

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Study Session Worksheet

**Presentation Date:** April 9, 2013   **Approx Start Time:** 10:30   **Approx Length:** 1 hour

**Presentation Title:** Clackamas Regional Center Work Program Presentation

**Department:** Development Agency

**Presenters:** Cam Gilmour, Dan Johnson and David Queener

**Other Invitees:** None

### **WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

The Clackamas Regional Center Working Group has prioritized the remaining projects within the Clackamas Town Center Urban renewal District, known as the Work Program. Does the Board accept the Work Program developed by the Clackamas Regional Center Working Group as presented or are there recommended modifications?

### **EXECUTIVE SUMMARY:**

In April 2012, staff from the Department of Transportation and Development and the Development Agency shared information at a Board Study Session on the remaining capital construction needs within the Clackamas Regional Center and the limited amount of available funding to meet these needs. At the conclusion of this presentation, the Board concurred with staff that a discussion with the local community was warranted to collect feedback on next steps, needs assessment and project priorities. Shortly thereafter, Development Agency staff sought assistance from local businesses, citizen groups, education providers, and service districts to bring together a balanced group of representatives from the Clackamas Town Center area to develop a work program. This group is formally known as the Clackamas Regional Center (CRC) Working Group.

The Work Program would serve as a document to prioritize remaining projects identified in the Clackamas Town Center Urban Renewal District and guide the future work tasks and budget for this urban renewal area.

In October 2012 Development Agency staff presented the first phase of this work for consideration at a Board Study Session. Phase One clarified the types of projects that should be considered, identified areas of need within each project type and established evaluation criteria for project ranking. The Board concurred with the results of Phase One and directed staff to continue working with the CRC Working Group to develop a Work Program, but also reinforced the importance that any recommendations be consistent with the goals of existing plans.

The CRC Working Group held several meetings to draft and refine the Work Program prior to presenting the recommendations at an Open House in early January. The Working Group considered comments and suggestions made by community members at the Open House and made final adjustments to the Work Program. An analysis was also completed to examine the correlation between the recommended transportation projects and potential adjacent development and job creation, a primary focus of the Clackamas Town Center Urban Renewal District. See Attachment A.

The Work Program recommended by the CRC Working Group is now complete and is presented to the Board for consideration. See Attachment B.

Discussions over this year long process primarily focused on the priority of remaining projects. Importance was given to projects that would facilitate increased private development and job creation. Recently there have been discussions at the Board level concerning an “alternative view” relating to return of these dedicated funds to the overlapping taxing districts in the area. Staff has provided estimates illustrating the additional revenue available with the planned termination of the levy in June of this year and funds available to each of the taxing agencies if the Board were to decide to return the remaining funds to the agencies rather than use them to complete the projects outlined in the Clackamas Town Center Work Program. Also provided is an analysis of benefit to each of the taxing districts should the transportation projects be constructed, supporting additional growth within the Clackamas Regional Center Area. See Attachment C. There is another option of redistributing a portion of the capital construction funding indentified in the Work Program towards the Community Use category. By doing so, specific projects could be developed to assist a number of the service districts within the parameters of the Clackamas Town Center Urban Renewal plan.

#### **FINANCIAL IMPLICATIONS (current year and ongoing):**

Urban renewal funds are dedicated to project priorities identified in the Work Program. Attachment D provides an assessment of available capital construction funds under consideration in the Transportation System Planning process currently underway and how they relate to the whole of the infrastructure needs for this area and a summary of the potential return on these investments.

#### **LEGAL/POLICY REQUIREMENTS:**

There are no known legal requirements that cannot be met by the options under consideration.

#### **PUBLIC/GOVERNMENTAL PARTICIPATION:**

A number of steps have been taken to offer various opportunities for public participation in the process.

- The CRC Working Group held nine meetings. Each member has been seeking input from their constituents and bringing that information back to the larger group for consideration.
- A community Open House was held on October 10<sup>th</sup> at the Clackamas Town Center, where approximately 35 citizens provided feedback on the areas of need and project priorities.
- An online survey, open from Oct. 9-20, attracted responses from more than 175 people regarding their view of the areas of need in the Clackamas Regional Center. See Attachment E.
- A second Open House was held on January 8<sup>th</sup> at the New Hope Church where approximately 120 citizens provided feedback on the recommended Work Program.
- A survey was also available at the second Open House where participants could register their support or opposition to specific elements of the Work Program. See Attachment F.
- A project page has been established on the County website where updates and meeting summaries are regularly posted.

#### **OPTIONS:**

- Accept the Work Program developed by the Clackamas Regional Center Working Group as presented.
- Modify the Work Program pending the outcome of public testimony at the April 11<sup>th</sup> Business Meeting.

**RECOMMENDATION:**

Staff respectfully suggests the Board modify the Work Program pending the outcome of public testimony at the April 11<sup>th</sup> Business Meeting.

**ATTACHMENTS:**

- Attachment A: Project and Development Correlation Maps
- Attachment B: Recommended Work Program
- Attachment C: Revenue Projections
- Attachment D: Fiscal Impact Form
- Attachment E: Online Survey Summary
- Attachment F: Open House Survey Summary

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact David Queener @ 503-742-4322
--