



DATE: April 22, 2013
TO: Members of the Joint Committee on Ways and Means
Sub-Committee on Transportation and Economic Development
FROM: Tim McCabe, Director
SUBJ: Response to Industrial Land Question Posed during OBDD Budget Hearing
April 11, 2013

Requests for two industrial land lists were made during the Phase 2 convening of the Joint Committee on Ways and Means Subcommittee on Transportation and Economic Development on Thursday, April 11th. The first list comprises the “pipeline” or requests for Industrial Land Certification. The second list comprises the certified industrial land sites since the program inception of 2004. In addition, I have included cost estimates below for site certification based on historical program data.

As an overview of the program, the industrial certification process is driven by private or public property owner. The property owner contacts Business Oregon and together completes a non-binding intake form. The completed intake form starts the certification process with Business Oregon and other state agency partners. Completing an application is a team effort with the state agency partners, local government and the owner. The attached “pipeline” list has limited information, depending upon whether the property owner wanted to pursue the certification, or whether the intake or application has all the information.

The attached certified sites list includes both active certifications as well as expired. Active certifications are good for two years and then require a recertification. A recertification requires an updated application, a letter signed by the owner/applicant confirming the not-to-exceed sale price and that there is no new information regarding environmental conditions and a new letter from the jurisdiction, signed by the chief elected official reconfirming support for the development of the site for purposes stated in the original application.

The estimated average cost of a certification is difficult to determine. As I mentioned at the hearing, there are many variables to consider. In fact, for site certification, there are 31 specific criteria that are required to be addressed. For the decision ready designation, there are 27 specific criteria that are required to be met. The specific criteria include documents and/or maps that support the fundamental attributes of the site and its develop-ability, land use planning and municipal zoning regulations, environmental and cultural protections, transportation infrastructure, public and private utilities, regional air quality designations, emergency, public safety and protective services, demographics and workforce, tax incentives and disincentives and the distance away from special avoidance factors.

Historically, contracted assessments for property without more complex issues average between \$5,000 to \$10,000 for assistance to the site owner with land use designations, utilities and services, maps, legal obligations, etc. The larger and more complex sites can range between \$25,000 to \$50,000 in addition to the contract assessment work for items such as wetlands delineations, Phase 2 Environmental, archeological studies, etc. Certification costs are borne by the site/property owner in most cases.

This completes the requests from Phase 2. I would be glad to provide any further data or answer any additional questions or concerns.

Thank you.

Pipeline (incomplete and decision ready)				
County	Name of Site	# of Acres	Private (Y) / Public (N)	Active (Y/N)
			<i>Total # of Private expressed below</i>	<i>Total # of Active expressed below</i>
111		1,434	1	41
Benton	Tangent Industrial Park	26	<i>n/a</i>	Y
Benton	Philomath-Lakeview	<i>n/a</i>	<i>n/a</i>	N
Benton	Adair Village Industrial Site	127.5	<i>n/a</i>	Y
Benton	Caldwell South Farm Site	<i>n/a</i>	<i>n/a</i>	Y
Benton	Elliot Circle Industrial Site	<i>n/a</i>	<i>n/a</i>	Y
Benton	North Reservoir Road Industrial Site	<i>n/a</i>	<i>n/a</i>	Y
Benton	Cascades View	62	<i>n/a</i>	Y
Benton	Shirley	40.5	<i>n/a</i>	Y
Benton	South Reservoir Road Industrial	<i>n/a</i>	<i>n/a</i>	Y
Clackamas	Rock Creek	<i>n/a</i>	<i>n/a</i>	N
Clackamas	Beavercreek Road	<i>n/a</i>	<i>n/a</i>	N
Clackamas	Estacada Industrial Land	<i>n/a</i>	<i>n/a</i>	N
Clackamas	Clackamas Opportunity Site	<i>n/a</i>	<i>n/a</i>	N
Clackamas	Pioneer Industrial Park	<i>n/a</i>	<i>n/a</i>	Y
Clatsop	Astoria Regional Airport	<i>n/a</i>	<i>n/a</i>	N
Clatsop	Bradwood Landing	<i>n/a</i>	<i>n/a</i>	N
Coos	Port of Coos Bay	<i>n/a</i>	<i>n/a</i>	N
Crook	Tom McCall	<i>n/a</i>	<i>n/a</i>	Y
Deschutes	Crown Mill Industrial Site	<i>n/a</i>	<i>n/a</i>	N
Deschutes	Juniper Ridge	<i>n/a</i>	<i>n/a</i>	N
Deschutes	Redmond Airport	<i>n/a</i>	<i>n/a</i>	N
Deschutes	Redmond Airport Site II	<i>n/a</i>	<i>n/a</i>	N
Deschutes	Desert Rise C	<i>n/a</i>	<i>n/a</i>	N
Deschutes	DSL	<i>n/a</i>	<i>n/a</i>	Y
Douglas	Roseburg Forest Products - Green	<i>n/a</i>	<i>n/a</i>	N
Douglas	International Paper -Gardiner	<i>n/a</i>	<i>n/a</i>	N
Douglas	Wilbur	<i>n/a</i>	<i>n/a</i>	N
Douglas	Dixonville Mill Site	<i>n/a</i>	<i>n/a</i>	N
Douglas	Del Rio Site	<i>n/a</i>	<i>n/a</i>	N
Douglas	Dixonville	<i>n/a</i>	<i>n/a</i>	Y
Douglas	Winchester	<i>n/a</i>	<i>n/a</i>	Y
Gilliam	Shutler Station Industrial Park	95.1	<i>n/a</i>	N
Gilliam	Cedar Springs Industrial Park	<i>n/a</i>	<i>n/a</i>	N
Gilliam	Arlington Industrial Site	<i>n/a</i>	<i>n/a</i>	N
Gilliam	Arlington	<i>n/a</i>	<i>n/a</i>	Y
Grant	Seneca Industrial Park	<i>n/a</i>	<i>n/a</i>	N
Harney	Louisiana Pacific Site	<i>n/a</i>	<i>n/a</i>	N
Harney	Burns Airport	<i>n/a</i>	<i>n/a</i>	N
Hood River	Cascade Locks Industrial Park	<i>n/a</i>	<i>n/a</i>	N
Hood River	Port of Hood River - Riverside	<i>n/a</i>	<i>n/a</i>	Y

