



TIMBER INNOVATION

Oregon seeks to become mass timber hub

Innovative new uses for the state's timber resources include construction of high-rise buildings

By George Plaven
EO Media Group

Timm Locke relishes a chance to drive around Portland and showcase the latest commercial buildings made with mass timber, a construction material that uses wood beams and panels instead of concrete and steel.

First stop: Albina Yard, a four-story office building that opened in 2016 featuring cross-laminated timber panels from D.R. Johnson, a lumber company south of Roseburg.

Every piece of cross-laminated timber — or CLT for short — is prefabricated, designed for a specific part of the building, said Locke, director of forest products at the Oregon Forest Resources Institute. That means buildings go up faster, with fewer workers.

Wood is also environmentally superior to steel and concrete, Locke said, because it sequesters carbon and takes less energy to produce.

"There are so many benefits, it doesn't matter which one you choose to start with," Locke said.

First developed in Europe, mass timber is now catching on in the U.S., and Oregon is working to position itself as the industry hub, kick-starting rural economies that have traditionally relied on forest products. On Aug. 1, Oregon became the first state to approve language in its building codes allowing for wood-framed buildings up to 18 stories tall.

Albina Yard was the first building to use Oregon-made CLT as a structural element. Other examples of mass timber construction in Portland include Carbon 12, an eight-story condominium building on Northeast Fremont Street. Across the street is One North, an 85,540-square-foot business complex.

First Tech Federal Credit Union also opened its new headquarters in neighboring Hillsboro last June. At 156,000 square feet, it is the largest mass timber building in the nation.

Locke, who was hired by OFRI in 2015 to help develop markets and supply chain for mass timber, said he believes momentum will only increase as the projects gain wider recognition.



"People like wood. It's a nice material," Locke said. "It has a great environmental story, and a great aesthetic."

Timber Innovation Act

Mass timber refers to several construction materials made of wood, including CLT, glue laminated beams, laminated veneer and mass plywood.

CLT, a prominent example, has been described as "plywood on steroids." It is made by gluing planks of wood in perpendicular layers, creating thick panels that can be used for walls and floors.

The first CLT buildings were constructed in 1993-95 in Germany and Switzerland, and the majority of production remains in Europe. The first U.S. commercial CLT building was completed in 2011 in Whitefish, Montana. D.R. Johnson became the first U.S. company certified by APA — The Engineered Wood Association — to make structural CLT panels in 2015.

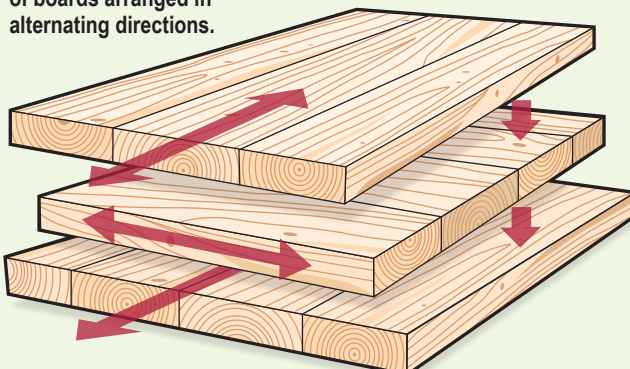
A study by Grand View Research, a market research company in San Francisco, anticipates the global CLT market will be worth more than \$2 billion by 2025, tied to demand for "green" homes.

The U.S. Senate in June added provisions to its version of the 2018 Farm Bill that would

CLT explained

Cross-laminated timber (CLT) is a prefabricated, solid wood panel used in residential and industrial construction.

CLT consists of several layers of boards arranged in alternating directions.



The layers are bonded together with industrial adhesives and pressed together to form a solid, straight rectangular panel.

Common applications include long spans in walls, floors and roofs.

Sources: Oregon State University; APA-The Engineered Wood Association
Alan Kenaga/Capital Press

EO Media Group photos
George Plaven
Tim Locke, director of forest products for the Oregon Forest Resources Institute, explains the benefits of mass timber at the World Forestry Center in Portland.



