

2025 Transportation Growth Management Grant Application

Instructions

Be sure to download and review the [2025 Application Packet](#) before filling out this grant application.

You can save your progress and revisit this form at any time by clicking the "Save" button at the bottom of the page.

Applications must be received by July 31, 2025 at 11:59 p.m. (PDT)

Applicant information

Instructions: Complete this information for the applicant. Provide both a designated contact and an authorized representative (if different than the designated contact) for your entity.

Response instructions are on page 9 of the 2025 Application Packet.

Primary applicant jurisdiction

City of Estacada

Mailing address

PO Box 958

Address Line 1

Address Line 2

Estacada Oregon 97023

City

State

Zip Code

Website

<https://www.cityofestacada.org/>

Contact person name

Elaina Turpin

First

Last

Contact person title

Assistant City Manager

Contact phone

(503) 630-8265

Contact email

turpin@cityofestacada.org

Name of person empowered to sign the agreement with ODOT, if different from the applicant contact

Melanie

First

Wagner

Last

Title of above named person

City Manager

Phone

(503) 630-8275

Email

wagner@cityofestacada.org

List co-applicants (if a joint project)

List co-applicants (if a joint project)

Providing match?

Upload your resolution or meeting minutes from the governing body of applying jurisdiction(s) here:

TGM Resolution 2025.pdf

PDFs only. Max 2mb per file.

Project information

Response instructions are on page 10 of the 2025 Application Packet.

Project title

Mill Site and Riverside Redevelopment Plan

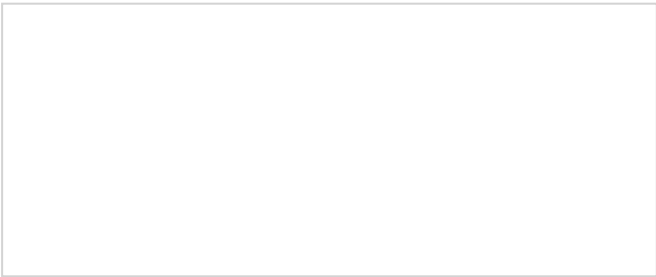
Project area: Using either of the two fields below, attach a map of the project area or describe the area your project is located in.

Option 1: Project area map

TGM grant Map.pdf

PDFs only, 1 file maximum, 2mb file size limit.

Option 2: Project area description



ODOT region (1-5)

[ODOT Region Map](#)

Region 1

Refer to the region map if you are unsure of your region.

Type of grant

Category 2: Integrated Land Use & Transportation Planning

Summary description of project

The City of Estacada seeks TGM funding to develop an integrated land use and transportation plan for the 90-acre Mill Mixed Use Area and the adjacent Riverfront Commercial zone across Highway 224. This project will guide redevelopment, support housing and economic growth, and improve connectivity between the two areas. Key goals include extending 6th Street and Hill Way to Hwy 224, reassessing zoning in the Riverfront area, and planning for multimodal access. The outcome will be a community-supported, market-informed plan that promotes sustainable development, reduces congestion, and creates a cohesive, accessible district aligned with local and regional goals.

Describe the purpose of your project and how the expected outcomes will address a transportation problem, need, opportunity, or issue. (Maximum characters: 750)

Project cost table

Response instructions are on page 11 of the 2025 Application Packet.

TGM funds requested for the work identified in Criterion 3	Consultant	Local reimbursement	Total TGM funds requested
	\$225,000.00		\$225,000.00
Local match	Minimum Match (Calculated) \$25,752.26 <i>Approximately 11.5% of requested funds</i>		
Match to be provided	Labor, supplies and services during project	Payment when Intergovernmental Agreement is signed	
	\$26,000.00		

Total Match to be Provided
\$26,000.00

Award criteria

Criterion 1: Proposed project addresses a need and supports TGM objectives (up to 40 points)

The application demonstrates the proposed project clearly and effectively addresses a local or regional transportation or transportation-related land use issue, problem, need, or opportunity and will achieve one or more of the TGM Objectives.

Response instructions are on page 13 of the 2025 Application Packet.

What is the transportation or transportation-related land use issue, problem, need, or opportunity the proposed project will address?

The former RSG Mill Site has been vacant for over 2 decades. It's 90 acres of land which has Hwy 224 access and also abuts residential and city services. This property was recently sold and the developers are willing to work with the city on a community supported plan for use. This plan needs to include connectivity of 6th Street and Hill Way to Hwy 224. It will also need to address daylighting Mill Creek and other necessary infrastructure improvements for water, sewer, and stormwater.