	Drive			
Hood River	Odell - Lingren Road	<i>n/a</i>	<i>n/a</i>	Y
Hood River	Odell - Davis Property	<i>n/a</i>	<i>n/a</i>	N
Jackson	Burrill Mill Site	<i>n/a</i>	<i>n/a</i>	N
Jackson	Ashland Mill	<i>n/a</i>	<i>n/a</i>	Y
Jackson	Burrell Ave. G	<i>n/a</i>	<i>n/a</i>	Y
Josephine	Rendata Industrial Park	<i>n/a</i>	<i>n/a</i>	N
Klamath	Cascade Industrial Site	140	<i>n/a</i>	N
Klamath	WESGO	<i>n/a</i>	<i>n/a</i>	N
Lane	Cottage Grove Industrial Park	28.1	<i>n/a</i>	N
Lane	Metro Industrial Site	<i>n/a</i>	<i>n/a</i>	N
Lane	Awbrey Lane	<i>n/a</i>	<i>n/a</i>	N
Lane	Natron	<i>n/a</i>	<i>n/a</i>	N
Lane	Oaklea	<i>n/a</i>	<i>n/a</i>	N
Lane	Veneta Business Park	<i>n/a</i>	<i>n/a</i>	N
Lane	Florence Industrial Park	<i>n/a</i>	<i>n/a</i>	N
Lincoln	Wood-Lawson Site	<i>n/a</i>	<i>n/a</i>	N
Lincoln	Toledo Mill Park	<i>n/a</i>	<i>n/a</i>	N
Lincoln	Wood Lawson	<i>n/a</i>	<i>n/a</i>	Y
Lincoln	Toledo Mill Site	<i>n/a</i>	<i>n/a</i>	Y
Lincoln	Waldport Industrial Park	<i>n/a</i>	<i>n/a</i>	Y
Linn	Albany Industrial Park North	<i>n/a</i>	<i>n/a</i>	Y
Linn	Rodeo	120.1	<i>n/a</i>	Y
Linn	Burkhart	37.5	<i>n/a</i>	Y
Linn	Millersburg Industrial Site	151.1	<i>n/a</i>	Y
Linn	Wah Chang	74.6	<i>n/a</i>	Y
Linn	Lebanon Airport	103.5	<i>n/a</i>	Y
Linn	Albany Industrial Park South	299	<i>n/a</i>	Y
Linn	Brownsville Industrial Site	<i>n/a</i>	<i>n/a</i>	N
Linn	Hwy 99 & Ellingson Rd	<i>n/a</i>	<i>n/a</i>	Y
Linn	Lebanon Air Way Industrial Site	<i>n/a</i>	<i>n/a</i>	Y
Linn	Hansford Industrial Site	<i>n/a</i>	<i>n/a</i>	Y
Linn	Epping/Sprenger	28	<i>n/a</i>	Y
Linn	Grand Prarie	43	<i>n/a</i>	Y
Linn	Veterans Business Park	22.3	<i>n/a</i>	Y
Linn	I-5 Interchange	35.9	<i>n/a</i>	Y
Linn	Pepsico/Frito-Lay	<i>n/a</i>	<i>n/a</i>	Y
Malheur	Corn Property	<i>n/a</i>	<i>n/a</i>	N
Malheur	Nyssa Industrial Park	<i>n/a</i>	<i>n/a</i>	N
Malheur	Vale - Keller Property	<i>n/a</i>	<i>n/a</i>	N
Marion	Aumsville Industrial Park - Coe	<i>n/a</i>	<i>n/a</i>	N
Marion	Calpine	<i>n/a</i>	<i>n/a</i>	N
Marion	Aumsville Industrial Site (Beaver Creek)	<i>n/a</i>	<i>n/a</i>	N
Marion	Butteville Road Property	<i>n/a</i>	<i>n/a</i>	N
Marion	Mill Creek 1-A East	<i>n/a</i>	<i>n/a</i>	N
Marion	Mill Creek 1-A North	<i>n/a</i>	<i>n/a</i>	N
Marion	Mill Creek 1-A West	<i>n/a</i>	<i>n/a</i>	N

