

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 1/28/2020 **Approx. Start Time:** 1:30pm **Approx. Length:** 1 hour

Presentation Title: Economic Development Commission (EDC) 2019 Annual Report

Department: Business & Community Services (BCS)

Presenters: Jon Legarza, Economic Development Coordinator, BCS Economic Development
Charles Gallia, Chair, EDC Executive Committee
John LaMotte, Vice Chair, EDC Executive Committee
Wilda Parks, Immediate Past Chair, Economic Development Commission
Vance Tong, EDC Board Member
Dave Nielsen, EDC Board Member

Other Invitees: 2019 Economic Development Commission Members
Laura Zentner, Director, Business and Community Services
Sarah Eckman, Deputy Director, Business and Community Services

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

N/A - The purpose of this Policy Session is to present the 2019 Economic Development Commission Annual Report to the Board of County Commissioners.

EXECUTIVE SUMMARY:

The Economic Development Commission (EDC) is a volunteer board that advises the Board of County Commissioners (BCC) on policy pertaining to economic development across Clackamas County. The EDC is supported by staff from the Business and Community Services Department's Economic Development program.

The mission of the EDC is to create prosperity by fostering balanced economic development in Clackamas County through a close partnership with the government and the private sector. Balanced economic development means providing county residents with opportunities for better jobs and higher incomes, while managing the interrelationships among people, land, resources, and infrastructure.

Areas of focus for the EDC annual work plan are determined by the BCC. Topics studied by the EDC in 2019 include:

- McLoughlin Corridor Development Readiness
- Industry Cluster Development
- Transportation Infrastructure
- Infill and Redevelopment Opportunities
- Clackamas County Prosperity Collaborative

The Economic Development Commission 2019 Annual Report recaps EDC activities and discussions for the year, and includes policy recommendations or suggested strategies to enhance the economic prosperity of Clackamas County.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? Staff time and program costs for support of the EDC

What are the funding sources? BCS FY 19/20 Budget

STRATEGIC PLAN ALIGNMENT:

- **How does this item align with your Department's Strategic Business Plan goals?**
By facilitating and supporting the work of the EDC, BCS Economic Development provides consultation and economic analysis to policymakers so they can make informed decisions that create a healthy environment for businesses seeking to locate or expand in Clackamas County.
- **How does this item align with the County's Performance Clackamas goals?**
The work of the EDC and BCS Economic Development directly contributes to the County's strategic priority of *Growing a Vibrant Economy*.

LEGAL/POLICY REQUIREMENTS:

N/A

PUBLIC/GOVERNMENTAL PARTICIPATION:

EDC meetings are open to the public. Public and Government Affairs (PGA) provides updates on the BCC Legislative Agenda to the EDC.

OPTIONS:

N/A – Annual informational update from the EDC

RECOMMENDATION:

N/A

ATTACHMENTS:

- Economic Development Commission 2019 Annual Report
- Economic Development Commission 2019 Annual Report PowerPoint presentation

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____



For information on this issue or copies of attachments, please contact
Sarah Eckman, BCS Deputy Director, at 503-742-4303



Clackamas County Economic Development Commission

Annual Report

2019

Presented to the Board of County Commissioners



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EDC OVERVIEW

The Economic Development Commission (EDC) is a volunteer board that advises the Board of County Commissioners (BCC) on policy pertaining to economic development across Clackamas County. It is supported by the Business and Community Services Department's Economic Development Division staff. Areas of focus for the EDC annual work plan are determined by the BCC.

Mission

Our mission is to create prosperity by fostering balanced economic development in Clackamas County through a close partnership with the government and the private sector.

Balanced economic development means providing county residents with opportunities for better jobs and higher incomes, while managing the interrelationships among people, land, resources, and infrastructure. Implementing this vision requires detailed goals and action steps taken by the County.

Membership

The voting membership of the EDC shall consist of a maximum of 25 voting members, appointed by the BCC. A majority of the EDC Members shall be from the private sector.

Annual Report Purpose

The Annual Report recaps EDC activities and discussions for the year. This may include policy recommendations or suggested strategies to enhance the economic prosperity of Clackamas County.

ECONOMIC DEVELOPMENT COMMISSION ROSTER

Executive Committee

Chair	Charles Gallia	Health Services Research
Immediate Past Chair	Wilda Parks	Milwaukie City Council
Vice Chair	Dave Nielsen	Home Builders Association
Incoming 2020 Chair	John LaMotte	LaMotte West, LLC
	Vance Tong	Pamplin Media Group

Liaisons and Ex Officio Members

Lynn Wallis	Oregon Employment Department
Bridget Dazey	Clackamas Workforce Partnership
Tammy Marquez-Oldham	PCC Climb Center
Tammy Stempel	Gladstone Mayor

Economic Development Staff

Jon Legarza	Interim Economic Development Manager
Cindy Moore	Economic Development Coordinator
Corina Copeland	Administrative Assistant
Sam Dicke	Economic Development Coordinator

A Division of Business and Community Services

Laura Zentner	Director
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Members

Shannon Ilas	Keller Williams Realty Professionals
Tom Keenan	Keenan & Partners
John LaMotte	LaMotte West, LLC
Matthew Makara	Port of Portland
Melissa Womack	KPIT Technologies
Vance Tong	Pamplin Media Group
Michael Selvagio	Ridgelark Strategies
Peter Lund	SuperGenius
Matthew Miller	Greater Portland, Inc.
Kimo Rosa	Clackamas Federal Credit Union
William Gifford	Small Flags
Justin LaPointe	Better Body Fitness NW
Ravinder Waraich	Retail Franchise
Jeff Gudman	Private Investor
Lisa Davidson	Clackamas Community College
Joe Buck	Restaurateur
Laura Edmonds	North Clackamas Chamber of Commerce

CLACKAMAS COUNTY KEY INDUSTRY CLUSTERS

The intent of economic development is to foster the growth of traded-sector industry clusters. Traded sector (also referred to as an export or basic sector) businesses include industries and employers which produce goods and services that are consumed outside the region where they are produced and therefore bring in new income to the area (e.g., metals and machinery, food processing). Workers in the traded sector tend to have higher educational attainment, work more hours, and earn higher average wages.

As the traded sector increases employment and wages, it also enables entrepreneurs to develop skills and resources to foster innovation, start new businesses, and increase employment opportunities. Furthermore, certain traded sector companies foster a supply chain effect that creates the need for additional companies to supply components of a product that is manufactured.

Clackamas County is strong in the following clusters as indicated by the number of employees and the gross domestic product (GDP), which is the annual contribution of an industry, measured by employee compensation, proprietor income, and other income and tax payments.

