

CHARACTERISTICS OF CLACKAMAS COUNTY LAND DEMAND

Beyond a consideration of gross acreage, Mackenzie's analysis further provides some high level assessment of the varying site characteristics that industries in demand would require for future growth. We summarize some key findings here:

- The majority of targeted industry types require a workforce population of between 20,000 and 30,000 workers. High-tech and research and development generally require a larger workforce base in the order of 60,000 workers to draw from.
- Public transit access for the labor force is generally preferred, however, for more intensive creative office users it is generally a requirement in firms' location decision.
- Industrial buildings are generally more susceptible to slope constraints due to larger building footprints. For a site to be competitive for most industrial uses, a 5% slope is the maximum for development sites. Office and commercial uses are generally smaller and more vertical, allowing for slopes up to 15%.
- Most industries require some direct access to a major transportation route, particularly manufacturing and distribution industries that move goods throughout the region and beyond. A distance of 10 to 20 miles to a major interstate is generally acceptable for most manufacturing activities, but distribution activities require 5 miles or less and generally prefer a direct interstate linkage. Visibility is highly important to most commercial activities and site location along a major commercial arterial is commonly required.
- Railroad access is preferred for most manufacturing activities, with the exception of high-tech. Some users require direct on-site access while others generally make use of a local or regional hub.
- Access and capacity for water, power, gas, and sewer infrastructure is more important to industrial than commercial operations. Water/sewer lines of up to 10" are commonly required for large manufacturers. Appendix A details utility infrastructure requirements by typology.
- Fiber telecommunications networks are likely to be increasingly required in site selection criteria for many commercial office and manufacturing industries. Medical, high-tech, creative office, research & development, and most professional service industries will prefer or require strong fiber access in the coming business cycles.