

MACKENZIE.

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REGIONAL INDUSTRIAL SITE READINESS

2017 Inventory Update

APPENDIX A June 2017 Inventory Matrix

Dated
October 19, 2017

Project Number
2110160.04



MACKENZIE
Since 1960

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REGIONAL INDUSTRIAL LAND INVENTORY - JUNE 2017

Site ID	2017 Tier	2014 Tier	2011 Tier	State Certified	Owner/Site	Location	County	Gross Acres	Wetlands (RLIS)	Wetland Acreage (Jurisdictions)*	Flood 96 Acres (RLIS)	FEMA Flood AC (RLIS)	Floodplain AC (Jurisdictions)*	Streams AC (RLIS)	Stream AC (Jurisdictions)*	7-25% Slope Acres (RLIS)	10-25% Slope Acres (Jurisdiction/RLIS)*	All Constraints (RLIS)	All Constraints (Jurisdictions)*	% Constraints (RLIS)	% Constraints (Jurisdictions)*	Net Developable Acreage (RLIS)	Net Developable Acreage (Market Knowledge)*	Use Restriction	Brownfield	Annexation Required	Number of Taxlots	Number of Owners	Multiple Ownerships	INFRASTRUCTURE			TRANSPORTATION				AVAILABILITY/OWNERSHIP				Notes**	
																														Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight System (All Modes)	Currently for Sale/Lease	Willing to Transact	Private Ownership	Investor		Public
1	1	2	1		PORT OF PORTLAND (RIVERGATE)	PORTLAND	Multnomah	51.44	0.00		0.21	0.00		0.00		0.02		0.23		0.45%		51.21					4			A	B	A	A	B	A	A	L		YES	1	Under contract with a developer. Incidental Take Permit issued by USFW Spring 2017.	
16	1	3	3		BLUE LAKE CORPORATE PARK (FORMERLY CEREGHINO)^	GRESHAM	Multnomah	41.63	1.28	0.00	26.37	36.80	0.00	0.92		3.49	0.00	41.05	0.00	98.60%	0.00%	0.58	25.00				5			A	A	A	B	A	A	A	L	YES		16	Under contract with developer. In managed floodplain; net developable acreage assumes complete mitigation strategy. Two spec buildings 378,000SF & 85,500SF planned for construction in Fall 2017.	
18	1	2	3		PORT OF PORTLAND (TRIP - PHASE 2)	TROUTDALE	Multnomah	42.67	14.94	12.07	0.00	0.00		0.00		4.38	0.00	19.02	12.07	45.00%	28.57%	23.24	35.83				3			A	A	A	A	B	B	C	S		YES	18	Under contract with developer. Split into two lots (Lot 10 and 11). 1. Purchase Sale Agreement in place for 18.7 acre Lot 10. Both lots shovel ready and fully served by infrastructure in Sundial Road.	
21	1	1	1		PORT OF PORTLAND - GVBP - East (Lot 5)	GRESHAM	Multnomah	48.20	0.00		0.00	0.00		0.00		0.96		0.96		0.83%		48.20					1			A	A	A	A	B	A	B	S/L		YES	21	Only Lot 5 remains.	
29	1	1	2	YES	CLACKAMAS COUNTY DEVELOPMENT AGENCY^	CLACKAMAS	Clackamas	61.93	0.00	6.39	1.85	6.71		3.82		26.47		32.32		52.20%		29.60	40.00				11			B	B	B	B	B	B	C	S/L		YES	29	Under contract with developer. DEQ issued NFA letter and site was recertified by Business Oregon for 40 acres in Feb 2016.	
32	1	1	1		RALPH & SHIRLEY ELLIGSEN^	WILSONVILLE	Clackamas	33.42	0.00		0.00	0.00		0.00		0.00		0.00		0.00%		32.34	30.20				2			A	A	A	A	B	B	B	S	YES		32	Price constrained: currently not at industrial price; site is currently zoned RA-H with industrial comp plan designation and requires rezoning (120 days with City Council approval). BPA poles on site. Existing trees cannot be removed (~3ac). Future trail to be located on site and \$5.5M Beckmann Creek habitat improvements required with development. No further wetland investigation warranted - per DSL.	
