

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: October 30, 2012 **Approx Start Time:** 2:45 **Approx Length:** 30 minutes

Presentation Title: Clackamas Regional Center Project Prioritization Update

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 identified goals, evaluation criteria, and areas of need to assist in development of a work program for the remaining urban renewal projects within the Clackamas Regional Center Area. Does the Board have any comments or recommendations on the identified goals, evaluation criteria, and areas of need developed by the Clackamas Regional Center Working Group?

EXECUTIVE SUMMARY:

In April of this year 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 CRC and 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 prioritization. Shortly thereafter, Development Agency staff brought together community leaders and business representatives from the Clackamas Town Center area to develop a project work program. This group is formally known as the Clackamas Regional Center (CRC) Working Group. A list of membership and affiliation is attached.

Staff has worked closely with this group over the last four months to provide a history of the Clackamas Regional Center and craft a framework for this discussion. The group collectively agreed that the project should be divided into two distinct phases:

- Phase One:
 - Clarifying the types of projects under consideration,
 - Identifying areas of need within each of these specific project types, and
 - Establishing viable evaluation criteria for project prioritization.

These components will be the foundation for Phase 2 work.

- Phase Two: Develop a prioritized list of projects, known as the Work Program, that is consistent with the established priorities for the area and appropriate evaluation criteria identified in Phase One and previously adopted plans.

Attached is a draft summary of the Phase One recommendations from the CRC Working Group.

FINANCIAL IMPLICATIONS (current year and ongoing):

Not applicable

LEGAL/POLICY REQUIREMENTS:

Not applicable

PUBLIC/GOVERNMENTAL PARTICIPATION:

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

- The CRC Working Group has held five meetings to date resulting in the Phase One recommendations. Each Working Group member has been seeking input from their constituents and bringing that information back to the larger group. They are scheduled to meet four more times prior to completing the Work Program.
- A community Open House was held on October 10th at the Clackamas Town Center, where approximately 35 citizens provided feedback on the areas of need and project priorities. One more Open House is scheduled in late November to present the draft Work Program.
- An online survey, open from Oct. 9-20, attracted responses from more than 150 people.
- A project page has been established on the County website where updates and meeting summaries are regularly posted.

Attached is a summary of the survey information and public comments received to date.

OPTIONS:

Direct staff to continue coordination with the Clackamas Regional Center Working Group and advance the next steps as outlined in the Phase One Summary to develop a final work program for consideration by the Board of County Commissioners.

Direct staff to continue to coordinate with the Clackamas Regional Center Working Group and advance the next steps as outlined in the Phase One Summary to develop a final work program for consideration by the Board of County Commissioners, but take into consideration any comments or recommendations the Board may have on the goals, evaluation criteria, and areas of need.

RECOMMENDATION:

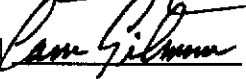
Staff respectfully suggests the Board direct staff to continue coordination with the Clackamas Regional Center Working Group and advance the next steps outlined in the Phase One Summary to develop a final work program for consideration by the Board of County Commissioners, but take into consideration any comments or recommendations the Board may have on the goals, evaluation criteria, and areas of need.

ATTACHMENTS:

- Clackamas Regional Center Working Group Participant List
- Phase One Summary
- Phase One Survey/Public Comment Summary
- Open House 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

CLACKAMAS REGIONAL CENTER WORKING GROUP

The Working Group consists of the following members in an effort to have balanced representation of community leaders, business interests and local jurisdictions.

