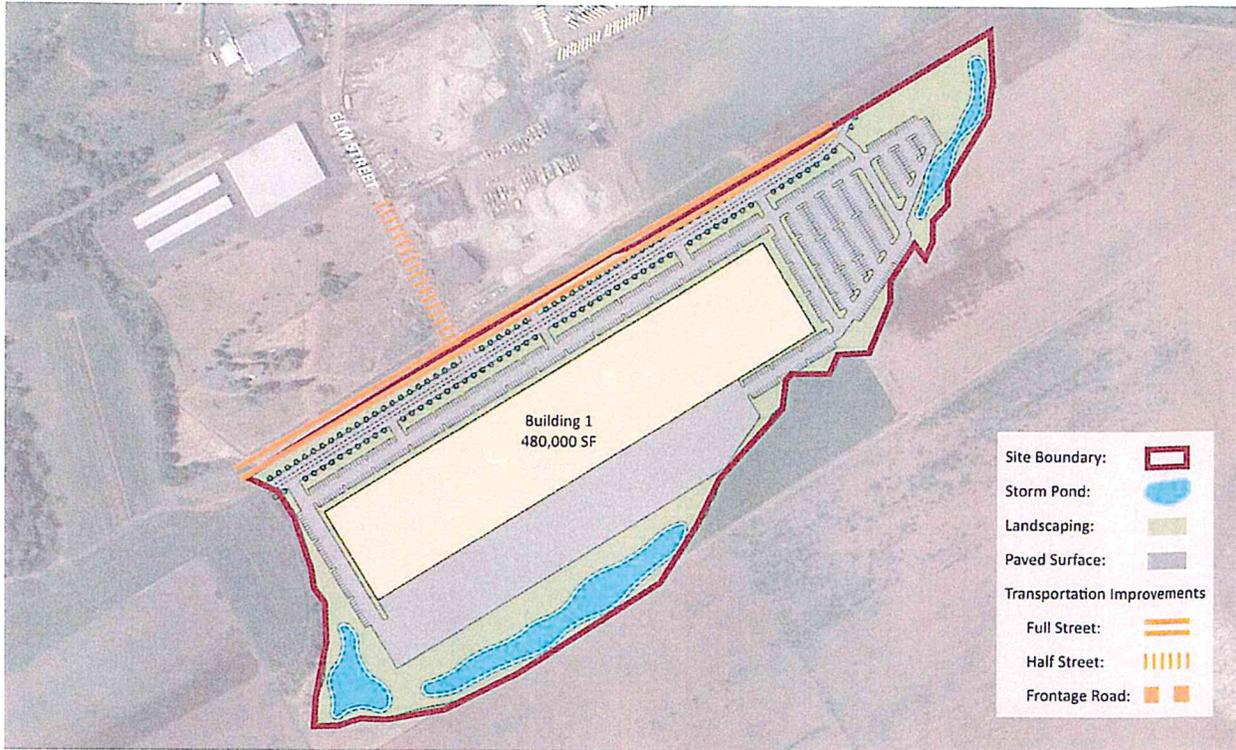


Site Assessment Results

HAWORTH (SITE ID: 112) - FOREST GROVE

Conceptual Development Plan

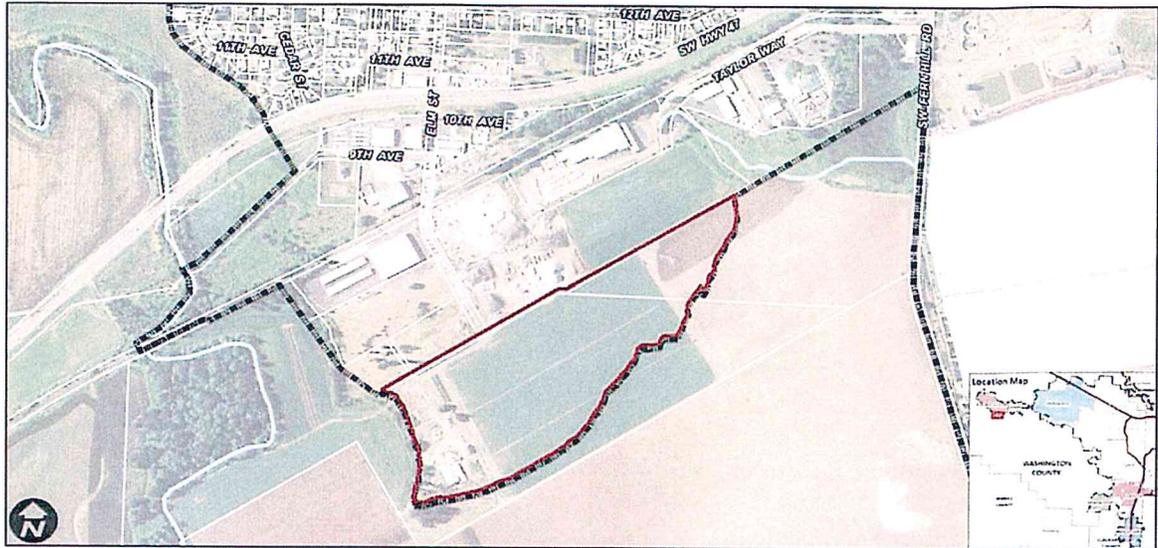


Site Characteristics	
Site Size: 38.4 acres	Net Developable Acreage: 35.1 acres
Development Characteristics	
Site Use: Single-user advanced/general manufacturing	
Total Building Size: 480,000 SF	Total Construction Cost: \$37,000,000
Total Site Development Costs: \$8,399,088; \$5.50/SF	Site Development Period: 27 months

Site Assessment Results

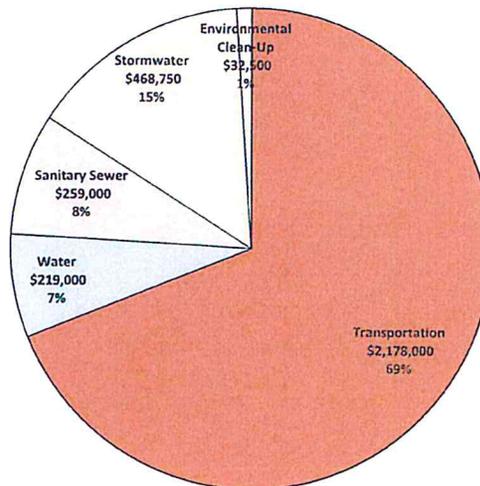
HAWORTH (SITE ID: 112) - FOREST GROVE

Improvement Cost Summary



Transportation <u>Estimated Transportation Improvement Cost:</u> \$ 2,178,000 Permit Timeline: 6 months Construction Timeline: 6 months		Water <u>Water Service Provider:</u> City of Forest Grove <u>Estimated Water Improvement Cost:</u> \$ 219,000 Permit Timeline: 6 months Construction Timeline: 6 months	
Sanitary Sewer <u>Sewer Service Provider:</u> City of Forest Grove/CWS <u>Estimated Sewer Improvement Cost:</u> \$ 259,000 Permit Timeline: 6 months Construction Timeline: 6 months		Stormwater <u>Storm Drainage Jurisdiction:</u> City of Forest Grove/CWS <u>Estimated Stormwater Improvement Cost:</u> \$ 468,750 Permit Timeline: 6 months Construction Timeline: 6 months	
Building Pad Surcharge <u>No Building Pad Surcharge is Expected.</u>		On-Site Slope Mitigation <u>Site Slope Less Than 5% —No Slope Mitigation is Expected.</u>	
Wetland Mitigation <u>No Wetland Mitigation is Expected.</u>		Environmental Clean-Up <u>Estimated Environmental Clean-Up Cost:</u> \$ 32,500 Permit Timeline: 0 months Construction Timeline: 6 months	

