



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

CITY COUNCIL – REGULAR MEETING

Troutdale City Hall - Council Chambers
219 E. Historic Columbia River Hwy. (Lower Level, Rear Entrance)
Troutdale, OR 97060-2078

Tuesday, July 11, 2017 – 7:00PM

Mayor

Casey Ryan

City Council

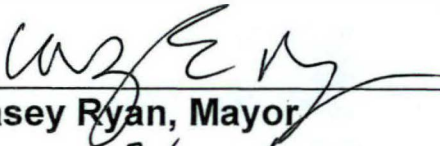
David Ripma
Randy Lauer
Larry Morgan
Glenn White
Rich Allen
Zach Hudson

City Manager

Ray Young

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**
2. **CONSENT AGENDA:**
 - 2.1 **MINUTES:** June 6, 2017 City Council Work Session, June 6, 2017 City Council Special Meeting, and June 13, 2017 City Council Regular Meeting.
 - 2.2 **RESOLUTION:** A resolution approving an Intergovernmental Agreement with the Sandy Drainage Improvement Company for the Salmon Creek Weir Improvement Project.
3. **PROCLAMATION:** A proclamation recognizing the Youth Citizen and Citizen of the Year. Mayor Ryan
4. **PUBLIC COMMENT:** Public comment is limited to comments on non-agenda items. *Remarks shall be limited to 5 minutes for each speaker unless a different time is allowed by the Mayor. The Mayor and Council should avoid immediate and protracted response to citizen comments.*
5. **PRESENTATION:** A presentation on the Main Streets on Halsey Corridor Strategic Economic Action Plan. Erika Palmer, City of Fairview
6. **DISCUSSION:** A discussion on updating the City of Troutdale Town Center Plan. Chris Damgen, Community Development Director

7. **PUBLIC HEARING / RESOLUTION:** A public hearing and resolution providing for the adoption of the Multnomah County Multi-Jurisdictional Natural Hazards Mitigation Plan.
Ray Young, City Manager
8. **STAFF COMMUNICATIONS**
9. **COUNCIL COMMUNICATIONS**
10. **ADJOURNMENT**



Casey Ryan, Mayor
Dated: 7/6/2017

City Council Regular Meetings will be replayed on Comcast Cable Channel 30 (HD Channel 330) and Frontier Communications Channel 38 on the weekend following the meeting - Friday at 4:00pm and Sunday at 9:00pm.

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy. Monday through Friday, 8:00 a.m. - 5:00 p.m.; on our Web Page www.troutdaleoregon.gov or call Sarah Skroch, City Recorder at 503-674-7258.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Sarah Skroch, City Recorder 503-674-7258.

MINUTES
Troutdale City Council – Regular Meeting
Troutdale City Hall – Council Chambers
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060

Tuesday, July 11, 2017 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.

Mayor Ryan called the meeting to order at 7:00pm.

PRESENT: Mayor Ryan, Councilor Ripma, Councilor White, Councilor Allen and Councilor Hudson.

ABSENT: Councilor Morgan (excused) and Councilor Lauer (excused).

STAFF: Ray Young, City Manager; Ed Trompke, City Attorney; Erich Mueller, Finance Director; Sarah Skroch, City Recorder and Chris Damgen, Community Development Director.

GUESTS: See Attached List.

Mayor Ryan asks, are there any agenda updates?

Ray Young, City Manager, responds there are no updates.

2. CONSENT AGENDA:

2.1 MINUTES: June 6, 2017 City Council Work Session, June 6, 2017 City Council Special Meeting and June 13, 2017 City Council Regular Meeting.

2.2 RESOLUTION: A resolution approving an Intergovernmental Agreement with the Sandy Drainage Improvement Company for the Salmon Creek Weir Improvement Project.

MOTION: Councilor White moved to approve the consent agenda. Seconded by Councilor Ripma.

VOTE: Councilor Hudson – Yes; Councilor Ripma – Yes; Mayor Ryan – Yes; Councilor White – Yes and Councilor Allen – Yes.

Motion passes 5-0.

3. PROCLAMATION: A proclamation recognizing the Youth Citizen and Citizen of the Year.

Mayor Ryan read the Proclamation.

Mayor Ryan states before we move to public comment I'm going to have Ray say a little about the transportation package we discussed at the last meeting.

Ray Young states as you recall, a couple months ago ODOT was here and they told us about what they were going to be doing with the Graham Road overpass which is to do the improvement and replace it because it's an emergency situation. But they only had enough money to do the overpass and put a sidewalk in. When we talked to them later about increasing capacity and the third lane they said they didn't have the money to do that right now. I spoke with Representative Gorsek at the Amazon presentation and he asked what he could do to help. His assistant has since contacted me and let me know they got it attached to the Bill. The \$3 million as a rider on the transportation bill survived and is waiting to be signed by the Governor. I am waiting for ODOT to say yes.

4. PUBLIC COMMENT: Public comment is limited to comments on non-agenda items.

None.

5. PRESENTATION: A presentation on the Main Streets on Halsey Corridor Strategic Economic Plan.

Erika Palmer, City of Fairview, Project Manager, states tonight I'm going to be talking about the Main Streets on Halsey Project. This was a year-long project and a corroboration between Fairview, Wood Village and Troutdale. We received a grant of \$100,000.00. The project website is www.mainstreetshalsey.com and you can go there and look at all the plan documents on this site. One of the main strategies that we're looking at is, how do we get people to this area and off of I-84 and into our communities to spend money, shop and live?

Erika Palmer presents a PowerPoint Presentation to the Council (a copy of the PowerPoint Presentation containing Strategic Economic Action Plan is attached as Exhibit A to these minutes).

Erika Palmer states we have 7 action plans. The first is to form a Tri-Cities Collaborative Committee and what they would do is take this plan and hopefully implement it over the next couple of years. We looked at a tourism strategy for the corridor that could look at branding as well. We looked at regulatory revisions that could take place between the 3 cities and a coordinated funding for street improvements. This Tri-Cities collaborative is kind of the next step in this process. The first step is actually having all 3 cities adopt this plan and then the next step is to form a Tri-Cities Collaborative Committee. Last month Mayor Tosterud from the City of Fairview invited council members from Wood Village and Troutdale to talk about this collaborative and how it would work and operate and who would be on the committee. We'll be reporting back to you after we look at this in the next couple of months.

Mayor Ryan states if we decide to move forward on this we need to decide who is going to be on these committees.

6. DISCUSSION: A discussion on updating the City of Troutdale Town Center Plan.

Chris Damgen, Community Development Director, states this is an effort I've been wanting to accomplish since I got to the City 2 years ago, a major update to our Town Center Plan. Our Town Center Plan is the eastern end of the Halsey Corridor.

Chris Damgen presents a PowerPoint Presentation to the Council (A copy of the PowerPoint Presentation on the discussion of updating the Troutdale Town Center is attached as Exhibit B to these minutes).

Chris Damgen states I seek the guidance of the Council tonight in determining the group to aid us in this effort. You could go with an ad hoc committee or you can utilize a standing committee including Planning Commission or the Citizens Advisory Committee. It's the staff's recommendation that you prepare an ad hoc committee. We feel there's several benefits to it but I want to stress that we're comfortable working with a standing committee. I prepared a memo that's in your packet of what an ad hoc committee would look like. You typically would want your advisory committee members to be on that committee but you could extend it to Chamber representation, business owners, realtors, arts community, religious communities and school districts.

Councilor Allen states when we talk about planning my preference would be that we go through the Planning Commission and call experts to the commission to advise and give input. This is definitely a City function.

Councilor Ripma asks, how would we pick the ad hoc members?

Chris Damgen responds we could do it through recruitment or direct appointment. You could have alternates serve on the ad hoc too.

Councilor Ripma states the staff recommendation carries a lot of weight with me and I can see an advantage to having a committee devoted to just the downtown district including a Planning Commission member on it. I'm willing to go with the staff's recommendation.

Councilor Hudson asks, is there any potential for conflicts of interest in appointing an ad hoc committee of stakeholders?

Chris Damgen responds I presume there could be. I don't think there's so much a conflict of interest. This is a plan and not an actionable plan with direct economic benefit.