Directly across the Hwy. is land zoned Riverfront Commercial. In the 2018-19 Economic Opportunities Analysis this land was identified to potentially be tourist focused. The plan at that time was for the city to move the Public Works Shop and Wastewater Treatment Plant to the north of town when a new Wastewater Treatment Plant was built. In the engineering phase of the new plant it was determined in 2022 that moving north would not be financially viable. The new Wastewater Treatment Plant will break ground in the Portal Park area of Riverfront Commercial zone. Keeping the city services here means that the site focus of tourism is no longer viable and while we are planning the development of the Mill site across the Hwy, we should consider what would be a good complement on the Riverfront side. We should plan for traffic, transportation, and infrastructure in this area.

Maximum characters: 3,000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

What are the proposed Project Objectives? How will the Project Objectives achieve one or more of the TGM Objectives?

The project goals are:

1. Create a plan (or plans) for practical use of the land and transportation based on the current market and needs identified by the community and through previous planning.
2. Incorporate the findings from the 2019 Economic Opportunities Analysis and the 2024 Market Study into the commercial usage.
3. Identify the best areas to build middle-housing as recommended in the 2021 Housing Needs Analysis.
4. Identify a set of improvements and land uses that will support a new Urban Renewal District. The new plan will line up with the City's Strategic Economic Development Plan.
5. Work with the community, property owners, developers, and others to develop a project that everyone supports.

The project will also consider the following:

- Data collection and analysis to assess current and projected transportation and land use needs
- Level 1 and 2 Environmental testing
- Community engagement to gather input and address concerns
- Development of multimodal transportation strategies to support various travel modes
- Development of housing and commercial opportunities in line with recommended needs
- Identification of infrastructure improvements to enhance safety and accessibility
- Policy recommendations and implementation strategies to guide future development

The goal of this project is to create a plan which addresses the wide variety of concerns and needs of the community.

Transportation related objectives of this project which align with TGM Objectives.

Create a plan for connectivity between downtown, midtown, and Hwy 224. This connectivity will reduce current congestion, plan for multiple options for evacuations, and address the transportation needs of the site. This aligns with objective 1.1 creating a balanced, interconnected, and safe system.

Create a plan for the location of commercial centers and services, and their traffic impact. This addresses objective 1.2 which relates to the appropriate siting and design of transportation to support the movement of goods and services. This also addresses objectives 3.2 and 3.3 created well located employment centers and housing with access to jobs and services.

Address multi-modal and public transportation facilities and access at the sites. Public transportation runs along Eagle Creek Rd and by planning access through 6th Street, this could allow for future public transportation connectivity. Along the riverfront is the Lakeshore Trail. The Parks Master Plan shows this trail eventually connecting with the future Cazadero Trail. We should plan for access through the Mill site and the Riverfront Zone to connect. This addresses objects 1.4 and 2.2. by creating access to transit and trails.

Maximum characters: 3,000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Criterion 2: Proposed project is timely and urgent (up to 25 points)

The application demonstrates timeliness and urgency. The project is needed now to:

- address pressing local transportation and land use issues
- make amendments to local plans or regulations necessitated by changes in local conditions or in federal regulations, state requirements, or regional plans

- build on, complement or take a necessary step toward completing or implementing other high priority community initiatives, including Governor's Regional Solutions Team priority
- resolve transportation or land use-related issues affecting the project readiness of local, regional or state transportation projects for which funding is expected to be obligated within the near future

Response instructions are on page 15 of the 2025 Application Packet.

Why is it important to do the proposed project in this grant cycle?

Completing this project in the current grant cycle is critical due to the recent private acquisition of the 90-acre Mill site and the property owner's readiness to begin development. This site is the largest redevelopment opportunity within Estacada's city limits, and planning now ensures the City can guide future development in a way that aligns with community needs, infrastructure capacity, and long-term growth goals. Without a coordinated land use and transportation plan, development may proceed in a fragmented or inefficient manner, missing key opportunities for connectivity, multimodal access, and cohesive design.

Additionally, the adjacent Riverfront Commercial zone—originally planned for tourism-focused uses—is now constrained by the City's decision to retain and rebuild the wastewater treatment plant on-site. The area needs to be reevaluated for more appropriate uses and integrated with the Mill site through thoughtful transportation planning and land use coordination. Addressing both sites together during this planning cycle allows the City to create a unified district on both sides of Highway 224, maximizing public investment and community benefit.

