A Community & Industry Profile

East Metro for Business

Gresham ◆ Wood Village
Fairview ◆ Troutdale

2007-2008

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Building Our Future Together

City of Gresham - *Population 97,745 (2006)*
1333 N.W. Eastman Parkway
Gresham, OR 97030
503-618-3000 / *www.ci.gresham.or.us*

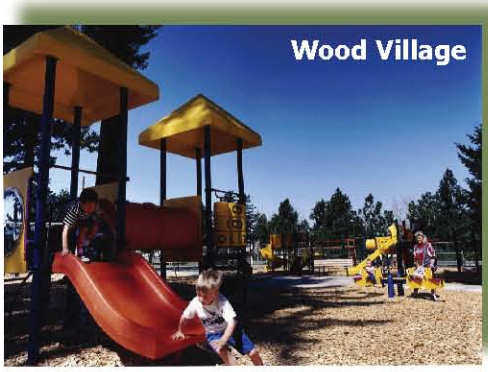
Facing unprecedented growth through redevelopment and expansion, Gresham is ready for business and offers a host of family-friendly amenities. Gresham has taken a visionary approach to land use practices creating three exciting neighborhood districts along the MAX light rail line – Rockwood, Civic Neighborhood and Downtown. The City has also secured two growth areas, Pleasant Valley and Springwater, which were recently added to the region's urban growth boundary. These new areas promise strong growth for Gresham in the coming years. Mixed-use, high-density residential and commercial development, beautiful parks and active residents create a thriving community. Growth opportunities and the presence of global high-tech companies and premier manufacturers create a very bright future.

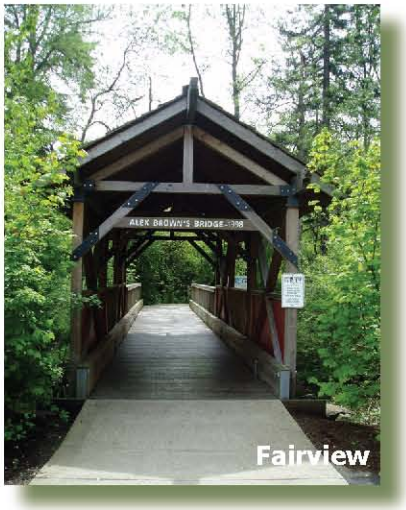
City of Troutdale - *Population 15,110 (2006)*
104 S.E. Kibling Avenue
Troutdale, OR 97060
503-665-5175 / *www.troutdale.info*

Troutdale has grown from a boisterous little village to a vigorous, thriving community that offers many scenic, natural, cultural and recreational resources including one of the best parks and greenway systems in the Portland metro area. With strong community alliances and abundant commercial and industrial property, Troutdale offers ample business opportunity. Troutdale's award-winning downtown, new wastewater control facility, ample water supply and excellent transportation network support potential development. Troutdale is truly the gateway to the scenic Columbia River Gorge — a crown jewel in the Pacific Northwest.

City of Wood Village - *Population 2,965 (2006)*
2055 N.E. 238th Drive
Wood Village, OR 97060
503-667-6211 / *www.ci.wood-village.or.us*

