

EDAT Briefing

Economic Development Action Team

Board Work Session - November 13, 2013

Introductions

- EDAT has internal and external members

- Internal:

- Don Benton
- Pete Capell
- Mark Gassaway
- Marlia Jenkins
- Anita Largent
- Mark McCauley
- Oliver Orjiako
- John Payne
- Steve Schulte
- Kelly Sills
- Marty Snell
- Axel Swanson
- Jeff Swanson
- Ron Wierenga

- External:

- Helen Devery
Berger-Abam
- Robin Krause
*Clark Regional
Wastewater District*
- John Peterson
*Clark Regional
Wastewater District*
- Doug Quinn
Clark Public Utilities

Agenda and Speakers

- FPIA Selection: Oliver Orjiako
- St Johns Barberton: Jeff Swanson
- Sewer Infrastructure: John Peterson
- Site Evaluations: Helen Devery
- Next Steps and Actions: Marlia Jenkins

Overview of EDAT

- Team created May 2013.
- Evaluate county action that could strengthen economic development potential.
- Strategic approach yielding greater number of jobs, greater variety of jobs and higher wages.

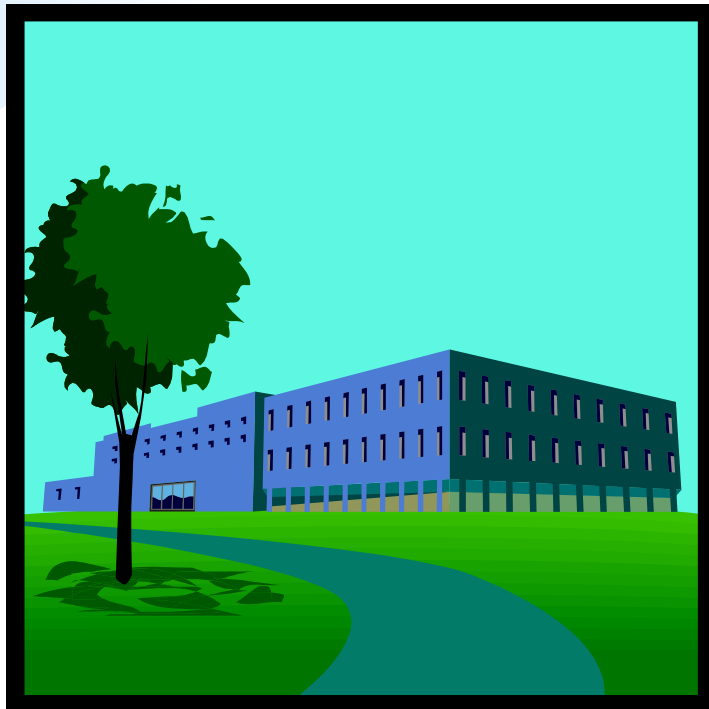
Different decision making



Different selection criteria



Different potential



Different action



Review of FPIAs and Ranking

- WSUV
 - Why ranked lower
- Saint John's/Barberton
- Discovery Corridor
- Co-Priorities

St. John's/Barberton FPIA

Reasons to Support

| |
|--|
| Current business interest/projects |
| Pre-existing railroad infrastructure |
| Strong/immediate marketing |
| Partnership opportunities with Port of Vancouver |
| Higher wage manufacturing employment potential |
| Lower cost; most transp. infrastructure in place |

Challenges Moving Forward

| |
|--|
| Parcel aggregation |
| Closure/reconstruction of railroad crossings |
| Congestion at 88th Street and Andresen |
| Northbound offramp from I-205 to 72nd (future issue) |
| Rail access issues (siding) |
| Individual sewer issues for some parcels |