Member	Representation
Kaiser – Jim Gersbach	Medical
Clackamas Town Center – Dennis Curtis	Retail
Eastside Athletic Club – Jennifer Harding	Small Business
Geller Silvis & Associates – Anna Geller	Affordable Housing
Miles Fiberglass – Lori Luchak	Small Business
Thomas Joseph Dry Cleaning – Thomas Joseph	Small Business
North Clackamas Chamber – David Kelly	Chamber of Commerce
Doug Bean & Associates – Doug Bean	Leasing
Clackamas Community College – Shelly Parini	Continuing Education
Happy Valley Representative – Jason Tuck	Adjacent City
Milwaukie Representative – Bill Monahan	Adjacent City
North Clackamas Schools – Joe Krumm	K-12 Education
TriMet	Transit
Clackamas County Fire District – Ken Horn	Public Safety
Clackamas County Sheriff – Matt Ellington	Public Safety
Cyndi Lewis-Wolfram	North Clackamas CPO
Patricia Holloway	Southgate CPO
Martha Waldemar	Sunnyside CPO

CLACKAMAS COUNTY DEVELOPMENT AGENCY
Clackamas Regional Center Survey: Overview of Responses
Board of County Commissioners Study Session - October 30, 2012

PURPOSE

The purpose of the survey was to ask for public input on potential improvements to the Clackamas Regional Center Area to help the Clackamas Regional Center Working Group develop recommendations for how to spend limited remaining funds in four key areas:

- New or improved streets and intersections
- Improved multi-modal travel (walking, bicycling, transit)
- Community use (e.g., plazas and parks)
- Business development and redevelopment

TIMEFRAME

The survey was available at the Oct. 10, 2012 open house at Clackamas Town Center and online Oct. 9 - 20.

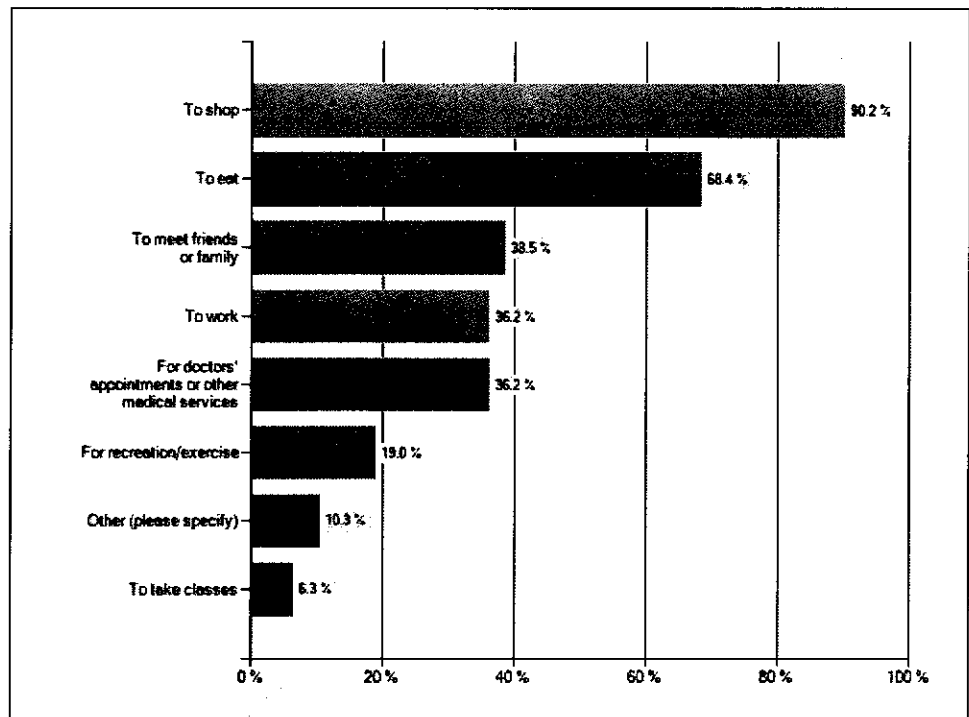
DEMOGRAPHICS

- All or part of the survey was completed by 179 people.
- Almost half are in the 51-65-year-old age group, nearly 30% were in the 36-50-year-old age group and the rest were split fairly evenly between 20-35 and over 65.
- More than 1/3 of respondents -- 37% -- live within five miles of the Clackamas Regional Center, and nearly another third -- nearly 32% -- live five to 10 miles from the CRC. Twenty-two percent live more than five miles from the center; and more than six percent live in the CRC.
- Nearly two-thirds of respondents, including those who said they live or work in the area, said they come to the CRC once a week or more. Nearly a quarter said they come to the CRC area about once a month, nearly 7% come just once or twice a year and the remainder said they never come to the CRC.
- Nearly 95% of respondents travel in a vehicle by themselves or with others. Less than two percent each bike or use light rail.
Less than one percent walk, and no one said they take the bus.

