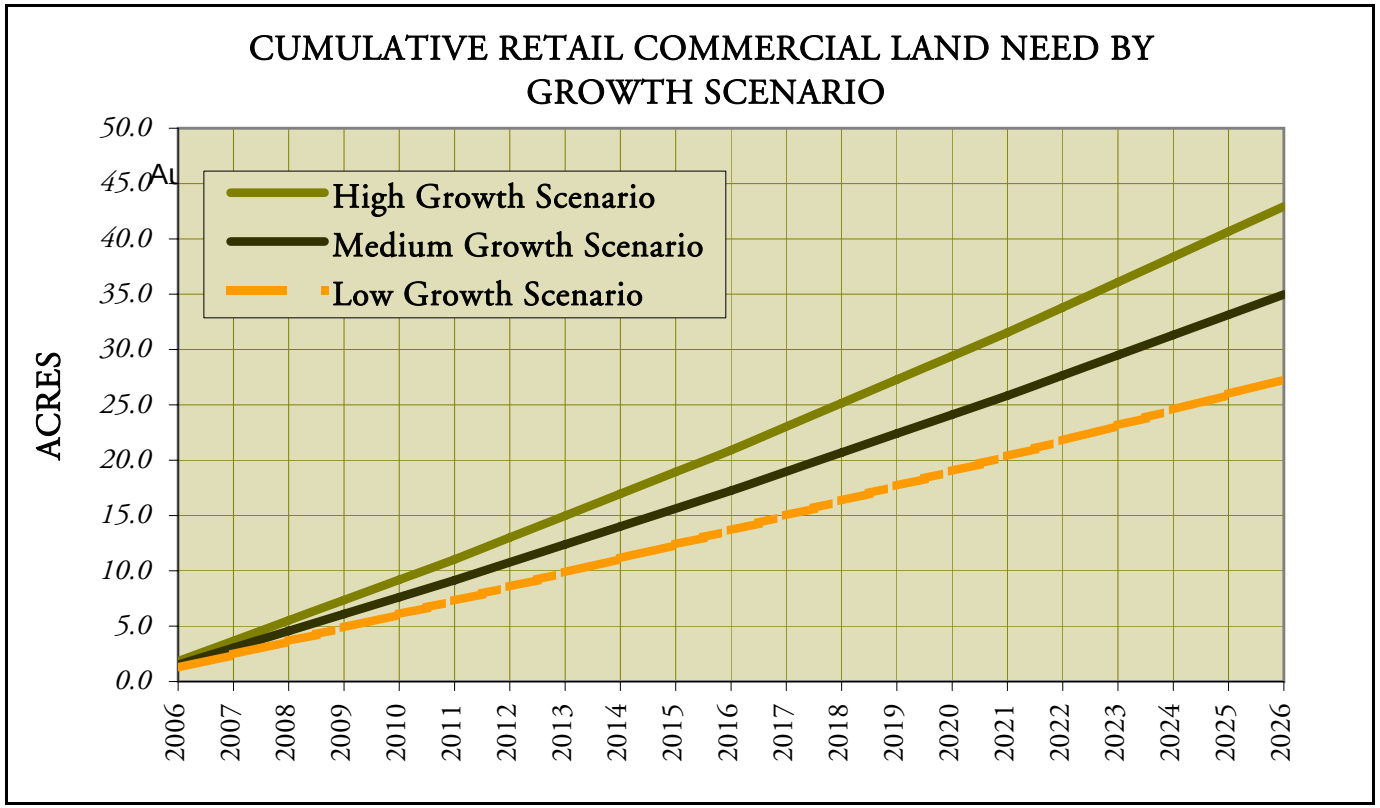
COMPARISON OF CUMULATIVE DEMAND FOR COMMERCIAL RETAIL LAND
MEDIUM, HIGH AND LOW GROWTH SCENARIOS
MULTNOMAH COUNTY (2006-2026)



SOURCE: Johnson Gardner, LLC

EXHIBIT R.08b

COMPARISON OF CUMULATIVE DEMAND FOR COMMERCIAL RETAIL LAND
MEDIUM, HIGH AND LOW GROWTH SCENARIOS
Study Area (2006-2026)



