CHAMBERLAIN (SITE ID: 117) - WILSONVILLE

Conceptual Development Plan

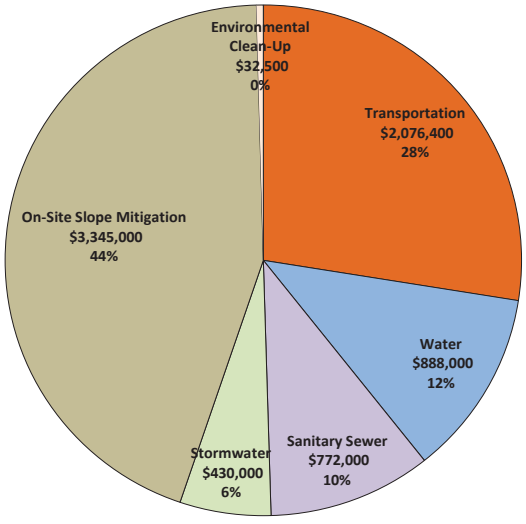
Site Characteristics	
Site Size: 43.0 acres	Net Developable Acreage: 39.4 acres
Development Characteristics	
Site Use: Single-user, high-technology manufacturing campus with office/research and development	
Total Building Size: 510,550 SF	Total Construction Cost: $76,000,000
Total Site Development Costs: $11,263,639; $6.56/SF	Site Development Period: 39 months

CHAMBERLAIN (SITE ID: 117) - WILSONVILLE

Improvement Cost Summary

Transportation	Water
Estimated Transportation Improvement Cost: **$2,076,400** Permit Timeline: 6 months Construction Timeline: 9 months	***Water Service Provider:*** **City of Wilsonville** ***Estimated Water Improvement Cost:*** **$ 888,000** Permit Timeline: 12 months Construction Timeline: 18 months
Sanitary Sewer	**Stormwater**
Sewer Service Provider: **City of Wilsonville** ***Estimated Sewer Improvement Cost:*** **$ 772,000** Permit Timeline: 12 months Construction Timeline: 24 months	***Storm Drainage Jurisdiction:*** **City of Wilsonville** ***Estimated Stormwater Improvement Cost:*** **$ 430,000** Permit Timeline: 6 months Construction Timeline: 12 months
Building Pad Surcharge	**On-Site Slope Mitigation**
No Building Pad Surcharge is Expected.	***Estimated On-Site Slope Mitigation Cost:*** **$3,345,000** Permit Timeline: 12 months Construction Timeline: 18 months
Wetland Mitigation	**Environmental Clean-Up**
No Wetland Mitigation is Expected.	***Estimated Environmental Clean-Up Cost:*** **$ 32,500** Permit Timeline: 0 months Construction Timeline: 6 months

Cost Breakdown



CHAMBERLAIN (SITE ID: 117) - WILSONVILLE

Development Issues and Opportunities

Transportation (Off-Site Development)

- SW Greenhill Lane is located along the entire north site frontage and is the anticipated extension alignment of Basalt Creek Road, a Major Arterial. Half-street improvements and ROW dedication will be needed with development of the site.
- Boones Ferry Road is located along the west site frontage. The roadway was recently improved; therefore, no additional ROW or half-street improvements are expected. Frontage improvements consisting of sidewalk, landscaping, and street lights are included.
- Access to the site will primarily be from Greenhill Lane, currently a local street, with two assumed access locations. Access to Boones Ferry will be limited to one location near the south end of the site, approximately 900 feet south of Greenhill Lane.
- All roadways and intersections in the immediate project area currently operate at acceptable mobility standards.
- No offsite mitigation is anticipated with this conceptual development plan.
- Resulting anticipated improvements include:
  1. Boones Ferry Road frontage improvements: $297,000
  2. Greenhill Lane/Basalt Creek Road half-street improvements: $763,000
  3. Greenhill Lane/Basalt Creek full-street improvements: $1,016,400

Utility Infrastructure (Off-Site Development)

- *Public Water*: An existing 18" public water line is located approximately 1,200 feet south of the site in Day Road. The current water master plan indicates service is expected to be provided to the site from Zone C, which requires a new water line along the future interstate overpass structure. Interim water service from Zone B water mains is expected to immediately serve the site, provided through approximately 1,100 LF of 8" public water line and 4,200 LF of 12" public water line. Expected construction cost of these interim improvements is approximately $888,000, with timelines of 12 months for design and permitting and 18 months for construction.
- *Public Sewer*: An existing 12" public sewer line is located approximately 2,500 feet southwest of the site. Sewer service to the site is expected to be provided through 2,800 LF of 8" public sewer line and 1,600 LF of 12" public sewer line. Expected construction cost for these improvements is approximately $772,000, with timelines of 12 months for design and permitting and 24 months for construction.
- *Public Storm:* Public storm lines are not available near the site; however, storm drainage is expected to discharge to Basalt Creek, located approximately 300 feet to the west. Storm drainage for the proposed public development is expected to be provided through approximately 2,200 LF of 15" public storm line. Expected construction cost for this improvement is approximately $430,000, with timelines of six months for design and permitting and 12 months for construction.