RESULTS

Question #3: Why do you come to the Clackamas Regional Center?

Respondents were asked to "check all that apply", and many people visit the CRC for a variety of reasons. Not surprisingly, however, "to shop" tops the list. "Other" included comments from some who commute through the area.

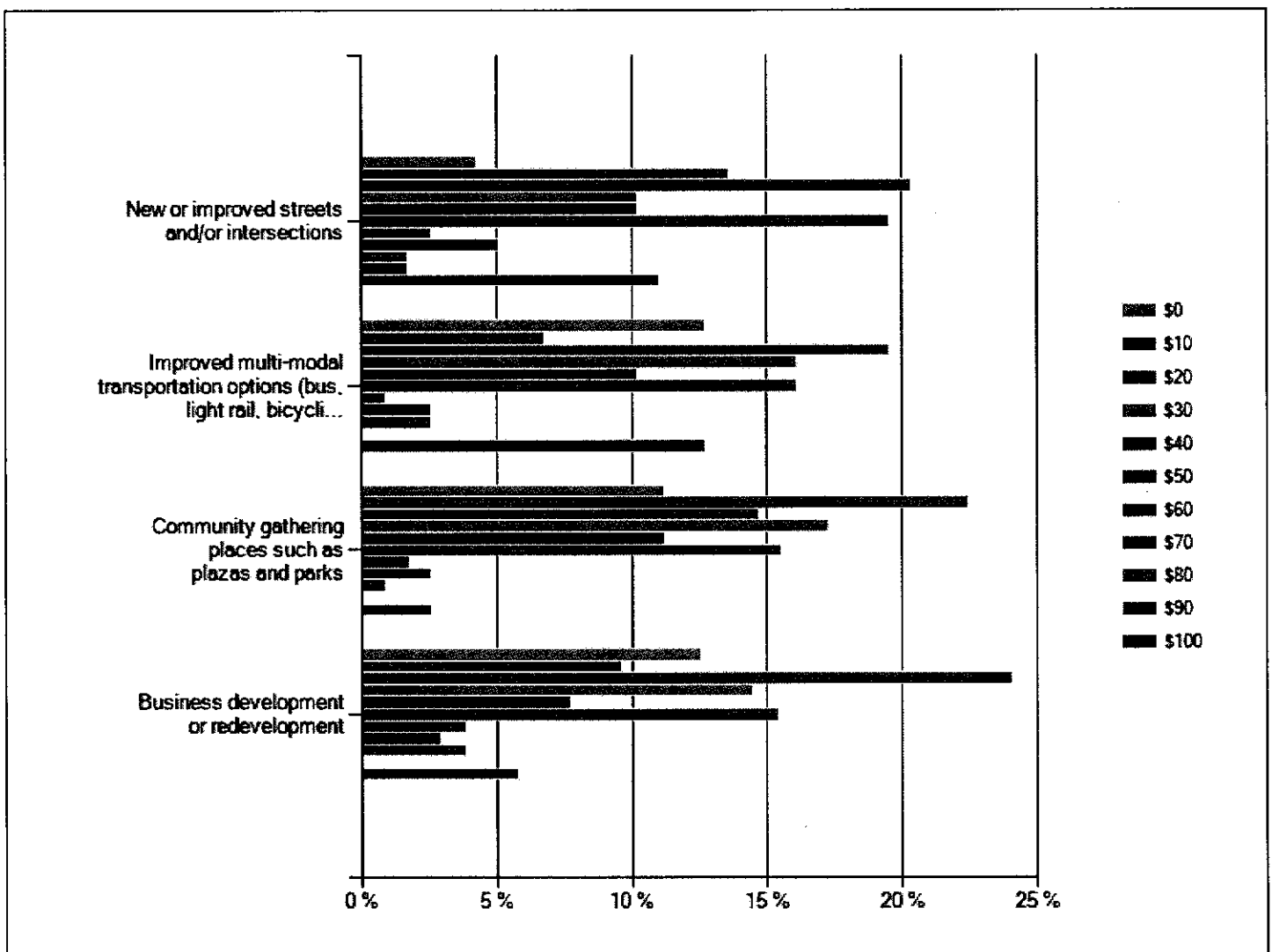


Question #5: If you were given \$100 to invest on improvements to the Clackamas Regional Center, how would you divide up the money among the following four categories:

- **New or improved streets and/or intersections**
- **Improved multi-modal transportation options (bus, light rail, bicycling or walking)**
- **Community gathering places such as plazas and parks**
- **Business development or redevelopment.**

More analysis of the results of this question are needed. In the meantime, the results shown in the chart below reveal mixed and sometimes strong feelings about where to spend money. For example:

- *Improved multi-modal transportation options* received both the most \$0 and the most \$100
- *New or improved streets and/or intersections* received the second-highest \$100s, but a much lower \$0
- While every category received a lot of interest, the least support seems to be for *Community gathering places*.



Question #6: Rank the following options for New or Improved Streets and/or Intersections from 1 to 3, with 1 being most important and 3 being least important.

The results show that the number one preferences of respondents were, in order:

1. Reduce congestion
2. Improve safety
3. Improve east-west connectivity

Question 7: Suggestions for new or improved streets and/or intersections

There were a lot of comments and suggestions, most falling in the following categories:

- Improved connections and/or safety around 82nd Avenue and adjacent streets, including Harmony, Sunnyside, Monterey, Johnson Creek Blvd
- Sunnybrook/Harmony/82nd connectivity
- Sunnyside Road and adjacent streets
- Access over I-205
- Pedestrian and bikeway connections
- Improved signal timing, more turn lanes and other ideas for relieving congestion
- Ideas for green streets
- Ideas for additional connections to light rail

Question #8: Rank the following Improved Multi-Modal Transportation Options from 1 to 3, with 1 being most important and 3 being least important.

The results show that the number one preferences of respondents were, in order:

1. Connect sidewalks and bike lanes that are currently isolated
2. Provide more connections to and from Clackamas Town Center
3. Provide the best possible bike lanes and sidewalks to increase usage

Question #9: Suggestions for improving multi-modal transportation options.

There were a lot of comments and suggestions, most falling in the following categories:

- Lots of specific and general suggestions for increasing safety and connectivity for bikes and pedestrians
- Increased access to light rail
- Increased bus service
- Safety concerns

Question #10: Rank the following options for Community Gathering Places within the Clackamas Regional Center area from 1 to 3, with 1 being most important and 3 being least important.

The results show that the number one preferences of respondents were, in order:

1. Improve or expand existing park/open space recreation facilities
2. Develop gateways to the Clackamas Regional Center area
3. Incorporate water features, artwork and other interactive features in public spaces in the area

Question 11: Suggestions for Community Gathering Places

There were a number comments and suggestions, most falling in the following categories:

- Suggestions for specific locations of parks or plazas, or type of gathering place needed
- A few comments about art
- A number of comments that money shouldn't be spent on items in this category

Question #12: Rank the following options for Business Development or Redevelopment from 1 to 3, with 1 being most important and 3 being least important.

The results show that the number one preferences of respondents were, in order:

1. Facilitate multi-use developments (combinations of residential, office and commercial space)
2. Provide incentives for private property owners to beautify their building facades and property
3. Facilitate low and moderate residential housing developments

Question #13: Suggestions for Business Development or Redevelopment

There were a lot of comments and suggestions, most falling in the following categories:

- Support for multi-use developments with ideas for locations, types, etc.
- Housing -- some wanting more, some wanting no more
- A few comments about whether more businesses are needed and what type
- Comments that no public funds should be spent in this category or that no more businesses are needed.