50	1	1	2	YES	SHUTE NORTH (Berger/Moore Trust/Boyles Trust)	HILLSBORO	Washington	73.31	0.00	0.07	0.00	7.16	5.78	0.00	1.88	0.86	0.00	8.02	6.26	11.08%	8.65%	64.38	55.00				5	3	YES	B	B	A	A	A	A	B	S	YES		50	Under contract with developer. Known Significant Natural Resource Overlay on site. Net developable acreage removes portion of site reserved for Huffman Rd extension and BPA easement; Required extension of Huffman Rd for site access is greater than 6 month timeline. Wetland delineation reoccurring 11/09; Wetland acreage provided by DSL. North portion of Moore parcel is included as part of this site.	
52	1	1	2	YES	SHUTE SOUTH (Berger Properties/Moore Trust)	HILLSBORO	Washington	42.91	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00		0.00%	0.00%	52.00	42.91				2	2	YES	A	A	A	A	A	A	B	S	YES		52	Under contract with developer. Gross acreage includes area designated for Huffman Rd extension and net developable acreage does not; Required extension of Huffman Rd for site access is greater than 6 month timeline. Southern portion of Moore parcel is included as part of this site.	
57	1	1	1	YES	TTM TECHNOLOGIES INC. (formerly Merix Corp)	FOREST GROVE	Washington	34.25	0.66	4.54	0.00	0.00		0.00		0.30		0.83		2.42%		33.42	29.71				1			A	A	A	A	C	B	A	S		YES	57	Certified by Business Oregon in 2017. Rail served.	
119	1	new	new		INTEL (West Union Rd)	Hillsboro	Washington	72.40	0.00		0.00	0.00		0.00		6.69		6.69		9.20%		65.71	72.40				2			B	B	B	A	B	A	C		YES		YES	119	Moved to inventory from 2014 User Designated list due to Intel's willingness to transact in Spring 2017
9	2	2	2		PORT OF PORTLAND (NE Marine Dr & 33rd Ave)	PORTLAND	Multnomah	66.74	4.61	0.60	1.86	3.88		1.56		12.86		24.76	4.04	37.11%	6.05%	39.89	62.70				1			A	A	A	B	C	A	B	L		YES	9	Lease only. Located in managed floodplain with wetland ditch running through center of site; Net developable acreage assumes wetland mitigation. A traffic signal is proposed at the NE 33rd and Marine Dr intersection (TSP project 40006) in the Portland Transportation System Plan adopted in June 2016. Permit timelines 6+ months. Under negotiation with a developer.	
23	2	2	3		MT HOOD COMMUNITY COLLEGE	TROUTDALE	Multnomah	38.45	0.00		0.00	0.00		0.00		12.72	1.00	12.72	1.00	33.13%	2.60%	25.73	37.40		X		3			A	A	B	A	C	B	B		YES		YES	23	Site is not a part of MHCC master campus plan; site is zoned IP and available; any sale must be approved by the Department of Education with approval timelines 6+ months. Potentially an Environmental Clean up Site (Metro database) and level of clean up unknown.
37	2	3	3		ORR FAMILY FARM LLC^	SHERWOOD	Washington	93.77	4.20		0.00	0.00		0.00		49.60		53.42		55.50%		42.84	74.50			YES	1		C	A	B	A	B	A	A		YES	YES		37	Under contract with a developer. Slope mitigation and annexation required. Power line and wetland will reduce developable area. May fall under 25 acre threshold following further due diligence study. 124th south of T-S Road now under construction with expected completion expected by the end of 2018. Washington County has committed to increasing T-S Road from 3 lanes to 5 lanes from Teton Ave to Sherwood.	
38	2	2	2		BILES FAMILY LLC^	SHERWOOD	Washington	39.60	0.00		0.00	0.00		0.00		8.72		8.72		22.01%		30.89				YES	1		C	A	A	B	B	B	B	S		YES		38	No further wetland investigation warranted - per DSL.	
