

Wasco County

Economic Development

Strategic Action Plan

September 2012

**Presented for adoption by the Wasco County Economic Development
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Note for the 2012 update: The only sections of this Plan that have been updated from the 2011 version are portions related to Needs and Issues Projects; specifically, portions of the Executive Summary and Introduction (pg. 4) and the full sections of the 2012-13 Needs and Issues Priority Projects, Completed Projects and the Appendix (pgs. 14-23). All other sections remain the same as the 2011 Plan and will be updated in a more thorough revision anticipated for spring 2013.

Executive Summary and Introduction

The Wasco County Economic Development Commission (EDC, Commission) is an advisory committee of county-appointed members representing a variety of business, government and civic interests from communities across Wasco County. An important function of the EDC is to keep Wasco County government informed of economic development activities taking place in the County and to be a resource for those activities. Commission members and staff are available to give whatever assistance is requested, particularly as funding is needed.

This Economic Development Strategic Action Plan defines the role of the EDC in bringing the long-term economic goals of the County to fruition. It provides insight into the opportunities that exist in Wasco County, serves as an action document for economic activity in Wasco County and presents a vision for the future for the County.

Commission members and staff are dedicated to furthering the economic well-being of the entire County. One of the primary ways this is accomplished by the Commission is through an annual inventory of all county needs. This inventory, called the Needs and Issues Inventory, informs a large portion of this plan and is the basis for economic action in the County.

Each year the EDC requests information from organizations and agencies countywide to develop the Needs and Issues Inventory. In 2012, the EDC received information from 17 entities about 41 new or ongoing projects. These projects were ranked based on readiness to proceed, the need for the project, the level of local funding available and whether the project had adequate leadership. Only the top ten projects in each of the two categories, Technical Assistance and Public Works/ Infrastructure, were ranked and approved by both the EDC and the Wasco County Board of Commissioners. The top projects are as follows:

Technical Assistance Projects	Public Works/ Infrastructure Projects
1. Economic Development Plan, City of Maupin	1. Runway Strengthening, City of The Dalles
2. Workforce Innovation Center, Columbia Gorge Community College	2. Downtown Riverfront Undercrossing, City of The Dalles
3. Thompson Park Aquatic Facility, Northern Wasco County Parks & Recreation District	3. HVAC Retrofit, Columbia Gorge Discovery Center
4. Mosier Groundwater Sustainability Study, Mosier Watershed Council	4. Mid-Columbia Center for Living, Wasco County
5. Wastewater Mutual Agreement & Order, City of Dufur	5. Industrial Park Fire Flow Waterline, City of The Dalles
6. Dedicated Water Line to Reservoir, City of Dufur	6. Modular Facility Upgrades, Mosier Middle School
7. Auditorium Theater Restoration, Civic Auditorium	7. Downtown Parking Structure, City of The Dalles
8. Hood River Road Engineering, Wasco County	8. Wamic School, Wamic Rural Fire Department
9. Armory Property, Wasco County	9. UPRR Land Acquisition, City of Mosier
10. Simnasho Multi-Use Facility, Confederated Tribes of Warm Springs	10. Kah-Nee-Ta Wastewater System, Confederated Tribes of Warm Springs

County Overview

Wasco County is located in north-central Oregon, approximately 80 miles east of the Portland Metropolitan Area. It is bordered to the north by the Columbia River, to the east by Sherman, Gilliam and Wheeler counties, to the west by Hood River, Clackamas and Marion counties, and to the south by Jefferson County. A large portion of southwestern Wasco County is within the Confederated Tribes of the Warm Springs Reservation.

Wasco County is one of Oregon's oldest counties, established in 1854 by the Oregon Territorial Legislature, at which time it included all of Eastern Oregon and parts of Idaho, Montana and Wyoming. The county seat is the City of The Dalles with other incorporated cities including Antelope, Dufur, Maupin, Mosier and Shaniko. Wasco County's estimated population in 2010 was 25, 213 with a median annual household income of \$42,015 in 2009 (U.S. Census). The County comprises 2,381.05 square miles.

Wasco County's economic base is agriculture and the processing of agricultural products, particularly cherries, wheat and livestock. County farm-gate sales were nearly \$88 million in 2010, mostly from sweet cherries and wheat (\$48 million and \$20 million, respectively) (2011 research for the Wasco County Extension Service by Bruce Sorte).

Other traditional industries have included forestry, manufacturing, electric power generation and transportation.

