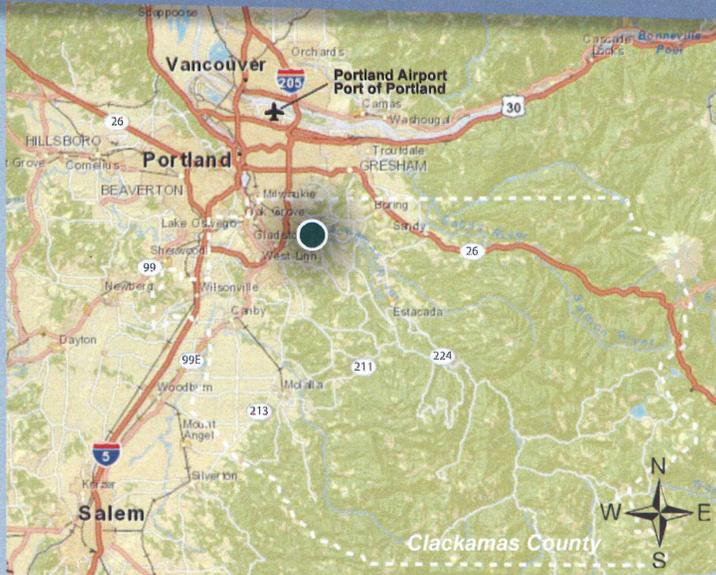


Location Map



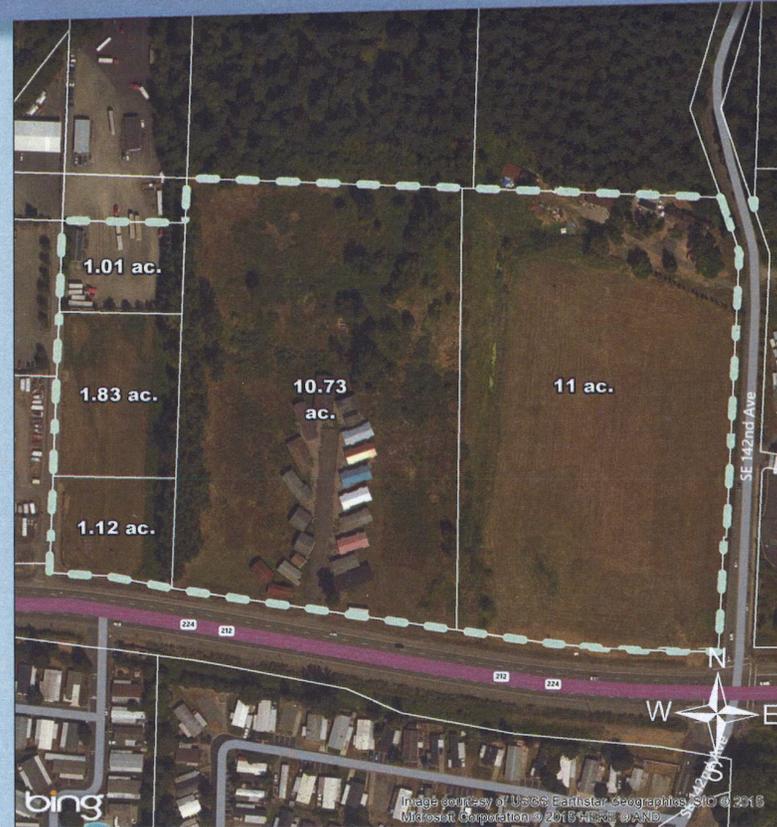
Site Proximity

Airport: 14 miles | Port of Portland: 17 miles | Rail: .4 miles

Clackamas County Proximity 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

26 Acres Industrial Land
 Clackamas Industrial Area



Clackamas County

Business and Economic Development

150 Beaver Creek Rd.
 Oregon City, OR 97045

Phone: (503) 742-4BIZ
 Fax: (503) 742-4349

Email: 4biz@clackamas.us
 Website: www.clackamas.us/business
 Site search: cmap.clackamas.us/ccss



City of Happy Valley

Economic & Community Development

16000 SE Misty Drive
 Happy Valley, OR 97086

Phone: (503) 783-3800
 Fax: (503) 658-5174

Email: michaelw@happyvalleyor.gov
 Website: www.happyvalleyor.gov

Key Attributes

- Direct access to OR Hwy. 212 and I-205
- Access to quality, skilled workforce
- Fully served with utilities and infrastructure
- Excellent highway visibility
- Located in North Urban Clackamas Enterprise Zone



Conceptual Development Option: General Manufacturing/Flex

Location Overview



The size and location of this site provides flexibility of development types and uses. It is located within a developed industrial area with access to a well-established transportation corridor for the movement of freight to and from manufacturers and distribution facilities. The site could be built out for a single development that could accommodate a number of uses such as a specialty manufacturer which could combine material handling, processing, and front office functions easily on the site. A wholesale company could make good use of access to the freeway system granted by proximity to I-205.