CLACKAMAS REGIONAL CENTER WORK PROGRAM DEVELOPMENT

COMMUNITY OPEN HOUSE - OCTOBER 10, 2012

SUMMARY

An Open House was held at the Clackamas Town Center on October 10th from 3:00-6:00pm. A table was set up on the lower level of the mall near the entrance to Macy's and at the base of the escalators to the food court. The following information was made available to those passing by:

- Informational Flyer - describing the process underway
- Flyer - describing areas of need and directions to online survey
- List of completed Urban Renewal projects in the area
- Phase One Summary: Establishment of Evaluation Criteria and Areas of Need
- Clackamas Town Center Urban Renewal District Flyer
- Hard copies of Survey
- Comment Cards

Approximately 35 people stopped and provided feedback on the proposed areas of need and any issues that they felt needed to be addressed in the area. To gauge their preference, a simple exercise was set up. Four jars were placed on the table, each representing an area of need; improved streets, more bike and pedestrian improvements, more parks and open space, and encouraging more business and diversified housing. Participants were given 10 pennies and asked to "spend" that money in any way they wanted on the four areas of need. They could divide it between all of them, a few of them, or all on one area. The following represents the percentage of total pennies placed in each jar:

More Parks and Open Space	32%
Encourage More Business and Diversified Housing	26%
Improved Streets	24%
More Bike and Pedestrian Improvements	18%

The following comments were logged following discussions with citizens:

- Why did you work on Thiessen when so many other roads needed it more?
- The city of Milwaukie needs to put a library in the area.

- There needs to be a park in the area of Causey and Monterey where all of the apartments are.
- Kids in the area have nothing to do. They need positive activities so they stay out of trouble.
- The King-Fuller-82nd intersection is a mess and dangerous. Fuller should be a cul-de-sac. King and Boyer should extend from 82nd to Fuller to provide access to that area.
- Pedestrian pathways should be built only where people will use them. If it is not a direct path to their destination they will take a short cut.
- The parks need to be improved. The area below the Aquatic Park currently only attracts homeless people and crime. Improving it would reduce this issue. Right now people are afraid to even go near there.
- Creating pedestrian pathways is only an avenue for criminals
- 82nd Avenue needs to be cleaned up as it is very unattractive. Nobody wants to go there.
- The Walmart site needs to be redeveloped into a higher and better use.
- More parks and open space is needed throughout the area.
- Bus stops along 82nd need to be improved, especially opposite Fuller on King. Perhaps ridership would improve if people had a safe and comfortable place to wait for the bus.
- There have been a lot of good improvements in the area.

**PRIORITIZATION OF REMAINING PROJECTS
IN THE
CLACKAMAS TOWN CENTER URBAN RENEWAL PLAN FOR
THE CLACKAMAS REGIONAL CENTER**

PHASE ONE: ESTABLISHMENT OF EVALUATION CRITERIA AND AREAS OF NEED

In May 2012, the County brought together community leaders and business representatives from the Clackamas Town Center area to help prioritize the remaining projects and programs to be implemented within the Clackamas Regional Center. This is needed because, while there are significant needs in the area, funds are limited. This group is formally known as the Clackamas Regional Center (CRC) Working Group. Input from the CRC Working Group and the community at large will be used to develop a work program that is consistent with adopted plans and established priorities for the area, and appropriate evaluation criteria. This document summarizes the Phase One recommendations from the CRC Working Group.

OVERARCHING GOALS

There are four existing plans in the Clackamas Regional Center area, each with its own goals and objectives. The CRC Working Group used these plans as guiding documents to establish the criteria by which to evaluate potential projects and programs. Those four plans are:

- Clackamas Town Center Urban Renewal Plan, 1980
- Clackamas Regional Center Plan, 1998
- Harmony Community Campus Vision, 2009
- Clackamas County Strategic Plan, 2011

While each plan has unique goals and objectives, the Working Group identified the following common overarching goals:

- Foster a healthy community
- Encourage economic growth
- Provide safe and efficient travel options
- Improve circulation and connections for all forms of travel

Though all the plans provide a framework and tools fostering the vision for the Clackamas Regional Center, the current effort is focused on prioritizing the remaining projects identified

within the Clackamas Town Center Urban Renewal Plan. Following is a summary of the plan limitations, work to date and potential projects under consideration.

