



Highway 395 North Economic Development Project

Presentation to Oregon Land Conservation and Development Commission

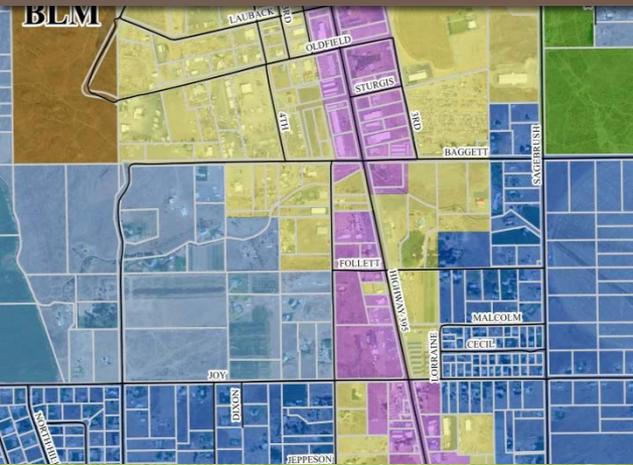
By: Steve Watkinds – Committee Chairman

Byron Grow – Committee Member

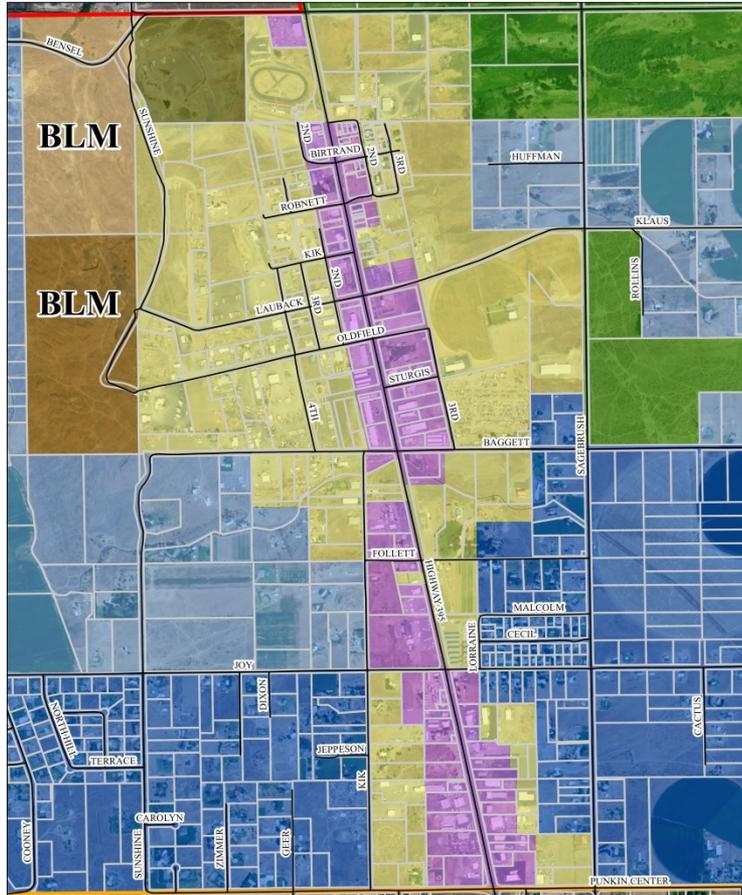
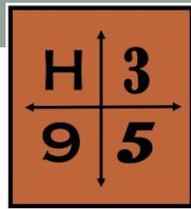
Tamra Mabbott – Planning Director

Bob Waldher, RLA – Senior Planner

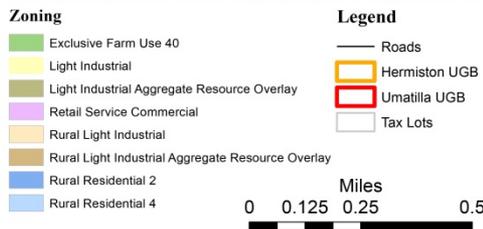
Boardman, Oregon
July 21, 2016



Project Overview



HIGHWAY 395 NORTH CURRENT ZONING



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- Create a Viable Approach to Redevelopment
- Property and Business Owner Driven
 - County as Technical Advisor
- Analysis of Valuation Comparisons
- Utilize “Development Toolbox” to Accomplish Implementation Agenda



