 **Metro | Agenda**

Meeting: Metro Policy Advisory Committee (MPAC)
Date: Wednesday, December 9, 2015
Time: 5 to 7 p.m.
Place: Metro, Council Chamber

5 PM	1.	*	CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS	Pete Truax, Chair
5:10 PM	2.		CITIZEN COMMUNICATIONS	
5:15 PM	3.		COUNCIL UPDATE	Metro Council
5:20 PM	4.		MPAC MEMBER COMMUNICATION	
5:25 PM	5.	*	CONSIDERATION OF OCTOBER 28, 2015 MINUTES	
	6.		INFORMATION/DISCUSSION ITEMS	
5:30 PM	6.1	*	Clackamas County and Washington County Industrial Land Readiness Projects – <u>Information/Discussion</u>	Jamie Johnk, Clackamas County Erin Wardell, Washington County
6:20 PM	6.2	*	Metro Parks and Nature System Plan Update – <u>Information</u>	Kathleen Brennan-Hunter, Metro
7:00 PM	7.		ADJOURN	Pete Truax, Chair

* Material included in the packet

Material will be provided at the meeting

Upcoming MPAC Meetings:

- Wednesday, January 13, 2016
- Wednesday, January 27, 2016
- Wednesday, February 10, 2016

For agenda and schedule information, please contact Alexandra Eldridge: 503-797-1916 or Alexandra.Eldridge@oregonmetro.gov.

To check on closure or cancellations during inclement weather please call 503-797-1700.

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Metro 的不歧视公告

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Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullamada dadweyne, wac 503-797-1890 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqa ka hor kullanka si loo tixgaliyo codsashadaada.

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សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានក្បួនលំអររើសអើងសូមចូលទស្សនាការប្រកាស www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការការបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1890 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بعدم التمييز من Metro

تحتزم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإبداء شكوى ضد التمييز، يرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1890 (من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

Paunawa ng Metro sa kawalan ng diskriminasyon

Iginagalang ng Metro ang mga karapatang sibil. Para sa impormasyon tungkol sa programa ng Metro sa mga karapatang sibil, o upang makakuha ng porma ng reklamo sa diskriminasyon, bisitahin ang www.oregonmetro.gov/civilrights. Kung kailangan ninyo ng interpreter ng wika sa isang pampublikong pulong, tumawag sa 503-797-1890 (8 a.m. hanggang 5 p.m. Lunes hanggang Biyernes) lima araw ng trabaho bago ang pulong upang mapagbigyan ang inyong kahilingan. Notificación de no discriminación de Metro.

Notificación de no discriminación de Metro

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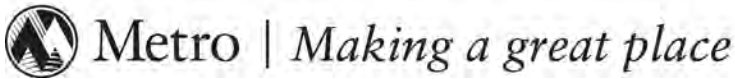
Avizul Metro privind nediscriminarea

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1890 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntawv tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tias koj xav tau lus kev pab, hu rau 503-797-1890 (8 teev sawv ntxov txog 5 teev tsaus ntu) weekdays) 5 hnub ua hauj lw m ua nte ntawm lub rooj sib tham.





2015-2016 MPAC Work Program

As of 12/01/15

*Items in italics are tentative; **bold** denotes required items*

<p><u>Wednesday, December 9, 2015</u></p> <ul style="list-style-type: none"> • Clackamas County and Washington County Industrial Land Readiness Projects (Erin Wardell, Washington County; Jamie Johnk, Clackamas County; 40 min) • Washington County Transportation Futures Study (Chris Deffebach, Washington County; 15-20 min) • Metro Parks & Nature System Plan Update (K.Brennan-Hunter, Metro; 20 min) 	<p><u>Wednesday, December 23, 2015</u> - Cancelled</p>
<p><u>Wednesday, January 13, 2016</u></p> <ul style="list-style-type: none"> • <i>Metro's Strategic Plan to Advance Equity – Information/discussion (Patty Unfred & staff TBD, Metro; 45 min)</i> • <i>Equitable Housing Summit Update (Elissa Gertler, Emily Lieb, Metro; 45 min)</i> • <i>Transit Oriented Development Program Update (Megan Gibb, Metro; 15 min)</i> 	<p><u>Wednesday, January 27, 2016</u></p> <ul style="list-style-type: none"> • <i>Regional Snapshots Speaker Series: Jobs, Economy (2 hours)</i>
<p><u>Wednesday, February 10, 2016</u></p> <ul style="list-style-type: none"> • <i>Regional Snapshots Speaker Series: Missing Middle Housing (Dan Parolek; 45-60 min)</i> • <i>Regional Solutions Team Update (Bobby Lee, State of Oregon; 45 min)</i> 	<p><u>Wednesday, February 24, 2016</u></p> <ul style="list-style-type: none"> • <i>2016 Activities and Milestones (Kim Ellis, Metro)</i> • <i>Regional Transit Strategy Update: Draft Regional Transit Vision, Goals, & Objectives – Information/discussion (Jamie Snook; 45 min)</i>
<p><u>Wednesday, March 9, 2016</u></p> <ul style="list-style-type: none"> • <i>Enterprising Places Program Update (Lisa Miles, Metro; 35 min)</i> • <i>2018 RTP Update: Background for Regional Leadership Forum #1 (Kim Ellis, Metro)</i> 	<p><u>Wednesday, March 23, 2016</u></p>

Wednesday, April 13, 2016

Wednesday, April 27, 2016

April 2016: *RTP Regional Leadership Forum #1
(Trends, Challenges, and Vision for the Future)*

Upcoming events:

- May 11: 2018 RTP Update: Report back on Regional Leadership Forum #1 (Kim Ellis, Metro)
- June 22: RTP Regional Leadership Forum #2 (Finance)
- July
- *September/October 2016: RTP Regional Leadership Forum #3 (Designing for Safe, Healthy and Equitable Communities)*
- *February 2017: RTP Regional Leadership Forum #4 (Measuring What We Value)*
- *September/October 2017: RTP Regional Leadership Forum #5 (Shaping Regional Priorities)*
- *June/July 2018: RTP Regional Leadership Forum #6 (Adopting a Plan of Shared Actions and Investment Priorities)*

Parking Lot:

- Presentation on health & land use featuring local projects from around the region
- Greater Portland, Inc. update
- “Unsettling Profiles” presentation by Coalition of Communities of Color

New Partners for Smart Growth

Practical Tools & Innovative Strategies for Creating Great Communities

February 11-13, 2016

15TH ANNUAL

A Mecca for Smart Growth

The New Partners Conference is heading back to the West Coast – Portland – after stops in America’s Heartland, the Rockies and the Chesapeake Bay over the past three years.

The nation’s largest smart growth and sustainability event, the theme for New Partners 2016 is “Practical Tools and Innovative Strategies for Creating Great Communities,” underscoring this year’s stronger emphasis on implementation. The program will feature tools, strategies, focused training and new technologies that will help communities NOW.

Portland is internationally recognized as one of the most walkable, bikeable and transit-friendly “green” cities in the world. The starting point of countless model innovations in smart growth, sustainability and public engagement, the Portland region is also an environmental wonderland – even if it rains a lot! – and has one of the nation’s best urban parks and trails systems.

Dubbed “Silicon Forest” for its high concentration of tech companies, Portland has maintained a diversified “desks and docks” economy with active heavy-manufacturing and port-related shipping industries. It is both a mecca for young people and one of the best places for baby boomers to retire.

The 15th annual national conference will explore practical strategies for identifying and overcoming barriers to more sustainable development in the Portland region and the rest of the nation.

New Partners 2016 is an ideal gathering place for leaders from across the country to share and learn about successes for implementing smart-growth principles and techniques in tackling many of the most crucial social, health, economic and development priorities in our communities.

continued on back →

“There is no other conference that brings together such a cross-section of disciplines. The information gained on smart growth strategies, equitable development and sustainability was invaluable.”

– Richard Dolesh, Vice President for Conservation and Parks,
National Recreation and Park Association



February 11-13, 2016 Portland

Hilton Portland & Executive Tower

A national, multi-disciplinary smart growth conference
presented by the Local Government Commission

NewPartners.org

Early Conference Sponsors Include:



The Local Government Commission is committed to local community revitalization through innovative approaches to environmental sustainability, economic prosperity and social equity.

For a complete list of sponsors and partners:
NewPartners.org

New Partners for Smart Growth Portland 2016

Working Together

A significant factor in this event's tremendous success is its appeal to so many different disciplines. The conference will draw a national audience of local elected officials and city/county staff; state and federal agency leaders; professionals in planning, transportation, public health, landscape architecture, architecture, parks and recreation, housing, public works, crime prevention and the arts; realtors, developers, builders and bankers; advocates for equity and environmental justice, youth, older adults, and walking and biking; labor representatives; school leaders and staff; and environmentalists.

“I find this to be one of the best places to go if you are a planner who thinks outside of particular silos. It brings together many different kinds of folks on the ground doing really important work. Whether you are a planner, a policy person, a community organization, an industry person or a regulator, this is a good conference to bring all those things together.”

– Martha Matsuoka, Urban and Environmental Policy Institute, Occidental College

“While others may be jumping the shark, New Partners continues to reinvent and reinvigorate, with cutting-edge practices, and most important, fresh reframing and new ideas.”

– Anthony Flint, Fellow and Director of Public Affairs, Lincoln Institute of Land Policy

“New Partners covered it all! Quality of life, environmental impacts, social-equity development, promoting youth leadership, disaster preparedness and even funding opportunities. It was comprehensive and fun!”

– Sue Frost, Mayor, Citrus Heights, CA



2016 Program and Agenda

- ✦ The conference spans three full days from Thursday, February 11, through Saturday afternoon, February 13.
- ✦ The program will include a dynamic mix of over 80 plenary keynotes, implementation sessions, breakouts, workshops and networking opportunities for participants.
- ✦ Pre-conference events will also be offered, along with 14 exciting tours of local model projects around the Portland region on Thursday, Friday and Sunday (Feb. 11-12-14).
- ✦ Our popular Indoor Parklets and innovative Technology Fair for public engagement and scenario planning tools are back!
- ✦ The agenda will be infused with several sessions and case studies that focus on equity and environmental justice issues.
- ✦ 2-Day Pre-Conference Tour (February 9-10): Experience a transformative discovery of walkability, transit-oriented design and vibrant placemaking in the Portland area – with lots of bike-riding this year! Led by place-making experts Dan Burden, Samantha Thomas and Paul Zykofsky.

