

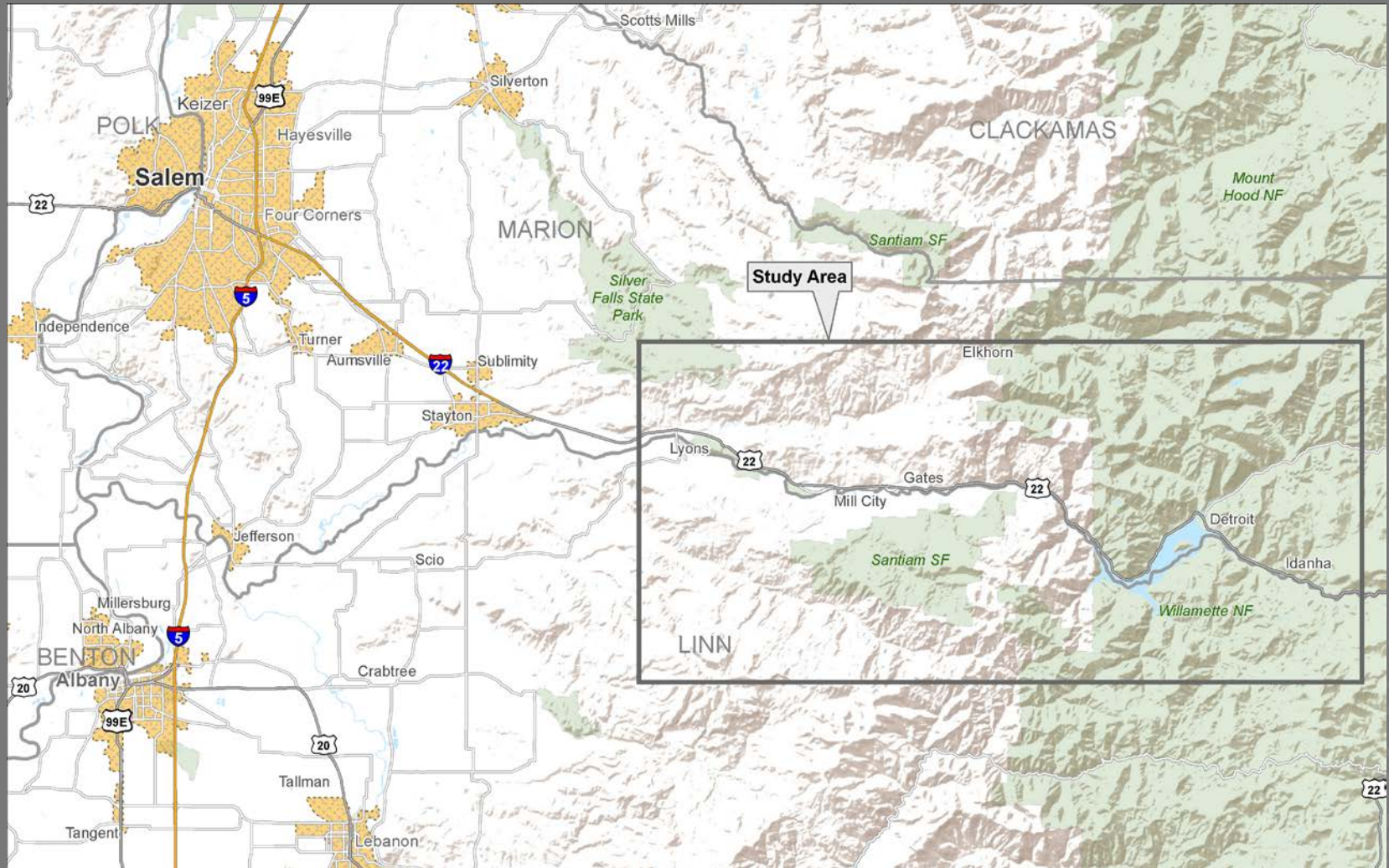
North Santiam Canyon Inventory and Analysis