SOURCE: Johnson Gardner, LLC

EXHIBIT R.09

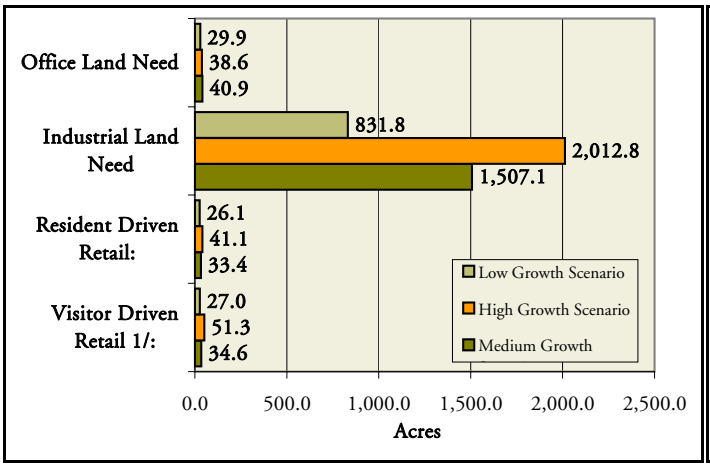
MAJOR RETAIL ESTABLISHMENTS IN THE COMPETITIVE MARKET
TEN-MINUTE DRIVE TIME

EXHIBIT S.04

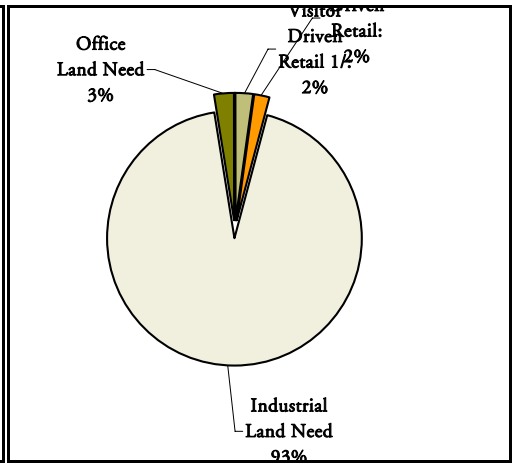
GROSS NEED FOR COMMERCIAL AND INDUSTRIAL LAND
MULTNOMAH COUNTY AND Study Area (2006-2026)

Land Type	MULTNOMAH COUNTY Medium Growth Scenario	MULTNOMAH COUNTY High Growth Scenario	MULTNOMAH COUNTY Low Growth Scenario	Study Area Medium Growth Scenario	Study Area High Growth Scenario	Study Area Low Growth Scenario
Office Land Need	1,020.8	1,282.4	780.5	40.9	38.6	29.9
Industrial Land Need	2,812.2	3,493.8	2,173.9	1,507.1	2,012.8	831.8
Retail Land Need	2,709.7	3,796.6	1,969.3	68.1	92.4	53.2
Resident Driven:	819.4	998.9	645.4	33.4	41.1	26.1
Visitor Driven 1/:	1,890.3	2,797.8	1,323.9	34.6	51.3	27.0
TOTAL:	*6,542.7*	*8,572.7*	*4,923.7*	*1,616.0*	*2,143.8*	*914.9*

PROJECTED LAND NEED BY USE (Study Area)