Polk	Hoffman Site	<i>n/a</i>	<i>n/a</i>	N
Polk	Dallas Monmouth Cutoff	<i>n/a</i>	<i>n/a</i>	N
Polk	NE Hoffman Road	<i>n/a</i>	<i>n/a</i>	N
Polk	Genttemann Site	<i>n/a</i>	<i>n/a</i>	N
Polk	Fort Hill Lumber	<i>n/a</i>	<i>n/a</i>	N
Polk	Oregon Alder Site	<i>n/a</i>	<i>n/a</i>	N
Tillamook	Port of Tillamook Bay - Site B1-B6	<i>n/a</i>	<i>n/a</i>	N
Umatilla	Coyote Industrial Park	<i>n/a</i>	<i>n/a</i>	N
Umatilla	Pinkerton Site	<i>n/a</i>	<i>n/a</i>	N
Wallowa	Wallowa Bates Mill	<i>n/a</i>	<i>n/a</i>	N
Wasco	N. Chenowith	<i>n/a</i>	<i>n/a</i>	N
Wasco	Oregon Log Homes Site	<i>n/a</i>	<i>n/a</i>	N
Wasco	River Road Industrial Site	<i>n/a</i>	<i>n/a</i>	N
Wasco	North Chenowith	<i>n/a</i>	<i>n/a</i>	N
Washington	Fujimi	<i>n/a</i>	<i>n/a</i>	N
Washington	Itel Road - Sharps/Robbins Site	<i>n/a</i>	<i>n/a</i>	N
Washington	Henningsen	<i>n/a</i>	Y	N
Washington	Kerr Property	<i>n/a</i>	<i>n/a</i>	N
Washington	Mashushita	<i>n/a</i>	<i>n/a</i>	N
Washington	Cornelius Industrial Site	<i>n/a</i>	<i>n/a</i>	Y
Washington	Cornelius	<i>n/a</i>	<i>n/a</i>	Y
Washington	Henningsen	<i>n/a</i>	<i>n/a</i>	Y
Washington	SpecraWatt	<i>n/a</i>	<i>n/a</i>	Y
Washington	Tualatin - Pactrust	<i>n/a</i>	<i>n/a</i>	Y
Yamhill	Sheridan Rock Creek Road	<i>n/a</i>	<i>n/a</i>	N