Marion County Board of Commissioners
Work Session 10.31.16

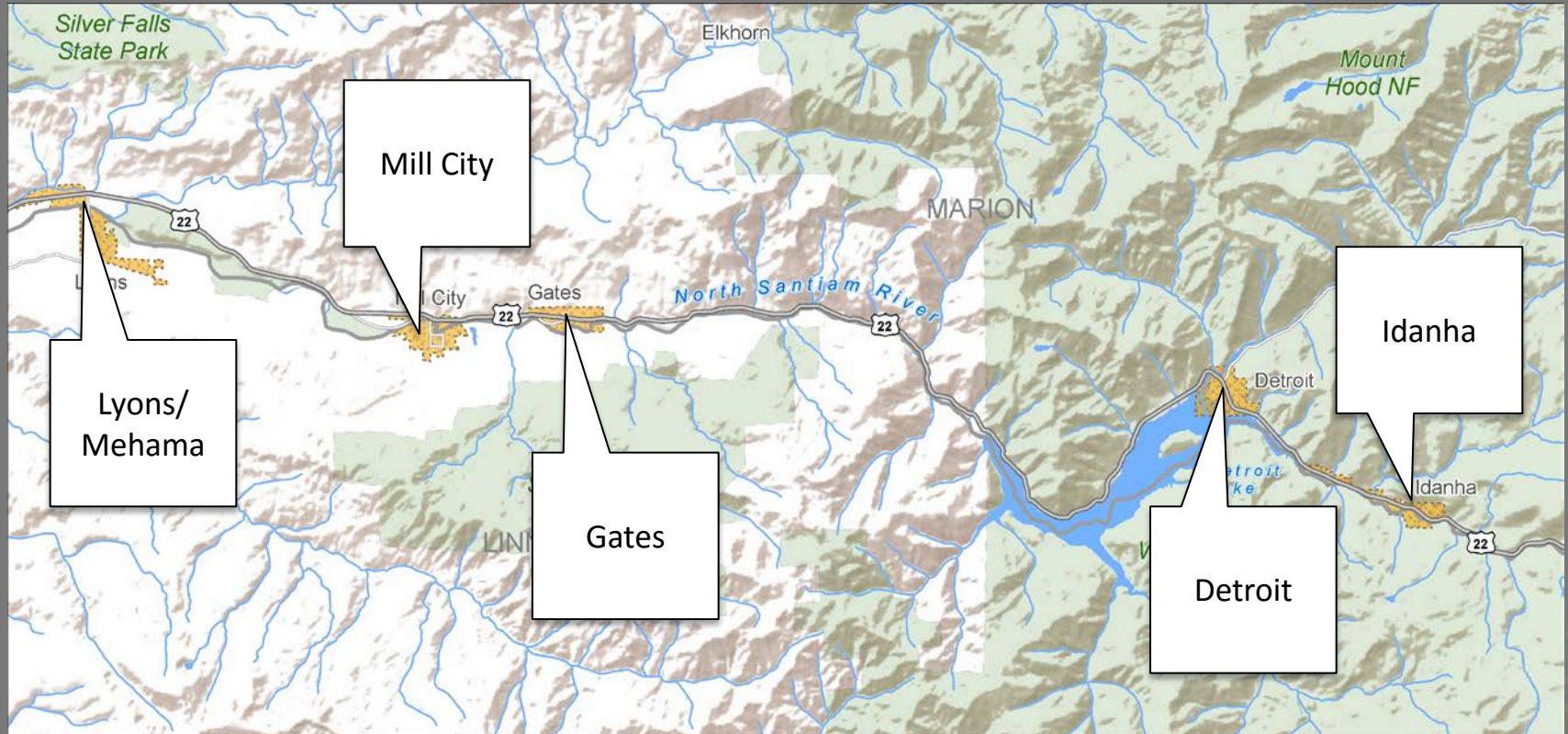


MAUL FOSTER ALONGI

CONTEXT



STUDY AREA



OVERVIEW OF SCOPE

1. Project Kick-off
2. Data Compilation and Review
 - Web-based interactive map application
3. Field Work
 - Interviews & Data Collection
 - Windshield Survey
 - Updated database
4. Redevelopment Analysis
 - Demographic Trends & Projections
 - Industrial and Commercial Land Demand Summary
5. Impact Analysis
 - Redevelopment “Site Readiness” Matrix
6. Final Reporting
 - Summary
 - Complete Geodatabase



DATA COMPILATION

Web-based interactive map application:

<https://maulfoster.maps.arcgis.com/apps/webappviewer/index.html?id=140888aef4b743918ed71d73136c1e84>

Summary of sources:

Geodatabase: County data, administrative, scanned local maps

Inventory Subset: Commercial & Industrial properties (zoning and comp plan)

Field Work: Assessment of variety of factors
Windshield Survey



REDEVELOPMENT / IMPACT ANALYSIS

1. Demographic Trends and Projections

Population growth

Employment growth

2. Inventory of Employment Lands

3. Sort into Typologies

Industrial, large and small

Commercial, large and small

4. Redevelopment Matrix

Weighted variables according to priority for site readiness

5. Identify top sites

6. Apply redevelopment scenarios at various scales

7. Outcome = potential benefit from redevelopment at different scales



DEMOGRAPHIC TRENDS

Lyons/Mehama and Mill City

- Strong economic bases anchored by the Manufacturing sector concentrated primarily in Lumber & Wood Products. (some risk in over-dependence)
- Employment centers for residents of other communities in the Corridor
- Provide complete range of commercial and public services to keep them self-sustaining.
- Continued population growth spillover from Willamette Valley

Gates

- Rural residential community with little change anticipated
- Minor additions to its commercial base to service an increasing tourism volume

Detroit

- Increased demand for tourist commercial services

Idanha

- Former mill properties could transition to transportation and warehousing facilities with limited improvements to existing infrastructure.