Environmental (On-Site Development)

- Virtually the entire site was used for agriculture purposes between at least 1936 and present. Residual pesticides may be present in soil, and residential/farm ASTs and/or USTs, used for storing gasoline, diesel, or heating oil, may be present as well.
- Investigation of the magnitude and extent of pesticide and petroleum impacts, if any, may be necessary prior to site development. If ASTs/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. No permits are required for the cleanup on site.

Development Issues and Opportunities

Natural Resources (On-Site Development)

- Based on Metro regionally GIS mapping, there are no wetlands and floodplains found on this site.
- DSL has reviewed this site and has found that jurisdictional wetlands do not exist on site; therefore, no mitigation is required.
- Slope Mitigation: The site has relatively steep slopes which result in a total elevation difference across the site of approximately 34 feet. Approximately 1.3 million SF of the site has steep slopes above 5 percent. In order to flatten building pad and parking areas to accommodate the proposed buildings, it is expected that site development will need to mitigate steep slopes with approximately 198,000 CY of earthwork and 15,000 SF of retaining walls. Anticipate 12 months for design, and 18 months for permitting and construction, with a cost of $3,345,000. *Note: this estimate of costs is based on the specific development configuration used in this study. Other configurations may result in different slope mitigation requirements.*

Legislative Action Required

- The property is located in the Basalt Creek area, which is undergoing concept planning and jurisdictional boundary determination with the cities of Wilsonville and Tualatin. The site is currently inside UGB but outside Wilsonville/Tualatin City limits and is zoned FD-20 by Washington County. As such, the property requires annexation and will be rezoned at that time. Based on conversations with City staff, annexation is about an 8-12 week process, and if designated employment and located inside Wilsonville's future city limits, the property is expected to be zoned Planned Development Industrial upon annexation.
- Prior to annexation occurring, the City must adopt the Significant Natural Resource Inventory for this site if Significant Resource Overlay Zone (SROZ) is present. It is assumed that this is not necessary for the purposes of this project, as neither Metro regional GIS map or DSL identify wetlands on the site. If SROZ areas are present on site, they must be identified and mapped consistent with City code.

Land Assembly

- The site is made up of nine separate parcels under seven separate ownerships. Parcel aggregation is necessary to deliver the site as shown.

CHAMBERLAIN (SITE ID: 117) - WILSONVILLE

Economic Site Summary and Assumptions

Conceptual Development Plan

This single user campus includes two buildings; 400,000sf high tech manufacturing facility and a 1105,500sf office/research and development facility.

Site Characteristics

Gross Site Acreage:	*43.0*
Net Developable Acreage:	*39.4*
Zoning:	*FD-20*
Annexed in City:	*No*
Ownership Status:	*Private*

Property Value Assumptions

Scenario Acquisition Value: **$3.50**

Assumed Dev. Ready Value: **$5.50**

Assessor's RMV: $2.26

Industry and Employment Assumptions

Computer and Electronic Product Manufacturing

Industries in the Computer and Electronic Product Manufacturing subsector group establishments that manufacture computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products. Their rapid growth suggests that they will become even more important to the economy in the future, and in addition their manufacturing processes are fundamentally different from the manufacturing processes of other machinery and equipment. The design and use of integrated circuits and the application of highly specialized miniaturization technologies are common elements in the production technologies of the computer and electronic subsector.

Job Density *(Jobs/Acre)*	**24.9**	*At the assumed job density for the site, 510,550 square feet of space would accommodate 983 jobs at full capacity.*
Regional Value Chain Sourcing	**64%**	*This scenario assumes that the selected user sources 64% of its production inputs in the metro region.*

Market Assumptions

The market assumptions outlined here are used to generally reflect economic and financial conditions in the current market.

