



July 28, 2016

Board of County Commissioners
Clackamas County

Members of the Board:

Approve a Resolution Designating an Electronic Commerce Overlay for
the North Urban Clackamas County Enterprise Zone.

Purpose/Outcome	<i>To designate an E Commerce Zone Overlay for the North Urban Clackamas County Enterprise Zone to attract businesses and jobs.</i>
Dollar Amount and Fiscal Impact	<i>The County serves as the Enterprise Zone Manager and staff time is budgeted to process applications that may occur.</i>
Funding Source	<i>Application fees and Economic Development Funds</i>
Duration	<i>Length of Enterprise Zone</i>
Previous Board Action/Review	<i>BCC Approved adopting the resolution in a Policy Session on July 19, 2016</i>
Strategic Plan Alignment	<i>1. To Create Living Wage Jobs. 2. Grow a Vibrant Economy.</i>
Contact Person	<i>Catherine Grubowski-Johnson</i>
Contract No.	<i>N/A</i>

EXECUTIVE SUMMARY:

The City of Milwaukie and the City of Happy Valley have requested that an Electronic Commerce Overlay Zone* be designated for the North Urban Clackamas County Enterprise Zone. Business Oregon allows certain enterprise zones to have an “Electronic Commerce Overlay.” This overlay allows e-commerce businesses to also qualify for a state income tax credit. Under this program, the tax credit is equal to 25% of the investment cost made in capital assets used in e-commerce operations. The minimum threshold for qualifying equipment is \$1,000 and the maximum annual credit is \$2 million.

Business Oregon only allows 15 electronic commerce overlays for existing Enterprise Zones throughout the state. One overlay became available July 1st and must be applied for by July 31, 2016. This will be awarded on a first come basis, based upon the earliest Resolution adoption date of any co-sponsors of the existing Enterprise Zone.

BACKGROUND:

The North Urban Clackamas County Enterprise Zone was established in 2008 and encompasses areas in unincorporated Clackamas County and the cities of Milwaukie and Happy Valley. Enterprise Zones are part of a State-initiated tax-abatement program available to businesses looking to locate or expand in a designated zone. Qualified businesses may be eligible to receive exemption from local property taxes on new investments including building construction and improvements, machinery, and equipment, for a period of three to five years.

Standard Incentives available to eligible businesses:

- Construction-in-Process Enterprise Zone Exemption - For up to two years before qualified property is placed in service, it can be exempt from local taxes.
- Three to five consecutive years of full relief from property taxes on qualified property, after it is in service.
- Additional local incentives may be available.

Criteria for Qualifying Projects:

For the standard, three-year enterprise zone exemption, the business should meet the following criteria:

- Increase full-time, permanent employment by 10%;
- Pay employees at least 150% of the State minimum wage (\$14.18 per hour for **2016**) (*benefits can be used to reach this pay level*);
- Maintain minimum employment level during the exemption period;
- Enter into a first-source agreement with local job training providers; and
- Pay an application fee of 0.1% of the proposed total investment.

Criteria for the extended tax exemption (for a maximum of a **five-year exemption**):

- The business should meet the criteria for the three-year enterprise zone exemption as well as the following:
- Compensation of new workers must be at or above 150% of the County average wage \$33.47 per hour/\$69,621 annual for **2016** (*benefits can be used to reach this pay level*);
- There must be local approval by written agreement with the local zone sponsor; and
- The company must meet any additional requirements that the local zone sponsor may reasonably request.

*"Electronic commerce" is defined as engaging predominantly in transactions via the internet or an internet-based computer platform. These transactions can include taking orders, closing sales, making purchases, providing customer service or undertaking other activities that serve the business's overall purpose, even if retail in nature.

RECOMMENDATION: Staff respectfully recommends the Board of County Commissioners adopt the attached resolution designating an E Commerce Overlay for the North Urban Clackamas County Enterprise Zone.