Unique Corridor Features

- 709 Acres Zoned Industrial
 - (Large BLM Tract)
- 152 Acres Zoned Industrial
- Large Number of Jobs Linked to Agriculture

Study Area Employment

NAICS	Employment Sector	2013 Employment		
		395 North	97838 Zip	% of Total
23	Construction	86	323	27%
31-33	Manufacturing	73	1,517	5%
11, 42	Agriculture & Wholesale Trade	426	2,256	19%
44-45	Retail Trade	109	1,461	7%
48-49	Transportation & Warehousing	249	1,741	14%
53-54	Real Estate & Professional, Scientific & Technical Svcs	18	370	5%
56, 62	Admin & Support, Waste Mgmt & Remediation Svcs, Health Svcs	163	2,287	7%
71-72, 81	Leisure, Hospitality & Other Svcs	49	1,238	4%
21-22, 51-52, 55, 61, 92	Other Remaining Sectors (not represented in 395 North)	NA	1,799	NA
	Total Employment	1,173	12,992	9%

Project Recommendations



Existing Conditions



Design Standards Concept



Existing Conditions



Design Standards Concept



Existing Conditions

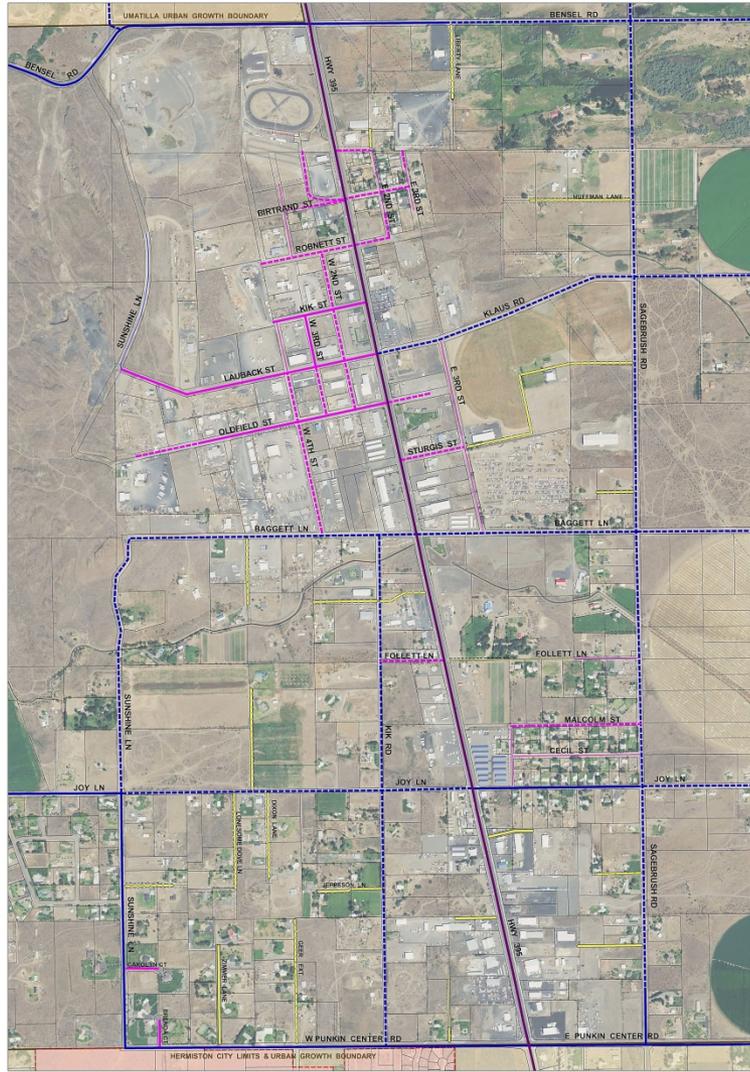


Design Standards Concept

- Zoning Modifications
- Infrastructure Improvements
 - Roadway
 - Water / Wastewater System
- Aesthetic Improvements
 - Implementation of Design Standards
 - Corridor Branding
- Annexation Long-term