COMBINED POPULATION

	2000	2015	Total Δ # 2000 - 2015	Annual Δ % 2000 - 2015
Lyons/Mehama	1,301	1,452	151	0.73%
Mill City	1,563	1,855	292	1.15%
Gates	471	485	14	0.20%
Detroit	262	210	-52	-1.46%
Idanha	232	140	-92	-3.31%
Total	3,829	4,142	313	0.53%



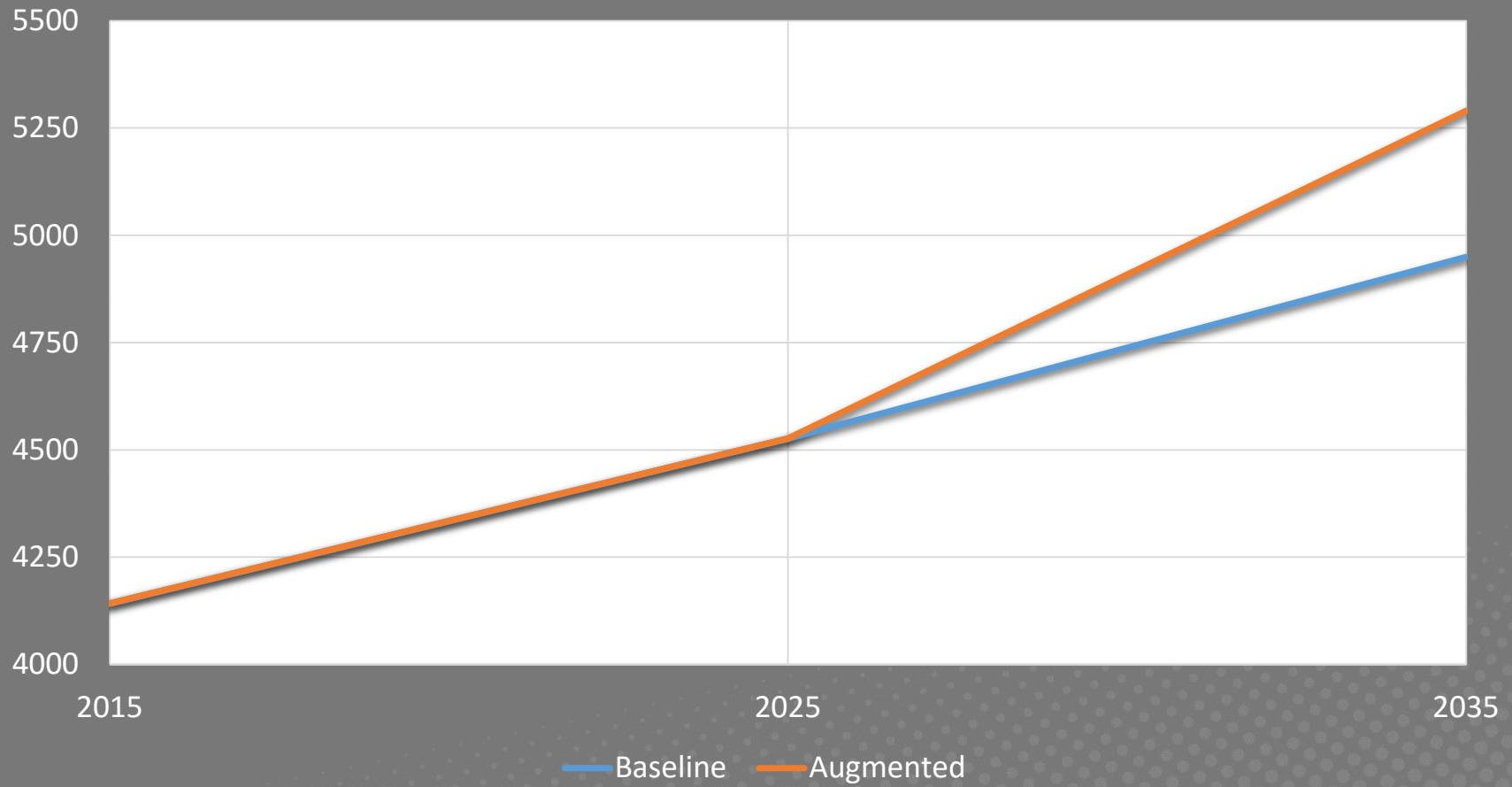
GROWTH PROJECTIONS

City	Baseline	Augmented Growth Rate with sewer	Certified Population 2015	Population with Baseline 2035	Augmented Growth Rate with sewer 2035
Lyons/Mehama	1.70%	3.23%	1,452	2,034	2,362
Mill City*	0.50%	0.50%	1,855	2,050	2,050