Conference Location

Conference sessions and hotel accommodations will be at the Hilton Portland & Executive Tower in downtown Portland. The group rate until January 18, 2016, is \$151 single/double occupancy (plus local taxes). Call (800) 445-8667 to make a reservation and indicate you're attending the New Partners Conference.



Online registration opens Thursday, October 8

NewPartners.org



For More Information

LOCAL GOVERNMENT COMMISSION

Michele Warren, Associate Director (916) 448-1198 x308 • mkwarren@lgc.org
Khrystyna Platte, Project Coordinator (916) 448-1198 x306 • kplatte@lgc.org

Parks and nature

Metro's parks and natural areas preserve more than 17,000 acres of our region for recreational enjoyment and environmental protection. Supported through voter-approved bond measures and a 2013 property tax levy, Metro's parks and natural areas attract hundreds of thousands of visitors from around our region.

Nature in Neighborhoods grants: The next round of Nature in Neighborhoods conservation education grants is now available. About \$200,000 is available to provide opportunities for people across the region to learn about the natural world. Individuals, community groups, businesses, neighborhoods, nonprofits, schools and school groups, government agencies, faith groups and service groups with nonprofit or other tax-exempt status may apply. A basic application is due 4 p.m. Jan. 26, 2016 and is available at oregonmetro.gov/grants. A grant workshop will be held in early January. On Nov. 12, the Metro Council awarded \$600,000 in Nature in Neighborhoods restoration grants to 15 organizations working on projects around the region. Contact: Crista Gardner, 503-797-1627

North Tualatin Mountains: Metro is recommending that two of its four sites in the North Tualatin Mountains be opened for official public access, including hiking and off-road cycling trails. The recommendation would focus public access at the Burlington Creek site and the eastern portion of the McCarthy Creek site, two areas that have former logging roads used by the public. All four sites would continue to be restored. Existing trails in Ennis Creek and North Abbey Creek would be removed to preserve the two sites as core habitat areas. There are no planned visitor improvements at the two sites, except for a provision for the future Pacific Greenway Trail through Ennis. Early next year, community members will be able to comment on a draft master plan. Contact: Olena Turula, 503-813-7542

Parks and Nature System Plan: Partners and community members have helped shape a draft of Metro's first Parks and Nature System Plan, which will guide future decision-making and investments. The plan lays out Metro's approach to managing 17,000 acres of voter-protected land on behalf of the public, offering volunteer and education programs, and investing in community nature projects. Partners are invited to weigh in on Metro's draft system plan at a coffee conversation Dec. 18, before the Metro Council reviews it in January. Contact: Laura Oppenheimer Odom, 503-797-1879

Newell Creek Canyon: The fourth and final open house for Newell Creek Canyon is scheduled for Dec. 10 in Oregon City. Metro will share the recommended path forward, which reflects community input, supports healthy habitats and offers a variety of opportunities for visitors to experience nature. New amenities proposed for the area include trails, parking, benches and viewpoints. A survey will be available online after the open house. Contact: Tannen Printz, 503-813-7570

Blue Lake Regional Park master plan: About 200 people participated in an online event in November to shape the future of Blue Lake Regional Park. Community members weighed in on several concepts for the park, including opportunities for environmental education, community gathering spaces, expanded water play features and other elements. The concepts were developed based on the input of hundreds of park visitors last summer. A voter-approved 2013 parks and natural areas levy has led to a new park entry, picnic areas and native landscaping. Despite these enhancements, Blue Lake's underlying infrastructure is aging. A broader plan is needed to keep Blue Lake fun, safe, healthy and relevant for its 300,000 annual visitors – and for future generations. A recommended path forward will be available for public comment early next year. Contact: Alex Perove, 503-797-1583

Land use and transportation

Working together, our region can reduce traffic, improve our economy and maintain the qualities that make this region a great place. Metro works with 25 cities and 3 counties to protect local community values and preserve our region's farms and forests.

Growth management decision: After three years of study and three public hearings this fall, the Metro Council decided Nov. 12 to not expand the regional urban growth boundary. Metro will now begin working with local partners on the other elements of the urban growth management decision, including resolving urban and rural reserves in Clackamas and Multnomah counties, encouraging more housing and job options around the region, and exploring potential changes to the region's growth management process. The council will next consider a growth boundary expansion in 2018. Project contact: Ted Reid, 503-797-1768

Urban and rural reserves: The Metro Council held a second public hearing on Clackamas County and Multnomah County urban reserves Nov. 19 as it seeks to complete technical fixes requested by the Oregon Court of Appeals in 2014. The council will consider a staff report on the issue in December. Project contact: Ted Reid, 503-797-1768

The **Southwest Corridor Plan** Steering Committee meets at 9 a.m. Dec. 14 at Beaverton City Hall. The committee will decide whether to continue studying extending high capacity transit to downtown Tualatin or to have Bridgeport Village be the furthest south a line could go. They will also decide which options to keep studying for serving downtown Tigard and the Central Barbur area in Southwest Portland. An interactive comment map ran through Nov. 20. Contact: Noelle Dobson, 503-797-1745

The **Powell-Division Transit and Development Project** will conduct a major public engagement push focused on bus riders in December as it works to refine a map of potential bus rapid transit stations between Portland and Mt. Hood Community College. The effort will include a multilingual online survey and bus rider focus groups. The project is also conducting outreach to property owners and residents in the Jade District to seek input on options to serve the area with faster, more reliable transit. Project contact: Dana Lucero, 503-797-1755

Waste reduction and management

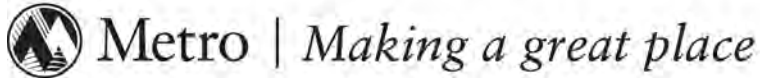
Metro manages our region's garbage, recycling and compost systems, and encourages residents and businesses to make the most of what they don't want.

Ask Metro winter promotion: "Ask Metro" promotes Metro's Tools for Living and helps people find resources and how-to information related to garbage, recycling, getting around, MetroPaint and healthier homes. A seasonal promotion for Ask Metro will run late December to late February. This promotion includes print and transit advertising, and radio spots on Pandora, KKCW and KINK. It also includes web-based promotion on social media and other online channels. Contact: Katie Farwell, 503-797-7575

Visitor venues

Metro's visitor venues – the Oregon Zoo, the Oregon Convention Center, the Expo Center and Portland's 5 Centers for the Arts – support the livability of our region and promote economic development and tourism.

Elephant Lands, the most ambitious project in the Oregon Zoo's history, opens to the public in mid December. Encompassing more than six acres — nearly one-tenth of the entire zoo — the habitat extends along much of the zoo's eastern border, quadrupling the size of the former elephant habitat. It is the fourth of eight major projects funded by the community-supported 2008 zoo bond measure, and sets a new standard for elephant health and welfare. The \$57 million project also included installation of a new service road and rerouting of the zoo train. Contact: Hova Najarian, 503-220-5714



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes
October 28, 2015

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Tim Clark, *1st Vice Chair*
Mark Gamba, *2nd Vice Chair*
Jeff Gudman
Dick Jones
Susie Lahsene
Keith Mays
Anne McEnerny-Ogle
Marilyn McWilliams
Craig Prosser
Loretta Smith
Bob Stacey
Peter Truax, *Chair*
Jerry Willey

AFFILIATION

City of Wood Village, Multnomah Co. Other Cities
City of Milwaukie, Clackamas Co. Other Cities
City of Lake Oswego, Clackamas Co. Largest City
Oak Lodge Water District, Clackamas Co. Special Districts
Port of Portland
Washington County Citizen
City of Vancouver
Tualatin Valley Water District, Washington Co. Special Districts
TriMet Board of Directors
Multnomah County
Metro Council
City of Forest Grove, Washington Co. Other Cities
City of Hillsboro, Washington Co. Largest City

MEMBERS EXCUSED

Sam Chase
Carlotta Collette
Betty Dominguez
Jerry Hinton
Renate Mengelberg

AFFILIATION

Metro Council
Metro Council
Clackamas County Citizen
City of Gresham, Multnomah Co. 2nd Largest City
City of Oregon City, Clackamas Co. 2nd Largest City

ALTERNATES PRESENT

Jennifer Donnelly
Kathryn Harrington
Jackie Manz
Brenda Perry
Marc San Soucie
Jeff Swanson

AFFILIATION

Department of Land Conservation and Development
Metro Council
City of Lake Oswego, Clackamas Co. Largest City
City of West Linn, Clackamas Co. Other Cities
City of Beaverton, Washington Co. 2nd Largest City
Clark County

OTHERS PRESENT: Adam Barber, David Blair, Eric Chambers, Carol Chesarek, Chris Deffebach, Kimberly DeSantis, Zoe Monahan, Ron Swaren

STAFF: Shane Abma, Tom Chaimov, Kim Ellis, Nellie Papsdorf, Ramona Perrault, Ken Ray, Paul Slyman, Ina Zucker

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Peter Truax called the meeting to order at 5:05 p.m. and declared a quorum. All attendees introduced themselves.

2. CITIZEN COMMUNICATIONS

Mr. Ron Swaren, City of Portland: Mr. Swaren spoke to MPAC about a proposed Western Arterial Highway. He explained how the additional connection could improve access and mobility in the region and shared potential design components.