Cost Breakdown



Site Assessment Results

HAWORTH (SITE ID: 112) - FOREST GROVE

Development Issues and Opportunities

<p>Transportation (Off-Site Development)</p> <ul style="list-style-type: none"> ▪ The site will have direct access from the extension of Taylor Street along the northern portion of the site. ▪ Elm Street is classified as a collector roadway and is improved to full standards for a large portion of the frontage of site 63 to the north, but will require half-street improvements (or core road) to reach this site. ▪ The City's TSP calls for an extension of Taylor Street from the existing terminus at the east end of site 63 to Elm Street as a local street. It is assumed the roadway will be extended to the west end of the site to allow for future extension. The alignment is recommended to follow the south/north boundary of sites 63 and 112. Existing power lines require the roadway be located completely on this site. If constructed prior to the extension of Taylor Street with site 63, a temporary turn around will be needed. ▪ No off site mitigation is expected with this conceptual development plan. ▪ Resulting anticipated improvements include: <ol style="list-style-type: none"> 1. Taylor Street full-street improvements along northern site frontage: \$2,010,000 2. Elm Street half-street improvements from terminus to Taylor Street (assumes constructed with site 63): \$168,000
<p>Utility Infrastructure (Off-Site Development)</p> <ul style="list-style-type: none"> ▪ Public Water: An existing public water line runs north of the site in Elm Street and Taylor Way. Approximately 700 LF of 8" water line and 900 LF of 10" water line are expected to be required to extend service to the site. Note that these improvements are duplicated in the Site 63 infrastructure analysis. Expected construction cost for this improvement is \$219,000, with timelines of six months for design and permitting and six months for construction. ▪ Public Sewer: An existing 10" sewer line is located north of the site in Taylor Way. Approximately 1,400 LF of 10" sewer line extension within Taylor Way to the northeast is expected to serve the site. Expected construction cost for this improvement is \$259,000, with timelines of six months for design and permitting and six months for construction. ▪ Public Storm: Existing 18" and 21" storm lines are located north of the site, with drainage discharging to surface waters to the west and east of the site. Approximately 650 LF of 15" public storm line and 1,400 LF of 18" public storm line, with 0.5 AC of stormwater treatment ponds are expected to serve the site. Expected construction cost for these improvements is \$468,750, with timelines of six months for design and permitting and six months for construction.
<p>Environmental (On-Site Development)</p> <ul style="list-style-type: none"> ▪ The site was used for agriculture purposes since at least 1936; therefore, residual pesticides may be present in soil. Residential/farm ASTs/USTs, used for storing gasoline, diesel, or heating oil, may also be present at the site. ▪ Investigation of the magnitude and extent of pesticide and petroleum impacts, if any, may be necessary prior to site development. If USTs are present, they should be decommissioned and remediated (if releases have occurred) prior to development. ▪ The estimated cost of cleanup for this site is approximately \$32,500, and it is estimated that the cleanup will take six months. There are no permits required for this cleanup.
<p>Natural Resources (On-Site Development)</p> <ul style="list-style-type: none"> ▪ Based on Metro GIS mapping, there are no wetlands and floodplains found on this site; however, the portion of the site outside the Urban Growth Boundary contains FEMA floodplain. ▪ DSL has reviewed this site and has found that jurisdictional wetlands do not exist on site; therefore, no mitigation is required.
<p>Legislative Action Required</p> <ul style="list-style-type: none"> ▪ The property is currently inside UGB but outside Forest Grove City limits and requires annexation. The annexation process is expected to be an 8-12 week process. ▪ The southern tax lot is currently zoned EFU, and the northern tax lot is zoned AF-20. A portion of each tax lot is outside of UGB, and tax lot 100 (southern) is not able to be partitioned under State current land use rules regarding EFU minimum lot size requirements. Therefore, a lot line adjustment is required to merge the inside UGB lots into one and the outside UGB into one, leaving the remainder of land outside of UGB at approximately 100 acres.
<p>Land Assembly</p> <ul style="list-style-type: none"> ▪ The site is made up of two separate parcels under common ownership. Parcel combination to eliminate lot lines is necessary in order to deliver the site as shown.



