

STATE OF OREGON - Oregon Business Development Department where business grows

Industrial Development Competitiveness Matrix

PROFILE		A	B	C	D	E	F	G	H	I	J	
CRITERIA		Regionally to Nationally Scaled Clean-Tech Manufacturer	Globally Scaled Clean Technology Campus	Heavy Industrial / Manufacturing	General Manufacturing	Food Processing	High-Tech Manufacturing or Campus Industrial	Regional (multi-state) Distribution Center	Warehouse / Distribution	Call Center / Business Services	Rural / Frontier Industrial	
1	<u>GENERAL REQUIREMENTS</u>	Use is permitted outright, located in UGB or equivalent and outside flood plain; and site (NCDA) does not contain contaminants, wetlands, protected species, or cultural resources or has mitigation plan(s) that can be implemented in 180 days or less.										
<u>PHYSICAL SITE</u>												
2	Total Site** (Acres)	Competitive Acreage*	50	100	25	10	20	25	200	25	3	5
3	Competitive Slope:	Maximum Slope	0 to 5%	0 to 5%	0 to 5%	0 to 5%	0 to 5%	0 to 7%	0 to 5%	0 to 5%	0 to 12%	0 to 5%
<u>WORKFORCE</u>												
4	Available workforce population in 50 mile radius	People	150,000	750,000	30,000	30,000	20,000	60,000	75,000	20,000	25,000	1,000
<u>TRANSPORTATION</u>												
5	TRIP GENERATION:	ADT/Acre	50 to 75 (per acre)	50 to 75 (per acre)	42 to 58 (per acre)	76 to 106 (per acre)	75 to 100 (per acre)	50 to 75 (per acre)	64 to 86 (per acre)	65 to 86 (per acre)	144 to 192 (per acre)	5 to 10 (per acre)
6	MILES TO INTERSTATE OR OTHER PRINCIPLE ARTERIAL:	Miles	w/ in 10	w/ in 10	w/ in 10	w/ in 20	w/ in 30	w/ in 15	w/ in 5 (only interstate or equivalent)	w/ in 5 (only interstate or equivalent)	N/A	N/A
7	RAILROAD ACCESS:	Dependency	Preferred	Preferred	Preferred	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	N/A
8	PROXIMITY TO MARINE PORT:	Dependency	Preferred	Preferred	Preferred	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	N/A
9	PROXIMITY TO AIRPORT-REGIONAL(Commercial):	Dependency	Competitive	Required	Preferred	Preferred	Preferred	Competitive	Preferred	Preferred	Preferred	N/A
		Distance (Miles)	w/ in 60	w/ in 30	w/ in 60	w/ in 60	w/ in 60	w/ in 30	w/ in 60	w/ in 60	w/ in 60	N/A
10	PROXIMITY TO AIRPORT-INTERNATIONAL:	Dependency	Preferred	Competitive	Preferred	Preferred	Preferred	Preferred	Preferred	Preferred	Preferred	N/A
		Distance (Miles)	w/ in 100	w/ in 100	w/ in 300	w/ in 300	w/ in 300	w/ in 100	w/ in 300	w/ in 300	w/ in 300	N/A
<u>UTILITIES</u>												
11	WATER:	Min. Line Size (Inches/Dmtr)	10	10	8"	8"	10"	10"	4"	4"	4"	4"
		Min. Fire Line Size (Inches/Dmtr)	10"	10"	10"	10"	10"	10"	10"	10"	8"	6" (or alternative source)
		High Pressure Water Demand Dependency	Preferred	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Not Required	Not Required	Not Required
		Flow (GPD)	250,000	1 MGD	36,100	17,000	24,900	65,300	11,700	11,700	4,600	750
12	SEWER:	Min. Service Line Size (Inches/Dmtr)	10"	10"	8"	8"	10"	10"	4"	4"	4"	4' (or on-site source)
		Flow (GPD)	250,000	1 MGD	32,500	15,300	100,000	58,800	11,700	11,700	4,600	750
13	NATURAL GAS:	Preferred Min. Service Line Size (Inches/Dmtr)	6"	6"	6"	4"	6"	6"	2"	2"	2"	N/A
		On Site	Competitive	Competitive	Competitive	Competitive	Preferred	Competitive	Preferred	Preferred	Preferred	Preferred
14	ELECTRICITY:	Minimum Service Demand	2 MW	10 MW	1 MW	.25 MW	.25 MW	.25 MW	1 MW	.25 MW	0.15 MW	.1 MW
		Close Proximity to Substation	Competitive	Competitive	Competitive	Preferred	Not Required	Competitive	Not Required	Not Required	Preferred	Not Required
		Secondary System Dependency	Preferred	Competitive	Required	Not Required	Not Required	Required	Not Required	Not Required	Required	Not Required
15	TELECOMMUNICATIONS:	Major Communications Dependency	Required	Required	Preferred	Preferred	Preferred	Required	Preferred	Preferred	Required	Preferred
		Route Diversity Dependency	Preferred	Preferred	Not Required	Not Required	Not Required	Required	Not Required	Not Required	Required	Not Required
		Fiber Optic Dependency	Preferred	Preferred	Preferred	Preferred	Preferred	Required	Preferred	Preferred	Required	Not Required
16	<u>SPECIAL CONSIDERATIONS</u>	<p>Acreage allotment includes expansion space (often an exercisable option). Very high utility volumes in one or more areas common. Sensitive to nearby uses.</p> <p>Demanding criteria-driven site selection. High material and visitor throughput. Major Commercial Airport a must. Redundancy in trip routes and utilities vital. Surrounding Environmentals (vibration, noise, etc). Buffering and expansion space necessary. Sensitive to encroachment activities of nearby uses (residential, institutional, commercial).</p> <p>Adequate distance from sensitive land uses (residential, parks, large retail centers) necessary. High throughput of materials. Large yard spaces and/or buffering required. Often transportation related requiring marine/rail links.</p> <p>Adequate distance from sensitive land uses (residential, parks) necessary.</p> <p>May require high volume/supply of water and sanitary sewer treatment. Often needs substantial storage/yard space for input storage. On site water pre-treatment needed in many instances.</p> <p>Surrounding environment of great concern (vibration, noise, air quality, etc.). Increased setbacks may be required and/or on-site utility service areas. Avoid sites close to wastewater treatment plants, landfills, sewage lagoons, and other such land uses. May require high volume/supply of water and sanitary sewer treatment.</p> <p>Transportation routing and proximity to/from major highways is crucial. Expansion options required. Truck Staging requirements mandatory. Does not like to site or have routing issues between site and interstate that have rail crossings, school zones, airport runways, or drawbridges.</p> <p>Transportation infrastructure such as roads and bridges to/from major highways is most competitive factor.</p> <p>Relatively higher parking ratios may be necessary. Will be very sensitive to labor force considerations and the location of other similar centers in the region.</p> <p>Located in more remote locations in the state. Usually without direct access (within 50 miles) of Interstate or City of more than 50,000 people.</p>										

Group Mackenzie; Business Oregon

Terms:

More Critical



Less Critical

'Required' factors are seen as mandatory in a vast majority of cases and have become industry standards

'Competitive' significantly increases marketability and is *highly recommended by OBD*. May also be linked to financing in order to enhance the potential reuse of the asset in case of default.

'Preferred' increases the feasibility of the subject property and its future reuse. Other factors may, however, prove more critical

* Competitive Acreage: Acreage that would meet the site selection requirements of the majority of industries in this sector.

**Total Site: Building footprint, including buffers, setbacks, parking, mitigation, and expansion space