54	2	2	2		5305 NW 253RD AVENUE LLC	HILLSBORO	Washington	38.49	0.75	1.01	0.00	8.34	7.25	0.00		2.47	0.00	9.08	9.90	23.59%	25.72%	29.41	28.59			YES	1		B	B	A	A	A	A	B		N/A	YES		54	Plans underway and funding resources have been/are being identified for infrastructure. Construction of interim NE 41st is complete from Evergreen to Meek; 18" water line in NE 41st from Evergreen to north side of Waible Creek; will serve as backbone water line for #54 and #55 and provide water access to #104; estimated to be completed in Q3 2018. ROW purchase for Huffman btwn 41st and 30th and 30th from Huffman to intersection w/Sewell planned for Q1 2018 and construction of interim improvements of Huffman Q3 2018. Installation of sanitary sewer pump station to service #54, #55, #104 in 2019.	
55	2	2	2		SPOKANE HUMANE SOCIETY AND SPOKANIMAL CARE^	HILLSBORO	Washington	45.49	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00		0.00%	0.00%	45.49	34.00			YES	1		B	B	B	A	A	A	B		YES	YES		55	Known Significant Natural Resource Overlay on site. Net developable acreage removes portion of site reserved for Huffman Rd extension and BPA easement. Multiple owners own this parcel but listed as 1 LLC. Plans underway and funding resources have been/are being identified for infrastructure. Construction of interim NE 41st is complete from Evergreen to Meek; 18" water line in NE 41st from Evergreen to north side of Waible Creek; will serve as backbone water line for #54 and #55 and provide water access to #104; estimated to complete in Q3 2018. Installation of sanitary sewer pump station to service #54, #55, #104 in 2019.	
62	2	2	2		ROCK CREEK SITE^	HAPPY VALLEY	Clackamas	40.83	0.00		0.00	0.00		0.00		26.98		26.98		16.29%		13.85	36.82				5	2	YES	C	A	B	B	C	B	C	S	YES	YES		62	Transportation System Plan identifies future phases of the Sunrise Corridor Phase 2 (Highway 212) may impact an undetermined quantity of acreage along the southern site boundary; construction timing unknown.
66	2	2	2		KENNETH ITEL^	TUALATIN	Washington	44.71	0.00	0.00	0.00	0.00	0.00	0.00		16.00		16.00		3.42%		28.71				YES	2		A	A	A	A	B	A	A	S	YES	YES		66	Designated as Manufacturing Business Park; falls under commercial services overlay in SW Concept Plan. 124th south of T-S Road now under construction with expected completion by the end of 2018. Washington County has committed to increasing T-S road from 3 lanes to 5 lanes from Teton Ave to Sherwood.	
104	2	2	3		MEEK SUBAREA SITE^	HILLSBORO	Washington	268.02	0.00	0.00	0.00	14.96	9.24	0.00		4.54	1.36	19.50	10.60	6.09%	3.31%	248.52	257.42			YES	8	7	YES	B	A	B	B	B	B	B		YES	YES		104	Property owners are willing to aggregate and transact - per City of Hillsboro. On-site wetland investigation is warranted - per DSL. Plans underway and funding resources have been/and are being identified for infrastructure. Construction of interim NE 41st is complete from Evergreen to Meek; 18" water line in NE 41st from Evergreen to north side of Waible Creek; will serve as backbone water line for #54 and #55 and provide water access to #104; estimated to be completed in Q3 2018; Installation of sanitary sewer pump station to service #54, #55, #104 in 2019.
112	2	2	new		HALLY HAWORTH^	FOREST GROVE	Washington	38.19	0.00		0.00	0.00		0.00		2.04		2.04				36.15				YES	2		B	A	B	A	C	A	B		YES		112	Expected to be fully annexed into city by fall of 2017. Business Oregon currently reviewing Certified Site Tier 1 status application. Phase I Environmental Site Assessment completed as well as wetlands determination. No wetlands found. Expected to be Tier 1 site by 2018.		
