



## 2017 Year in Review

CCA is always ready to help members, whether it be better road signs for the Oregon Food Bank, resolving bureau conflicts for Bravo Environmental, eliminating parking issues for Sapa, or reducing homeless camping for the Radisson Hotel. Got a problem? Call CCA: 503.287.8686.

Our **new website** offers increased networking opportunities for members. Member-generated news, coordinated Facebook and LinkedIn feeds, and a more robust member profile will help your company extend its reach and publicize activities. You can find us at [www.ColumbiaCorridor.org](http://www.ColumbiaCorridor.org) or [www.CCA.works](http://www.CCA.works).

### Cannabis Business Growth in 2017

Once we realized that the vast majority of cannabis permits in Portland were located in the Columbia Corridor, we convened a task force to study the land use and wage impacts. While we welcome new businesses, there was considerable confusion about impacts on property value and lease rates, middle income wages, and where the city wanted cannabis businesses to locate in the long-term. Our review resulted in improved understanding of which type of properties were preferred and a letter of recommended steps for the city.

### Freight Road Improvements

2017 has been a busy year for Local Improvement Districts (LIDs). Approval of the N Suttle Rd LID is a good example of the difficulty of these projects which rely primarily on funding from the adjacent property owners. CCA has a track record of listening to property owner needs and pushing the city for lower costs. Thanks to our partnership with PBOT, one of the worst streets in the city will be rebuilt and the cost will be significantly lower than the original estimate. In the past year we saw final design for NE 47<sup>th</sup> Ave.; Council approval of LIDs for NE 27<sup>th</sup> Ave. and N Suttle Rd; three separate LID actions or discussions in the Marx and NE 105<sup>th</sup> area; discussion of potential costs for NE 78<sup>th</sup> Court; and we even consulted on a new LID for Naito Parkway.

Working with the Portland Freight Committee, CCA helped secure city funding for two freight projects: a rail overcrossing for N Rivergate Blvd and a new traffic signal at NE 33<sup>rd</sup> and Marine Drive. An additional traffic signal is planned for NE 122<sup>nd</sup> and Marine Drive.

CCA and other businesses advocated in support of the \$5 billion State Transportation Package. This package was approved in 2017 and included funding for three Portland freight bottleneck projects and an opportunity to test congestion funding.

### Business Advocacy

In January 2017, EPA released its Record of Decision (ROD) for the Portland Harbor Superfund. CCA has been actively engaged with this project for the past decade, organizing business input opportunities to ensure a balanced cleanup plan protective of human health and the environment. CCA met with EPA in December to advise on their outreach plan. As cleanup proceeds, CCA expects to continue to be involved in business engagement.

### Transit Improvements

Bringing improved transit service to the Columbia Corridor has always been a struggle, but this year was different. Increased tax revenue, resolution of contract negotiations, a receptive leadership and a long-range planning process combined at TriMet to create an opportunity for three new bus lines to the Columbia

Corridor. It didn't hurt to have CCA organize business focus groups, collaborate with neighborhood groups, and remind TriMet how patient we've been.

### **Industrial and Brownfield Redevelopment**

As a member of the statewide Brownfield Coalition, CCA worked to secure brownfield tax abatement legislation that allows local jurisdictions to establish a property tax abatement program to incent cleanup of brownfields in 2016. CCA and the coalition are working on legislation for a brownfield tax credit program capped at \$20 million that is being developed as another tool to support cleanup and redevelopment of brownfields. We've also met with EPA to encourage the ability to redevelop upland properties even while the harbor cleanup negotiations continue. CCA's work is an extension of a decade of active promotion of brownfield redevelopment. It's good for the environment, good for our land use system, and good for business.

### **EPA Clean Diesel Grant**

As part of the \$570,000 Environmental Protection Agency grant awarded to CCA last year to cover a portion of the costs of replacing older diesel trucks with newer clean diesel trucks, two companies in the corridor have replaced a total of nine trucks. In addition, Meals on Wheels People electrified three loading bays, eliminating the need to run diesel engines to power the refrigeration units. 30 more loading bays are scheduled for electrification at two more companies.

In November, CCA received our third EPA grant which will fund ten new trucks for Pacific Coast Fruit Company. Trucks with 2016 diesel engines emit 98.3% less particulate matter and 99.1% less nitrogen oxide than 1984 trucks. Plus, the seats are more comfortable.

### **Drainage District Levee Re-Accreditation**

Because flood management and federal flood insurance are vital to businesses and residents, CCA continues to be actively engaged in a process designed to address cost-sharing on levee improvements in the Corridor's four drainage districts and Levee re-accreditation. Last month, CCA joined Multnomah County Drainage District (MCDD) on a trip to Washington, DC to advocate for bipartisan support for federal New Start funding for levee improvements. On the local level, the work is underway on a governance model to manage and provide a funding base for the levee system. A state grant for the levee project was submitted in October. Continued excellent management of our levee system goes largely unnoticed, but over time it is one of the biggest cost savings property owners will experience.

### **Business Education and Networking**

In 2017, the Columbia Corridor has seen significant business expansion. Vacancy rates in industrial buildings are below 5% and new buildings are being fully leased before construction is finished. CCA continued its Business, Retention and Expansion efforts this year, welcoming new businesses to the Corridor and meeting with existing members to learn about interests and challenges facing the business community. CCA is an active conduit for connecting businesses with the resources they need. *If your business would like to meet with a board member, please let us know.*

CCA hosts monthly information forums on current topics impacting business in the Corridor. In 2017, CCA organized four groundwater protection workshops and four ResourceFULL Use workshops, many hosted at the Port of Portland. CCA also organized eight breakfast forums on issues of interest to our members, including: levee reaccreditation, business use of drones, real estate trends and forecasts, Frank Foti's company update on Vigor, affordable housing for our workforce, and the power of Portland's manufacturing businesses. For the second year, CCA hosted a summer Brewpub Social networking event.

The Columbia Corridor is the largest economic corridor in Oregon.  
CCA's mission is to enhance economic prosperity in the Columbia Corridor.