A summary of Wasco County's Nonfarm Employment for 2010 can be found at right (OR Employment Dept.). The County has successfully diversified its economy over the last decade or more, as evidenced by an unemployment rate which stayed below the state average throughout the current recession. The rapid growth of renewable energy and high tech industries in the region is driving employment through support industries and related manufacturing. The world's largest Internet firm, Google, established a major operational center in The Dalles which continues to grow in employment. Economic sectors related to tourism and healthcare have also grown, particularly in The Dalles. This city serves as a retail and service hub for many surrounding counties, resulting in strong employment in these industries as well as government.

Wasco County Nonfarm Annual Average Employment 2010	
Industry	Employment
Total nonfarm employment	9,350
Total private	7,010
Mining and logging	60
Construction	330
Manufacturing	560
Trade, transportation, and utilities	1,910
Wholesale Trade	170
Retail trade	1,550
Transportation, warehousing, and utilities	200
Information	110
Financial activities	380
Professional and business services	470
Educational and health services	1,780
Ambulatory health care services	350
Nursing and residential care facilities	510
Leisure and hospitality	1,100
Accommodation and food services	1,000
Other services	320
Government	2,340
Federal government	330
State government	310
Local government	1,700
Indian tribal	330
Local education	750
Local government excluding education and Indian	630

Planning Process

The vision and EDC goals and strategies that follow in this plan were developed by EDC Commissioners and staff, with draft input from the Board of County Commissioners' EDC representative. They represent the Commission's thoughts on how to best accomplish the purpose of the EDC and benefit the economy of Wasco County and will be used to direct the actions of the EDC over the next year.

The plan also includes the annual countywide inventory known as the Needs and Issues Inventory. The EDC develops this inventory as one of its primary goals and as a way to encourage coordination and cooperation and to focus resources to projects that will achieve the largest economic impact. This listing complements and incorporates priority project documents compiled by most of the incorporated cities of Wasco County and other local and regional organizations.

Needs and Issues Timeline

- **Each December:** The EDC sends a request for information to organizations and agencies countywide. Forms are collected through each January.
- **Each February:** The EDC hosts a day of short presentations from each of the entities that submitted short-term projects.
- **Each March:** Individual EDC Commissioners use information from the forms and presentations to rank each project. Individual rankings are combined into a group ranking which is reviewed at the March EDC meeting.
- **Each April:** The EDC's ranking is presented to the Wasco County Board of Commissioners for final approval. The final list is submitted to Mid-Columbia Economic Development District for use in the development of their annual Comprehensive Economic Development Strategy.

Needs and Issues projects are separated into two categories: Technical Assistance and Public Works/ Infrastructure. Technical Assistance refers to projects for which additional information is necessary prior to development, such as engineering or design studies. Public Works/ Infrastructure refers to projects which are ready for development or would be ready quickly. Each project is ranked based on readiness to proceed, the need for the project, the level of local funding available and whether the project has adequate leadership. Only the top ten projects in each of the two categories are ranked; the remainder are included in this plan in an Appendix and are supported by the EDC but not prioritized in any order.

This Strategic Action Plan is reviewed regularly and updated at least annually. The EDC acknowledges the importance of and commitment to its role in responding to opportunities for economic development as they arise in the County that require personal assistance for job generating activities or addressing infrastructure and community needs. The EDC therefore reserves the right to add projects or prioritize a strategy or project for immediate action as needed. The EDC encourages proposals for additions or changes to be submitted through staff.

Vision

Wasco County and its communities are economically-robust with meaningful employment opportunities for all residents. Public/ private cooperation and partnerships work together for economic health and to provide a positive business atmosphere for all.

EDC Goals and Strategies

Goal 1: Serve as an information source about and for economic development in Wasco County for use by companies, site selectors, municipalities and other organizations to make strategic decisions.

Strategy 1.1: Maintain up-to-date demographic and economic information about Wasco County.

Lead Agency: EDC

Project Description: Compile countywide and community-specific demographic and economic information and make it easy to access on the EDC website.

Collaborators: The Dalles Area Chamber of Commerce, Port of The Dalles, Wasco County Planning Department, Cities of Wasco County

Project Benchmarks:

- Identify demographic, economic and businesses information that would be valuable to support economic development in the County.
- Convene discussions with other partners in the County with economic information online to determine what information is best for the EDC website.
- Identify sources for the above information. If sources do not exist, identify the closest possible substitution of existing information.
- Compile countywide and community specific information from the sources identified into an easy to use format.
- Post this information on the EDC website with full source citations.
- Publicize EDC website as the central location for demographic, economic and business information about Wasco County.
- Update this information annually, as it becomes available or as it is necessary.
- Use the collected information to identify business opportunities and marketable assets in the County.

