



**MEMO**

DATE: September 2, 2014  
TO: Don Krupp, County Administrator  
FROM: Catherine Comer, Manager, Business and Economic Development  
THROUGH: Gary Barth, Director Business and Community Services

**RE: Board of County Commissioners Planning Session  
Wednesday, September 10, 2014, 10:00am-12:00pm  
Employment Lands Study and Marketing Strategy Report**

Agenda:

Opening and introduction of staff: Gary Barth, Director Business and Community Services

Overview of Projects and Process: Catherine Comer, Manager  
Business and Economic Development

Phase II Asset Mapping –  
Employment Lands Analysis: Jamie Johnk, Project Manager  
Business and Economic Development

Marketing Strategy: Catherine Comer

Employment Land Pipeline: Gary Barth  
Dan Chandler, Senior Policy Advisor

Presentation will include a PowerPoint Presentation leading through the process and methodology of the Asset Mapping and Marketing Strategy Report.

# Clackamas County Employment Lands Asset Mapping: **Phase II**



**CLACKAMAS**  
C O U N T Y

**Board of County Commissioners**  
**September 10, 2014**

# Project Background

# Regional Industrial Lands Site Readiness Project (2012)

- Partnership between Business Oregon, Metro, NAIOP, Port of Portland, and Portland Business Alliance
- Within Metro's UGB
- Studied properties 25 acres and larger
- Categorized properties:
  - Tier 1
  - Tier 2
  - Tier 3

**Clackamas County  
Employment Lands Project  
Phase I**

# Project Purpose & Outcomes

- Better understand employment land availability
- Identify a supply of development-ready employment sites
- Developed the online employment lands Site Search tool



**Clackamas County Site Search**

Clackamas County Site Search gives you access to a database of available commercial and industrial properties throughout the County. Prospective businesses, site selectors, project managers, investors and recruiters can use this tool to search for land, buildings and development sites with site detail reports available as PDF documents.

Use this mapping tool to search for properties by type, location, acreage, square footage, and proximity to key services. The interactive map allows for exploration of Clackamas County's transportation and environmental data layers.

**Featured Properties**

Clackamas County has identified featured properties to provide prospective businesses, developers and site selectors a selection of development sites for their consideration. View Clackamas County's Featured Properties [\(here\)](#).

**Location**

Clackamas County cities

- All
- Beavercreek
- Boring
- Canby
- Clackamas Industrial Area
- Damascus

**Property Type**

**Query Type (Required)**

- Property/land
- Building

**Land Type**

- Commercial
- Industrial

**Status**

- For Sale
- For Lease

**Find My Site**

Clackamas County  
Employment Lands Project  
Phase II

# Project Team

- Clackamas County Team:
  - Business & Economic Development
  - Planning
  - GIS/Technology Services
- Consultant Team:
  - Mackenzie
  - Johnson Economics
  - FCS Group
  - Iron Wolf Consulting
  - Apex



# Project Process

- Identified 22 study sites from PH I inventory
- Analyze each site to review:
  - Environmental
  - Infrastructure
  - Site Suitability
  - Permitting






# Development Sites Analyzed

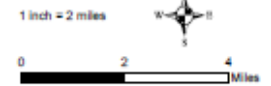
Jurisdiction/Area	Development Sites	Total Gross Acres	Metro UGB (In/Out)
Canby	3	108.68	Out
Clackamas Industrial Area	5	151.21	In
Estacada	2	148.58	Out
Happy Valley	4	175.60	In
Molalla	3	181.38	Out
Oregon City	2	101.61	In
Sandy	1	90.70	Out
Wilsonville	1	32.34	In
Wilsonville Xerox Building	1	27.15	In
<b>Totals</b>	<b>22</b>	<b>1017.25</b>	

