

REPORT ACCOMPANYING THE 2023  
AMENDMENT TO THE CLACKAMAS INDUSTRIAL  
AREA URBAN RENEWAL PLAN

DRAFT

Clackamas County  
DATE

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## **SECTION 100 - INTRODUCTION**

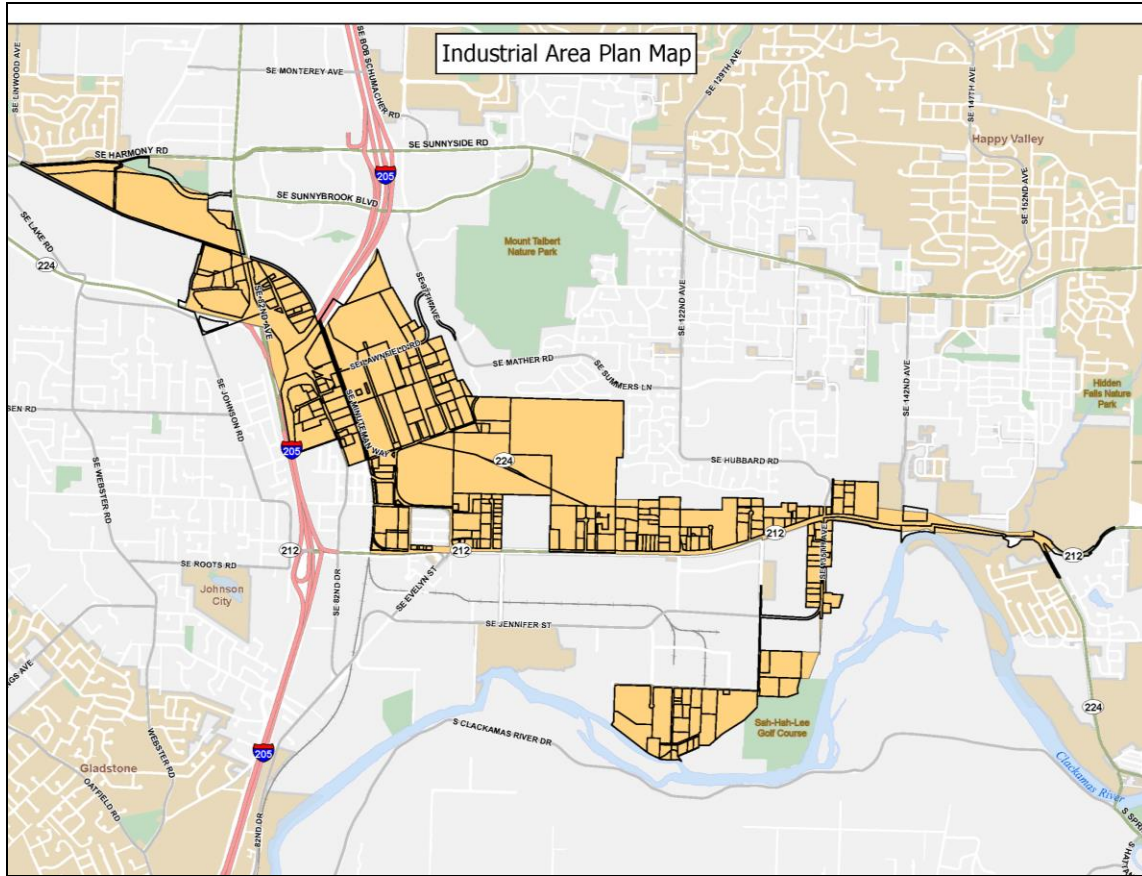
This Clackamas Industrial Area Urban Renewal Report (Report) contains background information and project details for the 2023 Amendment to the Clackamas Industrial Area Urban Renewal Plan Amendment (Amendment). The Report is not a legal part of the Plan but is intended to provide public information and a basis for the findings made by Clackamas County as part of its approval of the Amendment.

The Report provides the information required in ORS 457.087. The format of the Report is based on this statute.

The 2023 Amendment to the Clackamas Industrial Area Urban Renewal Plan adds a project to the urban renewal plan.