EDC Commissioners' Role:

- Assistance in identifying data needs and sources and in sharing end product with the public.

Timeline:

- First draft of data complete by February 2012, updated as new data is released.

Success Measurements:

- EDC website is known throughout the county as the central location for demographic and economic information.

Strategy 1.2: Maintain information about commercial zones and available industrial land in Wasco County.

Lead Agency: EDC

Project Description: Compile and update information about available industrial land and post properties beyond the Port of The Dalles onto Oregon Prospector. Compile information about properties in the commercial zone and link to sources to determine availability.

Collaborators: Port of The Dalles, Wasco County Planning Department, Wasco County GIS Department

Project Benchmarks:

- Identify all industrial and commercial property in the County, both incorporated and unincorporated areas.
- Contact private owners of industrial property to inquire if they would like to advertise their property as available for sale or lease.
- Compile information about available industrial properties from the property owners, utilities, GIS department and other sources.
- Post information for available industrial properties beyond the Port of The Dalles on Oregon Prospector.
- Share information about available industrial properties within the Port of The Dalles for their use and posting on Oregon Prospector.
- Work with the County GIS Department to create an easy-to-use map of property zoned commercial, both incorporated and unincorporated areas. Also, work to support the GIS Department in getting as much information as possible onto a public mapping site.
- Post the commercial property map on the EDC website with outside links to information about the properties including sources to confirm their availability.
- Publicize the update of this information with realtors and economic development partners countywide.
- Update this information annually, as it becomes available or as it is necessary.
- Use the collected information to identify issues and business opportunities and to respond to state business recruitment leads.

EDC Commissioners' Role:

-Assistance in clarifying project scope, reviewing mid-products, sharing end product with the public, informing staff when properties need to be added/ removed.

Timeline:

- Industrial property portion complete by February 2012.
- Commercial property portion complete April 2012.
- Annual updates or as new information is obtained.

Success Measurements:

-Information about commercial properties and available industrial lands in the County is consistent, accurate and recognized by realtors and economic development partners.

Strategy 1.3: Support Needs and Issues Projects with Funding Information.

Lead Agency: EDC

Project Description: Share information about funding sources with projects on the Needs and Issues Inventory as sources come available.

Collaborators: Funding agencies, foundations and sources

Project Benchmarks:

- Ensure that EDC staff receives information about all likely funding sources regularly.

- Maintain an updated contact list for Needs and Issues projects.
- Share funding source information with each Needs and Issues project as they are submitted and as new sources become available.

EDC Commissioners' Role:

- Assistance in identifying potential funding sources for staff to monitor and in forwarding new opportunities to staff.

Timeline:

- Ongoing.

Success Measurements:

- EDC is known throughout the county as the source for information about grants and loans to support community development projects.

Goal 2: Provide advice and guidance on countywide economic development and quality of life issues from citizens and businesses at the grass roots level.

Strategy 2.1: Develop an annual Needs and Issues Inventory.

Lead Agency: EDC

Project Description: Compile an annual countywide inventory of projects and issues of economic importance.

Collaborators: Needs and Issues project submitters

Project Benchmarks:

- Update the contact list of agencies and departments to inform about the Needs and Issues process.
- Update Needs and Issues project forms.
- Issue request for Needs and Issues project forms, usually mid-December.
- Compile forms and work with project sponsors to ensure full and accurate information.
- Schedule presentations of submitted projects and invite the public and the County Commissioners to attend, usually in February.
- Prioritize submitted projects.
- Submit prioritized projects to the Board of County Commission for approval and then to Mid-Columbia Economic Development District for inclusion in their Comprehensive Economic Development Strategy.
- Identify common themes that could be resolved through collaborative processes.

EDC Commissioners' Role:

- Assistance in reviewing forms for updates and identifying contacts for mailing list, view presentations, and prioritize projects.

Timeline:

- Prioritized list complete by April 2012.

Success Measurements:

- Annual accurate and comprehensive list of countywide needs and issues.

Strategy 2.2: Develop an annual Strategic Action Plan.

Lead Agency: EDC

Project Description: Update the Wasco County Economic Development Strategic Action Plan annually with input from partners and local involvement to create a relevant plan for the future.

Collaborators: Economic development partners in the County

Project Benchmarks:

- Identify elements of the existing plan that need to be updated, including the list of completed projects.
- Work with economic development partners to review the elements for updating.
- Develop opportunities for citizens and businesses to collaboratively participate in creation of the plan.
- Insert the Needs and Issues list.
- Develop a plan that is approved by EDC and the Board of County Commissioners.
- Distribute copies to key community partners and post on EDC website.
- Regularly review to ensure goals and targets are being met.