DISTRIBUTION OF NEED BY USE



1/ Includes Accomodations

SECTION IV

Targeted Industry Development

EXHIBIT 4.1

TRADE AREA FOR WAREHOUSE/DISTRIBUTION SPACE
I-5 CORRIDOR

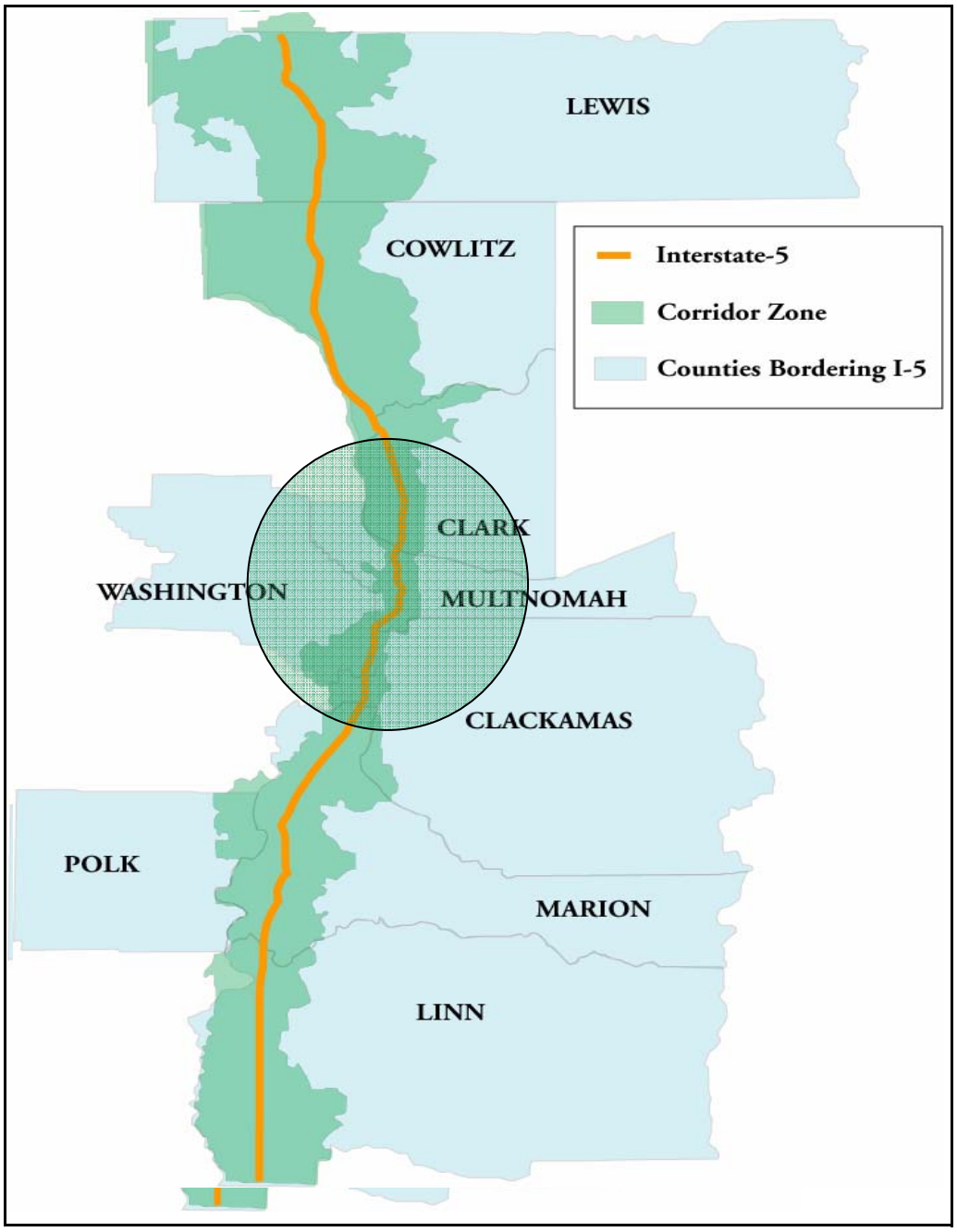


EXHIBIT 4.2

PROJECTED WAREHOUSE/DISTRIBUTION SPACE UTILIZING EMPLOYMENT
I-5 CORRIDOR:WILLAMETTE VALLEY, PORTLAND METRO, SOUTHWEST WASHINGTON (2005-2015)

Medium Growth Scenario	Total Employment 2/				Warehouse/	Warehouse/Dist. Space Utilizing Employment			
Employment Sector	2005*	2010	2015	'05-'15	Dist. Share 3/	2005*	2010	2015	'05-'15
Wholesale Trade	60,341	64,425	68,891	*8,551*	*74%*	44,531	47,545	50,842	*6,311*
T.W.U. 1/	42,686	46,757	51,269	*8,583*	*93%*	39,698	43,484	47,680	*7,982*
TOTAL	*103,027*	*111,181*	*120,160*	*17,133*		*84,230*	*91,029*	*98,522*	*14,292*

Low Growth Scenario	Total Employment 2/				Warehouse/	Warehouse/Dist. Space Utilizing Employment			
Employment Sector	2005*	2010	2015	'05-'15	Dist. Share 3/	2005*	2010	2015	'05-'15
Wholesale Trade	60,341	63,608	67,181	*6,841*	*74%*	44,531	46,943	49,580	*5,048*
T.W.U. 1/	42,686	45,942	49,552	*6,866*	*93%*	39,698	42,727	46,084	*6,385*
TOTAL	*103,027*	*109,550*	*116,734*	*13,707*		*84,230*	*89,669*	*95,663*	*11,434*

High Growth Scenario	Total Employment 2/				Warehouse/	Warehouse/Dist. Space Utilizing Employment			
Employment Sector	2005*	2010	2015	'05-'15	Dist. Share 3/	2005*	2010	2015	'05-'15
Wholesale Trade	60,341	65,241	70,602	*10,261*	*74%*	44,531	48,148	52,104	*7,573*
T.W.U. 1/	42,686	47,571	52,985	*10,299*	*93%*	39,698	44,241	49,276	*9,578*
TOTAL	*103,027*	*112,812*	*123,587*	*20,560*		*84,230*	*92,389*	*101,380*	*17,151*

1/ Transportation, Warehousing, and Utilities

2/ From Employment Growth Projections (The state employment departments of Washington and Oregon)

3/ Share of industry employment that utilizes Warehouse/Distribution space. Regional Industrial Land Study Phase II & III (EcoNorthwest and Otak, Inc., 2001)

EXHIBIT 4.3

PROJECTED WAREHOUSE/DISTRIBUTION DEMAND
I-5 CORRIDOR AND PORTLAND METRO AREA (2005-2015)

Medium Growth Scenario	Warehouse/Dist. Space Utilizing Employment 2/				Avg. Space	Warehouse/Distribution Space			
Employment Sector	2005*	2010	2015	'05-'15	Per Job /3	2005	2010	2015	'05-'15
Wholesale Trade	44,531	47,545	50,842	*6,311*	*1,350*	60,117,303	64,186,273	68,636,515	*8,519,212*
T.W.U. 1/	39,698	43,484	47,680	*7,982*	*1,350*	53,592,622	58,702,830	64,368,029	*10,775,407*
TOTAL	*84,230*	*91,029*	*98,522*	*14,292*	*1,350*	*113,709,925*	*122,889,103*	*133,004,544*	*19,294,619*

Low Growth Scenario	Warehouse/Dist. Space Utilizing Employment 2/				Avg. Space	Warehouse/Distribution Space			
Employment Sector	2005*	2010	2015 0	'05-'15	Per Job /3	2005	2010	2015	'05-'15
Wholesale Trade	44,531	46,943	49,580	*5,048*	*1,350*	60,117,303	63,372,479	66,932,673	*6,815,370*
T.W.U. 1/	39,698	42,727	46,084	*6,385*	*1,350*	53,592,622	57,680,788	62,212,948	*8,620,326*
TOTAL	*84,230*	*89,669*	*95,663*	*11,434*	*1,350*	*113,709,925*	*121,053,268*	*129,145,621*	*15,435,695*

