

Clackamas County

Leading the Development of the World's Next Major Mass Timber Market



Clackamas County has assembled all of the critical components to ensure your success:



➤ **Available Industrial Land**

Primed for development and linked to our dynamic mass timber industry cluster



➤ **Comprehensive Mass Timber Strategy**

Coordinated county, state, and city resources to support the mass timber industry

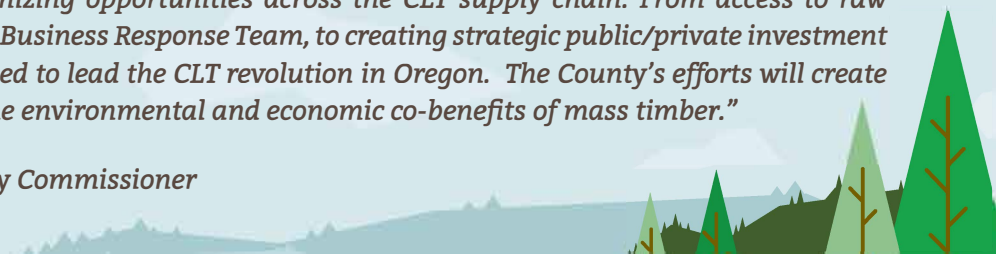


➤ **Excellent Infrastructure**

Transportation, raw materials, and supply chain for a world-class mass timber market

“Clackamas County is committed to maximizing opportunities across the CLT supply chain. From access to raw materials, assisting companies through our Business Response Team, to creating strategic public/private investment partnerships, Clackamas County is positioned to lead the CLT revolution in Oregon. The County’s efforts will create a dynamic new industry while advancing the environmental and economic co-benefits of mass timber.”

Ken Humberston, Clackamas County Commissioner



Everything is Right Here



Supply Chain

- Access to federal, state & private industrial forestland
- Two traditional lumber mills producing kiln dried lumber
- Since 2009, engineered wood products increased employment 48% and GDP 54%
- Total economic impact from existing wood products industry: 2,474 jobs, \$225 million GDP



Efficient Transportation Networks

- Major interstates – I-5 and I-205, close proximity to I-84
- Numerous state highways
- Direct rail access, Union Pacific
- Port of Portland 22 miles from county seat



Strong Workforce

- Employed labor force: 210,344 (1/19)
- Unemployment rate 4.2% (1/19)



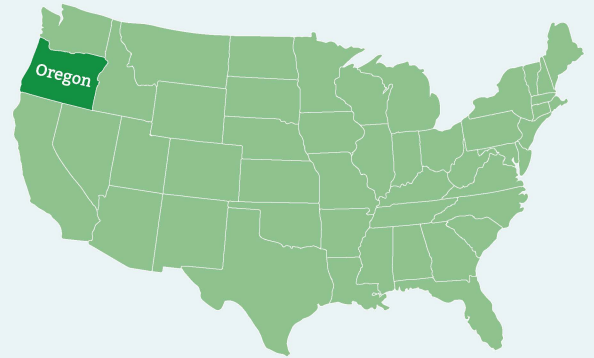
Innovation Hub

- Design, construction, and building expertise
- Mature supply chain; standing timber, sawmill capacity, engineered wood products, metals fabrication, robust transportation networks, and proximity to current largest market in US



The Regional Influence

- 22 colleges and universities in Portland Metropolitan area
- World-class tech and education centers
- 85 mills, fabricators, and processors located within 100 miles of Clackamas County



Integrated Mass Timber Market Sector Strategy

Clackamas County has created an integrated, multi-agency strategy to develop a world-leading mass timber economy.

Supply Program: Clackamas County is partnering with federal, state, and local agencies to achieve a more certain supply of sustainably harvested timber.

Business Response Team: Clackamas County has built a multi-departmental Mass Timber response team focused on meeting business relocation and expansion needs.

Financial Incentives, Facilitation, and Packaging: Clackamas County has assembled a comprehensive toolbox to assist business investment and development needs.

