



# Oregon

John A. Kitzhaber, M.D., Governor

## Department of Land Conservation and Development

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September 11, 2014

TO: Land Conservation and Development Commission

FROM: Ed Moore, AICP; South Willamette Valley Regional Representative

SUBJECT: **Agenda Item 5, September 25-26, 2014, LCDC Meeting**

## REGIONAL SOLUTIONS TEAM

### I. SOUTH WILLAMETTE VALLEY REGIONAL SOLUTIONS TEAM

The South Willamette Valley Regional Solutions Team (RST) consists of the following members:

- Jackie Mikalonis, Coordinator, Governor's Office
- Mary Camarata, Department of Environmental Quality
- Karen Chase, Oregon Housing and Community Services
- Ed Moore, Department of Land Conservation and Development South Willamette Valley Regional Representative.
- Jae Pudewell, Oregon Department of Transportation Region 2, and
- Sean Stevens, Business Oregon Eastern Region Business Development Officer

The South Willamette Valley team represents Benton, Lane, Linn and Lincoln counties (shown in dark green on the map below). The team's headquarters is located in Eugene.



## **II. REGIONAL SOLUTIONS BACKGROUND INFORMATION**

A regional solutions team is comprised of representatives from the five state agencies listed above. The focus of centers is on completing specific, tangible projects that will bring new jobs to communities or retain existing ones.

Each region has a five member executive committee appointed by the Governor ([HB 4015](#)). For the South Willamette Valley they are:

- Lee Beyer, State Senator – Convener
- Nick Fowler, Chief Executive Officer, Perpetua Power Source Technologies, Inc. and Northwest Medical Isotopes, LLC. – private industry
- Kitty Piercy, Eugene Mayor – League of Oregon Cities
- William Tucker, Linn County Commissioner – Association of Oregon Counties
- Casey Woodward, President, Casey Woodard Consulting, LLC; Board Member of Woodard Family Foundation – Philanthropy

The executive committee is currently in the process of establishing a larger advisory committee as provided for in HB 4015.

Regional Solutions Centers (RSCs) are places for state agencies to collaborate with each other and local governments, and with other public, private, and civic interests to solve problems and seize opportunities. RSCs are staffed by regional solutions teams. Other state agencies are added to the teams as needed for regional priorities. The teams are led by a regional coordinator who represents the Governor as a catalyst for action in each region. State agency directors meet regularly with the Governor to review and evaluate the RSCs' work based on the number of projects completed.

RSCs complete projects addressing the priorities identified by the advisory committee. Team members collaborate with each other, local officials, citizens, and with other organizations to effectively complete projects. RSCs are also part of the Oregon Solutions Network, which links them with Oregon Consensus, the state's dispute resolution program, and Oregon Solutions, the state's collaborative implementation program.

## **III. PROJECTS**

### **A. RAIN - Regional Accelerator Innovation Network**

The South Valley Region established economic development priorities that included taking advantage of the unique opportunity provided by having two major research universities at each end of the region and many entrepreneurs. Regional Solutions developed a strategy to address the innovation economy for the region and fill a gap in the entrepreneurial world.

Regional Accelerator and Innovation Network (RAIN) is a partnership of government, higher education, private business, and entrepreneurs to advance the formation and growth of tech-

based start-ups in the area. The economic premise of RAIN is to turn innovation into jobs and wealth in the region.

In the fall of 2012, the Regional Solutions Advisory Committee identified the need to address the ongoing shift from a resource-based economy to a knowledge-based economy in our region. The committee developed a vision for a new economic region from Corvallis to Eugene leveraging nearly \$400 million of combined research activity at the University of Oregon (UO) and Oregon State University (OSU) together with local government, entrepreneurs, investors, and local companies. The RST has coordinated the efforts of the RAIN partnership, led by Corvallis Mayor Julie Manning and Eugene Mayor Kitty Piercy together with Vice Presidents of Research, Dr. Kimberly Espy at UO and Dr. Rick Spinrad at OSU, to engage communities, business leaders, and the legislature. In less than a year the partners committed staff capacity and resources that led to a \$3.7 million state investment. The RAIN Core Team has met monthly to develop a communications strategy, business concept, vision, work plan, governance structure, and budget. The partnership opened the facility in Corvallis in November and is on track to open the Eugene facility in the winter of 2014. A Governing Board has been seated and an executive director, Jim Coonan, began work in January 2014.