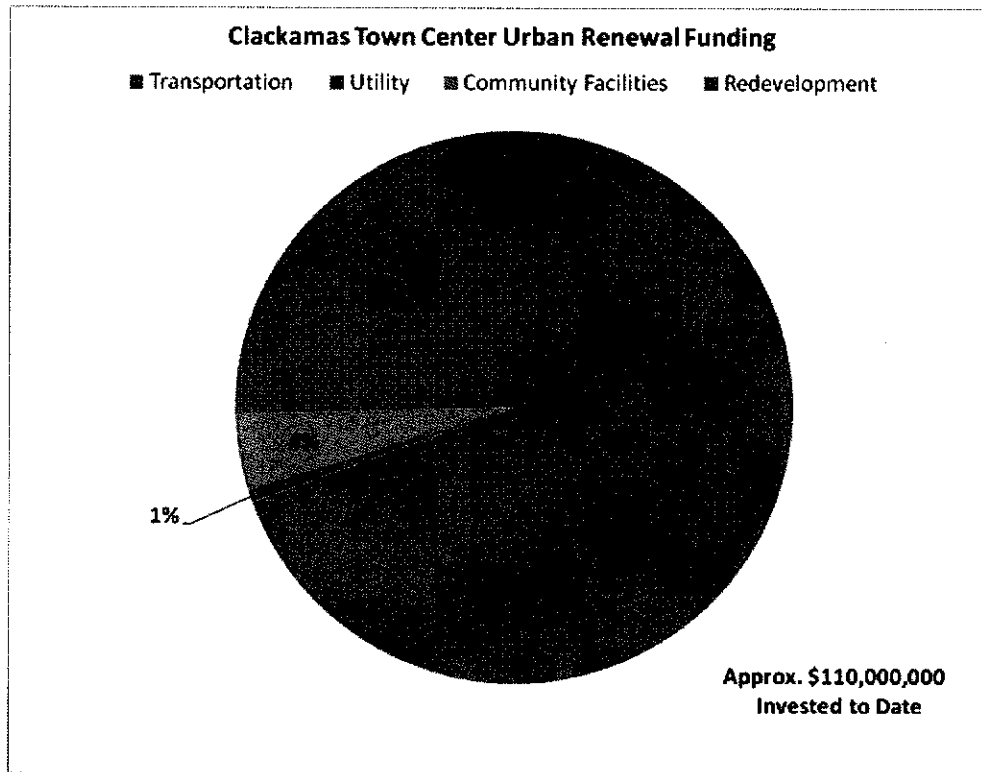
PROJECT TYPES

The Clackamas Town Center Urban Renewal Plan identifies projects or programs that should be completed in order to meet the objectives of the plan and foster a vibrant Regional Center. Those can be categorized into four types:

- Transportation Improvements (Including Multi-Modal)
- Drainage and Utility Improvements
- Community Facilities
- Development and Redevelopment

COMPLETED PROJECTS

The Clackamas Town Center Urban Renewal District was established in 1980. Since that time, 42 different projects of varying size and complexity have been completed in the area. The chart below shows the allocation of funds for each of the project types.



A list of the completed urban renewal projects can be found in Appendix A.

AREAS OF NEED

The CRC Working Group had several discussions about issues and needs within the Regional Center area and conducted a mapping exercise through which participants identified specific needs and deficiencies based on their own experiences and knowledge of the area. From this, the following four areas of need were identified in which potential projects should be focused:

- A. Transportation / Street Network
- B. Multi-Modal
- C. Community Use
- D. Development and Redevelopment

These areas of need were further refined based on comments from the CRC Working Group to include general project types.