EDC Commissioners' Role:

- Assistance in updating plan elements, sharing opportunities for input with the public, reviewing and approving the plan.

Timeline:

- Plan completed November 2011.
- Progress is evaluated quarterly and included in reports to the EDC and County Commissioners.

Success Measurements:

- Completion of the strategies outlined in the annual plan.

Strategy 2.3: Provide presentations to the Board of County Commissioners regularly and to other groups as appropriate.

Lead Agency: EDC

Project Description: Formally report to the Board of County Commissioners on a quarterly basis and to other groups as appropriate about the activities of the EDC, progress of developing projects outlined in the strategic plan, and other significant economic development related issues or activities.

Collaborators: None

Project Benchmarks:

- Regularly track work activities.
- Quarterly summarize work activities into a written report and present it verbally to the Board of County Commissioners.
- Provide presentations about work activities to other groups as requested.

EDC Commissioners' Role:

- Giving presentations to other groups as requested.

Timeline:

- Ongoing.

Success Measurements:

- Maintain a clear working relationship with the Board of County Commissioners on work being undertaken by the EDC and support for EDC activities.

Goal 3: Serve as a forum for citizens and businesses to request assistance from the Board of County Commissioners on accomplishing economic development projects and solving economic development problems.

Strategy 3.1: Hold regular meetings of the full EDC.

Lead Agency: EDC

Project Description: The EDC will meet regularly to discuss economic development issues and projects within the County. These meetings will be held at locations around the County to provide an opportunity for citizens to request assistance and highlight projects and problems.

Collaborators: Communities and local groups within the County

Project Benchmarks:

- Set up meeting schedule at locations across the entire County with business meetings at least every other month and community/ industry outreach meetings as scheduled.
- Publicize meetings through media and local groups to invite greater participation from citizens and local groups.
- Coordinate community/ industry outreach meetings to learn about local projects/ issues.
- Bring requests brought forward from citizens/ businesses to the Board of County Commissioners as needed or through the quarterly presentations.

EDC Commissioners' Role:

- Meeting attendance, identification of contacts in their geographic area/ industry of expertise.

Timeline:

- Annual calendar developed in January of each year.

Success Measurements:

- Well-attended EDC meetings at communities around the County.

Goal 4: Provide assistance as the County Economic Development representative.

Strategy 4.1: Support projects on the Needs and Issues Inventory that improve Wasco County's business climate and competitiveness.

Lead Agency: EDC

Project Description: Work with supporters of current Needs and Issues projects that would improve the County's economy to implement their projects through assistance with funding applications and other activities.

Collaborators: Needs and Issues project sponsors, all county economic development partners

Project Benchmarks:

- Assist with identification of funding sources for projects, sharing information as new sources come available.
- Assist with the identification of grant writers, letters of support, writing applications and collaborative efforts as time allows.
- Influence legislation (federal, state and local) that improves the County's business climate and competitiveness.

EDC Commissioners' Role:

- Assistance in identifying potential funding sources, issuing letters of support, identifying legislation for the EDC to monitor.

Timeline:

- Ongoing.

Success Measurements:

- Regular progression of projects off the Needs and Issues Inventory as they are completed.

Strategy 4.2: Collaborate closely with economic development partners throughout the County.

Lead Agency: EDC

Project Description: Regularly work with all economic development partners on projects of economic importance in the County.

Collaborators: Board of County Commissioners, Wasco County Planning Department, Port of The Dalles, Mid-Columbia Economic Development District, The Dalles Area Chamber of Commerce, Maupin Area Chamber of Commerce, Incorporated Cities, The Dalles Outreach Team, The Dalles Business Team, Main Street Mosier, Main Street The Dalles, Small Business Development Center, Partners for Economic Prosperity and others

Project Benchmarks:

-Meet at least annually with each economic development partner to identify opportunities for collaboration and support, and more regularly as needed to ensure collaboration on county priorities.

-Support development of a countywide meeting of economic development partners to encourage relationship building and collaboration.

EDC Commissioners' Role:

-Meeting attendance with partners in their geographic area as needed, references to EDC staff when economic issues arise that would benefit from involvement of the EDC.

Timeline:

-Ongoing.

Success Measurements:

-Countywide recognition and understanding of EDC's position as the County Economic Development office.

Strategy 4.3: Develop a plan and increased role for a full-time EDC staff position.

Lead Agency: EDC

Project Description: Develop a scope of work, increased role and budget with identified sources for a full-time person to serve as the County Economic Development Director.