High Growth Scenario	Warehouse/Dist. Space Utilizing Employment 2/				Avg. Space	Warehouse/Distribution Space			
Employment Sector	2005*	2010	2015 0	'05-'15	Per Job /3	2005	2010	2015	'05-'15
Wholesale Trade	44,531	48,148	52,104	*7,573*	*1,350*	60,117,303	65,000,067	70,340,358	*10,223,054*
T.W.U. 1/	39,698	44,241	49,276	*9,578*	*1,350*	53,592,622	59,724,872	66,523,110	*12,930,489*
TOTAL	*84,230*	*92,389*	*101,380*	*17,151*	*1,350*	*113,709,925*	*124,724,939*	*136,863,468*	*23,153,543*

1/ Transportation, Warehousing, and Utilities

2/ From Exhibit 3.2

3/ Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

* Estimate

EXHIBIT 4.4
PROJECTED DISTRIBUTION OF DEMAND BY SIZE OF SPACE
WAREHOUSE/DISTRIBUTION SPACE
2005-2015

Medium Growth	Net New Demand for Space (SF)	Distribution of Need by # of Firms/Space Required (SF) 1/ Under 5,400	5,400-12,150	12,150-25,650	25,650-66,150	66,150-133,650	133,650-336,150	336,150-673,650	Over 373,650
Number of Firms									
2005-2010	3,041,351	60	24	18	12	5	2	1	0
2010-2015	3,408,940	67	26	20	13	6	3	1	0
2005-2015	**6,450,290**	**127**	**50**	**37**	**25**	**11**	**5**	**1**	**1**
	Share	*49.3%*	*19.3%*	*14.4%*	*9.8%*	*4.3%*	*2.0%*	*0.5%*	*0.3%*
Amount of Space									
2005-2015	**6,450,290**	**343,842**	**437,806**	**702,972**	**1,161,290**	**1,106,278**	**1,227,114**	**616,922**	**854,067**
	Share	*5.3%*	*6.8%*	*10.9%*	*18.0%*	*17.2%*	*19.0%*	*9.6%*	*13.2%*

Low Growth	Net New Demand for Space (SF)	Distribution of Need by # of Firms/Space Required (SF) 1/ Under 5,400	5,400-12,150	12,150-25,650	25,650-66,150	66,150-133,650	133,650-336,150	336,150-673,650	Over 373,650
Number of Firms									
2005-2015	**5,160,232**	**102**	**40**	**30**	**20**	**9**	**4**	**1**	**1**
Amount of Space									
2005-2015	**5,160,232**	**275,074**	**350,245**	**562,377**	**929,032**	**885,022**	**981,691**	**493,537**	**683,253**

High Growth	Net New Demand for Space (SF)	Distribution of Need by # of Firms/Space Required (SF) 1/ Under 5,400	5,400-12,150	12,150-25,650	25,650-66,150	66,150-133,650	133,650-336,150	336,150-673,650	Over 373,650
Number of Firms									
2005-2015	**7,740,348**	**153**	**60**	**45**	**30**	**13**	**6**	**1**	**1**
Amount of Space									
2005-2015	**7,740,348**	**412,611**	**525,367**	**843,566**	**1,393,548**	**1,327,533**	**1,472,537**	**740,306**	**1,024,880**

1/ Utilizes the distribution of businesses by size in the Portland metro area 2000 U.S. Census data

SECTION V

Appendicies

APPENDIX A

INVENTORY OF INDUSTRIAL SPACE (EAST COLUMBIA CORRIDOR)