# Clackamas Development Sites

## CLACKAMAS COUNTY DEVELOPMENT SITES

### Boundaries

-  Development Site
-  City Boundary
-  County Boundary

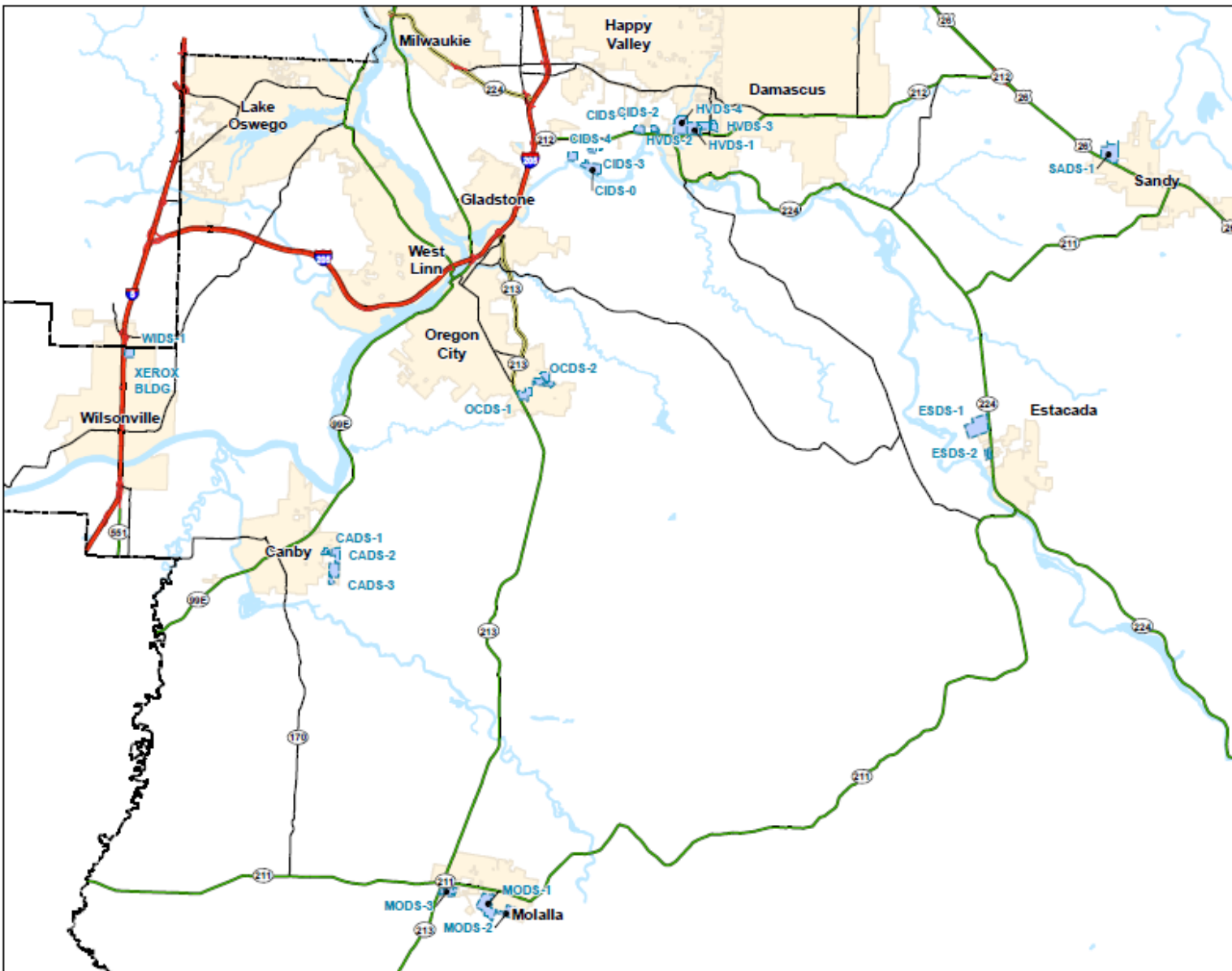


**CLACKAMAS COUNTY**

GEOSPATIAL INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION TECHNOLOGY SERVICES ADMINISTRATION  
11100 EAST  
MOLALLA, OR 97141

Information on this map was prepared using geographic information system data provided by the Oregon Department of Transportation. The Oregon Department of Transportation is not responsible for the accuracy of the information on this map. Clackamas County is not responsible for the accuracy of the information on this map. Clackamas County is not responsible for the accuracy of the information on this map. Clackamas County is not responsible for the accuracy of the information on this map.



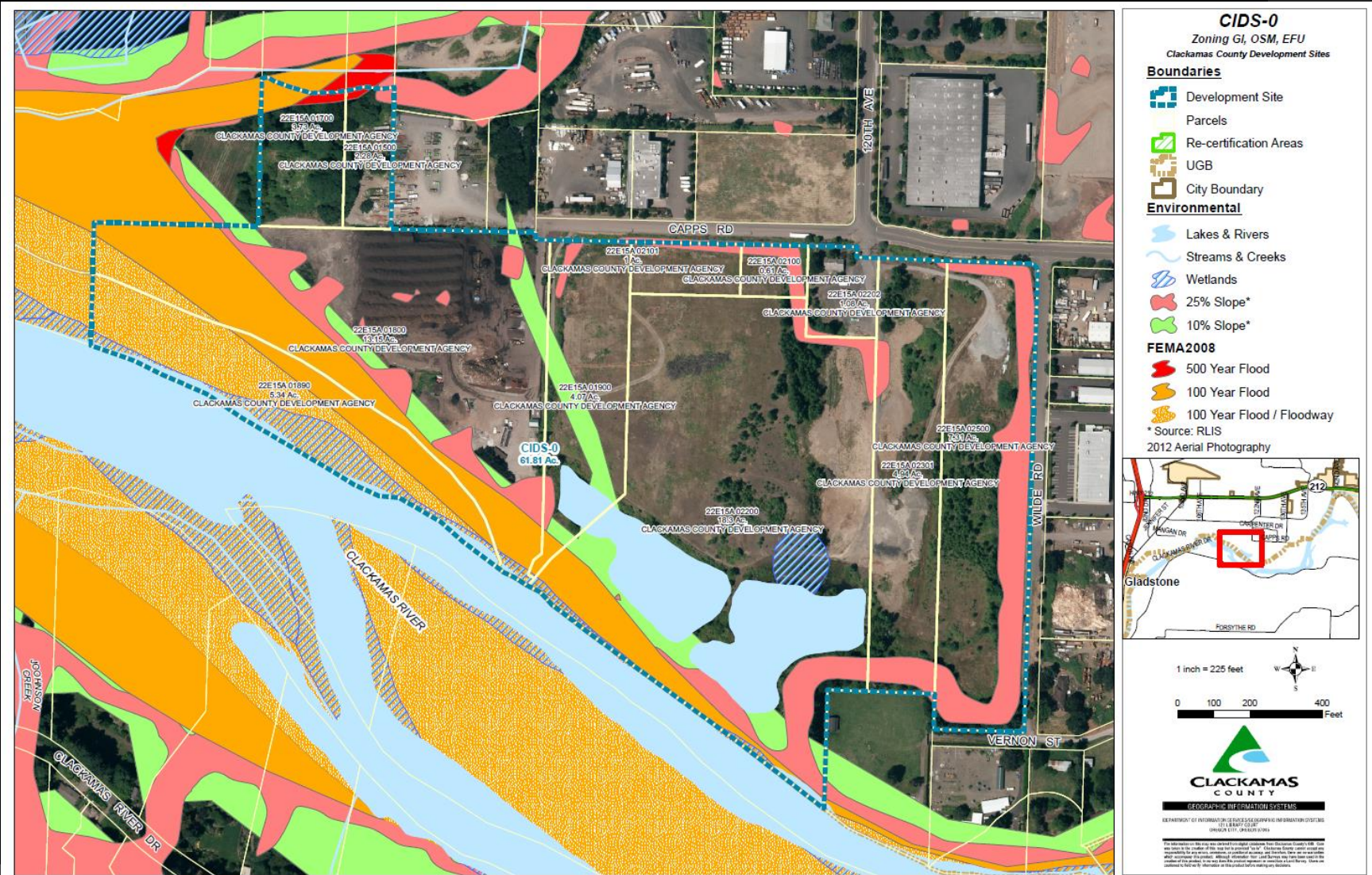
# Phase II- Scope of Work By Site

- Development Area Plan
  - Infrastructure:
    - Utilities – sewer, water, storm, electric, gas
    - Transportation
  - Impacts:
    - Natural resources - wetlands, floodplain, slope
    - Environmental evaluation
- Target Industry Analysis
- Industry Cluster Impact Analysis
  - Economic Impacts: jobs, construction costs, payroll/property taxes
- Marketing & Implementation Plan
- Business Oregon Decision Ready Designation