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Figure 1 – Clackamas Industrial Area Urban Renewal Area



Source: Clackamas County

## **SECTION 200 - -EXISTING CONDITIONS**

This section of the Report describes existing conditions within the Clackamas Industrial Area Development District.

The District's boundary includes approximately 1,227 acres of primarily industrial land in unincorporated Clackamas County. The District extends from the intersection of SE Harmony and SE Linwood Roads north of the Milwaukie Expressway to SE 172<sup>nd</sup> Avenue along Highway 212/224. SE 172<sup>nd</sup> Avenue forms the eastern boundary of the District. It is bounded on the north by the Clackamas Town Center Development District in the vicinity of SE 82<sup>nd</sup> Avenue and I-205. The bluff north of Highway 212/224 also forms much of the northern boundary except on SE 172<sup>nd</sup> Avenue, where the northern boundary is the Multnomah County/Clackamas County line. The southern boundary is generally Highway 212/224, but a portion of the District extends south along SE 135<sup>th</sup> Avenue and includes the former Clackamas Sand and Gravel property and adjacent sites bordering the Clackamas River.

### **A. Physical Conditions**

None of the land uses, zoning or comprehensive plan designations are being impacted by this amendment. The amendment is solely to add a project.

#### **1. Land Use**

The Area is composed of 311 individual parcels encompassing 1,015 acres, and additional acres in public rights-of-way. An analysis of FYE 2023 property classification data from Clackamas County was used to determine the land use designation of parcels in the Area. By acreage, Industrial (68.15%) accounts for the most prevalent land use within the Area. This was followed by Tract (13.61%). Detailed land use designations in the Area can be seen in Table 1.

**Table 1 - Land Use in the Area**

<b>Land Use</b>	<b>Parcels</b>	<b>Acres</b>	<b>Percent of Acres</b>
Industrial	239	692	68.15%
Tract	5	138	13.61%
Residential	19	93	9.18%
Commercial	32	83	8.14%
Miscellaneous	12	5	0.54%
Multi-Family	4	4	0.38%
<b>TOTAL:</b>	<b>311</b>	<b>1,015</b>	<b>100.00%</b>

Source: Compiled by Elaine Howard Consulting LLC with data from Clackamas County

2. Comprehensive Plan Designations

The most prevalent comprehensive plan designation by acreage in the Area is LI (35.50%). The second most prevalent comprehensive plan designation in the Area is Low Density Residential R20 (13.89%). Detailed comprehensive plan designations in the Area can be seen in Table 2.

**Table 2 – Comprehensive Plan Designations in the Area**

Comprehensive Plan Designations	Tax Lots	Acres	Percent of Acres
Light Industrial	188	360	35.50%
Low Density Residential R20	14	141	13.89%
General Industrial	26	137	13.50%
Business Park	37	121	11.93%
Open Space Management District	5	110	10.81%
IPU – Public Use	2	74	7.31%
General Commercial C3	10	29	2.90%
Campus Industrial IC	10	22	2.12%
Community Commercial C2	12	10	0.98%
Medium Density Residential 1	5	9	0.84%
Medium Density Residential 2	1	2	0.22%
Urban Low Density Residential 8.5	1	0	0.00%
TOTAL:	311	1,015	100.00%

Source: Compiled by Elaine Howard Consulting LLC with data from Clackamas County

3. Zoning Designations

The most prevalent zoning designation by acreage in the Area is LI (35.50%). The second most prevalent zoning designation in the Area is Low Density Residential R20 (13.89%). Detailed zoning designations in the Area can be seen in Table 3.