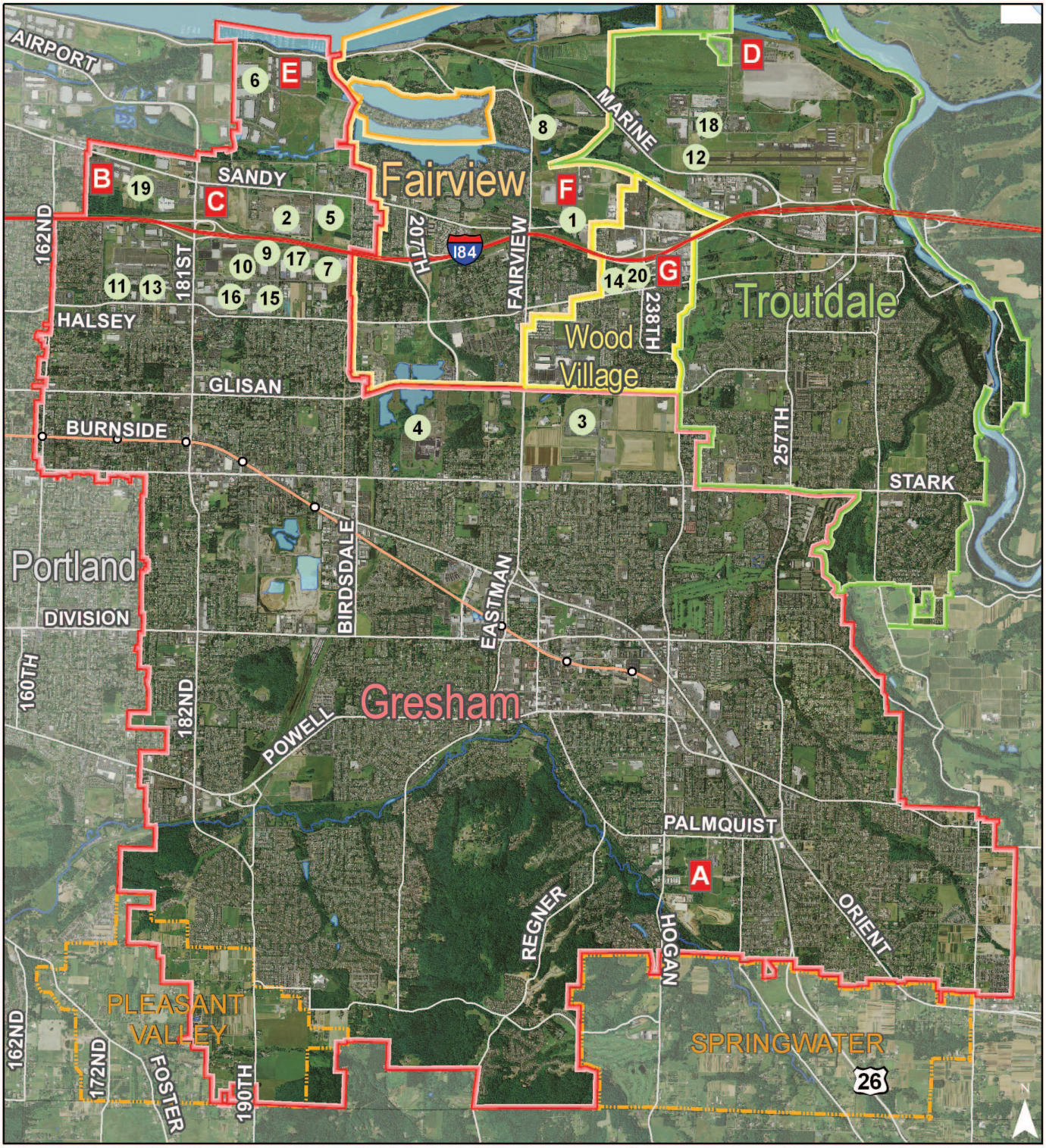
Wood Village boasts a small, country atmosphere while maintaining a range of housing choices and easy access to shopping, recreation, freeways and services. The Donald L. Robertson City Park includes an arboretum, trails, ball fields, playground and a spectacular view of the Columbia River Gorge. Wood Village's growing Town Center is host to businesses such as Fred Meyer, Lowe's Home Improvement and Kohl's, as well as smaller boutiques and coffee shops. Several manufacturers call Wood Village home, including Merix, LbL Windows, Advanced Metal and Wire, and Willamette Graystone. For small town charm and a 21st Century economy, Wood Village is the place to be.





City of Fairview
Population 9,585 (2006)
1300 N.E. Village Street
Fairview, OR 97024
503-665-7929
www.ci.fairview.or.us

Fairview remains a community of history and vision. With the city's primary focus on livability, Fairview has set aside more acreage for wetlands, open spaces, trails and parks than any city within the Portland metro area. Fairview has also planned for economic development, and has preserved an abundant supply of marketable industrial land with outstanding connections to all forms of transportation. Add in Fairview's wide variety of residential choices, ranging from traditional subdivisions to lakefront developments, to a pedestrian-friendly neo-traditional neighborhood, and you can see why Fairview is such a great place to live, work and do business.



0 0.5 1 2 3 Miles

The numbers and letters on this map represent the business parks and businesses listed on the following page

Legend

Tri-Met Light Rail Line — New Communities Area

June 13, 2007

This map is based on digital databases from the City of Gresham. The City cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

Industrial and Business Parks

The following list shows the range of development sites available in East Metro. It is not intended to be comprehensive.

