



December 13, 2018

Matthew Garrett, Director
Oregon Department of Transportation
355 Capitol St. NE, Room 135
Salem, Oregon 97301-3871

RE: Immediate Opportunity Fund (IOF) Request - \$250,000 (Type B)
Meyers Road Extension Project
City of Oregon City

Dear Mr. Garrett:

Business Oregon and the Oregon Department of Transportation (ODOT) have worked closely with the city of Oregon City to expand development opportunities in the city and greater Beavercreek Employment Area. The construction of the Meyers Road Extension Project is essential to improve transportation flow and business access.

Background

The Beavercreek Employment Area is comprised of 90 acres of industrial land located next to Clackamas Community College. Once fully developed, this area has the potential to create 1,600 jobs with an estimated payroll of more than \$124,000,000. The Beavercreek Employment Area consists of two development sites made up of several individual parcels; both sites are zoned Campus Industrial and are located within Oregon City's city limits.

Critical infrastructure and utilities currently serve just a portion of the sites. The sites are located near key transportation corridors and provide access to the Port of Portland and the Portland International Airport. The sites are strategically located next to Clackamas Community College, with employer access to available education and training resources. Additionally, the sites are adjacent to retail centers providing employees access to amenities, such as restaurants and shops.

The Beavercreek Employment Area's location, talent pool, and developable industrial land make it a prime spot for advanced manufacturing; advanced technology/high technology; agriculture and food production; food and beverage processing; professional and business services; and software and media production.

Business Oregon and Oregon City are currently working with two developers to provide site infrastructure, and three companies who have interest in locating in the industrial area. One of the companies is a traded-sector outdoor industry leader that is expanding into new global market; this expansion means expanding their workforce as well. The company currently employs 300 workers and plans to create 92 new jobs over the next 12

months. It is critical for Oregon City to retain this company and the manufacturing jobs it supports. The other two companies are in the process of either expansion or consolidation. Together, these projects could result in meeting nearly half of the city's employment targets for the industrial area.

Finally, Oregon City has partnered with Clackamas Community College to bring skilled-workforce training opportunities to employers that choose to locate in the Beavercreek Employment Area. This has been achieved by centrally locating the Industrial Technical Center on the college's campus, with on-site customized training by certified instructors. We recently held our Business Oregon Commission meeting at the Center, and it is a very impressive state-of-the-art new facility.