3. COUNCIL UPDATE

Councilor Bob Stacey notified MPAC members of the following items:

- The closing of a Newberg paper mill has challenged the region’s ability to recycle wood waste. 85 percent of the region’s wood waste was being sent to a mill in Newberg that will close indefinitely on November 15. There is no known replacement facility available that could handle the amount of wood in the various conditions that the region produces, but Metro is working with local governments, waste facilities, and the Department of Environmental Quality (DEQ) to find long-term solutions to the problem.
 - Mr. Keith Mays encouraged Metro staff to seek out the variety of lumber mills and other wood processing plants in the region and explained that the majority of them have boilers that are able to burn wood waste.
 - Councilor Stacey noted that the quality of materials that were accepted at Newberg were sometimes lower quality than those accepted by other facilities.
- The Metro Council is continuing to consider public testimony on the Urban Growth Report (UGR) that is expected to be adopted with amendments by the end of 2015. A new amended version of the UGR includes a number of important elements including: direction to plan for the midpoint on the range and the assumption that it is likely that the City of Damascus will vote for disincorporation, potentially accelerating development. There are two more hearings scheduled: October 29 at 5:30pm and November 5 at 2pm. The Metro Council is scheduled to vote on the urban growth management (UGM) decision at its meeting on November 12.
 - Mayor Willey expressed concerns about housing affordability. He expressed support for choosing the midpoint in the range, but noted that there was still no solution to the region’s growing affordable housing crisis and emphasized the need to address the effects of the demands on the region’s housing.
- “Howloeen” at the Oregon Zoo: Families and communities are invited to spend October 31 at the Oregon Zoo’s Halloween event. The day will include educational activities and treats for visitors and animals alike. The event runs from 9am to 3pm.

4. MPAC MEMBER COMMUNICATION

There were none.

5. CONSENT AGENDA

5.1 Consideration of September 9, 2015 Minutes

5.2 MTAC Member Appointments

MOTION: Councilor Jeff Gudman moved and Mayor Mark Gamba seconded, to adopt the consent agenda as amended.

ACTION: With all in favor, the motion passed.

Notes: Mr. Craig Prosser asked that his comments on the top of page three of the minutes be corrected to read that “the Governor recently appointed two additional members to the TriMet Board of Directors filling vacant positions,” not TriMet.

6. INFORMATION/DISCUSSION ITEMS

6.1 Solid Waste Roadmap Update

Chair Truax explained that at its April 8 meeting, MPAC heard about changes that the Metro Council is considering in the way the region will manage its garbage in the future. He noted that future decisions of the Metro Council on topics related to solid waste may have implications for local governments, but no recommendation or action from MPAC was requested at this time. He then introduced Mr. Paul Slyman, Director of Property and Environmental Services, and Mr. Tom Chaimov, Principal Solid Waste Planner, to give an overview of recent update considerations.

Key elements of the presentation included:

- Mr. Slyman shared a video from Metro’s website that investigates how much people know about where their garbage and recycling goes. He explained that the video demonstrates that people are not completely informed about what happens to their garbage and recycling, and noted that for this reason, Metro has made a concentrated effort over the past two years to educate people about the region’s solid waste system.
- Mr. Slyman stated that the region generates more than 2 million tons of materials (including recycling, yard debris, construction waste, and food waste) each year. He explained that the materials are not just sent to Metro’s transfer stations, but to an array of public and private stations as well.
- Mr. Slyman noted that the region recycles 64% of discarded materials each year and emphasized that keeping recyclable materials out of the waste stream has always been Metro’s priority. He went over some of the ways Metro does this including encouraging recycling at home and at work, reusing devices such as computers as a part of its product stewardship programs, operating a recycling information hotline, donating and safely disposing of household hazardous waste, and recycling unwanted paint through the MetroPaint program.
- Mr. Slyman explained that despite the region’s impressive record with recycling and reusing its discarded materials, it still throws away over a million tons of garbage each year, the majority of which ends up in a landfill located in Gilliam County. He stated that Metro was interested in exploring how to make the most of the materials the region does not want and that the Solid Waste Roadmap program engages industry experts, government planners, and the public in exploring how to do better. He noted that this included learning more about the modern alternatives to relying solely on landfills.
- Mr. Slyman then introduced Principal Solid Waste Planner Tom Chaimov to give an overview of one alternative to consider moving forward. He noted that the scenario was not necessarily what the Metro Council or Metro staff was recommending, but instead one of many possible alternatives to consider.
- Mr. Chaimov began with an overview of how landfills are used in the region and noted that they are regulated by the state and managed by experts to mitigate environmental impacts.

He explained that the current system works well but Metro was still interested in exploring what could be improved. He then shared four ways the system could be improved:

- Mr. Chaimov explained that the first option was to better recover food scraps from the waste stream. He stated that one fifth of what ends up in the landfill is food waste and that the majority of it comes from restaurants, grocery stores, hospitals, and other large commercial food services. He discussed the significance of food waste, noting that it could be used to produce compost and/or energy.
- For the second tool, Mr. Chaimov acknowledged that after food waste was removed, the remaining waste would be drier, making it more amenable to sorting. He spoke to the possibility of incorporating advanced material recovery tools into the solid waste system in order to better sort through waste and separate valuable materials. He noted that advanced material recovery facilities can be expensive to set up and operate, so it would be important to be sensitive to the market and only recover materials that are in demand.
- Mr. Chaimov stated that for the third option, after food scraps and additional recyclables were removed, the leftover waste could be used to create energy and reduce the volume of waste going into the landfill. He highlighted the City of Salem, explaining that they burn waste from homes and businesses to make electricity, reducing landfill volume by 85-90%.
- For the final option, Mr. Chaimov highlighted landfills. He stated that it's estimated the region has at least a hundred years of landfill capacity and expressed interest in making sure the capacity was used judiciously. He noted that in this vein, staff was currently developing a policy to guide the region's future use of landfills.
- Mr. Chaimov shared the rewards of such innovations including: getting more out of the items the region discards, reducing the impacts of waste on the environment, and putting waste to better use creating compost, energy, and recycled-content products.
- Mr. Slyman explained that since the last MPAC discussion in April, the Metro Council had directed staff to seek out accelerated efforts to get more food scraps out of garbage and explore its environmental, economic, and energy potential. He noted that the Council also directed staff to investigate a policy framework for how the region could recover more recyclable materials out of the wet waste stream. He stated that staff would meet with the Metro Council on November 17 to further discuss waste-to-energy options, and on November 24 to discuss initial staff analysis to develop the policy to guide the region's future use of landfills.
- Mr. Slyman shared the following next steps of the update: reach out to the business community to find the best ways to keep food scraps out of the waste stream, understand the costs as well as environmental and health impacts of a waste-to-energy system, understand the impacts of landfill choices on local communities and ratepayers, and ensure the existing transfer system will be able to adapt.
- Mr. Slyman invited committee members to attend an upcoming Let's Talk Trash event scheduled for Wednesday, November 4 at 7pm that would be dedicated to discussing the history and impact of landfills, as well as what the future holds for the region's solid waste system. He noted that the event would be held at the Oregon Historical Society and would be free and open to the public.
- Mr. Slyman then asked the committee how it would like to be involved in the solid waste update process and if members had any immediate feedback about presentation.

Member discussion included:

Ms. Marilyn McWilliams mentioned the recycling facility near the City of Brooks and asked if it would be possible to build a similar facility within the Metro area.

Mr. Mays asked about regional and/or statewide efforts to reduce the production of difficult-to-recycle products such as packaging. Mr. Slyman explained that Metro provides producer responsibility programs and other educational programs to encourage manufacturers to keep waste from being generated in the first place but reducing packaging had proved particularly challenging.

Mayor Mark Gamba inquired about the amount of trucks sent to the landfill each day and what percentage of that waste represented food waste. Mr. Slyman responded that about sixty were sent each day, accounting solely for the public transfer stations. He explained that the majority of food waste eligible for recapture came from commercial sources. Mayor Gamba asked about the Covanta Energy-from-Waste facility in Brooks, Oregon and its air quality outputs. Mr. Slyman responded that the facility meets Department for Environmental Quality (DEQ) emissions standards and complaints had diminished in recent years.

Mr. Dick Jones asked if Metro had looked into donating discarded Christmas trees to the region's watersheds. Mr. Slyman responded that they were certainly used in Metro's parks and natural areas and added that the agency would be open to pursuing partnerships with local watershed councils and other interested parties.

Mr. Swanson inquired about the amount of moisture in the waste stream and if it was significant. Mr. Slyman responded that DEQ does a waste composition study every two years and explained that five years ago, Metro paid an additional amount for them to evaluate dry samples and discovered the largest contributor to moisture was food.

Mayor Willey encouraged staff to reach out to the waste hauler industry throughout the update process. He also expressed support for recycling and conservation education programs for the business community and constituents.

Mr. Mays asked about the frequency of meetings with haulers. A waste management representative present at the meeting explained that Metro holds a Solid Waste Advisory Committee (SWAC) meeting each month that includes waste management professionals. He noted that the SWAC subcommittee and other waste disposal committees also provide additional engagement opportunities.

Chair Truax explained that the City of Forest Grove was evaluating the possibility of including food waste in yard debris, instead of sending it to transfer station, and had discovered the additional cost would be less than two dollars a month for residents. He noted a fraction of the cost would focus on funding recycling and waste management educational programs. He added that the city had also successfully used recycled Christmas trees in its watershed, causing salmon to return to the area.

Councilor Gudman emphasized the importance of being cognizant of the cost considerations that play into policy discussions. He explained that members can identify benefits of providing education but it's helpful to be able to return to city councils and residents with costs in hand.

Councilor Clark noted that there was a question on a recent Opt-In survey asking if participants would be willing to pay an additional five dollars a month for an improved solid waste system, and

asked if that meant such a system would include additional costs. Mr. Slyman explained that while additional costs had yet to be evaluated, any change to the current system would cost more due to the low operating costs of the landfill.

7. ACTION ITEMS

7.1 2018 Regional Transportation Plan Update Work Plan and Public Engagement Plan

Chair Truax explained that the committee would be making its final recommendation to the Metro Council on the 2018 Regional Transportation Plan (RTP) update draft work plan and public engagement plan. He explained that Ms. Kim Ellis, Project Manager, would provide a brief overview of the developments that have occurred since she last came to MPAC on October 14 to provide context for the discussion. He noted that at the October 14 meeting, members made recommendations for changes to the work plan that were taken to the Metro Technical Advisory Committee (MTAC) for their consideration. Chair Truax added that copies of the 2014 Regional Transportation Plan had been made available per his request, and emphasized that understanding the current desired outcomes, policies, and actions in the 2014 RTP would be essential to understanding the updates recommended as part of the 2018 update.

