

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: September 16, 2025 **Approx. Start Time:** 11:15 AM **Approx. Length:** 30 minutes

Presentation Title: Proposed County Event Venue

Department: Transportation and Development

Presenters: Dan Johnson, Director
Laura Edmonds, Manager, Office of Economic Development

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Board direction on whether to further study a potential County-owned and managed event venue.

EXECUTIVE SUMMARY:

During its recent strategic planning retreat, the Board discussed the development of a County-owned and managed event venue. Though not included in the final Strategic Plan, the Board requested further assessment of this idea.

Facilities of this nature can vary greatly. Washington County, in partnership with the City of Hillsboro and Washington County Visitors Association, built a 66,000 sq. ft. facility, including 39,000 sq. ft. exposition area and a 13,000 sq. ft. conference center, near the Hillsboro airport and Washington County Fair Grounds.

Opened in 2020, the project had an estimated construction cost of \$40 million. As a part of this effort, Rowe Consulting Group developed a Business Plan for the Wingspan Event and Conference Center that identified all event facilities within a 20-mile radius (Attachment A).

If the Board desires additional assessment of a potential event center, staff need clarity on the scope and scale of the intended facility.

An event center could provide space for community gatherings such as weddings, concerts and other special events. Similar to the revenue the County gains from operation of the Stone Creek golf course, event center usage fees could be a revenue stream for critical County programs and services. Staff does not have sufficient data at this point to provide a detailed prediction of the event center's potential profitability.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? ☐ YES ☒ NO

What is the cost? \$ Unknown

What is the funding source? Unknown

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals? N/A
- How does this item align with the County's Performance Clackamas goals?

Available Land for Business Development: By 2028, in conjunction with our communities and partners, the County will work to increase available land to retain, expand and recruit new businesses.

LEGAL/POLICY REQUIREMENTS:

To be determined.

PUBLIC/GOVERNMENTAL PARTICIPATION:

To be determined.

OPTIONS:

Option 1: Direct staff to further study a potential County-owned and managed event center.

Option 2: Direct staff to pause study of a potential County-owned and managed event center at this time.

RECOMMENDATION:

No Recommendation.

ATTACHMENTS:

- Attachment A: Wingspan Event and Conference Center Business Plan (2019), Rowe Consulting - Event Facilities within 20 Miles of Portland City Center

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____  _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Laura Edmonds 503-742-4366

Attachment A: Event Facilities Within 20 miles of Portland City Center

Facility	Location	Distance from Portland city center (miles)	Total INDOOR meeting space (sq. ft.)	Total OUTDOOR meeting space (sq. ft.)	Banquet seating capacity (people)
Oregon Convention Center	Portland	2	375,000		10,000
Portland Expo Center	Portland	8	357,000		6,280
Clark County Event Center	Ridgefield	18	97,200	52,500	4,900
Veterans Memorial Coliseum	Portland	2	110,545		2,200
Wingspan Event and Conference Center	Hillsboro	17	52,218	98,300	1,980
Moda Center	Portland	2	153,638	60,000	1,500
Red Lion Hotel on the River, Jantzen Beach	Portland	8	36,000	800	1,500
Portland Spirit Cruises and Events	Portland	1	22,300		1,400
Portland Marriott Downtown Waterfront	Portland	1	44,104		1,180
Hilton Vancouver Washington	Vancouver	9	30,000		1,000
Hilton Portland Downtown and The Duniway	Portland	0	78,000		840
DoubleTree by Hilton Portland	Portland	3	47,000		800
World Trade Center Portland	Portland	0	27,000		800
Embassy Suites by Hilton Washington Square	Tigard	10	24,000		800
Sheraton Portland Airport	Portland	12	22,500		750
The Melody Ballroom & Event Center	Portland	2	20,000		750
Holiday Inn Portland South/ Wilsonville Conference Center	Wilsonville	17	12,000		650
Monarch Hotel & Conference Center	Clackamas	11	20,000		600
The Nines	Portland	0	14,000		600
Artful Venues at the Portland Art Museum	Portland	0	16,200		560
Sentinel	Portland	1	23,000		500
The Historic Trust	Vancouver	9	20,000	5,000	500
Crowne Plaza Portland Downtown Convention Center	Portland	2	11,900	4,000	500
Oregon Zoo Cascade Crest Ballroom	Portland	3	15,544	29,000	450
Leftbank Annex	Portland	2	13,535	6,000	440
World Forestry Center	Portland	3	39,165		400
Benson Hotel	Portland	0	18,000		400
Portland Center Stage	Portland	1	10,555		350
McMenamins Edgefield	Troutdale	16	25,000		300
Embassy Suites by Hilton Portland Downtown	Portland	1	14,000		220