Time Value of Money: **4.50%**

Real Land Escalation: **1.00%**

Risk Adjustment: Low / Baseline / High

Absorption Pace: Slower / Baseline / Accelerated

CHAMBERLAIN (SITE ID: 117) - WILSONVILLE

Market Viability Analysis

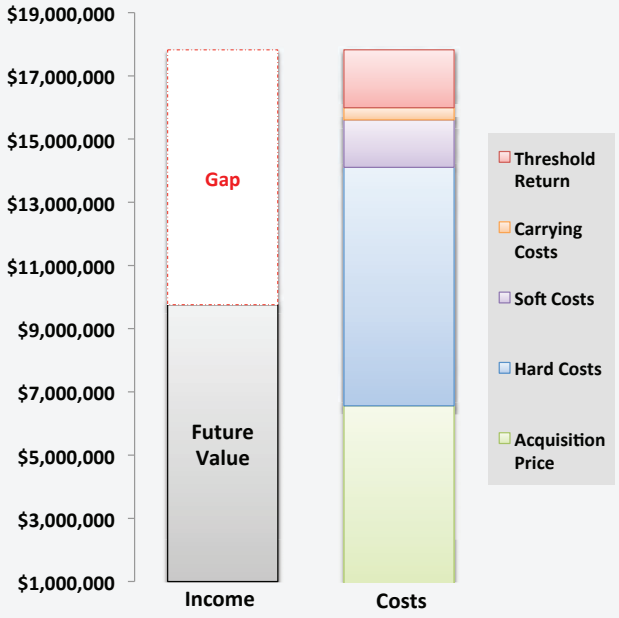
Site Development Parameters

		$	$/sf
OFF-SITE	Land Use:	$0	*$0.00*
	Water:	$888,000	*$0.52*
	Sewer:	$772,000	*$0.45*
	Stormwater	$430,000	*$0.25*
	Transportation:	$2,076,400	*$1.21*
ON-SITE	Wetland Mitigation:	$0	*$0.00*
	Slope Mitigation:	$3,345,000	*$1.95*
	Building Pad Surgharge:	$0	*$0.00*
	Environmental Cleanup:	$32,500	*$0.02*
	TOTAL HARD COSTS	**$7,543,900**	**$4.39**
	SOFT COSTS (@ 20%)	**$1,502,280**	**$0.87**
	TIME COSTS (@ 4.5%)	**$386,277**	**$0.22**
	THRESHOLD RETURN (@ 22.4%)	**$1,831,182**	**$1.07**
	TOTAL SITE DEVELOPMENT COSTS:	**$11,263,639**	**$6.56**
	PRICE OF LAND ACQUSITION (@ $3.50/gross sf):	**$6,560,124**	**$3.82**
	TOTAL ALL-IN COSTS	**$17,823,763**	**$10.37**
	ASSUMED DEV. READY VALUE (@ $5.50/net sf):	**$9,759,613**	**$5.68**

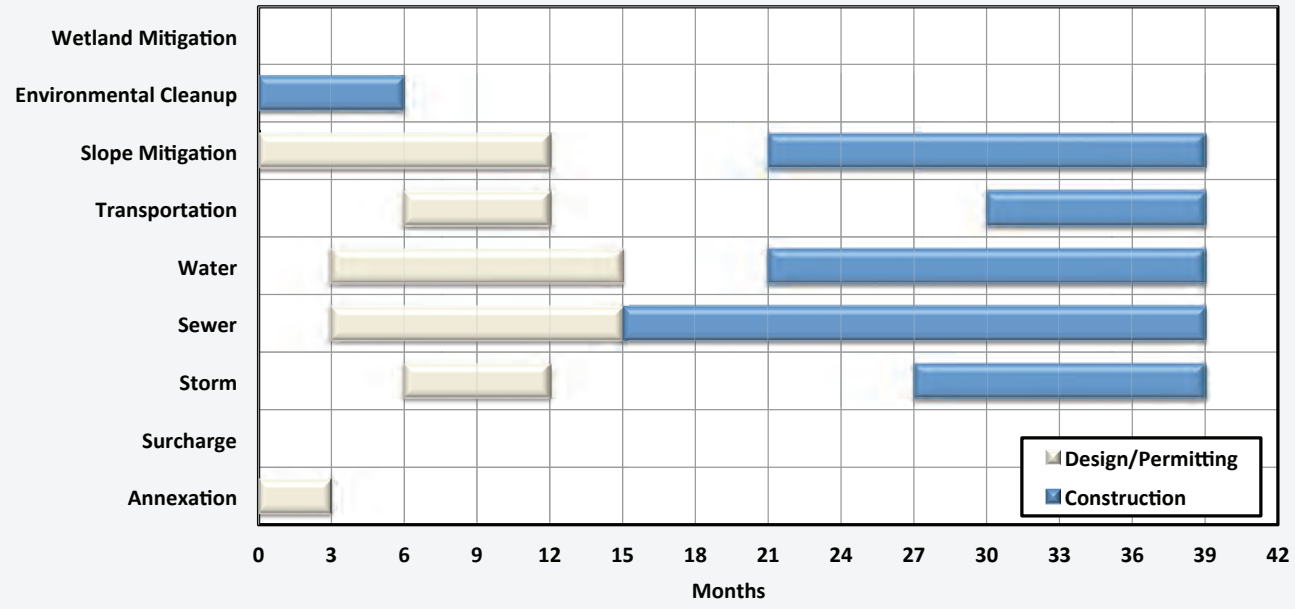
Under assumed conditions the site has a feasibility GAP of -$8,064,150 or -$4.69 per net-developable square foot.

