



# Oregon

John A. Kitzhaber, M.D., Governor

## Department of Land Conservation and Development

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January 8, 2015

TO: Land Conservation and Development Commission

FROM: Anne Debbaut and Jennifer Donnelly, Metro Regional Representatives

SUBJECT: **Agenda Item 4, January 22-23, 2015, LCDC Meeting**

### **METRO REGIONAL SOLUTION TEAM**

#### **I. BACKGROUND**

The Regional Solutions Centers (RSCs) are places for state agencies to collaborate with local governments, and with other public, private, and civic interests to solve problems and seize opportunities. Regional Solutions Advisory Committees, made up of Oregonians appointed by the Governor from business, civic organizations, government, foundations, and higher education, identify priorities to guide the work. RSCs are staffed by Regional Solutions Teams (RSTs) composed of a representative from each of five state agencies: the Department of Environmental Quality (DEQ), the Department of Land Conservation and Development (DLCD), the Oregon Department of Transportation (ODOT), the Oregon Department of Energy (ODE), and Business Oregon. Other state agencies are added to the teams as needed for regional priorities.

The Metro RST members are:

- Bobby Lee, Governor John Kitzhaber's Office - RSC Coordinator
- Kelly Brooks, ODOT
- Anne Debbaut and Jennifer Donnelly, DLCD
- Roger Kainu, ODE
- Christine Svetkovich, DEQ
- Mike Williams, Carolyn Meese, and Janet Hillock, Business Oregon

Members of the Metro Regional Solutions Advisory Committee:

- Bill Wyatt, Port of Portland Executive Director (Convener)
- Nick Fish, Portland City Commissioner
- Tom Hughes, Metro Council President
- Janet Labar, Greater Portland Inc. President and CEO
- Diane McKeel, Multnomah County Commissioner
- Dave Robertson, Portland General Electric Vice President of Public Policy

- Roy Rogers, Washington County Commissioner
- Martha Schrader, Clackamas County Commissioner
- Doug Stamm, CEO Meyer Memorial Trust
- Carl Talton, Portland Family of Funds CEO
- Wim Wiewel, Portland State University President

## II. **REGIONAL PRIORITIES**

The Metro Regional Solutions Advisory Committee adopted the following priorities on January 31, 2014:

1. ***Regulatory Coordination, Streamlining and Continuous Improvement:*** Proactively coordinate, synchronize and improve the State's application of regulations and permitting processes to efficiently manage regionally significant projects.

Strategies and Actions:

- (a) Streamline wetland permitting process in coordination with US Army Corps of Engineers and other related government agencies.
  - (b) Provide regulatory certainty for industrial land and brownfield redevelopment.
  - (c) Deliver efficient and professional services through improved communication and coordination.
2. ***Infrastructure:*** Provide resources and technical assistance to modernize the region's key transportation and infrastructure systems to support livability and to promote traded sector economic growth.

Strategies and Actions:

- (a) Pursue "shovel ready" certification for the region's priority industrial lands greater than 25 acres.
  - (b) Prioritize projects that enhance freight mobility and provide access to key industrial areas and intermodal facilities.
  - (c) Work in concert with local government and private sector partners to leverage greater resources for infrastructure investment.
3. ***Redevelopment:*** Align state policies and resources to cleanup and reuse brownfields and other potential redevelopment areas to efficiently use existing properties and protect productive farm and forest land and conserve natural resources.

Strategies and Actions:

- (a) Target and cleanup brownfields in economically deprived neighborhoods.
- (b) Encourage local hiring to promote workforce development when redevelopment projects are procured and implemented.
- (c) Coordinate longer term evaluation and prioritization of public and private sites for future clean-up and re-use along key transportation corridors.

4. ***Economic Development:*** Improve the regional economy by prioritizing economic development efforts around distinctive industry clusters: software and high technology, advanced manufacturing, clean technology, and athletic and outdoor clothing.

Strategies and Actions:

- (a) Promote “shovel ready” large industrial land to traded sector investors.
  - (b) Support regional export initiatives to help companies access global markets and grow local jobs.
  - (c) Through increased coordination, leverage workforce programs to increase the effectiveness of existing economic development strategies and initiatives in order to fuel innovation and economic growth.
5. ***Regional Planning and Development:*** Align state policies and resources to maximize development that encourages land efficiency, multi-modal transportation, and balances future employment and housing growth.

Strategies and Actions:

- (a) Provide technical assistance to promote well planned communities that have a sufficient supply of land, services and infrastructure to embrace a variety of economic opportunities, develop resilience to natural hazards and support community health.
- (b) Encourage development that makes active transportation safe and convenient.
- (c) Ensure the achievement of equity throughout the region by advancing a truly inclusive and transparent policy agenda for jobs, transportation, education, health and housing for all.

### **III. REGIONAL SOLUTIONS TEAM PROJECTS:**

The full list of team projects includes the following tasks. Additional detail on select projects is provided after the list.