115	2	2	new		PORT OF PORTLAND (Former SolarWorld)^	HILLSBORO	Washington	46.23	0.00		0.00	0.00		0.00		0.00		0.00				46.23					1		A	A	C	A	A	A	B	L	YES		YES	115	Lease only property as purchased with FAA funds. Net developable acreage assumes avoidance of mosaic wetland area and FAA area aviation use restricted area.	
2	3	3	3		TIME OIL COMPANY^	PORTLAND	Multnomah	51.10	0.00		46.48	3.13		0.24		4.47		50.95		99.71%		0.15	39.40	YES	C		7			A	A	B	B	A	A	A		YES		YES	2	Under Super Fund Cloud. Marine related industrial use required (3 years minimum for permitting marine dock). Net developable acreage assumes cut/fill balance can be achieved. Portion of site received NFA 2/2014 (CERCLIS No: 009597543).
4	3	3	3		ESCO CORP	PORTLAND	Multnomah	37.62	0.00		0.00	0.00		0.00		7.70		7.70		20.47%		29.92				C	6	3	YES	A	A	A	A	A	A	A	N/A		YES	4	Under Super Fund Cloud. An adjacent wastewater pump station is proposed to be developed by 2023 by BES in the Portland Citywide Systems Plan adopted in June 2016. Site 4 and 5 are adjacent to one another and could be aggregated.	
5	3	3	3		ATOFINA CHEMICALS INC	PORTLAND	Multnomah	59.76	0.00		5.49	8.87		0.49		8.80		12.51		20.94%		47.25				C	6		A	A	A	A	A	B	B		N/A		5	Under Super Fund Cloud. See notes for Site 4.		
7	3	3	3		PORT OF PORTLAND (WEST HAYDEN ISLAND)	PORTLAND	Multnomah	472.00															300.00	YES	YES		3			B	B	B	C	C	B	C		YES		YES	7	Marine industrial use only. Portland City Council approved a resolution in July 2010 to preserve 500 ac for open space and 300ac for industrial use; approximately 70 of the 300ac designated for development are above the base flood elevation. Requires rezoning and annexation. 2 failed efforts in 18 years. Aviation use and lease only due to Runway Protection Zone location. Located in managed floodplain. Net developable acreage assumes floodplain mitigation and site fill. On-site streaked horned lark requires mitigation for future development. All on-site mitigation is expected to take longer than 30 months. Port has Habitat Conservation Plan directing interim management of the site pending eventual development. Site requires transportation access and infrastructure improvements. Development would trigger additional Gov't Island grassland mitigation under IGA with the City of Portland. A traffic signal is proposed at the NE 33rd and Marine Dr. intersection (TSP project 40006) in the Transportation System Plan adopted in June 2016.
10	3	3	3		PORT OF PORTLAND (SW QUAD)	PORTLAND	Multnomah	209.69	0.38	0.00	0.07	34.22		0.99		28.35	5.11	64.01	59.10	30.53%	27.80%	145.68	206.47	YES			5			B	A	A	B	C	A	B	L	YES		YES	10	Site readiness investments will be development driven. Site has access, slope and powerline issues. Currently zoned Agricultural Holding; zone change to General Industrial for development is required and will be initiated by City at no cost to the developer/owner.
17	3	3	3		PORT OF PORTLAND (TRIP - PHASE 3)	FAIRVIEW	Multnomah	34.14	0.13	4.14	0.00	0.00		0.00		4.47	0.00	4.60	4.14	13.47%	12.13%	29.55	30.00				1		C	B	A	B	A	B	B	S/L	YES		YES	17	Infrastructure, access and annexation issues. No interchange near site; future 5 acre regional stormwater pond to be located on site. City of Gresham is not expecting to annex properties in Springwater within 30 months.	
24	3	3	3		JEAN JOHNSON^	GRESHAM	Multnomah	37.17	0.00		0.00	0.00		0.00		3.29				9.00%		33.82				YES	1		C	B	B	A	C	B	B		N/A	YES		24		