Gates	0.07%	0.14%	485	492	495
Detroit	0.40%	0.76%	210	228	236
Idanha	0.18%	0.33%	140	145	147
Total Corridor	0.89%	1.69%	4,142	4,949	5,290



POPULATION GROWTH PROJECTION

Projected Population Growth



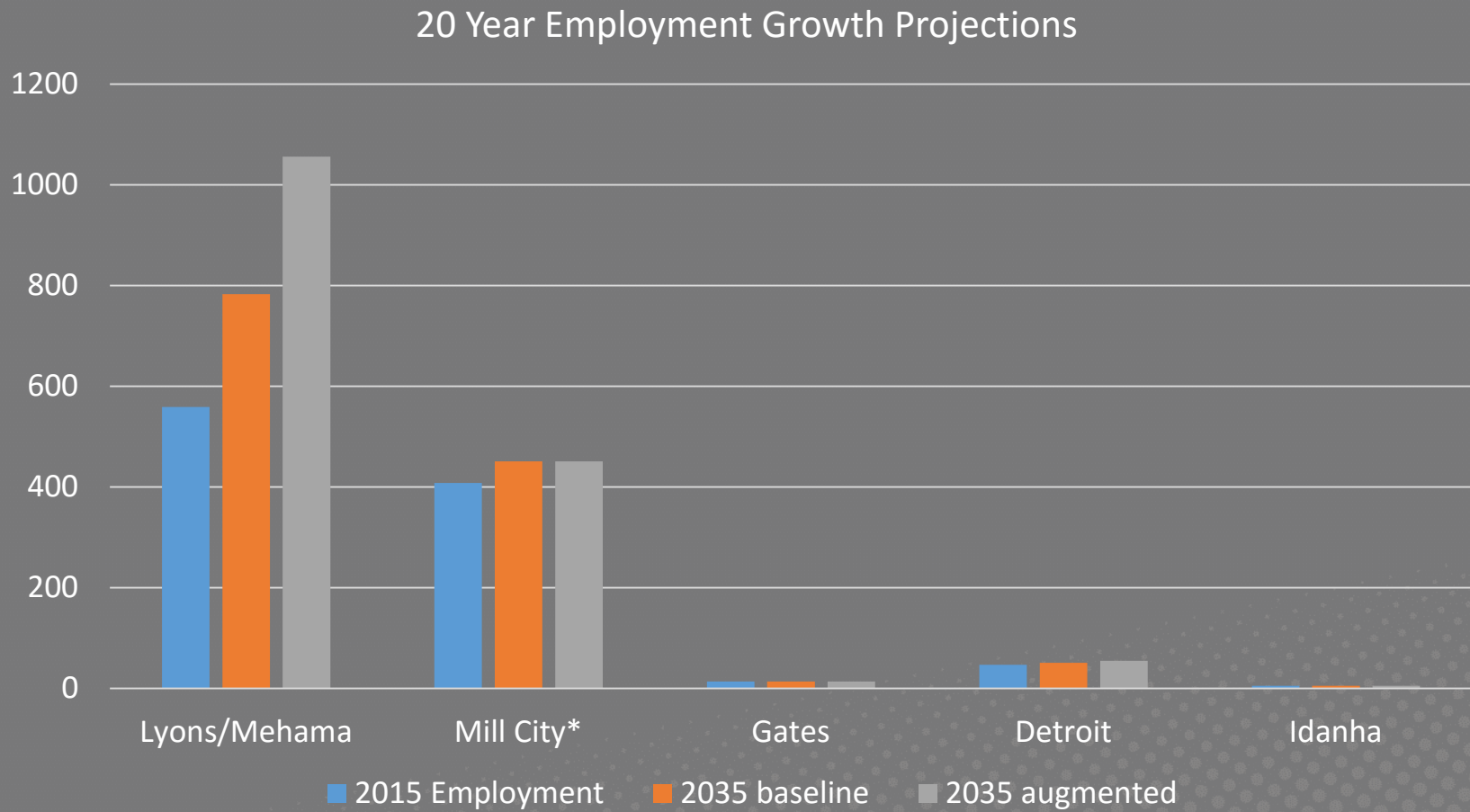
EMPLOYMENT GROWTH

City	Employment	Employed Percentage	Baseline	Augmented
	2015	2015	2035	2035
Lyons/Mehama	559	0.38	783	1056
Mill City*	408	0.22	451	451
Gates	14	0.03	14	14
Detroit	47	0.22	51	55
Idanha	5	0.04	5	5
Total	1033	0.25	1304	1581
			Change	Change
			271	548