Ms. Kim Ellis explained that MPAC's role in the RTP update was to make a recommendation on the final package, constituting a land use action to ensure compliance with Statewide Planning Goal 12. She noted that MTAC voted unanimously to recommend that MPAC recommend Council approval of Resolution No. 15-4662 with additional refinements inspired by MPAC's discussion. She explained that at the October 14 meeting, MPAC members had identified two areas for further discussion by MTAC:

1. Expand the RTP finance work plan to identify potential new funding sources beyond what would be assumed in the RTP revenue forecast, such as tolling and other sources that have been implemented in other metropolitan areas, to support funding a more aspirational system of investments.
2. Identify an approach to ensure the policy committees stay informed about the status of the planning work occurring through the technical work groups and technical advisory committees and can provide advice on framing the policy issues that are brought forward to the Regional Leadership Forums and policy committees for discussion and direction.

She then gave a brief overview of the refinements as recommended by MTAC. She explained that MTAC recommended expanding the description of the work plan to more explicitly call out the identification of potential new funding mechanisms and to increase the number of work group meetings to reflect this technical work. She also noted that in addition to the coordination described in the existing draft work plan and public engagement plan, MTAC recommended that Metro staff convene a leadership forum planning group that includes the chairs of both policy advisory committees, or their designees, and designated Metro Council liaisons in advance of each Regional Leadership Forum to seek advice on the design of the forum, discussion materials, and their respective leadership roles during the forum.

Member discussion included:

Councilor Gudman stated that he had recently overviewed the 2014 RTP and its goals. He highlighted the plan's focus on decreasing total vehicle miles travelled in the region and explained that given the combination of the projected population increase and the reduction goal for miles

traveled, every car in the region would need to reduce its annual miles travelled by 225 miles. He emphasized that to accomplish such goals, it would be necessary to reach out to the public about the need for these reductions.

Councilor Stacey reminded the committee that the 2018 RTP update is the most comprehensive update the region has gone through since 2010. He explained that he was excited to continue the collaboration he experienced the previous year during the Climate Smart Strategy development process when MPAC, JPACT, and the Metro Council worked through significant policy decisions together. He noted that the 2018 RTP update proposed in the draft work plan and public engagement plan provides direction for grappling with the large questions related to funding, infrastructure, equity, congestion, and other important issues.

Councilor San Soucie inquired about RTP components addressed as part of the update and noted that the work program mentions the technical work groups but was unclear about how they will address each of the components. He also recommended including language that would focus on the pleasantness, attractiveness, and general quality of the transportation system as a central theme to help ensure that any negative impacts of the transportation system on the community are minimized and it remains community-oriented. He also suggested including questions in outreach surveys about the quality and character of the transportation system.

Mayor Willey acknowledged staff for listening to the committee's recommendations from the last RTP discussion and expressed his appreciation for incorporating them in the updated materials.

Ms. Susie Lahsene thanked Ms. Ellis and staff for all their work. She noted that the Port of Portland was currently doing outreach with the freight community as a result of the freight loss at Terminal 6 and explained that the conversations had been incredibly fruitful. She stressed that it had been a great process for the Port and encouraged Metro to reach out to users of the transportation system to ensure the update responds to their interests and needs.

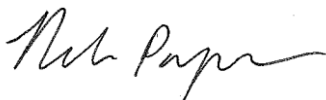
MOTION: Councilor San Soucie moved and Mr. Dick Jones seconded, to recommend that the Metro Council approve the 2018 Regional Transportation Plan Update work plan and public engagement plan with the changes recommended by MTAC.

ACTION: With all in favor, the motion passed.

8. ADJOURN

MPAC Chair Truax adjourned the meeting at 6:46 p.m.

Respectfully Submitted,



Nellie Papsdorf
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 28, 2015

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
6.1	Handout	N/A	Solid Waste Roadmap	102815m-01
6.1	Handout	11/04/15	Let's Talk Trash Invitation	102815m-02
7.1	Memo	10/21/15	MTAC Recommendation on Resolution No. 15-4662 and October 14 MPAC Topics	102815m-03
7.1	Report	07/17/14	2014 Regional Transportation Plan	102815m-04

MPAC Worksheet

Agenda Item Title: Clackamas County and Washington County Industrial Land Readiness Projects

Presenter: Jamie Johnk, Clackamas County, and Erin Wardell, Washington County

Contact for this worksheet/presentation: Erin Wardell

Purpose/Objective

The Portland Metro Region has a limited supply of large industrial lots. The Regional Industrial Site Inventory quantifies the number of sites available. These two projects built off of the Regional Inventory to determine the cost, time, and barriers to development for a selection of the sites. This work provides valuable information for identifying potential tools and policies to maintain market-ready inventory, and identify where strategic public investment or policy changes would have the best impact on multiple sites. It also provides local economic development staff with high quality materials to recruit businesses to targeted locations.

Action Requested/Outcome

This presentation can spark discussion of what strategic investments or policy changes will have positive economic development impacts on the region's industrial lands.

What has changed since MPAC last considered this issue/item?

This is the first time MPAC will hear about the Industrial Site Readiness efforts in Clackamas and Washington Counties.

What packet material do you plan to include?

None.

MPAC Worksheet

Agenda Item Title: Metro Parks and Nature System Plan

Presenter: Kathleen Brennan-Hunter

Contact for this worksheet/presentation: Laura Oppenheimer Odom: 503-797-1879

Purpose/Objective

Update local partners on Metro's Parks and Nature System Plan, provide a draft of the document (hot off the presses a few days before the meeting) and invite feedback from MPAC members and the communities they represent.

Action Requested/Outcome

No formal action is required. MPAC members will be invited to comment on two key items:

- What feedback do you have on Metro's draft Parks and Nature mission statement and description of its role in the region? How well do these pieces clarify Metro's role in relationship to partner park providers'?
- A draft of the full plan will be distributed at the meeting, and MPAC members will be invited to comment over the coming month.

What has changed since MPAC last considered this issue/item?

MPAC members heard an overview of the Parks and Nature System Plan in April 2015, and requested additional updates as the project progressed. Since that time, key policy statements and strategies have been developed and a draft has been produced. The Metro Council is scheduled to consider the system plan in late January.

What packet material do you plan to include?

No additional materials need to be included in the packet. The system plan draft will be handed out at the meeting, with an invitation for MPAC members and the communities they represent to comment over the coming month.

Materials following this page were distributed at the meeting.

Industrial Site Planning



Metro Policy Advisory Committee
December 9, 2015

Project Purpose and Timeline

- Quantify supply and *readiness* of industrial sites by analyzing costs, time, and barriers to development
- Determine costs and benefits of industrial site development
- Identify potential tools and policies to maintain market-ready inventory
- Identify where strategic public investment or policy changes would have best impact on multiple sites

Project Funding

- Community Planning and Development Grant



- Financial/staff time contributions from:



- Brownfields assessment grant



- Additional staff time committed by:

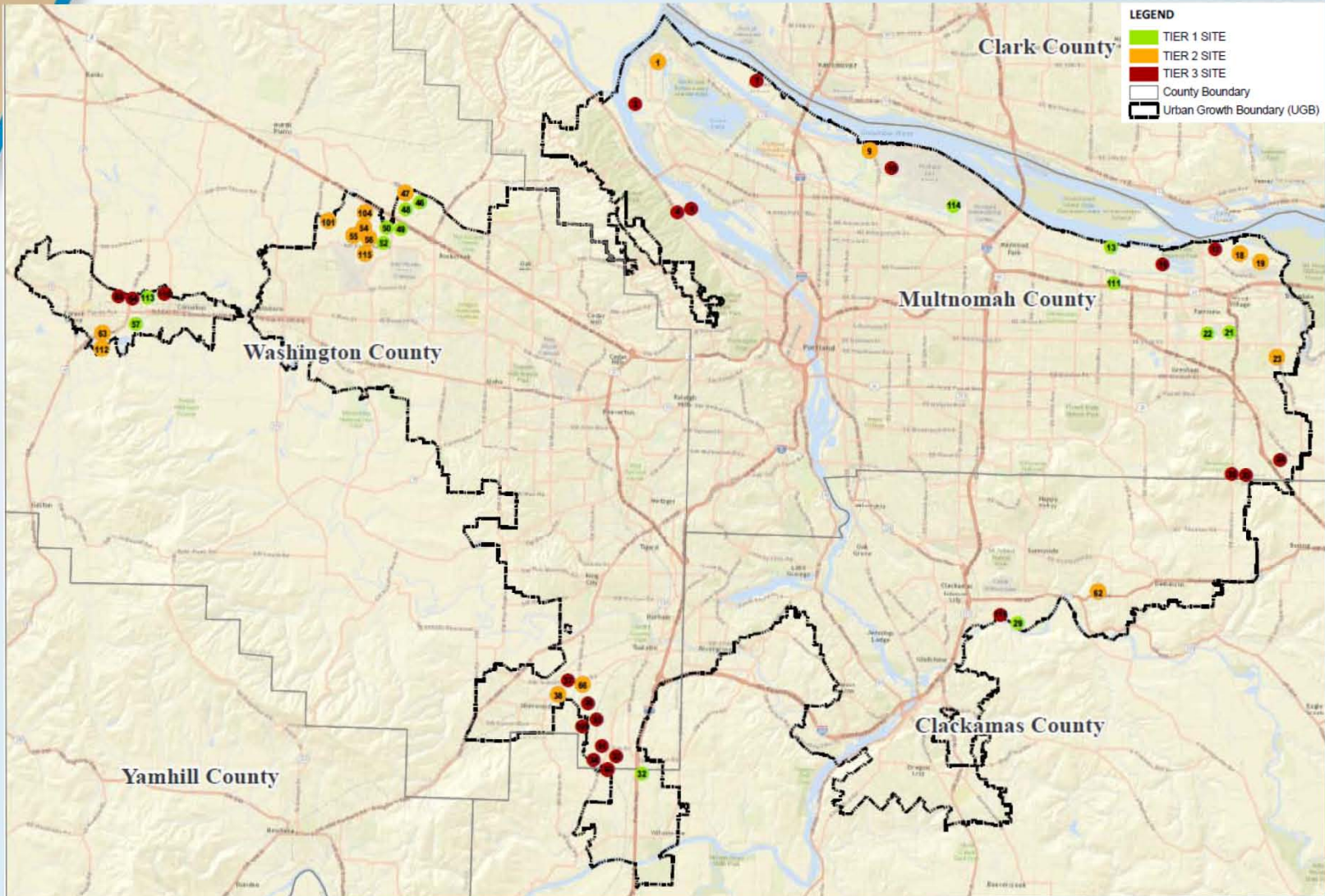


Regional Context

- Regional Inventory of large industrial sites conducted in 2012, updated in 2014
- 30 large sites (25+ acres) identified in Washington County in regional inventory
- 15 selected for further study under this grant
- Methodology for site assessment follows regional framework



