

Volume 2: Phase 1 and Phase 2 Site Results



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Port of Portland — Portland Business Alliance

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Clackamas County
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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 2 is one of four documents for the Regional Industrial Site Readiness Project. This volume presents the site specific details and results of the Project. Volume 1 is the complete Project analysis and findings. Volume 3 includes all technical appendices. The Project Executive Summary is the fourth document and is included in this Volume for the convenience of the reader.

VOLUME 2: PHASE 1 AND PHASE 2 SITE RESULTS

PROJECT EXECUTIVE SUMMARY

SECTION 1: PHASE 1 INVENTORY

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Tiering Criteria

Site Matrix

Quadrant Maps

SECTION 2: PHASE 1 SITE RESULTS

Tier 1 Regional Map

How to Read Tier 1 and 2 Site Sheets

Tier 1 Site Sheets

Tier 2 Regional Map

Tier 2 Site Sheets

Tier 3 Regional Map

Tier 3 Site Matrix

SECTION 3: PHASE 2 SITE DETAILS

Phase 2 Location Map

How to read Phase 2 site sheets

Phase 2 Site Results

INTRODUCTION TO VOLUME 2

This volume of the Regional Industrial Site Readiness Project contains the detailed information on the sites analyzed during the Project. Phase 1 of the Project, completed in October of 2011, identified 56 industrial sites with 25 net developable acres and larger located in the Urban Growth Boundary or Urban Reserves. The inventory of 56 sites was divided into three tiers, depending on their readiness for development. Phase 2 of the Project, completed in July of 2012, analyzed in more detail 12 of the Tier 2 and 3 sites.

Sections 1 and 2 in this volume present the Phase 1 inventory findings. Section 1 presents the criteria used to define Tier 1, 2, and 3; the complete Phase 1 inventory matrix; and maps showing the location of the Phase 1 sites.

Section 2 presents more detailed information on each Phase 1 site. This section includes individual site sheets and location maps for Tier 1 and 2 sites; and a map and overview information for Tier 3 sites.

Section 3 presents the detailed site analysis for each of the 12 Phase 2 sites. This section identifies the location of the Phase 2 sites and then, for each site, 4 pages of detailed information included a summary page, a concept site plan and costs page, a development issues page, and an economics page detailing the financial gap as well as economic and fiscal benefits of the use identified in the concept plan.