Example Businesses Contributing to the Clackamas County Economy

Industry Cluster	Example Companies	GDP	Number of Employees	Average Wage
Professional Business Services	Jacobs Engineering, ADP, 3D Systems	\$ 3.3 billion	36,001	\$ 36,433
High Tech Manufacturing/Software and Media	Rockwell Collins, Flir, Mentor Graphics, Shimadzu, Dark Horse Comics, Autodesk	\$ 2.7 billion	13,543	\$ 90,254
Wholesale Trade, Transportation and Utilities	J&D Refrigerated Services, Con-way Freight, Fred Meyer Distribution, Sysco, Pacific Seafood	\$ 2.2 billion	15,998	\$ 75,275
Health Care	Kaiser Foundation Hospital, Providence Willamette Falls, Legacy Meridian Park	\$ 1.6 billion	15,176	\$ 80,710
Advanced Manufacturing – Metals and Machinery	Blount, Benchmade, Precision Castparts	\$ 980 million	7,602	\$ 78,564
Agriculture, Nurseries and Greenhouses	J. Frank Schmidt, McKenzie Farms, Willamette Nurseries	\$ 227 million	7,106	\$ 23,374
Food and Beverage Processing	Bob's Red Mill, Dave's Killer Bread, Ever Fresh Fruit	\$ 200 million	2,240	\$ 61,759
Wood Manufacturing	Brentwood, Interfor Pacific, Precision Roof Trusses	\$ 78 million	938	\$ 59,489

Source: Clackamas County

2019 TOPICS AND ISSUES STUDIED

The EDC was directed by the BCC to explore redevelopment opportunities along the McLoughlin Corridor and supporting issues. The following summarizes the presentations throughout the year, with a more detailed analysis on the following pages.

McLoughlin Corridor

McLoughlin Corridor Development Readiness Presentation on the History of Clackamas County Efforts

- Dave Queener, Development Agency Program Supervisor Development and Transportation Department Clackamas County

Park Avenue Update

- Karen Buehrig, Transportation and Development, DTD Long Range Planning, Clackamas County
- John Southgate, Project Manager, Business and Community Services, Economic Development, Clackamas County
- Alisa Pyszka, Bridge Economic Development

McLoughlin Historic Corridor Studies

- Gabriella Frask, Mackenzie

Infill and Redevelopment Opportunities

March Bus Tour

- City of Milwaukie, River Road Area and City of Gladstone

County Fee Comparison

- Gabriella Frask, Mackenzie

August Bus Tour

- North Urban Clackamas Prosperity Zone, Dan Chandler and The Athena Group

Infrastructure

Regional Transportation Measure Update

- Councilor Christine Lewis, Metro

TriMet Service Enhancement Plans/HB2017 Impacts on Existing Services

- Eve Nilenders, Planner, TriMet Planning and Policy Development

Industry Cluster Development

Economic Landscape

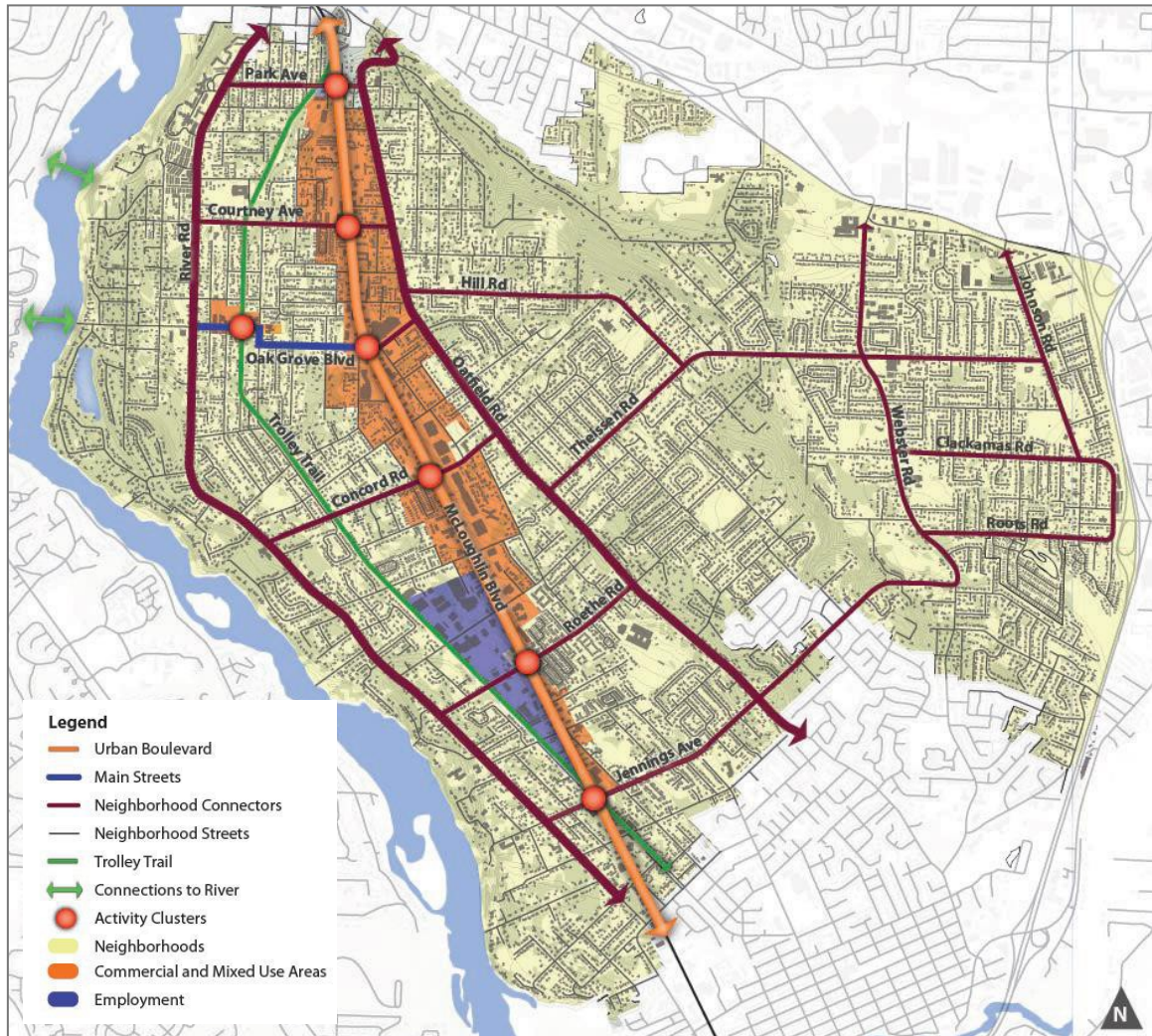
- Tim Wood, FCS Group

McLOUGHLIN CORRIDOR

The BCC directed the EDC to focus on the McLoughlin Corridor in 2019 to explore ways to foster more private investment. The EDC started the year with a presentation from Dave Queener, Clackamas County Development Agency, to understand the current level of engagement and planning for the corridor. He described the McLoughlin Area Plan (MAP) study area as being bisected north-south by 3.7 miles of McLoughlin Boulevard and serves 35,780 residents within the communities of Oak Grove, Jennings Lodge and Oatfield Ridge. The area includes three community planning organizations: Oak Grove, Jennings Lodge and North Clackamas.

