

Phase 1 Tiering Matrix									
	25 net developable acres	Use Restriction	Brownfield Remediation	Annexation Required	Sewer, Water, & Storm	System Mobility	Currently for Sale or Lease		Willingness to Transact
Tier 1	Within 6 months	No	No or Within 6 months (Score of A)	No	A or B	A or B	Yes	OR	Yes
Tier 2	Within 7-30 months	Yes or No	Within 7-30 months (Score of B)	Yes	A, B or C	A, B or C	Yes	OR	Yes or Unknown
Tier 3	>30 months	Yes or No	>30 months (Score of C)	Yes	A, B or C	A, B or C	Yes or No	OR	Yes or No or Unknown

Site readiness and time to market are the determining factors used to develop tiers of sites.

**Tier 1** sites are shovel ready, or can be shovel ready within 180 days (6 months) and require minimal to no additional costs or time to deliver a site. It is anticipated that no or minimal infrastructure or remediation is necessary along with due diligence and entitlements, could be provided/obtained within this time period. The site has no use restriction, and is currently on the market for sale or lease or the ownership is willing to transact.

**Tier 2** sites require additional time, between 7-30 months, and costs to deliver a shovel ready site. These sites may have a use restriction e.g. marine or aviation only as determined by the Port of Portland. They may have deficiency issues with regards to infrastructure, may require brownfield remediation and may also require annexation and additional entitlements that are assumed to take beyond 6 months time. These sites are currently on the market for sale or lease, or the ownership is willing to transact or this information is not available.

**Tier 3** sites require the most time, over 30 months, and costs to deliver a shovel ready site. In addition to the criterion for Tier 2, these sites may or may not be currently for sale or lease or willingness to transact could be yes or no, or is not available.