



March 3, 2023

Joint Committee on Semiconductors
Oregon State Capitol
Salem, OR 97301

Re: Senate Bill 4

Dear Honorable Co-Chairs Bynum, Sollman, and Members of the Committee:

On behalf of the Clackamas County Board of Commissioners, thank you for the important work you are doing to advance Oregon's economy and the semiconductor industry.

Clackamas County strongly supports Senate Bill 4. As the Committee continues its efforts over the coming months, we encourage you to consider how all areas of the state can be part of the solution to strengthening Oregon's competitiveness.

We appreciate that the legislature is recommending substantial funding to advance the infrastructure needs and economic development of our local communities. The federal CHIPS Act funding is an essential component of this work, particularly to hasten the development of larger sites to accommodate the industry.

As the Committee has now heard, there are no lands statewide that are fully ready. We believe this effort represents a unique opportunity to address key infrastructure needs while also making strategic investments that open up more land for development.

Clackamas County is ready and willing to be part of the solution, and we would like to highlight two areas that could serve as potential sites for the industry. These areas, which are unanimously supported by the Clackamas County Board of Commissioners, are provided in more detail on the following one pagers.

Again, we commend the important work you are doing on this committee. Thank you for your leadership.

Sincerely,

A handwritten signature in blue ink that reads "Tootie Smith".

Tootie Smith, Chair
On behalf of the Clackamas County Board of Commissioners

Clackamas County I-5 South Development Opportunity

3/2/2023

Activating lands to meet industrial needs

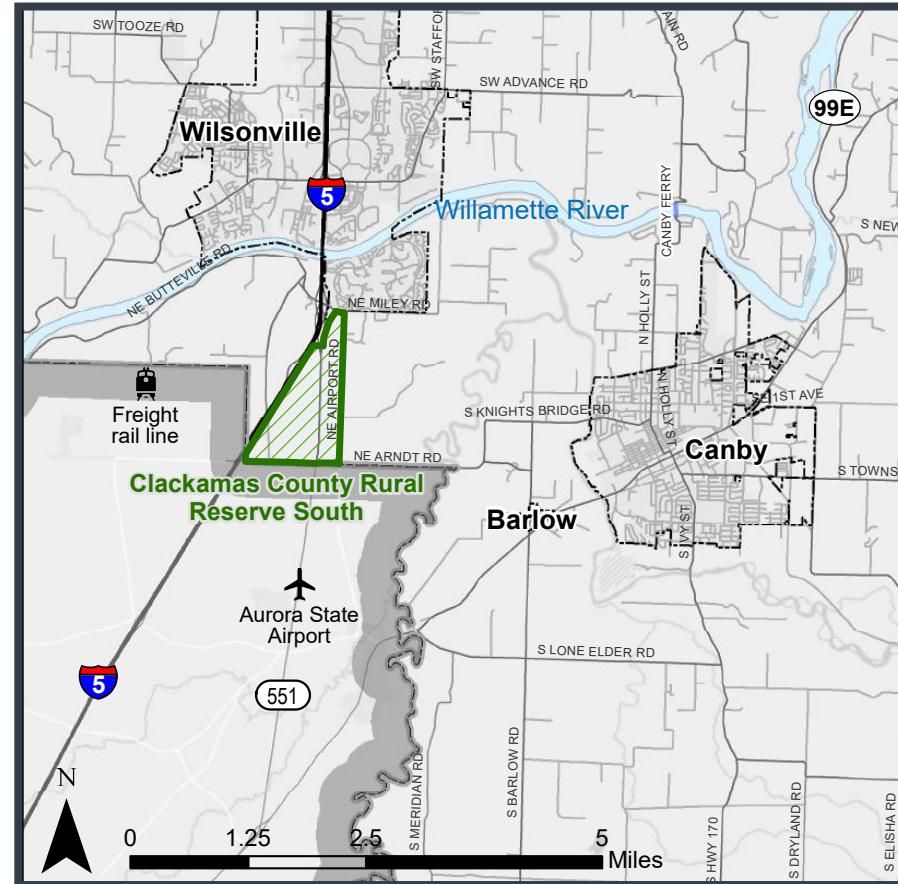
The Clackamas County I-5 South Development Opportunity site located at the I-5/Hwy 551 junction in southern Clackamas County offers great potential for future industrial use and is uniquely suited to attract and develop major semiconductor facilities and other advanced manufacturing. Located south of the city of Wilsonville near the Willamette River, the property is bordered by I-5 to the west, Arndt Road to the south, Airport Road to the east, and Miley Road to the north as shown in the county map.

The property has 382 contiguous acres under single ownership with limited existing development and a willing seller. The property can be aggregated into larger acreage if necessary, up to 500 acres. The topography is relatively flat with very limited wetlands, water bodies and protected habitats.

Significant transportation access is located next to I-5 and bisected by Hwy 551, two relatively unconstrained interchanges. It is adjacent to a regional airport and near an active freight rail line. The site sits at the southern edge of the Metro region and provides good market and workforce access from both Portland and Salem.

Multiple studies have analyzed development and economic production opportunities of this site. One study suggested a 9 million square-foot building space for 10,000 employees.

An investment of \$5 million from the legislature to engage the community to plan for sewer, water and other infrastructure systems could ensure this property is shovel-ready for the next semiconductor industry expansion.



Identifying investments to meet Oregon's goals

Up to 500 acres of flat topography

Noteworthy transportation access to I-5 and Hwy 551

Adjacent to Aurora State Airport

Close to freight and commuter rail lines

Supports economic growth and system connectivity

Contributes to statewide workforce goals



Sunrise Corridor Development Opportunity

2/27/2023

Transforming vacant industrial lands into community investment

The \$4 million investment in 2021 from the Oregon legislature to prioritize inclusive community engagement to champion a shared visioning process for the Sunrise Corridor in the fast growing Happy Valley area is underway. Our team is researching critical components needed to create the conditions for our communities to thrive and we are looking ahead to create a pathway to make these recommendations come to life in the coming years.

This community-led visioning project will improve the quality of life of current and future residents by enhancing access to employment opportunities and open spaces, improving safety and connectivity,

and optimizing community resiliency for health, environment and economic futures.

The Clackamas Industrial Area and Rock Creek Industrial Areas are optimal locations to satisfy our state goals to be a leader in the semiconductor industry expansion. By combining the strategic planning efforts in Clackamas County and Happy Valley, this funding proposal would benefit our shared economic growth and employment efforts along with state goals to secure 2,000 acres of development-ready industrial land for critical semiconductor projects. This project alone would attain over 10% of the goal for Oregon's future.

Find more information about Happy Valley's industrial land profiles at www.happyvalleyor.gov/business/economic-development-division.

Funding options	Cost*
Happy Valley Hwy 212/Hwy 224 Interim Improvements Project	\$15 million
Rock Creek Employment Center Infrastructure	\$70 million
Sunrise/Hwy 212 Ultimate LPA Design	\$60 million
Sunrise/Hwy 212 Right of Way Acquisition	\$150 million
Sunrise/Hwy 212 Construction	\$300 million**
Total investment: \$595 million	
* 2023 estimated project costs ** Right of way includes land for construction of funded project only	

Identifying investments to meet Oregon's goals

Clackamas County and the City of Happy Valley have worked together to demonstrate viable employment lands ready for development.

- Shovel-ready projects
- Over 200 acres of industrial lands available within the Urban Growth Boundary
- Contributes to statewide workforce goals
- Increases access, especially for people of color
- Supports resiliency
- Supports economic growth and system connectivity
- Protects clean air and reduces carbon emissions
- Anti-displacement strategies in development