The MAP prioritized 56 potential projects and programs identified through citizen participation. The MAP is implemented through the McLoughlin Area Plan – Implementation Team (MAP-IT), which consists of 15 residential and business volunteers. The corridor is also represented by the McLoughlin Area Business Alliance (MABA), which consists of 200 member businesses.

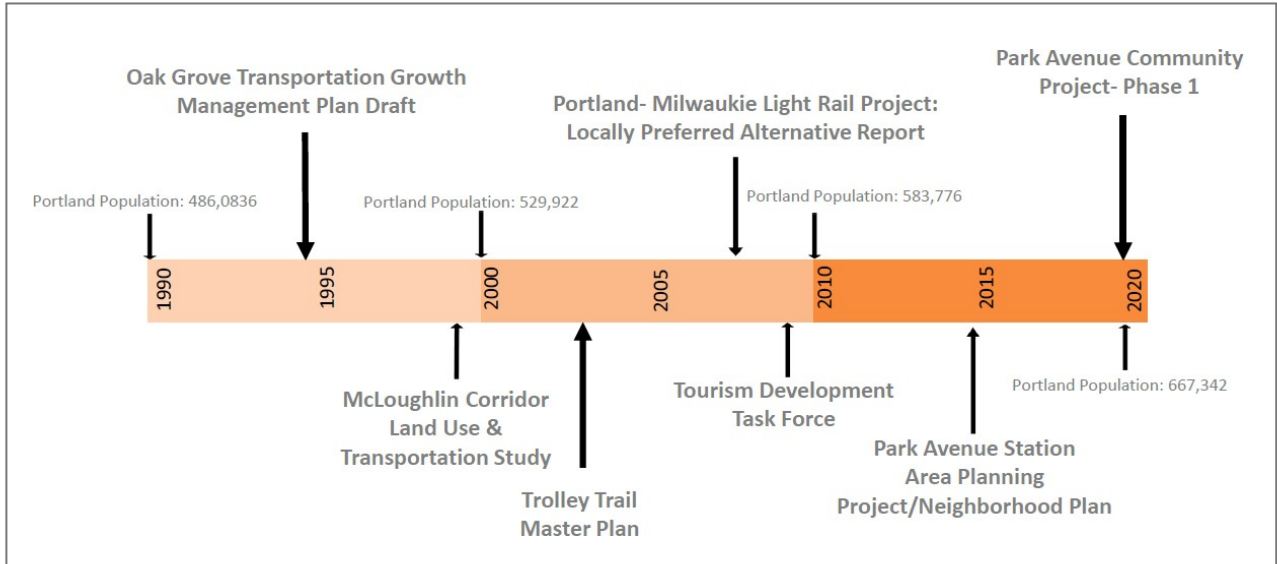
McLoughlin Area Plan (MAP) Study Area



Source: Clackamas County

The following graphic summarizes the corridor studies that have been conducted since 1990. All of the historical studies have emphasized the importance of pedestrian and bike connectivity and the need to break up the development pattern along McLoughlin Boulevard.

History of McLoughlin Corridor Studies

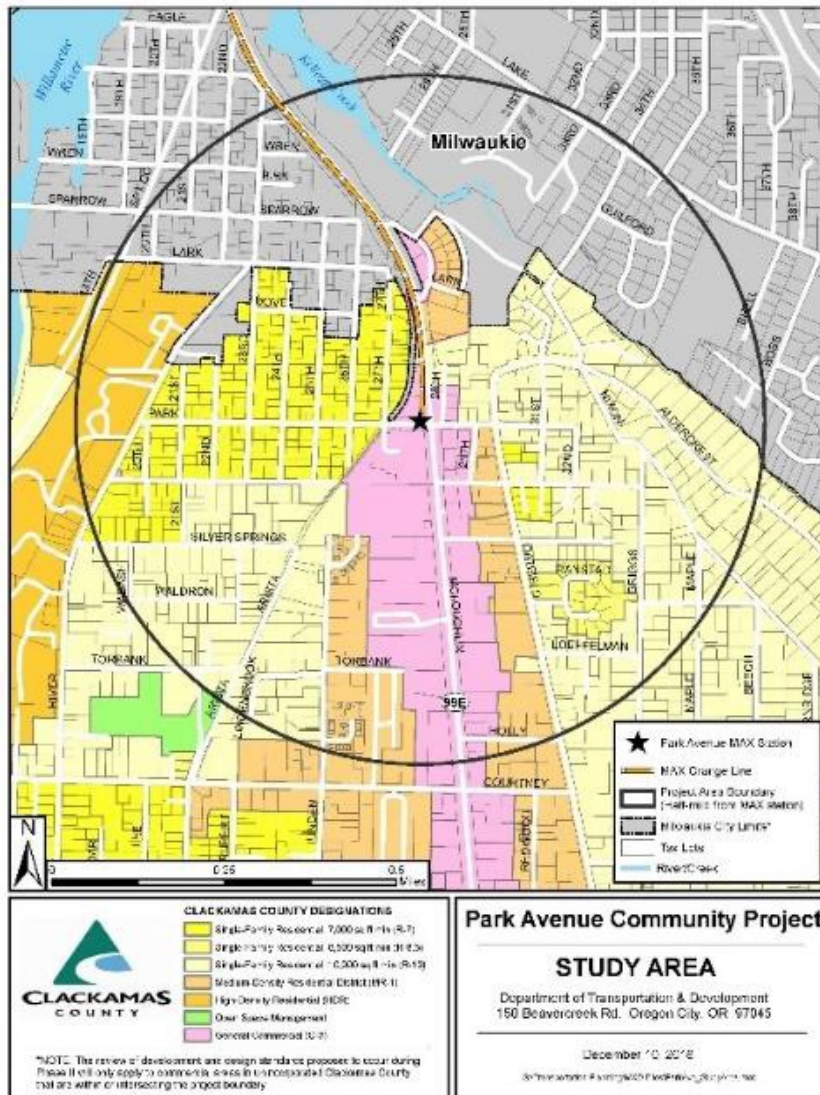


Source: Mackenzie

The most current project along the corridor is the Park Avenue Community Project, which pertains to the area in a 0.5-mile radius around the Park Avenue light rail station. This node of a mixed-use community is a concept that the EDC recommends should be replicated along corridor. Research conducted in support of the Park Avenue project indicates that there has been minimal growth and private investment in the area over the past 10 years. The Park Avenue project will address this limited investment with a framework plan, new design and development regulations, and an implementation plan for strategic public projects that will encourage new private investment while continuing to support existing businesses and residents.