Councilor White states I'm not clear on the scope of work. I want to be closely involved in this. I think this idea would be great for an Open House to collect information and to hear from a broader group. I don't like the idea of people outside of the City of Troutdale making decisions for Troutdale. I've had bad experiences with some of the ad hoc committees in the past. I like the idea of hearing from everybody and getting input. I think the decision making on this level of importance should be kept within this group or the Planning Commission or a joint meeting with the Planning Commission and Council.

Councilor Ripma states I'm assuming this ad hoc committee would make a recommendation of some kind. They would have to be adopted through the Planning Commission and the City Council. They would all be involved in the actual decision. That's why I'm okay with it. It gathers information from people directly interested in the downtown area and focused on it.

Chris Damgen states for clarification, the 1998 plan was adopted by City Council. This group would be guiding the planning effort that staff would be undertaking to research, publicly advertise the workshops and that body would make a recommendation for Planning Commission to review and then for City Council to approve. It's important to note that this plan cannot change zoning. Any type of zoning discussion or land use discussion is a separate process.

Mayor Ryan states I like the staff recommendation because it opens our community up to more people who were not getting their viewpoints heard. It gets more people involved.

Chris Damgen states I believe in 2010 there was an ad hoc committee formed that looked at some recommendations for a similar effort.

Councilor Allen states I'm looking for something that is the best plan that we can come up with for the benefit of the town center and the town overall. I want to avoid a plan that only fits the interest of a few people. I like the idea of getting advice from a broad spectrum of experts and people with something at stake. As long as there's some sort of check and balance and it's going through the Planning Commission and Council for the final look over I'm more comfortable with it.

Councilor Ripma states for full disclosure, I was on a downtown vision task force many years ago.

Councilor Allen states my experience is that residents have the tendency not to react until after a decision is made. Is there a way we could put some more weight to residents that actually are going to live with whatever decisions are made?

Councilor Ripma responds I think we can pick whoever we want.

Chris Damgen states effectively what we could do is come back with a revised collaboration list to you. This is ultimately a document that you will one day be reviewing and approving so it's only fair that you get to determine who would be on it.

Councilor Hudson asks, this potential ad hoc committee would also be holding town hall meetings?

Chris Damgen responds correct.

Councilor Allen asks, Mayor, would you support going through the normal city committee selection process for this ad hoc committee based on recommendations?

Mayor Ryan responds yes.

Councilor White states I'm worried about special interest groups who get on these committees and apply a lot of pressure to do it a certain way. I want to avoid that because Troutdale is unique and we love our unique identity. I don't want to lose that. I also don't want to delay this. I know the other cities are counting on it and I think it's great that they're showing an interest in their downtowns. The nicer and more special we can make this area the better.

Councilor Hudson asks, would it be appropriate at this point to make a motion?

Mayor Ryan responds we're taking a staff recommendation on the way we would like to pick the members.

Chris Damgen states the one final clarification is how big of a committee you wish to have. We would have to identify the number of slots available.

Mayor Ryan asks, do you have a recommendation on what a good number would be?

Chris Damgen responds these things usually have between 15 and 20 because often times you will have people who have specific interests say in parking or economic development or housing. When you have a larger committee like that you can split people into sub-committees that can work on a topic and report back to the larger group. They can also meet to discuss and research that. It sounds like you're concerned about keeping with Troutdale and I want to assure you that this would be a Troutdale planning effort. We would work parallel to Halsey or any other coordinated effort but this is something that would be staffed, managed and improved by Troutdale.

7. PUBLIC HEARING / RESOLUTION: A public hearing and resolution providing for the adoption of the Multnomah County Multi-Jurisdictional Natural Hazards Mitigation Plan.

Ray Young states as part of our FEMA certification and the things we have to do in the City to make sure we're covered by flood insurance, one of the things that is required on their checklist is that every jurisdiction has to have what's called a Natural Hazards Mitigation Plan. That mitigation plan is supposed to contain a number of parts to identify the potential natural hazards in your community. This is why they have to be area and community specific. We also have to identify the risks of each natural hazard happening. We also have to look at the impact of these hazards and we have to come up with ways to minimize the impact. Most importantly, it provides a plan for if one of these things happen how you would know which building and services you're going to restore first. The City approved its last plan back in 2010 but FEMA requires these to be done every 5 years. In 2014 the cities of Troutdale, Fairview, Wood Village and to a certain extent Gresham figured out they didn't have the man power and resources to do it on their own so they requested Multnomah County help them and do a multi-jurisdiction one together. Multnomah County got some grants and they had a staff person who coordinated it. Part

of the process of this is public comment and back in November and December we publicized in The Champion that Multnomah County was looking for citizen input on this plan. Then it's run through the State then FEMA and then it got approved. The last step in the process is for each jurisdiction to formally adopt the plan. Until it's adopted we're not in compliance with regulations under federal law to have a natural hazards mitigation plan. One thing this plan does not do is it does not impose any regulations upon anybody within the City of Troutdale. It does not require a landowner to do anything or not do anything with their land. It does not mandate the City to do anything other than that we have to have a plan. We're not required to approve it tonight if you're not comfortable.

Ed Trompke, City Attorney, states back in 1997 Metro organized a Natural Hazards Technical Advisory Committee. As a result of that committees work we decided and directed that these kinds of plans would not become land use planning plans. They were going to tell City governments how they needed to respond to the needs of the citizens when an emergency comes up and be proactive in the response. This doesn't burden the citizens. It enables the City and staff to respond appropriately in a hazardous situation.

Councilor White states I'm familiar with the work that Metro did and they were basically taking aerial photos during rainstorms and trying to declare that as floodplain. They were actually issuing maps and it took a great effort to get them to agree that these are reference only. My concern is that it creates momentum. I know FEMA's next step is going to be to start to map for lahars and other type of natural disasters. I'm worried about the momentum that we're going to create.

Mayor Ryan asks, if we don't approve this then do we as a city have to do our own?

Ray Young responds yes. This one does reflect our community though.

Councilor Allen states from what I've seen so far I'm not concerned yet. I do have a hard time approving something I haven't actually read through. What is the down side to approving this at our next meeting?

Ray Young responds we are already past our due date for having it approved. At this point we're in good standing. If we wait 6 weeks we don't think FEMA's going to have a problem.

Chris Damgen states that is our understanding but I cannot guarantee that that would be FEMA's understanding. The risk we could take is the Community Rating System program discount being in jeopardy.

Ed Trompke states when you get into Appendix F, which is the implementation mechanisms, every document in there is a document that this Council has already approved. All of the implementation has already been done and what this does is just put it into a context that allows the Feds to sign off on.

Councilor Ripma states I have to confess that I'm unlikely to read it. I also am persuaded that it doesn't adopt any kind of requirements that the citizens of Troutdale have to do this or that. It's simply direction for the city staff. I am prepared to go forward with it tonight.

Mayor Ryan opens public hearing 8:13pm.

Tanney Staffenson states I'm behind a little bit. I just started looking at this. I understand why it's the way it is but the Portland factor really skews the numbers. I'm just curious why Portland's document is different from this. Just looking at some things like the seismic activity, 55% of the homes in Troutdale were built after 1990. In Portland that number is 20% and countywide its 23%. Another one it talks about is Troutdale is especially exposed to lahar and Wood Village and Fairview have just a moderate exposure. It also talks about fire protection and we have 92,000 acres where we have susceptible fire issues. Corbett doesn't have a lot of fire issues but they're saying that it's a limited ability to report fires and so the numbers are probably down. I'm not saying don't pass it though.

Mayor Ryan closes public hearing 8:17pm.

Mayor Ryan asks, do you want to vote on it tonight?

Councilor Ripma states I'll say there's no practical alternative for us than to adopt this. I recommend that we adopt it.

MOTION: Councilor Ripma moved to adopt the resolution for adopting the Multnomah County Multi-Jurisdictional Natural Hazards Mitigation Plan.

Councilor White states I'm going to make a friendly amendment. If we could somehow get some language that says that this is not meant to dictate or change future planning code. I don't want to see this thing get a life of its own. That's what I see happening in the future. It's going to become the driving force why we need even more regulations and bigger setbacks.

