

## CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

### Study Session Worksheet

Presentation Date: Jan 3, 2012 Approx Time: <sup>10:00am</sup>~~10:30 pm~~ Approx Length: 60 minutes

Presentation Title: **Clackamas Regional Center Area (CRCA) Project Update**

Department(s): **Department of Transportation and Development**

Presenters: Cam Gilmour, DTD Director; Joe Marek, County Traffic Engineer;  
Dan Johnson, Development Agency Manager

**POLICY QUESTION:** None.

### **ISSUE & BACKGROUND:**

This is the second of two study sessions on the Clackamas Regional Center Area (CRCA). At the first study session on December 6, staff reviewed basic information about the CRCA.

- Metro designated the CRC as a regional center in the mid-1990s.
- The CRCA Plan was adopted in 1998,
  - It provides for increased population and employment density:
    - To reduce demand on expanding the Urban Growth Boundary,
    - To protect farm and forest land from urbanization.
  - It supports the efficient provision of public infrastructure, including public transit, roads and sewer systems.
- The CRCA is the commercial hub of Clackamas County.
- The CRCA encompasses a mix of land uses including retail, light industrial, office, medical and other employment, as well as a variety of housing.
- Although the assessed value of the CRCA has grown by more than \$600 million since 1998, the Plan calls for additional significant growth to meet densities called for in the plan.

Clackamas County has actively invested in targeted improvements to create the public infrastructure necessary to support the CRCA. The primary source of funding has been tax increment funds available through the Clackamas Town Center Urban Renewal District. While these investments have transformed the area into the Regional Center we know today, numerous projects remain to support current and expected growth in the area. Tax increment collections from the urban renewal district will end in 2013 with the termination of the district levy in June of that year. We need to determine which transportation projects to advance that will best help fulfill the CRCA Plan and support continued economic growth.

To assist with this challenging need, staff proposes forming an advisory committee made up of representatives from the diverse land uses in the area -- medical industry, retail, education, housing, hospitality and community planning organizations. This committee, working with technical experts, would advise on the transportation projects that are most vital to support the continued economic success of the CRCA.

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

1. Does the Board have additional questions for staff to address regarding the Clackamas Regional Center Area projects?
2. Does the Board support the formation of a Clackamas Town Center Urban Renewal Advisory Committee to help prioritize the remaining planned transportation projects in the Clackamas Regional Center Area?

**OPTIONS AVAILABLE:**

1. Direct staff to return to the Board with specific recommendations regarding formation of a Clackamas Town Center Urban Renewal Advisory Committee.
2. Direct staff to proceed with formation of a Clackamas Town Center Urban Renewal Advisory Committee and keep the Board informed.
3. Direct staff to prioritize projects and proceed consistent with the CRCA Plan and Clackamas Town Center Urban Renewal Plan without an advisory committee.

**RECOMMENDATION:**

Staff respectfully recommends the Commission direct staff to return with specific recommendations on a Clackamas Town Center Urban Renewal Advisory Committee.

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval 

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

Attachments: Map  
CRCA Transportation Project Assessment