

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
(Sitting/Acting as the Board of the Clackamas County Development Agency)

Study Session Worksheet

Presentation Date: February 3, 2014 **Approx Start Time:** 10:30 a.m. **Approx Length:** 1 hour

Presentation Title: Clackamas Town Center ("CTC") Urban Renewal District: Final Recommended Work Program

Department: Department of Transportation and Development, Development Agency

Presenters: Dan Johnson, Manager, Development Agency

Other Invitees: Barbara Cartmill, Acting Director, Department of Transportation and Development

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Direction on:

- How the Board would like to advance the direct investment partnering opportunities.
- Whether the Board would like to advance the remaining projects identified on the Final Recommended Work Program.

EXECUTIVE SUMMARY:

The Clackamas Town Center (CTC) Urban Renewal District: Final Recommended Work Program, developed by the Clackamas Town Center Working Group, was presented for Board consideration in March 2013. With approval of the Direct Investment Implementation Plan, the Board authorized the following at the April 16, 2013 study session:

- Advance design/construction on the Monterey West extension and Sunnyside/Stevens intersection improvements;
- Advance direct investment discussion with a number of the overlapping taxing districts for consideration by the Board;
- Work to develop an economic development project competition for Otty/Fuller Road project area; and
- Advance a survey to test priorities, values, definition of public safety, importance of new roads and maintenance, and appetite for putting issues on the ballot.

Continuing discussions from the January 21st and January 28th study sessions, direction is needed on the following topics.

Direct Investment Project Partnership Opportunities

Since April 2013, staff has met with the following overlapping taxing districts:

- North Clackamas School District
- Clackamas County Fire District #1
- Clackamas County
- North Clackamas Parks and Recreation District

These four districts were selected because they retained a permanent tax rate over 20 years within the life of the district, and individually comprised over two percent of the incremental value collected on an annual basis. This methodology is a recommendation by staff and can be modified based on feedback from the Board.

Discussions with these districts focused on assessing needs of the districts and a mutual understanding that, as required by law, any projects considered had to be within the context of the current urban renewal plan for the Clackamas Town Center area.

Based on discussions with district representatives and review of the urban renewal plan, each of the project identified under Direct Investment on Attachment A was identified as needed by the districts, is viable within the context of the plan, and is now presented for Board consideration.

Final Recommended Work Program

As previously discussed, staff is actively advancing the previously approved capital projects as recommended by the Board. To ensure timely delivery of future projects, staff requests authorization to also advance the following Tier 1 projects identified in the Clackamas Town Center Urban Renewal District: Final Recommended Work Program:

Transportation/Street Network Projects:

- Southwest Connector Improvements (excluding Sunnybrook West Extension)
- Otty Road Improvements

Pedestrian / Bicycle Connection Projects:

- Route 1: Kaiser Hospital (excluding the I-205 pedestrian overpass)
- Route 6: Clackamas Community College (CCC) / Aquatic Center

Development / Re-Development Program

- Implementation of the recommended Property Enhancement Program

See Attachment A for additional information.

FINANCIAL IMPLICATIONS (current year and ongoing):

Not applicable

LEGAL/POLICY REQUIREMENTS:

Not applicable

PUBLIC/GOVERNMENTAL PARTICIPATION:

With a commitment to terminate the CTC urban renewal levy in June 2013, the Board directed staff in January 2012 to engage the local community to develop a priority list of projects from the current plan to be completed using the remaining CTC funds. The Clackamas Town Center Working Group was formed to take on this task. Working Group members represented a diverse range of interests, from the local citizen planning organizations, businesses of varying size, service districts, education providers, and neighboring jurisdictions. The Working Group met for over a year and developed the Clackamas Town Center Urban Renewal District: Final Recommended Work Program.

OPTIONS:

Consideration #1: How to advance the Direct Investment partnering opportunities.

- 1.) Direct staff to advance partnering opportunities as identified on Attachment A; or
- 2.) Direct staff to advance modified partnering opportunities as identified on Attachment A, subject to recommended revisions by the Board; or
- 3.) Direct staff to discontinue discussions on partnering opportunities at this time; or
- 4.) Direct staff to prepare a ballot measure to receive direction from the voters regarding spending remaining funding.

Consideration #2: Whether to advance additional recommended projects identified within the Clackamas Town Center Urban Renewal District: Final Recommended Work Program.

- 1.) Direct staff to advance additional recommended projects as identified in this report and Attachment A; or
- 2.) Direct staff to advance modified list of projects, subject to recommended revisions by the Board; or
- 3.) Direct staff not to advance any additional recommended projects at this time.

RECOMMENDATION:

Consideration #1: Direct staff to advance additional recommended projects as identified in this report and Attachment A based on previous direction from the Board.

Consideration #2: Direct staff to advance modified list of projects, subject to recommended revisions by the Board.

ATTACHMENTS:

Attachment A: Project List / Fund Trending

SUBMITTED BY:

Division Director/Head Approval 

Department Director/Head Approval *R.B. Carpenter 1-29-14*

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Dan Johnson @ 503-742-4325.

**CTC Urban Renewal District: Final Recommended Work Program
Project List / Fund Trending**

Approved Tier 1 Project (April 2013)

Cost Estimates	
Monterey West	\$7,000,000
Sunnyside Stevens	\$2,000,000
<i>Subtotal</i>	<u>\$9,000,000.00</u>

Estimated Remaining Funding Estimate **\$39,000,000.00**

Direct Investment (January 2014)

Cost Estimates	
Direct Investment Project Partnerships	
North Clackamas School District (Early Intervention Facility)	\$2,000,000
North Clackamas School District (Real Property Acquisition)	\$500,000
Clackamas County Fire District (Capital Construction Assistance)	\$2,500,000
Clackamas County (CCSO)	\$2,500,000
North Clackamas Parks and Recreation District (Real Property)	\$1,500,000
<i>Subtotal</i>	<u>\$9,000,000</u>

Estimated Remaining Fund Estimate **\$30,000,000.00**

Remaining Tier 1 Projects

Cost Estimates	
South Corridor (Sunnyside/Sunnybrook/82nd Intersections)	* \$15,000,000
Otty	* \$3,000,000
Property Enhancement Program	* \$750,000
Kaiser Pedestrian Connectivity/NO I-205 Overpass (Route 1)	* \$95,000
Harmony Community Campus Pedestrian Connectivity (Route 6)	* \$3,840,000
Fuller Road	\$4,000,000
Parks/Open Space Improvements	\$500,000
Public Plaza Program	\$250,000
North Town Center Pedestrian Connectivity (Route 3)	\$136,000
Harmony/Kaiser Pedestrian Connectivity (Route 7)	\$150,000
Kaiser Pedestrian Connectivity/I-205 Overpass (Route 1)	\$4,000,000
<i>Subtotal</i>	<u>\$31,721,000</u>

* Recommended CTC UR: Final Work Program Tier 1 projects for advancement at this time.

ATTACHMENT A