

STATE OF OREGON - Oregon Economic and Community Development Department

Industrial Development Profile Matrix - **Final**

March 1, 2004



[PLEASE SEE SUPPLEMENTAL INFORMATION FOR ADDITIONAL DETAILS REGARDING INDUSTRY TYPES AND SITE REQUIREMENTS. \[BACK BUTTON or http://www.econ.state.or.us/ICsupp.htm\]](#)

		A	B	C	D	E	F	G	H	
		HEAVY INDUSTRIAL/ MANUFACTURING	GENERAL MANUFACTURING	FOOD PROCESSING	HIGH-TECH MANUFACTURING/ PROCESSING	CAMPUS INDUSTRIAL/ ELECTRONIC AND COMP. ASSEMBLY	WAREHOUSE / DISTRIBUTION	CALL CENTER / BUSINESS SERVICES	RURAL INDUSTRIAL	
1	GENERAL REQUIREMENTS	Use is permitted outright, expressly by zoning ordinance and zoning map; located inside UGB or equivalent, and the site's "net contiguous developable acres" (NCDA) are outside 100-year flood plain, and they do not contain contaminants, wetlands, protected species, or cultural resources (or mitigation plan(s) can be implemented in 180 days or less)								
PHYSICAL SITE										
2	NET CONTIGUOUS DEVELOPABLE ACRES: Minimum Acreage	25	10	10	25	25	25	3	5	
3	PREFERRED SLOPE: Maximum	5 percent	5 percent	5 percent	7 percent	10 percent	5 percent	12 percent	5 percent	
WORKFORCE										
4	POPULATION WITHIN 50-MILE RADIUS: People	30,000	30,000	20,000	50,000	50,000	20,000	25,000	1,000	
TRANSPORTATION										
5	TRIP GENERATION: Average daily trips per acre	42 to 58	76 to 106	76 to 106	76 to 106	76 to 106	65 to 86	144 to 192	5 to 10	
6	PROXIMITY TO INTERSTATE (...)/ PRINCIPLE ARTERIAL: Maximum distance (miles)	10	20	30	15	10	Five (only interstate or equivalent)	N/A	N/A	
7	RAILROAD ACCESS: Dependency	Preferred	Preferred	Preferred	Not Required	Not Required	Preferred	Not Required	N/A	
8	PROXIMITY TO MARINE PORT: Dependency	Preferred	Preferred	Preferred	Not Required	Not Required	Preferred	Not Required	N/A	
9	PROXIMITY TO COMMERCIAL AIRPORT: Dependency	Preferred	Preferred	Preferred	Preferred	Preferred	Preferred	Preferred	N/A	
	Maximum distance (miles)	60	60	60	30	30	60	60	N/A	
10	PROXIMITY TO INT'L AIRPORT: Dependency	Preferred	Preferred	Preferred	Preferred	Preferred	Preferred	Preferred	N/A	
	Maximum distance (miles)	300	300	300	100	100	300	300	N/A	
UTILITIES										
11	WATER: Domestic Use: Minimum Line Size	8"	8"	10"	10"	10"	4"	4"	4"	
	Fire Suppression: Minimum Line Size	10"	10"	10"	10"	8"	10"	8"	6" (or on-site)	
	High Pressure Dependency	Preferred	Not Required	Preferred	Preferred	Preferred	Not Required	Not Required	Not Required	
	Flow (GPD)	36,100	17,000	24,900	65,300	74,300	11,700	4,600	750	
12	SANITARY SEWER: Minimum Line Size	8"	8"	10"	10"	8"	4"	4"	4" (or on-site)	
	Flow (GPD)	32,500	15,300	22,400	58,800	74,300	11,700	4,600	750	
13	NATURAL GAS: Preferred Minimum Line Size	6"	4"	6"	6"	2"	2"	2"	N/A	
14	ELECTRICITY: Minimum Service Demand	1.0 MW	0.5 MW	1.0 MW	2.0 MW	0.5 MW	0.5 MW	0.5 MW	0.5 MW	
	Proximity to Substation	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Preferred	Not Required	
	Secondary System Redundancy	Preferred	Preferred	Preferred	Required	Required	Preferred	Preferred	Not Required	
15	TELECOMMUNICATIONS: Major Capacity	Preferred	Preferred	Preferred	Required	Required	Preferred	Required	Preferred	
	Route Diversity Dependency	Not Required	Not Required	Not Required	Required	Preferred	Not Required	Required	Not Required	
	Fiber Optic Dependency	Preferred	Preferred	Preferred	Required	Required	Preferred	Required	Not Required	
16	SPECIAL CONSIDERATIONS	Adequate distance from sensitive land uses (residential, parks) necessary.		May require high volume/supply of water and sanitary sewer treatment.		Surrounding environment of great concern (vibration, noise, air quality, etc.). Increased setbacks and/or on-site utility service areas may be required. Avoid proximity to wastewater treatment plants, sewage lagoons, landfills or similar facilities, as well as railroads, large rivers or bodies of water.		Transportation infrastructure such as roads and bridges to/from major highways is important.	Relatively higher parking ratios may be necessary.	None