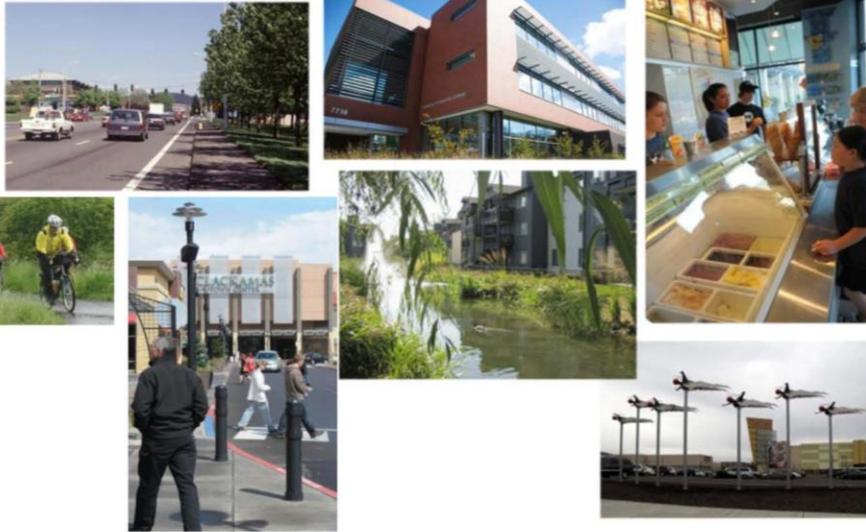




CLACKAMAS TOWN CENTER URBAN RENEWAL DISTRICT

FINAL RECOMMENDED WORK PROGRAM



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

March 2013

**Board of County
Commissioners
Study Session**

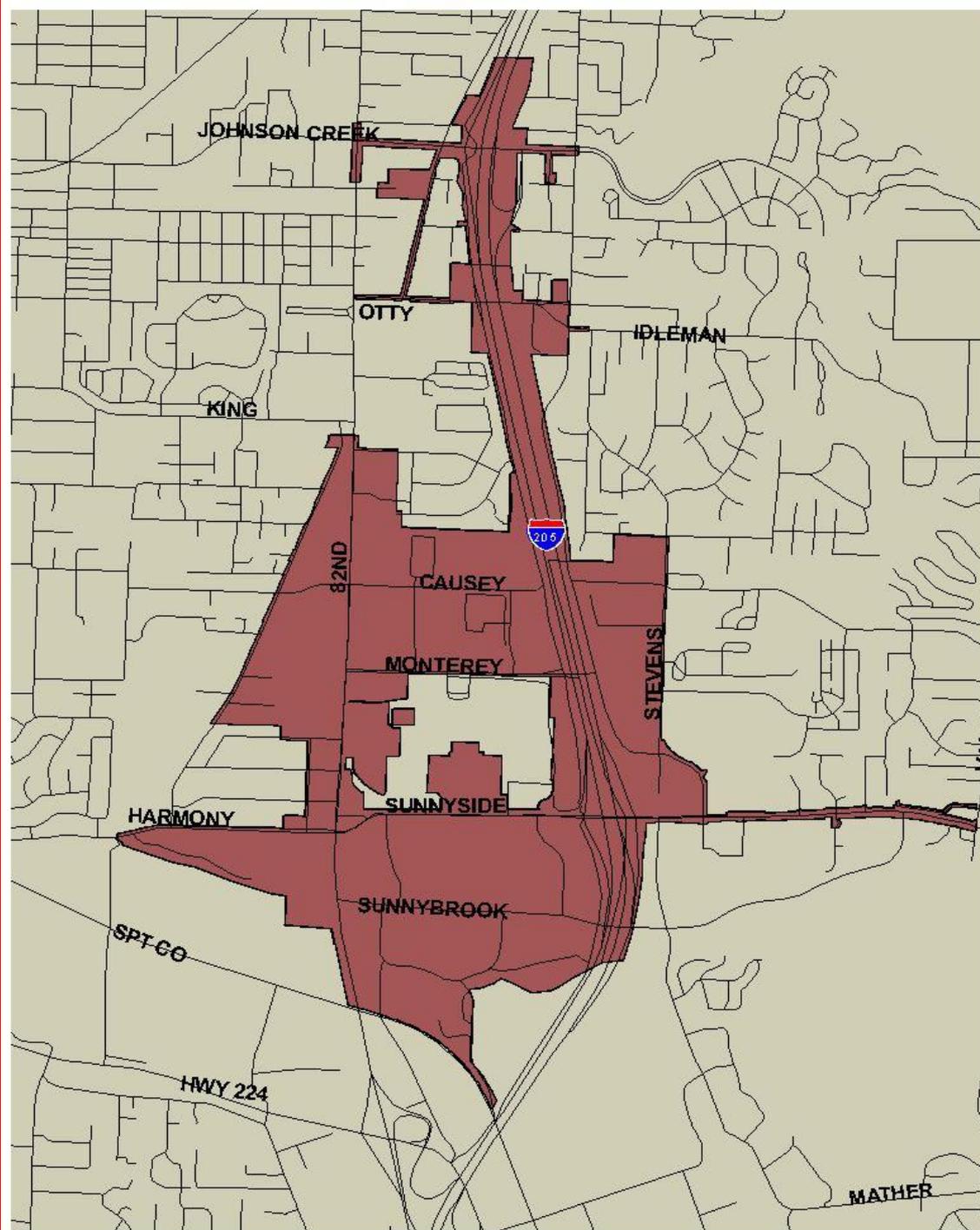
April 9, 2013

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

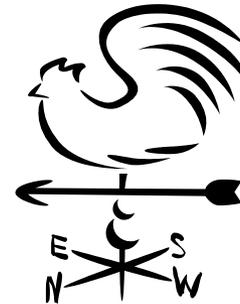
- Revenue – Transportation System Plan (TSP) estimates revenue available for *only 15%* of estimated capital needs over next 20 years



- Clackamas Town Center / Clackamas Industrial Area
 - Need: \$653 million
 - Estimated funding: \$97.9 million (including urban renewal funds)
 - Available UR funds: 39%
- 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
 - Support 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** -- Family wage jobs; efficient use & private development of land; compact development; improve ability for businesses to thrive; increase assessed value
- **Improve Health and Vitality of Citizens** -- Range of housing types and density; increase access to recreation, education and training; preserve/enhance natural features; improve health of citizens, and improve/ protect air quality; remove blighting influences; minimize negative impact to private property
- **Provide Transportation Network for Vehicles, Transit, Bicycles and Pedestrians** -- Improve regional access to the area, vehicular connectivity within the area, connectivity for bicyclists and pedestrians, and safety; connectivity to regionally significant destinations
- **Develop Projects that are Cost-Effective** -- Within budget constraints; leverage other funds and for long-term maintenance needs to be met; maximize benefit in relation to cost