GAP
-$8,064,150
-$4.69

Market Viability Gap/Surplus



SITE DEVELOPMENT SCHEDULE



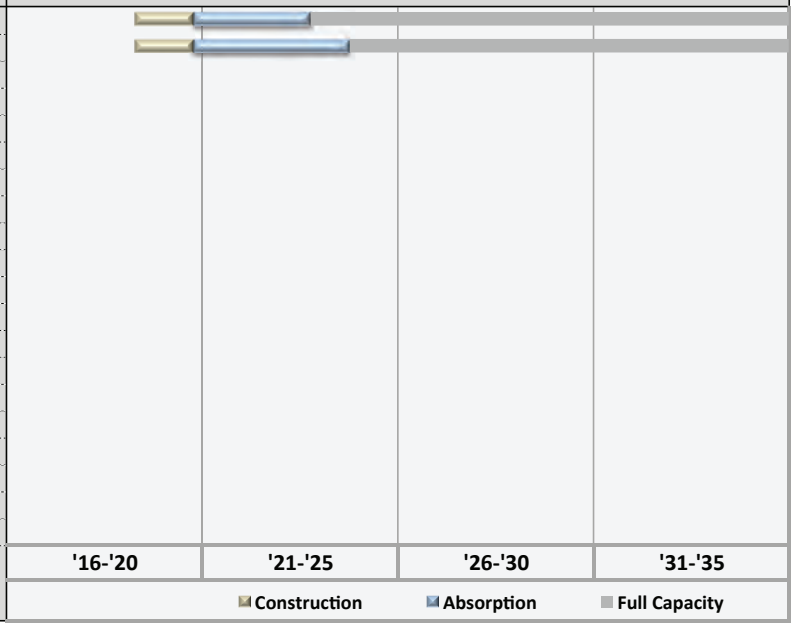
CHAMBERLAIN (SITE ID: 117) - WILSONVILLE

Economic Impact Analysis

Conceptual Development Plan:

This single user campus includes two buildings; 400,000sf high tech manufacturing facility and a 1105,500sf office/research and development facility.

Building	Size	Type
Building 1	110,550	Office
Building 2	400,000	High-Tech
Total Square Footage:	**510,550**	
Total Cost:	**$76,000,000**	



ECONOMIC IMPACTS

Computer and Electronic Product Manufacturing

Site Preperation

Average annual impacts associated with site preperation work conducted between 2016 and 2020.

	Jobs	Labor Income	Output
Direct:	10	$900,000	$2,300,000
In./Ind:	7	$400,000	$1,000,000

Facility Construction

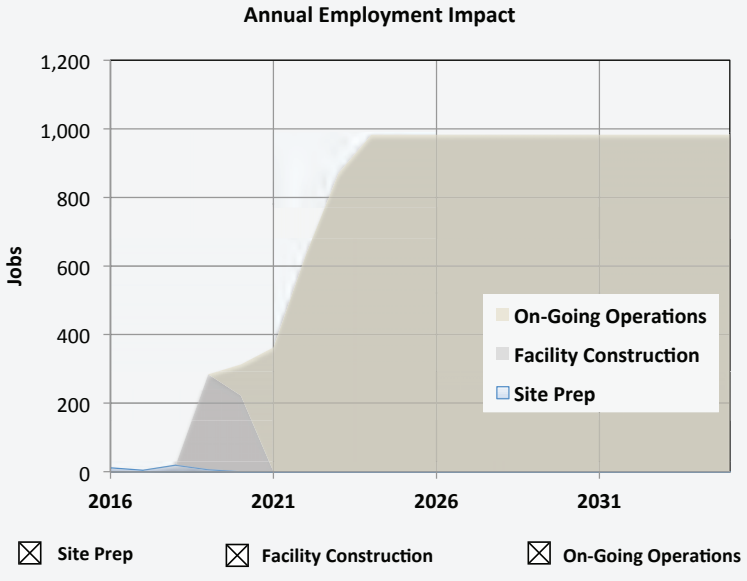
Average annual impacts associated with construction of industrial facilities between 2020 and 2021.