Discovery Corridor FPIA

Reasons to Support

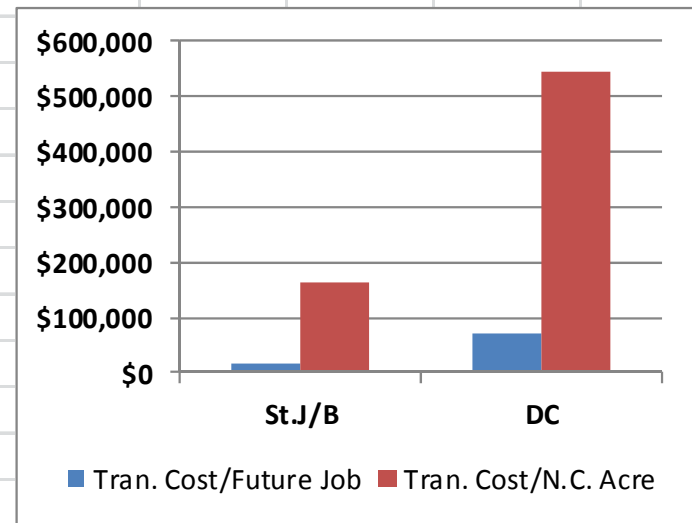
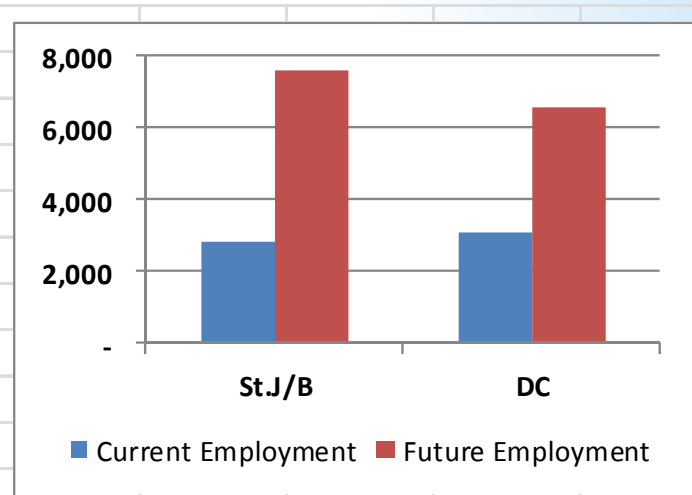
| |
|---|
| Higher sales tax generation potential |
| Possibility for business park/office jobs |
| Health care jobs (proximity to Legacy Hospital) |
| Access/visibility from I-5 |
| Proposed Killian development (developer's agmt.) |
| \$12.5 million in LRF funding approved in support |
| Already market/business demand in the area |
| Committed sewer strategic investment plan |
| BOCC's highest transportation project (re: legislature) |
| Opportunity for critical mass once interchange solved |
| 10th Avenue investment as match for state funding |
| 179th more pressing than SCIP-II and 10th Avenue |

Challenges Moving Forward

| |
|--|
| Existing interchange is at capacity |
| Lost of residential land (neighbor opposition potential) |
| Interchange project low priority for state (>20 years) |
| Awaiting Killian development decision |
| Political reprioritization (SCIP-II and 10th Avenue) |

By the Numbers

| Current Condition (2011) | St.J/B | DC |
|---------------------------------------|--------------|---------------|
| Jobs Generated by FPIA | 2,825 | 3,073 |
| Manufacturing | 657 | 83 |
| Construction | 868 | 295 |
| Wholesale Trade | 290 | 154 |
| Retail Trade | 189 | 128 |
| Health Care | 58 | 1,997 |
| Other | 763 | 416 |
| Total Acreage | 820.50 | 1,374.83 |
| Industrial | 695.30 | 406.55 |
| Commercial | 125.20 | 364.36 |
| Other Jobs Producing | - | 533.22 |
| Residential | 226.80 | 70.70 |
| VBLM Non-Cr. Acres (for Jobs) | 427.50 | 451.34 |
| Future Potential | | |
| Projected Transportation Cost | \$70,264,000 | \$246,152,587 |
| Future Jobs Potential | 4,770 | 3,476 |
| Current + Future Jobs | 7,595 | 6,549 |
| Transp. Cost/Future Jobs | \$14,730 | \$70,815 |
| Future Jobs/Non-Critical Acre | 11.16 | 7.70 |
| Transp. Cost/Non-Critical Acre | \$164,360 | \$545,382 |