(A) Columbia Brickworks. 50+ acres of industrial land

(B) Columbia Gorge Corporate Center. 600,000 square feet of industrial space. American Honda, Teeny Foods, Winco Foods

(C) Gateway Corporate Center. 38-acre master planned business park. Amazing Stone, North Star Industries, Hometown Hearth & Grill, Masons Supply

(D) Reynolds Industrial Site. Purchased by the Port of Portland, this 700 acre site is the largest remaining industrial zoned property inside the region's urban growth boundary.

(E) Southshore Corporate Park. 36-acre master planned industrial park. Bridgestone/Firestone, Synetics Solutions, Frito-Lay, Fujicolor, Innovion, Fluid Logic, Kinco International, Pacific Power Tech., EJ Bartells, Staples, Image Graphics, Future Logistics

(F) Townsend Business Park. 110+ acre industrial/ commercial sites certified "project ready." Knight Transportation, ThermoKing

(G) Wood Villa Business Center. 6,000 square feet available industrial flex space. American Medical Response, Bridgetown Painting, WRD Sales

Partnerships for Economic Vitality

Success in attracting and growing quality industries relies upon strong collaboration among education, government and business. Some of these collaborations in East Metro include the following groups and agencies.

Center for Advanced Learning, located in the Gresham Civic Neighborhood, is a regional award-winning charter school providing East Metro high school students with advanced programs in health care, information technology, pre-engineering and advanced manufacturing.

Mt. Hood Community College works closely with local businesses to provide custom training programs and offers over 60 degree programs in such areas as nursing, manufacturing, engineering and more. Bachelors degrees are available through partnerships with Eastern Oregon University, Portland State University, Marylhurst University and Oregon Health and Sciences University.

Oregon Science & Technology Partnership is a consortium of government, university and industry partners committed to business growth and job creation in Oregon. Over the last three years, OSTP has launched an Angel Investors program for East Metro with a focus on biofuels and wave energy development.

Manufacturing 21 Coalition brings together 80 investors from the private and public sectors. The Coalition's goal is to make manufacturing a pillar of the region's economic development investment strategy.

Oregon Manufacturing Extension Partnership is a not-for-profit team of professionals — experts in Lean Enterprise training and implementation. OMEP is an integral part of Oregon's manufacturing strategy, which works directly with community colleges to meet the needs of local manufacturers.

Major Manufacturing Employers

1. Townsend Farms, Fairview (2,200)
2. Boeing of Portland, Gresham (1,450)
3. ON Semiconductor, Gresham (500)
4. Microchip Technology, Gresham (352)
5. Boyd Coffee Company, Gresham (279)
6. Synetics Solutions, Gresham (260)
7. Cascade Corp, Gresham (250)
8. NACCO Materials Handling Group, Fairview (250)
9. Pella Vinyl, Gresham (250)
10. Wright Business Forms, Gresham (220)
11. Opti-Craft, Gresham (193)
12. Tube Specialties, Troutdale (191)
13. RR Donnelley, Gresham (180)
14. Merix, Wood Village (170)
15. Weyerhaeuser, Gresham (156)
16. Benson Industries, Gresham (150)
17. Imperial Manufacturing, Gresham (142)
18. Toyo Tanso USA, Troutdale (130)
19. Winco Foods, Gresham (120)
20. LbL Windows and Door, Wood Village (100)

Regional Incentive Programs

- ***Gresham Enterprise Zone*** is designed to encourage industrial development and quality job creation. Eligible businesses meeting the program criteria receive a 100% property tax abatement on any new, qualified investment within the zone boundary for three to five years.
- ***Rockwood West-Gresham Urban Renewal Area*** has Pre-Development Services Grants and New Industries Grants offering business assistance for preliminary site studies and for capital investment. Please see the program Web site for more information about these tools. ***www.ci.gresham.or.us/rockwood/***
- ***Troutdale Riverfront Renewal Plan*** was voted in by Troutdale citizens to create a retail, residential and recreational showcase for the city. Please visit the program Web site for more information. ***www.ci.troutdale.or.us***
- ***Gresham's Rapid Response Team*** acts as an internal advocate for clients, helping businesses with any regulatory issues before, during, and after construction to ensure a streamlined permitting process for new buildings or expansion.

- ***SDC Financing Plan*** was adopted by Gresham City Council to allow a deferred payment or financing of system development charges over a period of 10 years.
- ***GREAT Business Program*** offers technical assistance, resources and recognition to help businesses conserve natural resources, protect the environment and help the bottom line.
- ***Stormwater Credit Program*** is offered by the City of Gresham in the form of monthly stormwater fee reductions for properties that manage stormwater on-site, reducing the impact to the environment and to the City's stormwater system.

