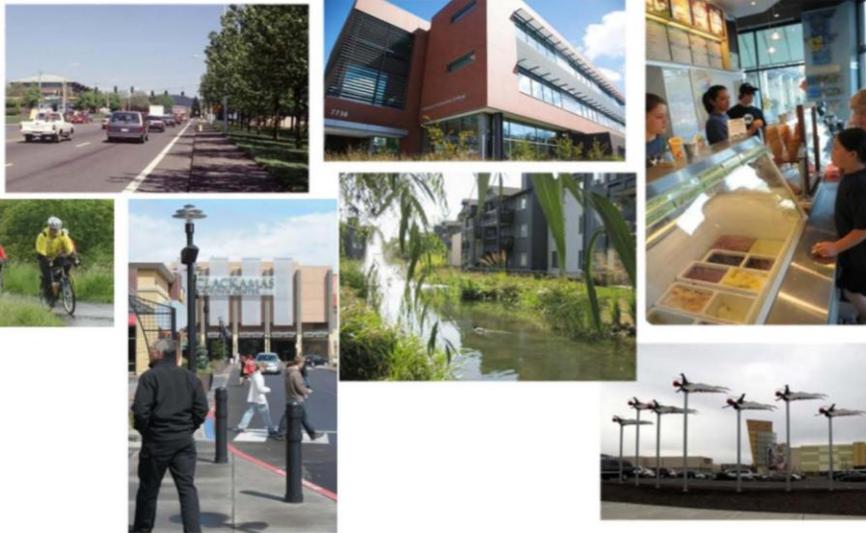




CLACKAMAS TOWN CENTER URBAN RENEWAL DISTRICT

FINAL RECOMMENDED WORK PROGRAM



Clackamas County Development Agency
working in partnership with the
Clackamas Regional Center Working Group