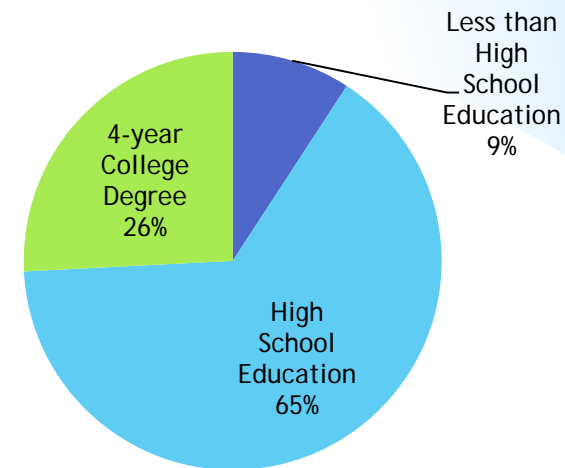
St. Johns - Barberton FPIA

Middle-skill, middle-income employment area

- * Manufacturing employment is a pathway from lower wage and skill employment to higher wage and skill employment
- * Development-ready rail-served industrial lands with sufficient freight truck/highway access are scarce in region

Labor Force Skill Levels by Educational Attainment, Clark County

(Source: US Census Bureau, 2010)

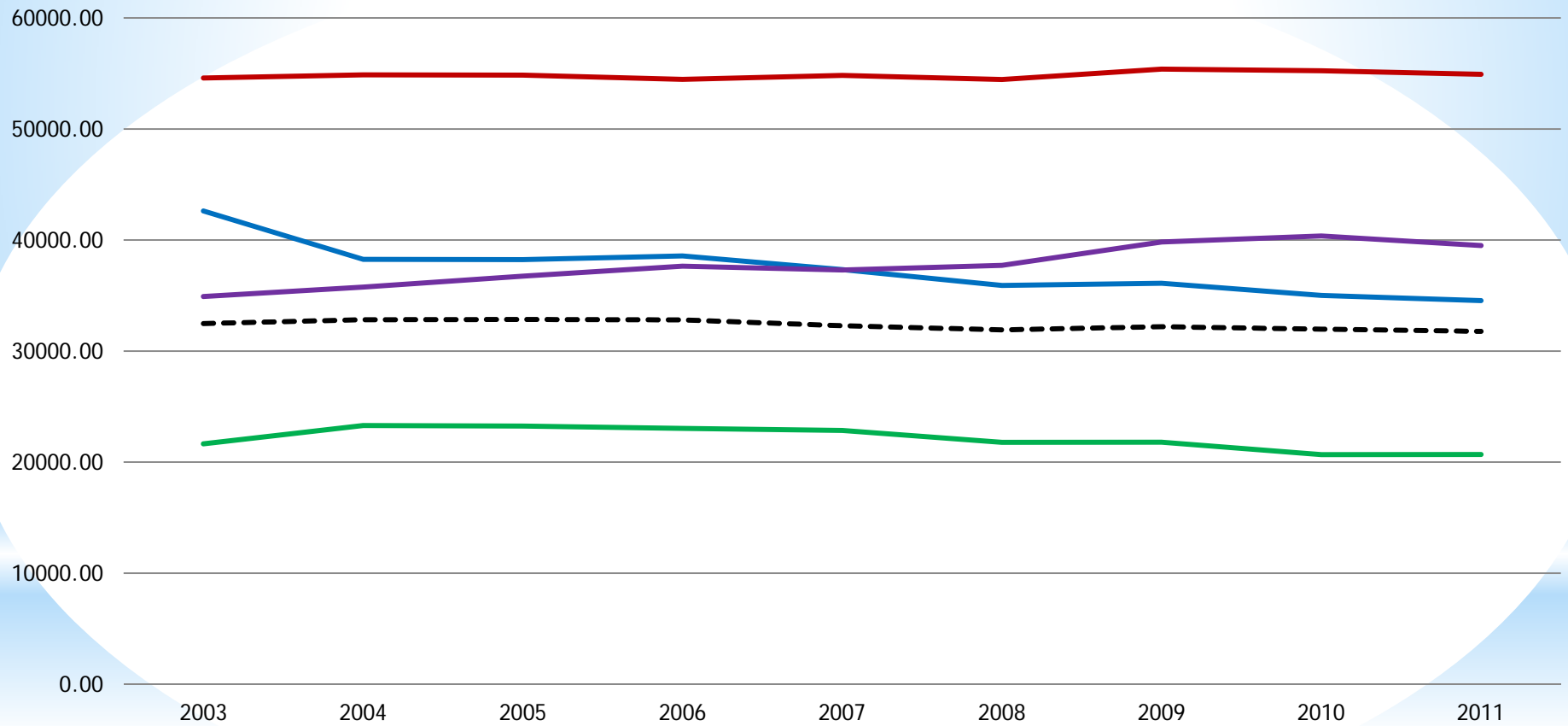


Need for middle wage and skill employment

Manufacturing Wage Rates Compared

Real Per Capita Income, Clark County

(Source: US Bureau of Economic Analysis)