Overview of Roadway System



HIGHWAY 395 NORTH STUDY AREA
ROAD JURISDICTION

County Paved	Public Paved	Private Paved	City Limits
County Gravel	Public Gravel	Private Gravel	Urban Growth Boundary
County Dirt	Public Dirt	Private Dirt	

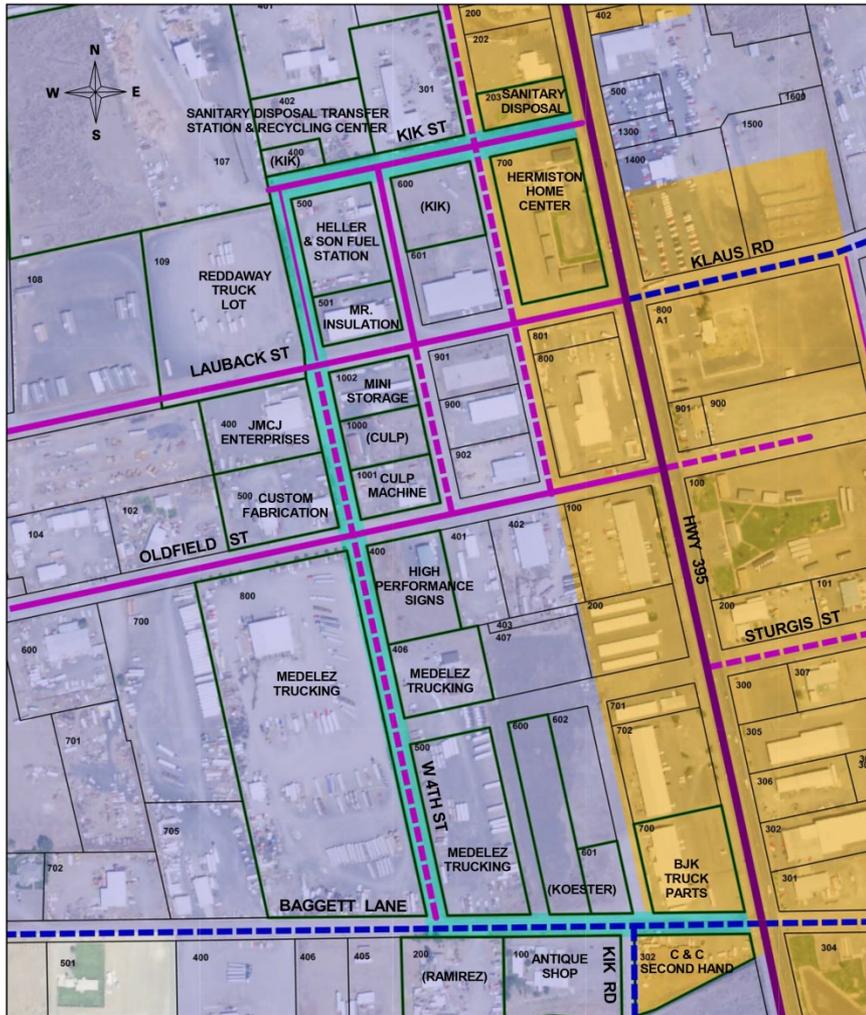
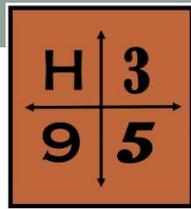
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2014 AERIAL PHOTO

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- Road Jurisdiction
 - County
 - Public
 - Private
- Identified in TSP
- 1995 HWY 395 Corridor Plan
 - Signalization
 - Theater Lane
 - Punkin Center
 - Baggett Lane
 - Bensel Road