Building Park	Building Address	Year Built	Building Size (S.F.)	Available Space Direct	Available Space Sublease	Vacancy	Average Weighted Rent ($/S.F./Yr.)	Max Contiguous Space
148th Airport Way Industrial Park	14811-15009 NE Airport Way	1997	186,751	26,850	0	7%	$4.88	13,521
158th Commerce Park Bldg 6	5216-5228 NE 158th Ave	1998	33,750			0%		
158th Commerce Park Bldg 1	15823-15835 NE Cameron Blvd	1998	33,000			0%		
158th Commerce Park Bldg 2	15929-15943 NE Cameron Blvd	1998	32,500	16,250	0	0%	$6.78	16,250
158th Commerce Park Bldg 3	16027-16039 NE Cameron Blvd	1998	51,000			0%		
158th Commerce Park Bldg 5	16125-16143 NE Cameron Blvd	1998	157,500			0%		
158th Commerce Park Bldg 4	16233-16241 NE Cameron Blvd	1998	74,000			0%		
Airport Center Phase II	5530 NE 122nd Ave		13,500			0%		
Airport Way Commerce Park Bldg A	14105-14121 NE Airport Way	1997	29,500			0%		
Airport Way Commerce Park Bldg B	14125-14145 NE Airport Way	1997	123,750	39,375	0	32%	$4.60	39,375
Airport Way Commerce Park Bldg C	14149-14161 NE Airport Way	1997	51,750			0%		
AK, Ltd. Building	18412 NE Halsey St		8,000			0%		
Albertson's Distribution Center	17505 NE San Rafael St	1988	816,950			0%		
Atlas Copco Wagner Facil. Bldg 1	4436 NE 158th Ave	1967	68,000			0%		
Banfield Corporate Park Bldg A	17730-17756 NE San Rafael St	1999	16,050	5,400	0	34%	$7.27	2,700
Banfield Corporate Park Bldg B	17758-17780 NE San Rafael St	2000	22,500			0%		
Byron Broms Trust Bldg	19333 NE San Rafael St	1973	53,794			0%		
Cascade Park	19606 NE San Rafael St		81,344			0%		
Christian Copyright Licensing Inc Bldg	17201-17223 NE Sacramento St		24,341			0%		
Clear Creek Business Park Bldg A	338-376 NE 219th Ave	1986	39,730			0%		
Clear Creek Business Park Bldg B	410-486 NE 219th Ave	1986	26,885			0%		
Clear Creek Business Park	21916-21968 NE Glisan St	1989	44,211	2,232	0	5%	$10.23	2,232
Columbia Corporate Park I Bldg A	4630 NE 166th Ave	2005	135,000	45,000	0	33%	$4.20	45,000
Columbia Corporate Park I Bldg B	4740 NE 166th Ave	2005	59,400	59,400	0	100%	$4.20	59,400
Columbia Gorge Corp Ctr Teeny Foods	3434 NE 170th Pl	2003	46,652			0%		
Columbia Gorge Corp Ctr WinCo Foods	NE Sandy Blvd @ NE 170th Ave	2003	55,000			0%		
Columbia Gorge Corp Ctr	16800 NE Sandy Blvd	2001	178,704			0%		
Columbia Pacific Airport Bldg 9	12801-13151 NE Airport Way	1988	30,741			0%		
Columbia Pacific Airport Bldg 6	12801-13151 NE Airport Way	1988	61,154	12,606	0	21%	$0.00	12,606
Columbia Pacific Airport Bldg 7	12801-13151 NE Airport Way	1988	52,436			0%		
Columbia Pacific Airport Bldg 11	12801-13151 NE Airport Way	1988	26,800			0%		
Columbia Pacific Airport Bldg 12	12801-13151 NE Airport Way	1988	52,416			0%		
Columbia Pacific Airport Bldg 13	12801-13151 NE Airport Way	1988	34,170			0%		
Columbia Pacific Airport Bldg 14	12801-13151 NE Airport Way	1988	38,744			0%		
Columbia Pacific Airport Bldg 1	12801-13151 NE Airport Way	1988	51,459			0%		
Columbia Pacific Airport Bldg 2	12801-13151 NE Airport Way	1988	99,544	10,875	0	0%	$4.65	10,875
Columbia Pacific Airport Bldg 3	12801-13151 NE Airport Way	1988	73,924			0%		
Columbia Pacific Airport Bldg 5	12818 NE Airport Way	1988	37,954	8,352	0	22%	$4.08	4,320
Columbia Pacific Airport Bldg 8	12825 NE Airport Way	1988	26,216	5,400	0	21%	$4.08	5,400
Columbia Pacific Airport Bldg 4	12832-12838 NE Airport Way	1988	49,432	4,320	0	9%	$4.08	4,320
Columbia Pacific Airport	12911 NE Airport Way	1994	38,016			0%		
Columbia Pacific Airport Bldg 10	12927 NE Airport Way	1988	68,016	5,556	0	8%	$3.84	5,556
Columbia Pacific Airport	13131 NE Airport Way	1993	18,412			0%		
Columbia Pacific Airport Bldg 15	13233 NE Jarrett St	1996	103,216			0%		
Commons at Southshore Bldg F	4544 NE 190th Ln	2004	31,200			0%		
Commons at Southshore Bldg A	4567 NE 190th Ln	2004	25,000			0%		
Commons at Southshore Bldg E	4630 NE 190th Ln	2004	22,000			0%		
Commons at Southshore Bldg B	4655 NE 190th Ln	2004	20,360			0%		
Commons at Southshore Bldg C	4743 NE 190th Ln	2006	29,440	29,440	0	100%	$0.00	29,440
Commons at Southshore Bldg D	4772 NE 190th Ln	2006	49,680	49,680	0	100%	$0.00	49,680
DuPont Photomasks	23932 NE Glisan	2000	72,000	72,000	0	100%	$0.00	72,000
E.J. Bartells Bldg	19039 NE Portal Way	1999	110,000			0%		
Firestone Industrial Center	18120-18144 NE Wilkes Rd	1959	244,869	110,000	0	0%	$0.00	110,000
Fluid Logic Chemical Bldg	19250 NE Portal Way	2004	30,000			0%		
Gateway Corporate Center Bldg C	3004-3044 NE 181st Ave	2004	43,223	43,223	0	100%	$0.00	43,223
Gateway Corporate Center Bldg B	3054-3094 NE 181st Ave	2004	43,479			0%		
Gateway Corporate Center Bldg A	3108-3148 NE 181st Ave	2004	70,328	51,628	0	73%	$0.00	51,628
Harry's Fresh Foods	17711 NE Riverside Pky	2002	80,000			0%		
Hickory Springs of California	3900 NE 158th Ave		225,000			0%		
Honda Training Center	5950 NE 122nd Ave		143,664			0%		