Carbon 12, an eight-story condominium building in Portland is made with mass timber.

establish a federal research program for mass timber. Originally known as the Timber Innovation Act, the bill was sponsored by Sen. Debbie Stabenow, D-Mich., and co-sponsored by 19 other senators, including Republicans and Democrats from Oregon, Idaho, Washington, Montana, Minnesota, Maine and Mississippi. Sen. Jeff Merkley, D-Oregon, said he wants

to see Oregon become the national leader in mass timber, an industry with "enormous potential."

"We think about the fact that we build these medium high-rise buildings out of concrete and steel," Merkley said. "If we can open that

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Grant loss hits district attorney's office

County looking at funding options

By Richard Hanners
Blue Mountain Eagle

Grant County District Attorney Jim Carpenter says he may need to triage cases with the loss of a deputy district attorney.

If he has to choose be-

tween prosecuting a trespass case or a domestic violence case, he will choose the latter, he told the Grant County Court Sept. 12.

The district attorney's office was not approved for continued Violence Against Women Act grant funding that amounted to \$167,000 per year. Carpenter said he learned about the loss in funding on Sept. 10, and it coincides with the departure of Deputy District Attorney Mara Houck, who will leave Sept. 21 for a position with the Deschutes County District Attorney's Office.

Houck prosecuted all cases involving sex abuse, child abuse and domestic violence. The VAWA funding also supported a victim intervention specialist and special investigator, Carpenter said. That three-year grant cycle ends Sept. 30. Grant County has received the grant for four consecutive cycles, he said.

Finding options

Remaining grant funds could last until next March,

but the county will need to extend the grant cycle to access the remaining funds, Carpenter said. Other than that, he said he doesn't have a lot of answers.

"A prosecutor from the Criminal Division of the Oregon Department of Justice will be appointed as a special prosecutor on the more serious sex abuse cases on Deputy Houck's caseload," Car-

penter told the Eagle.

The court approved Carpenter's request to contract with another attorney to resolve Houck's remaining cases.

"Local attorney Riccola Voigt has agreed to contract with the district attorney's office to provide that service," Carpenter told the Eagle.

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Jim Carpenter

Sheriff's lawsuit against county settled for \$14,000

County court opts to avoid prolonged litigation

By Richard Hanners and Sean Hart
Blue Mountain Eagle

The lawsuit filed by the sheriff's office against Grant County has been settled.

Following an executive session Sept. 12, the Grant County Court agreed to settle the case for \$14,000 after negotiating with the plaintiffs' private law firm, Hostetter Law Group.

On behalf of clients Sheriff Glenn Palmer, former civil deputy Sally DeFord and the sheriff's office, Hostetter



The Eagle/Richard Hanners

Jim Spell listens to the Grant County Court discuss the settlement in the lawsuit brought by the sheriff's office against the county at a Sept. 12 meeting.

Law Group sued Grant County and its board of commissioners in March, arguing the county was required to cover legal expenses incurred by the clients when they retained the law group as private counsel after The

Oregonian newspaper sued them in a public records dispute.

Stating that attorneys representing county governments usually handle such legal matters, not private attorneys, a judge dismissed the suit July 10 — concluding public records lawsuits were not covered under the Oregon Tort Claims Act, which would have required the county to pay for the defense of its agents — but Hostetter Law Group sought to have a judge reconsider the opinion, stating its clients were denied representation by the county attorney.

After the decision to settle the case, County Commissioner Rob Raschio said standing up for principles can be expensive and that the litigation could have gone on for another year. He didn't expect the county would lose the case, but he said it

could have cost the county another \$14,000 to litigate it.

Attorney Zachary Hostetter said he was pleased with the settlement.

"In 2017 former civil deputy Sally DeFord, Sheriff Palmer, and the Grant County Sheriff's Office were forced to defend against a lawsuit filed against them," he said in a statement. "In such circumstances it is extremely important for hard-working public servants to know that they will be provided with legal representation. We are very pleased that Grant County has agreed to settle this matter."

Hostetter said Palmer was out of the office and unable to comment.

The settlement was considerably less than the \$41,000 legal bill Hostetter Law Group said the sheriff's office

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