



February 27, 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 Happy Valley City Council and the Clackamas County Board of Commissioners, thank you for the important work you are doing to advance Oregon's economy and the semiconductor industry.

Over the last month, the City and County have testified in support of the industrial site readiness work and highlighted available sites within the Sunrise Corridor for the semiconductor and other support industries. The two most significant barriers to bringing these sites to market include: 1) site aggregation; and 2) infrastructure investment.

We are pleased to see financial support for site acquisition and aggregation in SB 4.

In addition, we encourage the Committee to empower the Oregon Business Development Department to utilize funds for infrastructure investments. The industrial site readiness studies completed by Metro, Port of Portland, and numerous other local governments highlighted the importance of investments in roads, sewer, and water infrastructure to make our land competitive in the semiconductor industry.

Attached to this letter is an example of the transportation infrastructure investments that are needed to bring over 200 acres of industrial lands within the UGB to the Happy Valley and Clackamas Industrial Area.

Again, we commend the important work you are doing on this committee. We hope it illuminates the need for more investments in critical infrastructure that will unlock industrial lands and provide careers to future Oregonians. Thank you for your service.

Sincerely,

A handwritten signature in black ink, appearing to read 'T ELLIS'.

Tom Ellis, Mayor
City of Happy Valley

A handwritten signature in blue ink, appearing to read 'Tootie Smith'.

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



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