# Development Area Plan By Site

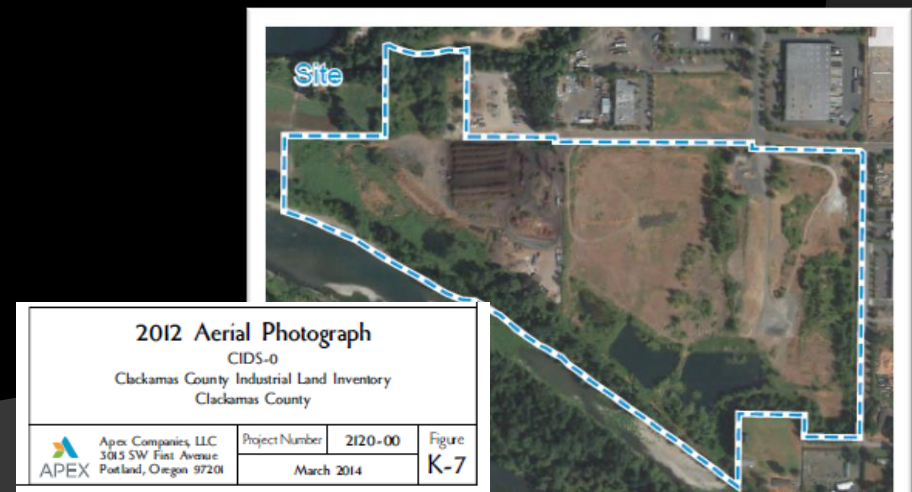
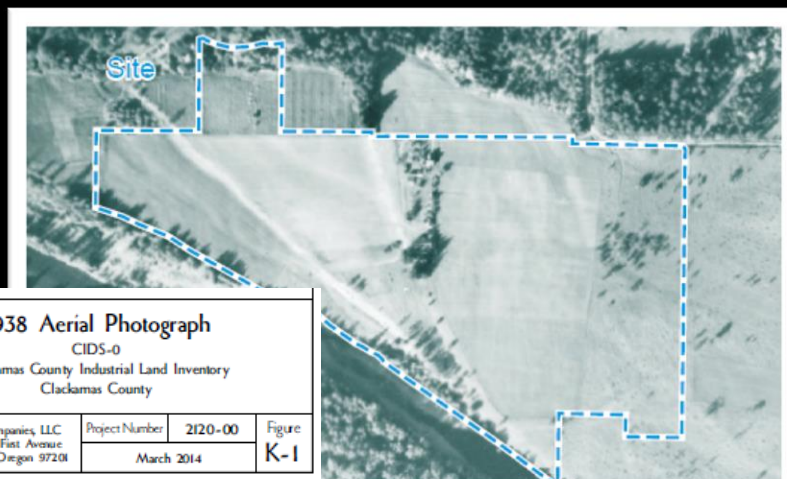
# Existing Conditions

## Clackamas Industrial Area Opportunity Site (CIAO)



# Environmental Review

- Process By Site:
  - Site reconnaissance and photos
  - Review DEQ Facility profile
  - File review
  - Historical aerial photography review
  - Summary of environmental conditions
  - Remediation cost estimate and schedule



# Infrastructure Analysis

- Existing Services:
  - Water
  - Sewer
  - Storm
- Improvements
- Building Surcharge
- Slope Mitigation

## Public Utility Infrastructure Summary



Water Distribution				Sanitary Sewer				Storm Drainage			
<u>Existing Water Infrastructure</u>				<u>Existing Sewer Infrastructure</u>				<u>Existing Storm Infrastructure</u>			
Nearest Water Location: Public line in Capps Rd				Nearest Sewer Location: Public line in Capps Rd and Wilde Rd				Nearest Storm Location: Clackamas River			
Water Provider:	Clackamas River Water District			Sewer Provider:	WES			Storm Provider:	WES		
Water Service Area:	North-Clackamas Service Area			Sewer Service Basin:	CCSD #1			Storm System Outfall:	Clackamas River		
Distance to Site:	Adjacent to North			Distance to Site:	Adjacent to E, N			Distance to Site:	Adjacent to South		
Water Main Size:	12" (N), 8" (S)			Sewer Pipe Size:	8" (E), 10" (N)			Storm Pipe Size:	N/A		
Detention / WQ Required:				Yes per CCSD #1				Yes per CCSD #1			
<u>Proposed Water Improvements</u>				<u>Proposed Sewer Improvements</u>				<u>Proposed Storm Improvements</u>			
Pipe Size	Pipe Length	Unit Cost	Total Cost	Pipe Size	Pipe Length	Unit Cost	Total Cost	Pipe Size	Pipe Length	Unit Cost	Total Cost
12"	1,770	\$180	\$ 318,600	8"	1,050	\$150	\$ 157,500	12"	450	\$140	\$ 63,000
								24"	300	\$240	\$ 72,000
Total Water Improvements Cost: \$ 318,600				Total Sewer Improvements Cost: \$ 157,500				Total Storm Improvements Cost: \$ 165,000			
<u>Other Water Notes:</u>				<u>Other Sewer Notes:</u>				<u>Other Storm Notes:</u>			
Total water system capacity: 24 mgpd				CCSD#1 Capps Road pump station located on site.				Assumes modifying existing treatment ponds as detention facilities for site development.			
Peak flow available to the site: 2.16 mgpd											
Available Water Pressure: 65-80 psi											
Water Design: 6 months				Sewer Design: 6 months				Storm Design: 6 months			
Water Permit / Construction: 6 months				Sewer Permit / Construction: 6 months				Storm Permit / Construction: 12 months			