Collaborators: Board of County Commissioners, all economic development partners in the County, private businesses

Project Benchmarks:

-Review models for economic development staffing/ services used by other counties.

-Develop clear job description for the position, working closely with all economic development partners in the County.

-Develop a budget for the position, working closely with potential funders to identify sources.

-Develop a plan to obtain necessary support for the new position.

EDC Commissioners' Role:

-Assistance in developing a job description and meeting with partners, in developing a budget and support for the plan.

Timeline:

-Job description and budget developed by March 2012.

-Meetings to raise support occur throughout 2012.

-Position included in budgeting process in early 2013.

Success Measurements:

-Full-time position starts July 1, 2013.

Goal 5: Provide support for existing and new businesses.

Strategy 5.1: Support efforts to retain and expand existing businesses in the County.

Lead Agency: EDC

Project Description: Respond to support requests from existing businesses, support efforts to foster entrepreneurship and proactively host conversations about private sector support.

Collaborators: Board of County Commissioners, all economic development partners in the County

Project Benchmarks:

- Facilitate discussions and efforts that consider how the EDC can encourage, support and help foster a business climate that attracts private sector investments and job creation in the County.
- Serve as a point of contact for existing businesses looking for financial, educational, managerial and other resources that will help them grow.
- Support PubTalk events in the County to foster an entrepreneurial environment, encouraging early stage companies to grow.

EDC Commissioners' Role:

- Attend discussions and assist with identifying stakeholders, references to EDC staff when they hear of business assistance needs, publicizing of PubTalk and identification of entrepreneurs to pitch at the event.

Timeline:

- Ongoing business references.
- PubTalk held in September 2011 and at least once per year.

Success Measurements:

- Wasco County acknowledged as a business-friendly community.

Strategy 5.2: Support development of new business and industry that will provide family wage opportunities for existing residents.

Lead Agency: EDC

Project Description: Respond to recruitment leads and requests from new potential businesses, support efforts to foster entrepreneurship and proactively host conversations about private sector support.

Collaborators: Board of County Commissioners, all economic development partners in the County

Project Benchmarks:

- Partner with Oregon state and local economic development partners on recruitment efforts and responses to state leads as appropriate.
- Serve as a point of contact for businesses looking for financial, educational, managerial and other resources that will help them locate in the County.
- Attend trade shows as identified to attract new potential businesses.

EDC Commissioners' Role:

- References to EDC staff when they hear of business assistance needs.

Timeline:

- Ongoing.

Success Measurements:

- Wasco County acknowledged as a business-friendly community.

2012-2013 Needs and Issues Priority Projects

Note: Information below was taken from the forms submitted by each project contact in January 2012 and may have since changed. Updates occur annually and are ready each spring after the Needs and Issues process is complete.

Technical Assistance

1. Economic Development Plan, City of Maupin

Contact: Denny Ross, 541-395-2698, ddrmaupin@centurytel.net

Cost: \$46,000 (requesting \$6,000)

Timeline: City Council approval and funding set for spring 2012 with staff person starting by June 2012.

Project Description: This project would implement the Economic Development Plan, “Moving Maupin Forward.” A consultant would be hired for Enterprise Facilitation for existing and new businesses and to work with the Chamber on marketing Maupin’s recreational/tourism businesses.

2. Workforce Innovation Center, Columbia Gorge Community College

Contact: Dan Spatz, 541-506-6110, dspatz@cgcc.cc.or.us

Cost: \$16M (requesting \$8M)

Timeline: Engineering and construction are ready to proceed contingent upon funding.

Project Description: The Workforce Innovation Center will combine high-bay lab space, classrooms and a One-Stop Center within a new space of approximately 42,000 square feet on The Dalles campus of Columbia Gorge Community College to serve the Renewable Energy Technology program and others.

3. Thompson Park Aquatic Facility, Northern Wasco County Parks and Recreation District

Contact: Scott Green, 541-296-9533, scott@nwprd.org

Cost: \$10M (requesting \$9,899,000)

Timeline: Conceptual plan, business plan and feasibility plan are complete. Final plans could start if funded.

Project Description: This project would replace the existing, failing pool in The Dalles with an innovative multi-use facility which would include several pools, a gym, tennis courts, other recreational amenities and offices for the District.

4. Mosier Groundwater Sustainability Study, Mosier Watershed Council

Contact: Kate Merrick, 541-296-6178 ext 119, kate.merrick@or.nacdnet.net

Cost: \$315,000 (requesting \$240,000)

Timeline: A portion of the well testing step is complete and funds are dedicated for repair of one well. Could begin with funding.