MOTION WITHDRAWN: Councilor Ripma states I'll withdraw the motion while we continue the discussion.

Ed Trompke states I think that what you're asking for is in here. In Appendix F which says each jurisdiction in the planning area has a different set of planning mechanisms that relate to natural hazard mitigation. What it's saying is, those things that are already adopted and continue to be revised as time goes on are the documents that are the real faces for this.

Councilor White states we are also missing 2 councilors tonight and Rich wants to read this and I want to read some sections. I'm fine with putting it on the consent agenda.

Ray Young states we're not going to have another meeting until August 22nd but if FEMA flipped out on us and said we had to have it done by a certain date, I'm going to call you all back in for a meeting.

Mayor Ryan states it will be on the agenda August 22nd.

8. STAFF COMMUNICATIONS

Ray Young states regarding the Stark Street closure, the County set up detours for traffic. They put up road closed and no through traffic signs in front of Corbeth Lane at both ends. Very clearly you're not supposed to go through there but as I heard from many of the neighbors, people kept going through there. There were a lot of complaints and a lot of concern for safety. In consultation with Multnomah County, Multnomah County Sheriff's Office and staff we decided on June 30th that we were not going to make it an advised closing but an actual closing. We put a barrier on Corbeth Lane at 27th so you could not go through. It was an adjustment period for some but I think people are adjusting to it slowly. We had a lot of concern in the last few months about 17th in the Morgan Meadows area where people were concerned about speeding. We are now going to do a temporary stop sign at the corner of 17th and Miranda within the next week. We're looking for committee recruitments for a couple vacancies we have so if you have any great ideas please have those people contact Sarah and get an application. Slurry seal starts tomorrow in the neighborhoods. We have done everything we could to notify the citizens. We are off until August 22nd.

9. COUNCIL COMMUNICATIONS

Councilor Hudson states I would like to congratulate our citizen of the year, Tanney Staffenson. I want to thank you especially on the Troutdale Development Code. I also want to congratulate Sara for youth of the year. I know Sara because I advise the Key Club at Reynolds High and she is a member of that club. It's easy to be a good student in isolation but one of the things that connects Sara is how connected she is to the rest of the school and what a leader she is among other students.

Councilor Ripma states congratulations to our 2 citizens of the year and happy summer.

Mayor Ryan states great job to Sara and Tanney. Thanks for being here tonight.

Councilor White states I want to thank the Chamber and the Kiwanis club for doing the process of citizen and youth of the year. It's well deserved.

Councilor Allen states I've really enjoyed summer so far this year. This is a great town to live in with the dedication of Visionary Park, the Troutdale Historical Society concert and now we have Summerfest coming and I look forward to that.

10. ADJOURNMENT

MOTION: Councilor Ripma moved to adjourn. Seconded by Councilor White. Motion passed unanimously.

Meeting adjourned at 8:32pm.



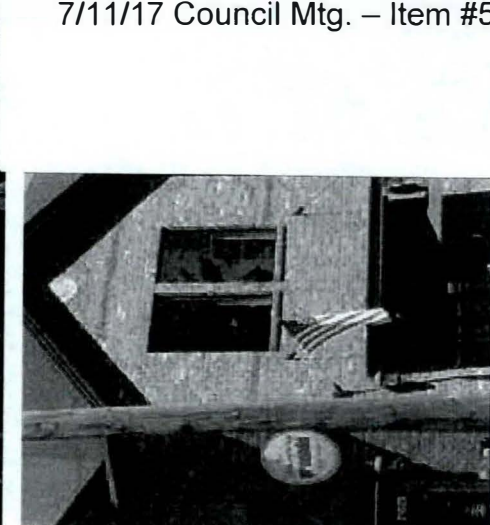
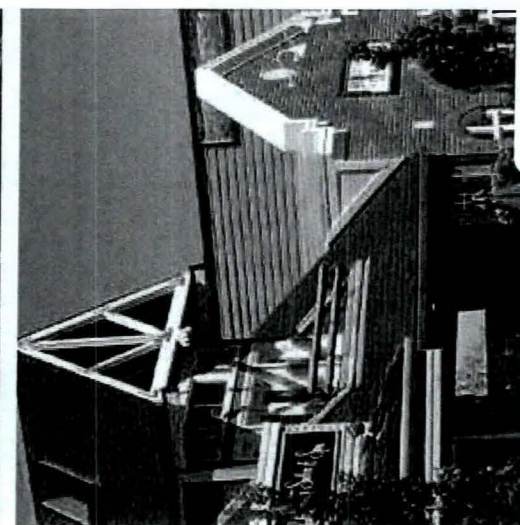
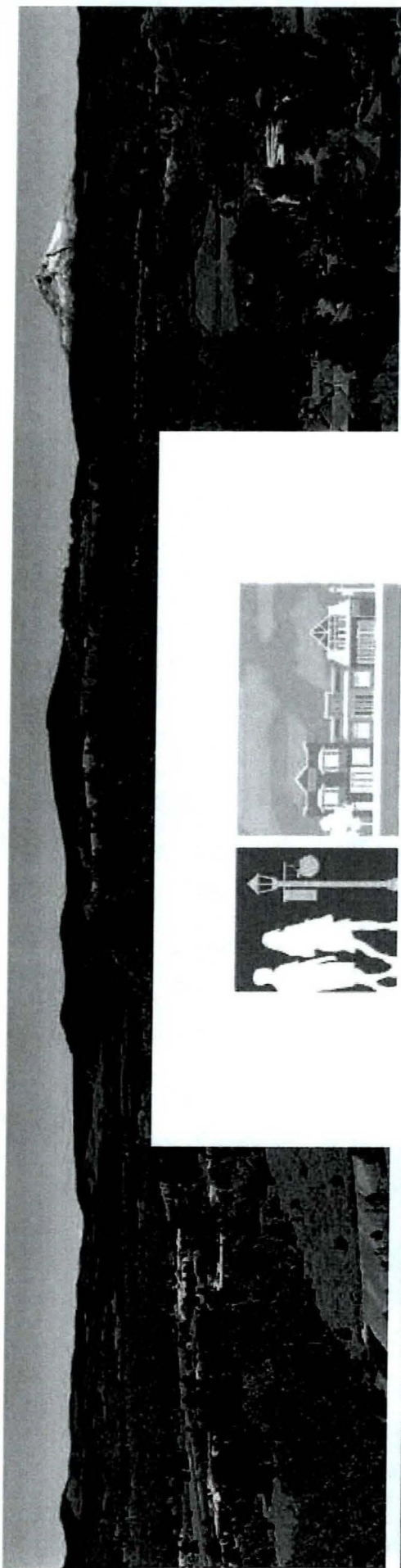
Casey Ryan, Mayor

Dated: 8/29/2017

ATTEST:

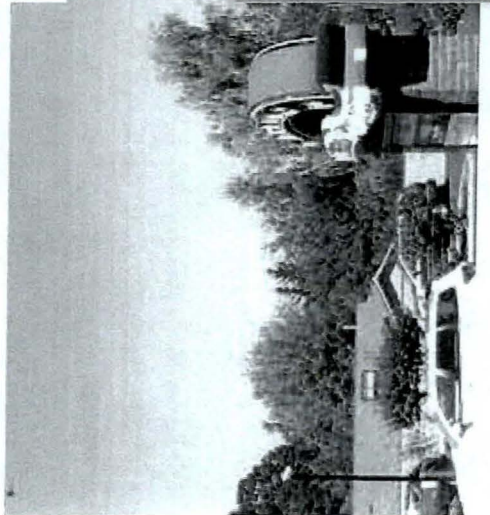
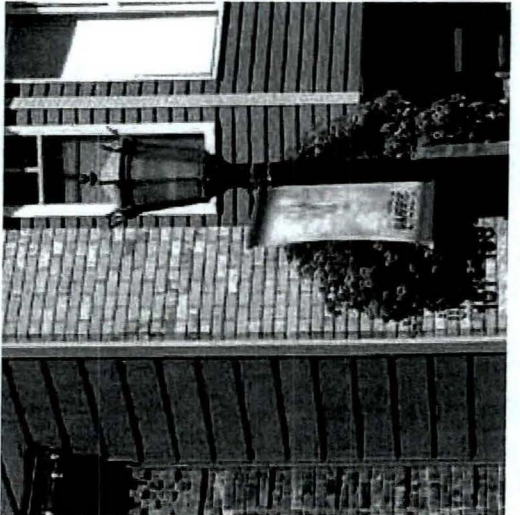


Kenda Schlaht, Deputy City Recorder



MAIN STREETS ON HALSEY

FAIRVIEW · WOOD VILLAGE · TROUTDALE



STRATEGIC ECONOMIC ACTION PLAN

June 2017

Plan is now available

Tonight's Agenda

- Review the plan and strategies
- Discussion and next steps

www.MainStreetsHalsey.com

Vision for Main Streets on Halsey

- The neighborhoods connected by Halsey will prosper from improved mobility, access to growing economic opportunity, and new development and reinvestment that result in jobs and new housing.



