

CLACKAMAS COUNTY EMPLOYMENT LAND SUPPLY

Over the past 15 years, studies indicate:

1. Growth prospects for employment are limited by land constraints, including:
 - a. Inadequate off-site infrastructure, such as roads and utilities
 - b. Wetlands and slopes
2. There is not enough employment land available for the foreseeable future.
3. Clackamas County is disadvantaged when attracting new or expanded businesses compared to the rest of the region.
4. If future land needs are not addressed, the County could experience significant economic costs.

December 2014: Non-Retail Employment Land Demand Forecast, Johnson Economics and Mackenzie

“Under every scenario, Clackamas County’s land supply is deficient on industrial land. Clackamas County’s ability to meet employment demand with land and development sites suitable to the market will be directly related to its realized economic growth... A lack of suitable industrial and commercial land will translate into missed economic opportunity. Under the most pessimistic scenario, over 8,000 jobs would not be realized due to insufficient land supply.”