The South Valley RSC and the Legislature supported RAIN because regions with few large employers need a strong entrepreneurial ecosystem to help build innovation based, traded sector companies in the area, grow them, and keep them here.

RAIN objectives/strategies are:

- Strengthen the regional entrepreneurial ecosystem to produce more successful start-ups
- Focus on scalable, traded sector technology companies
- Stickiness: develop strategies that keep successful companies in the region

RAIN meets these objectives by

1. Launching accelerators in Eugene and Corvallis that provide:
  - Structure
  - Mentoring
  - Networking

Corvallis launched the first group of startup businesses through its accelerator in July 2013 and Eugene launched in July 2014.

2. Developing the Innovation Network – regional resources linked and navigable – accelerators linked and developing strategies to reach out to regional and state-wide assets and opportunities

3. Developing an ombudsman role to help start-ups untangle problems and connect with resources
4. Developing early-stage, resident capital for the region

RAIN was approved by the Legislature this year. To move the initiative forward, Governor John Kitzhaber appointed mayors Julie Manning of Corvallis and Kitty Piercy of Eugene as co-conveners of this dynamic new effort to leverage the resources of local governments, higher education, entrepreneurs, and the communities of the South Willamette Valley in a concerted effort to bolster the regional economy.

Since March of this year the following progress has been made on this initiative:

- RAIN was created as a 501(c) 3 non-profit entity in May
- First installment of funds from the state were received in May
- The Eugene RAIN Accelerator kicked off its first cohort of start-up businesses in July and the Corvallis RAIN Accelerator (OSU Advantage Accelerator) started its second cohort with nine new startup businesses also in July
- Biennium metrics established including: companies graduating from accelerators, jobs created and dollars invested in companies
- Public relations firm hired to implement RAIN communication strategy
- Working Groups created to address RAIN strategies including: Innovation Network, Access to Capital, and Marketing

#### **B. RSIA - Goshen Regionally Significant Industrial Area**

The shortage of large, development-ready industrial sites for businesses looking to expand or locate has encouraged cities and counties to identify suitable locations for such development and Lane County has zeroed in on Goshen as a prime location.

Currently there is a significant underutilized industrial land within Goshen. The Goshen property sits at the confluence of Interstate 5, US Highway 99, and OR Highway 58. In September 2012, the Governor's Economic Recovery Review Council approved Lane County's application to have Goshen designated a Regionally Significant Industrial Area. Attachment B is a locational map of the Goshen RSIA.

On June 4, 2013, Lane County adopted an exception to Goal 14 into its comprehensive plan and rezoned just over 300 acres in the Goshen Unincorporated Community to allow urban intensity of industrial use. Lane LandWatch appealed the county's decision to the Oregon Land Use Board of Appeals (LUBA). In its review of the decision, LUBA identified three assignments of error in the county's decision and remanded it back to the county for correction.

The county is currently in the process of addressing the LUBA remand. To address one of the assignments of error (sewer feasibility), the county applied for a technical assistance grant with the department and the Oregon Business Development Department (OBDD). The department

awarded the county a \$30,000 grant to help pay for a sewer feasibility study that will address the LUBA remand. OBDD Infrastructure Finance Authority also contributed \$20,000 toward the project.

**C. Regional Industrial Wetlands/Wetland Mitigation Project**

Many state departments including the departments of Environmental Quality, State Lands, Business Development, and Land Conservation and Development worked closely with Oregon Cascades West Council of Governments, six cities in Linn and Benton counties, the US Army Corps of Engineers, and the National Marine Fisheries Service to address economic development barriers related to wetlands on industrially zoned land.