ATTACHMENTS:

- A.)** A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CLACKAMAS COUNTY, OREGON, DESIGNATING AN ELECTRONIC COMMERCE OVERLAY FOR THE NORTH URBAN CLACKAMAS COUNTY ENTERPRISE ZONE.
- B.)** Documentation for Milwaukie and Happy Valley resolutions designating the North Urban Clackamas County as Electronic Commerce Zone Overlay

Respectfully submitted,

Gary Barth, Director of Business and Community Services

**A Resolution in the Matter of
Designating an Electronic
Commerce Overlay for the
North Urban Clackamas County
Enterprise Zone**

Resolution No.

WHEREAS, Clackamas County, City of Milwaukie, City of Happy Valley, and Port of Portland, are co-sponsors of the North Urban Clackamas County Enterprise Zone; and

WHEREAS, the sponsor of the North Urban Clackamas County Enterprise Zone has formally advised and consulted with Business Oregon on this matter under ORS 285C.078; and

WHEREAS, the North Urban Clackamas County Enterprise Zone is one of the most successful economic development tools for Clackamas County contributing to the establishment and expansion of diverse businesses and the creation of family wage jobs; and

WHEREAS, Clackamas County with its supply of available land for development and complementary infrastructure has established itself as a community that can support electronic commerce business; and

WHEREAS, Clackamas County would like to encourage electronic commerce as part of its economic development efforts.

NOW, THEREFORE, BE IT RESOLVED THAT Clackamas County as a zone co-sponsor designates the North Urban Clackamas County Enterprise Zone for Electronic Commerce under ORS 285C.095.