1. Google Fiber
2. Portland Region’s Industrial Land Supply Initiative
  - A. Troutdale Reynolds Industrial Park/Gresham Vista Industrial Park
  - B. Portland Colwood Industrial Site
3. Oregon City’s Blue Heron/Willamette Falls Redevelopment
4. Columbia Corridor Levee Reaccreditation
5. 82<sup>nd</sup> Street Revitalization
6. Industry Promotion and Support -Software and Information Services
7. Swan Island-North Portland Air Quality Forum
8. Wetland Regulatory Streamlining Initiative
9. Regional Brownfield Redevelopment Project
10. NE Portland’s Cully Neighborhood Revitalization
11. Beaverton Community Health Collaborative
12. Portland-Milwaukie Light Rail Business Assistance

13. N/NE Quadrant and Rose Quarter Transportation
14. Troutdale Riverfront Redevelopment Project
15. Troutdale Energy Project
16. Business Expansion Projects

**Google Fiber.** Google is taking steps to expand Google Fiber, its nascent ultrahigh-speed Internet service, to 34 cities in nine metropolitan areas across the country. Portland metropolitan is one of the regions currently under consideration.

**Regional Brownfield Redevelopment Projects.** Increasing the rate of redevelopment of underutilized and contaminated brownfields, is critical to achieving the Portland metropolitan region's growth management and sustainable development vision. Growth management laws and market trends are both directing growth in the Portland metropolitan region into cities and older communities, where legacy contamination of soil and groundwater from historical activities creates barriers to successful redevelopment.

Redevelopment and a revitalization of neighborhoods and downtowns that the Regional Solutions Team is working on include:

- 25-acre Thomas Cully Park in the Cully neighborhood of Portland
- Dharma Rain brownfield site near 82<sup>nd</sup> Street in Portland
- Blue Heron Paper Mill site near the Willamette Falls in Oregon City
- Downtown riverfront redevelopment in Troutdale

**Columbia Corridor Levee Reaccreditation** (also Oregon Solutions Project). At the request of the Multnomah County Drainage District and many stakeholders in the Portland region, Governor Kitzhaber has designated the Columbia Corridor levee systems project an Oregon Solutions collaborative project. Co-conveners are Portland Mayor Charlie Hales and Multnomah County Chair Jules Bailey.

The Columbia Corridor stretches along the south shore of the Columbia River in the Portland Metropolitan area, and includes over 12,000 acres of land across four cities. Twenty-seven miles of levee, which are maintained and operated as separate systems by four local drainage entities, protect the majority of this area from flooding. Collectively, these levees protect the Portland International Airport, a regional Exposition Center, thousands of homes, and three major interstate highways. The area is also home to hundreds of businesses, and 10 percent of Multnomah County's employment base.

Losing access to low-cost flood insurance could potentially devastate economic activities for the region and for the state. Federal certification of two levee systems expired in August 2013 after policy changes were adopted by the U.S. Army Corps of Engineers following the deadly Hurricane Katrina flood during 2005. This situation puts these levee systems at risk of losing their accreditation designation when the Federal Emergency Management Agency issues new flood insurance rate maps for the area. The two other levee systems in the Columbia Corridor have certifications that will expire in 2017. Accredited levee systems allow for the protected area

to obtain a lower risk status. This lower risk rating provides for lower-cost flood insurance to the area, allows those in the area to access certain federal funding assistance and federally backed loans, and removes land use restrictions that are applied to high-risk flooding areas.

***Oregon City's Blue Heron/Willamette Falls Redevelopment.*** The Willamette Falls Legacy Project brings together public partners to transform a former paper mill alongside Willamette Falls into a significant economic development opportunity and a landmark visitor destination for all Oregonians. Willamette Falls is a horseshoe-shaped block waterfall 26 river miles upstream from the Willamette's confluence with the Columbia River. It is the largest waterfall by water volume in the Northwest and the seventeenth widest waterfall in the world. Now that the Blue Heron site is vacant and up for sale, Metro, Clackamas County, Oregon City and other public entities are looking to redevelop the site and secure public access to the fall.

***Industrial Land Readiness.*** The RST prioritized strategic large industrial sites for investments and actions to move them to "development ready" status. The goal is to establish a mechanism for regional leaders and the RST to identify potential industrial sites of regional significance and focus resources on bringing these sites to market readiness through Business Oregon's industrial land certification program.

- Troutdale Reynolds Industrial Park in Troutdale
- Two large industrial sites on Gresham Vista Industrial Park in Gresham (completed)
- Clackamas Industrial Area Opportunity Site in unincorporated Clackamas County (completed)
- North Hillsboro Industrial Area in Hillsboro (completed)
- Estacada Industrial Campus Development (completed)
- Former Colwood Golf Course Industrial Land in Portland (almost complete)