--- All Jobs

— Retail Trade

— Health care and social assistance

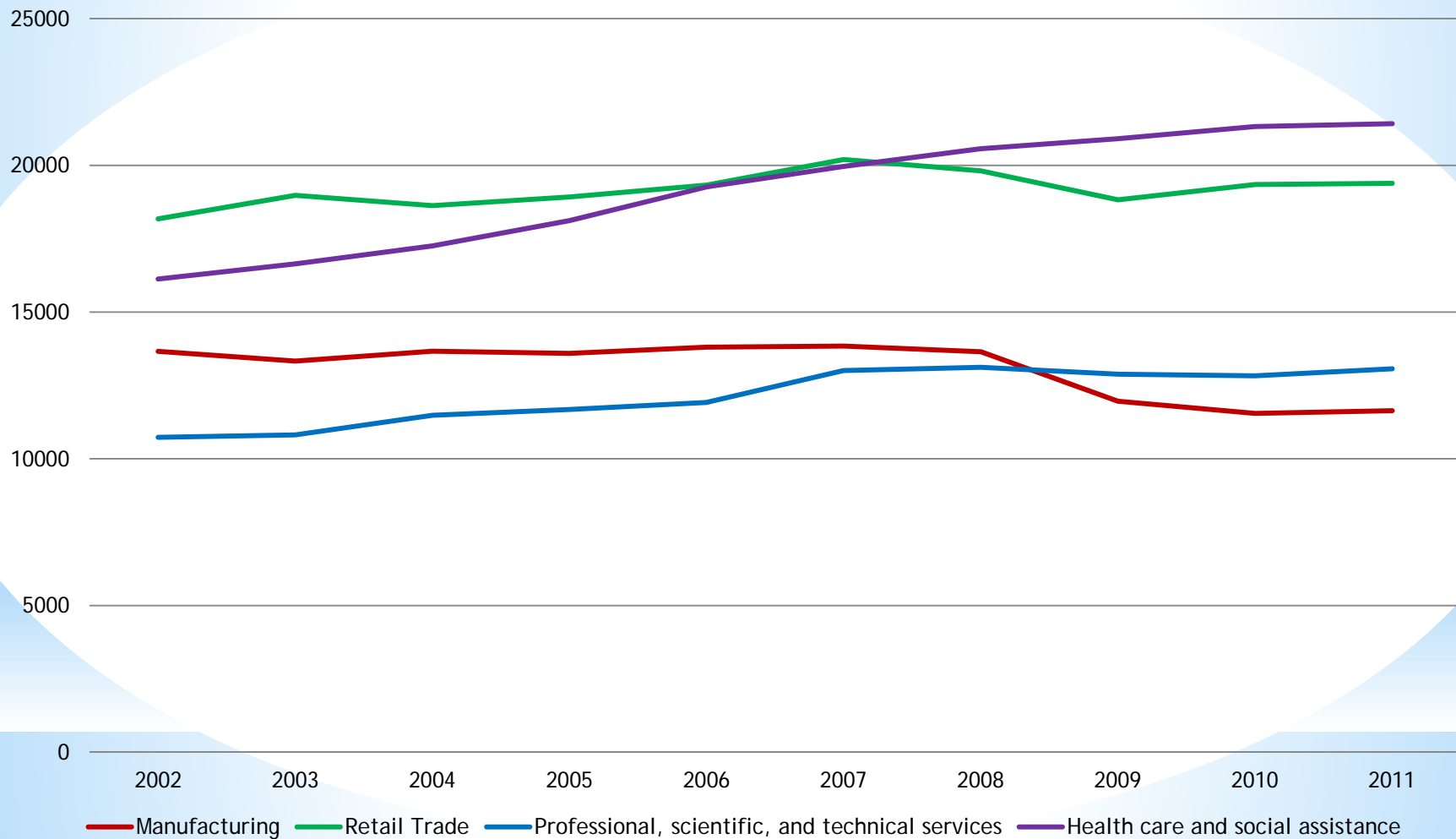
— Manufacturing

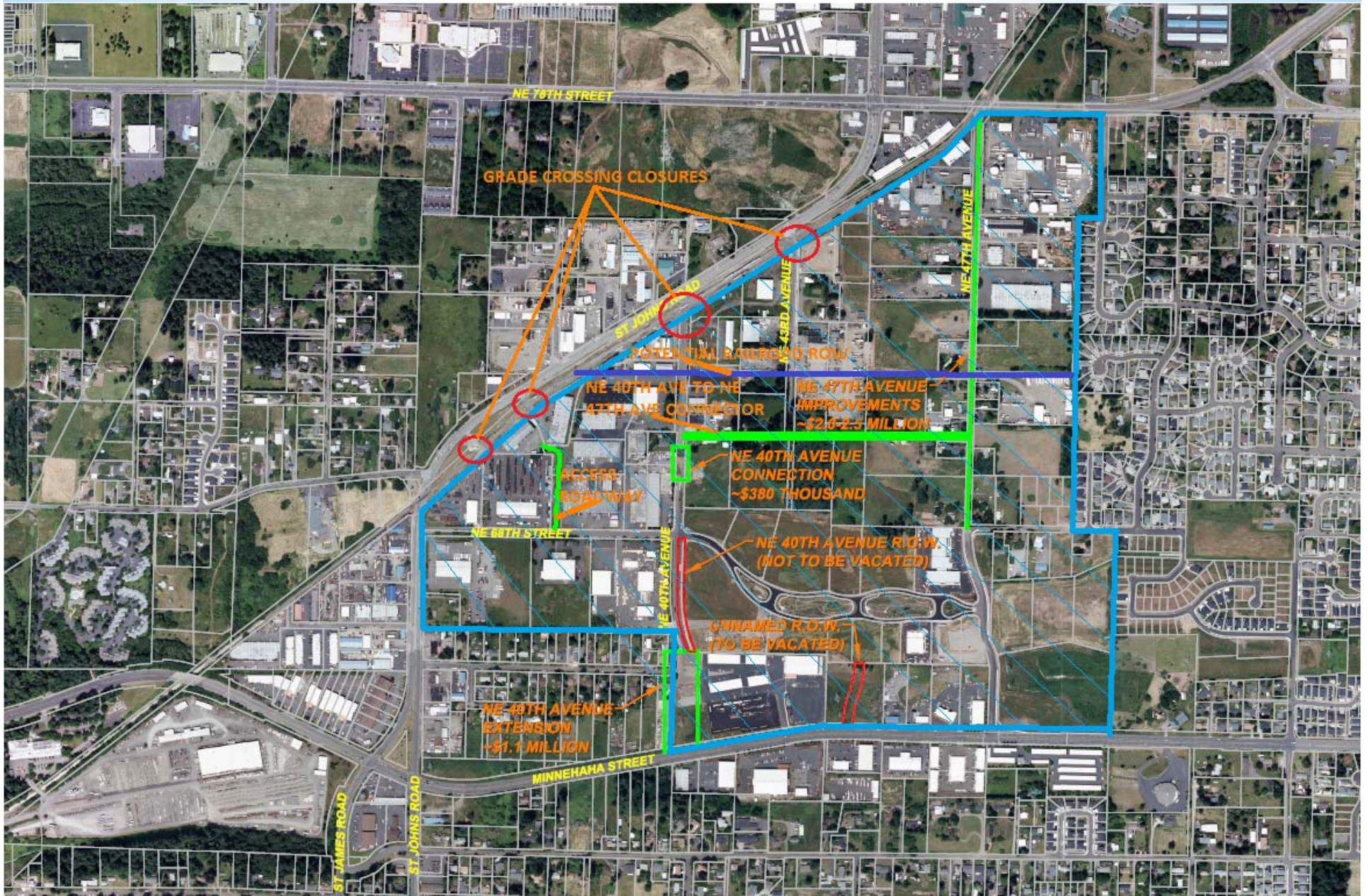
— Professional, scientific, and technical services

Manufacturing Employment Levels

Employment Levels for Select Sectors, Clark County

(Source: US Bureau of Economic Analysis)