*Mill City already has sewer



EMPLOYMENT GROWTH



*Mill City already has sewer



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EMPLOYMENT LAND DEMAND

Baseline

Land Use Type	Employment Growth	Employees Per Acre (Net Acres)	Land Demand (Net Acres)	Land Demand (Gross Acres)
Industrial	148	10	14.8	17.0
Commercial	123	20	6.2	7.4
Total	271		21.0	24.4

Augmented by sewer

Land Use Type	Employment Growth	Employees Per Acre (Net Acres)	Land Demand (Net Acres)	Land Demand (Gross Acres)
Industrial	299	10	29.9	34.4
Commercial	249	20	12.5	15.0
Total	548		41.4	49.4



TOTAL INVENTORY

Type	Count	Acres
Total Parcels	311	734.26
Developed Parcels	189	551.02
Undeveloped Parcels	50	121.84
Vacant Parcels	17	61.4



TYPOLOGIES

Large Commercial (> 25,000 sq ft)



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TYPOLOGIES

Small Commercial (< 25,000 sq ft) minimum 0.25 acre



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TYPOLOGIES

Large Industrial (> 5 acres)



TYPES

Small Industrial (< 5 acres; minimum 1 acre)



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SUMMARY OF LAND INVENTORY

ALL PROPERTIES	Commercial (Large)		Commercial (Small)		Industrial (Large)		Industrial (Small)	
	(Acres)	(Sq Feet)	(Acres)	(Sq Feet)	(Acres)	(Sq Feet)	(Acres)	(Sq Feet)
Criteria	> 0.57 / 25,000		< 0.57 / 25,000 (min .25 ac)		> 5 / 217,800		< 5 / 217,800 (min 1 ac)	
# of Properties	67		152		28		34	
Avg Parcel Size	2.94	128066	0.37	16117.2	20.53	894286.8	2.23	97138.8
Min Parcel Size	0.57	24829.2	0.25	10890	5.02	218671.2	1	43560
Max Parcel Size	45.1	1964556	0.57	24829.2	108.6	4730616	4.65	202554
Developed Land								
# of Properties	45		122		20		21	
Total Acreage	62.81	2736004	44.61	1943212	447.87	19509217.2	42.74	1861754
Average Parcel Sz	1.4	60984	0.37	16117.2	22.4	975744	2.04	88862.4
Undeveloped Land								
# of Properties	14		21		5		11	
Total Acreage	51.97	2263813	7.83	341075	77.36	3369801.6	24.91	1085080
Average Parcel Sz	3.71	161608	0.37	16117.2	15.47	673873.2	2.26	98445.6
Vacant Land								
# of Properties	8		9		3		2	
Total Acreage	82.71	3602848	3.33	145055	49.51	2156655.6	7.16	311890
Average Parcel Sz	10.34	450410	0.37	16117.2	16.5	718740	3.58	155945
# Suspect Brownfields	10		15		18		12	
# LUST/ECSI	1		4		4		0	
# on Highway	40		60		8		8	
# with Utility Access	30		98		3		1	
Site Configuration								
# Good	33		79		18		14	
# Fair	16		24		3		4	
# Poor	7		11		1		5	
# <Null>	11		38		6		11	