With increasing development pressures, strained intersections, and rising infrastructure costs, Estacada cannot afford to delay this planning effort. Acting now ensures that the City leads growth rather than reacts to it, sets clear expectations for developers and property owners, and positions itself to secure future funding for implementation and infrastructure improvements. The window of opportunity is open—but narrow—and this grant cycle is the right moment to shape the future of these high-priority areas.

Maximum characters: 2,500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

What local actions are needed to move the proposed project forward? Have these actions been taken and if so, when? If those efforts are underway, when will they be completed?

The City must develop a coordinated land use and transportation plan to guide the Mill site and Riverfront Commercial zone redevelopment. Key local actions include incorporating findings from the 2024 Market Study, 2021 Housing Needs Analysis, and 2019 Economic Opportunities Analysis, all of which are complete. The City Council has prioritized this project, and staff have initiated coordination with the new Mill site property owner. The City is also exploring formation of an Urban Renewal District to support infrastructure investment. These efforts are underway and will continue in parallel with the proposed planning process, positioning the project for timely implementation.

Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

How does the proposed project relate to other planning efforts, developments, or initiatives? Which of those are completed, underway, or waiting on the completion of this project?

The project builds on several completed and ongoing efforts, including the 2024 Market Study, 2021 Housing Needs Analysis, 2019 Economic Opportunities Analysis, and the 2024 Transportation System Plan update. It aligns with the City Council's strategic priority to redevelop the Mill site and coordinate land use and infrastructure across Highway 224. Staff are actively working with the new Mill site property owner and evaluating the formation of an Urban Renewal District. These actions are either complete or underway and will continue in parallel with the proposed planning process.

Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Criterion 3: Proposed project approach supports policy decision (up to 20 points)

The application demonstrates a clear approach to achieving the expected outcome and includes consideration for adoption. Where substantial coordination with other local, regional, and state planning efforts will need to occur, the mechanisms and responsibilities for the coordination are clear.

Response instructions are on page 16 of the 2025 Application Packet.

Tasks and deliverables table

What are your proposed tasks and deliverables

Project Initiation and Management:

Project Kickoff Meeting

Project schedule

PMT meetings (up to 12)

Responsible Parties:

City of Estacada (Project Manager), Consultant Team

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Existing Conditions and Background Research:

Site visit

Analysis of current assumptions

Review of associated studies and plans

Memo 1: Existing Conditions Analysis

Memo 2: Project Vision, Goals, and Objectives

PAC Meeting 1

Survey 1

Community Meeting 1

Responsible Parties:

Consultant Team (Lead), City of Estacada (Support)

Plans Affected:

Inform all subsequent planning products

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update

and which entity or entities will need to take action to adopt them.

Community Engagement:

Community Engagement Plan

PAC Meeting 2

Stakeholder Interviews and Summary

Website and Social Media content

Responsible Parties:

Consultant Team (Lead), City of Estacada (Support)

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Land Use and Transportation Recommendations:

Land Use and Transportation Consultant Work Session and Summary

Memo 3: Alternative Projects and Strategies Evaluation

PAC Meeting 3

Survey 2

Community Meeting 2

Prioritized Land Use and Transportation Strategies and Projects

Responsible Parties:

Consultant Team (Lead), City of Estacada (Review), Stakeholders (Input)

Plans Affected:

TSP Update, Capital Improvement Plan (CIP), Draft zoning map amendments and comp plan

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Proposed Land Use and Transportation Projects:

Memo 4: Recommended Land Use and Design Changes

Memo 5: Recommended Transportation Changes and Implementation

Memo 6: Housing Development Recommendation Strategies and Implementation

Memo 7: Business Recruitment and Alignment Strategies

PAC Meeting 4

Survey 3

Responsible Parties:

Consultant Team (Lead), City of Estacada (Review)

Plans Affected:

- New Mill Mixed Use and Riverside Area Plan
- Amendments to the Zoning Map, Code, and Comp Plan
- Updates to TSP and CIP
- Potential Urban Renewal Plan

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Concept Plan Development:

Preliminary land use and circulation concepts (3 alternatives)

Conceptual plan views

Memo 8: Evaluation of environmental constraints, feasibility, and infrastructure impacts

Responsible Parties:

Consultant Team (Lead), City of Estacada (Review)

Plans Affected:

- New Mill Mixed Use and Riverside Area Plan
- Potential Urban Renewal Plan

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Redevelopment Plan:

Draft Mill Site/Riverfront Commercial Redevelopment Plan (MSRCRP)

PAC Meeting 5

Discussion Draft MSRCRP

Planning Commission and Economic Development Commission Work Session

City Council Work Session

Adopt MSRCRP

Responsible Parties:

Consultant Team, City of Estacada staff, Planning Commission, Economic Development Commission, City Council

Plans Affected:

- New Mill Mixed Use and Riverside Area Plan
- Amendments to the Zoning Map, Code, and Comp Plan
- Updates to TSP and CIP
- Potential Urban Renewal Plan

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Adoption:

Planning Commission and City Council Hearings

Final MSRCRP

Title VI Report

Project Information Sheet

Responsible Parties:

Consultant Team, City of Estacada staff, Planning Commission, City Council

Plans Affected:

- New Mill Mixed Use and Riverside Area Plan
- Amendments to the Zoning Map, Code, and Comp Plan
- Updates to TSP and CIP
- Potential Urban Renewal Plan

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update

and which entity or entities will need to take action to adopt them.

How will the project approach support investment decisions that align with Oregon's Transportation Plan and Transportation Planning Rules?

The project supports investment decisions aligned with Oregon's Transportation Plan and the Transportation Planning Rules (OAR 660-012) by integrating land use and transportation planning for two major redevelopment areas. It prioritizes multimodal connectivity, compact development, and infrastructure efficiency—core OTP and TPR goals. Planned extensions of 6th Street and Hill Way will improve access and reduce congestion, while pedestrian and bicycle facilities will support mode shift. The plan will identify infrastructure priorities and land use strategies to guide future investments, aligning with Estacada's TSP update and supporting long-term, coordinated, and equitable development.

Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

If adoption hearings will be held as part of a larger project, when will that be and as part of what project? (optional)

The City Council will adopt the Mill Site/Riverfront Commercial Redevelopment Plan as the culmination of the process. There may be development code/comp plan updates suggested as part of the process. These will be updated as needed at the end or after the adoption of the MSRCRP.

Maximum characters: 500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Criterion 4: Proposed project has community support (up to 5 points)

The application demonstrates that there is local support for project objectives, a commitment to participate, and a desire to implement the expected outcome.

Response instructions are on page 17 of the 2025 Application Packet.

Upload letters of support here

Combined Letters of Support.pdf

PDFs only. Max 2 mb per file.

Criterion 5: Proposed project sponsor is ready and capable (up to 10 points)

The application demonstrates that the local government is ready and able to begin the project within the TGM timetable and that there is local commitment and capability to manage and complete the project. The application demonstrates, if applicable, successful performance on previous TGM projects.

Response instructions are on page 18 of the 2025 Application Packet.

Describe the experience and availability of key staff

The project will be led by the Assistant City Manager, she has several year experience managing complex projects. She currently serves as the city's Project Manager for their \$58 million wastewater treatment plant build. The city has a communications staff person starting in August which will free up between 2-8 hours a week to work on this project. Evelyn Moran, Community Development Coordinator, has worked with the city for 3 years working on scheduling meetings, collaborating with variety of staff, community groups, and other agencies for event, program, and project planning. She can work 2-8 hours per week, with the flexibility to arrange her schedule for more time as needed. She will provide support services for the project. Allan Wilson, Senior Planner, has worked for the city for over 3 years. He has experience with working on TGM grant projects, he assisted with the city's Transportation System Plan update. He has worked on both short and long range planning projects. The City also contracts with Winterbrook for planning consulting services. This allows Allan to have more flexibility with his time as needed. Winterbrook can take on the regular land use applications to allow Allan to focus work on more long-term planning goals.

Maximum characters: 1500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Explain how the applicant has the capacity to scope the proposed project during the next 15 months and manage it to completion within 3 years

The City of Estacada is well-positioned to scope and manage the proposed project within the TGM program timeline. The City has a strong track record of successfully completing local and state funded planning efforts, including the 2021 Housing Needs Analysis, 2019 Economic Opportunities Analysis, and the now-complete 2024 Transportation System Plan (TSP). These projects reflect Estacada's ability to manage consultants, lead public engagement, and deliver actionable outcomes.

The City has assigned a qualified project manager to oversee this effort, supported by experienced planning and public works staff. Additionally, Estacada is currently receiving support through the USDOT Thriving Communities Program, which will continue for another year. This partnership provides added technical assistance, capacity building, and coordination resources that directly support this planning initiative.

City leadership has made redevelopment of the Mill site and Riverfront Commercial zone a top strategic priority. Staff are prepared to finalize the project scope within 15 months of award. With staff capacity, interagency support, and strong political alignment in place, the City is fully prepared to complete the project within the 3-year TGM grant period.