Project Description: Water levels in Mosier-area wells have dropped up to 200 ft in 30 years, affecting agricultural and residential uses. Project would study suspected commingling wells and complete engineering/ repair of 5 top priority wells.

5. Wastewater Mutual Agreement and Order Project, City of Dufur

Contact: Glenn Miller/ Darla Clifton, 541-467-2349, dufurcity@ortelco.net

Cost: \$75,000 (requesting \$37,500)

Timeline: Engineering could begin with funding.

Project Description: Dufur is currently operating under a mutual agreement and order with DEQ because of wastewater discharge permit limitation violations. Project would complete engineering and design to solve violations.

6. Dedicated Water Line to Reservoir, City of Dufur

Contact: Glenn Miller/ Darla Clifton, 541-467-2349, dufurcity@ortelco.net

Cost: \$75,000 (requesting \$37,500)

Timeline: Engineering could begin with funding.

Project Description: Dufur is unable to achieve disinfection CT values, resulting in a safe drinking water issue. Project would engineer and construct a dedicated water line from the well to the reservoir.

7. Theater Restoration Engineering and Design, The Dalles Civic Auditorium

Contact: Steve Lawrence, 541-298-8533, civic@netcnct.net

Cost: \$98,944 (seeking \$93,944)

Timeline: Engineering could begin with funding.

Project Description: The 1921 theater in the The Dalles Civic Auditorium is currently unusable. Project would restore the theater and update it with modern theater elements.

8. Hood River Road Engineering, Wasco County

Contact: Marty Matherly, 541-506-2640, martym@co.wasco.or.us

Cost: \$75,000 (seeking \$75,000)

Timeline: Engineering could begin with funding.

Project Description: The project would improve a 0.4 mile section of Hood River Road which is a gravel roadway with sharp curves and little or no road shoulders. This roadway has many steep cut-slopes and travels along a deep, shear drop-off. Before any roadway improvements can be performed, significant engineering and surveying is

necessary. Outside engineering assistance is needed to provide technical assistance for geotechnical surveying and design engineering for slope stabilization.

9. Armory Property, Wasco County

Contact: Tyler Stone, 541-506-2552, tylers@co.wasco.or.us

Cost: \$150-250,000 (seeking \$150-250,000)

Timeline: The concept plan should be completed by the end of 2012 and the first phase would be scheduled to coincide with or follow shortly after the relocation of the National Guard to the new Armory site.

Project Description: After the relocation of the National Guard Armory, the County will need to develop the valuable property facing the 6th street frontage and other spaces along W. 10th and Walnut Streets. This project will develop and enact a plan that will create useful and productive business spaces by converting underdeveloped properties into business/ retail spaces that will be valuable to the community. The Plan should address the productive use of all County properties in that area while maintaining a balanced consideration of overall public use and benefit. This would not have to involve construction by Wasco County but would likely involve infrastructure in order to attract parties willing to build on site.

10. Simnasho Multi-Use Facility, Confederated Tribes of Warm Springs

Contact: Lonnie Macy, 541-553-3270, lmacy@wstribes.org

Cost: \$2,030,000 (requesting \$1,030,000)

Timeline: General location of building site has community support.

Project Description: Simnasho is a growing community on the Warm Springs Reservation which lacks developed building space for offices, businesses and community uses. This project would build a multi-use facility to provide this space for the Simnasho and Schoolie Flat communities.

Public Works / Infrastructure

1. Runway Strengthening, Columbia Gorge Regional Airport

Contact: Chuck Covert, 541-296-9103, napatd@gorge.net

Cost: \$2,300,000 (requesting \$2,300,000)

Timeline: Phase I runway work will be completed 2012. Phase II construction could begin with funding.

Project Description: Existing pavement strength is below that needed for some users. Runway improvements will be done in 2012. Phase II funds are needed to bring taxiways up to same strength standards.

2. Downtown Riverfront Undercrossing, City of The Dalles

Contact: Nolan Young, 541-296-5481, nyoung@ci.the-dalles.or.us

Cost: \$7,650,000 (requesting \$3,800,000)

Timeline: Construction can begin with funding.

Project Description: The freeway and the railroad separates The Dalles from the Columbia River, precluding river access from the downtown area and the rest of the community. This project will link the downtown core area to the river for tourism, recreational, and business uses. A pedestrian-only access tunnel will pass under the freeway and the railroad at Washington Street.

3. HVAC Retrofit, Columbia Gorge Discovery Center

Contact: Carolyn Purcell, 541-296-8600, cpurcell@gorgediscovery.org

Cost: \$48,605 (requesting \$16,605)

Timeline: Installation could begin with funding.