<u>Slope Mitigation</u>	
Area with slopes greater than 5 percent:	379,000 sf
Maximum elevation difference across slope area:	18 ft
Average cut/fill height to mitigate slopes:	3.5 ft
Estimated earthwork volume:	25,000 cy
Cut/Fill Unit Cost:	\$15.00 /cy
Slope Earthwork Cost:	\$375,000
Average Retaining Wall Height:	6'-8'
Estimated Retaining Wall Face Area:	8,620 sf
Retaining Wall Unit Cost:	\$25.00 /cy
Retaining Wall Cost:	\$215,500
<b>Slope Mitigation Cost:</b>	<b>\$590,500</b>
Slope Mitigation Permit:	6 months
Slope Mitigation Construction:	12 months
Note: The above slope mitigation costs are for the specific building sizes and configuration used in this study. Other building uses, configurations, or sizes may result in revised slope mitigation requirements.	
<u>Building Pad Surcharge</u>	
No building pad surcharge expected.	



# Transportation Analysis

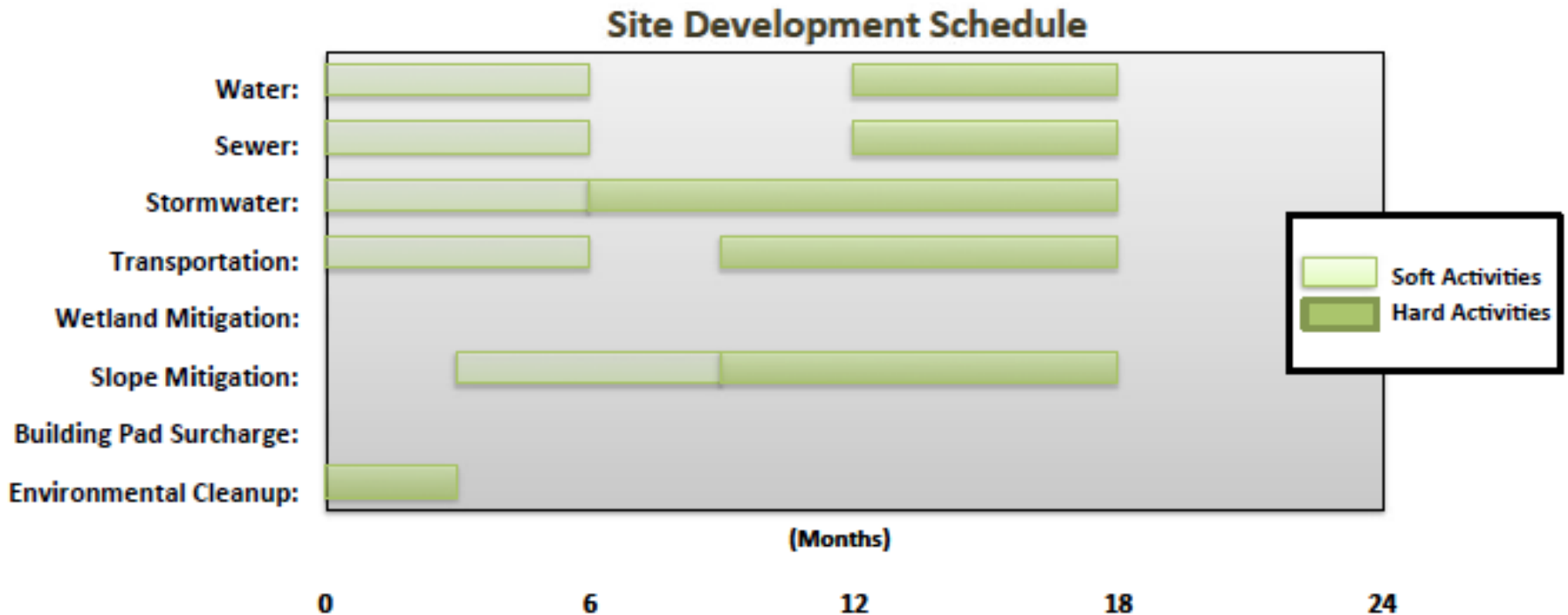
## Transportation (Off-Site Development)

- The site has direct access to SE Capps Road to the north, SE 115th Avenue to the northeast (when constructed) and SE Wilde Road to the east; however, access to Wilde Road is limited by topography. Direct property access can be oriented to SE Capps Road and SE 115th Avenue which connects to OR212 via SE 120th Avenue, SE Jennifer Street and SE 122nd Avenue.
- Immediate Opportunity Funds have recently been requested for the extension of SE 120th Avenue to make the property market-ready. This extension will re-grade the property entrance and provide access further south within the property.
- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited to direct property access improvements and the following:
  1. Construct  $\frac{1}{2}$  street improvements on SE Capps Road along property frontage: \$928,000
  2. Construct  $\frac{1}{2}$  street improvements on SE 115th Avenue from Capps Road to north development edge: \$224,000
  3. Construct SE 120th Avenue extension south onto property (as necessary): no direct project cost if constructed as part of IOF funding
- Near-term property development can occur with minimal need to construct off-site transportation infrastructure improvements and the development is exempt from Clackamas County transportation concurrency requirements. However, OR 212 mobility will generally be poor until planned and programmed Sunrise Corridor improvements are constructed.