**Table 3 - Zoning Designations in the Area**

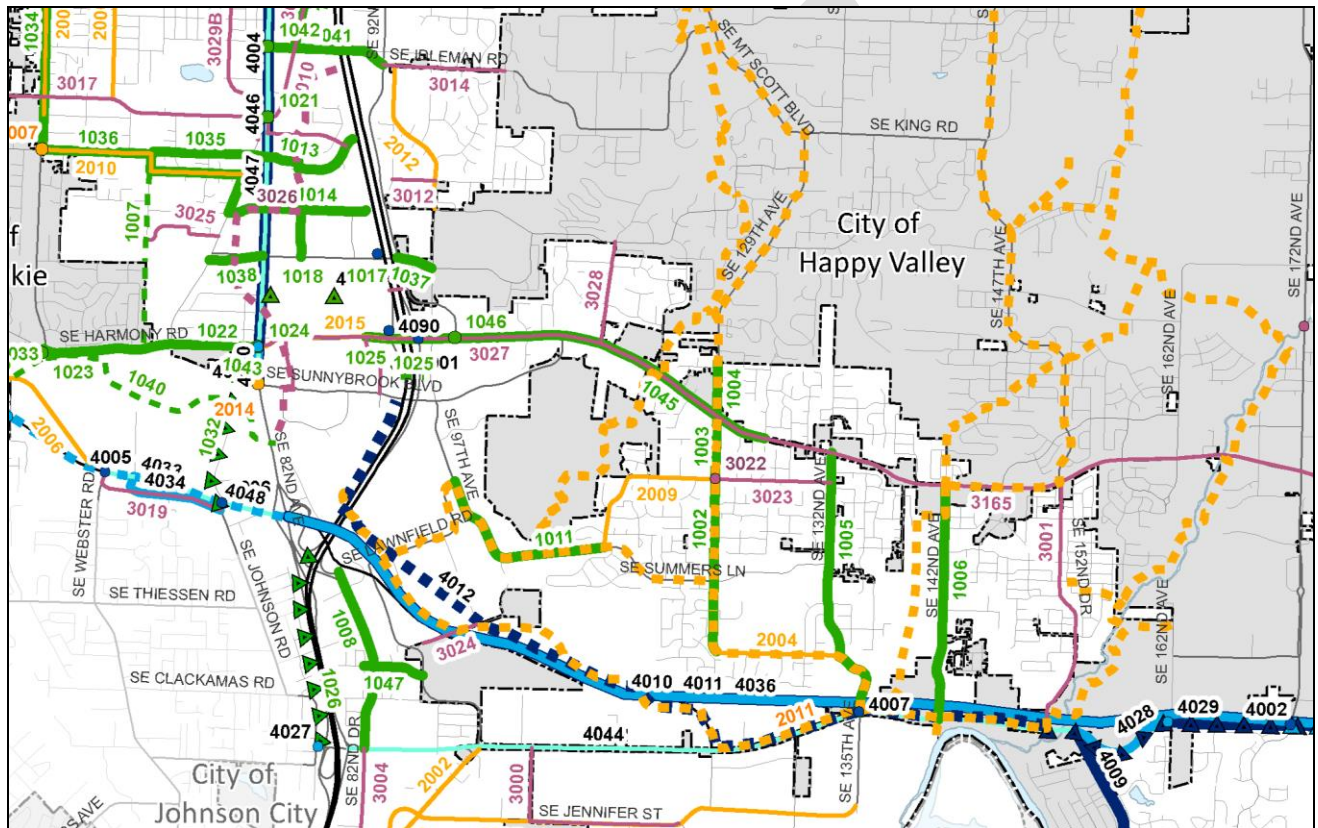
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TOTAL:	311	1,015	100.00%

Source: Compiled by Elaine Howard Consulting LLC with data from Clackamas County

## B. Infrastructure

The added project does not change the infrastructure conditions in the Area. There are numerous projects identified for the Area as shown by the capital Improvement Plan map shown below. Green highlights indicate 20 year projects, gold highlights are preferred capital projects. Dotted lines are multi-use paths.

Figure 2 – Capital Improvement Plan



Source: Clackamas County

## C. Social Conditions

The additional training facilities will provide higher quality training for the firefighters who are protecting property and responding to emergencies in the Area.

**D. Economic Conditions**

Table 4 shows the improvement to land ratios (I:L) for properties within the Area. In the Area 171 tax lots representing 63.89% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 68 of the 311 tax lots in the Area, totaling 22.98% of the acreage have I:L ratios of 2.0 or more.