Project Description: This project seeks to obtain and install actuator arms necessary to ensure the proper operation and life expectancy of the facility's heating and cooling system, without which they are unable to meet their mission.

4. Mid-Columbia Center for Living, Wasco County

Contact: Barbara Seatter, 541-296-5452, Barbara_seatter@mccfl.org

Cost: \$4,000,000 (requesting \$3,000,000)

Timeline: Submitting CBDG. Construction could begin with funding.

Project Description: Construct a central location in The Dalles for access to public mental health, addictions and developmental disability services. Their services are now across 3 locations in Wasco County. They seek to build next to La Clinica to improve access to primary care as well.

5. Industrial Park Waterline Upgrade, City of The Dalles

Contact: Nolan Young, 541-296-5481, nyoung@ci.the-dalles.or.us

Cost: \$1,900,000 (requesting \$1,789,175)

Timeline: Construction could begin with funding.

Project Description: The Port of The Dalles Industrial Park is currently served by a single water main that is too small in diameter to meet the needs of industrial water users for fire protection. This project would construct a second water main to supply the Industrial Park (approximately 12,400 feet of 18-inch diameter mainline) that is capable of providing the recommended fire flow rates, would effectively "loop" the water system serving the area, and provide redundancy to the water supply system for industrial customers.

6. Modular Facility Upgrades, Mosier Middle School

Contact: Carole Schmidt, 541-478-3321, schmidtc@nwasco.k12.or.us

Cost: \$43,500 (requesting \$38,500)

Timeline: Engineering and construction could begin with funding.

Project Description: Engineering and construction to connect new Mosier Middle School modular classroom facility to City's sewer and water systems so restrooms can be accessed in the new building.

7. Downtown Parking Structure, City of The Dalles

Contact: Nolan Young, 541-296-5481, nyoung@ci.the-dalles.or.us

Cost: \$3.3 Million (requesting \$2.3 Million)

Timeline: Feasibility study is complete. Preliminary engineering and design will begin after adjacent development is secured.

Project Description: Parking in downtown The Dalles is a barrier to redevelopment opportunities. The redevelopment of the Granada block makes it even more important to add parking space downtown. A 200 space parking structure would be built on the current surface lot adjacent to the Granada development.

8. Wamic School, Wamic Rural Fire Department

Contact: Basil Beeler, 503-880-2092, blittlebert@centurytel.net

Cost: \$60,000 (requesting \$50,000)

Timeline: Structural engineer needed to analyze the building. Activity could begin upon funding.

Project Description: Project would convert the old Wamic School to a Community Activity Center and for use in housing fire district equipment. There is currently no fire station or fire fighting equipment in the community.

9. UPRR Land Acquisition, City of Mosier

Contact: Jean Hadley, 541-478-3505, mosiercityhall@mosierwinet.com

Cost: \$105,000 (requesting \$75,000)

Timeline: Phase I/II Environmental Assessment nearing completion. Purchase contingent upon funding.

Project Description: A large portion of the commercially zoned land in Mosier belongs to Union Pacific Railroad. While the railroad allows the city to use the space, the current agreement restricts permanent development, thereby restricting commercial development. UPRR is interested in selling some property to the City which they would use for commercial development and some park access. The funds needed above would allow the City to conduct environmental surveys that are required prior to purchase of the property.

Purchase of this property is also crucial to another City project: the development of a bike/ pedestrian bridge over Mosier Creek.

10. Kah-Nee-Ta Wastewater system, Confederated Tribes of Warm Springs

Contact: Lonnie Macy, 541-553-3270, lmacy@wstribes.org

Cost: \$1,800,000 (requesting \$1,400,000)

Timeline: 25% design engineering study is underway. Start construction summer 2012.

Project Description: The Kah-Nee-Ta lodge and village and Wolf Pointe Subdivision are served by a wastewater treatment system that does not meet DEQ secondary discharge standards. This project would build a mechanical treatment system to replace the current lagoon.

Completed Projects

The following represent projects of economic importance which have been completed in recent years in Wasco County. Many appeared on the Needs and Issues Inventory at one time. The EDC has supported these projects primarily in this way but also potentially in seeking funding, gaining support or other means.