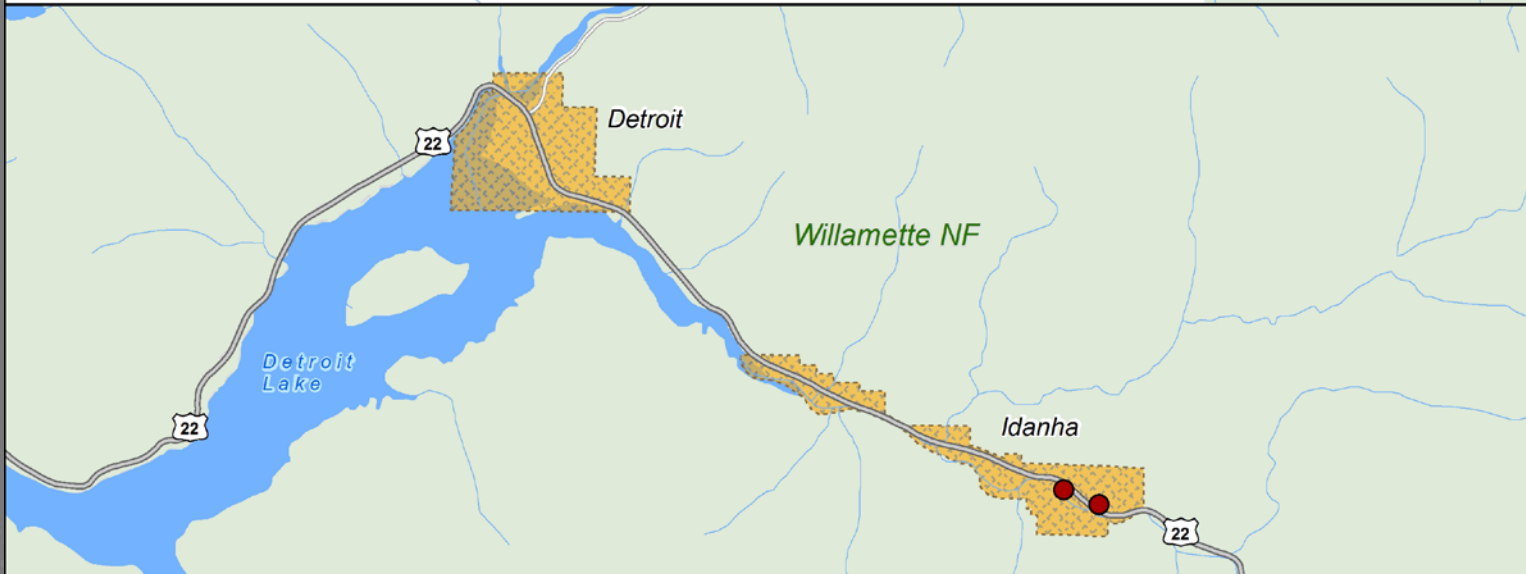
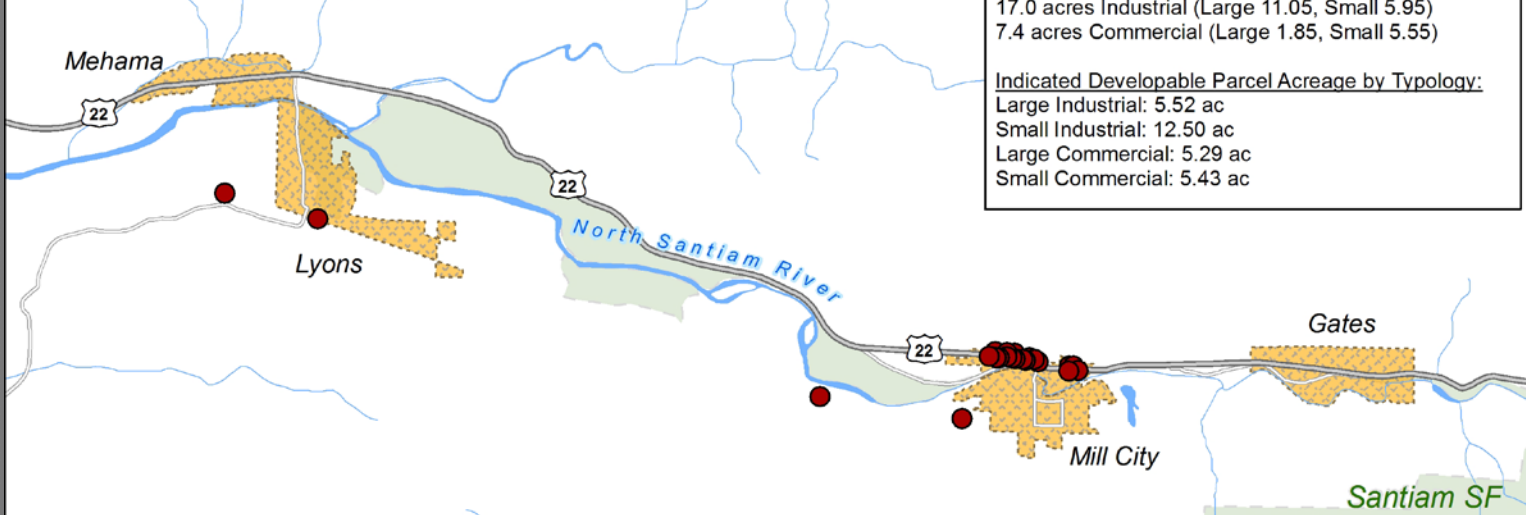
REDEVELOPMENT MATRIX