A. Transportation / Street Network

1. Improve east-west connectivity
 - Eliminate dead-end roads
 - Provide better connections to and from 82nd Ave
 - Minimize out-of-direction travel
 - Improve connections from east of I-205 to the Town Center area
2. Improve safety and congestion of street network
 - Improve intersections to reduce congestion and queuing issues
 - Provide more options / routes for people to move to and through the area

B. Multi-Modal

The recently-completed and adopted Clackamas Regional Center Pedestrian and Bicycle Plan identifies and prioritizes many pedestrian/bicycle improvements needed in the area. The CRC Working Group agreed to use the recommendations in this plan as they set priorities. When looking at the recommendations from the CRC Pedestrian and Bicycle Plan, the Working Group recommends improvements that:

- Provide connectivity (systems not segments)
- Are high quality which promotes usage
- Focus on connections to and from the Town Center core

C. Community Use

1. Develop community gathering places within the CRC area
 - Improve or expand on existing parks, open spaces and recreational facilities
 - Develop plazas in conjunction with private developments
 - Incorporate water features, artwork and other interactive features
2. Develop gateways to the Regional Center

D. Development and Redevelopment

1. Facilitate multi-use development
 - Leverage private investment
 - Stimulate job creation
 - Reduce auto related trips
2. Stimulate low and moderate housing development
 - Provide a diversified housing stock
3. Develop a façade or property beautification program
 - Focus on a specific area to maximize impact
 - Be inclusive and encourage participation
 - Develop a program that is simple

POTENTIAL PROJECTS

While many urban renewal projects have been completed, there are still several identified projects in the plan that have yet to be implemented to meet the needs of the Regional Center.

Because the primary source of funding projects is urban renewal, the CRC Working Group recommends that only projects that are consistent with the objectives of the Urban Renewal Plan and within the urban renewal district boundary receive funding. A list of potential projects has been developed that meet those criteria (Appendix B).

EVALUATION CRITERIA

The CRC Working Group developed primary goals and evaluation criteria based on the goals and objectives outlined in the four governing plans referred to above. While there was an emphasis on the Urban Renewal Plan objectives because urban renewal is the primary source of funding, the group also sought to achieve other plans' objectives. The criteria will be used as a filter to rank potential projects. Those with the highest ranking will be brought forward into a

draft work program for consideration of the CRC Working Group and community at large. The primary goals and associated evaluation criteria are as follows:

GOAL: Improve the Economic Health of the Area

Evaluation Criteria

- Creates family wage jobs
- Encourages efficient use of land
- Promotes compact development
- Improves ability for businesses to thrive
- Encourages private development of land
- Increases the assessed value of the area

GOAL: Improve the Health and Vitality of the Citizens that Live, Work and Play in the Area

Evaluation Criteria

- Provides a range of housing types and density
- Increases access to recreational opportunities
- Increases access to education and training opportunities
- Preserves and enhances natural features
- Improves physical health of citizens
- Removes blighting influences
- Improves or protects air quality
- Minimizes negative impact to private property

GOAL: Provide a Transportation Network for Vehicles, Transit, Bicycles and Pedestrians to Accommodate Current Users and Future Growth

Evaluation Criteria

- Improves regional access to the area
- Improves vehicular connectivity within the Regional Center
- Improves safety
- Improves connectivity for bicyclists and pedestrians
- Provides connectivity to regionally significant destinations

GOAL: Develop Projects that are Cost-Effective

Evaluation Criteria

- Fits within budget constraints
- Ability to leverage other funds
- Ability for long-term maintenance needs to be met
- Maximizes benefit in relation to cost

SCHEDULE / NEXT STEPS

The CRC Working Group has had five meetings to date. Following are the anticipated next steps needed to complete the project prioritization and work program development:

- The CRC Working Group will meet approximately four more times to review and refine the proposed work program.
- The County will host two community open houses to garner broader community feedback on the areas of need, evaluation criteria and work program.
- Conduct an online survey to reach additional community members.
- Discuss the progress and recommendations with the Board of County Commissioners.
- Present final recommendations to the Board of County Commissioners in January 2013.