Site Assessment Results

HAWORTH (SITE ID: 112) - FOREST GROVE

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Site Assessment Results

HAWORTH (SITE ID: 112) - FOREST GROVE

Economic Site Summary and Assumptions

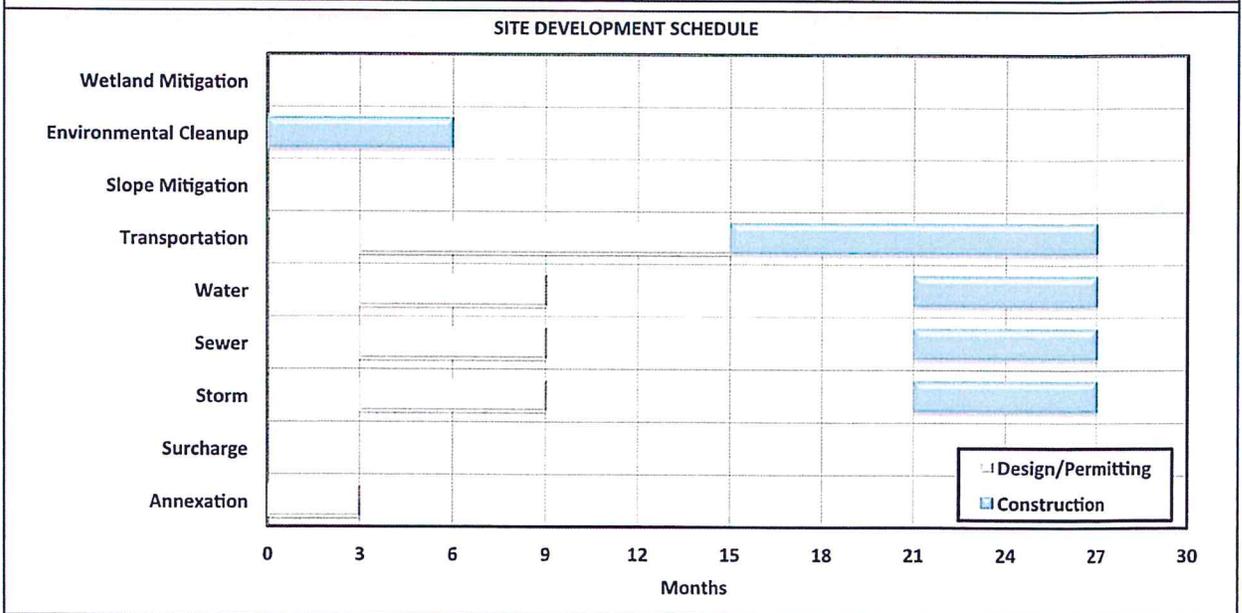
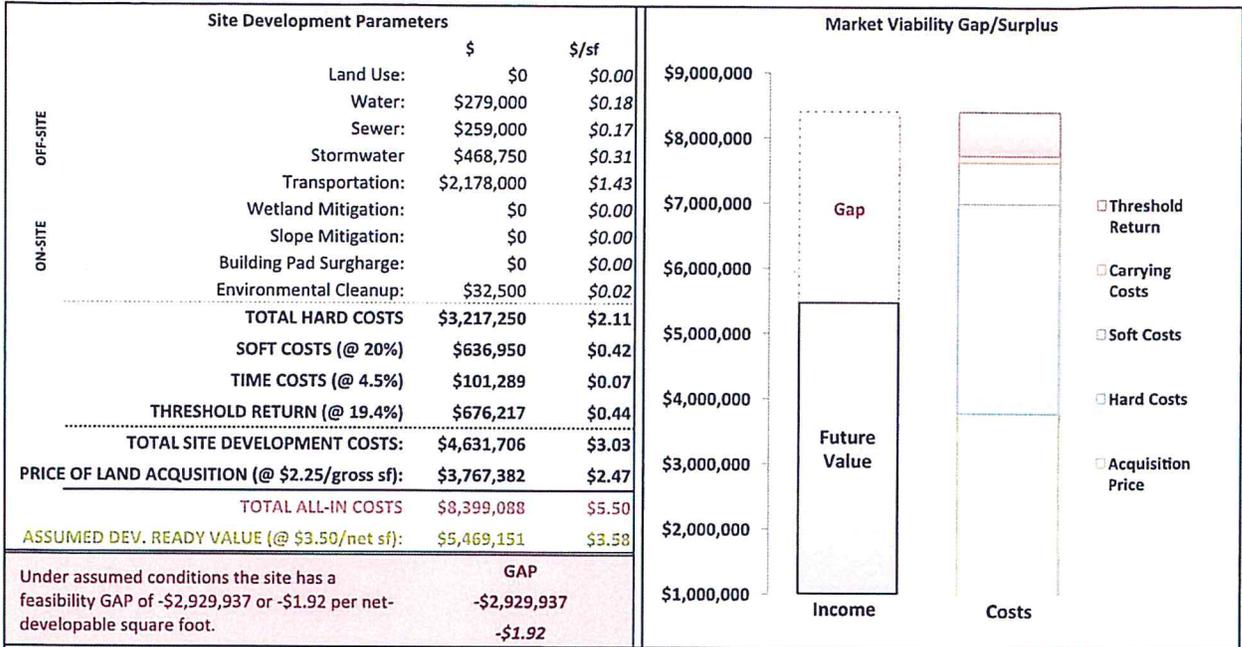
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Site Assessment Results

HAWORTH (SITE ID: 112) - FOREST GROVE

Market Viability Analysis



Site Assessment Results

HAWORTH (SITE ID: 112) - FOREST GROVE

Economic Impact Analysis

Conceptual Development Plan:
 This site includes one 480,000 sf manufacturing facility with 420,000 sf of manufacturing space and 60,000sf of office

Building	Size	Type	Phasing and Absorption Schedule (2016 through 2035)			
Building 1	480,000	General Manufacturing				
Total Square Footage:	480,000		'16-'20	'21-'25	'26-'30	'31-'35
Total Cost:	\$37,000,000		<input type="checkbox"/> Construction <input type="checkbox"/> Absorption <input type="checkbox"/> Full Capacity			

ECONOMIC IMPACTS

Transportation Equipment Manufacturing

Site Preparation
 Average annual impacts associated with site preparation work conducted between 2016 and 2019.

	Jobs	Labor Income	Output
Direct:	6	\$500,000	\$1,300,000
In./Ind:	4	\$200,000	\$600,000

Facility Construction
 Average annual impacts associated with construction of industrial facilities between 2019 and 2020.

	Jobs	Labor Income	Output
Direct:	123	\$10,600,000	\$6,900,000
In./Ind:	52	\$2,800,000	\$600,000

On-Going Operations
 Average annual impacts associated with on-going operations of the assumed user at full-capacity in 2023.

	Jobs	Labor Income	Output
Direct:	800	\$63,500,000	\$366,900,000
In./Ind:	220	\$11,500,000	\$29,900,000

Annual Employment Impact

Legend: Site Prep Facility Construction On-Going Operations



Site Assessment Results

HAWORTH (SITE ID: 112) - FOREST GROVE

Fiscal Impact Analysis