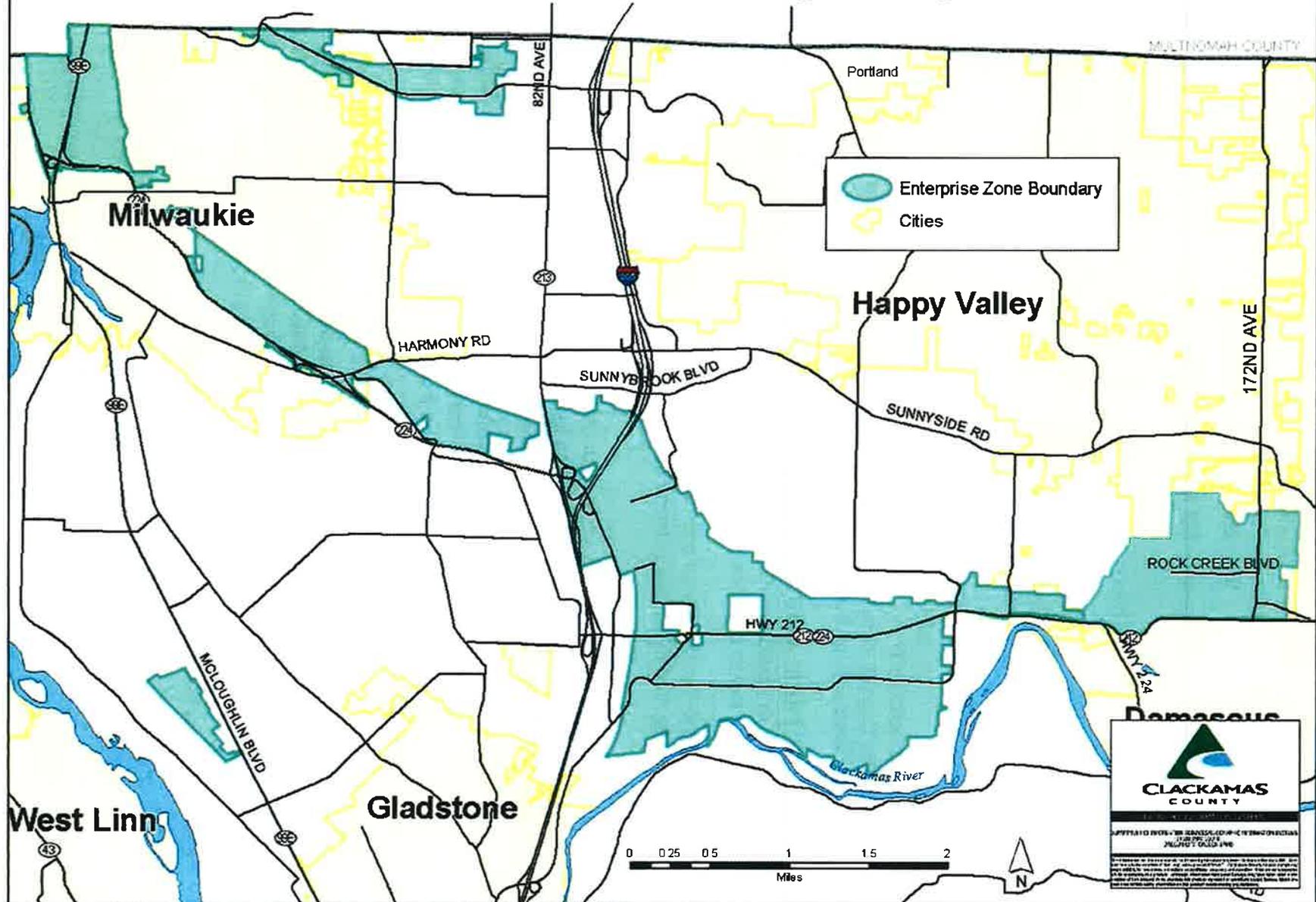
Dated the 28th Day of July, 2016

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

Chair

Recording Secretary

North Urban Clackamas County Enterprise Zone



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**MILWAUKIE CITY COUNCIL
STAFF REPORT**

Agenda Item:
Meeting Date: July 5, 2016

To: Mayor and City Council
Through: Bill Monahan, City Manager

Subject: **Recommend the North Clackamas Enterprise Zone be Designated for Electronic Commerce**

From: Alma Flores, Community Development Director
Date: July 1, 2016

ACTION REQUESTED

That the City Council recommend the North Clackamas Enterprise Zone be designated for Electronic Commerce by Business Oregon.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

The North Urban Clackamas County Enterprise Zone was established in 2008 to provide the enterprise zone tool to the cities of Milwaukie and Happy Valley.

On April 1, 2008 the city council approved a resolution in support of a co-sponsored application with Clackamas County for designation of the Milwaukie/North Clackamas County Enterprise zone.

On April 2, 2008 the city entered into an IGA with Clackamas County to jointly sponsor the designation of Milwaukie as part of the North Urban Clackamas County Enterprise Zone and for the county to provide zone management services.

On April 19, 2016, the Community Development Director came before City Council with a presentation that included an overview of Enterprise Zone and a discussion of potential future expansion of the Enterprise Zone as well as the potential future addition of an Electronic Commerce overlay.

BACKGROUND

Enterprise Zones are part of a State-initiated tax-abatement program available to businesses looking to locate or expand in a designated zone. Qualified businesses may be eligible to receive exemption from local property taxes on new investments including building construction and improvements, machinery, and equipment, for a period of three to five years.

Standard Incentives available to eligible businesses:

- Construction-in-Process Enterprise Zone Exemption - For up to two years before qualified property is placed in service, it can be exempt from local taxes.
- Three to five consecutive years of full relief from property taxes on qualified property, after it is in service.

- Additional local incentives may be available.

Three-year exemption:

- increase full-time, permanent employment by 10%
- pay employees at least 150% of the State minimum wage (benefits may be used to reach pay level)
- maintain minimum employment level during exemption period
- enter into a first-course agreement with local job training providers
- pay an application fee of 0.1% of the proposed total investment

Five-year exemption:

Businesses should meet the three-year exemption criteria as well as:

- compensation of new workers must be at or above 150% of the County average wage (benefits may be used to reach this pay level)
- local approval by written agreement with the local zone sponsor (City of Milwaukie)

Since its creation in 1998, the North Urban Clackamas County Enterprise Zone has seen a total investment of \$200,616,075 resulting in the creation of 4,294 jobs. In the 2014-2015 property tax year, the assessed value of investments by businesses in the program was \$37,753,905. This includes Milwaukie businesses Alpine Foods and Pacific Scientific OECO LLC.

The Community Development Director would like City Council to recommend that the North Clackamas Enterprise Zone be designated by Business Oregon for an Electronic Commerce overlay. Business Oregon only allows 15 electronic commerce overlays for existing Enterprise Zones throughout the state. Currently, one overlay is available through July 31, 2016 on a first come basis based upon the earlier Resolution adoption date of any co-sponsors of the existing Enterprise Zone.