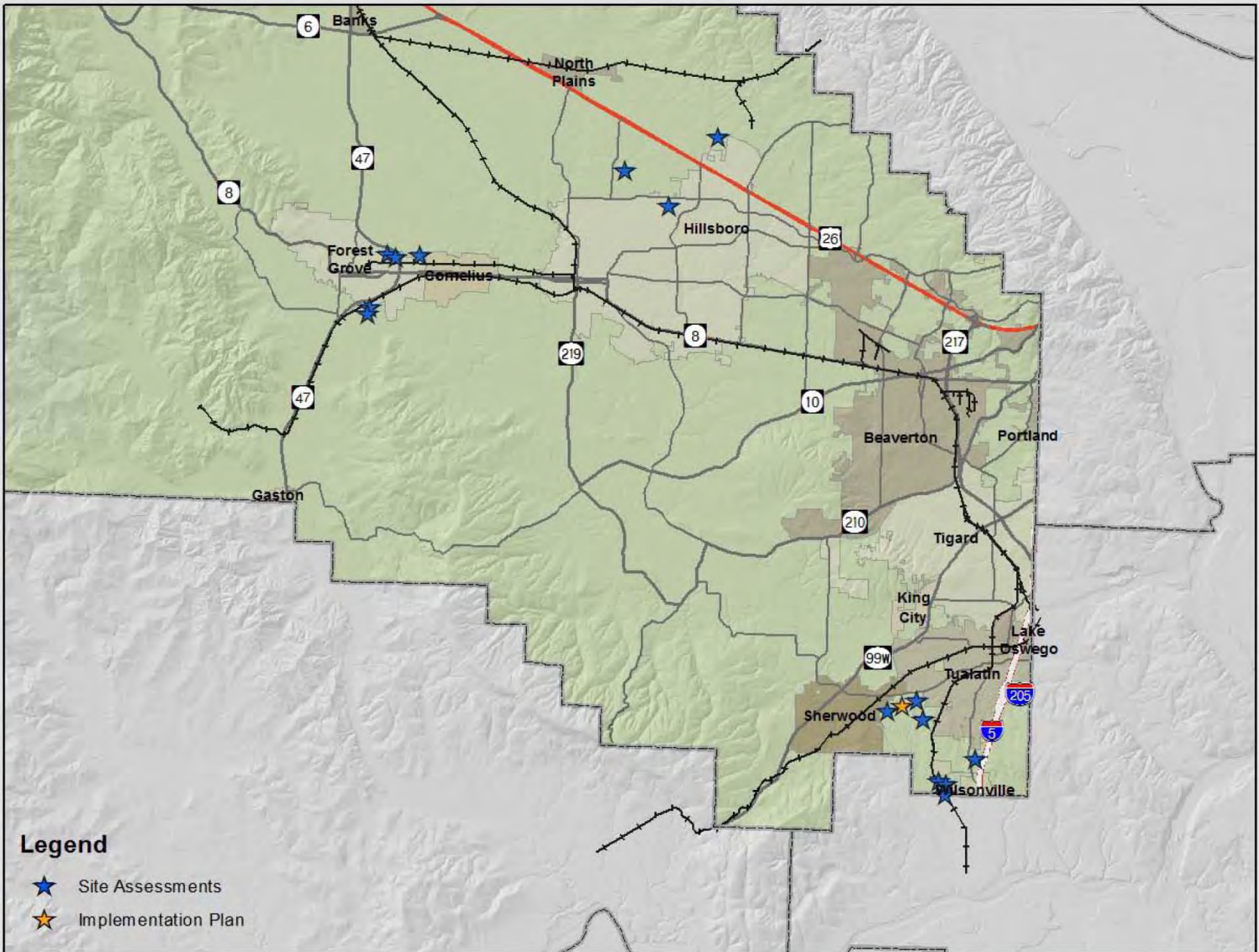
Regional Context Map



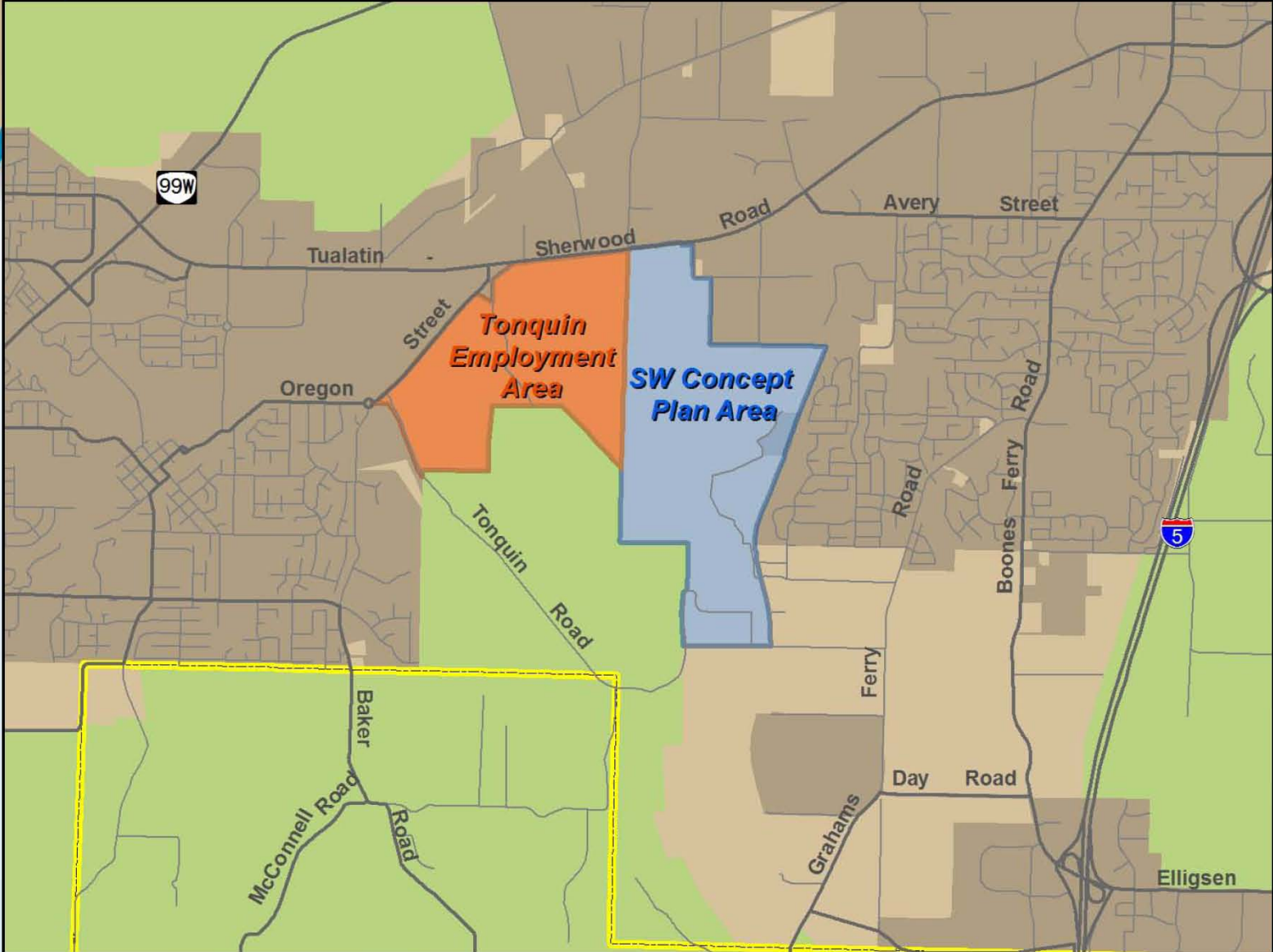
Site Assessments

- Select target industry profile
- Development constraints
- Barriers to development
- Market opportunities
- Economic benefits of development
- Time to market





Implementation Plan



Tualatin

ITEL SITE ID: 66



Economic Impacts

Direct Jobs	574
Indirect/induced Jobs	238
Property tax revenue (through 2035)	\$12M
Payroll tax revenue (through 2035)	\$30M

Site Characteristics	
Site Size: 41.6 acres	Net Developable Acreage: 39.3 acres
Development Characteristics	
Site Use: Single-user advanced manufacturing campus with office/research and development	
Total Building Size: 338,600 SF	Total Construction Cost: \$45,000,000
Total Site Development Costs: \$24,933,954; \$14.56/SF	Site Development Period: 33 months

FINDINGS



Site Readiness

- All 15 sites are within UGB but none are ready for development within 1 year
 - 0 sites ready within 180 days
 - 11 sites ready between 7 and 30 months
 - 4 sites ready in 30+ months
- Primary challenge to site readiness is off-site infrastructure costs; \$128M
 - \$45M transportation + \$40M utilities = over 65% of costs



Outcomes of Development

(Using conceptual site uses and layouts)

- **Jobs:**
 - 14,000 direct jobs (on site operations)
 - Average salary of \$87,089 for these traded-sector jobs
 - 12,000 additional indirect and induced jobs
- **Revenue (over 20 year period):**
 - \$226M Property Tax
 - \$745M Payroll Tax
- **Investment Required:**
 - \$190M



Transportation and Utilities

- Constraints on all 15 sites
- Transportation
 - \$45M in improvements required
 - \$3M average per site
 - 50% of costs attributed to construction of new public roads for access
- Utilities
 - \$41M in improvements required
 - \$2.7M average per site