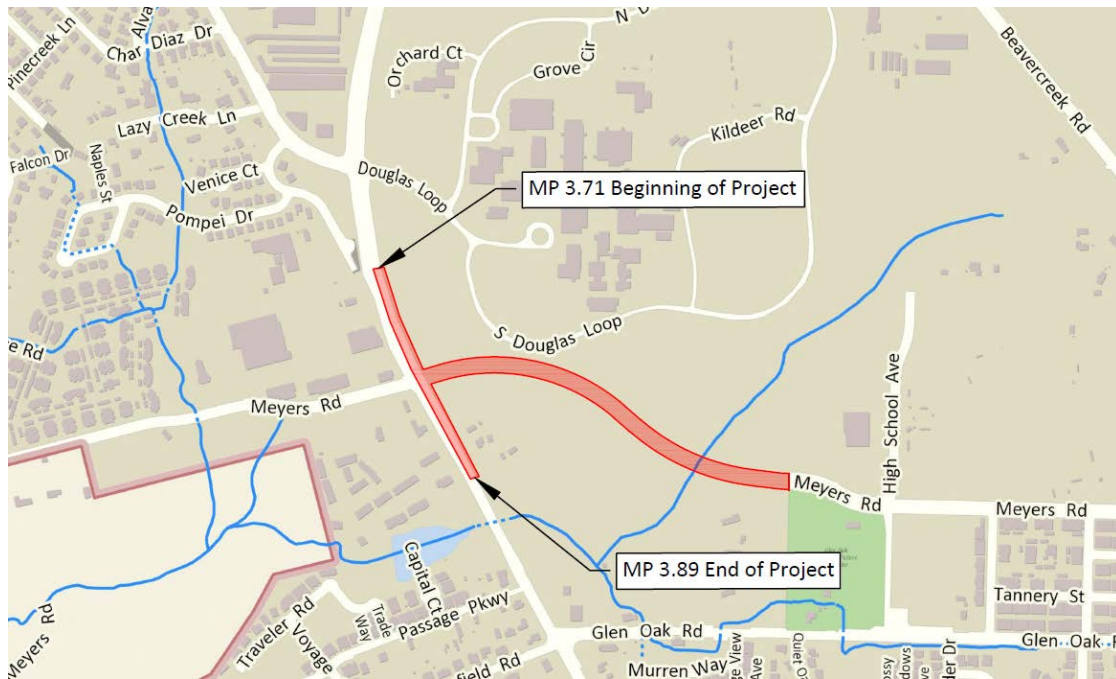
Project

The Meyers Road Extension Project will provide a safe and multi-modal connection for motor vehicles, bicycles, and pedestrians traveling along Meyers Road. The scope of work consists of:

- Constructing approximately 2,100 feet of new Meyers Road (including extending water, sanitary sewer, and storm drainage facilities) between OR 213 and just west of High School Avenue
- Replacing the traffic signal at the intersection of OR 213 and Meyers Road to accommodate a new east leg of the intersection
- Adding a southbound left turn lane on OR 213
- Adding 1,400 feet of new northbound through-lane on OR 213

Benefits of the project would include:

- Relieving congestion on Glen Oak Road
- Providing new access through the area to foster future development of industrial land parcels adjacent to the road and helping to spur the creation of over 1,600 family-wage jobs
- Providing greater access to a regionally vital employment area that will enhance the flow of commerce
- Helping address transportation capacity concerns and alternative mobility targets at the intersection of OR 213 and Beavercreek Road
- Providing additional access for the Oregon City School District Transportation and Maintenance Facility, connectivity to the future city park at the corner of Meyers Road and High School Avenue, and additional access (on the south end of the campus) to Clackamas Community College and the expanded Transit Center under construction on their campus



Budget Summary

The city is funding the project—for the most part—with System Development Charges (SDCs), including Transportation, Water, Sanitary Sewer, and Storm Drainage SDCs. The city has also worked collaboratively with Clackamas Community College to determine the college's proportional share of the project expenses related to their current development on the campus.

A summary of the budget for the project is as follows:

Preliminary Engineering	\$667,163.00
Permitting & Miscellaneous Expenses	\$173,324.00
Bonneville Power Administration Tower Modifications	\$265,885.00
Right-of-Way Acquisitions	\$392,000.00
Construction	\$7,854,142.00
Total Project Cost	\$9,352,514.00

IOF Program Type

This project falls under the category of Type B: Benefits in terms of a revitalized business district or industrial center through the construction of road improvements.

How the Project Meets Immediate Opportunity Fund Criteria

- The project will result in a new campus industrial park and employment area, which will increase opportunities for the properties in Oregon City to be developed and redeveloped and create jobs in Clackamas County and Oregon.

- The road improvements along Meyers Road will be in the public right-of-way and will be owned and maintained by Oregon City.
- The road improvements along OR 213 will be in the public right-of-way and will be owned and maintained by ODOT.
- The road improvements will serve general transportation needs and conform to access management policies.
- The IOF grant represents 2.67 percent of the estimated cost for the road improvements, with Oregon City providing the remaining funds necessary to complete the road improvements (\$9,102,514).
- The road improvement project and the development will meet all necessary land use and environmental requirements. Permits for the project and development are in the process of being obtained and there are no known issues that would prevent issuance of the permits.
- The project is consistent with the regional priorities for community and economic development developed by the relevant Regional Solutions Advisory Committee.

This project has been reviewed by the Business Oregon Regional Development Officer with the ODOT Region 1 Manager, Oregon City, and the Metro Regional Solutions Team. This project meets priorities in the Business Oregon Strategic Plan, *Grow Small and Middle-Market Companies*. This strategic priority encourages prioritizing infrastructure investments to directly promote business growth and enhance local economic development capacity.

Business Oregon recommends an IOF award of \$250,000 to the city of Oregon City to construct the improvements described above which will allow Oregon City to reduce traffic congestion, increase safety, and improve access to the Beaver Creek Employment Area and Clackamas Community College.

I look forward to working with you on this important project to advance Oregon's economy.

Sincerely,



Chris Harder
Director

c: Rian Windsheimer, Region 1 Manager, ODOT
Chris Cummings, Assistant Director, Business Oregon
Bryan Guiney, Regional Development Officer, Business Oregon