Economic Development (ED) staff should consider the MAP for an economic opportunities analysis that corresponds with a comprehensive plan update. Economic Development (ED) staff should work with local community groups to help facilitate business assistance and educate local businesses about resources and programs.

Park Avenue Community Project Study Area



Source: Clackamas County

How it Impacts Economic Development

- Provides an opportunity to explore how each industry cluster relates to the nodes along the McLoughlin corridor.
- As retail trends change and move away from auto-oriented big-box stores, there is an opportunity to redevelop the corridor with employment uses.

Recommended Action

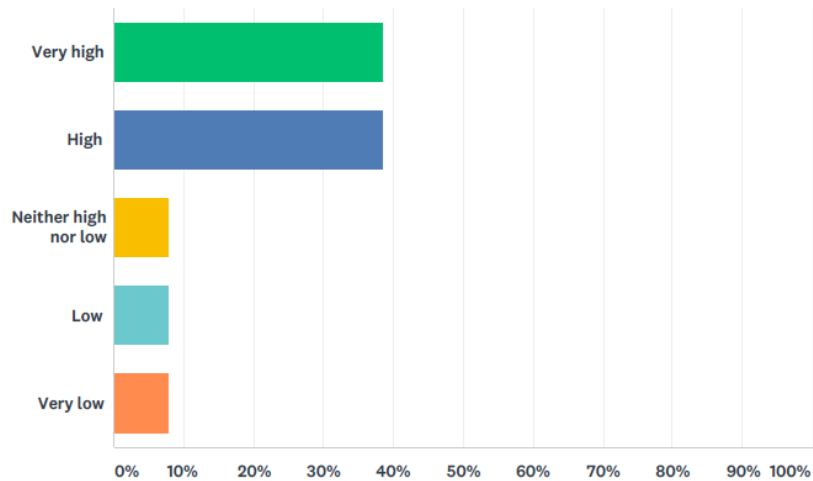
- The BCC should consider the MAP area for an economic opportunities analysis that corresponds with a comprehensive plan update.
- The BCC should work with local community groups to help facilitate business assistance and educate local businesses about resources and programs.
- Develop design options, community involvement strategies that build on Park Avenue efforts.
- Consider applying for Metro 2040 grant for entire McLoughlin region

- Develop 'investment ready' designation
- Encourage interagency collaboration initiatives
- Assess (quantify) cost of economic underutilization
- Conceptually approach development through community connections to residential areas, need to find a better word than nodes but that's the idea.
- Work with state DOT and Trimet to develop redesign options that prioritize community development and pedestrian safety, rather than maximizing car speed.
- Consider amendments/update to comp plan

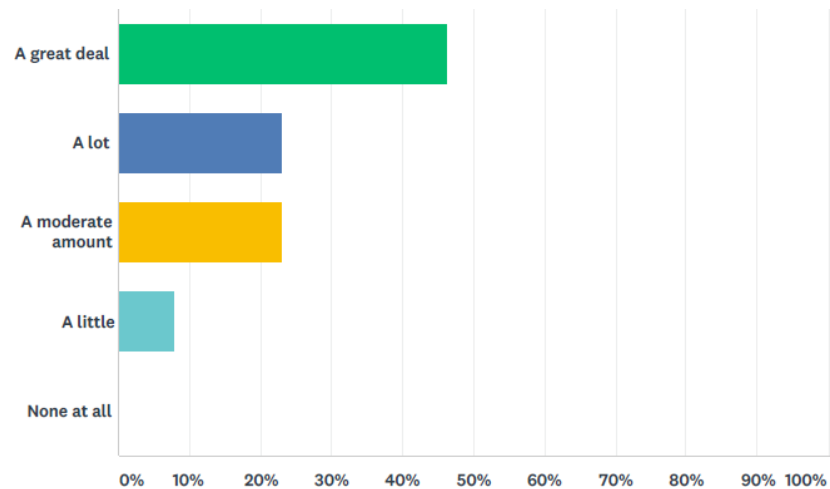
INFILL AND REDEVELOPMENT OPPORTUNITIES

To better understand how infill development could occur in the future nodes, the EDC toured new developments in the City of Milwaukie, along River Road and in the City of Gladstone in March. One message that was conveyed was the impact of minimum parking requirements on the cost of development as evidenced by the Coho Point at Kellogg Creek residential project in Milwaukie. As a result of the March bus tour, there was consensus from EDC members that they want to know more about Main Street Programs and the planning and zoning practices of the communities.

What is your level of interest for learning more about Main Street programs for these communities?



How important would it be to learn about the planning and zoning of these communities?



In July, Mackenzie gave a presentation on fee comparisons across the region. If permit fees and system development charges (SDC) are exceedingly high for a community, they can pose a barrier to private investment. However, based on the presentation it was clear that Clackamas County has an average fee cost for a new employment development project; therefore, County fees are not considered to be a significant barrier to investment.

Total Fee (Permits and SDC) Cost Per Building Square Foot by Regional County

	Clackamas	Washington	Portland/ Multnomah	Clark
Four-story office	\$ 9.45	\$ 12.87	\$ 12.41	\$ 6.61
Warehouse	\$ 5.19	\$ 6.01	\$ 3.69	\$ 2.03
Manufacturing	\$ 6.02	\$ 6.95	\$ 9.38	\$ 5.25

Source: Mackenzie

The County has identified the North Urban Clackamas Prosperity Zone as a community wealth-building area to enhance access to jobs and business growth. On the March bus tour it was recognized that sites in the Prosperity Zones were walkable and accessible via transit, making them more accessible to low-income residents. Future investments in the Prosperity Zones should include day-care facilities and entrepreneurial support.

How it Impacts Economic Development

- There is an opportunity to work with partners such as Clackamas Community College to create maker space on underutilized sites such as the former Toys R Us location to implement a Prosperity Zone concept.

Recommended Action

- EDC should make recommendations on zoning to encourage infill development in node areas
- EDC should visit other community wealth-building areas in Canby and Estacada.
- Economic Development Staff should evaluate entrepreneurship programs available in the County and how they pertain to Prosperity Zones.

INFRASTRUCTURE

Metro Councilor Christine Lewis provided an update on the regional transportation funding measure that could go before voters in November 2020. The transportation projects of most significance for Clackamas County that may be contained in the measure. One example of a potential project is the construction of additional stories on the SE Park Avenue Park & Ride garage facility in Milwaukie to accommodate the parking demand that is currently using the Elks' parking lot or local streets.