East Metro Affiliations and Partners

- Centennial School District - *www.centennial.k12.or.us*
- Columbia Corridor Association - *www.columbiacorridor.org*
- East Metro Economic Alliance - *www.eastmetro-alliance.org*
- Gresham Area Chamber of Commerce - *www.greshamchamber.org*
- Gresham Barlow School District - *www.gresham.k12.or.us*
- Gresham Downtown Development Association - *www.gdda.org*
- Historic Downtown Gresham Business Association - *www.exploregresham.com*
- Hispanic Metropolitan Chamber of Commerce - *www.hmccoregon.com*
- Manufacturing 21 Coalition - *www.manufacturing21.org*
- Mt. Hood Community College - *www.mhcc.edu*
- Oregon Economic & Community Development Department - *econ.oregon.gov*
- Oregon Economic Development Association - *www.oeda.biz*
- Oregon Manufacturing Extension Partnership - *www.omep.org*
- Oregon Science & Technology Partnership - *www.ostpartnership.org*
- Port of Portland - *www.flypdx.com*
- Portland Business Alliance - *www.portlandalliance.com*
- Portland Development Commission - *www.pdc.us*
- Portland Regional Partners for Business - *www.portlandregionalpartners.com*
- Reynolds School District - *www.reynolds.k12.or.us*
- Small Business Development Center - *www.bizcenter.org*
- West Columbia Gorge Chamber of Commerce - *www.westcolumbiagorgechamber.com*
- WorkSource Oregon - *www.worksourceoregon.com*

Specialty Districts

Fairview Village is a neo-traditional community comprised of houses, rowhomes and apartments built amongst retail, office and other civic amenities. Fairview Village promotes a quality of life and community that resembles our nation's small town heritage.

Gresham Civic Neighborhood is an urban community comprised of civic amenities, national retailers and restaurants, mixed-use office/retail centers, and quality high density housing options.

Historic Downtown Gresham is the heart of the Gresham community and offers an urban but small town feel. Downtown shoppers can find everything from fresh baked bagels, to international wines, to retail shops, to world cuisine. Soon a new cultural arts center will call downtown home. The commercial and retail districts are supported by quality housing and civic amenities.

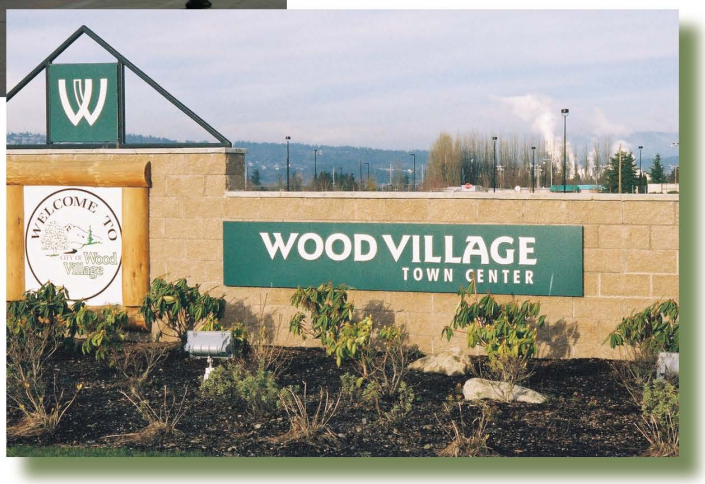
Rockwood Town Center is a diverse neighborhood that is the focus of a broad revitalization effort. The revitalization plan emphasizes creating a town center that takes advantage of Rockwood's extensive transportation network.

Troutdale Town Center offers visitors a range of shopping and dining options. With cafes, art galleries and antique shops on a quaint Main Street and a variety of quality retail in the Columbia Gorge Factory Outlet stores, Troutdale holds something for everyone.

Wood Village Town Center is a 116-acre commercial development located in a community that while small in size, is large in vision. The Town Center is an important part of Wood Village's economic development strategy.

Why Businesses and Employees Choose to Locate Here

- Within minutes from I-84, I-205, the Portland International Airport and the Troutdale Airport
- Prime industrial sites with ample utilities
- A ready supply of skilled workers
- High-quality K-12 education system and access to excellent continuing education opportunities
- Bus and light rail public transit
- Proximity to Mt. Hood and Columbia River Gorge for world-class recreation
- Easy access to a range of arts and entertainment options



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