MEMORANDUM

To:	Clackamas County Board of County Commissioners
From:	Tonia Holowetzki, Director, Public & Government Affairs
RE:	City of Estacada Letter Request – TGMG Program
Date:	May 6, 2025

REQUEST: Approve letter supporting the City of Estacada's grant proposal to develop Estacada Mill Mixed Use Area Transportation Plan.

BACKGROUND: The City of Estacada seeks grant dollars from the ODOT Transportation and Growth Management (TGM) Grant Program to support the development of an integrated land use and transportation plan for the Mill Mixed Use Area, a centrally located 90-acre former mill site. This property will serve as a land bridge connecting Oregon State Highway 224 to the center of town, necessitating a well-structured transportation strategy to accommodate future growth and connectivity.

The primary transportation priorities for this project include the extension of 6th Street to Highway 224, followed by the extension of Hill Way to Highway 224. These connections will play a critical role in alleviating congestion at failing intersections, which are experiencing increased traffic volumes due to ongoing housing development. The planned roadway improvements will distribute traffic more evenly, reducing bottlenecks and enhancing overall network efficiency.

Given the range of allowable uses within the Mill Mixed Use Area—including gas stations, hotels, schools, medical facilities, health clubs, and grocery stores—the city recognizes the need for active participation in the planning process. The anticipated increase in daily trips generated by these developments underscores the importance of a comprehensive transportation plan that ensures fluid connectivity, mitigates congestion, and prioritizes safety for all road users.

This initiative aligns with state and regional transportation goals and will be developed in collaboration with key stakeholders, including local government agencies, transit providers, community organizations, and the public.

RECOMMENDATION: PGA recommends that the Board approve a letter in support of the City of Estacada's grant application.

Respectfully submitted,

A. Holowetz

Tonia Holowetzki, Director, Public & Government Affairs

ATTACHMENTS
#A: Draft Letter of Support

May 27, 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,

DRAFT

Craig Roberts, Chair

On Behalf of the Clackamas County Board of Commissioners