An electronic commerce (e-commerce) zone overlay designation offers an added benefit to our existing enterprise zone areas—the e-commerce designation allows for a property tax abatement as well as a state income tax credit of 25 percent (25%) up to a maximum amount of \$2 million and lowers the threshold for personal property machinery and equipment to \$1000:

"Electronic commerce" is defined as engaging predominantly in transactions via the internet or an internet-based computer platform. These transactions can include taking orders, closing sales, making purchases, providing customer service or undertaking other activities that serve the business's overall purpose, even if retail in nature.

CONCURRENCE

The City Manager and Community Development Director concur with this recommendation. Additional approvals will be sought from the governing bodies of all co-sponsors to the North Clackamas Enterprise Zone including Clackamas County Board of Commissioners, Happy Valley City Council, and Port of Portland.

FISCAL IMPACTS

The fiscal impact would be limited to the new investment portion of an Enterprise Zone application and only for the eligible portion of the new investment and any qualifying electronic commerce investment up to five years. The Enterprise Zone is already in place.

WORK LOAD IMPACTS

Administration of the Enterprise Zone program is handled by the Enterprise Zone Manager at Clackamas County, through the Economic Development Division; however, each city is responsible for some portions of the application process. The work impact could be five to 10 hours when an application is received and if the expansion occurs, it could be an additional five to 10 hours a week of dedicated time over approximately two months.

ALTERNATIVES

If no action is taken, the North Clackamas Enterprise Zone continues to operate as usual; however, there is a missed opportunity to offer increased incentives to Milwaukie businesses participating in electronic commerce transactions.

ATTACHMENTS

1. Resolution



CITY OF MILWAUKIE
"Dogwood City of the West"

Resolution No. 84-2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, RECOMMENDING THAT THE NORTH CLACKAMAS ENTERPRISE ZONE BE DESIGNATED FOR ELECTRONIC COMMERCE.

WHEREAS, the City of Milwaukie, Clackamas County, City of Happy Valley, and Port of Portland, co-sponsors of the North Clackamas Enterprise Zone; and

WHEREAS, the sponsor of the North Clackamas County Enterprise Zone has formally advised and consulted with Business Oregon on this matter under ORS 285C.078; and

WHEREAS, the North Clackamas Enterprise Zone is one of the most successful economic development tools for the City of Milwaukie, contributing to the establishment and expansion of diverse businesses and the creation of family wage jobs; and

WHEREAS, the City of Milwaukie, with its supply of available land for development and complementary infrastructure has established itself as a community that can support electronic commerce business; and

WHEREAS, the City of Milwaukie would like to encourage electronic commerce as part of its economic development efforts.

Now, Therefore, be it Resolved that the City of Milwaukie as part of the zone sponsor recommends designation of the North Clackamas Enterprise Zone for Electronic Commerce under ORS 285C.095.

Introduced and adopted by the City Council on 7/5/16.

This resolution is effective on 7/5/16.

Mark Gamba, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Ramis PC

Pat DuVal, City Recorder

City Attorney

Koski, Amy

From: Koski, Amy

Sent: Monday, July 11, 2016 10:34 AM

Cc: Hagen, Cindy; 'Grubowski-Johnson, Catherine'; 'Ben Bryant'; Flores, Alma

Subject: North Urban Clackamas County Enterprise Zone Application for Electronic Commerce Zone Overlay Designation

Dear Taxing District Representative,

The purpose of this email is to inform you of an application to the State by the North Urban Clackamas County Enterprise Zone for an Electronic Commerce overlay designation. This overlay is one of only 15 throughout the state that became available as of July 1, 2016 and is open for existing Enterprise Zones to apply for designation by July 31, 2016. An Electronic Commerce overlay allows for eligible businesses engaged in electronic commerce to apply for the Enterprise Zone tax abatement while also receiving a credit against the business's annual state income or corporate excise tax liability equal to 25 percent of the investment cost made in capital assets used in electronic commerce operations inside the Enterprise Zone. Electronic commerce is defined by the state as engaging predominantly in transactions via the Internet or Internet-based computer platform. In addition to a tax credit, the newly installed personal property, machinery, and equipment that qualifies for exemption drops to a cost of \$1,000 or more per item, which is more broadly defined than the standard cost of \$50,000 or more per item. In applying for electronic commerce exemptions, businesses must fulfill the same requirements of the Enterprise Zone program.