TriMet provided an overview on service enhancements within the Southeast Plan Area, which includes the McLoughlin Corridor. It was conveyed that transit ridership on McLoughlin is lower than on 82nd Avenue. The following bus improvements are planned within the McLoughlin area to support increased ridership:

- Line 32: Oatfield – Add Sunday service (FY 2020)
- Line 79: Clackamas/Oregon City – Route change (FY 2020)
- Line 99: Macadam/McLoughlin – Add midday service (FY 2023)
- Line X: New bus line – East-west service along Jennings Avenue, OR 212, and Sunnyside Road, between Oregon City and Happy Valley (FY2023)



Source: Metro

How it Impacts Economic Development

- Infrastructure investment is an important tool for fostering private development.
- Frequent and convenient bus service is an important asset to businesses wanting to retain and attract employees, especially in Prosperity Zones.

Recommended Action

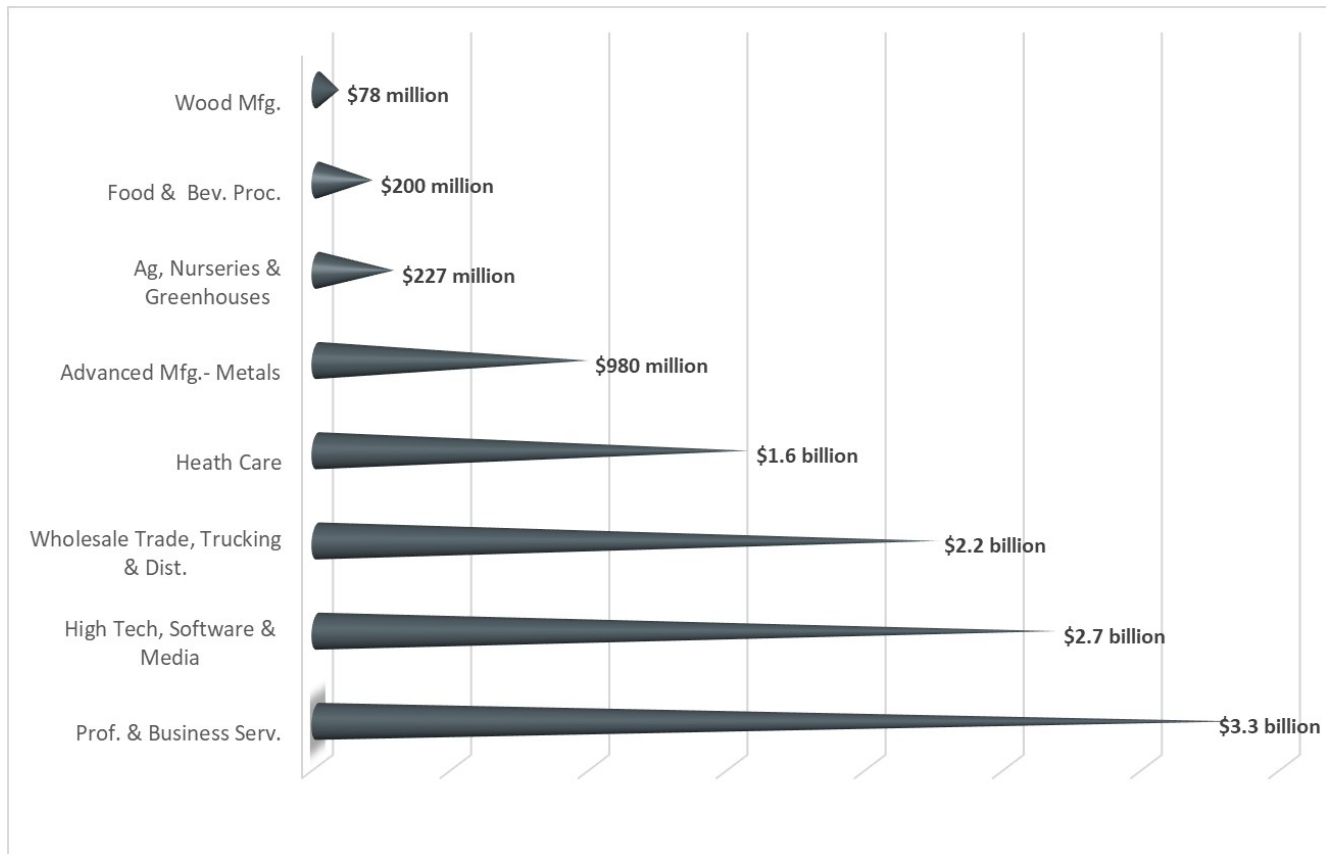
- Economic Development Staff should explore funding tools to fund necessary infrastructure in nodes.

INDUSTRY CLUSTER DEVELOPMENT

FCS Group provided an annual update on trends pertaining to the key industry clusters within Clackamas County. Over the years, the County has evaluated the GDP impact of each cluster on the County. The GDP is annual contribution of an industry, measured by employee compensation, proprietor income, Infrand other income and tax payments. The 2019 annual direct GDP impact of each industry cluster is summarized below. Fastest GDP growth occurring in the following clusters:

- Advanced manufacturing: metals and machinery
- Health care
- High tech, software and media production
- Wholesale trade, trucking and distribution

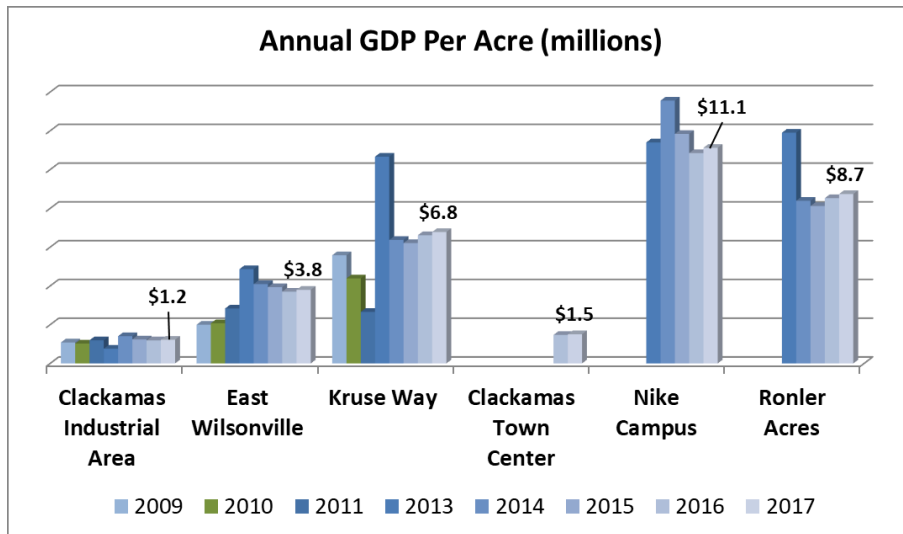
Clackamas County Key Clusters: 2019 Annual Direct GDP



Source: FCS Group

Where the GDP is generated in the county can be measured. As indicated below, an industry such as professional and business services is generally located in Kruse Way. It can then be inferred that this industry generates a GDP of \$6.8 million per acre. For contrast, the GDP of Intel is approximately \$8.7 million per acre, whereas Nike is \$11.1 million per acre.