Certified (both active and inactive)				
County	Name of Site	# of Acres Certified	Private (Y) / Public (N)	Active (Y/N)
			<i>Total # of Private expressed below</i>	<i>Total # of Active expressed below</i>
83		6,242	53	83
Baker	Elkhorn Industrial Park	70	Y	Y
Benton	Corvallis Airport Industrial Site - Phase C	42	Y	Y
Clackamas	Canby Pioneer Industrial Park	163	N	Y
Clackamas	Avison Industrial Park	25	N	Y
Columbia	McNulty Creek Property	55	Y	Y
Coos	Airport Industrial Park	26	Y	Y
Coos	N. Bay Marine Industrial Park	42	Y	Y
Crook	Tom McCall Industrial Park	118	N	Y
Crook	Tom McCall Industrial Park Phase II	80	N	Y
Crook	Smith Landing	46	N	Y
Crook	Living Waters	159	N	Y
Deschutes	La Pine Industrial Park	78	Y	Y
Deschutes	Desert Rise Parcel A	17	Y	Y
Deschutes	Desert Rise Parcel B	25	Y	Y
Douglas	Oak Creek Industrial Park	25	Y	Y
Douglas	S. Umpqua Industrial Park	44	Y	Y
Douglas	Sutherlin Industrial Park	25	N	Y
Douglas	Oak Hills/Sutherlin Knolls	200	N	Y
Grant	Airport Industrial Park	123	Y	Y
Jackson	Airport Orchard	46	Y	Y
Jackson	Burrell Ave. G	105	N	Y
Jackson	NE Airport Breeze	89	N	Y
Jefferson	Madras Industrial Park Phase IV	30	Y	Y
Jefferson	Jefferson Business Park	43	Y	Y
Klamath	Klamath Falls Industrial Park	52	Y	Y
Lane	Oakridge Ind Park North	220	Y	Y
Lane	Port of Siuslaw	37	Y	Y
Lane	Oakridge Ind Park South	26.54	Y	Y
Lane	Greenhill Tech Park Phase II	40	N	Y
Lane	Oakridge Industrial Park North	37.26	Y	Y
Lane	Port of Siuslaw Industrial Park	37	Y	Y
Lane	Oakridge Industrial Park South	26.54	Y	Y
Linn	Northwest Industrial Area	203	N	Y
Linn	Reeves Industrial Park	44	N	Y
Linn	Kempf	66	N	Y
Malheur	Wada Industrial Site	40	N	Y
Marion	Gaffin Road (phase 1)	75	Y	Y

Marion	Mill Creek 1B	146	Y	Y
Marion	Meier Dozler Site	44	N	Y
Marion	Mill Creek 1C	50	Y	Y
Marion	Gaffin Road	75	Y	Y
Marion	Mill Creek 1B	146	Y	Y
Morrow	Port of Morrow Industrial Site	25	Y	Y
Morrow	Port of Umatilla McNary Site	114	Y	Y
Morrow	Port of Umatilla - Draper Site	15	Y	Y
Morrow	Port of Umatilla - Con Agra Site	33	Y	Y
Morrow	Port of Umatilla - Conforth Site	320	Y	Y
Multnomah	Interstate Crossroads	17.25	N	Y
Multnomah	Rivergate/ Lombard	113	Y	Y
Multnomah	Rivergate/ Leadbetter	59	Y	Y
Multnomah	Riverside Parkway Corporate Center	33	N	Y
Multnomah	Townsend Business Park	90	N	Y
Multnomah	Mt. Hood CC Site	38	Y	Y
Multnomah	Boeing Industrial Site	21	N	Y
Multnomah	Interstate Crossroads	17	N	Y
Multnomah	Gresham Vista Business Park East Campus	102	N	Y
Multnomah	Gresham Vista Business Park-West	172	Y	Y
Polk	Praegitzer Industrial Site/Godsey Rd.	42	Y	Y
Sherman	Rufus Industrial Park	50	Y	Y
Tillamook	Port of Tillamook - k1-k8	80.74	Y	Y
Tillamook	Port of Tillamook Bay - Site I4	90	Y	Y
Tillamook	Port of Tillamook Bay - Site E2-E6	44	Y	Y
Umatilla	Port of Umatilla McNary Site	114	Y	Y
Umatilla	Port of Umatilla- Draper	15	Y	Y
Umatilla	Port of Umatilla- Con Agra	33	Y	Y
Umatilla	Port of Umatilla- Conforth	320	Y	Y
Umatilla	Hermiston Industrial Park	340	Y	Y
Umatilla	Brogiotti Property	70.3	Y	Y
Umatilla	Airport Industrial Park	75	Y	Y
Umatilla	South Hill Property	94	Y	Y
Union	La Grande Business Park	65	Y	Y
Union	Elgin Industrial Park	18	Y	Y
Wasco	Port of The Dalles	31	Y	Y
Wasco	NW Aluminum	101	N	Y
Washington	Westmark Property	30	N	Y
Washington	Shute Rd. Industrial Site	187	N	Y
Washington	Shute Road/Nike	62	N	Y
Washington	Conklin	29	N	Y
Washington	Merix Property	31	N	Y
Washington	Baker Property	50	N	Y
Wheeler	Fossil Industrial Park	20	Y	Y
Yamhill	Orchard Ave Ind Park	19.74	N	Y
Yamhill	Orchard Avenue Industrial Site	19.74	Y	Y