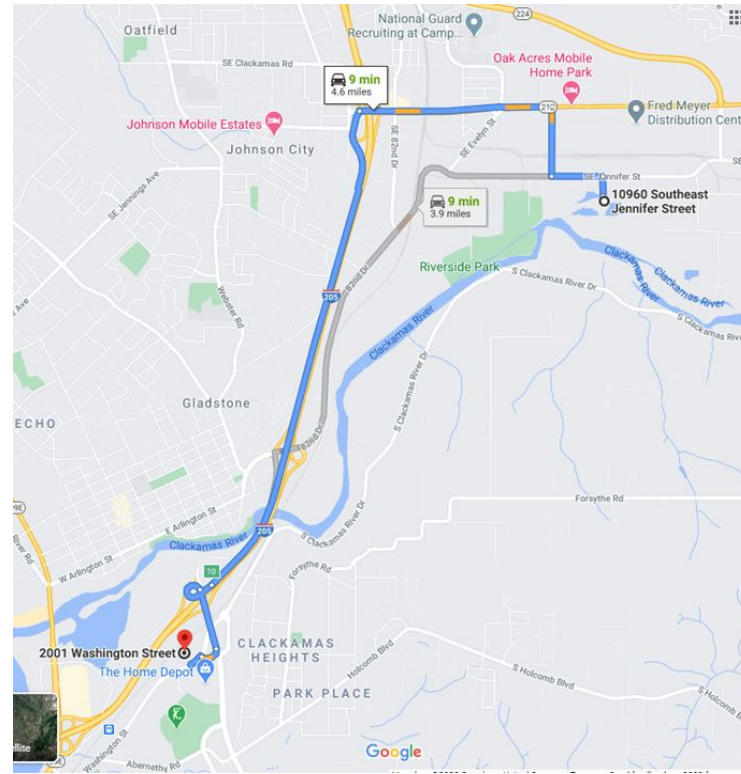


Site under consideration - Jennifer Street



- **Ranked #6**
- **Signed PSA in Nov 2020**
- 10960 SE Jennifer St
- Site is ~ 26 acres, 3 tax lots
- Zoning is Heavy industrial
- In Clackamas Industrial District
- Historic use is a rock quarry
- 4.6 miles from existing Metro South Transfer Station

Evaluating opportunities and potential risks

Opportunities	Potential risks
Large site, 26 acres	Historic use of site could make it difficult or costly
Zoning supports land-use	Liquefaction risk if earthquake
Accessible location	Flooding risk is being evaluated
Connections to Clackamas River and natural areas	Traffic impacts in industrial corridor
Land restoration	Portions of site might have restrictions

Next steps and timeline

Purchase and sale agreement period: Nov. 2020 – Aug. 2021

- Site investigation and due diligence **Jan. – June 2021**
- South Business Case Report **Jan. – April 2021**
- Outreach and engagement on site **Jan. – June 2021**
- Findings to Regional Waste Advisory Council **June 2021**
- Report Findings to Metro Council **July 2021 (early)**
- Metro Council decision **July 2021 (late)**

* PSA could terminate before August if due diligence uncovers significant risks

** Staff continues to search for and consider other possible sites for the project

PROPERTY DUE DILIGENCE TASKS
+ Appraisal
+ Pre-Conceptual Design
+ Phase I ESA
+ Phase II ESA
+ Geotech Study
+ Alta Survey
+ Title Report/Exceptions Review
+ Land Use Research
+ Site Imaging
+ Traffic Study
+ Water Protection/Connection Research
+ Indigenous Lands Research
+ Veterans Village/Housing Research
+ Metro South "Business Case" Report
Due Diligence Summary Report

Plans for site-specific engagement



Partnering with Unite Oregon to engage:

- Proximate businesses, residents
- Community Advisory Group
- Indigenous people and First Nations
- Local government partners, elected officials
- Solid waste industry
- Customers