Maximum characters: 1500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

If applicable, list applicant's TGM projects within last 10 years and their status

If applicable, list local jurisdiction's TGM projects within last 10 years and their status

TGM File Code	Project Title	Status
1A-16	Active Transportation Plan	Complete, Adopted 9/24/2018

300 character limit.

1A-20

Estacada Transportation System Plan
Update

Complete, Adopted 1/8/2024
300 character limit.

Bonus points: Housing (up to 10 points)

Response instructions are on page 19 of the 2025 Application Packet.

How will the adoption of the final document(s) address barriers to a broad range of housing types and affordability or work to link the location of future workforce housing to walkable/bikeable areas with good transit?

The final plan will identify areas for middle and workforce housing near new multimodal connections, reducing barriers to diverse, affordable housing types. It will align land use and transportation to support walkability, bike access, and future transit service. Zoning and policy recommendations will promote density, reduce parking barriers, and ensure housing is located near jobs, services, and infrastructure.

Maximum characters: 500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Required forms

Title VI: Racial & Ethnic Impact Statement form
Racial Impact Statement.pdf

[Download the Racial & Ethnic Impact Statement form here](#)

PDFs only. Max 2 mb per file.

Certifications

Response instructions are on page 20 of the 2025 Application Packet.

Eligibility criteria

- ☒ This application demonstrates a clear transportation relationship
- ☒ This application demonstrates adoption of products to meet project objectives
- ☒ This application demonstrates the support of local officials

Preparation of application

- ☒ This application was prepared by staff of the primary applicant or staff of one of the involved jurisdictions
- ☐ This application was prepared by the following COMPENSATED consultant (indicate below)
- ☐ This application was prepared by the following UNCOMPENSATED consultant (indicate below)
-

Would you like to receive TGM news and updates?

☒ Yes ☐ No ☐ I am already subscribed

Clicking "Yes" authorizes us to add your email to our e-newsletter mailing list. You can unsubscribe at any time.

Today's date

7/23/2025

If you encounter any issues with the submittal process, please contact:

Rachael Levasseur
Planning Section Web Coordinator
Rachael.LEVASSEUR@odot.oregon.gov

RESOLUTION 2025-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESTACADA AUTHORIZING APPLICATION FOR STATE OF OREGON TGM PLANNING GRANT FUNDS

WHEREAS, the State of Oregon TGM Program administered by the Department of Land Conservation and Development and Department of Transportation awards Planning Grants on an annual basis to help local jurisdictions plan for streets and land to lead to more livable, sustainable, and economically vital communities; and

WHEREAS, the City Council of the City of Estacada desires to submit a project application for the TGM Planning Grant to develop an integrated land use and transportation plan for the mill mixed use and riverfront commercial zone development; and

WHEREAS, the TGM projects are selected on a competitive basis within each of the five ODOT regions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ESTACADA THAT:

Section 1: The City Manager is authorized to apply for and submit the application for TGM Planning Grant funds from the State of Oregon Department of Land Conservation and Development and Department of Transportation.

Section 2: The City Manager is authorized to direct the execution of all necessary documents to apply for the grant and, if awarded, accept and administer the grant.

Passed and effective this 14th day of July, 2025.