Community Visioning Charrette October 27, 2016



Polling and Mapping

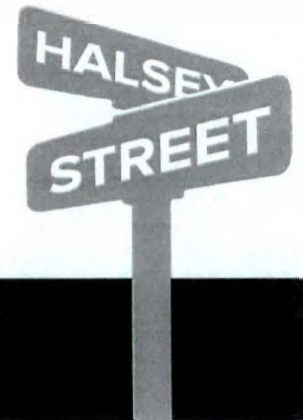
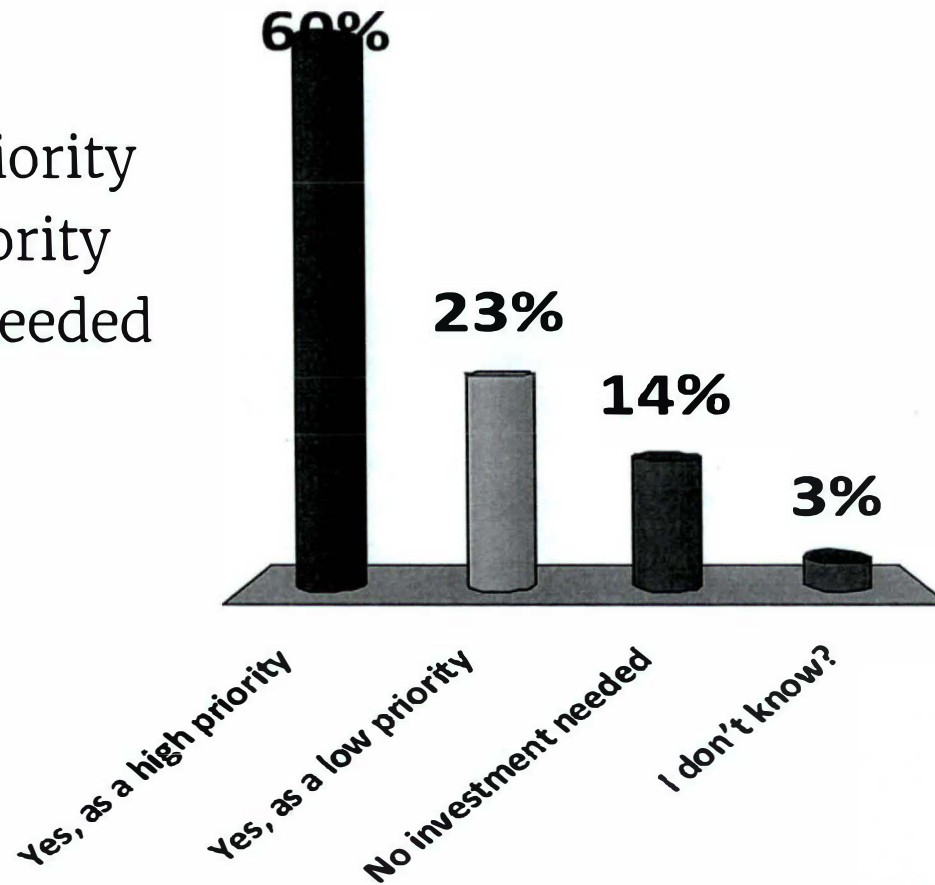


Enhanced pedestrian crossing needed



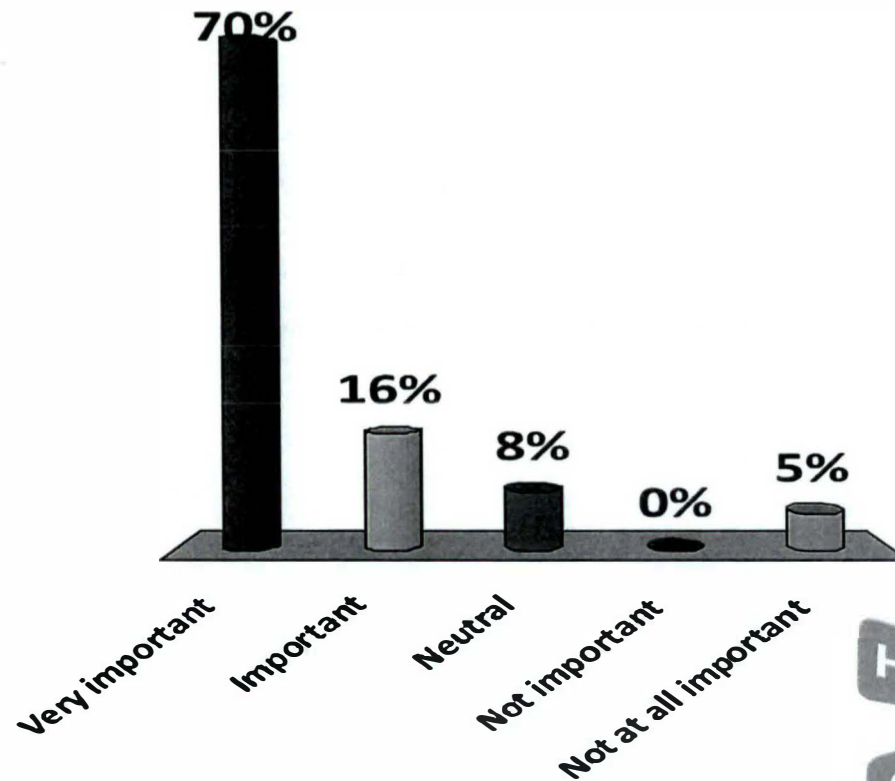
Should we invest in sidewalks, bike routes and more crossings to improve safety along Halsey corridor?

- A. Yes, as a high priority
- B. Yes, as a low priority
- C. No investment needed
- D. I don't know?



How important is it for the three cities to pool resources to fund major projects that affect the whole corridor?

- A. Very important
- B. Important
- C. Neutral
- D. Not important
- E. Not at all important



Market Analysis: Trends

- Robust growth in the region over the past decade, outpacing the nation
- Growth has been slow to reach tri-cities, but that is changing quickly