	Jobs	Labor Income	Output
Direct:	250	$21,500,000	$14,000,000
In./Ind:	106	$5,600,000	$1,000,000

On-Going Operations

Average annaul impacts associated with on-going operations of the assumed user at full-capacity in 2024.

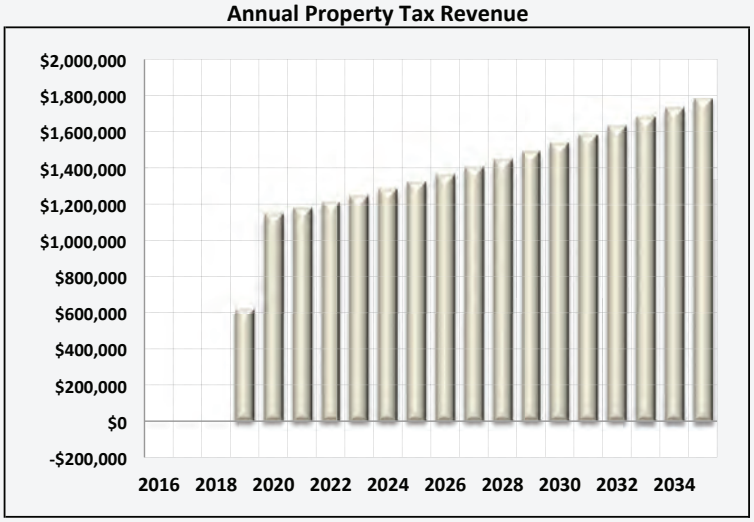
	Jobs	Labor Income	Output
Direct:	983	$171,200,000	$2,281,900,000
In./Ind:	1,447	$97,700,000	$286,500,000



Property Tax Impacts

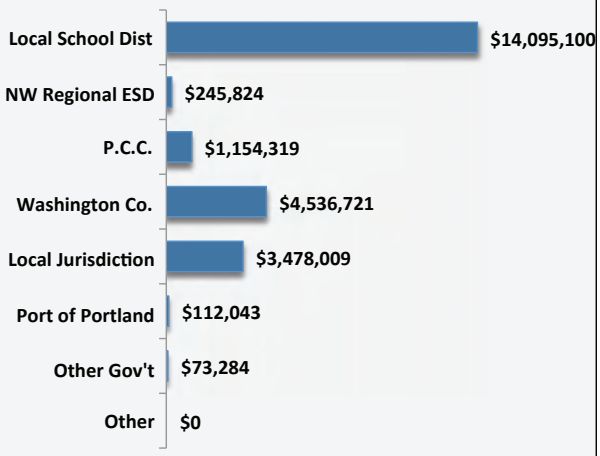
Is this Project Eligible for an E-Zone: No

Annual Property Tax Revenue



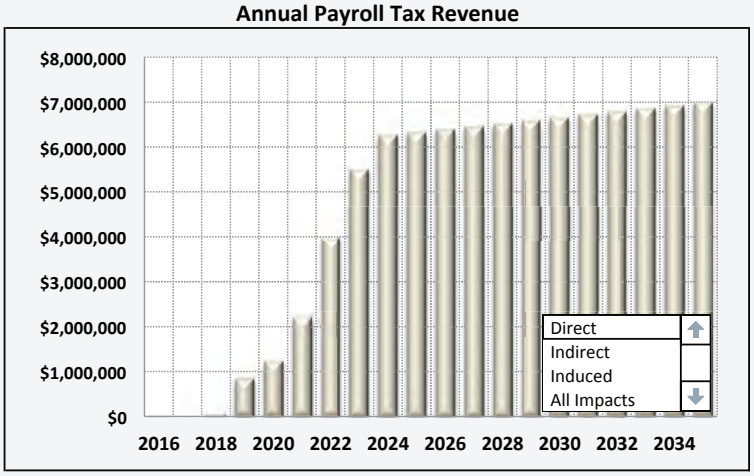
Total Revenue Through 2035: $23,700,000

Distribution of Property Tax Revenue Through 2035



Payroll Tax Revenue

Annual Payroll Tax Revenue



Total Revenue Through 2035: $93,500,000

Distribution of Payroll Tax Revenue Through 2035