For more information about an Electronic Commerce Zone, please see the attached flyer.

As a taxing district for the North Urban Clackamas County Enterprise Zone, the co-sponsors wanted to provide the courtesy of informing you of this application. The main benefit of this overlay is an income tax credit. The property tax implications are not paramount and will only apply to qualifying businesses with more than 50 percent of applicable transactions taking place via the Internet.

As co-sponsors of the North Clackamas Enterprise Zone, the governing bodies of Clackamas County, City of Happy Valley, and City of Milwaukie will be adopting resolutions during the month of July to apply for the Electronic Commerce overlay designation. For your reference, please see the attached initial resolution recommending that the North Urban Clackamas Enterprise Zone be designated for Electronic Commerce adopted by the Milwaukie City Council July 5, 2016. If you have any questions, please contact me at koskia@milwaukieoregon.gov or 503-786-7624. Clackamas County Business & Economic Development serves as the Enterprise Zone Manager. If you would like to reach to someone at the County, please feel free to contact Catherine Grubowski-Johnson, Division Manager, at CGJohnson@clackamas.us or 503-742-4303.

Sincerely,
Amy Koski

Amy Koski

Economic Development and Resource Coordinator

City of Milwaukie | 6101 SE Johnson Creek Blvd | Milwaukie, OR 97206

503-786-7624 p | 503-774-8236 f | koskia@milwaukieoregon.gov

CLACKAMAS COUNTY ENTERPRISE ZONE PROGRAM

Oregon's enterprise zones offer a unique resource to communities and an excellent opportunity for businesses growing or relocating in participating districts. Primarily, enterprise zones exempt qualifying businesses from local property taxes on new investments for a period of three to five years.

Enterprise Zone Incentives:

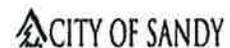
Businesses (generally non-retail) locating or expanding into an enterprise zone may be eligible to receive an exemption from property taxes on new investments including building construction and improvements, machinery, and equipment, for a period of three to five years.

The following are the standard incentives available to eligible businesses locating in any enterprise zone, subject to authorization, timely filings and criteria:

- Construction-in-Process Enterprise Zone Exemption—For up to two years before qualified property is placed in service, it can be exempt from local taxes. (For most authorized businesses this provides broader benefit than the regular exemption for commercial facilities under construction.)
- Three to five consecutive years of full relief from property taxes on qualified property, after it is in service.
- Depending on the zone, local incentives also may be available.

Enterprise Zone Contacts:

- **City of Estacada**, Terra Wilcoxson, Economic Development Manager
Phone: 503-630-8270 x206 Email: wilcoxson@cityofestacada.org
- **City of Molalla**, Dan Huff, City Manager
Phone: 503-829-6855 Email: dhuff@cityofmolalla.com
- **City of Oregon City**, Eric Underwood, Economic Development Manager
Phone: 503-496-1552 Email: eunderwood@ci.oregon-city.or.us
- **City of Sandy**, David Snider, Economic Development Manager
Phone: 503-475-8430 Email: dsnider@cityofsandy.com
- **North Urban Clackamas County**
 - **Happy Valley**, Michael Walter, Economic & Community Development Director
Phone: 503-783-3839 Email: michaelw@ci.happy-valley.or.us
 - **Milwaukie**, Alma Flores, Community Development Director
Phone: 503-786-7653 Email: floresa@milwaukieoregon.gov
 - **Clackamas County**, Cindy Hagen, Enterprise Zone Manager
Phone: 503-742-4328 Email: cindyhag@clackamas.us



Business Eligibility:

Prior to building construction/improvements or machinery equipment installation on-site, the zone manager must receive and approve an Application for Authorization (<http://www.oregon.gov/dor/PTD/docs/303-029.pdf>), which contains pertinent process information.

Eligible businesses include manufacturers, processors, shippers, and other traded sector businesses, as well as call centers and headquarter facilities. Hotel/resort businesses are eligible in the Estacada, Molalla, and Sandy Enterprise Zones. Retail, construction, financial and other defined businesses are ineligible.