Time and uncertainty of wetlands permitting were identified as major impediments to siting industry in the Linn-Benton region. The project team did a comprehensive evaluation of the sites and strove to protect high value wetlands. The findings were summarized in the permit proposal and will result in a more streamlined and time certain process. In addition, it will serve as the basis for future US Army Corps of Engineers/Department of State Lands applications for fill/removal permits on the project sites.

**D. South Santiam Community Forest Corridor Project**

The South Santiam Community Forest Corridor is an abundant natural resource environment stretching approximately 12 miles between the city of Sweet Home on the west and the Willamette National Forest on the east. Dominant features of the corridor include the untamed South Santiam River, actively managed private forest lands, culturally significant Native American cultural sites, and a variety of private and public recreation sites managed by multiple agencies.

In August 2012, as an outgrowth of the Sweet Home All-Lands Collaborative (SHALC), eight Sweet Home area organizations and agencies submitted a request to Governor Kitzhaber to designate the South Santiam Community Forest Corridor as an Oregon Solutions Project. Those entities were the Linn County Parks and Recreation Department, the Linn County Board of Commissioners, Cascade Timber Consultants, the South Santiam Watershed Council, the Sweet Home Economic Development Group, the City of Sweet Home, the Sweet Home Ranger District of the Willamette National Forest, and the Portland District of the U.S. Army Corps of Engineers. On October 8, 2012, the Governor formally designated the project and he named Thomas Maness, OSU Dean of Forestry, and Cynthia Solie, Executive Director of the Cascades West Council of Governments, as co-conveners of the project team. Since that time, more than 50 individuals representing approximately 30 stakeholder groups have been working in a collaborative effort to create beneficial economic, social, and environmental outcomes for this corridor along the South Santiam River.

The Project Team's work has been guided by the following goals:

- Increase the physical connection between Sweet Home and the Willamette National Forest via the South Santiam River corridor.
- Help improve quality of life for local residents. A high quality of life and successful, livable communities serve to attract new businesses and residents to the area.
- Provide for public access to local natural resources and the South Santiam River.
- Contribute to job creation in the Sweet Home area through ecological forestry management of the natural resources, development of more diverse forest products and markets, forest restoration and management activities, and promotion of recreation and tourism.
- Promote improved natural resource health through management and restoration actions within the watershed and implementation of conservation education programs.
- Contribute to improved health of local residents by providing a safe, desirable, and convenient system of recreation opportunities including development of, or partnership with, a sustainable collaboration that is focused on systemic efforts to address health issues in the community.
- Promote knowledge of and connections to historic local places, including the Santiam Wagon Road.
- Promote further economic development and tourism activities through an integrated system of recreation opportunities, consistent with local values.
- Protect and enhance important cultural resources in the corridor, particularly Cascadia Cave.
- Establish a research forest of both public and private lands outside the corridor in partnership with Oregon State University College of Forestry to serve as a demonstration area for the public to learn about active management of forests as an integrated component of broad scale, healthy, working landscapes capable of producing key biological and social attributes while also supporting local economies.
- Provide opportunities for volunteers and organizations with available in-kind resources to contribute to achievement of project goals.
- Provide broad-based education and job training opportunities utilizing the community forest corridor as a resource-rich laboratory for enriching experiences while working in and with the natural environment.

After considerable work on the part of the project team, a Declaration of Cooperation was signed by the participants on March 10, 2014. The parties to the agreement are now focused on implementing the recommendations of the study.