Discovery Corridor FPIA

Business and light industrial employment area

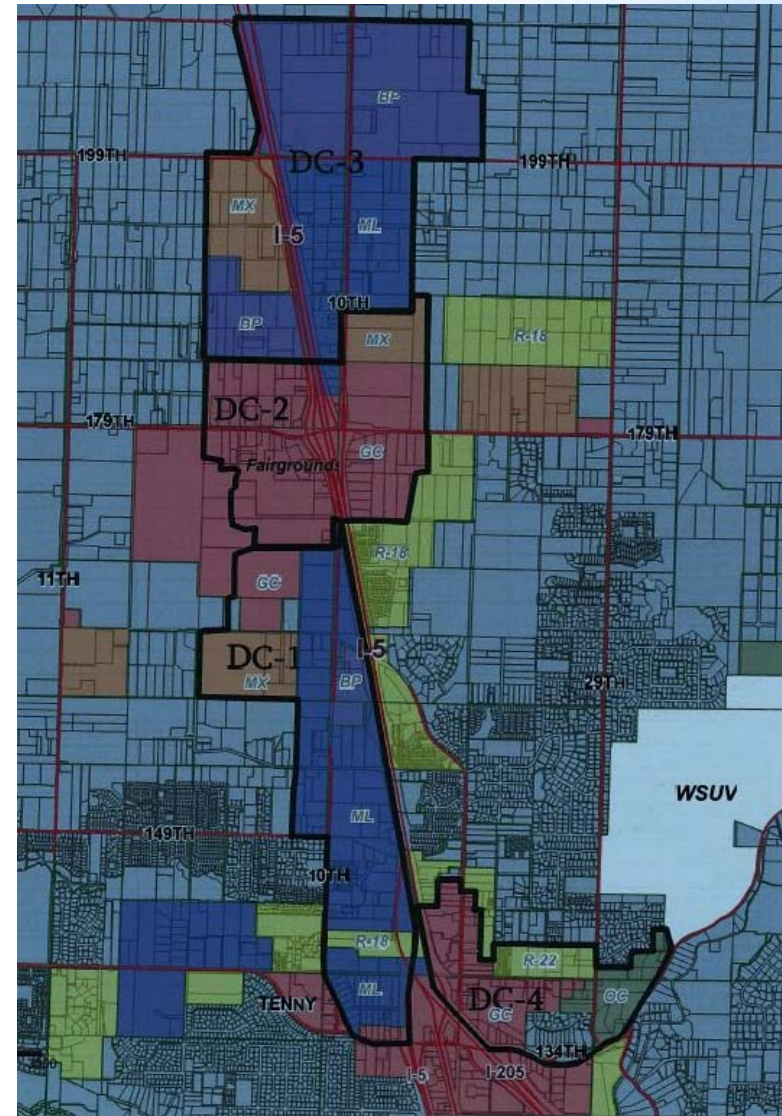
Job Opportunities

■ Discovery Corridor FPIA

- Higher sales tax generation potential
- Possibility for business park/office jobs
- Health care jobs (proximity to Legacy Hospital)
- Access/visibility from I-5
- Sewer investments programmed for interchange area
- Opportunity for critical mass once interchange solved
- \$12.5 million in LRF funding approved in support.

Discovery Corridor FPIA

- Segmented into four areas
 - DC-1: 10th Avenue
 - DC-2: 179th/I-5
 - DC-3: North Area
 - DC-4: Legacy Hospital
- Recommended Focus for investment: DC-2



Challenges to Overcome

- Conflict between rural lifestyle and proposed land for job friendly zoning.
- Interchange capacity at I-5 and 179th Street.
- Sewer infrastructure unavailable today.

Land Use and Zoning for Jobs

- October 30 BOCC Worksession move Comprehensive Plan and zoning changes to the 2016 plan update.
- Survey property owners to inform the future recommendation on land use changes.

I-5 and 179th Street Interchange

- Low priority for state improvement funding.
- Delay in developer project implementation.
- County reprioritization CFP funding from SCIP-11 to 10th Ave.