Qualified Property:

A new building/structure, structural modifications or additions, or newly installed machinery and equipment qualify for exemption. Nonqualified items include land, previously used property value and miscellaneous personal items.

Criteria for Qualifying Projects:

For the standard, **three-year enterprise zone exemption**, the business should meet the following criteria:

- increase full-time, permanent employment by 10%;
- pay employees at least 150% of the State minimum wage (\$14.18 per hour for 2016) (*benefits can be used to reach this pay level*);
- maintain minimum employment level during the exemption period;
- enter into a first-source agreement with local job training providers; and
- pay an application fee of 0.1% of the proposed total investment.

Criteria for the extended tax exemption (for a maximum of a **five-year exemption**):

The business should meet the criteria for the three-year enterprise zone exemption as well as the following:

- Compensation of new workers must be at or above 150% of the County average wage \$33.47 per hour/\$69,621 annual for 2016 (*benefits can be used to reach this pay level*);
- there must be local approval by written agreement with the local zone sponsor; and
- the company must meet any additional requirements that the local zone sponsor may reasonably request.

For more information please contact:



Cindy Hagen, Enterprise Zone Manager
Business & Economic Development
Phone: 503.742.4328 Fax: 503.742.4349
Email: cindyhag@clackamas.us
www.clackamas.us/business



Oregon Enterprise Zones

Electronic Commerce Zones

Several of Oregon's nearly 70 enterprise zones have received special status to further encourage electronic commerce or "e-commerce" investments.

"Electronic commerce" is defined as engaging predominantly in transactions via the internet or an internet-based computer platform. These transactions can include taking orders, closing sales, making purchases, providing customer service or undertaking other activities that serve the business's overall purpose, even if retail in nature.

A significant feature of these designations is that qualifying businesses may receive a credit against the business's annual state income or corporate excise tax liability.

State Income Tax Credit

The credit equals 25 percent of the investment cost made in capital assets used in electronic-commerce operations inside that enterprise zone. To make the investment means to have incurred the financial liability or commitment for the asset in that income tax year. Capital assets are property used in the business, the cost of which may be depreciated for federal income tax purposes, even if the assets end up being expensed. (Use of this credit does not affect the deduction or basis of such expenses or assets.) The annual maximum credit amount is \$2 million per year. Unused tax credit amounts may be carried forward over the next five years. The credit is claimed directly on corporate or individual tax returns, and while there is no additional form required, the taxpayer must maintain records of purchased assets and other relevant information, such as timely qualification for the property tax abatement on assets that also qualify for it, but otherwise, such qualified property and what is used for the income tax credit do not need to correspond entirely.

To obtain this state tax credit, the business's e-commerce investment (in terms of incurring the cost or financial liability) needs to be made between the income tax year when application is made for local enterprise zone authorization and the one beginning before the end of the

three- to five-year period of the standard exemption from local property taxes. This tax credit sunsets by law, such that the business also must make the investment no later than in its income tax year that begins during 2017.

Local Property Tax Abatement

In an e-commerce enterprise zone, "being engaged in electronic commerce" is itself an eligible activity for the standard property tax abatement. Although, such an operation would likely qualify in any enterprise zone for other reasons—for example, by satisfying the definition of an eligible administrative or call center.

In a designated e-commerce area, however, the newly installed personal property, machinery and equipment that qualifies for exemption is more broadly defined. Usually, such property that costs less than \$50,000 per item qualifies only if used in the production of tangible goods. In the case of an e-commerce enterprise zone or city, using it for electronic commerce alone suffices for the exemption. The exemption does not cover any personal property item costing less than \$1,000 or any vehicle, and all other enterprise zone criteria and procedures apply.

Qualified new investments also will include those for operations that support or ensue from the e-commerce activity—for example, shipping and storage facilities to fulfill orders mostly arising from e-commerce.