Variable	Weighting
Underutilized	0
Undeveloped	+1
Vacant	+1
Suspect Brownfield	-1
LUST/ECSI	-2
Utility Access	-1 / +1
Visibility (Commercial)	+1
Highway Access (Industrial)	0
Distance to I-5 (Industrial) (20mi)	+1
Good Site Configuration	+1

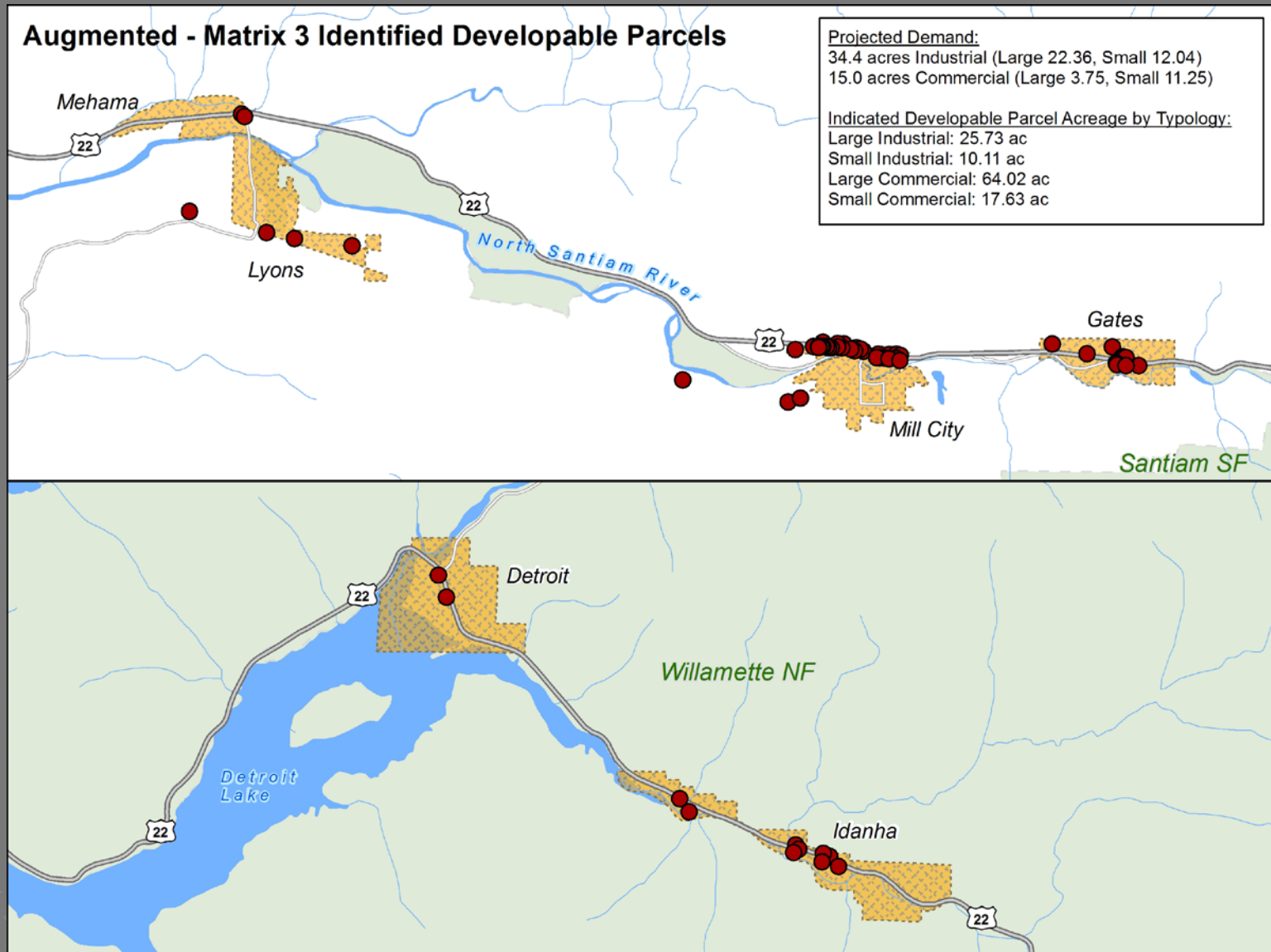


PRIORITY SITES - BASELINE

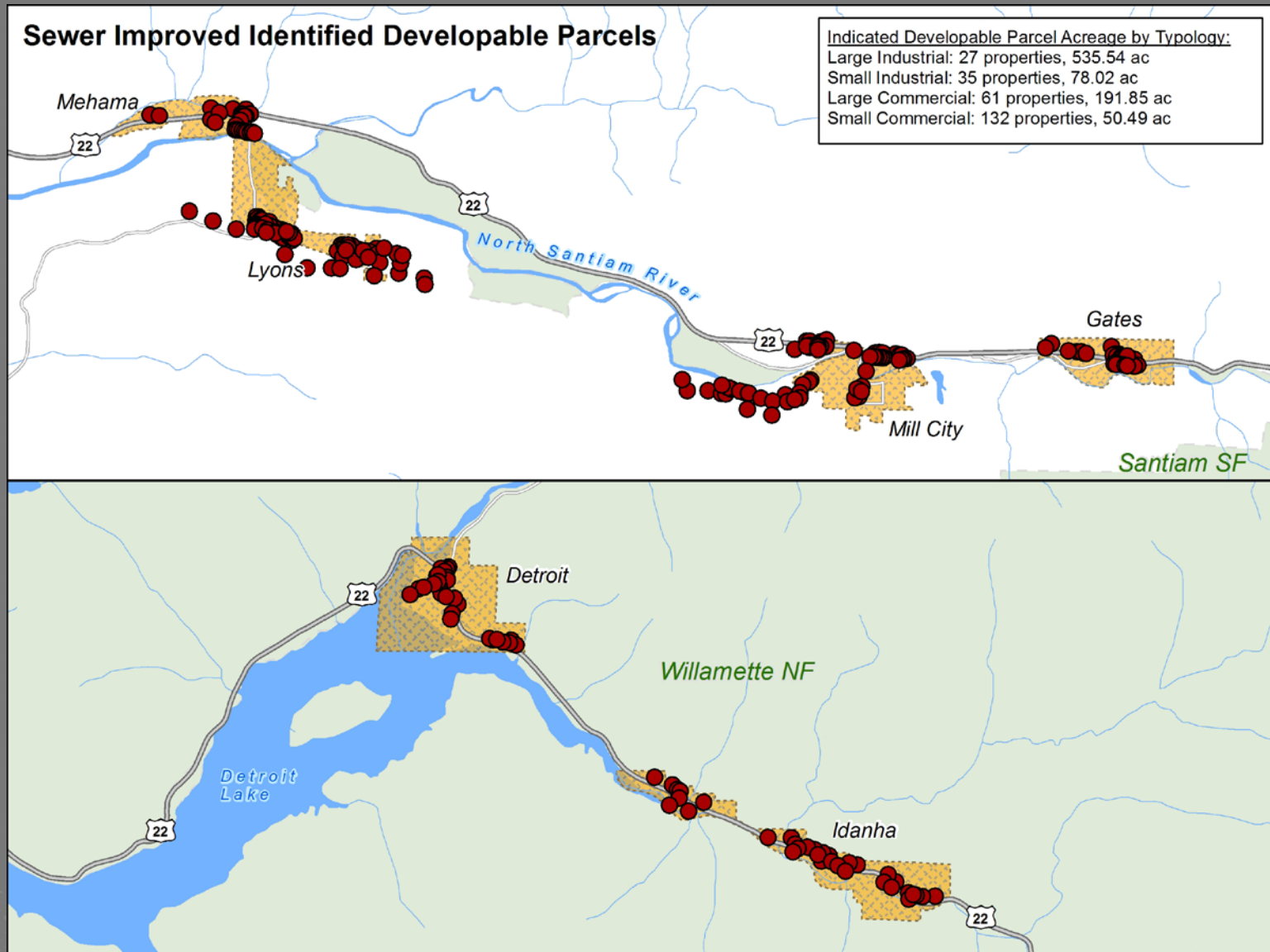
Baseline - Matrix 2 Identified Developable Parcels



PRIORITY SITES - AUGMENTED



SEWER IMPROVED



SEWER IMPROVED

Typology	Count	Acres
Large Commercial	61	191.85
Small Commercial	132	50.49
Large Industrial	27	535.54
Small Industrial	35	78.02
TOTAL	255	855.9





ECONOMIC DEVELOPMENT STRATEGY

- Create a unique identity for the North Santiam Canyon
- Inventory and promote all of the recreational and environmental advantages of the region.
- Develop a unified marketing strategy.
- Get local communities to buy into clean-up and dress-up projects.
- Promote and support entrepreneurial business development.
- Utilize the inventory of sites and buildings to promote and market the corridor.