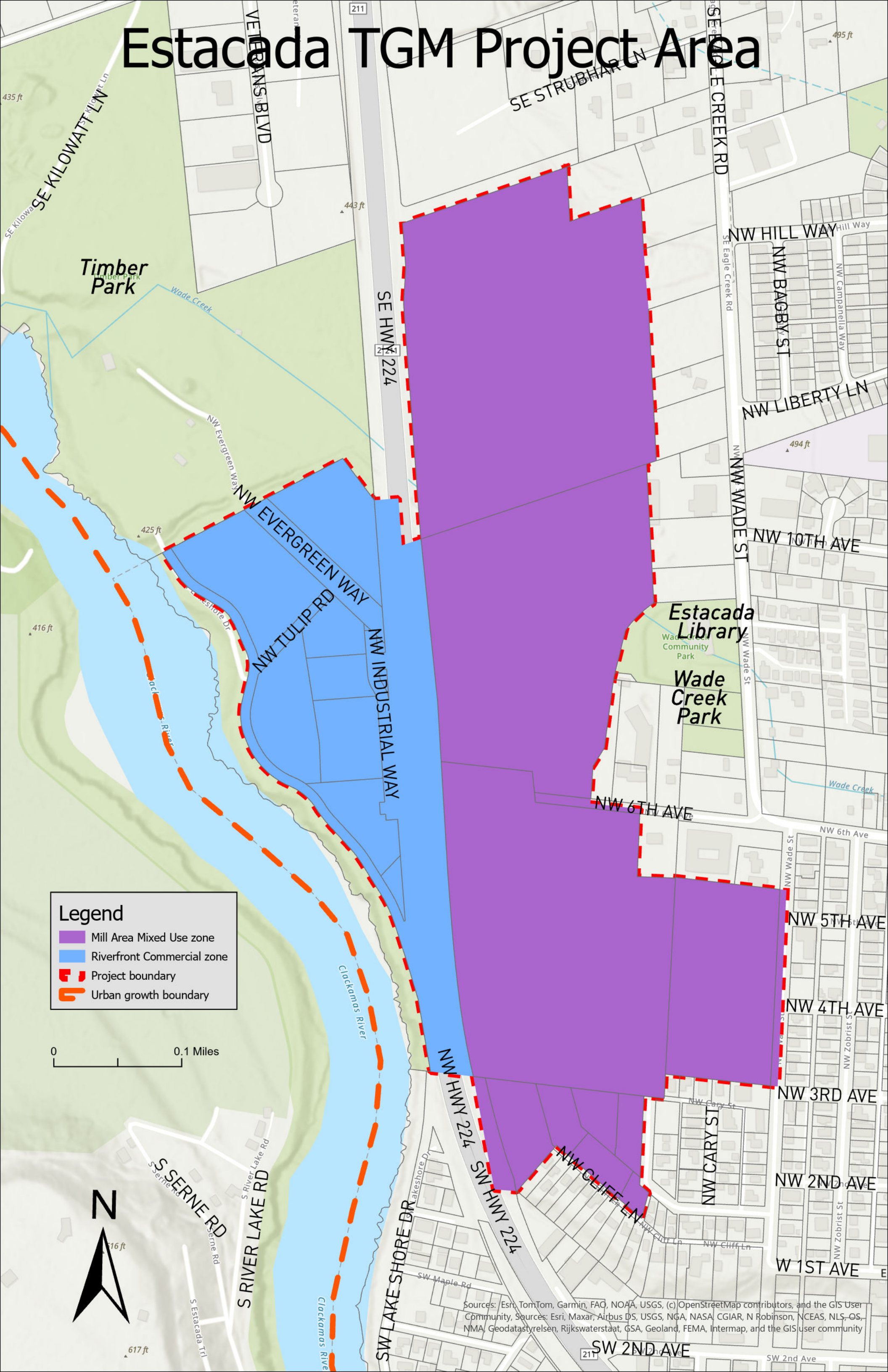
Sean Drinkwine, Mayor

ATTEST:



Sadie Main, City Recorder

Estacada TGM Project Area



Legend

- Mill Area Mixed Use zone
- Riverfront Commercial zone
- Project boundary
- Urban growth boundary

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



ESTACADA FIRE & RESCUE

445 SE Currin Street • PO Box 1385

Estacada OR 97023 Phone 503-630-7712

May 15, 2025

RE: Letter of Support for Transportation & Growth Management (TGM) Program Grant Application

To Whom It May Concern,

On behalf of Estacada Fire District No. 69, I am writing to express our strong support for the City of Estacada's application for the Transportation & Growth Management (TGM) Program grant. As a critical public safety agency serving the Estacada community and surrounding areas, we recognize the importance of thoughtful, coordinated planning that supports safe, sustainable, and resilient growth.

The proposed planning project aligns with our mission to provide professional emergency and community services to the district residents and visitors. Improved transportation infrastructure and land use planning directly impacts our ability to respond efficiently to emergencies. Enhancing connectivity, reducing congestion, and planning for future growth will not only improve quality of life for residents but also ensure that emergency services can continue to meet the needs of a growing population.

We are particularly encouraged by the City's commitment to community engagement and interagency collaboration throughout this planning process. We look forward to participating in discussions and offering our perspective to help shape a plan that supports public safety, accessibility, and long-term resilience.

We urge your favorable consideration of the City of Estacada's application and stand ready to support this important initiative in any way we can.

Sincerely,

A handwritten signature in black ink, appearing to be "Ian O'Connor", written over a horizontal line.

Ian O'Connor

Fire Chief



BOARD OF COUNTY COMMISSIONERS

PUBLIC SERVICES BUILDING

2051 KAEN ROAD | OREGON CITY, OR 97045

June 3, 2025

Virginia Elandt, ODOT
Transportation and Growth Management Program
1355 Capitol Street NE
Salem, Oregon

Dear Virginia:

Thank you for the opportunity to comment on local projects. Clackamas County is pleased to support the City of Estacada's grant application to fund planning efforts for the redevelopment of a 90-acre former mill site, which has remained vacant for over two decades.