BUSINESS OREGON

775 Summer St, NE, Suite 200
Salem, OR 97301
503-986-0123

Business Oregon
is an agency of the
state of Oregon



www.oregon4biz.com

Taxing District Representative Contact List

Agency	Title	First	Last	Street	City	Zip
City of Happy Valley	Finance Officer	Barbara	Muller	16000 SE Misty Dr.	Happy Valley	97086
City of Milwaukie	Finance Director	Casey	Camors	10722 SE Main	Milwaukie	97222
City of Portland	Budget Director	Andrew	Scott	1120 SW Fifth Ave Rm. 1300	Portland	97204
Clackamas Community College	Director of Fiscal Services	Chris	Robuck	19600 S Molalla Ave	Oregon City	97045
Clackamas County	Finance Director	Marc	Gonzales	2051 Kaen Rd	Oregon City	97045
Clackamas Education Service District	Chief Finance Officer	Timothy	Witcher	13455 SE 97th Ave	Clackamas	97015
Clackamas County Fire District #1	Finance Director	Susan	Geiger	11300 SE Fuller Rd	Milwaukie	97222
Clackamas County	Deputy Director of Business and Community Services	Laura	Zentner	150 Beaver creek Rd	Oregon City	97045
Port of Portland	Regional Affairs Manager	Emerald	Bogue	7111 NE Alderwood Drive	Portland	97218
Port of Portland	Chief Financial Officer	Cindy	Nichol	PO Box 3529	Portland	97208
Oak Lodge Sanitary District	General Manger	J. Michael	Read	14611 SE River Rd	Milwaukie	97267
North Clackamas School District	Chief Finance Officer	Mary	Knigge	4444 SE Lake Road	Milwaukie	97222
Oregon City School District	Interim Chief Financial Officer	Mary	Larson	1417 12th Street	Oregon City	97045
Oregon Metro	Budget Coordinator	Kathy	Rutkowski	600 NE Grand Ave	Portland	97232
Clackamas Soil and Water Conservation District	District Manager	Tom	Salzer	221 Molalla Ave Suite 102	Oregon City	97045
TriMet	Executive Director of Finance	Dee	Brookshire	4012 SE 17th Ave	Portland	97202
Clackamas County Development Agency	Program Supervisor	Dan	Johnson	150 Beaver creek Rd	Oregon City	97045
Clackamas County Vector Control District	Ecological Statistician	George	Peck	2051 Kaen Rd	Oregon City	97045
Clackamas County Service District #1	Water Environment Service Policy Analyst	Matt	Glazewski	150 Beaver creek Road	Oregon City	97045
Oak Lodge Water District	Finance Director	Kelly	Stacey	14496 SE River Rd	Milwaukie	97267
Sunrise Water Authority	Chief Financial Officer	Carol	Bryck	10602 SE 129th Ave	Happy Valley	97086
Clackamas River Water District	General Manager	Todd	Heidgerken	16770 SE 82nd Dr.	Clackamas	97015

CITY OF HAPPY VALLEY, OREGON

RESOLUTION NO. 16-32

**A RESOLUTION DESIGNATING THE NORTH CLACKAMAS ENTERPRISE ZONE
BE DESIGNATED FOR ELECTRONIC COMMERCE.**

WHEREAS, the City of Milwaukie, Clackamas County, City of Happy Valley, and Port of Portland, are co-sponsors of the North Clackamas Enterprise Zone; and

WHEREAS, the sponsors of the North Clackamas County Enterprise Zone has formally advised and consulted from Business Oregon on this matter under ORS 285C.078; and

WHEREAS, the North Clackamas Enterprise Zone is one of the most successful economic development tools for the City of Happy Valley, contributing to the establishment and expansion of diverse businesses and the creation of family wage jobs; and

WHEREAS, the City of Happy Valley, with its supply of available land for development and complementary infrastructure has established itself as a community that can support electronic commerce business; and

WHEREAS, City of Happy Valley would like to encourage electronic commerce as part of its economic development efforts.