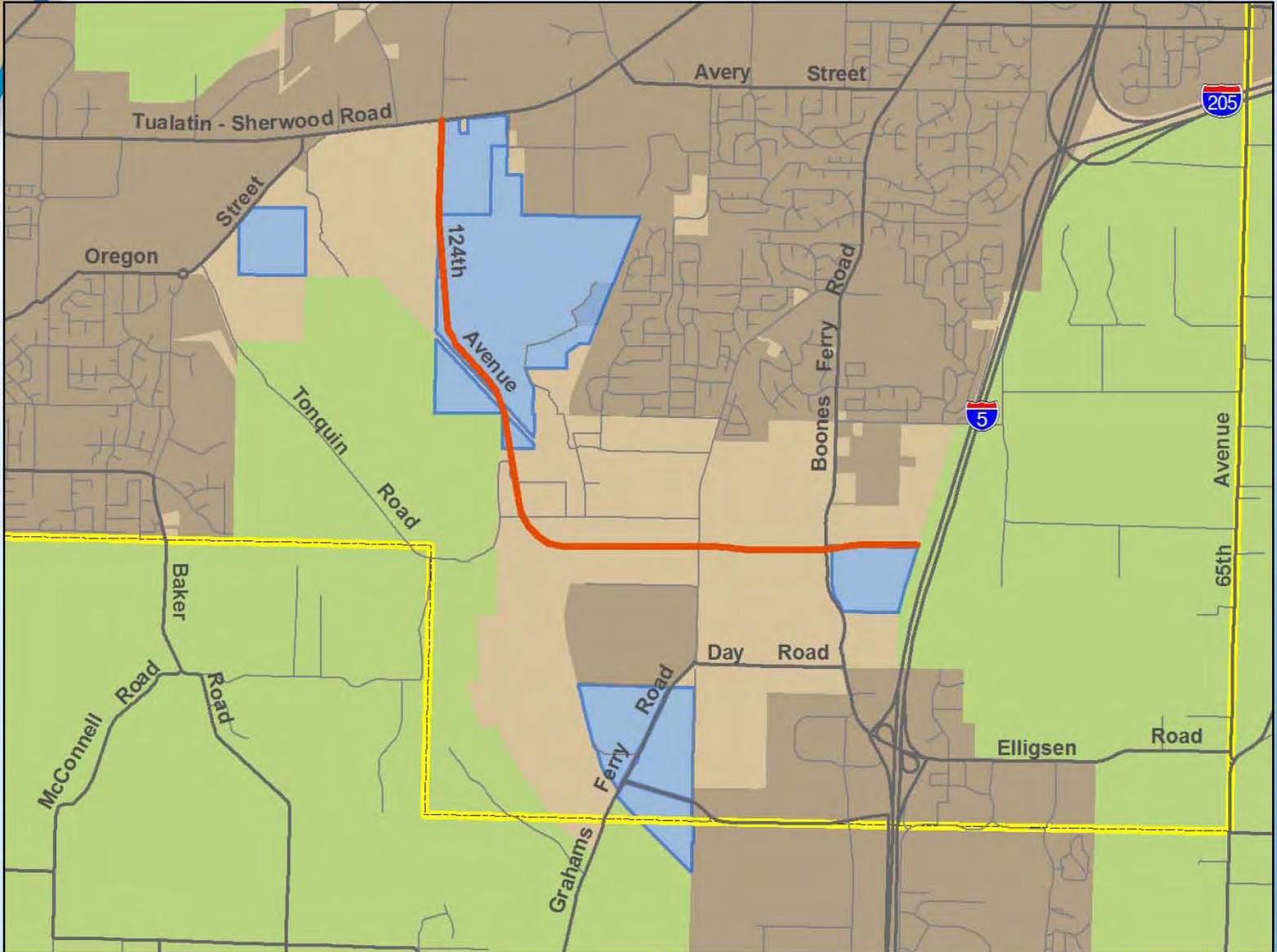


Site Marketability

- Willing property owners and motivated jurisdictions are critical to moving sites to market and improving marketability
- Funding for roads, water, sewer, and stormwater infrastructure is a critical limiting factor to site readiness and market marketability



124th Avenue Extension



Next Steps

- Continue to evaluate and inventory sites
- Identify strategic public infrastructure investments that can improve readiness/marketability of multiple sites
- Develop strategy to target investments in public infrastructure to improve site readiness
 - Transportation infrastructure investments would impact the largest number of sites
- DLCDC Technical Assistance Grant to identify funding opportunities for South County Industrial Area infrastructure (with Tualatin, Sherwood, and Wilsonville)



QUESTIONS?



Metro Policy Advisory Committee Presentation




December 9, 2015

*Jamie Johnk, Coordinator
Business & Economic Development*

Project - Phase I

- Inventory employment land
- Identify 15+ acre development sites
- Outreach to stakeholders
- Site Search tool



Clackamas County Site Search

Clackamas County Site Search gives you access to a database of available commercial and industrial properties throughout the County. Prospective businesses, site selectors, project managers, investors and recruiters can use this tool to search for land, buildings and [development](#) sites with site detail reports available as PDF documents.

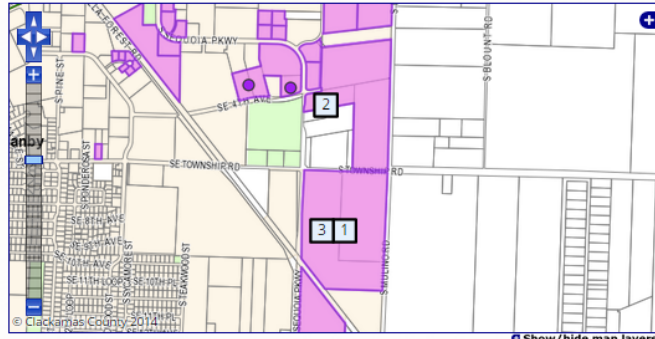
Use this mapping tool to search for properties by type, location, acreage, square footage, and proximity to key services. The interactive [map](#) allows for exploration of Clackamas County's transportation and environmental [data](#) layers.


★ Featured Properties

Clackamas County has identified featured properties to provide prospective businesses, developers and site selectors a selection of development sites for their consideration. [View our Featured Properties.](#)

Location	Details	Status (Optional)
Clackamas County cities	Address <input type="text"/>	<input type="radio"/> For Sale
<input type="checkbox"/> Beavercreek	Land Type	<input type="radio"/> For Lease
<input type="checkbox"/> Boring	<input type="checkbox"/> Commercial	<input type="radio"/> Sale / Lease
<input type="checkbox"/> Canby	<input type="checkbox"/> Industrial	<input type="button" value="Find My Site"/>
<input type="checkbox"/> Clackamas Industrial Area	Acreage	<input type="button" value="Start Over"/>
<input type="checkbox"/> Damascus	ANY <input type="text"/>	
<input type="checkbox"/> Eagle Creek	Proximity to:	
<input type="checkbox"/> Estacada	Airport	
<input type="checkbox"/> Gladstone	ANY <input type="text"/>	
<input type="checkbox"/> Government Camp	Port	
<input type="checkbox"/> Happy Valley	ANY <input type="text"/>	
<input type="checkbox"/> Lake Oswego	Interstate	
<input type="checkbox"/> Milwaukie		

Clackamas County Site Search










-
-
-

Search Results: 3 Found

(Search Type: Industrial | Location: Canby | Status: Sale / Lease)

Photo	Location	Details	Actions
	Canby Development Site 3 Canby Pioneer Industrial Area Canby, OR 97013	 Size: 60.27 Acres Type: Industrial Status: Sale Tax Lot #: Multiple Parcel #: Multiple Jurisdiction: Canby	view property view report street view
	Canby Development Site 2 Canby Pioneer Industrial Area Canby, OR 97013	 Size: 34.86 Acres Type: Industrial Status: Sale Tax Lot #: Multiple Parcel #: Multiple Jurisdiction: Canby	view property view report
	S Township Rd Canby, OR 97013	Size: 27.42 Acres Type: Industrial Status: Sale Tax Lot #: Multiple Parcel #: Multiple Jurisdiction: Canby	view property view report street view

Clackamas Development Sites



Project - Phase II

Scope of Work:

- Development Area Plan
- Target Industry Analysis
- Industry Cluster Impact Analysis
- Marketing & Implementation Plan
- Decision Ready Designation

Project Team



CLACKAMAS
COUNTY



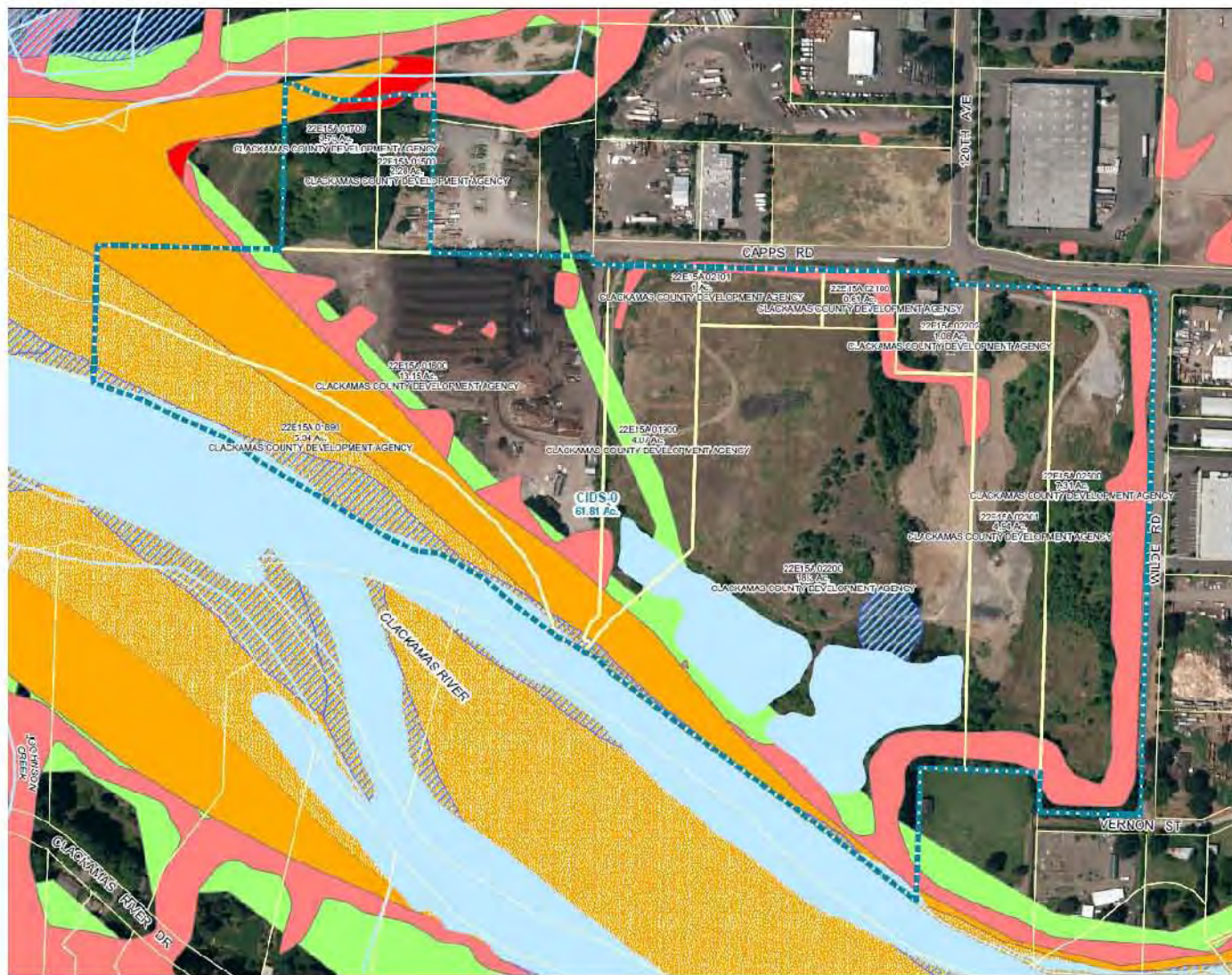
MACKENZIE.