Situated between Highway 224 and downtown Estacada, the site serves as a vital link between the highway and the city center. As Estacada experiences rapid population growth, several major intersections are at or near failure. Improving traffic safety and congestion are crucial.

The redevelopment plan envisions a mixed-use neighborhood that may include middle housing, high-density units, commercial space, and retail. A recent Market Study identified strong demand for amenities like a grocery store, which would benefit local residents.

The site also includes Mill Creek, which bisects the property. As part of the redevelopment, the creek will be daylighted and restored to meet zoning requirements. This ecological restoration will enhance fish and wildlife habitat, improve water quality, and provide flood mitigation that supports the city's stormwater management strategy.

Once developed, this site is expected to generate significant tax revenue and contribute meaningfully to the community's quality of life. Redevelopment of the mill property will deliver economic, environmental, and livability benefits for Estacada and the surrounding region.

Clackamas County looks forward to supporting the City of Estacada in realizing this once-in-a-generation opportunity.

Sincerely,

Craig Roberts, Chair

On Behalf of the Clackamas County Board of Commissioners



Dr. Ryan Carpenter
Estacada School District
Superintendent
255 NE 6th Ave
Estacada, OR 97023
carpenterr@estacada.k12.or.us

May 13, 2025

City of Estacada
475 SE Main Street
Estacada, OR 97023

RE: Letter of Support for the Development of the Old Mill Property Site

To the Honorable Mayor and City Council,

On behalf of the Estacada School District, I write to offer our full support for the proposed development of the old mill property site. This transformative project holds significant promise for the future of our community and will directly and positively impact the students, families, and educators who make up the Estacada School District.

The revitalization of the old mill site will open new doors for housing and business development—opportunities that are critically needed as our district and community continue to grow. Increased housing availability will help ensure that more families can live and thrive in Estacada, with students attending schools closer to home. Furthermore, local business growth will not only create employment for our families but will also expand internship, mentorship, and career-connected learning opportunities for our students as part of our district's commitment to preparing them for life beyond graduation.

This project also presents a unique opportunity to improve local transportation infrastructure. By opening up the mill site, the City will enhance transportation routes and reduce congestion—resulting in safer, more efficient access to our schools. This is especially important for our youngest community members who rely on walkable and bike-friendly pathways to get to and from school safely each day.

In addition, the development creates a potential location for much-needed amenities such as a hotel. This would allow

Estacada to better support visiting athletic teams, school groups, and families who participate in our tournaments and district-hosted events. With the ability to offer lodging, our school district could increase hosting opportunities for regional and state competitions, fine arts events, and community gatherings—further embedding our schools as central hubs of civic life.

As Quint Studer notes in Building a Vibrant Community, “Thriving communities are built by people who believe things can be better and are willing to take action to make it so.” The development of the old mill site is a bold and necessary action that will contribute to a stronger, more vibrant Estacada for generations to come.

The Estacada School District stands firmly in support of this development, recognizing its potential to improve the quality of life for all residents while directly advancing the success of our students and families. Together, we can ensure Estacada continues to thrive—now and in the future.

With respect and gratitude,

A handwritten signature in black ink, appearing to read "R. Carpenter". The signature is fluid and cursive, with the first name "Ryan" and last name "Carpenter" clearly distinguishable.

Ryan Carpenter, Ed.D
Superintendent
Estacada School District

May 6, 2025

Estacada City Council
475 SE Main Street
Estacada, OR 97023

Dear Mayor Drinkwine and Members of the City Council:

The Estacada Chamber of Commerce enthusiastically supports the development of the 90-acre Old Mill Site. This is a landmark project that will serve as a transformational step forward for our community. This property represents a once-in-a-lifetime opportunity to create meaningful improvements in livability, economic growth and connectivity within Estacada. The Chamber strongly supports the City's efforts to prioritize development of this site for several compelling reasons:

- **Economic opportunity and business retention:** Thoughtful development of this area will attract new businesses such as grocery stores, medical offices, restaurants and retail shops. These new businesses will not only meet community needs but also strengthen our local economy and keep dollars circulating within Estacada.
- **Improved transportation and connectivity:** The extension of critical routes like 6th Street and Hill Way will greatly enhance traffic flow and reduce congestion at overburdened intersections. In addition, well planned pedestrian and bicycle pathways will ensure safe accessible mobility for all residents, fostering a walkable and connected community.
- **Support for workforce housing:** As Estacada continues to grow, the need for affordable housing has become more urgent. This development creates a prime opportunity to integrate housing that supports the people who work and contribute to our community.
- **Balanced, mixed-use development:** The flexibility provided by the Mill Area Mixed-Use zoning allows for a vibrant, balanced mix of residential, commercial and civic spaces. With appropriate infrastructure and planning, this site can become a central hub for innovation, employment and community engagement.