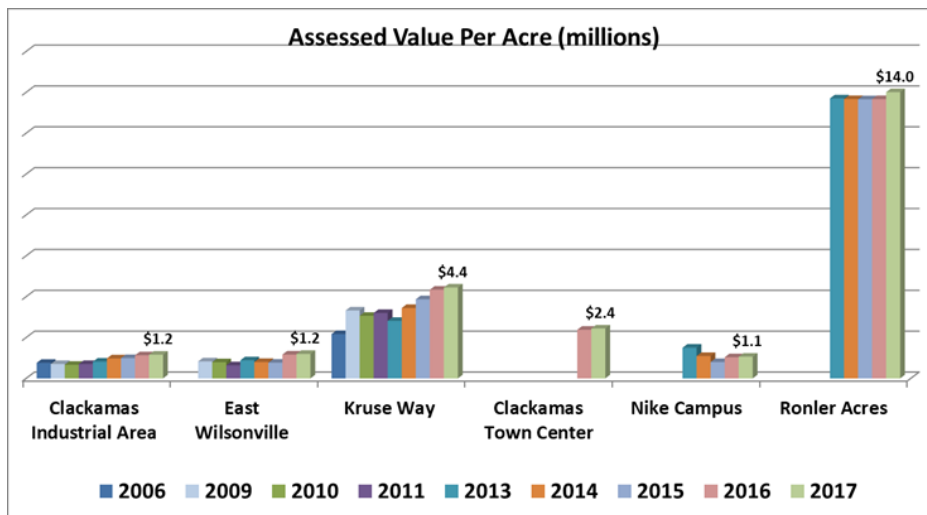
Employment Areas: GDP Metrics



Source: FCS Group

However, strong GDP output does not directly correlate with strong assessed value (AV) metrics. Compare the Nike GDP per acre in the figure above, with the Nike AV in the figure below.

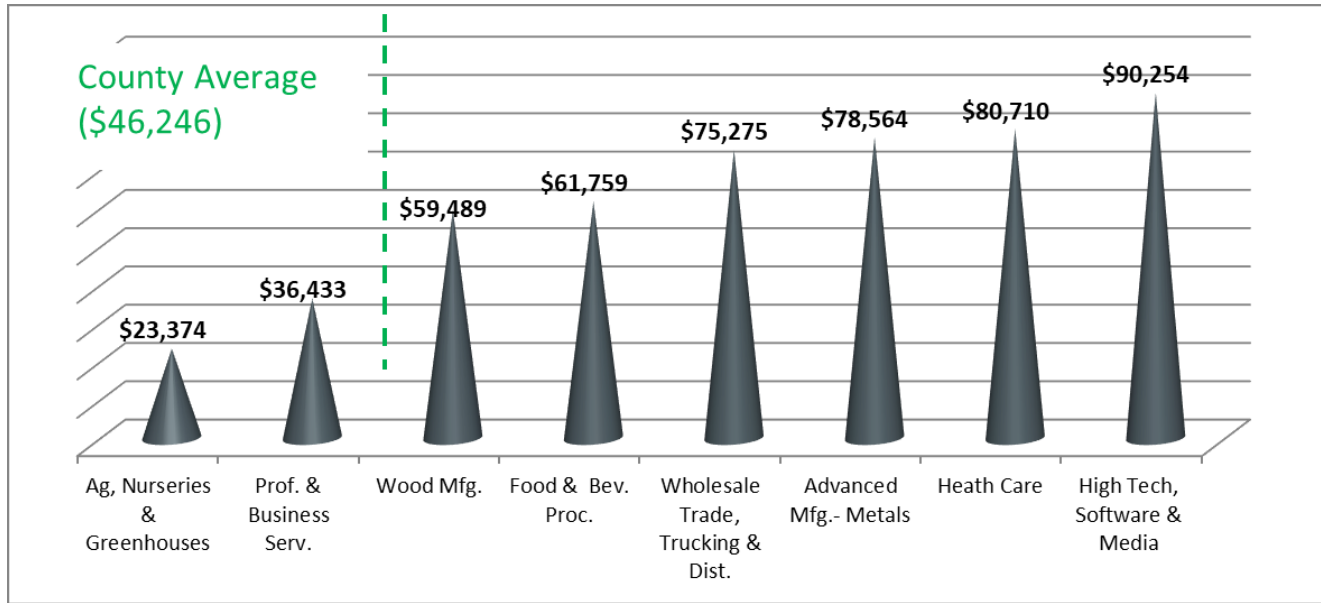
Employment Areas: AV Metrics



Source: FCS Group

Average employee compensation rose 2 percent between 2016 and 2017. Many key clusters pay above the average county compensation of \$46,246.

Clackamas County Key Clusters: Average Compensation Levels



Source: FCS Group

How it Impacts Economic Development

- Workers in the traded sector tend to have higher educational attainment, work more hours, and earn higher average wages. Fostering the growth of these industries improves access to wealth for the community.

Recommended Action

- Economic Development Staff study which clusters are along McLoughlin. Could they grow more? What would it take?
- Economic Development Staff work with planning department to align land use changes with cluster growth needs.

SUGGESTED FOCUS FOR NEXT YEAR

EDC Focus

- Solicit more traded-sector industry representation on the EDC.
- Continue to track and coordinate with BCC on Metro transportation measure.
- Visit other community wealth-building areas in Canby and Estacada.
- Propose recommendations on zoning to encourage infill development in node areas specific to the McLoughlin Corridor.

Suggested Agenda Items or Presentations for EDC Meetings

- Report on how an economic opportunities analysis can apply to the MAP area and corresponding comprehensive plan update
- Entrepreneurial program opportunities to support Prosperity Zones
- Storefront program opportunities to facilitate investment in Park Avenue node and Prosperity Zone
- Potential funding tools for infrastructure in nodes along McLoughlin
- Information on Main Street programs in Milwaukie and Gladstone
- Planning and zoning policies in Milwaukie and Gladstone that encourage infill development

ECONOMIC DEVELOPMENT COMMISSION ANNUAL REPORT 2019

Presented to the Board of County Commissioners January 28, 2020

2019 ECONOMIC DEVELOPMENT COMMISSION ROSTER

EXECUTIVE COMMITTEE

Chair, Charles Gallia, Health Services Research
Immediate Past Chair, Wilda Parks, Milwaukie City Council
Vice Chair, John LaMotte, LaMotte West, LLC
Vance Tong, Pamplin Media
Dave Nielsen, Home Builders Association