APPENDIX A

INVENTORY OF INDUSTRIAL SPACE (EAST COLUMBIA CORRIDOR)

Building Park	Building Address	Year Built	Building Size (S.F.)	Available Space Direct	Available Space Sublease	Vacancy	Average Weighted Rent ($/S.F./Yr.)	Max Contiguous Space
I-84 Corporate Center	918 NW Corporate Dr	1998	156,620	22,095	0	14%	$3.88	10,552
I-84 Corporate Center	981 NW Corporate Dr	1999	15,298	0	14,352	0%	$4.43	14,352
I-84 Corporate Center	1049 NW Corporate Dr	1999	120,800			0%		
I-84 Industrial Center	1600 NE 181st Ave	1960	421,975			0%		
Interstate Crossroads Business Center Bldg 7	16303-16369 NE Cameron Blvd	1997	52,960	6,500	0	12%	$9.13	4,000
ISS Bldg	16427 NE Airport Way	1998	40,000			0%		
Jimson LLC Bldg	18440 NE San Rafael St	1960	83,065			0%		
Jones Bag	17230 NE Sacramento St	1995	59,060			0%		
Lorne Wheelon Bldg	17311 NE Halsey St		41,563			0%		
LTO Group LLC Bldg	18008 NE Airport Way		35,000			0%		
Mason Street Corporate Pk Phase II	16785 NE Mason St	2001	134,240			0%		
Master Halco	2500 NW Marine Dr	1998	12,000			0%		
McCabe's Quality Foods	17600 NE San Rafael St	1989	45,600			0%		
Morasch Bldg	4050 NE 158th Ave		45,000			0%		
MultiFoods Bldgs	18332 NE San Rafael St	1973	42,400			0%		
OPI Bldg	12245-12255 NE Whitaker Way	1979	8,432			0%		
Pacific Business Park Bldg 1	4900-4918 NE 122nd Ave	1992	22,050	9,997	0	45%	$8.62	5,497
Pacific Business Park Bldg 4	4960-4978 NE 122nd Ave	1992	17,760			0%		
Pacific Business Park Bldg 7	12207 NE Marx St	1992	29,750	8,750	0	29%	$12.48	8,750
Pacific Business Park Bldg 8	12239 NE Marx St	1992	29,750	0	25,750	0%	$10.08	25,750
Pacific Business Park Bldg 2	12302-12390 NE Marx St	1992	23,630			0%		
Pacific Business Park Bldg 3	12402-12480 NE Marx St	1992	22,200	9,212	0	42%	$8.64	9,212
Pacific Business Park Bldg 9	12403-12421 NE Marx St	1992	31,500	5,513	0	18%	$7.68	5,513
Pacific Business Park Bldg 10	12431-12449 NE Marx St	1992	31,500	0	18,572	0%	$6.96	18,572
Pacific Business Park Bldg 11	12505-12595 NE Marx St	1992	28,248			0%		
Pacific Business Park	12512 NE Marx St	1989	10,000			0%		
Pacific Business Park Bldg 5	12602-12670 NE Marx St	1992	23,640			0%		
Pacific Business Park Bldg 12	12605-12695 NE Marx St	1992	31,292	6,401	0	20%	$6.00	6,401
Pacific Business Park Bldg 6	12702-12780 NE Marx St	1992	22,000	3,750	0	17%	$4.80	3,750
Pacific Business Park Bldg 14	12705-12795 NE Marx St	1992	27,800			0%		
PDX Corporate Center East III/5	5220-5224 NE 152nd Pl	1996	114,400	81,671	0	71%	$4.44	81,671
PDX Corporate Center East III/6	5227-5401 NE 152nd Pl	1996	86,200	51,078	0	31%	$4.45	77,370
PDX Corporate Center East II/3	5107-5419 NE 158th Ave	1996	115,700	43,009	0	37%	$4.80	43,009
PDX Corporate Center East II/4	5205-5223 NE 158th Ave	1996	75,800			0%		
PDX Corporate Center South #6	13802-13808 NE Airport Way	1996	70,000	17,311	0	25%	$4.32	17,311
PDX Corporate Center North/A	13811-13841 NE Airport Way	1996	24,750			0%		
PDX Corporate Center South/D	13820 NE Airport Way	1996	29,500			0%		
PDX Corporate Center North/C	13909-13935 NE Airport Way	1996	99,200	0	32,103	0%	$0.00	32,103
PDX Corporate Center South/E	14024-14030 NE Airport Way	1996	21,250			0%		
PDX Corporate Center North/B	14039-14015 NE Airport Way	1996	34,000			0%		
PDX Corporate Center South/G	14128-14134 NE Airport Way	1996	62,150			0%		
PDX Corporate Center East I/1	15311-15427 NE Airport Way	1996	109,200			0%		
PDX Corporate Center East I/2	15509-15617 NE Airport Way	1996	109,200	0	54,587	0%	$0.00	54,587
Portland Distribution Center	19217-19259 NE San Rafael St	1968	121,225			0%		
Powin Center	14325 NE Airport Way	2004	44,200	15,400	0	35%	$5.10	15,400
Prologis Park PDX Bldg 1	NE 148th Ave @ NE Marine Dr	2006	131,690	131,690	0	100%	$0.00	131,690
Prologis Park PDX Bldg 2	NE 148th Ave @ NE Marine Dr	2006	68,245	68,245	0	100%	$0.00	68,245
Riverside Industrial Park Bldg 2	13422-13444 NE Jarrett St	1997	68,912	10,102	0	15%	$4.87	10,102
Riverside Industrial Park Bldg 1	13609-13625 NE Jarrett St	1997	60,230	10,108	0	0%	$4.78	10,108
Riverside Pkwy Corp Ctr	18440 NE Portal Way	2003	68,200			0%		
Riverside Pkwy Corp Ctr	NE Riverside Pky	2005	250,100	250,100	0	100%	$3.84	250,100
San Rafael Ind Center Bldg 2	2023 NE 178th Ave	1972	43,970	40,976	0	93%	$0.00	40,976
San Rafael Ind Center Bldg 1	2035 NE 181st Ave	1972	39,612			0%		
San Rafael Ind Center Bldg 3	2035 NE 181st Ave	1990	39,612	39,500	0	100%	$0.00	39,500
Signature Business Park Bldg B	14950 NE Mason St	2004	94,400			0%		
Southshore Corporate Park Bldg B	4286 NE 185th	1999	103,500			0%		
Southshore Corporate Park Bldg C	4223 NE 189th	1999	180,000			0%		
Southshore Corporate Park Bldg D	18712 NE Portal Way	2002	99,591	99,591	0	100%	$4.62	99,591
Southshore Corporate Park Bldg E	19018 NE Portal Way	2003	84,192			0%		
Southshore Corporate Park	17948 NE Riverside Pky	2002	111,725			0%		

