



Oregon

Kate Brown, Governor

Oregon Transportation Commission

Office of the Director, MS 11

355 Capitol St NE

Salem, OR 97301-3871

DATE: January 7, 2019

TO: Oregon Transportation Commission

[Original signature on file]

FROM: Matthew L. Garrett
Director

SUBJECT: **Consent 10** – Immediate Opportunity Fund award to the City of Oregon City for Myers Road and the Beavercreek Employment Area.

Requested Action:

Approve awarding \$250,000 of Type B [Immediate Opportunity Funds](#) (IOF) to Oregon City and adding a project to the 2018-2021 Statewide Transportation Improvement Program (STIP) for construction of Myers Road.

STIP Amendment Funding Summary:

Project	Current Funding	Proposed Funding
Immediate Opportunity Fund (IOF) Award	\$0	\$250,000
Oregon City System Development Charges and Clackamas Community College funds	\$0	\$9,102,514
TOTAL	\$0	\$9,352,514

New Project:

Meyers Road: Oregon 213 to Meyers road (Oregon City) (KN TBD)			
PHASE	YEAR	COST	
		Current	Proposed
Preliminary Engineering	2019	\$0	\$840,487
Right of Way	TBD	\$0	\$392,000
Utility Relocation	TBD	\$0	\$265,885
Construction	TBD	\$0	\$7,854,142
TOTAL		\$0	\$9,352,514

Background:

The Beavercreek Employment Area is comprised of 90 acres of industrial land located next to Clackamas Community College (CCC). Once fully developed, this area could enable the addition of 1,600 jobs with an estimated payroll of more than \$124 million. The Beavercreek Employment Area consists of two development sites made up of several individual parcels. Both sites are zoned as “Campus Industrial” areas and are located within Oregon City’s city limits. Critical infrastructure and utilities 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. Additionally, the sites strategic location next to Clackamas Community College will allow employer access to education and training resources while their proximity to retail centers will provide employees access to amenities, such as restaurants and shops.

Business Oregon and the City of Oregon City are currently working with two developers to build site infrastructure and three companies who have expressed interest in relocating to the industrial area. One of the companies is a traded-sector manufacturing outdoor industry leader that is expanding into new global markets and is in the process of expanding their workforce. They currently employ three hundred workers and plan to create ninety-two new jobs over the next twelve months. It is critical for the City of Oregon City to retain this company and the manufacturing jobs they support. The other two companies are either in the process of expansion or consolidation. Together, these projects could result in meeting nearly half of the City's employment targets for the industrial area.

The City of Oregon City has partnered with CCC to bring skilled workforce training opportunities to employers that choose to relocate to the Beavercreek Employment Area through locating its Industrial Technical Center on the college's campus, where on-site customized training by certified instructors is available.

Proposed 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 proposed work consists of constructing approximately 2,100 feet of new Meyers Road (including extending water, sanitary sewer, and storm drainage facilities) between Oregon 213 and just west of High School Avenue; replacement of the traffic signal at the Oregon 213 and Meyers Road signalized intersection to accommodate a new east leg of the intersection; the addition of a southbound left turn lane on Oregon 213; and adding 1,400 feet of new northbound through-lane on Oregon 213.

Benefits of the project include:

- Relieving congestion on Glen Oak Road;
- Providing a 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 Oregon 213 and Beavercreek Road;
- Providing an 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 an additional access (on the south end of the campus) to Clackamas Community College and the expanded Transit Center under construction on their campus.

Proposed Project Budget Summary:

The City is funding the project, for the most part, with System Development Charges (SDC's), including Transportation, Water, Sanitary Sewer and Storm Drainage SDC's. The City has also worked

collaboratively with CCC 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 and 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.

Options:

With approval, \$250,000 in IOF funds will be awarded to Oregon City for the construction of Meyers road between Oregon Highway 213 and the existing Meyers road alignment.

Without approval, the IOF funds will not be awarded but the project will likely proceed with a combination of local funds and other resources.

Attachments:

- Attachment 1 – Location and Vicinity Maps
- Attachment 2 – Business Oregon recommendation to ODOT for IOF award to City of Oregon City
- Attachment 3 – IOF Commitment Table

Copies to:

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