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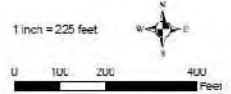
Development Area Plan By Site

Existing Conditions

Clackamas Industrial Area Opportunity Site (CIAO)



- CIDS-0**
Zoning GI, OSM, EFU
Clackamas County Development Sites
- Boundaries**
- Development Site
 - Parcels
 - Re-certification Areas
 - UGB
 - City Boundary
- Environmental**
- Lakes & Rivers
 - Streams & Creeks
 - Wetlands
 - 25% Slope*
 - 10% Slope*
- FEMA2008**
- 500 Year Flood
 - 100 Year Flood
 - 100 Year Flood / Floodway
- * Source: RLIS
2012 Aerial *photography



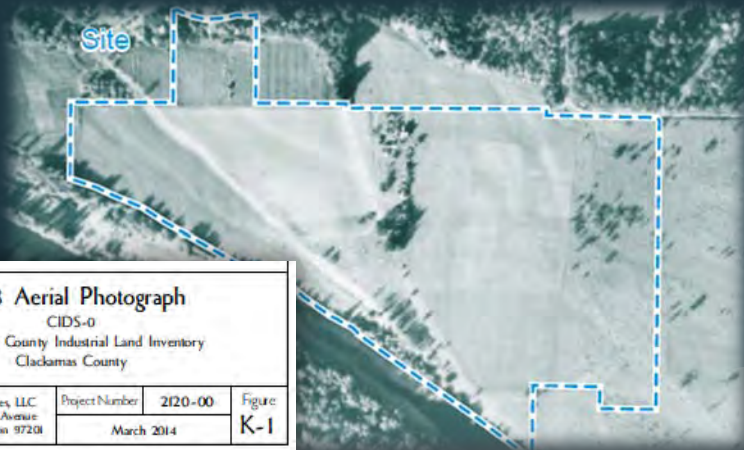
CLACKAMAS COUNTY
PLANNING & DEVELOPMENT DEPARTMENT

DATE: 10/15/2013
PROJECT: CLACKAMAS COUNTY DEVELOPMENT SITES
DRAWN BY: [Name]

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Environmental Review

- Process By Site:
 - Site reconnaissance and photos
 - Review DEQ Facility profile
 - File review
 - Historical aerial photography review
 - Summary of environmental conditions
 - Remediation cost estimate and schedule



Infrastructure Analysis

- Existing Services:
 - Water
 - Sewer
 - Storm
- Improvements
- Building Surcharge
- Slope Mitigation

Public Utility Infrastructure Summary



Water Distribution				Sanitary Sewer				Storm Drainage				<u>Slope Mitigation</u>	
<u>Existing Water Infrastructure</u>				<u>Existing Sewer Infrastructure</u>				<u>Existing Storm Infrastructure</u>				Area with slopes greater than 5 percent:	
Nearest Water Location: Public line in Capps Rd				Nearest Sewer Location: Public line in Capps Rd and Wilde Rd				Nearest Storm Location: Clackamas River				379,000 sf	
Water Provider: Clackamas River Water District				Sewer Provider: WES				Storm Provider: WES				Maximum elevation difference across slope area:	
Water Service Area: North-Clackamas Service Area				Sewer Service Basin: CCSD #1				Storm System Outfall: Clackamas River				18 ft	
Distance to Site: Adjacent to North				Distance to Site: Adjacent to E, N				Distance to Site: Adjacent to South				Average cut/fill height to mitigate slopes:	
Water Main Size: 12" (N), 8" (S)				Sewer Pipe Size: 8" (E), 10" (N)				Storm Pipe Size: N/A				3.5 ft	
Detention / WQ Required: Yes per CCSD #1												Estimated earthwork volume:	
<u>Proposed Water Improvements</u>				<u>Proposed Sewer Improvements</u>				<u>Proposed Storm Improvements</u>				Cut/Fill Unit Cost:	
Pipe Size	Pipe Length	Unit Cost	Total Cost	Pipe Size	Pipe Length	Unit Cost	Total Cost	Pipe Size	Pipe Length	Unit Cost	Total Cost	Slope Earthwork Cost:	
12"	1,770	\$180	\$ 318,600	8"	1,050	\$150	\$ 157,500	12"	450	\$140	\$ 63,000	\$375,000	
								24"	300	\$240	\$ 72,000	Average Retaining Wall Height:	
								Detention Pond Modifications: \$ 30,000				6'-8'	
Total Water Improvements Cost: \$ 318,600				Total Sewer Improvements Cost: \$ 157,500				Total Storm Improvements Cost: \$ 165,000				Estimated Retaining Wall Face Area:	
												8,620 sf	
<u>Other Water Notes:</u>				<u>Other Sewer Notes:</u>				<u>Other Storm Notes:</u>				Retaining Wall Unit Cost:	
Total water system capacity: 24 mgpd				CCSD#1 Capps Road pump station located on site.				Assumes modifying existing treatment ponds as detention facilities for site development.				\$25.00 /cy	
Peak flow available to the site: 2.16 mgpd												Retaining Wall Cost:	
Available Water Pressure: 65-80 psi												\$215,500	
Water Design: 6 months				Sewer Design: 6 months				Storm Design: 6 months				Slope Mitigation Cost:	
Water Permit / Construction: 6 months				Sewer Permit / Construction: 6 months				Storm Permit / Construction: 12 months				\$590,500	
												Slope Mitigation Permit:	
												6 months	
												Slope Mitigation Construction:	
												12 months	
Note: The above slope mitigation costs are for the specific building sizes and configuration used in this study. Other building uses, configurations, or sizes may result in revised slope mitigation requirements.													
<u>Building Pad Surcharge</u>													
No building pad surcharge expected.													

Transportation Analysis

Transportation (Off-Site Development)

- The site has direct access to SE Capps Road to the north, SE 115th Avenue to the northeast (when constructed) and SE Wilde Road to the east; however, access to Wilde Road is limited by topography. Direct property access can be oriented to SE Capps Road and SE 115th Avenue which connects to OR212 via SE 120th Avenue, SE Jennifer Street and SE 122nd Avenue.
- Immediate Opportunity Funds have recently been requested for the extension of SE 120th Avenue to make the property market-ready. This extension will re-grade the property entrance and provide access further south within the property.
- Based on the conceptual site plan, anticipated transportation infrastructure improvements necessary to serve immediate subject property development are limited to direct property access improvements and the following:
 1. Construct ½ street improvements on SE Capps Road along property frontage: \$928,000
 2. Construct ½ street improvements on SE 115th Avenue from Capps Road to north development edge: \$224,000
 3. Construct SE 120th Avenue extension south onto property (as necessary): no direct project cost if constructed as part of IOF funding
- Near-term property development can occur with minimal need to construct off-site transportation infrastructure improvements and the development is exempt from Clackamas County transportation concurrency requirements. However, OR 212 mobility will generally be poor until planned and programmed Sunrise Corridor improvements are constructed.



Development Area Plan Scenario

Clackamas Industrial Area Opportunity Site (CIAO)



Economic Landscape – Industry Clusters

Clackamas County Key Clusters*

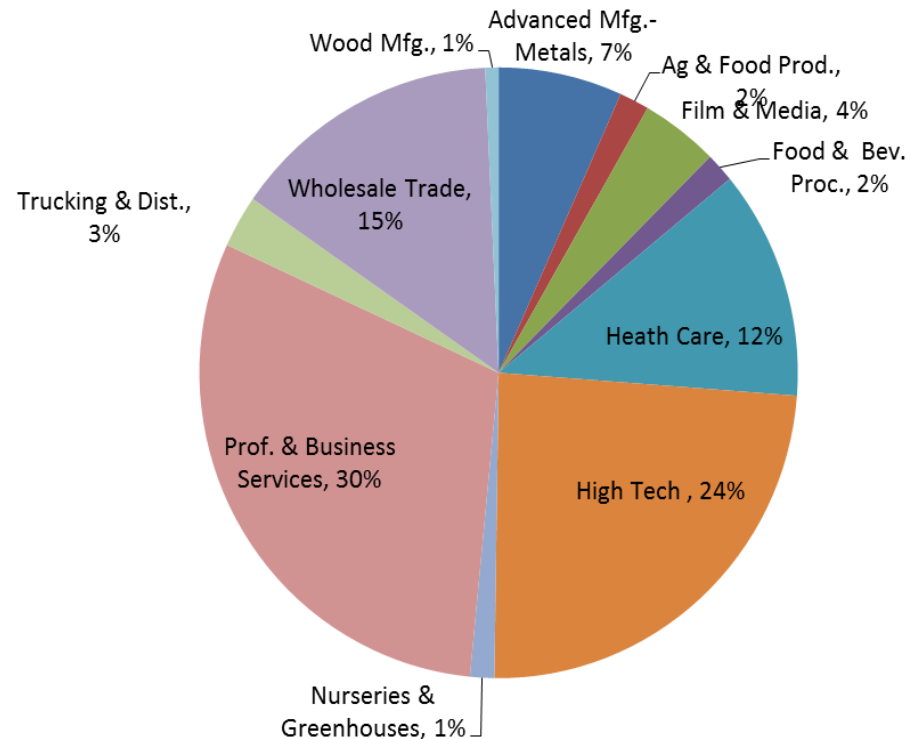
- Professional Business Services
 - *Corp. HQ, legal, insurance, engineering, finance (excl. banking, advertising)*
- High Tech Manufacturing & Software
- Wholesale Trade
- Health Care
- Advanced Manufacturing – Metals
 - *includes primary & fabricated metals and machinery mfg.*
- Film & Media Production
- Transportation & Distribution
- Agriculture & Food Production
- Food & Beverage Processing
- Nurseries and Greenhouses
- Wood Manufacturing