APPENDIX A

INVENTORY OF INDUSTRIAL SPACE (EAST COLUMBIA CORRIDOR)

Building Park	Building Address	Year Built	Building Size (S.F.)	Available Space Direct	Available Space Sublease	Vacancy	Average Weighted Rent ($/S.F./Yr.)	Max Contiguous Space
Southshore Corporate Park Bldg A	18550 NE Riverside Pky	1999	165,000			0%		
Southshore Corporate Park Bridgestone/Firesto	18555 NE Riverside Pky	1999	293,000			0%		
Southshore Corporate Park Staples	19499 NE Riverside Pky	2003	200,000			0%		
Specht Industrial Park II	13320 NE Jarrett St	1999	23,106			0%		
Specialty Wheels	19310 NE San Rafael St	1987	12,096			0%		
Summit Business Center Bldg A	17455 NE Sacramento St		22,000			0%		
Summit Business Center Bldg B	17455 NE Sacramento St		60,000			0%		
Trader Publishing Co.	18700 NE San Rafael St	1980	50,000			0%		
Trailblazer Foods	17900 NE San Rafael St		40,000			0%		
TT America	Sundial Rd @ NW Graham Cir		27,920	27,920	0	100%	$0.00	27,920
Ukranian Bible Church	22820 NE Halsey St	1972	37,292			0%		
Whitaker Way Industrial Park	13004 NE David Cir	1996	21,300			0%		
Whitaker Way Industrial Park	13033 NE David Cir	1996	36,878			0%		
Whitaker Way Industrial Park	13122 NE David Cir	1996	33,330	11,568	0	35%	$6.91	11,568
Whitaker Way Industrial Park	13123 NE David Cir	1996	17,764			0%		
Whitaker Way Industrial Park	13205-13209 NE David Cir	1996	19,242	14,000	0	73%	$4.49	14,000
Whitaker Way Industrial Park	13101 NE Whitaker Way		15,232			0%		
Whitaker Way Industrial Park	13115 NE Whitaker Way	2005	24,000			0%		
Whitaker Way Industrial Park	13200-13210 NE Whitaker Way	1980	56,352			0%		
Whitaker Way Industrial Park	13221-13331 NE Whitaker Way	1999	60,800	8,200	0	13%	$6.68	4,800
Whitaker Way Industrial Park	13225 NE Whitaker Way	1996	23,820	7,850	0	33%	$0.00	7,850
Wood Villa Business Center	24023 NE Shea Ln	2002	51,000			0%		
Wood Villa Business Center	24025 NE Shea Ln		8,700			0%		
Wood Villa Business Park	NE 238th Ave @ I-84		51,000			0%		
	5730 NE 138th Ave	1973	17,025			0%		
	4115 NE 148th Ave		25,871			0%		
	4248-4250 NE 148th Ave		5,280			0%		
	4435 NE 148th Ave	1967	15,584			0%		
	4444 NE 148th Ave	1964	10,500			0%		
	5000 NE 148th Ave	1996	7,619			0%		
	4424 NE 158th Ave		81,487			0%		
	4426 NE 158th Ave		65,233			0%		
	2233 SE 195th Ave	1981	9,600			0%		
	2160 NE 240th Ave		10,020			0%		
	2195 NE 244th Ave		23,300			0%		
	13704 NE Airport Way	1985	30,610	14,035	0	46%	$0.00	14,035
	13705 NE Airport Way	1987	100,000			0%		
	14626 NE Airport Way	1998	20,000			0%		
	16424-16427 NE Airport Way	2000	56,400			0%		
	1871-1891 NW Commerce Ct	2000	20,000			0%		
	13010 NE David Cir	1995	21,000	5,482	0	26%	$58.92	5,482
	23365 NE Halsey St	2000	90,000			0%		
	1075 W Historic Columbia River	1996	8,940			0%		
	14025 NE Jarrett St		3,000			0%		
	2430 NW Marine Dr		6,720			0%		
	12812 NE Marx St	1989	10,000			0%		
	12820 NE Marx St	1990	91,232			0%		
	15040 NE Mason St	2001	113,017			0%		
	16705 NE Mason St	2000	181,000			0%		
	2747 NW Rogers Cir	1995	11,905			0%		
	17555 NE Sacramento		82,000			0%		
	17250-17272 NE Sacramento Ave	1994	14,880	3,200	0	22%	$5.52	3,200
	18332 San Rafael St	1973	42,400			0%		
	19099 NE San Rafael	1963	36,730			0%		
	18404 NE San Rafael St		24,320			0%		
	18905-18917 NE San Rafael St	1973	100,016			0%		
	19510 NE San Rafael St	1979	22,000			0%		
	13805 NE Sandy Blvd		19,598			0%		
	14041 NE Sandy Blvd	1959	87,349			0%		
	16429 NE Sandy Blvd		7,350			0%		