# Site Development Schedule

- Soft Costs
- Hard Costs



# Target Industry Analysis

- Cluster and trends analysis to identify target industries for development
  - Select highest/best use for each site
- Identify opportunities and constraints to attract key industries
- Examine employment growth rates and trends



### Legend

Bar Height Depicts Annual Economic Output Per Square Mile by Industry Cluster:

- Advanced Technology/High Tech
- Wholesale Trade
- Food & Beverage Processing
- Agriculture & Food Production
- Nurseries & Greenhouses

# Industry Cluster Impact Analysis

## Economic and Fiscal Impact Analysis

### Site Uses:

Regional concentrations of users specializing in advanced metals manufacturing is high, and the site has been marketed to such users in the past. Our model assumes a single user advanced metals manufacturer on this site.

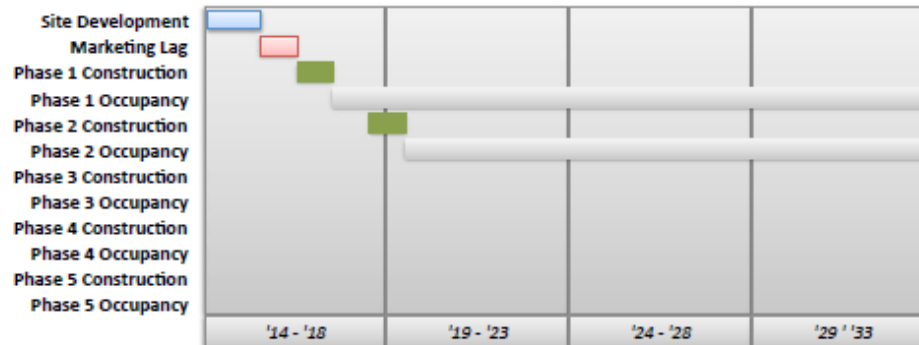
### Building Use Matrix

Building A	General Manufacturing/Flex
Building B	Warehouse
Building C	General Manufacturing/Flex
Building D	General Manufacturing/Flex
Building E	General Manufacturing/Flex
Building F	General Manufacturing/Flex

Total Construction Costs for Building Development\*: **\$44,850,600**

\* In 2024 Dollars, rounded to 1,000th

### Phasing Schedule for Site Build-Out



**SITE AREA:** 59.75 ACRES

**BUILDING AREA:** 563,250 SF

**PARKING:** 832 STALLS

**SITE BOUNDARY:** [Blue dashed line]

**STORM POND:** [Blue area]

**LANDSCAPING:** [Green area]

**PAVED SURFACE:** [Grey area]

### Economic Impacts

<b>SITE</b>	Figures represent direct, indirect, and induced economic impacts from site development activities over the 18-month site development period.
<b>FACILITIES</b>	Figures represent direct, indirect, and induced economic impacts from construction of user facilities over 18 development phases.
<b>ON-GOING</b>	Figures represent direct, indirect, and induced economic impacts from on-going operations at businesses on site at full-build-out capacity.

	Jobs	Payroll	Output
Direct	9	\$660,000	\$720,000
In./Ind.	9	\$490,000	\$760,000
<b>TOTAL:</b>	<b>18</b>	<b>\$1,150,000</b>	<b>\$1,480,000</b>

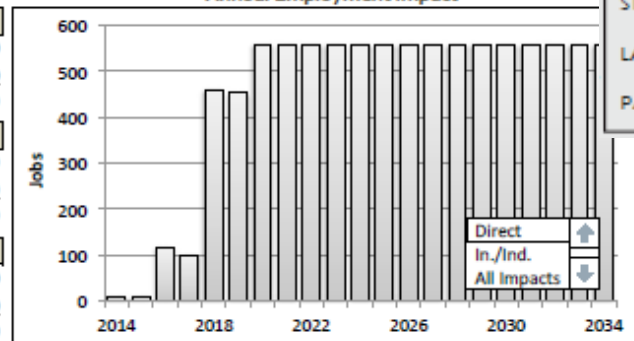
  

	Jobs	Payroll	Output
Direct	72	\$5,640,000	\$6,240,000
In./Ind.	64	\$3,610,000	\$5,630,000
<b>TOTAL:</b>	<b>136</b>	<b>\$9,250,000</b>	<b>\$11,870,000</b>

	Jobs	Payroll	Output
Direct	557	\$56,320,000	\$52,380,000
In./Ind.	1,006	\$70,270,000	\$92,500,000
<b>TOTAL:</b>	<b>1,563</b>	<b>\$126,590,000</b>	<b>\$144,880,000</b>

### Annual Employment Impact



# Development Area Plan Scenario

## Clackamas Industrial Area Opportunity Site (CIAO)



# Clackamas Industrial Area Opportunity Site (CIAO)



# Decision Ready Designation

- Step 1 prior to Site Certification
- Fast track tool to assess site readiness
- Reduces risk for potential developers
- Assists communities in policy and investment decisions

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## Site Readiness Steps:

Industrial Site  
Certification  
↑  
Decision Ready  
↑  
Raw Land

## Decision Ready Checklist

### OWNER

- Signed Owner Letter
- Preliminary Title Report and/or Description of Liens/ Easements/Encumbrances
- Description/Photographs of Improvements

### MAPS

- Site/Aerial Map
- Topographic Map
- Floodplain Map / Letter
- Transportation Access Map

### LOCAL SUPPORT

- Letter from Highest Ranking Elected Official

### LAND USE

- Confirmation of UGB, Annexation, Zoning
- Applicable Zoning Code
- Outline of Planned/Pending Land Use Actions

### ENVIRONMENTAL & WETLANDS

- Phase I Environmental Report
- Determination Letter/Ruling from Dept. of State Lands
- Soils Description
- Threatened & Endangered Species Letter
- Confirmation of ambient air quality non-attainment of maintenance area

### TRANSPORTATION

- Local Transportation Letter and Documentation
- State Transportation Letter and Documentation

### UTILITY LETTERS

- Water & Sewer Provider Info and Letter
- Electricity Provider Letter
- Natural Gas Provider Letter
- Telecom Provider Letter
- Stormwater Requirements Letter