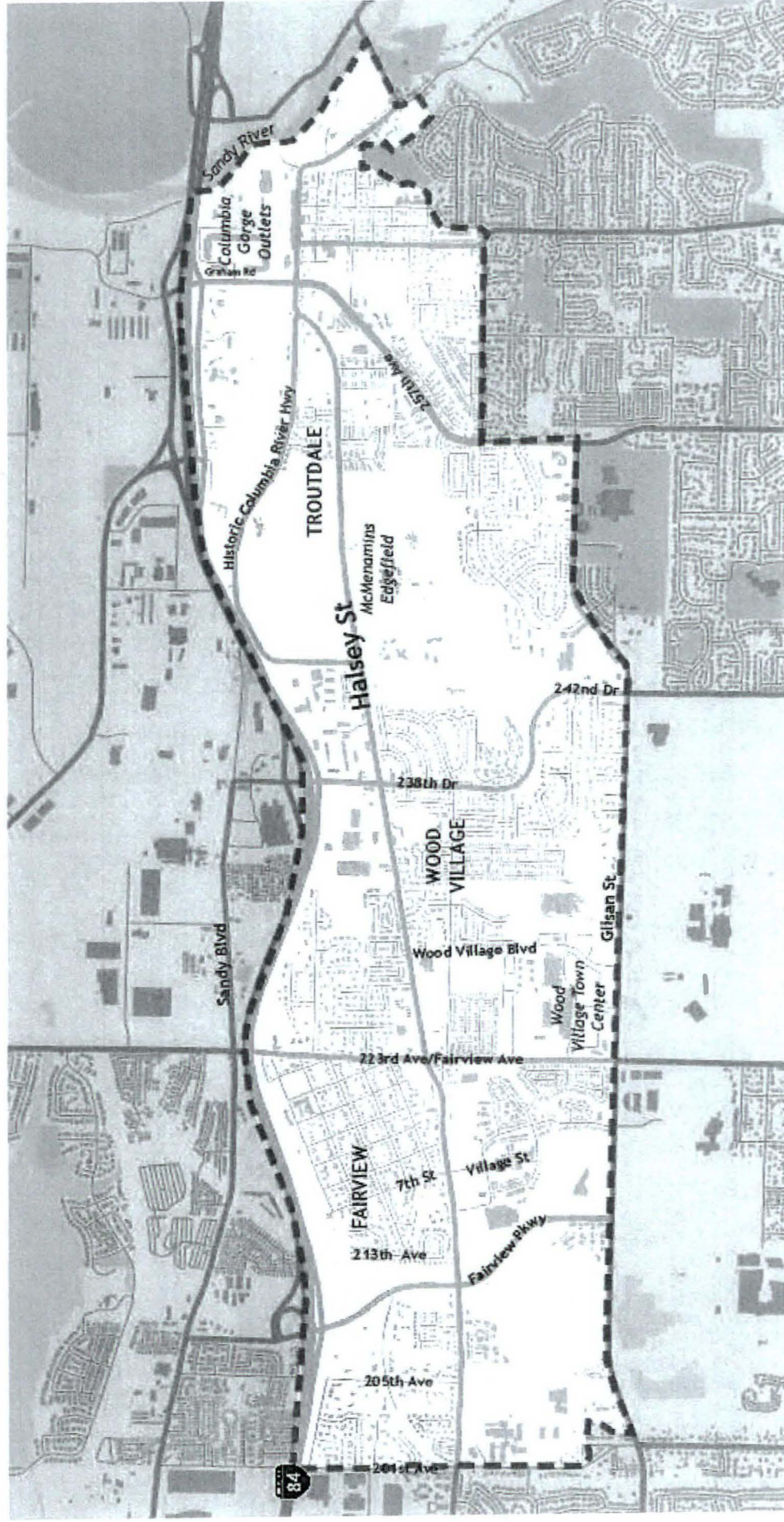


Market Analysis: Demand

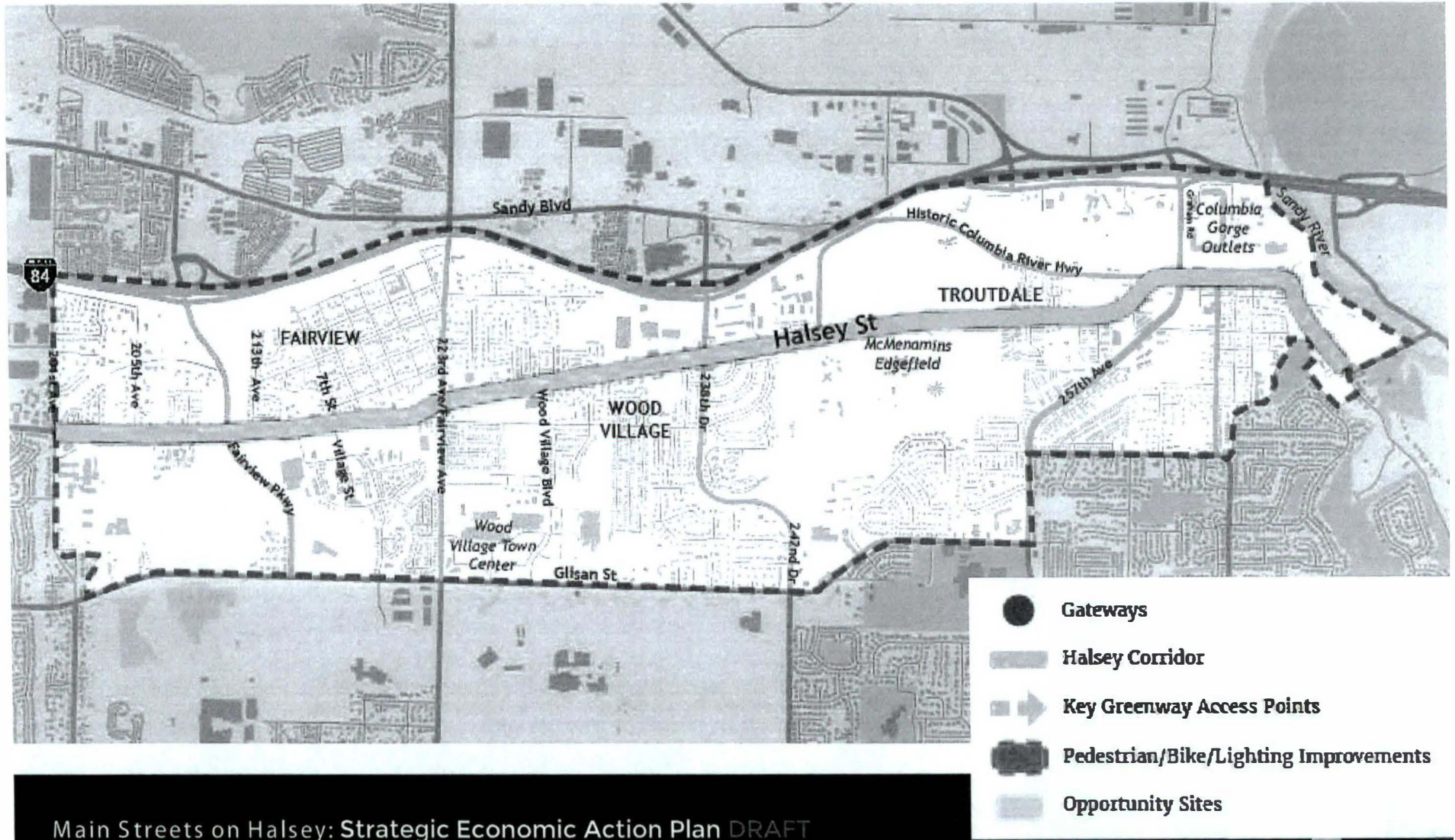
- Strong opportunity for new housing in the next 10 yrs
 - ~100 new ownership units and ~400 new apartments
- Improving retail market – rising rent and low vacancy
- Not a strong office market, but small-scale service and medical are possible, especially in mixed-use centers
- Very strong industrial growth potential in area but not likely directly on the corridor due to parcel sizes
- Growth to support major employers:
 - Vista Business Park in Gresham
 - Troutdale Airport