Baggett Lane Improvement Project



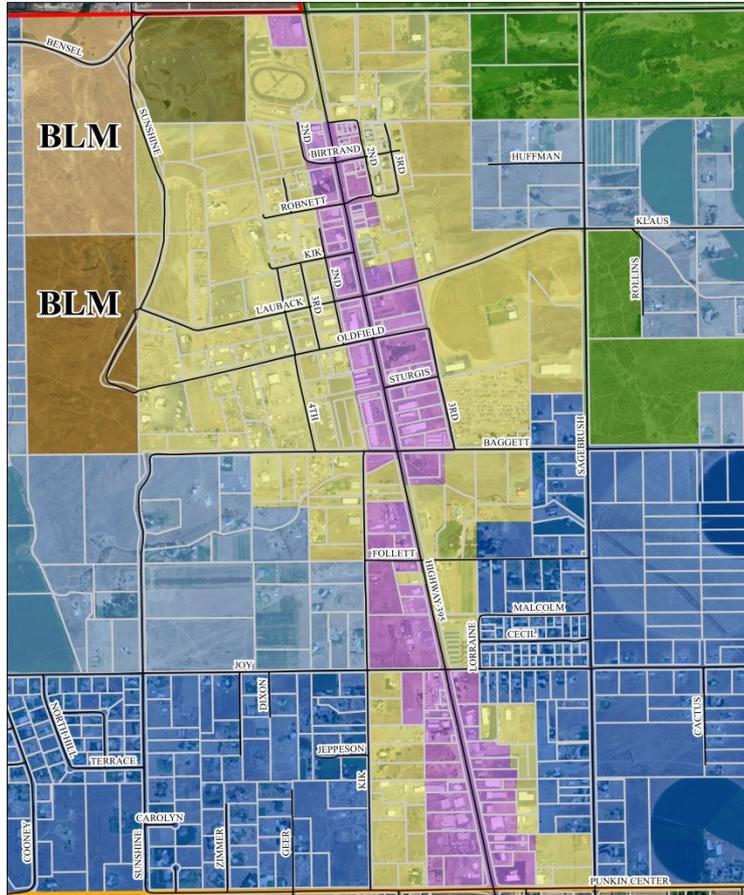
HWY 395 IMPROVEMENT AREA
W 4TH STREET, KIK STREET & PORTION OF BAGGETT LANE

	Subject Improvement Area		Public Road-paved		County Road-paved
	Subject Parcels		Public Road-gravel		Light Industrial Zone
	State Hwy 395		Public Road-dirt		Retail Service Commercial Zone

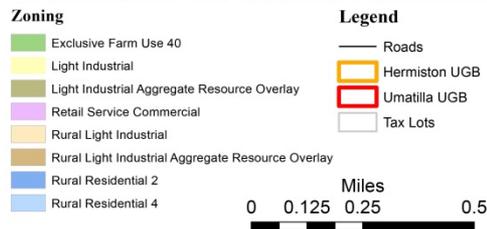
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- Safety Issues on/off Highway 395 to/from Baggett
- Significant Freight Traffic – Maintain Efficiency
- Economic Importance
- Landowner Cooperation, Partnerships
- Leverage Private Investment
- Signalization at Baggett LN added to STIP

Viability Funding Opportunities



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- Enhance Funding
 - 2020 STIP Funding Cycle
 - Work with Regional Solutions
- Immediate Opportunity Funding
 - Type A Project
 - Work with Business Oregon



Next Steps

- Ongoing Quarterly Committee Meetings
- Continue Roadway Improvement Projects
- Potential Code Assistance (Zoning Overlay)
- Incentives for Businesses to Make Aesthetic Improvements
- Considerations for Future of BLM Property
- Leverage HWY 395 Successes for Similar Corridor Projects Such as HWY 11 Near Milton-Freewater



Thank you!

FOR MORE INFORMATION ON
THIS PROJECT VISIT:

<http://www.umatillacounty.net/planning>
Email: tamra.mabbott@umatillacounty.net

