October 19, 2007 Infrastructure Easel Notes

Group 1

CHALLENGES	**Solutions**
• Aging sewers • System planning – where future growth goes • Replace cement of aging pipe • Natural gas pipes (new) are more costly for service to some high-density areas (particularly west side) than for others • Finance system – paying for existing operations, investing in upgrades, setting aside future reserves all at once • Making public investments pencil out • Topography – water service • Water transmissions interconnections • Enhancing capacity of water sources (Hagg Lake) • Need to ID all needs for development in centers • Regional coordination on emergency response	• Aquifer storage and reserves – off-peak water use • Shared transmission lines • Revolving loan fund • Building political will • Street utility fees • Keeping SDC rates up-to-date • Automatic indexing of SDCs (based on construction activity)

Group 2

TOP CHALLENGES	SOLUTIONS
Portland • Funding gap: color of $ (transp/land use connected; supply of water/groundwater) different funds available for various infrastructure types • Enterprise agencies are best able to ID needs • Transportation Gladstone • Asbestos pipe in water system - $20 million • Sewer/storm system 80 years old – needs replacement • Streets • Libraries – Clackamas County will no longer operate - $3-6 million • New police station • Replacement & funding Clackamas River (Oregon City → Estacada) • Aging & size of pipes – Regional water authority? • Plant is @ 1/3 capacity • Transmission to south side • Boundary is an issue Overall • Service level expectations • Term "sustainability" → how do we make broad visions happen?	• Public awareness & education of infrastructure needs • Value of what water/sewer does for a community • More cooperation among providers/jurisdictions • Reduce unnecessary redundancies • Green streets/green design/on-site management • Political – biggest opportunity • Financial solutions • Asset management – common language to evaluate and prioritize needs • Revise service standards

Group 3

CHALLENGES	SOLUTIONS
Resources	Demand-side management
*Transportation funding	
Understanding of needed business activity	
Coordination of public and private providers	Mechanism to coordinate between agencies/businesses incentive approach?
*Equity between communities and over time	- Different LOS for different communities - Consolidation
Funding gap for everything	
Multiple stakeholders/funders/users makes decisions more difficult	
Trade-offs	
Political process	
*Public ack. 0f issues – long-term vs. short-term	- Make infrastructure "sexy" (recycling/garbage) - Environment, branding, place matters
Differing responsibilities for transportation facilities	
Conflicting regs, e.g., stormwater impact on different kinds of developments	Shift demand to off-peak times
Edge areas/UGB conflicts – no one jurisdiction is responsible	
How and who to design & fund infrastructure especially at the edge	
Ability to "grow funding" hasn't happened	
Can't afford to do everything	Shared easements
	Set aside corridors
	Think broad – more utilities in same area
	Use additional energy sources
	De-politicize transportation funding esp. main
	De-politicize infrastructure finance
	Create larger model

Group 4

AVAILABILITY AND COST	TOP NEEDS	SOLUTIONS

• Source development and sustain transmission – acquisition permitting
• Bigger pipes in urban areas
• Environment and congestion
• Urbanizing areas – serve people not there
• SDCs too late – need upfront dollars
• Not able to plan outside UGB (Metro) – need 20-50 year plans
• Aging public doesn't want to pay for the next 50 years
• Appropriate rates and affordability
• Coordination of different infrastructure types/utilities
  o Maintenance
  o More deliberate
• Coordinate with other water providers – capacity
• Annual conservation programs
• More buy-back from initial investments
• Analyze cost of purchasing back conservation
• Public-private partnerships
• Institutional restrictions – boundaries (natural vs. political)
• Different management, planning (horizon) funding
• Convince public/press that growth is good – public education; change culture
• Look at successes; financial models
• Joint water commission; regional agreements – partnerships and cooperation
• "Insurance policy"
• Education vs. "do it anyway"
• Public/private municipal/developer
• ESA/NEPA
• Prevailing wage public/private caps
• Land use permitting process
• Water rights issues
• % of public process on solar power
• Finance buy-back programs
• Education of elected officials; cities
• Conservation = less $
• Regional coordination
	TriMet
	1. Keep operating resources in sync with capital resources
	2. Consensus – Make transit work with community details (sidewalks)
	3. Federal Resources – alternatives/work more
	Wood Village
	1. Look at peaks – build to? Or symptom to correct - _____ - solve/reduce or build bigger system/same w/ transportation
	2. Finance is huge/cost-escalation
	Portland
	1. Street safety and maintenance (transportation)
	2. Jobs/Housing balance – housing affordability
	3. School capacity (5 districts) over capacity
	  a. 1 million people – more kids
	  b. Maintenance and new needs
	DLCD
	1. Infrastructure in centers for families
	2. Infrastructure/Finance funding/Relate to state goals/regs/tools/fiscal impact
	Beaverton
	1. Transportation
	2. Center growth – high tech support – ped/bike connections
	3. Affordable housing
	Hillsboro
	1. Older areas – aging capacity and maintenance limiting factors]
	2. New areas – finance – gap in funding needs/resources
	3. TPR → infrastructure cost – impact
	Washington County
	1. Transportation
	2. Process – lacks ability to create common leadership e.g. projects taking longer than needed – funding by band-aids
	3. Sidewalk/roadway consistency
	PGE
	1. Infrastructure for sustainability – friendly
		• Urban renewal prohibitions – lift
		• Regional Urban Renewal district
		• Education & public awareness of complexity/challenge
		• State legislative interest needed due to scope and scale
		• State leadership
		• Willing to explore Urban Reserves (like in Redmond)
		• Create a dynamic – not static - process
		• Transportation finance – change statutes that prohibit private tax-exempt bonds from private contributions and create corridor investment zones for increased investments
		• LEED certification for capital projects and tax incentives to promote
		• Reform property tax system
		• Streamline process

Group 5

CHALLENGES	SOLUTIONS
• Better definition of "increased density in centers." • Reassess building heights • Maintenance & operations • New development (timing issues with SDCs) • Tax structure (property tax) • Lack of public understanding of costs. Taxes too low. • Need political will – taxes • Message to public about costs • New regulations all the time • Public sector has minimal sway @ legislature • Decline in public works dollars to attract industries	• Take small steps if "Big Solution" isn't feasible • Performance standards of direct regulation • Coordinated public/private effort – both at development level and at state advocacy level • Revolving fund (state) with local match • Construction excise tax as model to be expanded on • Objective criteria for $ (public) • Developer support for SDCs • Re-establish state infrastructure fund – Special Public Works • Impact-based SDCs – Incentives to reduce demand • Windfall tax on UGB expansions • Real estate transfer tax • Cyclical assessment of tax rate structures