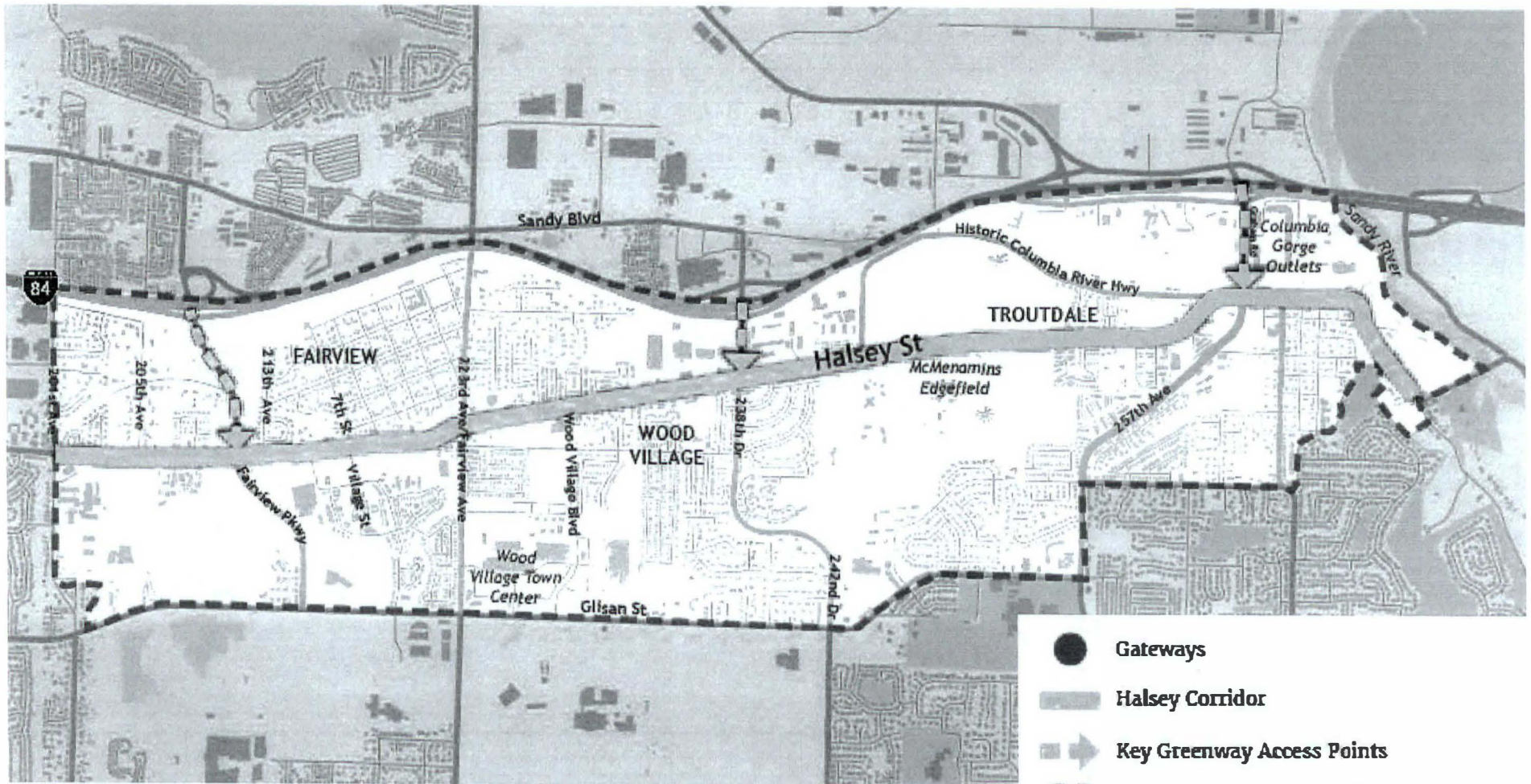
Halsey Concept Map Build



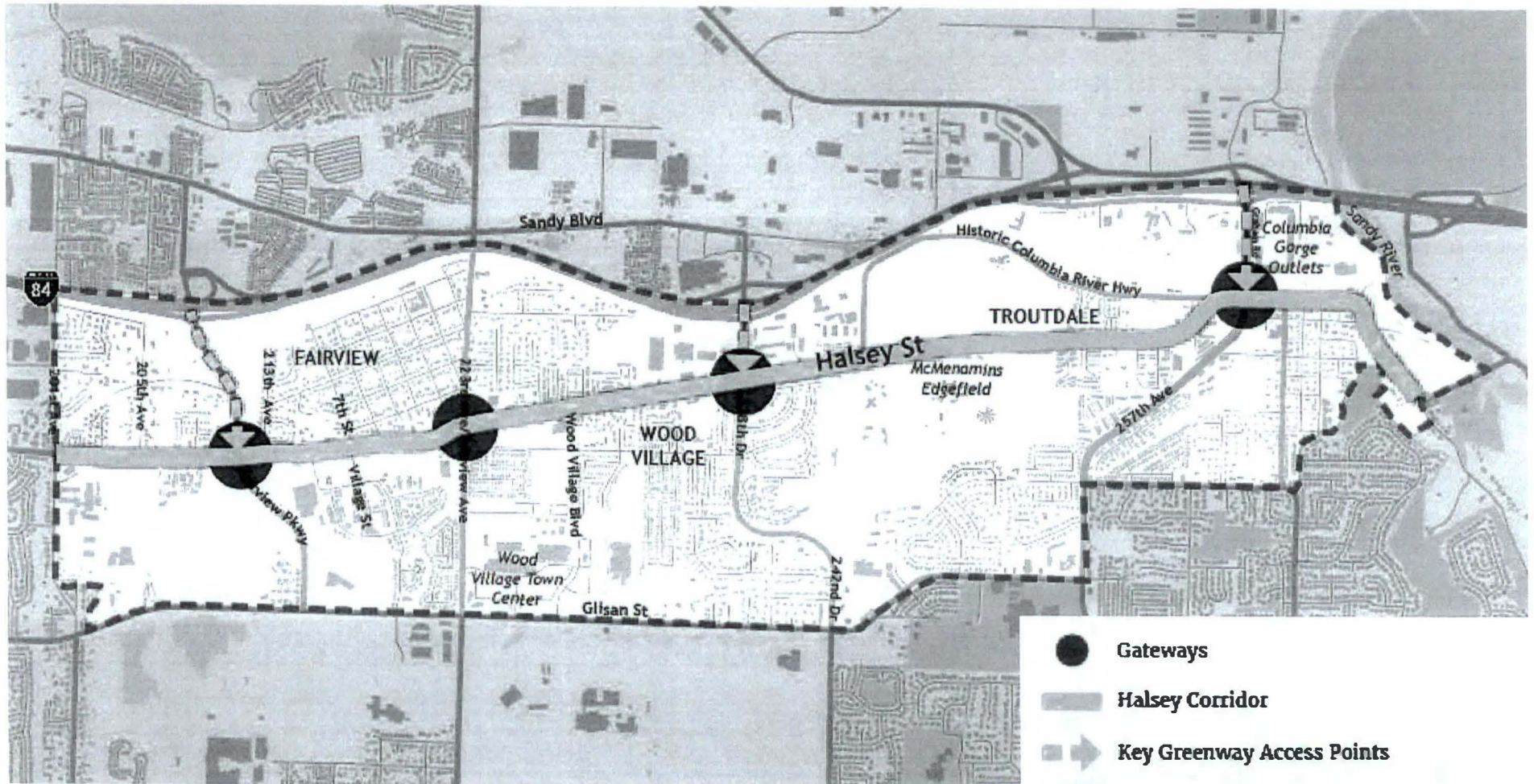
Halsey Corridor



Key Access Points

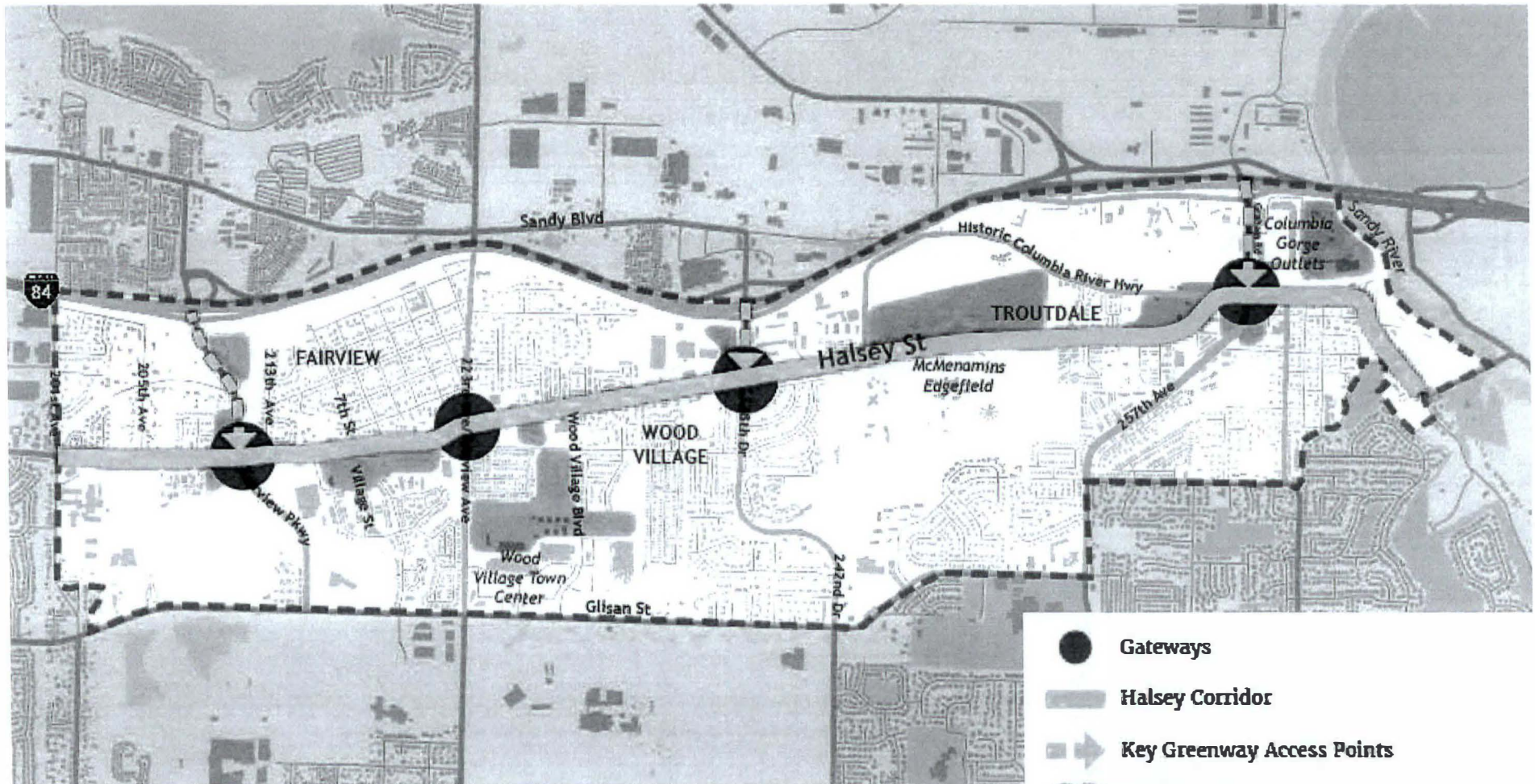


Gateways



- Gateways
- ▬ Halsey Corridor
- ➔ Key Greenway Access Points
- ▬ Pedestrian/Bike/Lighting Improvements
- ▭ Opportunity Sites

Opportunity Sites



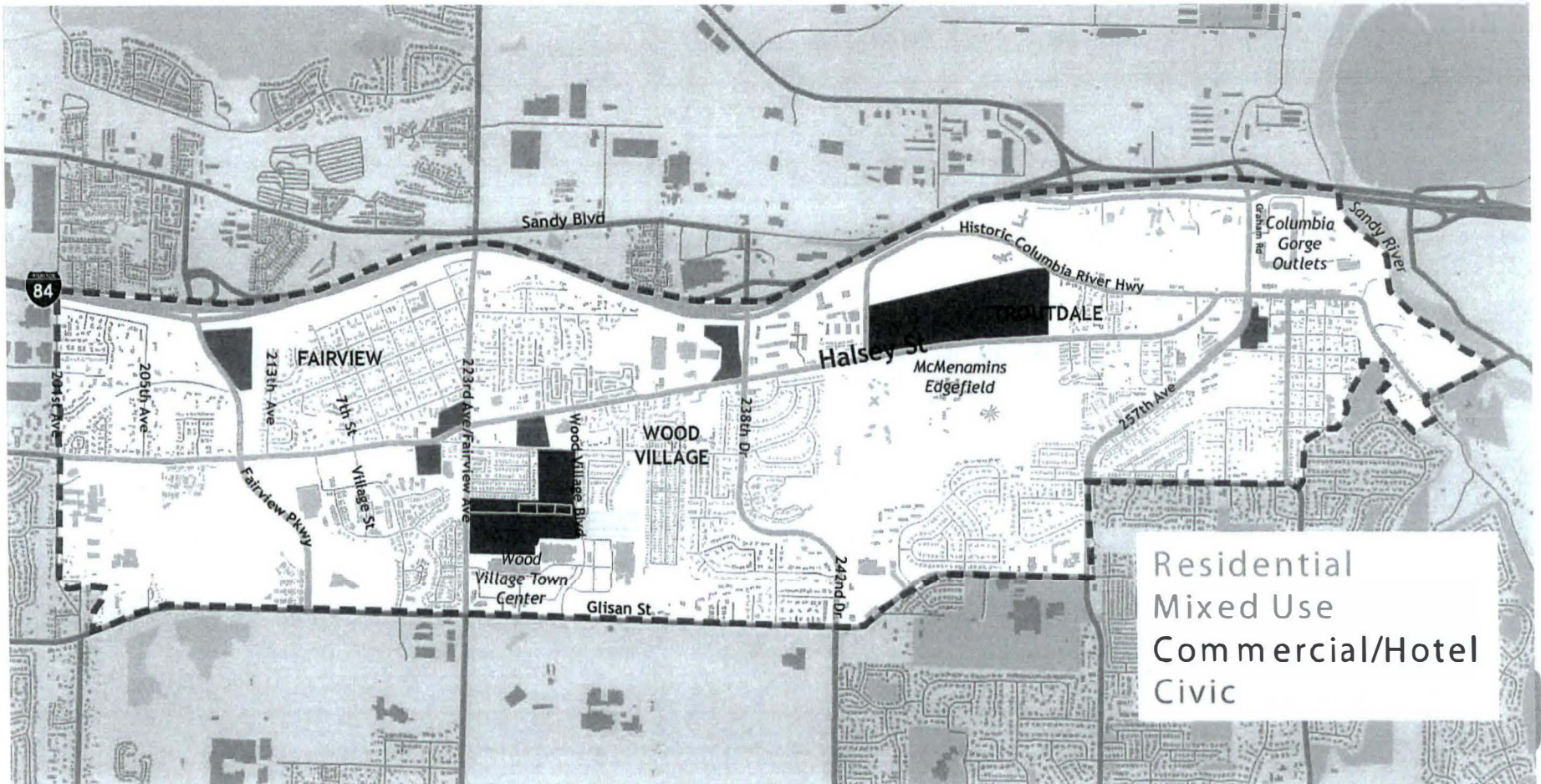
Halsey Build Out Scenarios

- Short and long term build out scenario for the corridor
 - Near term: 2-10 years
 - Full buildout: 10 or more
- Tell us about: new jobs, new housing, acres of new development, parking spaces required, value of new development

The screenshot shows an Excel spreadsheet with the following data:

		1. Load your Prototype buildings		Building and Site Characteristics		
#	Building Name	Lot Size (Sq Ft)	Building Lot Coverage	Landscaping Lot Coverage	Parking Lot Coverage	
1	Site A	159,000	63%	5%	32%	
2	Site B	144,532	45%	25%	30%	
3	Site C	142,500	48%	5%	47%	
4	Site D	59,200	40%	5%	55%	
5	Site E	237,500	37%	15%	48%	
6	Site F	147,400	63%	5%	32%	
7	Site G	84,000	65%	5%	30%	
8	Site H	22,629	65%	5%	30%	
9	Site I	43,560	38%	10%	52%	
10	Site K	1,000,000	26%	25%	29%	
11	Site L-M	5,625	26%	40%	14%	
12	Site N	239,754	37%	5%	58%	
13	Site O - Edgefield	1,287,000	15%	10%	40%	
14	Site P1	257,483	58%	15%	27%	
15	Site Q	105,637	95%	5%	0%	
16	Site R	35,747	95%	5%	0%	
17	Site S	7,000	95%	5%	0%	
18	Site T	45,000	95%	5%	0%	
19	Site U	120,000	17%	10%	23%	
20	Site V	138,000	40%	15%	45%	
21	Site W	854,414	24%	15%	11%	
22						
23	Site L-M x50	281,250				