### CULTURAL

- Letter from State Archaeologist



# Marketing and Implementation

# Marketing & Implementation

- Promote County employment lands
- Identify strategic opportunities for near and intermediate term success
- Inform local and regional partners
- Create marketing materials and resources:
  - Development Site Profiles
  - Website/online presence
  - Collaborative marketing
  - Site selector outreach

# Collaborative Efforts

- EDC Committee work
- Clackamas County Urban Growth Report
- Clackamas County Transportation System Plan (TSP) **Updates**
- Greater Portland Region Large Lot Recruitment Study

# Development Site Profile

CIAO Development Site

## Location Map



### Site Proximity

Airport: 19 miles | Port of Portland: 17 miles | Rail: .4 miles

### From Clackamas County to Major Western Regional Cities

Seattle, WA: 200 miles | Las Vegas, NV: 950 miles | Salt Lake City, UT: 785 miles  
Boise, ID: 445 miles | Denver, CO: 1,250 miles | Phoenix, AZ: 1,250 miles



## Clackamas County

Clackamas County Development Agency

150 Beaver Creek Road  
Oregon City, OR 97045

Phone: (503) 742-4325

Email: [danjoh@clackamas.us](mailto:danjoh@clackamas.us)

Fax: (503) 742-4349

Website: [www.clackamas.us/development/](http://www.clackamas.us/development/)

## 60 Acres Industrial Land

Clackamas, Oregon



CIAO Development Site

## Key Attributes

Owned by Clackamas Development Agency

Developed industrial area

Access to large workforce

Fully served with utilities

Excellent traffic circulation

Minutes from key transportation assets

## Proposed Development Scenarios



## Location Overview

The size and location of the CIAO site provides flexibility of development types and uses. The general area is within a well-established transportation corridor for the movement of freight to and from manufacturers and distribution facilities. The proximity of the site to Interstate 205 provides a substantial opportunity for generating interest in the manufacturing sector. The CIAO site could effectively be developed for a single or multi-user development such as speciality manufacturing which could combine material handling, processing, and front office functions easily on the site.

Clackamas County has expressed a goal of job creation to support its citizens, therefore the Development Agency will be motivated to support appropriate development opportunities presented to them, especially those with significant job creation.

### Distance to Key Transportation Assets

- Interstate 5: 13 miles to Interstate 5
  - Interstate 205: 2 miles to Interstate 205
  - Portland International Airport: 19 miles
  - Port of Portland Container Terminal Six: 17 miles
- Source: Google Maps*

### Work Force:

- Clackamas County Labor Force: 3,480
  - Labor Force - 5 Mile Radius: 84,995
  - Median Household Income: \$53,372
  - Average Commute: 24 minutes
- Source: Oregon Prospector*

### Five Largest Clackamas County Employers:

- Kroger Inc.: 900-1000 emp.
  - Safeway Stores Inc.: 400-500 emp.
  - Pacific Sea Food Company Inc.: 200-300 emp.
  - Gordon Trucking Inc.: 200-300 emp.
  - Oregon Iron Works Inc.: 200-300 emp.
- Source: Clackamas County Economic Landscape analysis, 2012*

### Clackamas County Key Industries:

- Professional Business Services
- Advanced Manufacturing and Technology
- Food Processing and Production
- Wholesale Trade and Distribution
- Health Care
- Film and Media Production
- Wood Product Manufacturing
- Nurseries and Greenhouses

## Public Utility Infrastructure Summary

Existing Water Infrastructure	Existing Sewer Infrastructure	Existing Storm Infrastructure	Electric Service Infrastructure	Natural Gas Service Infrastructure
<ul style="list-style-type: none"> <li>• <b>Provider:</b> Clackamas River Water District</li> <li>• <b>Distance to Site:</b> Adjacent N</li> <li>• <b>Nearest Water Location:</b> Public line in Capps Rd.</li> <li>• <b>Water Service Area:</b> North-Clackamas Service Area</li> <li>• <b>Water Main Size:</b> 12" (N), 8" (S)</li> <li>• <b>Total Water System Capacity:</b> 24 mgpd</li> <li>• <b>Peak Flow Available to the Site:</b> 2.16 mgpd</li> <li>• <b>Available Water Pressure:</b> 65-80 psi</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Provider:</b> WES</li> <li>• <b>Distance to Site:</b> Adjacent E, N</li> <li>• <b>Nearest Sewer Location:</b> Public line in Capps Rd. and Wilde Rd.</li> <li>• <b>Sewer Pipe Size:</b> 8" (E), 10" (N)</li> <li>• <b>Sewer Service Basin:</b> CCSD#1</li> </ul> <p>CCSD#1 Capps Road pump station located on site.</p>	<ul style="list-style-type: none"> <li>• <b>Provider:</b> WES</li> <li>• <b>Distance to Site:</b> Adjacent S</li> <li>• <b>Nearest Storm Location:</b> Clackamas River</li> <li>• <b>Storm System Outfall:</b> Clackamas River</li> <li>• <b>Detention / WQ Required:</b> Yes per CCSD#1</li> </ul> <p>Assumes modifying existing treatment ponds as detention facilities for site development.</p>	<ul style="list-style-type: none"> <li>• <b>Provider:</b> PGE</li> <li>• <b>Electric Service Available:</b> Yes</li> <li>• <b>Available Capacity:</b> Yes</li> </ul> <p>PGE will work with prospective customers to meet their timeline and load requirements.</p>	<ul style="list-style-type: none"> <li>• <b>Provider:</b> NW Natural</li> <li>• <b>Natural Gas Service Available:</b> Yes</li> <li>• <b>Available Capacity:</b> Yes</li> </ul> <p>NW Natural must be consulted prior to any request for gas to determine ability to serve.</p>



# LAND of PLENTY

Welcome to Clackamas County! A place where there is unity between jobs, the environment, and a high quality of life. Our diverse landscape has something for everyone including a competitive business environment.