Site ID	2017 Tier	2014 Tier	2011 Tier	State Certified	Owner/Site	Location	County	Gross Acres	Wetlands (RLIS)	Wetland Acreage (Jurisdictions)*	Flood 96 Acres (RLIS)	FEMA Flood AC (RLIS)	Floodplain AC (Jurisdictions)*	Streams AC (RLIS)	Stream AC (Jurisdictions)*	7-25% Slope Acres (RLIS)	10-25% Slope Acres (Jurisdiction/RLIS)*	All Constraints (RLIS)	All Constraints (Jurisdictions)*	% Constraints (RLIS)	% Constraints (Jurisdictions)*	Net Developable Acreage (RLIS)	Net Developable Acreage (Market Knowledge)*	Use Restriction	Brownfield	Annexation Required	Number of Taxlots	Number of Owners	Multiple Ownerships	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight System (All Modes)	Currently for Sale/Lease	Willing to Transact	Private Ownership	Investor	Public	User	Site ID	Notes**			
25	3	3	3		LESTER JONAK JR	GRESHAM	Multnomah	34.19	0.00		0.00	0.00		0.00		12.70	7.15	12.70	7.15	37.12%	20.89%	21.52	27.07			YES	1			C	C	B	B	C	B	B		N/A	YES					25	Infrastructure, access and annexation issues. No interchange near site. Approx 8.5 acres of Environmental Sensitive Resource Area on site. City of Gresham is not expecting to annex properties in Springwater within 30 months.		
26	3	3	3		MICHAEL & ARDELE OBRIST	GRESHAM	Multnomah	33.51	0.94	0.00	0.00	0.00		0.00		5.90	0.00	6.84	0.00	22.43%	0.00%	26.67	33.51			YES	2			C	C	B	A	C	B	C		N/A	YES						26	Infrastructure, access and annexation issues. No interchange near site. Site designated as Research/Technology Industrial Use. City of Gresham is not expecting to annex properties in Springwater within 30 months.	
33	3	3	3		COFFEE CREEK INDUSTRIAL AREA - site 1^	WILSONVILLE	Washington	89.59	0.30	1.00	0.00	0.00		0.00		6.05		6.35	4.89	2.28%	5.74%	83.24	84.70			YES	21	16	YES	A	A	A	A	A	A	A	A	A		NO	YES					33	16 owners; ability to aggregate has not been discussed. Will be an anchor site for Coffee Creek industrial development - per City of Wilsonville. 124th south of T-5 Road now under construction with expected completion expected by the end of 2018. City intends to complete design work for Garden Acres Road, in coordination with Willamette Water Supply Project, by mid-2018. Construction is estimated between 2019 - 2022, and requires right-of-way acquisition and identifying funding for the \$10 million road project.
35	3	3	3		TONQUIN INDUSTRIAL AREA	TUALATIN	Washington	49.52	0.83	0.50	0.00	0.00		0.15		14.22		15.20		19.58%		34.32				YES	8	7	YES	C	C	B	A	B	A	A		YES					YES		35	7 property owners have expressed willingness to aggregate - per City of Tualatin.	
36	3	3	3		TIGARD SAND & GRAVEL SITE^	TUALATIN	Washington	245.00															25.00			YES	15	3	YES	C	B	B	B	B	A	A		NO					YES		36	Operating gravel pit. Tigard Sand & Gravel owns 12 parcels; currently an active quarry and net developable acreage is unable to be estimated due to significant slopes.	
59	3	3	3		COFFEE CREEK INDUSTRIAL AREA - site 2^	WILSONVILLE	Washington	45.07	0.00	0.00	0.00	0.00	0.00	0.00		0.58		0.58	0.00	0.22%		44.49				YES	12	7	YES	B	A	A	B	B	C	B		NO	YES					59	7 owners; ability to aggregate has not been discussed. 124th south of T-5 Road now under construction with expected completion expected by the end of 2018. The City intends to complete design work for Garden Acres Road, in coordination with Willamette Water Supply Project, by mid-2018. Construction is estimated between 2019 - 2022 and requires right-of-way acquisition and identifying funding for the \$10 million road project.		