All Hands on Deck: Local, county, and state agencies support and assist at all levels of government

- **Local Jurisdictions:** Proactive engagement on permitting, incentives, and infrastructure
- **Clackamas County:** Coordination of local, regional, and statewide resources
- **State of Oregon:** The Governor's Regional Solutions team brings state agencies to the table, directing funding and technical assistance to Clackamas County

Resources, Incentives, Facilities

County, State and Federal Resources:



Clackamas County

Timber Zone Capital Investment Incentives:

- **Strategic Investment Zone Program**
15 year property tax abatements for traded sector industries making capital investments in facilities and equipment
- **Enterprise Zone Incentives**
3-5 year tax abatement for business infrastructure investment
- **Community Development Block Grants**

Workforce Development Assistance

- **Worker Pools, Incentive Facilitation, Applicant Screening, Workforce Training Support**

Multi-Departmental Mass Timber "Business Response Team"

Technical Assistance

- **Accelerated Employment Lands Readiness**
- **Municipal and State Agency Coordination**

State of Oregon

Financing Incentives:

- **Industrial Development Bonds**
Long term, tax-exempt, below-prime bond financing for land, buildings and fixed assets
- **Oregon Business Development Fund**
Term fixed-rate financing for land, buildings, equipment, machinery, working capital
- **Tax Abatement and Adjustment Programs**
Up to 15 years based on project type and exemption category
- **Rural Renewable Energy Incentives**
- **Community Development Block Grants**

Technical Assistance

- **"Significant Industrial Lands" Prioritization**
- **Accelerated Site Certification**
- **Comprehensive Market Analysis, Support and Development Assistance Services**

Federal

Clackamas County will assist in securing available Federal incentives, including:
New Markets Tax Credits; USDA Rural Economic Development Funding; Federal EDA Incentives

Featured Development-Ready Manufacturing Sites



City Profile:

- Labor Force: 4,604
- Distance to Portland: 29 miles
- Operating Stud Lumber Mills: 2
- Union Pacific Rail Line

Utilities Fully Serviced:

- Water
- Sewer
- Storm
- Electric
- High Speed Fiber Optic Internet
- Natural Gas

Incentives List:

- Enterprise Zone
- Rural Renewable Energy Development Zone
- Strategic Investment Zone

Typical Permit/Build Time:

Committed or Expedited Options, Check with City



City Profile:

- Labor Force: 1,653
- Distance to Portland: 28 miles
- Population Growth since 2000 – 30%
- Robust Manufacturing Community

Utilities Fully Serviced:

- Water
- Sewer
- Storm
- Electric
- Telecommunication

Incentives List:

- Enterprise Zone
- Rural Renewable Energy Development Zone
- Strategic Investment Zone

Typical Permit/Build Time:

Committed or Expedited Options, Check with City

Molalla

Avison Lumber Property

25 acres (48 gross acres)
Proximity to Airport: 34 miles
Distance to I-5/I-205: 15/19 miles
Rail: 2.5 miles from Union Pacific Main Line
Developable land



Estacada

Mike Park Industrial Campus

Up to 50 acres prime developable land
Proximity to Airport: 32 miles
Distance to I-5/I-205: 27/18 miles
Rail: 17.5 miles from Union Pacific Main Line
Move in ready





Clackamas County is Leading the Charge in the Mass Timber Market

A Rapidly Growing Market for a Critical New Technology

Oregon is well positioned for Mass Timber

- 8-12 new mass timber manufacturing facilities needed to meet projected demand
- Growing recognition for benefits using mass timber construction:
 - Reduced construction times
 - Lighter foundation footprint
 - Lower labor costs
 - Minimal on-site waste
- Oregon has proactively enacted the Tall Wood building code
- Differentiated product a driver of higher rent/sale revenues
- Projects expected to increase demand for CLT across the US
- Pacific Northwest as a hub for production
- At maturity, mass timber can compete with steel concrete for mid/high-rise construction

Point of Contact:

Sam Dicke
Economic Development Coordinator
503-742-4367
Sdicke@Clackamas.us
150 Beaver Creek Road
Oregon City, Oregon 97045
www.Clackamas.us/business

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