Clackamas County Staff

Business and Community Services
Sarah Eckman, Deputy Director

Economic Development

Cindy Moore, Economic Development Coordinator
Sam Dicke, Economic Development Coordinator
Jon Legarza, Economic Development Coordinator
Corina Copeland, Administrative Assistant

Liaisons and Ex-Officios

Lynn Wallis, Oregon Employment Department
Bridget Dazey, Clackamas Workforce Partnership
Tammy Stempel, Gladstone Mayor

MEMBERS:

Shannon Ilas
Tom Keenan
John LaMotte
Matt Makara
Melissa Womack
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Michael Selvagio
Peter Lund
Matthew Miller
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William Gifford
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Small Flags
Better Body Fitness NW
Retail Franchise
Private Investor
Clackamas Community College
Restaurateur
North Clackamas Chamber of Commerce

TOPICS & ISSUES STUDIED

- McLoughlin Corridor
- Transportation Infrastructure
- Industry Cluster Development
- Infill & Redevelopment Opportunities
- Clackamas County Prosperity Collaborative

ACTIONS TAKEN BY EDC

- Highlighted McLoughlin Corridor extensive redevelopment opportunities
- Took a comprehensive tour of McLoughlin Corridor
- Had briefing on status of the McLoughlin area plan and development
- Encouraged County and Community input and support into Metro T2020
- Submitted support letter including Clackamas County corridors, especially Sunrise Corridor and McLoughlin Boulevard, in Metro T2020 funding package
- In partnership with Athena group and Clackamas County Prosperity Collaborative, the EDC toured possible future prosperity zones
- Hosted a “Grow Clackamas” event which brought together the EDC, Clackamas Business Alliance and acknowledged several major businesses in the County

McLoughlin Corridor

Presentations:

McLoughlin Corridor Development Readiness

Dave Queener, Development and Transportation Department Clackamas County

- McLoughlin Boulevard serves 35,780 residents within the communities of Oak Grove, Jennings Lodge and North Clackamas
- The area includes three community planning organizations: Oak Grove, Jennings Lodge, North Clackamas
- The corridor is represented by the McLoughlin Area Business Alliance (MABA), which consists of 200 members and businesses and McLoughlin Area Plan – Implementation Team (MAP-IT) which consist of 15 residential and business volunteers

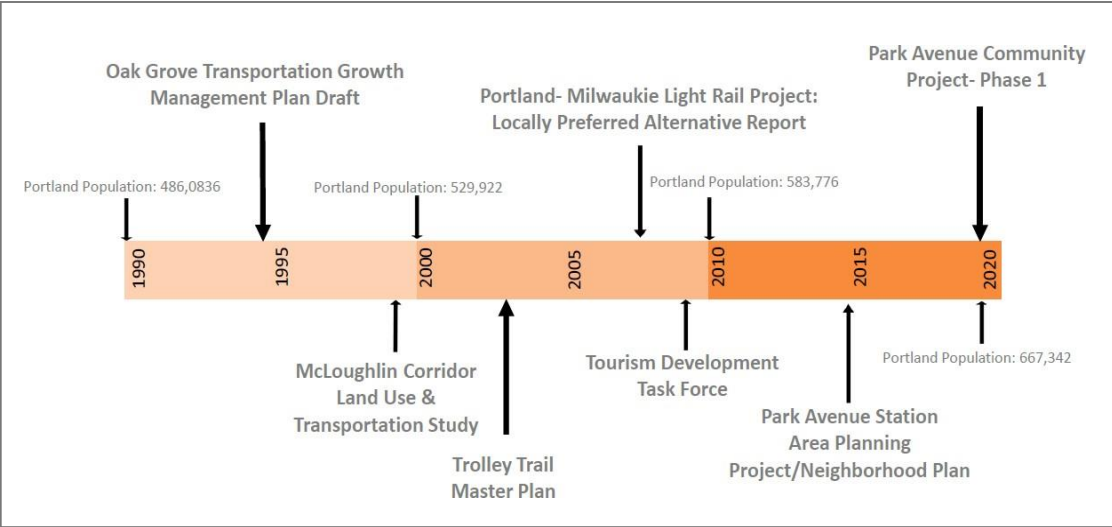
Park Avenue Update

Karen Buehrig, Transportation and Development, DTD Long Range Planning, Clackamas County

John Southgate, Project Manager, Economic Development, Clackamas County

Alisa Pyszka, Bridge Economic Development

- Park Avenue is the most current project along McLoughlin Corridor
- Research shows there has been minimal growth or private investment in the past 10 years



How it Impacts Economic Development

Provides an opportunity to explore how each industry cluster relates to the nodes along the McLoughlin corridor.

As retail trends change and move away from auto-oriented big-box stores, there is an opportunity to redevelop the corridor with employment uses.

Recommendations to County Commissioners

McLoughlin Corridor & Park Avenue:

- Consider the McLoughlin Corridor for an economic opportunities analysis that corresponds with a comprehensive plan update.
- Work with local community groups to help facilitate business assistance and educate local businesses about resources and programs.
- Develop design options and community involvement strategies that build on Park Avenue efforts.
- Consider applying for Metro 2040 grant for entire McLoughlin.
- Develop 'investment ready' designation as a marketing tool.
- Encourage interagency collaboration such as having Planning and Transportation departments attend EDC meetings.
- Assess (quantify) cost of economic underutilization.
- Work with ODOT and Trimet to develop redesign options that prioritize community development and pedestrian safety, rather than maximizing car speed.
- Initiate amendments/updates to complete the County Comprehensive Plan and Zoning Ordinance that facilitate new development along McLoughlin Boulevard.

Infill and Redevelopment Opportunities

Presentations:
County Fee Comparison
Gabriella Frask, Mackenzie

Total Fee (Permits and SDC) Cost Per Building Square Foot by Regional County

	Clackamas	Washington	Portland/ Multnomah	Clark
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Source: Mackenzie

How it Impacts Economic Development

- There is an opportunity to work with partners such as Clackamas Community College to create maker space on underutilized sites such as the former Toys R Us location to implement a Prosperity Zone concept.

Recommendations to County Commissioners

Infill and Redevelopment Opportunities:

- EDC should make recommendations on zoning to encourage infill development in node areas.
- EDC should visit other community wealth-building areas in Canby and Estacada.
- Economic Development Staff should evaluate entrepreneurship programs available in the County and how they pertain to Prosperity Zones.

Infrastructure & Transportation

Regional Transportation Measure Update

Councilor Christine Lewis, Metro

The EDC voted in support of the regional transportation funding measure and provided a Letter of Support.

T2020 Update

Jamie Stasny, Regional Transportation & Land Use Policy Coordinator, Clackamas County

The EDC voted in support of T2020 funding and provided a Letter of Support.

