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THE CITY OF TUALATIN ECONOMIC DEVELOPMENT



2018 ANNUAL REPORT

GOAL

Continue a leadership role as one of the premier economic activity centers in the greater Portland metropolitan region. Focus on growing family wage jobs in targeted business clusters while encouraging high standards and excellence in urban design.

2014 Economic Action Plan Update

2018 TUALATIN CLUSTERS

Corporate & Business Services

Direct Jobs: 2,506
Percent Employment: 8
Avg. Wage: \$96,000
Output: \$377M

Advanced Manufacturing

Direct Jobs: 3,439
Percent Employment: 11
Avg. Wage: \$55,000
Output: \$287M

Distribution & E-Commerce

Direct Jobs: 2,535
Percent Employment: 8
Avg. Wage: \$71,000
Output: \$448M

Food & Beverage Production

Direct Jobs: 564
Percent Employment: 2
Avg. Wage: \$53,000
Output: \$127M

Information Technology

Direct Jobs: 2,270
Percent Employment: 7
Avg. Wage: \$110,000
Output: \$558M

Health Services

Direct Jobs: 3,253
Percent Employment: 11
Avg. Wage: \$85,000
GRP: \$361M

COMMUNITY SNAPSHOT



27,135
Population



\$72,580
Median Household Income



44.9%
Bachelor's Degree or higher



33,466
Total Jobs, 2017



25.5%
Non-White Population



18.1%
Non-English Speaking

Source: 2012-2017 American Community Survey; Oregon Employment Department

STRATEGY 1

Business Retention, Expansion, &
Recruitment

Retaining and cultivating
the growth of existing
businesses, as well as
attracting new employers,
is central to the health of
Tualatin

2018

HIGHLIGHTS

8 Site Visits

Conducted eight site visits in 2018 to top employers and property owners. These visits represented nearly 17% of the total workforce and 10% of assessed valuation.

CoStar Implementation

Deployed software that provides data, information, and analytics for commercial and industrial market properties within Tualatin. This greatly assists in business attraction and enhances local partnerships with our area developers and brokers.

1 Ground Breaking

One ground breaking occurred at Franklin Business Park III. This \$2.3 million dollar investment will provide a 63K sq.ft. multitenant industrial park located on SW 112th Ave.

New Industry Cluster Update

An update to the 2014 Industry Cluster Analysis. Identified key industry clusters to focus primary resources for business retention and expansion.

Requests for Information

The City responded to a total of four requests for information regarding business attraction site selection: 1 Info. Tech, 1 Advanced Manufacturer, 1 Food and Beverage, and 1 Distribution.

Opportunity Zone Designation

Tualatin secured 2, of the 86 statewide designations, for preferential tax treatment for private investment into local development projects.

STRATEGY 2

Business Climate and Competitive Positioning

Creating and maintaining
a positive climate for
business.

2018

HIGHLIGHTS

Code Modernization - TDCIP

The City of Tualatin completed Phase I of the Tualatin Development Code Improvement Project - now Tualatin|2040. This phase focused on policy neutral modernization of our development code.

Greater Portland Tech Challenge

Participated in the GPI Tech Challenge. This brought public and private leaders together to solve regional communities most pressing problems. Tualatin focused on utilizing technology to assist in solving the last mile challenge - connecting local transient options (WES Station) to area employment.

GPI Certified Ambassador

The Economic Development Manager became a certified ambassador for Greater Portland Inc. This program seeks to cultivate a network of regional champions to strength our region in business recruitment.

Occupational Analysis

The Economic Development Division assisted two local firms with occupational analyses. The Division provided occupational compensation comparisons and a study on transferable skills.

Business Interactions

The Economic Development Division interacted with numerous small and large businesses in 2018. Westside Economic Alliance, Tualatin Chamber of Commerce, the Business Advocacy Council, and Greater Portland Inc. provided opportunities to regularly connect with a variety of industries.

INDUSTRIAL MARKET

11.6M↑
SF TOTAL INVENTORY

271.5K↑
SF UNDER CONST/PND

3.5%↑
VACANCY RATE

\$7.89↑
MARKET RENT/SF

\$157↑
MARKET SALE/SF

In 2018, the City of Tualatin had a total of 11.6 million sq.ft. of industrial building space. Between 2017-2018, the City added a total of 271K additional square feet. The current vacancy rate for industrial buildings is 3.5%, an increase of nearly 2% due to new constructed spaces. Market rent went up 8% from Q1 2017 to Q4 2018, while the market sale price increase 16%.

OFFICE MARKET

1.2M*
SF TOTAL INVENTORY

0*
SF UNDER CONST/PND

12.9%↓
VACANCY RATE

\$24.88↑
MARKET RENT/SF

\$287↑
MARKET SALE/SF

With 1.2 million sq.ft of office building space, the City of Tualatin saw no change in total inventory. The vacancy rate dropped 2.6% from 2017 with an average increase of 6% in market rate rent from Q1 2017 to Q4 2018, while the market sale price increased by 5%.

OUR PARTNERS

GREATER PORTLAND INC

12 Regional Meetings

The GPI Small Cities Consortium is a regional economic development task force comprised of Mayors from the Portland Metro area

26

Tualatin Project Considerations

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Companies Recruited 2014-2017 resulting in nearly 75 jobs

BUSINESS OREGON

1 Business Visit

\$45,830

State Trade and Export Grant Programs

\$25,000

Capital Access Programs

NEW INVESTMENT

\$99,496,000

Commercial and Industrial Building Value

City of Tualatin Building Permits, 2018

NEW BUSINESS LICENSES

153

City of Tualatin, 2018

WORKERS ADDED

1,330

5%↑

OED, 2016 v 2017