60	3	3	3		COFFEE CREEK INDUSTRIAL AREA - site 3^	WILSONVILLE	Washington	28.82	0.00	0.00	0.00	0.00	0.00	0.00		2.60		2.60	0.00	8.77%		26.22			X	YES	10	6	YES	B	A	A	A	B	C	C		NO	YES					60	6 owners; no expressed willingness to aggregate; Site includes parcels that are split by County lines; Potential underground storage tank on site but exact location is unclear (Metro database); UST could be also located in site 61 to the north. 124th south of T-5 Road now under construction with expected completion expected by the end of 2018. The City intends to complete design work for Garden Acres Road, in coordination with Willamette Water Supply Project, by mid-2018. Construction is estimated between 2019 - 2022, and requires right-of-way acquisition and identifying funding for \$10 million road project.		
61	3	3	3		COFFEE CREEK INDUSTRIAL AREA - site 4^	WILSONVILLE	Washington	46.57	0.00	0.00	0.00	0.00	0.00	0.00		4.20		4.20	0.00	0.00%		42.37				YES	12	8	YES	B	A	A	B	B	B	C		NO	YES					61	8 owners; no expressed willingness to aggregate. 124th south of T-5 Road now under construction with expected completion expected by the end of 2018. The City intends to complete design work for Garden Acres Road, in coordination with Willamette Water Supply Project, by mid-2018. Construction is estimated between 2019 - 2022, and requires right-of-way acquisition and identifying funding for the \$10 million road project.		
64	3	3	3		WOODFOLD-MARCO MFG INC (East Oak St)^	FOREST GROVE	Washington	27.67	0.00		0.00	0.00		0.00		2.61		0.00		0.00%		25.06					2	2	YES	B	B	B	A	C	A	C		NO	YES					64	2 property owners (Grand Lodge of Ancient Free and Accepted Mason of Oregon).		
65	3	3	3		WOODFOLD-MARCO MFG INC (West Oak St)^	FOREST GROVE	Washington	53.66	0.00		0.00	0.00		0.00		0.70		0.69		0.04%		52.97						5			B	B	B	A	C	A	C		NO	YES					65	Infrastructure and Comprehensive Plan amendment needed. On-site wetland investigation is warranted per DSL. Portion of taxlot (30ac) is outside of UGB with 80 acre minimum EFU requirement and is not able to be partitioned due to DLCD restrictions. However, area inside the UGB is able to be developed. Unable to obtain building permits within 30 months; per City of Hillsboro.	
101	3	2	3		VANROSE FARMS and BERT& BERNIE LLC^	HILLSBORO	Washington	271.64	18.45		9.08	27.34	22.85	12.14		29.99	23.41	48.00	45.67	13.22%	16.88%	234.73	224.83			YES	2	2	YES	C	C	B	B	C	B	B	S	YES	YES					101	Operating gravel pit. Outside UGB; requires annexation and land use action. Currently an active quarry and net developable acreage is unable to be estimated due to significant slopes.		
109	3	3	3		MORSE BROS INC	TUALATIN	Washington	83.68	3.98		0.00	0.00		0.00		21.26		23.59		27.65%		61.73	25.00		C	YES	7			C	C	B	B	C	C	B		NO	YES					109	Davis Family Trust site is willing to sell (22 ac); site certified by Business Oregon as Developmet Ready in Feb. 2017. Taghon is not willing to transact (27 ac)		
