

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Study Session Worksheet

Presentation Date: **October 26, 2010**      Time: **10:30 a.m.**      Length: **45 minutes**

Presentation Title: **Clackamas Industrial Area Opportunity Site**

Department: **Department of Transportation and Development**

Presenters: **Cam Gilmour, DTD Director**  
**Dan Johnson, Development Agency**

### **POLICY QUESTION**

What is the appropriate development strategy for property acquired last year by the Development Agency and Department of Transportation and Development?

### **ISSUE & BACKGROUND**

The Clackamas Industrial Area Opportunity (CIAO) site, portions of which were formally known as the Clackamas Sand and Gravel (CSG) site, is located in the Clackamas Industrial Area. Bordered to the north by Capps Road and to the south by the Clackamas River the site is approximately 70 acres in size and comprises one of the largest remaining tracts of underdeveloped industrial lands within the area. See Exhibit A.

The Department of Transportation and Development and the Development Agency jointly acquired the property in October of 2009. The site was seen as an opportunity to address a number of needs. Since the mid-1990's, portions of the CIAO site have been assessed for their ability to co-locate the Clackamas County Road Department, Oregon Department of Transportation (2B Offices), a fleet site for North Clackamas School District and other similar uses. Each agency has identified needs to relocate, as their current locations do not address all of their requirements or existing sites are not suitable, at least in the future as the area grows. Another use for the property could be for industrial redevelopment. There is a shortage of developable large lot sites within the Hwy 212/224 industrial area. A combination of public and private uses is also possible.

To assess these opportunities, the Development Agency, in conjunction with the Business and Economic Development Division, consulted with Group MacKenzie to design conceptual site plans and complete an economic benefit analysis for possible public and private uses. Results of this conceptual planning effort are attached (Exhibit B).

**QUESTION(S) PRESENTED FOR CONSIDERATION:**

Should staff actively market the Clackamas Industrial Area Opportunity site to maximize job creation and economic benefit to Clackamas County or advance discussions with public agencies to assess co-location possibilities?

**OPTIONS AVAILABLE:**

- 1: Direct staff to actively market the Clackamas Industrial Area Opportunity site to maximize job creation and economic benefit to Clackamas County.
- 2: Direct staff to actively market the Clackamas Industrial Area Opportunity site to maximize job creation and economic benefit to Clackamas County, and refine co-location possibilities with public agencies for future consideration depending on outcome of marketing effort.
- 3: Direct staff to refine co-location possibilities with public agencies for future consideration.
- 4: Request additional information.

**RECOMMENDATIONS:**

- 2: Direct staff to actively market the Clackamas Industrial Area Opportunity site to maximize job creation and economic benefit to Clackamas County, and refine co-location possibilities with public agencies for future consideration depending on outcome of marketing effort.

**SCHEDULE FOR STUDY SESSION**

Division Director/Head Approval 

Department Director/Head Approval 

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

For questions regarding this study session, please contact Dan Johnson at 503-742-4325 or danj@co.clackamas.or.us.