Happy Valley's economic development goal is to create attractive opportunities for businesses in the area and to ensure growth for existing companies. To meet this goal, they provide businesses with unique economic development opportunities, creative solutions, and assistance to meet their specific needs and goals. Happy Valley's close proximity to metropolitan Portland is a benefit to our residents and customers alike.

Next steps prior to development:

- Slope mitigation to level slopes greater than 5% to achieve development area as shown
- Update expired wetlands delineation by Oregon Department of State Lands (DSL) and confirm wetland location
- Obtain property owner aggregation agreement as site is made up of 5 parcels and 2 ownerships

Distance to Key Transportation Assets

- Interstate 5: 13 miles to Interstate 5
 - Interstate 205: 2 miles to Interstate 205
 - Portland International Airport: 14 miles
 - Port of Portland: 17 miles
- Source: Google Maps

Work Force:

- Clackamas County Labor Force: 11,842
 - Labor Force—5 Mile Radius: 86,050
 - Median Household Income: \$53,372
 - Average Commute: 24 minutes
- Source: Oregon Prospector

Local Clackamas County Employers:

- Kroger, Inc.: 800–1000 emp.
 - Safeway Stores, Inc.: 400–500 emp.
 - Pacific Sea Food Company, Inc.: 300–400 emp.
 - Oregon Iron Works, Inc.: 300–400 emp.
 - PCC Structurals, Inc.: 700–800 emp.
- Source: Clackamas County Economic Landscape, 2014

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

Utilities & Infrastructure

Water Service

- **Provider:** Clackamas River Water
- **Distance to Site:** Adjacent S, W
- **Water Service Area:** North-Clackamas Service Area
- **Water Main Size:** 8" (W), 18" (S)
- **Contact Information:** Clackamas River Water
crw@crwater.com
(503) 722-9220

Sewer Service

- **Provider:** Water Environment Services (WES)
- **Distance to Site:** Adjacent S, E
- **Nearest Sewer Location:** On-site, Hwy. 212 & 142nd Ave.
- **Sewer Pipe Size:** 18" (on-site), 18" (S), 12" (E)
- **Sewer Service Basin:** CCSD#1
- **Contact Information:** Water Environment Services
wescustomerservice@clackamas.us
(503) 742-4567

Storm Service

- **Provider:** Water Environment Services (WES)
- **Distance to Site:** On-site
- **Nearest Storm Location:** Sieben Creek
- **Storm System Outfall:** Sieben Creek
- **Detention/WQ Required:** Yes
- **Contact Information:** Water Environment Services
wescustomerservice@clackamas.us
(503) 742-4567

Electric Service

- **Provider:** Portland General Electric (PGE)
- **Electric Service Available:** Yes
- **Available Capacity:** Yes
- PGE will work with prospective customers to meet their timeline requirements.
- **Contact Information:** Melissa Hunting, PGE
Business Development Specialist
Melissa.Hunting@pgn.com
(503) 464-7784