110	3	3	new		DAVIS FAMILY TRUST & REMI TAGHON	CORNELIUS	Washington	49.01	1.67	2.51	0.57	1.64		0.00		8.00		8.80					40.21			YES	10	2	YES	B	A	A	A	C	A	B		NO	YES					110	Previously used as quarry; requires significant earthwork/fill (30+ months) due to steep excavated slopes. Development requires 50ft buffer from Clackamas River. Wetland determination was completed by DSL (WD#:2014-0239_ Revised) which indicated gravel pits were constructed for surface mining purposes and would be exempt per OAR 141-085-0515 (7) and can be filled. Wetlands associated with the Clackamas River remain subject to the state Removal-Fill Law. Construction of Sunrise Expressway was completed, linking Highway 212 with I-205 and Highway 224.		
116	3	3	new		NORTHWEST SAND & GRAVEL INC	UNINCORP.	Clackamas	26.20	0.00		2.59	1.10		8.58		16.84		21.55				1.10	25.10			YES	6			B	A	B	A	B	A	C		NO					YES	116	Requires slope mitigation and infrastructure extensions.		
117	3	new	new		CHAMBERLAIN^	WILSONVILLE	Washington	43.00	0.00		0.00	0.00		0.00		15.63		15.63		36.30%		27.37				YES	9	11	YES	C	C	B	A	A	A	C		NO	YES					117	Existing use is a gravel pit that is being reclaimed. Requires fill.		
118	3	new	new		YETT	PORTLAND	Multnomah	30.10	0.00		0.00			0.00		14.85		14.85					30.10					13			A	A	B	A	B	A	B		NO	YES					118	Operating gravel pit site; requires significant earthwork/fill (30+ months) due to steep excavated slopes	
120	3	new	new		MORSE BROS INC SITE 2	PORTLAND	Multnomah	93.02	0.00		0.00			0.00		72.52	72.52	72.52				93.02						11			B	A	B	A	B	B	C		NO					YES	120	Operating gravel pit site; requires environmental mitigation/clean up. Requires significant earthwork/fill (30+ months) due to steep excavated slopes	
121	3	new	new		MULTNOMAH COUNTY GRAVEL	PORTLAND	Multnomah	67.21		2.97	0.00			0.00		44.21	47.18	44.86				67.21		C			4			B	A	B	A	B	B	C		NO					YES	121	Operating gravel pit site; property owner plans to reclaim site in 5-7 years. Requires significant earthwork/fill (30+ months) due to steep excavated slopes		
122	3	new	new		JOHN D.WINTERS	PORTLAND	Multnomah	52.31	0.00		0.00			0.00		28.31	28.31	28.31				52.31						13			B	A	B	A	B	B	C		NO					YES	122	Operating gravel pit site; property owner plans to reclaim site in 5-7 years. Requires significant earthwork/fill (30+ months) due to steep excavated slopes	

* These columns indicate that environmental constraint information was provided by jurisdictions, Port of Portland, or Mackenzie knowledge and are not from Metro RLIS data. These columns supplement the previous RLIS columns. Net developable acreage (market knowledge) supplements the net developable acreage (RLIS) column.

** These notes are compilations of information received by the consultant from Port of Portland staff, local jurisdictions, real estate brokers/developers, and members of the project team.

^ Indicates that site assessments have been completed and can be found in the following reports: 2011-12 Regional Industrial Site Readiness Project - Volume 2 Phase 2 Site Results and 2015 Washington County Regional Industrial Site Assessment Project

Portions of this information remains on this inventory from the October 2011 inventory as well as specific site information from Phase 2 analysis work completed in August 2012.

The site certification column indicates the site is listed in the Business Oregon site certification program as of June 2017. Changes in conditions or new information on sites may impact development readiness and the ability to maintain certified status.