Sewer Infrastructure Strategy in Prioritized FPIAs

Robin Krause, P.E., District Engineer
Clark Regional Wastewater District

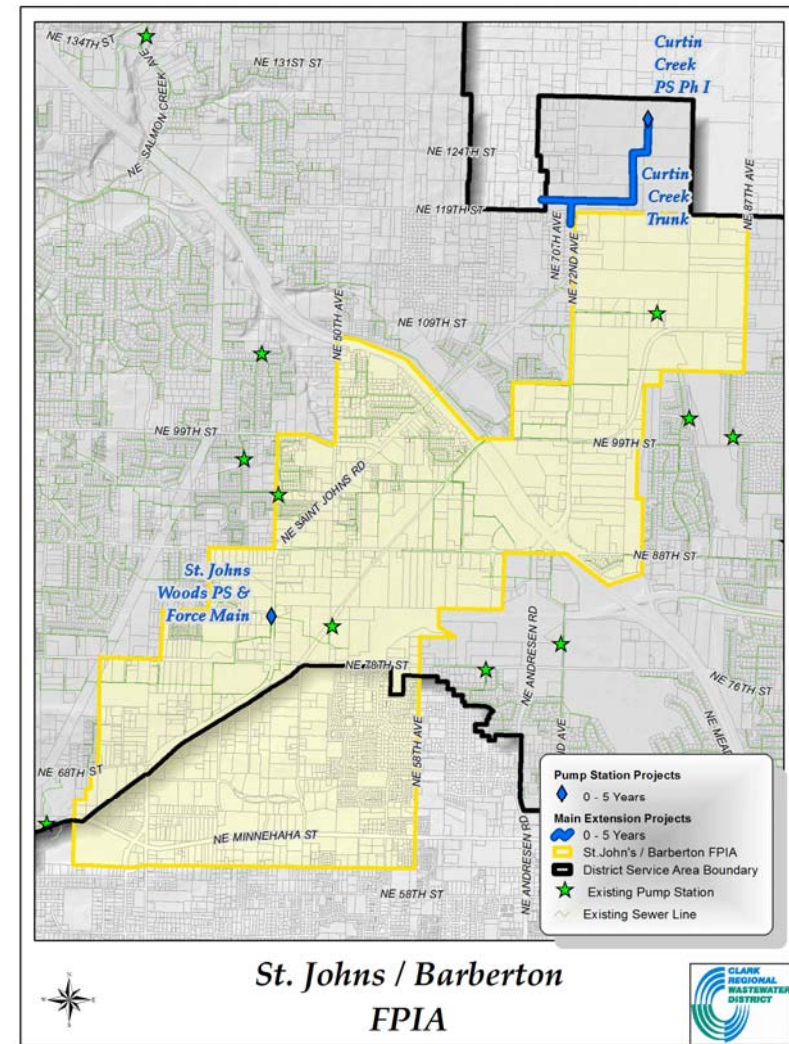
Sewer Infrastructure Strategy in Prioritized FPIAs

- District Supports Prioritized FPIAs
- Sewer Investments Planned in Both FPIAs
- Drivers for District Investment
 - Demonstrated development interest
 - Coordination with County Road Program (CRP)
 - System capacity needs

Sewer Infrastructure Strategy in Prioritized FPIAs

■ St. Johns FPIA

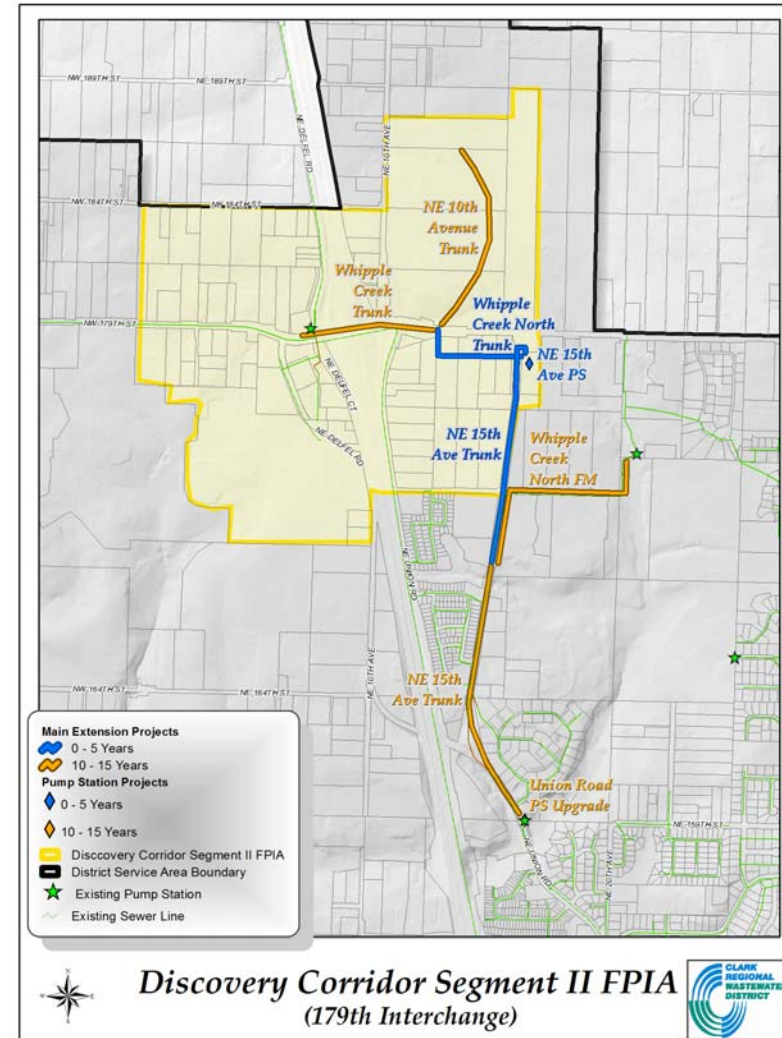
- \$3-4M Investment Planned
- Central & Southern Portion of Area
 - Sewer backbone system in place
 - Extension to specific properties as development occurs
- Northern Portion of Area
 - FPIA includes NE 119th Street/NE 72nd Avenue Area
 - Backbone system investments planned in 5 year timeframe



