

MILL CREEK INDUSTRIAL PARK



Aerial View of Mill Creek Industrial Park

An innovative collaboration between the State of Oregon and the City of Salem, the Mill Creek Industrial Park (Mill Creek) provides for regional economic development while minimizing impacts to the environment. The Mill Creek is comprised of 600 acres of relatively flat land in Southeast Salem located along Kuebler Boulevard with easy access to Interstate 5 and Highway 22.

The property's Employment Center (EC) zoning allows for a mix of uses including warehouse distribution, light manufacturing, business park and commercial on a variety of lot sizes. Phases 1B (146 acres) and 1C (52 acres) are "shovel ready" certified and are currently being marketed by SEDCOR, the City, and the State to end users who are ready to develop.

Last May, the national firm of Capstone Partners was selected as the master developer for Phase 1A (approximately 160 acres). Capstone will master plan, subdivide, and develop the Phase 1A property, over time. An initial 42 acre development is scheduled to begin construction in the spring of 2008. Capstone's first development phase will include almost 680,000 sq. ft. of business park/ flex space / light industrial / manufacturing and logistics, and a small amount of commercial / retail to serve the employees working at the site. The developer estimates their initial phase will provide 644 jobs and a real market value of \$52M.

Today, site designers know sustainable environmental practices can enhance the prospects for economic prosperity. The goal at Mill Creek is to promote high quality development that preserves and protects the area's natural amenities and environmentally sensitive areas.

The positive response from the state and federal natural resource management agencies shows this goal is broadly embraced. In preparing the site for development, the State is planning and designing more than 100 acres of wetland mitigation, stormwater retention, and open space areas required to accommodate anticipated development.

When completed, the new industrial area is projected to generate \$400M in private investment creating over 5,000 new jobs over the next 15-20 years.

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