The Estacada Chamber of Commerce is ready to partner with the City, developers and stakeholders to help realize the full potential of the Old Mill Site. We believe this project can serve as a model of smart growth and community building for generations to come.

Sincerely,
/s/ Connie Redmond

CONNIE REDMOND
Chamber President

Traffic & Public Safety Committee
City of Estacada
475 SE Main Street
Estacada, OR 97023

6/17/2025

Transportation and Growth Management Program
Oregon Department of Transportation
355 Capitol Street NE, MS 11
Salem, OR 97301

RE: Letter of Support – City of Estacada TGM Grant Application for Mill Mixed Use and
Riverside Commercial Area Plan

Dear Review Committee,

On behalf of the City of Estacada's Traffic & Public Safety Committee, I am writing to express our strong support for the City's application for funding through the Transportation and Growth Management (TGM) Program to develop a comprehensive land use and transportation plan for the Mill Mixed Use and Riverside Commercial Area.

The former RSG Mill Site is a centrally located 90-acre parcel that has remained vacant for over two decades. With direct access to Highway 224 and close proximity to existing residential neighborhoods and city services, this property represents a significant opportunity for thoughtful, community-supported redevelopment. The City has a timely and collaborative opportunity to work with the property's new owners to ensure that development is well-integrated with existing infrastructure and future community needs.

From a traffic and safety perspective, this planning effort is essential. The project will evaluate and propose solutions for key connectivity needs, including extensions of 6th Street and Hill Way to Highway 224—both critical corridors for safe and efficient transportation. Additionally, this area requires proactive planning for infrastructure improvements to water, sewer, stormwater systems, and the daylighting of Mill Creek, all of which are foundational to ensuring safe and resilient development.

Across Highway 224 lies land zoned for Riverfront Commercial uses. While previously envisioned as a tourism hub, the siting of the new Wastewater Treatment Plant in this zone has shifted the area's development potential. A coordinated planning effort for both sides of the highway is now necessary to determine complementary land uses and manage associated transportation and safety implications.

As the committee tasked with advising the City on issues related to traffic and public safety, we believe this TGM-funded planning process will be instrumental in supporting safe, equitable, and efficient transportation solutions that meet Estacada's long-term goals. We urge your full consideration of this proposal.

Sincerely,
James Moriarty
Chair, Traffic & Public Safety Committee
City of Estacada

RACIAL AND ETHNIC IMPACT STATEMENT

This form is used for informational purposes only and must be included with the grant application.

[Chapter 600 of the 2013 Oregon Laws](#) require applicants to include with each grant application a racial and ethnic impact statement. The statement provides information as to the disproportionate or unique impact the proposed policies or programs may have on minority persons¹ in the State of Oregon if the grant is awarded to a corporation or other legal entity other than natural persons.

1. The proposed grant project policies or programs could have a disproportionate or unique positive impact on the following minority persons:

Indicate all that apply:

Women	Asians or Pacific Islanders
Persons with Disabilities	American Indians
African-Americans	Alaskan Natives
Hispanics	

2. The proposed grant project policies or programs could have a disproportionate or unique negative impact on the following minority persons:

Indicate all that apply:

Women	Asians or Pacific Islanders
Persons with Disabilities	American Indians
African-Americans	Alaskan Natives
Hispanics	

3. The proposed grant project policies or programs will have no disproportionate or unique impact on minority persons.

If you checked numbers 1 or 2 above, please provide below the rationale for the existence of policies or programs having a disproportionate or unique impact on minority persons in this state. Further provide evidence of consultation with representative(s) of the affected minority persons.

By checking this box, I hereby certify the information contained on this form is true, complete, and accurate to the best of my knowledge.

Dated:

Printed Name:

Title:

Agency Name:

¹ “Minority person” are defined in SB 463 (2013 Regular Session) as women, persons with disabilities (as defined in ORS 174.107), African Americans, Hispanics, Asians, or Pacific Islanders, American Indians and Alaskan Natives.