Columbia Gorge Regional Airport Runway Lengthening Project	Scheduled for completion in 2012
Phase I/II Environmental Assessments and Integrated Planning for Mosier's UPRR and Bike Hub properties	Scheduled for completion in 2012
The Dalles Dam Tours Infrastructure	Completed 2012
Marine Terminal Construction	Completed 2012
Lewis and Clark Festival Park	Completed 2012
Hunt Park Renovation & Upgrade, Phases 1 & 2	Completed 2012
The Dalles Roundabout	Completed 2011
Mosier Middle School Temporary Facility	Completed 2011
Wasco County 911/ E.O.C. Remodel	Completed 2011
Wasco County Annex B Remodel	Completed 2011
Wasco County Data Storage Center Construction	Completed 2011
"Moving Maupin Forward" Economic Development Plan	Completed 2011
The Dalles Reservoir Replacement	Completed 2011
Dufur City Park Bathroom/ Shower Upgrade	Completed 2011
The Dalles Skatepark	Completed 2011
Wy'East RC & D "Save Water, Save Energy" Programs	Initiated in 2010
Port of The Dalles Industrial Land Acquisition	Completed 2010
Granada Theater Revitalization	Completed 2010
Mosier Comprehensive Plan/ Downtown Plan	Completed 2010
Shaniko Work Day	Completed 2010
Wasco County Planning Energy Land Use Chapter update	Completed 2010
Wasco County Annex renovation	Completed 2010
The Dalles East Gateway project	Completed 2010
Wasco County Fairgrounds well replacement	Completed 2010
Renewable Energy Technology program expanded, interim lab building completed	Completed 2009
Main Street Mosier community survey and vision development	Completed 2009
Columbia Gorge Bi-State Renewable Energy Zone booth and presence at Windpower Conference & Expo	Completed 2009, 2010 and 2011

Completed Projects, Continued

Wasco County Buildable Lands Study	Completed 2009
Maupin city website development	Completed 2009
Mosier wastewater treatment plant upgrade	Completed 2009
Maupin streetscape and sewer improvements	Completed 2009
Discovery Center raptor program (initial development)	Completed 2008
Maupin reservoir building	Completed 2007
Shaniko School restoration	Completed 2007-2008
CGCC campus upgrade	Completed 2005-2008
Wamic wastewater system	Completed 2005
Commodore II renovation	Completed 2004
Q-Life fiberoptic system	Completed 2004
Union Street Portal	Completed 2002
Second Street renovation – The Dalles	Completed 2002

Appendix: Needs and Issues Project Summary, April 2012

Below is the list of the Needs and Issues Projects that were submitted for prioritization but that were not ranked among the top ten in each category (Technical Assistance or Public Works/ Infrastructure).

<u>Technical Assistance</u>	
City of Dufur	Stormwater system engineering and design
Mid-Columbia Council of Governments	Gorge Applied Training Center
Wamic Water and Sanitary Authority	Water System Upgrade,
<u>Public Works/ Infrastructure</u>	
Dufur Recreation District	Pool Solar System Replacement
	West-End Restroom Replacement
	Shoulder Rock Project
Dufur, City of	Fire Hall Construction
	South Basin Water Storage
Maupin, City of	American Legion Restrooms
	American Legion Stage
	Greenway Park Project
Mid-Columbia Council of Governments	The Dalles Transportation Center
Mosier, City of	Well #3 Replacement
	Bike Hub Project
NORCOR	Aluminum Tract Utility Extension
The Dalles, City of	Downtown Streetscape Improvements
	Lewis & Clark Fountain
	Waldron Drug Building rehab
	Chenowith Area Storm Sewer System
Wasco County	Pleasant Ridge Road Reconstruction
	Fifteen Mile Road Widening

Organizations and agencies in Wasco County were also encouraged to submit information about multi-year, long-term projects they are working towards. These projects were provided for informational purposes to the Commission and not prioritized. The complete list is below.

<u>Long-Term Projects</u>	
Dufur Recreation District	Pool replacement
	High school baseball field backstop replacement/ improvement
	Development & installation of a half-court basketball court;
	Replacement of park garbage cans
Maupin, City of	Additional American Legion building rehabilitation projects

	Multi-purpose municipal facility
	Developing a small industrial park and moving several businesses and facilities from downtown to that area
	Developing a small business dual facility for clean and dirty business incubation and/or operation
	Developing/building single/multiple unit workforce housing
Mosier, City of	Pressure zone hydraulic modifications for a new reservoir
	Eastside water system improvements
	Third Avenue reconstruction
	City stormwater plan
Mosier Middle School	Middle School Design and Construction
Wasco County	Courthouse electrical upgrade
	Courthouse jail area remodel
	Fairgrounds water distribution system replacement

As mentioned in the Plan, amendments may include the addition of new goals, strategies and projects, or changes in priorities that arise after the regular Needs and Issues process. These additions have been presented to the EDC and included in the Plan because of their importance to the economy of Wasco County.

<u>Additional Projects</u>	
Maupin, City of	City- river walking pathways connection