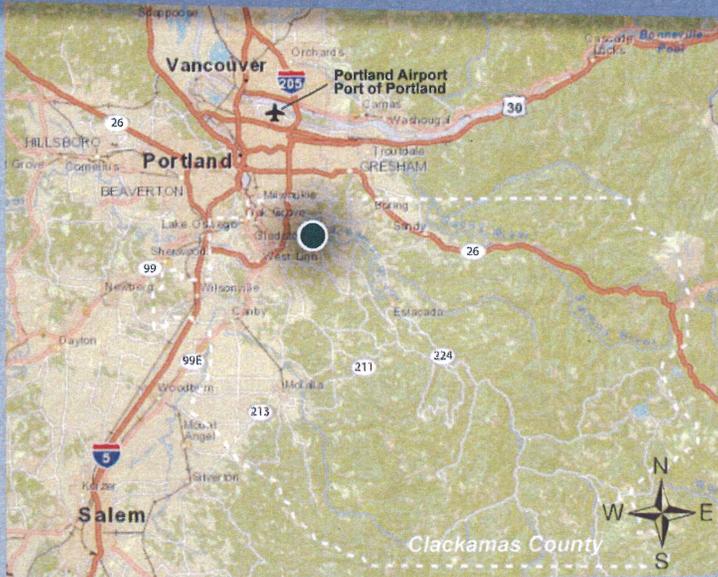
Natural Gas Service

- **Provider:** NW Natural Gas (NW Natural)
- **Natural Gas Service Available:** Yes
- **Available Capacity:** Yes
- NW Natural must be consulted prior to any request for gas to determine ability to serve.
- **Contact Information:** Linda Chang, NW Natural
Major Accounts Manager
l3c@nwnatural.com
(503) 721-2474
(800) 422-4012

Telecommunications Service

- **Provider:** Clackamas Broadband eXchange (CBX) dark fiber, multiple local and national carriers bandwidth
- **Available Capacity:** Unlimited dark fiber, 10 Mbps–10 Gigs bandwidth
- **Availability:** Dark fiber in selected areas of county, different bandwidth providers available throughout; contact CBX for more information.
- **Contact Information:** Duke Dexter, CBX
Broadband Program Coordinator
ddexter@co.clackamas.or.us
(503) 722-6663

Location Map



Site Proximity

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

Clackamas County Proximity to Major Western Regional Cities

Seattle, WA: 200 miles | Las Vegas, NV: 950 miles | Salt Lake City, UT: 785 miles
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16 Acres Industrial Land

Clackamas Industrial Area



Key Attributes

- Access to OR Hwy. 212 and I-205
- Access to quality, skilled workforce
- Fully served with utilities and infrastructure
- Good highway visibility
- Located in North Urban Clackamas Enterprise Zone



Conceptual Development Option: General Manufacturing/Flex

Location Overview



The size and location of this site provides flexibility for a range of development types and uses. Its location within a developed industrial area access to a well-established transportation corridor for the movement of freight to and from manufacturers and distribution facilities. The site could effectively be developed for a single development that could accommodate a variety of uses such as a specialty manufacturer which could combine material handling, processing, and front office functions easily on the site. A wholesaler or warehousing/transportation company could make good use of access to the freeway system granted by proximity to I-205.

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Next steps prior to development:

- Permit and construct cul-de-sac on Morning Way
- Slope mitigation to level slopes greater than 5% to achieve development area as shown
- Confirm potential wetland location and determine building footprint impacts; obtain wetland fill permits if necessary
- Obtain property owner aggregation agreement as site is made up of 2 parcels and 2 ownerships

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: 17 miles

Source: Google Maps

Work Force:

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- Labor Force—5 Mile Radius: 86,050
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- Health Care
- Film and Media Production
- Wood Product Manufacturing
- Nurseries and Greenhouses

Utilities & Infrastructure

Water Service

- **Provider:** Clackamas River Water
- **Distance to Site:** Adjacent E
- **Water Service Area:** North-Clackamas Service Area
- **Water Main Size:** 12" (on-site), 18" (S, E)
- **Contact Information:**
Clackamas River Water
crw@crwater.com
(503) 722-9220

Sewer Service

- **Provider:** Water Environment Services (WES)
- **Distance to Site:** On-site, S, E
- **Nearest Sewer Location:** On-site & Hwy. 212
- **Sewer Pipe Size:** 10" (on-site), 18" (S)
- **Sewer Service Basin:** CCSD#1
- **Contact Information:**
Water Environment Services
wescustomerservice@clackamas.us
(503) 742-4567

Storm Service

- **Provider:** Water Environment Services (WES)
- **Distance to Site:** On-site
- **Nearest Storm Location:** Unnamed creek through site
- **Storm System Outfall:** Clackamas River
- **Detention/WQ Required:** Yes
- **Contact Information:**
Water Environment Services
wescustomerservice@clackamas.us
(503) 742-4567

Electric Service

- **Provider:** Portland General Electric (PGE)
- **Electric Service Available:** Yes
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- PGE will work with prospective customers to meet their timeline requirements.
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Business Development Specialist
Melissa.Hunting@pgn.com
(503) 464-7784

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- **Provider:** NW Natural Gas (NW Natural)
- **Natural Gas Service Available:** Yes
- **Available Capacity:** Yes
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