March 2013

**Board of County
Commissioners
Business Meeting**

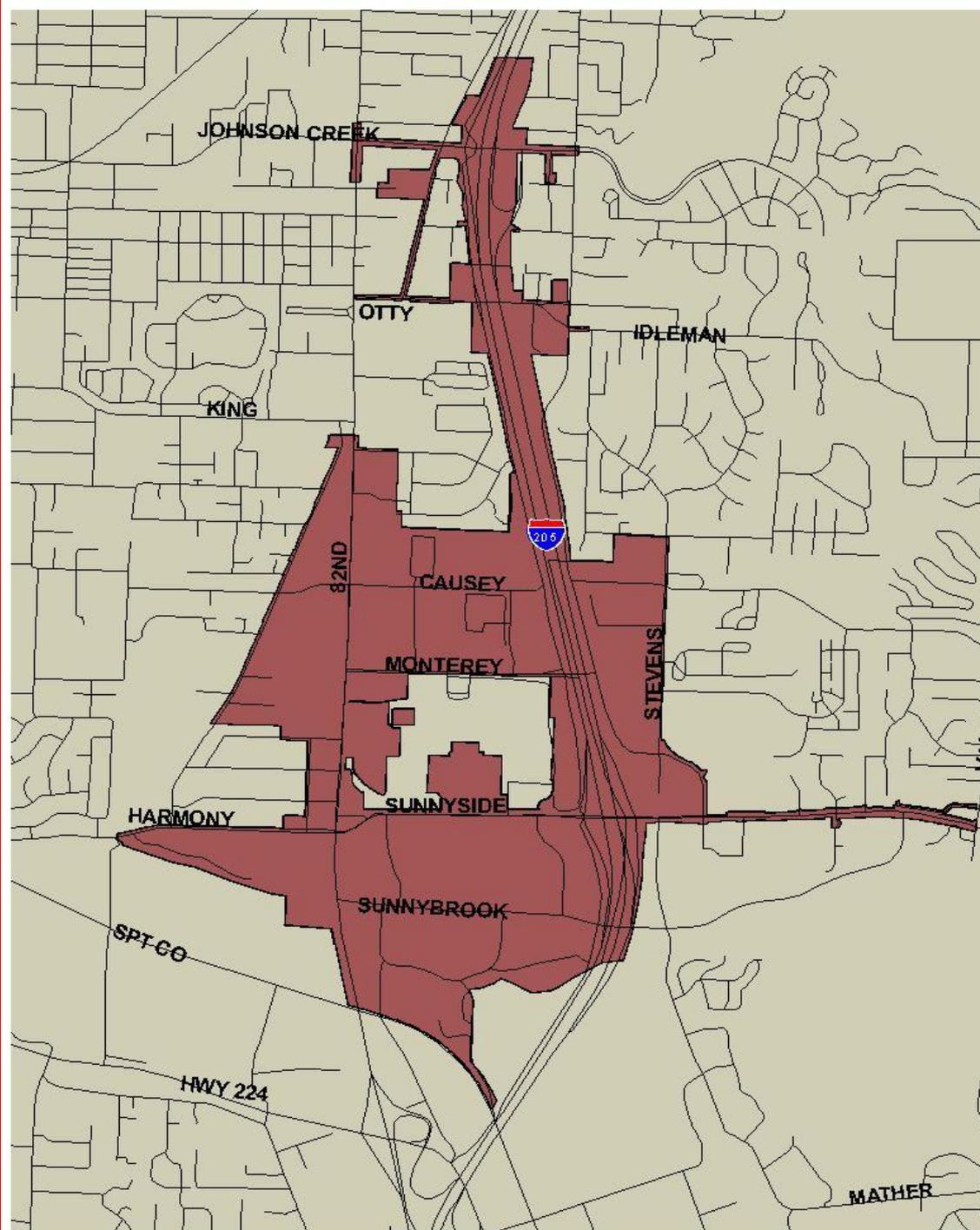
April 11, 2013

Regional Center

- 2,100 acres Happy Valley and Milwaukie
- Commercial /retail hub of Clackamas County
- Wide range of land use
- Diverse mix of uses
- Regional accessibility

Urban Renewal District

- Catalyst for most of public infrastructure
- UR funds leveraged with funds from SDCs, state, federal
- Early termination of levy set for June 2013



The Issue

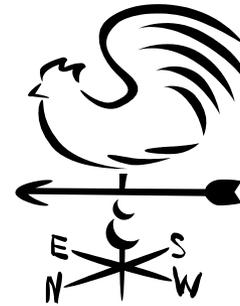
- Revenue – Transportation System Plan (TSP) estimates revenue available for only 15% of estimated capital needs over next 20 years



- Clackamas Town Center / Clackamas Industrial Area
 - Need: \$653 million
 - Estimated funding: \$97.9 million (including urban renewal funds)
 - Local UR funds: \$33.8 million (programmed in current plan)
- Clackamas Town Center Urban Renewal District – How best to use these remaining funds?

Past Board Direction

- April 2012
 - Develop a plan (work program) for use of remaining CTC urban renewal funds on needed capital projects
 - Include balanced representation
 - Honor planning efforts to date
 - Include community input
 - Establish project funding priorities
- October 2012
 - Supported Phase One of work, including types of projects to be considered, areas of need and evaluation criteria
 - Continue CRC Working Group process to develop a work program consistent with goals of existing area plans



Working Group Membership

- Business
 - Chamber of Commerce
 - Retail
 - Small Business
 - Medical
 - Leasing
- Neighboring Jurisdictions
 - City of Happy Valley
 - City of Milwaukie
- Community
 - North Clackamas CPO
 - Southgate CPO
 - Sunnyside CPO
 - Affordable housing
- Service districts
 - School district
 - Fire district
 - Sheriff's Office
 - Community college

Work Program Development

- **Goals and Evaluation Criteria**
 - **Improve Economic Health**
 - **Improve Health and Vitality of Citizens**
 - **Provide Transportation Network for Vehicles, Transit, Bicycles and Pedestrians**
 - **Develop Projects that are Cost-Effective**
- **Project Types** (Example: Transportation Improvements)
- **Areas of Need** (Example: Improved East/West Connectivity)
- **Project Identification** (Example: Monterey West Extension)