Clackamas County has plenty of:



- Development ready lands
- Industries
- Recreation
- Business Assistance
- Film Locations
- Work Force
- Communities
- Agriculture
- Quality Living
- Broadband Fiber

## HOW CAN WE HELP?

If you need additional information please complete this form and we will respond.

- Business Assistance
- Looking for Property
- Export Assistance
- Business Incentives
- Filming in Clackamas County
- Other

Name  Business Name

Phone  Phone Number

## REGION AT A GLANCE



Clackamas County has a wide variety of development opportunities in Oregon.

## NEWS & EVENTS:

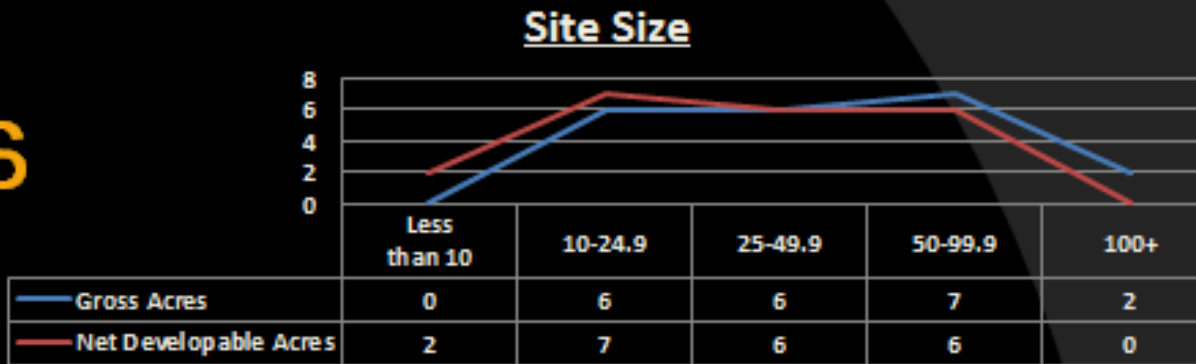
Business and Economic Development receives two national awards at 2014 National Economic Awards

## CONNECT:



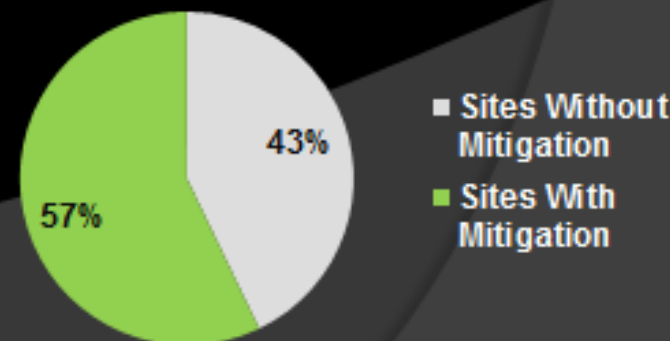
# Conclusions & Next Steps

# Conclusions



- 21 sites analyzed (*Net developable sites between 10 and 100 acres were evenly distributed*)
- Two State Certified Sites (*CIAO, Estacada*)
- Two State Re-Certifications in process (*Canby, Molalla*)
- Seven Development Sites qualify for certification
- Onsite constraints for environmental and slope mitigation contributed to longer development times