**E. Other projects**

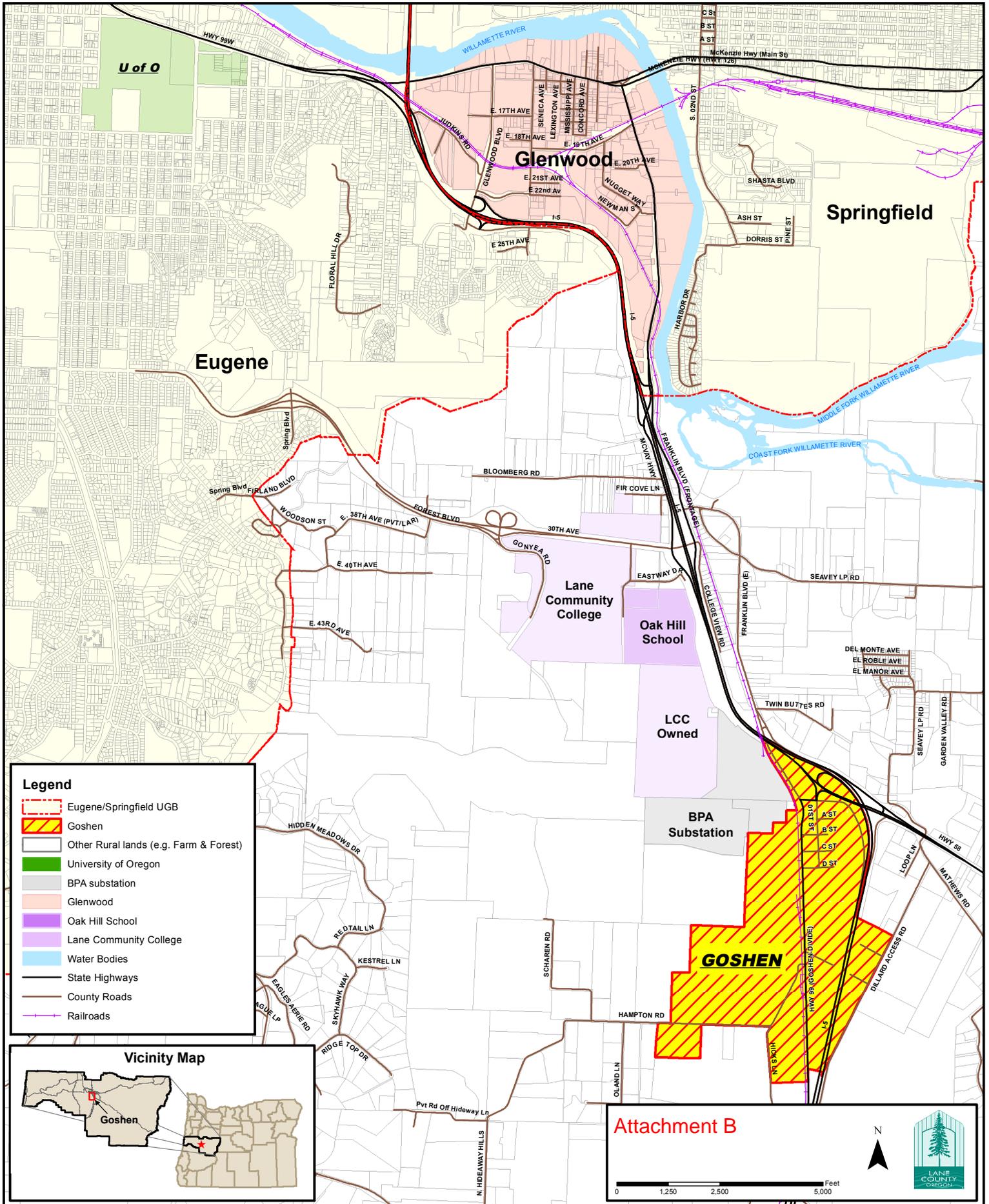
Other projects that the RST is working on include:

- Ports of Newport and Toledo Dredging
- City of Westfir Water Intake relocation
- Oakridge/Westfir Community Investment Initiative
- Glenwood Revitalization/Manufactured Housing
- Rapid Rail
- EmX Rapid Transit
- Transit – Human Services Pilot Project

**IV. ATTACHMENT**

Goshen RSIA Map

# Goshen - Regional Context



# Goshen - SB 766 Nomination Air photo/area map