Public Outreach

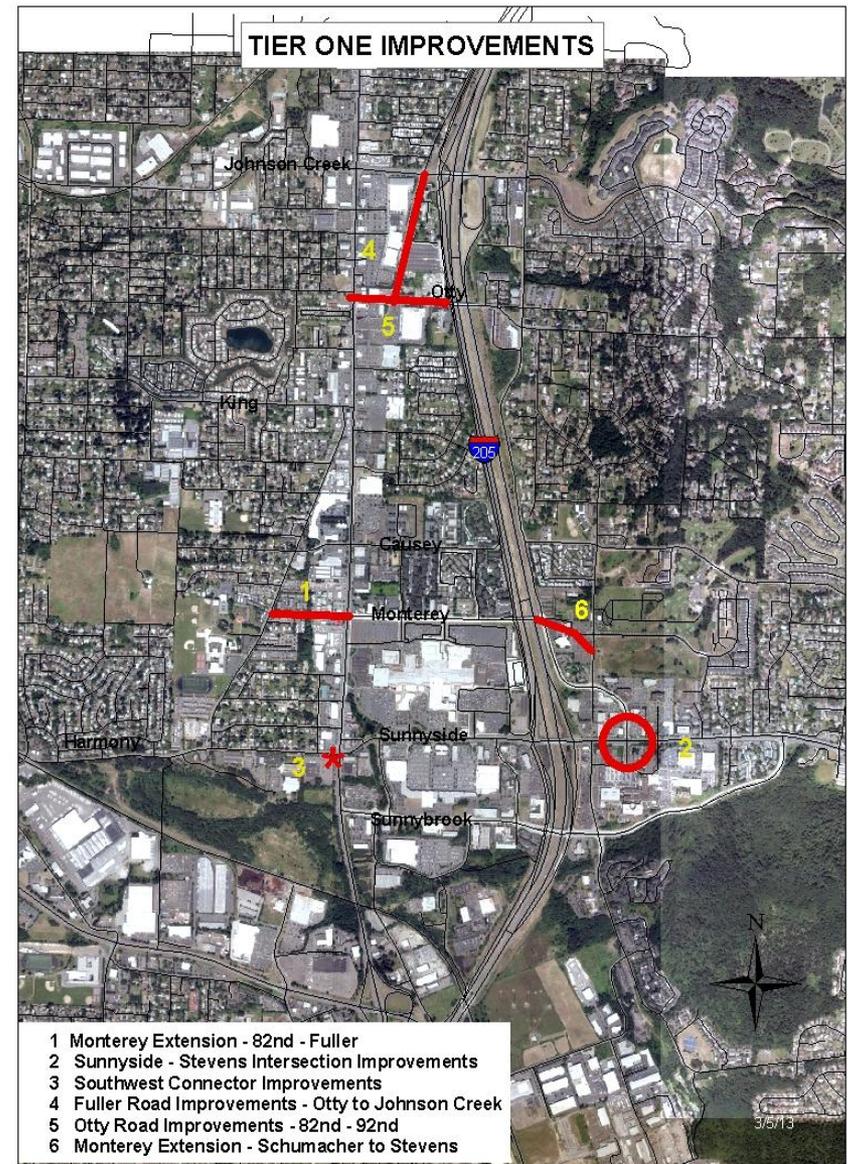
- Community engagement
 - 9 Working Group meetings and 2 open houses
 - Media releases
 - Website and on-line survey

- Working Group members shared and gathered information from constituents
 - CPO's / residents
 - Business community
 - Service districts – fire, sheriff, school, etc...



Transportation/Street Network Projects

- Monterey Extension, 82nd to Fuller
 - \$7.2 million
- Sunnyside / Stevens Intersection improvements
 - \$2 million
- Southwest Connector improvements
 - \$15 million
- Fuller Road, Otty to Johnson Creek
 - \$4 million
- Otty Road improvements
 - \$5 million



Bike and Pedestrian / Multi-Modal

■ Recommended projects must:

- Be recommended in *CRC Pedestrian and Bicycle Plan* adopted in September 2012
 - 7 routes
 - 52 individual projects
- Be within the urban renewal district boundary
- Create systems, not segments



■ Routes recommended for implementation:

- Clackamas Town Center to Kaiser Sunnyside Hospital
- Improved connections in housing area north of Town Center
- Harmony Campus to the Town Center light rail station
- Harmony Campus to Kaiser Sunnyside Hospital
- Program to assist with on-site pedestrian improvements
- Total cost = \$4.96 million

Development / Redevelopment

- Property Enhancement Program
 - Incentives to upgrade appearance of properties
 - Facades or landscaping
 - Focus along 82nd Avenue
 - Program in place by 2014
 - Allocation = \$750,000
- FY 2012/2013 Allocation – Public Parking Structure
 - \$8 million (not in Work Program)



Community Use

- Parks & Open Space Development
 - Partner with other jurisdictions or private property owners
 - Develop or enhance recreational areas, natural areas or linear parks
 - Allocation = \$500,000
- Public Plaza Development Program
 - Incentives to provide public space within development
 - In place by 2014
 - Allocation = \$250,000



Funding Summary

Funding Level by Project Type

Transportation / Street Network	\$33,800,000
Bike and Pedestrian	\$ 4,960,000
Development / Redevelopment	\$ 750,000
Community Use	\$ 750,000
Total unallocated	\$40,260,000
<u>Allocated*</u>	<u>\$ 8,000,000</u>
Total	\$48,260,000

*Public Parking Structure (allocated FY 12/13)

Options for Consideration

- Work Program Option: Proceed with plan developed by the Clackamas Regional Center Working Group
- Distribution Option: Distribute remaining funding to taxing districts
- Direct Investment Option: Adjust project priorities within Work Program to complete priority projects and provide proportional financial assistance to key taxing districts within area
- Partial Return Option: Not available under current law.

Next Steps

- Answer questions from Commissioners
- April 11, 2013 Business Meeting –Public Testimony
- Incorporate BCC comments / recommendations into Work Plan
- Continue coordination with the Clackamas Regional Center Working Group to refine Work Program