- **Project Types / Areas of Need**

- **Project Identification**



Public Outreach

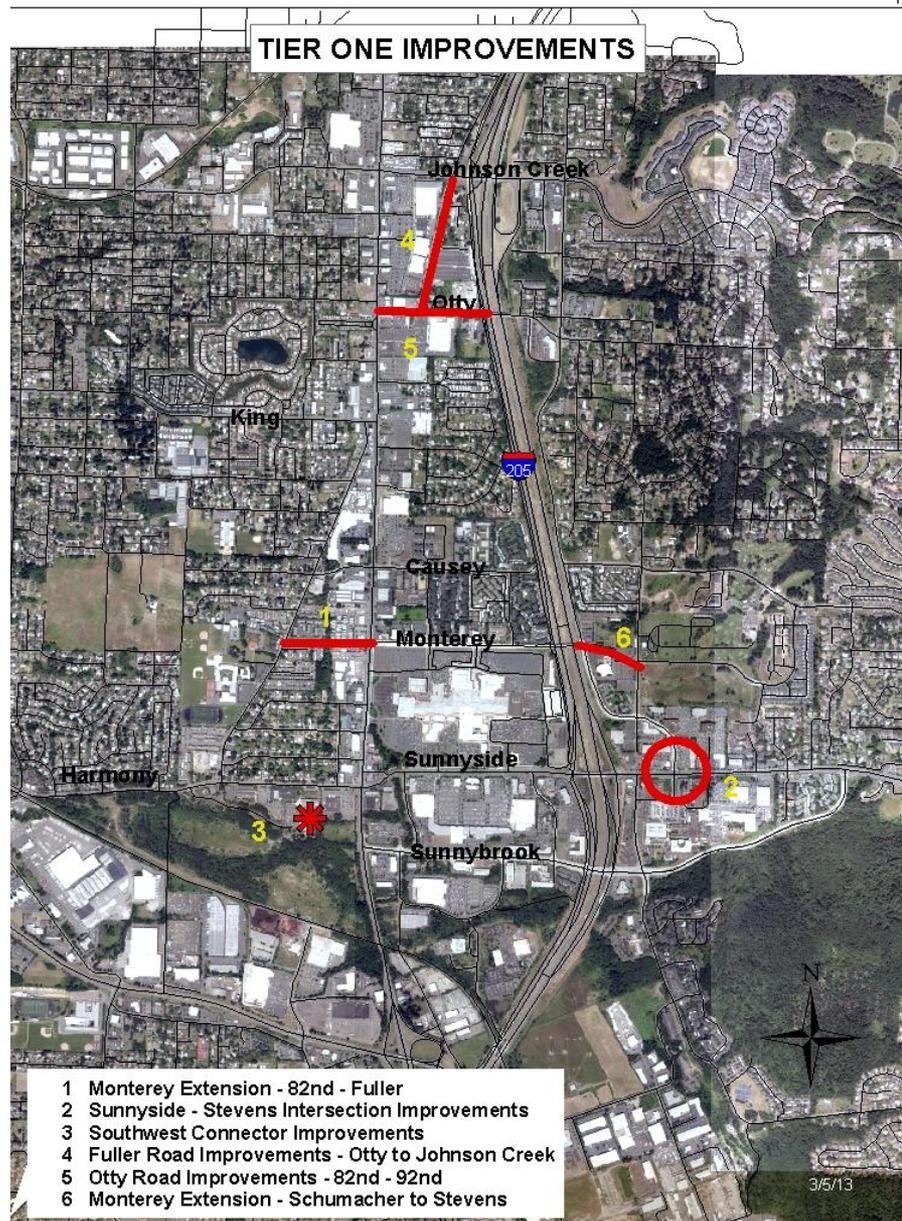
- Community engagement
 - 9 Working Group meetings and 2 open houses
 - Media releases
 - Website and on-line survey