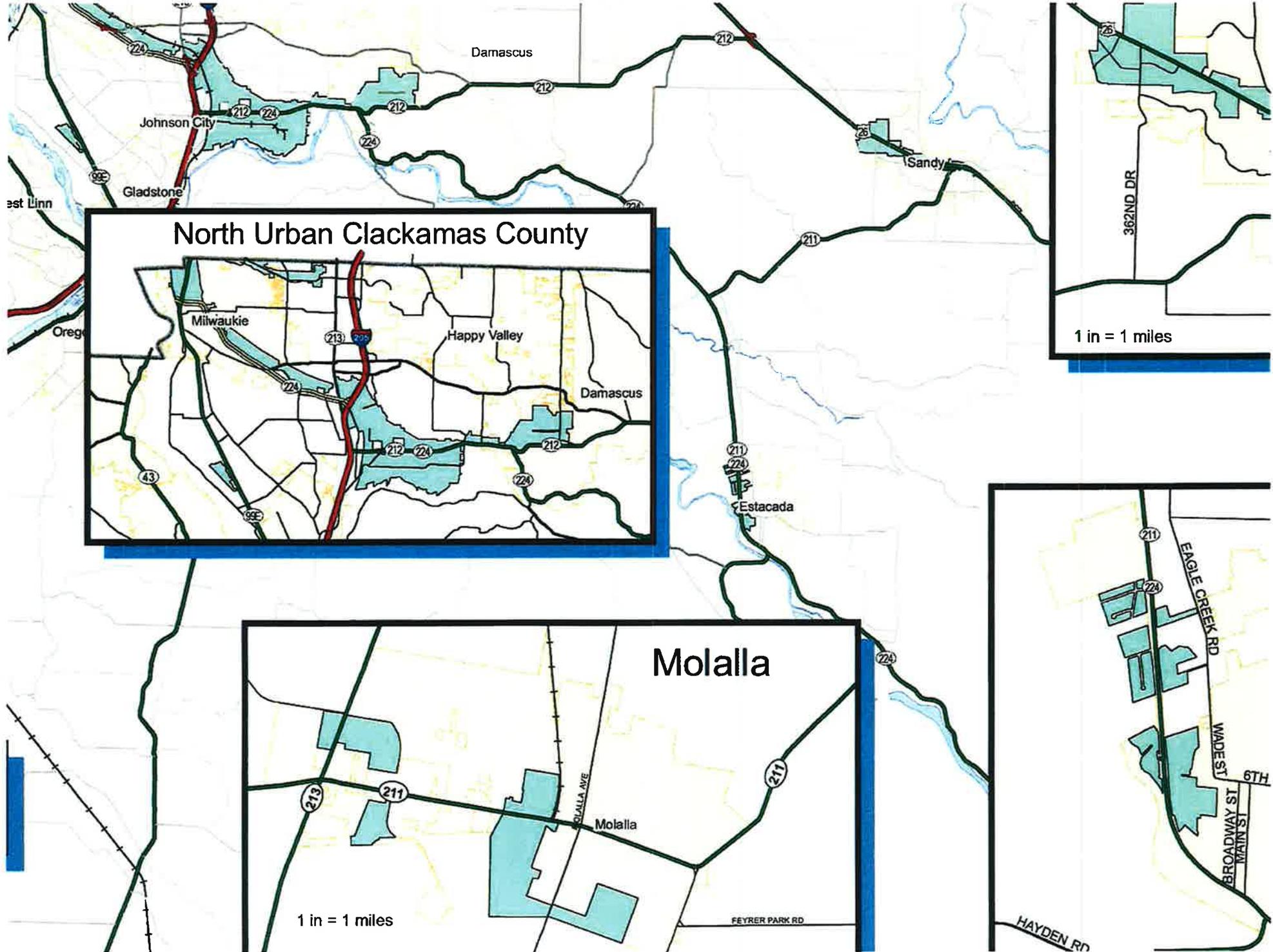
NOW THEREFORE, BE IT RESOLVED that the City of Happy Valley as part of the zone sponsor designates the North Clackamas Enterprise Zone for Electronic Commerce under ORS 285C.095.

PASSED AND APPROVED this 19th day of July, 2016.

Lori DeRemer
Mayor

ATTEST:

Marylee Walden
City Recorder



North Urban Clackamas County

1 in = 1 miles

Molalla

1 in = 1 miles

HAYDEN RD

West Linn

Johnson City

Damascus

Sandy

Milwaukie

Happy Valley

Damascus

Estacada

Molalla

EAGLE CREEK RD

WADE ST

BROADWAY ST

MAIN ST

6TH

FEYRER PARK RD

SILALLA AVE