Sewer Infrastructure Strategy in Prioritized FPIAs

■ Discovery Corridor Segment 2 FPIA

- \$3-4M Investment Planned
- Investments Programmed Over 5-10-15 Years
- Investments Coordinated to Support
 - Development interest
 - Road project coordination
 - System capacity needs

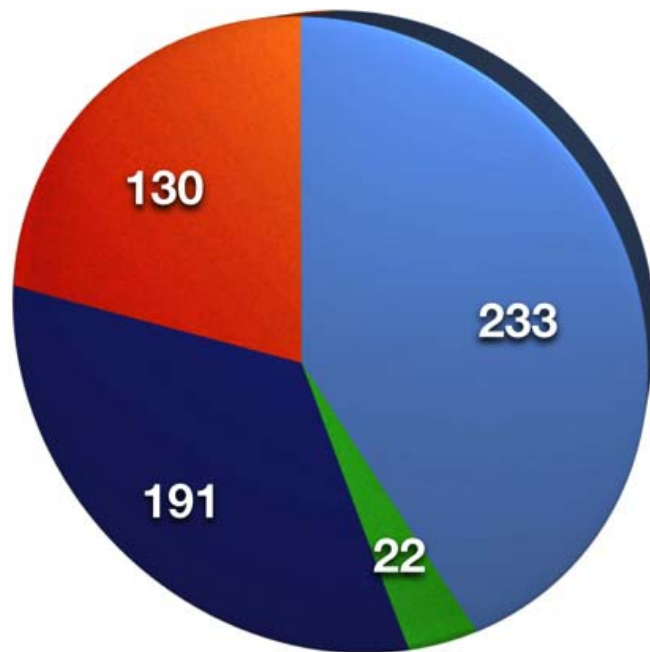


Land-For-Jobs

- Need: Site evaluations and knowledge necessary to communicate with prospects
- Need: Site Readiness Project Funding

CREDC Lands for Jobs - What Do We Have?

Acreage per Zone 13 Sites



● Industrial ● Heavy Industrial
● Business Park ● Office Commercial

- Limited shovel ready land
 - 13 sites
 - 576 acres
 - development ready 0-18 months
 - constraints - infrastructure, ownership
- Need to increase shovel ready land

CREDC Lands for Jobs

- Ensure enough shovel ready land.
- Evolving Inventory - keep tracking and updating.
- Protect industrially zoned land.
- Revise codes to allow flexibility.
- Expedite permitting and approvals.
- Work with Ports to landbank industrial properties.
- Advocate for and invest in infrastructure.
- Take next steps in preparing land for market.

CREDC Lands for Jobs - What's Next?

- Market Ready Initiative-Pilot.
- Determine a County-wide consistent definition for market ready.
- Define the entitlement threshold and process.
- Establish criteria for market ready designation.
- Provide a path for owners to achieve market ready status.
- Determine a funding path for market ready status.

Board Actions and Next Steps

- Yes to co-priority areas?
- If yes, next steps
 - Action Framework (internal)
 - Site Readiness Project (\$60,000)

Board Actions/Next Steps

- If no
- What more do you need to know to support these areas for your investment?