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

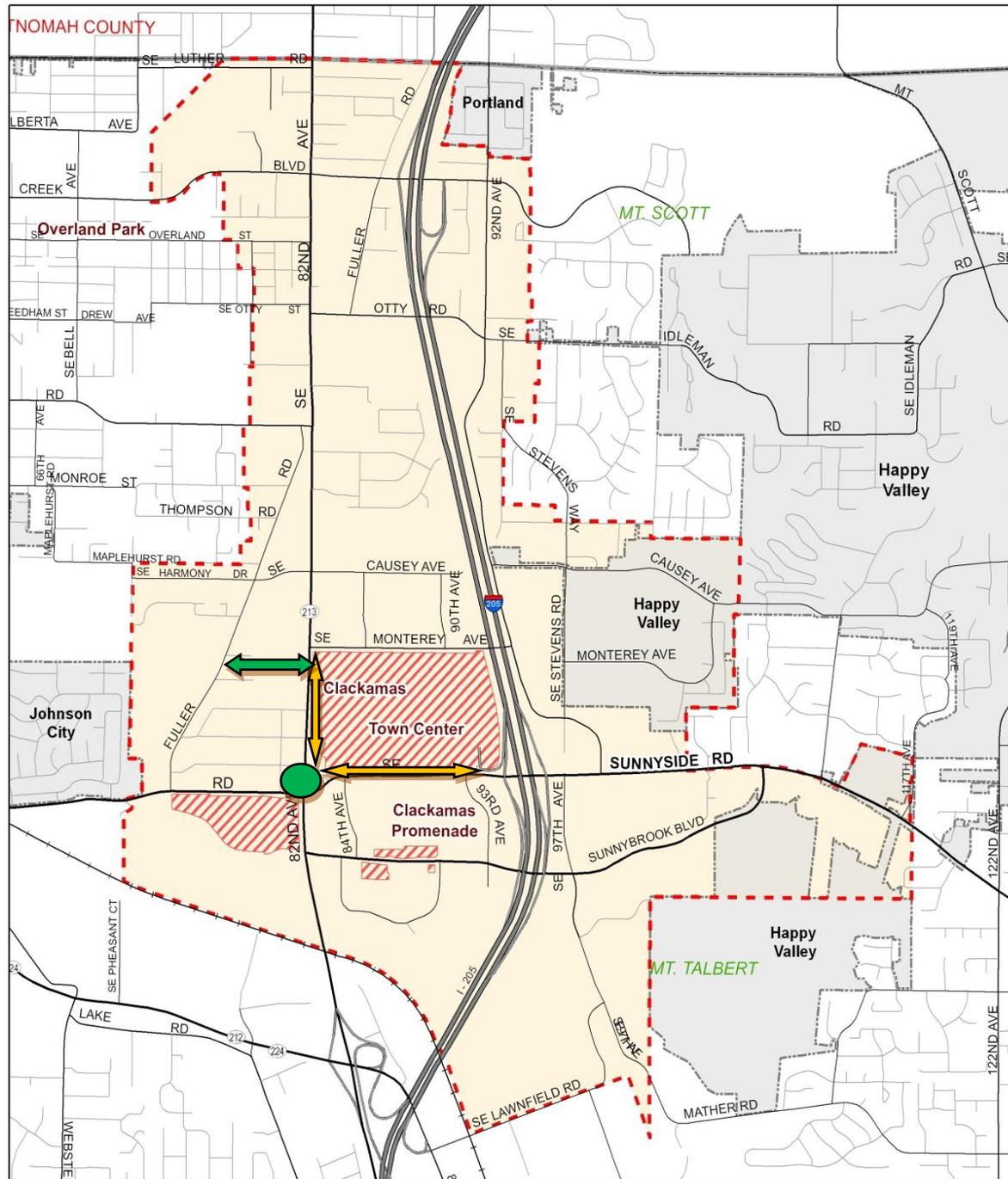


Transportation: Street Network Projects

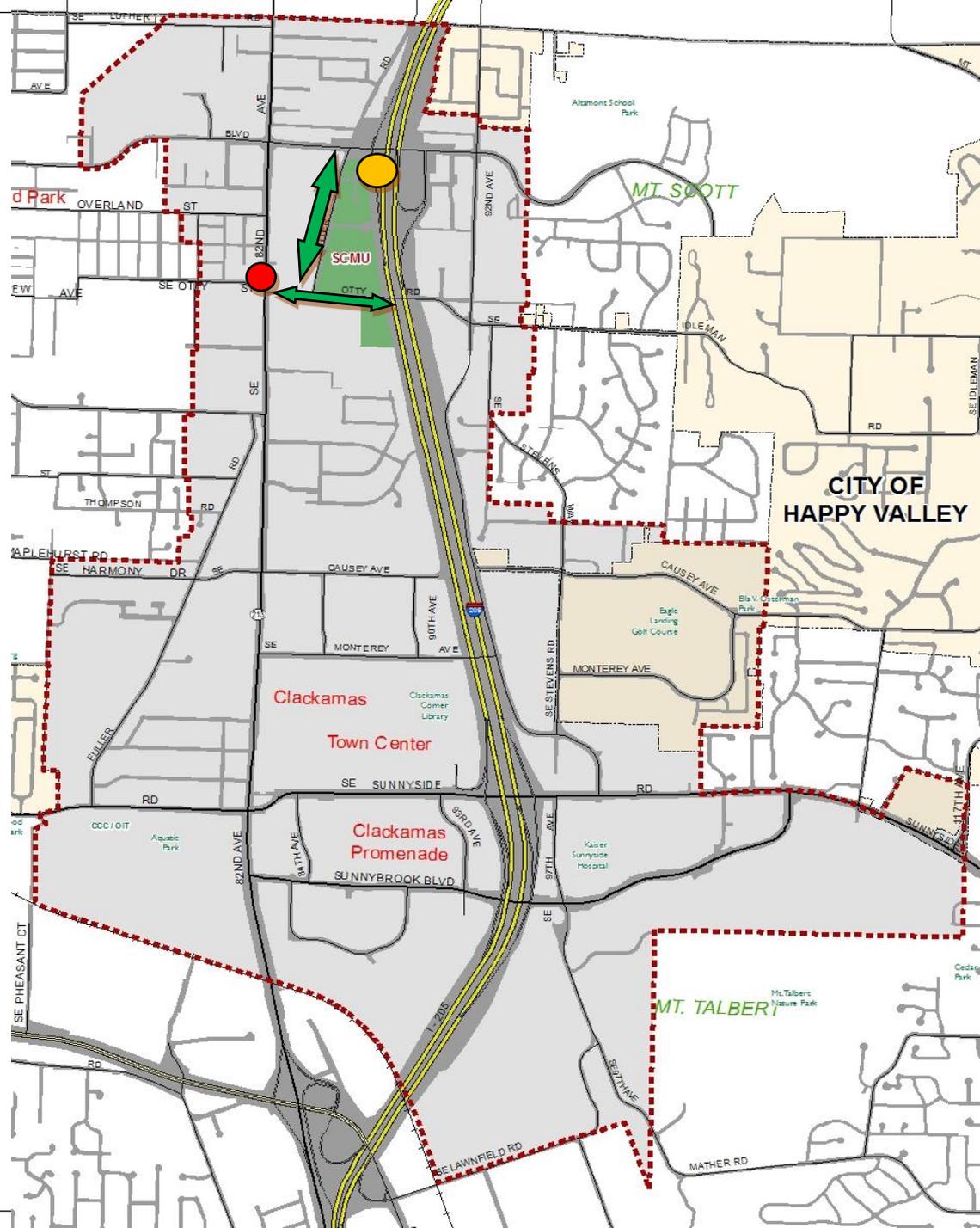
- Monterey Extension, 82nd to Fuller
 - \$7.2 million
- Sunnyside / Stevens Intersection improvements
 - \$2 million
- Southwest Connector improvements
 - \$15 million
- Fuller Road, Otty to Johnson Creek
 - \$4 million
- Otty Road improvements
 - \$5 million