APPENDIX A

INVENTORY OF INDUSTRIAL SPACE (EAST COLUMBIA CORRIDOR)

Building Park	Building Address	Year Built	Building Size (S.F.)	Available Space Direct	Available Space Sublease	Vacancy	Average Weighted Rent ($/S.F./Yr.)	Max Contiguous Space
	17001 NE Sandy Blvd	1972	30,400			0%		
	17625 NE Sandy Blvd	1998	125,600			0%		
	20321 NE Sandy Blvd	1993	2,800			0%		
	12304-12312 NE Whitaker Way	1978	17,500	5,000	0	29%	$6.00	5,000
	12310 NE Whitaker Way		30,000	5,000	0	17%	$6.00	5,000
	12545 NE Whitaker Way	1974	35,640			0%		
	12545-12555 NE Whitaker Way	1974	35,640			0%		
	12713-12721 NE Whitaker Way		24,000			0%		
	12831 NE Whitaker Way	1973	16,361			0%		
	12920 NE Whitaker Way	1990	16,226			0%		
	12920 NE Whitaker Way	1993	18,225			0%		
	12986 NE Whitaker Way	1974	10,200			0%		
	13000 NE Whitaker Way		19,040			0%		
	13030-13110 NE Whitaker Way	1978	69,500			0%		
	13340 NE Whitaker Way	1978	45,000			0%		
	13650 NE Whitaker Way		19,460			0%		
	13691 NE Whitaker Way	1980	17,372			0%		
		Total:	12,147,124	1,630,841	145,364	11%		

APPENDIX B

INVENTORY OF FLEX SPACE (EAST COLUMBIA CORRIDOR)

Building Park	Building Address	Year Built	Building Size (S.F.)	Available Space		Vacancy	Average Weighted Rent ($/S.F./Yr.)	Max Contiguous Space
				Direct	Sublease			
Airport Center Phase II Bldg 1	5509 NE 122nd Ave	1989	20,000	5,650	0	28%	$4.80	5,650
Airport Center Phase II Bldg 2	5541 NE 122nd Ave	1989	15,000	0	0	0%		
Airport Center Phase 1 Bldg A	5835 NE 122nd Ave	1989	18,931	5,578	0	29%	$10.00	3,031
2233 NE 244th Ave	2233 NE 244th Ave		40,000	0	0	0%		
Airport Way Commons Bldg A	13339 NE Airport Way	2003	34,981	34,981	0	100%	$0.00	5,896
Columbia Crossing Business Center	18032-18066 NE Airport Way	1998	16,200	11,100	0	69%	$7.07	5,400
845 NW Dunbar Rd	845 NW Dunbar Rd		24,000	0	0	0%		
912-940 NW Dunbar Rd	912-940 NW Dunbar Rd		15,000	0	0	0%		
CSI Corporate Center Bldg 1	17721 NE Riverside Pky	2004	18,124	2,500	0	14%		2,500
15350-B NE Sandy Blvd	15350-B NE Sandy Blvd	1999	2,400	0	0	0%		
16515 NE Sandy Blvd	16515 NE Sandy Blvd	1975	12,000	0	0	0%		
Columbia Gorge Corp Ctr Bldg A	17014-17084 NE Sandy Blvd	2003	33,500	15,072	0	45%	$3.96	15,072
Columbia Gorge Corp Ctr Bldg B	17116-17186 NE Sandy Blvd	2003	33,500	26,132	0	78%	$4.80	26,132
Eastwinds Industrial Park	21414 NE Sandy Blvd	1979	40,000	0	0	0%		
22231 NE Sandy Blvd	22231 NE Sandy Blvd	1930	4,111	0	0	0%		
14425-14465 SE Stark St	14425-14465 SE Stark St		14,000	0	0	0%		
13446 NE Whitaker Way	13446 NE Whitaker Way	1977	6,107	0	0	0%		
		Total:	*347,854*	*101,013*	*0*	*21%*		