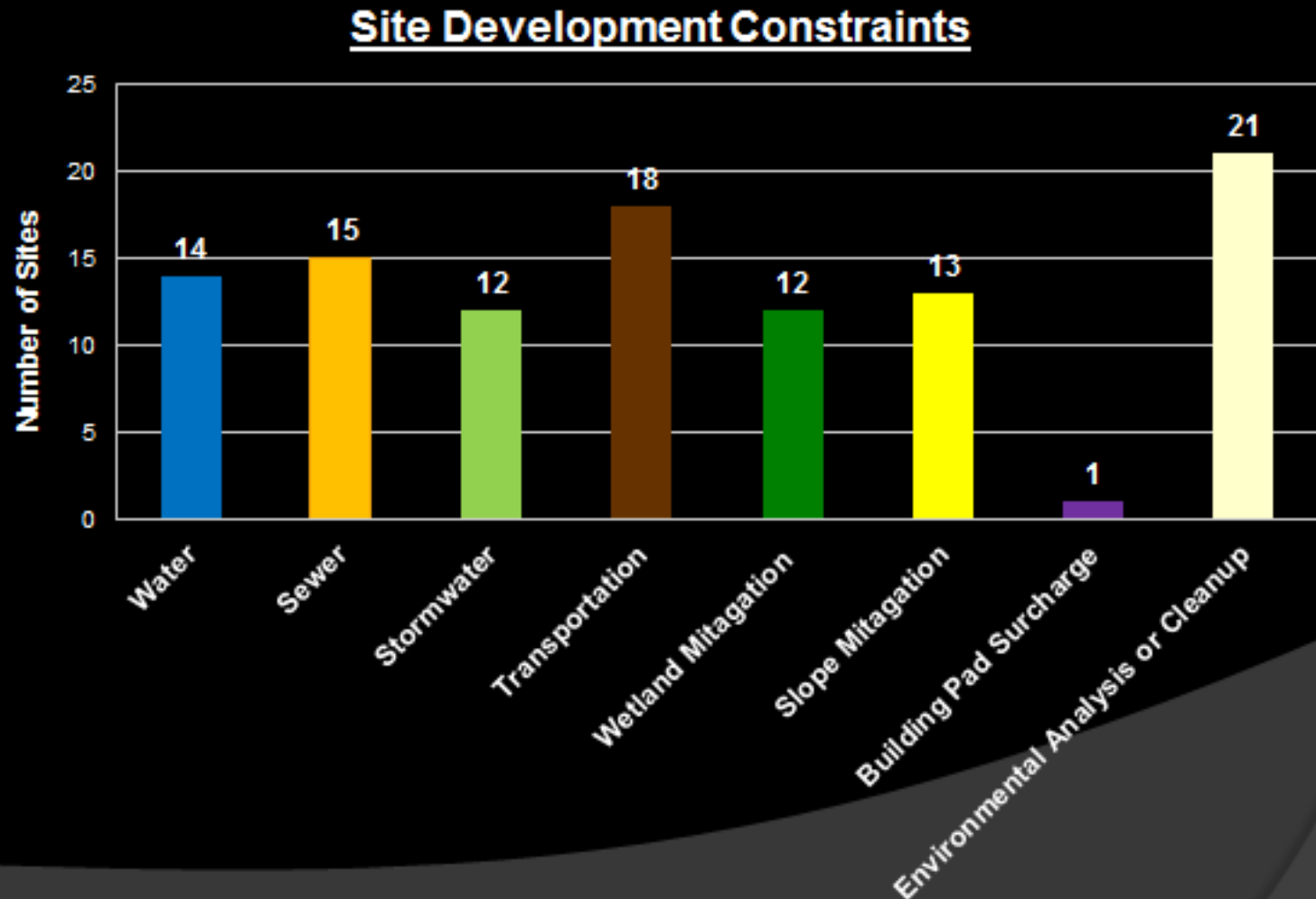
## Sites with Wetland Mitigation



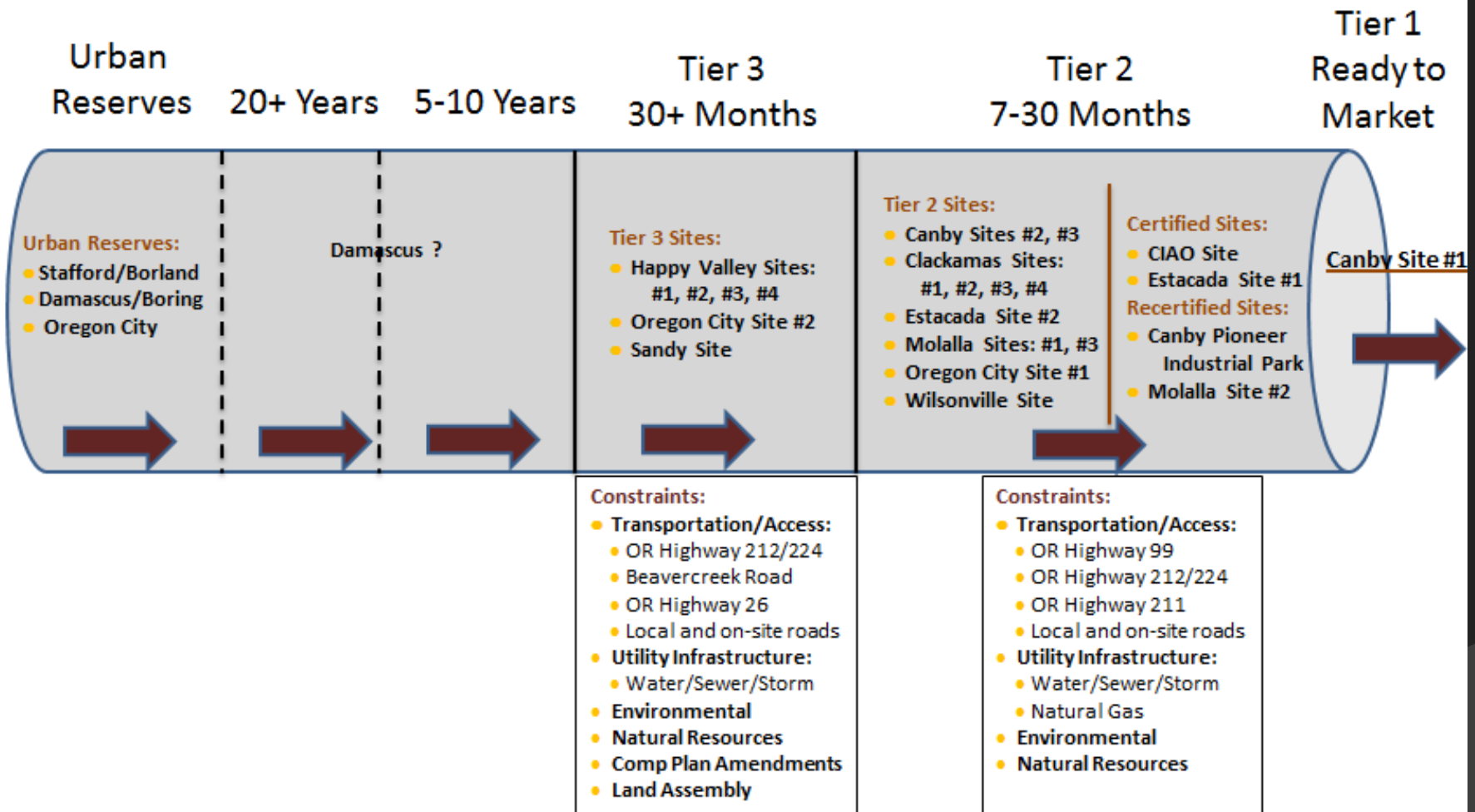


# Site Development Constraints

Sites in this study were most needing transportation infrastructure and environmental analysis or cleanup



# Employment Lands Pipeline



# Proposed Phase III

## Scope of Work:

- Additional build-out scenarios for sites
- Economic impact analysis on alternate targeted industry uses for sites
- County-wide employment lands needs analysis
- Continued updates and property additions to the online Site Search tool

# Topics for Discussion

- Transportation and Infrastructure Priorities
- Jobs Per Acre
- Industrial Uses on County Development Site

# For More Information Contact:

Clackamas County

Business & Economic Development

150 Beaver Creek Road | Oregon City, OR 97045

Phone: 503-742-4BIZ | Email: [4Biz@clackamas.us](mailto:4Biz@clackamas.us)



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