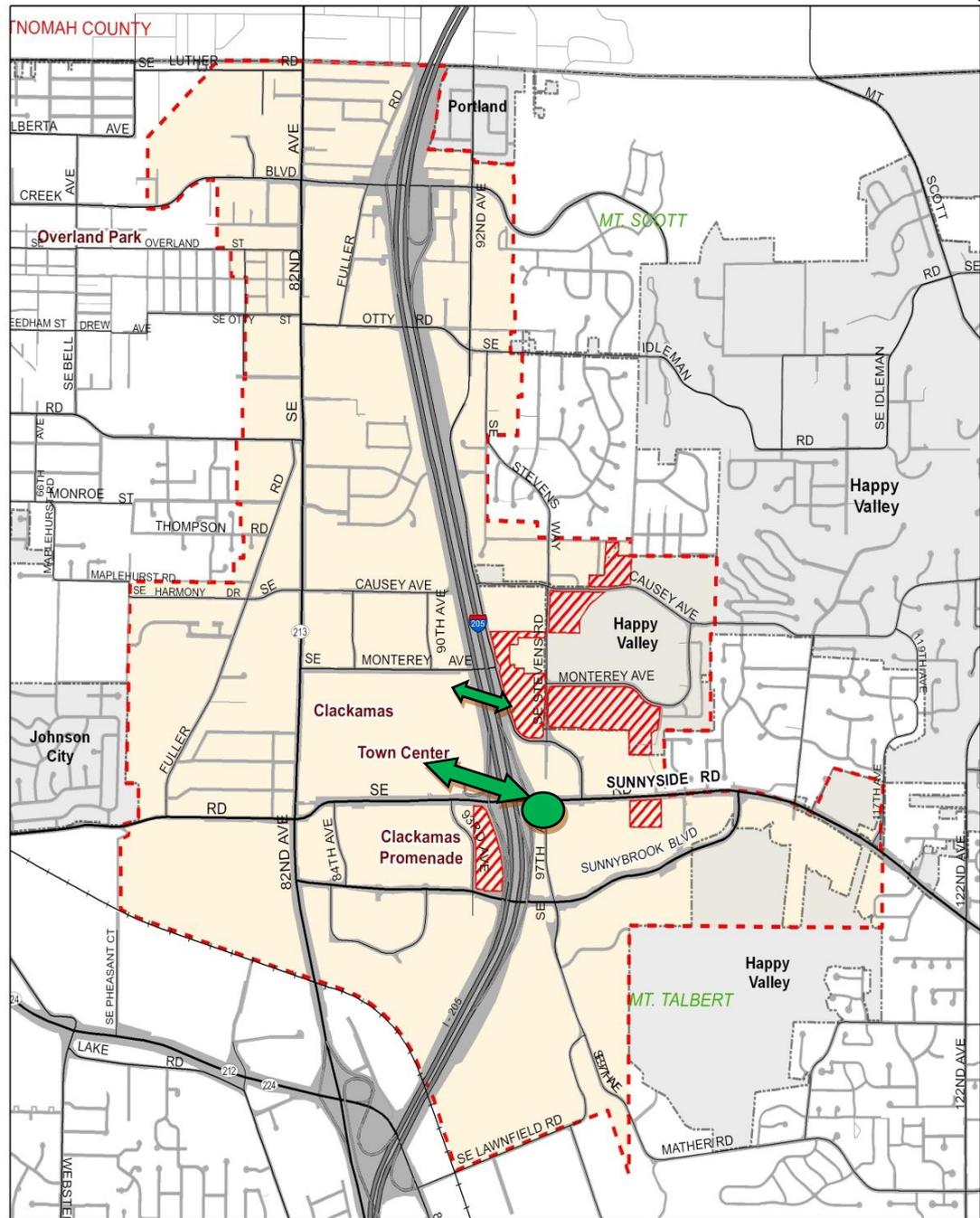
Project / Opportunity Mapping: West CRC



Project / Opportunity Mapping: North CRC



**Project /
Opportunity
Mapping:
East CRC**



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
 - Could include 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 included in work program



Community Use

- Parks and Open Space Development
 - Partnership 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
 - Program 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)

Project Timeline

- **FY 2013/14**

- Monterey Extension – 82nd to Fuller
- Bike/Ped improvements north of Town Center
- On-site Ped Improvement Program development
- Property Enhancement Program development
- Public Plaza Program Development

- **FY 2014/15**

- Sunnyside/Stevens intersection improvements
- Bike/ped connections from light rail station to Kaiser
- On-site Ped Improvement Program implementation
- Property Enhancement Program implementation



- **FY 2015/16**

- Southwest Connector improvements
- Bike/ ped improvements from Harmony Campus to light rail station and Kaiser
- On-site Ped Improvement Program implementation
- Property Enhancement Program implementation

- **FY 2016/17**

- Fuller Road improvements – Otty to Johnson Creek
- Otty Road improvements – 92nd to 92nd
- On-site Ped Improvement Program implementation
- Property Enhancement Program implementation

“Alternative View”

- Dollars available to taxing districts annually because of increased A/V after levy termination = \$7.9 million
- Dollars available to taxing districts if collected proceeds are returned (one-time payment) = \$48 million
- Estimated annual revenue in 20 years added *without* completion of remaining projects = \$13.8 million
- Estimated annual revenue in 20 years added *with* completion of remaining projects = \$25.3 million
- Total estimated additional revenue available to taxing districts over 20 years *with* additional development = \$104.9 million

Options for Consideration

- Proceed with recommended Work Program from Clackamas Regional Center Working Group
- Adjust funding priorities (fund projects, but shift priorities)
- Advance “Alternative View” (return remaining urban renewal funds to taxing districts)



Next Steps

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