**Table 4 - Improvement to Land Ratios in the Area**

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
No Improvement Value	94	456	44.94%
0.01-0.50	48	131	12.90%
0.51-1.00	29	61	6.05%
1.01-1.50	42	84	8.26%
1.51-2.00	30	49	4.86%
2.01-2.50	21	79	7.73%
2.51-3.00	20	37	3.60%
3.01-4.00	17	44	4.37%
> 4.00	10	74	7.27%
TOTAL:	311	1,015	100.00%

Source: Compiled by Elaine Howard Consulting LLC with data from Clackamas County

**E. Impact on Municipal Services**

There is no fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) as this urban renewal area is no longer taking division of taxes. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

Municipality is defined in ORS 457 as any county or any city in this state. The addition of the Clackamas Fire District No. 1 project will impact county services by providing improved firefighting training facilities for the firefighters providing service in the Area.



## **SECTION 300 - REASONS FOR SELECTING THE DEVELOPMENT DISTRICT**

There is no change to this section as no new property is being added to the urban renewal area.

## **SECTION 400 - RELATIONSHIP BETWEEN PROJECTS AND EXISTING CONDITIONS**

The 2023 project in the Area is:

Clackamas Fire District No. 1 Training Facility. This project will provide funds to assist the Fire District in making improvements to their training facilities located in SE 130<sup>th</sup> Avenue. Funds are to be used to construct new buildings, renovate existing buildings or on-site improvements. Funds cannot be used to purchase equipment or furnishings. The project serves and benefits the District as it improves the firefighting capabilities for the District.

### *Existing Conditions:*

The 130<sup>th</sup> campus has several short-term improvements needed. The Fire District is developing a capital improvement funding plan, of which urban renewal dollars is part, to complete the following:

- Hard surfaces reconstruction – some of the existing surface is too far damaged to allow for repair/resurfacing.
- To complete perimeter fencing on the property – this will improve site security and improve training (by removing interior fencing and improving training site working space/accessibility)
- To construct training offices/spaces within an existing warehouse structure. This building is on the south end of the property and improvements would provide decades-worth of utility. Such improvements include:
  - Addition of restroom/shower/locker room space to accommodate different genders equitably.
  - Providing sufficient office space for training staff in one location.
  - Provide enclosed training spaces for all-weather training opportunities.

## **SECTION 500 - PROJECT SCHEDULING, COSTS AND REVENUES**

The estimated ending fund balance for FY 2022/23 budget is \$6,131,220<sup>1</sup>. This funding is sufficient to cover the \$1,200,000 contribution to the Fire District Training Facility project. The funding allocation would be made in FY 2023/24. The sources of money to pay the projects are funds within the Clackamas Industrial Area Fund maintained by the Clackamas County Development Agency (CCDA). Tax increment division of taxes has ceased in this urban renewal area. No new tax increment funds are being taken from division of taxes to fund projects.

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<sup>1</sup> Fund 4451 Budget Spreadsheet provided by Clackamas County 02/16/2023

## **SECTION 600 - TAX INCREMENT REQUIREMENTS**

There are sufficient funds in the Clackamas Industrial Area fund resources to pay for this project. The division of taxes for this Area was terminated in 2006.

The estimated completion date for the project is 2026.

## **SECTION 700 - POPULATION, SERVICES AND FISCAL IMPACTS**

The Clackamas Industrial Area discontinued taking division of taxes in 2006. There is no continued impact on the taxing districts. The improvements to the Clackamas Fire District No. 1 training facility will not impact the population of the Area.

The improvements to the Clackamas Fire District No. 1 training facility will provide for better training for the fire fighters providing service to the Area.

## **SECTION 800 - RELOCATION**

No relocation will occur as a result of the project in this amendment.

## **SECTION 900 - COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA**

The Clackamas Industrial Area is no longer division of taxes, so this section is not relevant to this Amendment. ORS 457.420 (2)(b)(A) specifically states

*(A) The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided, exceeds a figure equal to 25 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas and without regard to adjustments made pursuant to [ORS 457.435 \(Property tax collection methods for existing plans\)](#) (2)(c), [457.455 \(Limiting collections\)](#) or [457.470 \(Modification of assessed value\)](#) (2) to (5); or*

*(B) The urban renewal areas of the plan, when added to the areas included in other urban renewal plans of the municipality providing for a division of ad valorem taxes, exceed a figure equal to 25 percent of the total land area of that municipality.*