

Volume 3: Technical Appendices



Project Sponsors

Business Oregon — Metro — NAIOP Oregon Chapter
Port of Portland — Portland Business Alliance

Project Management Team and Sponsors:

Business Oregon - Mike Williams
Metro - John Williams and Ted Reid
NAIOP Oregon Chapter - Kirk Olsen and Mike Wells
Port of Portland - Keith Leavitt, Lise Glancy, and Susie Lahsene
Portland Business Alliance - Bernie Bottomly



Consultant Team:

Group Mackenzie – Mark Clemons, Project Manager
Gabriela Frask, Brent Nielsen, Chris Clemow, Bob Thompson
Ash Creek Associates, Inc. – Chris Breemer
Johnson Reid – Chris Blakney



Agency Review:

Business Oregon – Karen Homolac
Oregon Department of State Lands – Kirk Jarvie
Oregon Department of Transportation – Kelly Scannell Brooks

Project Funders:

Commercial Real Estate Economic Coalition (CREEC)
Clackamas County
City of Gresham
City of Hillsboro
City of Portland
City of Sherwood
City of Wilsonville
Howard S. Wright
National Electrical Contractors Association – Oregon-Columbia Chapter
Oregon State Building & Construction Trades Council
Portland General Electric
Plumbing & Mechanical Contractors Association
Sheet Metal & Air Conditioning Contractors National Association
Three Oaks Development Company
Westside Economic Alliance

The Project is being funded in part through funds provided by the State of Oregon, acting by and through the Business Oregon (an Oregon state agency).

The site information contained in this report is based on publicly available data sources and is not intended to replace independent due diligence for transaction purposes. Prospective purchasers, tenants, and others shall perform and rely solely upon, their own independent due diligence with respect to the Property.

Volume 3 is one of four documents for the Regional Industrial Site Readiness Project. This volume presents the technical appendices that support Volumes 1 and 2. Volume 1 presents the complete Project analysis and findings. Volume 2 presents site specific details and results of the Project. The Project Executive Summary is the fourth document.

VOLUME 3: APPENDECIES

TABLE OF CONENTS

- A. PHASE 1 SITE MATRIX
- B. PHASE 1 SITE MAPS
- C. PHASE 1 TIERING CRITERIA
- D. PHASE 1 GUIDE TO INFRASTRUCTURE RATING METHODOLOGY
- E. BUSINESS OREGON INDUSTRY PROFILES MATRIX
- F. JOHNSON REID REDEVELOPMENT MEMO
- G. GROUP MACKENZIE INFRASTRUCTURE REPORT
- H. GROUP MACKENZIE TRANSPORTATION REPORT
- I. OREGON DEPARTMENT OF STATE LANDS WETLANDS REPORT
- J. PORTLAND GENERAL ELECTRIC UTILITY REPORT
- K. ASH CREEK ASSOCIATES REPORT
- L. JOHNSON REID ECONOMIC IMPACT ANALYSIS METHODOLOGY