* *Shown in order of annual GDP contribution to Clackamas County*

Clackamas County's Clusters

Distribution of Annual GDP (\$10.5 Billion)

- Key Clusters in Clackamas County:
 - ✓ Create \$10.5 billion in direct annual GDP
 - ✓ Generates 56% of total direct GDP in County
 - ✓ Employ 45% of the Job base
 - ✓ Avg. covered payroll of \$47,000 in key clusters is over 17% above county average



Source: FCS GROUP based on 2013 IMPLAN data

Industry Cluster Impact Analysis

Economic and Fiscal Impact Analysis

Site Uses:

Regional concentrations of users specializing in advanced metals manufacturing is high, and the site has been marketed to such users in the past. Our model assumes a single user advanced metals manufacturer on this site.

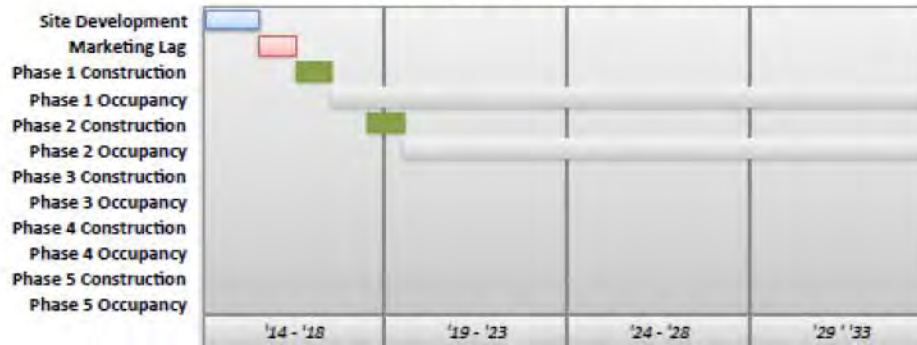
Building Use Matrix

Building A	General Manufacturing/Flex
Building B	Warehouse
Building C	General Manufacturing/Flex
Building D	General Manufacturing/Flex
Building E	General Manufacturing/Flex
Building F	General Manufacturing/Flex

Total Construction Costs for Building Development*: \$44,850,600

* In 2024 Dollars, rounded to 1,000th

Phasing Schedule for Site Build-Out



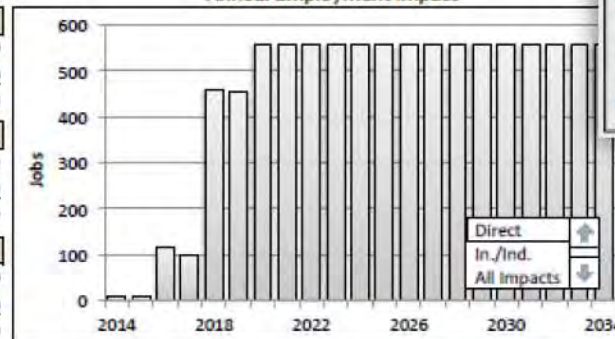
- SITE AREA: 59.75 ACRES
- BUILDING AREA: 563,250 SF
- PARKING: 832 STALLS
- SITE BOUNDARY: █ █ █ █
- STORM POND: █
- LANDSCAPING: █
- PAVED SURFACE: █

Economic Impacts

Category	Description
SITE	Figures represent direct, indirect, and induced economic impacts from site development activities over the 18-month site development period.
FACILITIES	Figures represent direct, indirect, and induced economic impacts from construction of user facilities over 18 development phases.
ON-GOING	Figures represent direct, indirect, and induced economic impacts from on-going operations at businesses on site at full-build-out capacity.

	Jobs	Payroll	Output
Direct	9	\$660,000	\$720,000
In./Ind.	9	\$490,000	\$760,000
TOTAL:	18	\$1,150,000	\$1,480,000
Direct	72	\$5,640,000	\$6,240,000
In./Ind.	64	\$3,610,000	\$5,630,000
TOTAL:	136	\$9,250,000	\$11,870,000
Direct	557	\$56,320,000	\$52,380,000
In./Ind.	1,006	\$70,270,000	\$92,500,000
TOTAL:	1,563	\$126,590,000	\$144,880,000

Annual Employment Impact



Marketing and Implementation

Development Site Profile

Clackamas County, Oregon

Clackamas County, Oregon

Location Map



Site Proximity

Airport: 19 miles | Port of Portland: 17 miles | Rail: 4 miles

Clackamas County Proximity to Major Western Regional Cities

Seattle, WA: 200 miles | Las Vegas, NV: 950 miles | Salt Lake City, UT: 785 miles
Boise, ID: 445 miles | Denver, CO: 1,250 miles | Phoenix, AZ: 1,250 miles



Clackamas County

Clackamas County Development Agency

150 Beaver Creek Road
Oregon City, OR 97045

Phone: (503) 742-4325
Fax: (503) 742-4349

Email: danjoh@clackamas.us
Website: www.clackamas.us/development/

60 Acres Industrial Land

Clackamas Industrial Area Opportunity Site (CIAO)



Key Attributes

- Certified "Shovel Ready" Site
- Access to quality, skilled workforce
- Fully served with utilities and infrastructure
- Easy access to I-205
- Located in North Urban Clackamas Enterprise Zone



Development Site Profile

Conceptual Development Option: Advanced Metals/General Manufacturing

Location Overview



The size and location of the Clackamas Industrial Area Opportunity (CIAO) site provides flexibility of development types and uses. The Clackamas Industrial Area is within a well-established transportation corridor for the movement of freight to and from manufacturers and distribution facilities. The proximity of the site to Interstate 205 provides a substantial opportunity for generating interest in the manufacturing sector.

The site could be developed for a single or multi-user development such as specialty manufacturing which could combine material handling, processing, and front office functions easily on the site.

Clackamas County has expressed a goal of job creation to support its citizens, therefore the Development Agency will be motivated to support appropriate development opportunities presented to them, especially those with significant job creation.

Next steps prior to development:

- Slope mitigation to level slopes greater than 5% to achieve development area as shown
- Potential environmental clean up may be needed, depending on final building footprint location

Distance to Key Transportation Assets

- Interstate 5: 13 miles to Interstate 5
 - Interstate 205: 2 miles to Interstate 205
 - Portland International Airport: 19 miles
 - Port of Portland: 17 miles
- Source: Google Maps*

Work Force:

- Clackamas County Labor Force: 11,842
 - Labor Force—5 Mile Radius: 86,050
 - Median Household Income: \$53,372
 - Average Commute: 24 minutes
- Source: Oregon Prospector*

Local Clackamas County Employers:

- Kroger, Inc.: 800–1000 emp.
 - Safeway Stores, Inc.: 400–500 emp.
 - Pacific Sea Food Company, Inc.: 300–500 emp.
 - Oregon Iron Works, Inc.: 300–500 emp.
 - PCG Structural, Inc.: 700–800 emp.
- Source: Clackamas County Economic Landscape, 2014*

Clackamas County Key Industries:

- Professional Business Services
- Advanced Manufacturing and Technology
- Food Processing and Production
- Wholesale Trade and Distribution
- Health Care
- Film and Media Production
- Wood Product Manufacturing
- Nurseries and Greenhouses

Utilities & Infrastructure

Water Service

- Provider: Clackamas River Water District
- Distance to Site: Adjacent N
- Nearest Water Location: Capps Rd.
- Water Service Area: North-Clackamas Service Area
- Water Main Size: 12" (N), 8" (S)
- Contact Information
Clackamas River Water District
(503) 722-9220

Sewer Service

- Provider: WES
- Distance to Site: Adjacent E, N
- Nearest Sewer Location: Capps Rd. & Wilde Rd.
- Sewer Pipe Size: 8" (E), 10" (N)
- Sewer Service Basin: CCSD#1
- CCSD#1 Capps Rd. pump station located on site.
- Contact Information
Water Environmental Services
(503) 742-4567

Storm Service

- Provider: WES
- Distance to Site: Adjacent S
- Nearest Storm Location: Clackamas River
- Storm System Outfall: Clackamas River
- Detention / WQ Required: Yes
- Assumes modifying existing treatment ponds as detention facilities for site development.
- Contact Information
Water Environmental Services
(503) 742-4567

Electric Service

- Provider: PGE
- Electric Service Available: Yes
- Available Capacity: Yes
- PGE will work with prospective customers to meet their timeline and load requirements.
- Contact Information:
Melissa Hunting
Business Development Specialist
Melissa.Hunting@pgn.com
(503) 464-7784

Natural Gas Service

- Provider: NW Natural
- Natural Gas Service Available: Yes
- Available Capacity: Yes
- NW Natural must be consulted prior to any request for gas to determine ability to serve.
- Contact Information:
Linda Chang
Major Accounts Manager
l3c@nwnatural.com
(503) 721-2474
(800) 422-4012

Telecommunications Service

- Provider: [Provider Name]
- Natural Gas Service Available: [Y/N]
- Available Capacity: [Line size & location]
- [Other notes]
- Contact Information:
[Name]
[Email]
[Phone]

For additional information contact:

Clackamas County
Business & Economic Development

Phone: **503-742-4329**

Email: 4biz@clackamas.us

www.clackamas.us/business