TriMet Service Enhancement Plans/HB2017 Impacts on Existing Services

Eve Nilenders, Planner, TriMet Planning and Policy Development

It was conveyed that transit ridership on McLoughlin is lower than on 82nd Avenue. The following bus improvements are planned within the McLoughlin area to support increased ridership:

- Line 32: Oatfield – Add Sunday service (FY 2020)
- Line 79: Clackamas/Oregon City – Route change (FY 2020)
- Line 99: Macadam/McLoughlin – Add midday service (FY 2023)
- Line X: New bus line – East-west service along Jennings Avenue, OR 212, and Sunnyside Road, between Oregon City and Happy Valley (FY2023)



How it Impacts Economic Development

- Infrastructure investment is an important tool for fostering private development.
- Frequent and convenient bus service is an important asset to businesses wanting to retain and attract employees, especially in Prosperity Zones.

Recommendations to County Commissioners

Infrastructure & Transportation:

- Economic Development staff should explore funding tools to fund necessary infrastructure in nodes

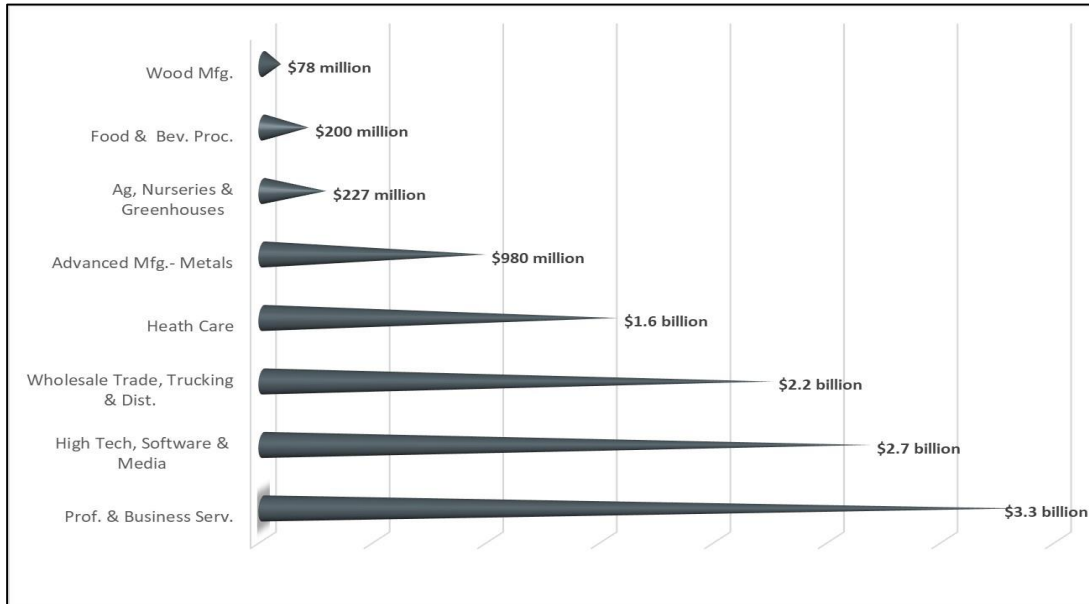
Industry Cluster Development

Presentation: Economic Landscape

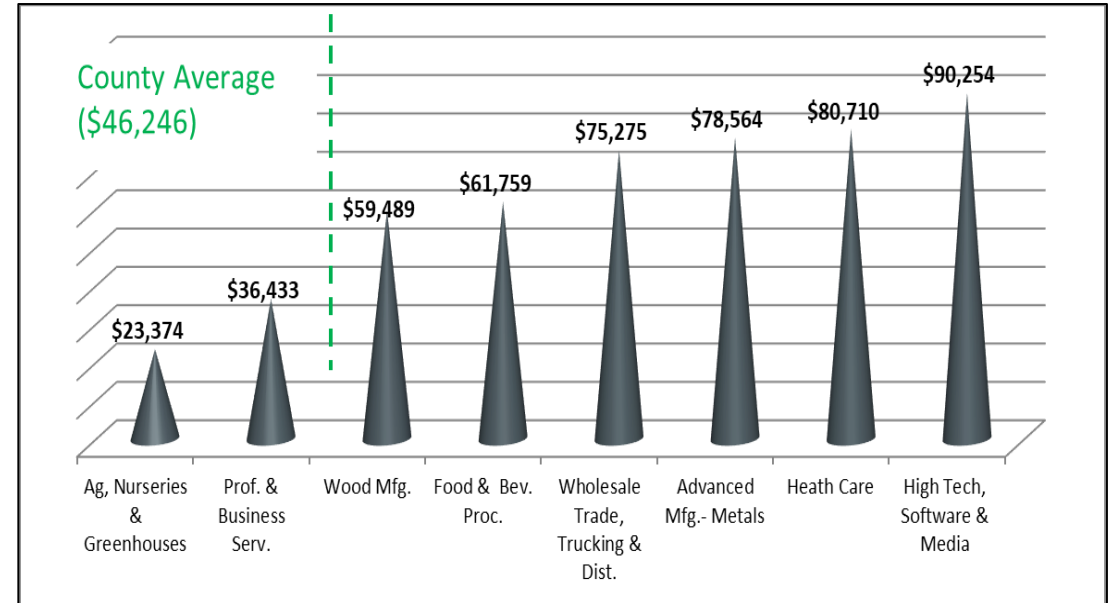
Tim Wood, FCS Group

FCS Group provided an annual update on trends pertaining to the key industry clusters within Clackamas County. Over the years, the County has evaluated the GDP impact of each cluster on the County.

Clackamas County Key Clusters: 2019 Annual Direct GDP



Clackamas County Key Clusters: Average Compensation Levels



How it Impacts Economic Development

Workers in the traded sector tend to have higher educational attainment, work more hours, and earn higher average wages. Fostering the growth of these industries improves access to wealth for the community.

Recommendations to Board of County Commissioners

Industry Cluster Development:

- Economic Development Staff study which clusters are along McLoughlin. Could they grow more? What would it take?
- Economic Development Staff work with planning department to align land use changes with cluster growth needs.

Topics to Consider for 2020

EDC Focus

- Solicit more traded-sector industry representation on the EDC
- Continue to track and coordinate with BCC on Metro transportation measure
- Visit other community wealth-building areas in Canby and Estacada
- Propose recommendations on zoning to encourage infill development in node areas specific to the McLoughlin Corridor

Suggested Agenda Items or Presentations for EDC Meetings

- Report on how an economic opportunities analysis can apply to the MAP area and corresponding comprehensive plan update
- Entrepreneurial program opportunities to support Prosperity Zones
- Storefront program opportunities to facilitate investment in Park Avenue node and Prosperity Zone
- Potential funding tools for infrastructure in nodes along McLoughlin
- Information on Main Street programs in Milwaukie and Gladstone
- Planning and zoning policies in Milwaukie and Gladstone that encourage infill development