Near Term Opportunities

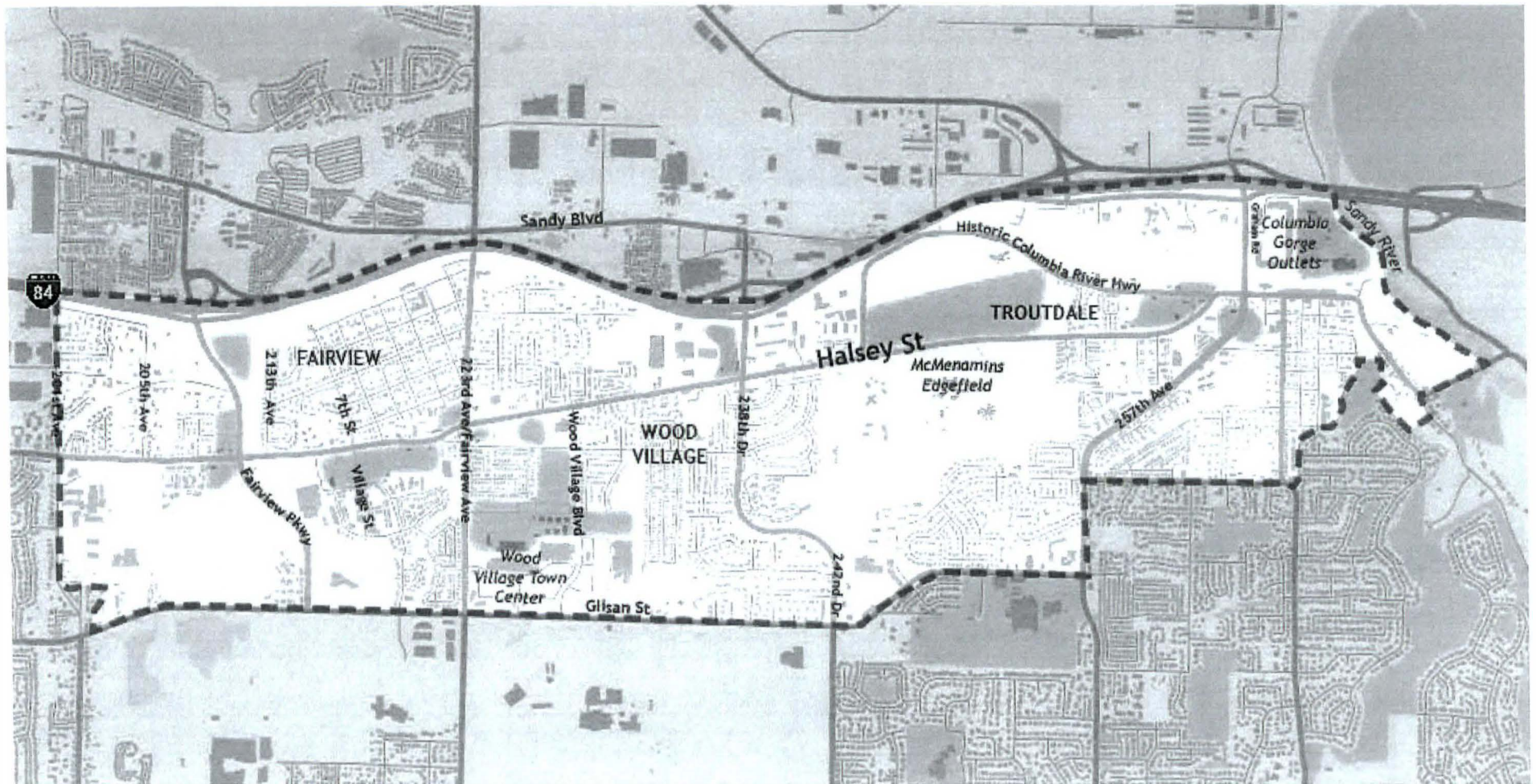


Scenario Growth Estimates for Development Activity

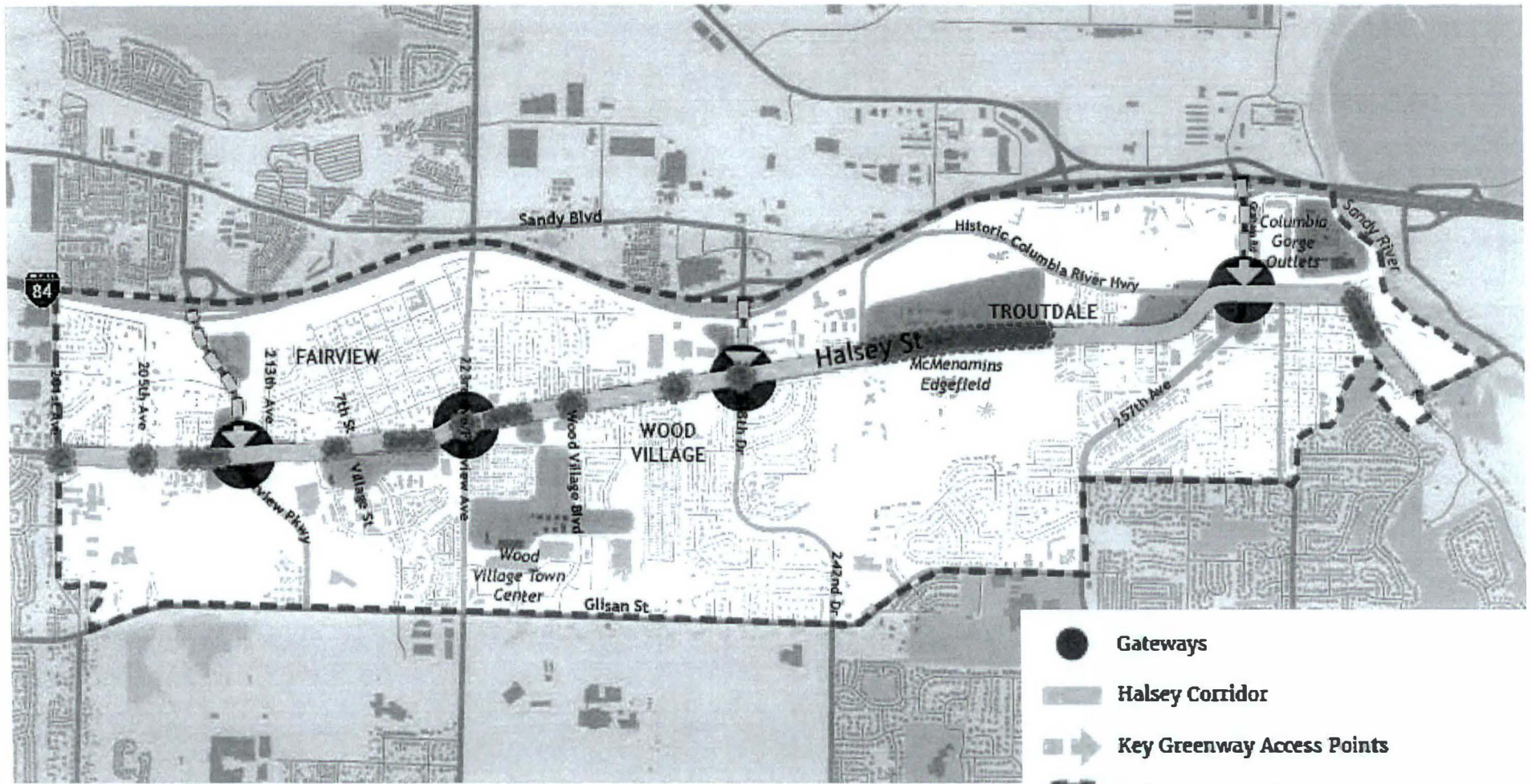
Development Characteristics	Near-Term Buildout Scenario (2-10 years)	Full Buildout Scenario (10+ years)
Total Acres of Developable Land	67 acres	126 acres
Housing Units	500 units	1,300 units
Jobs	575 jobs	1,400 jobs
Hotel Rooms	140 rooms	190 rooms
Parking Spaces	2,600 spaces	4,400 spaces
Value of New Development	\$204 million	\$479 million



All Opportunity Sites

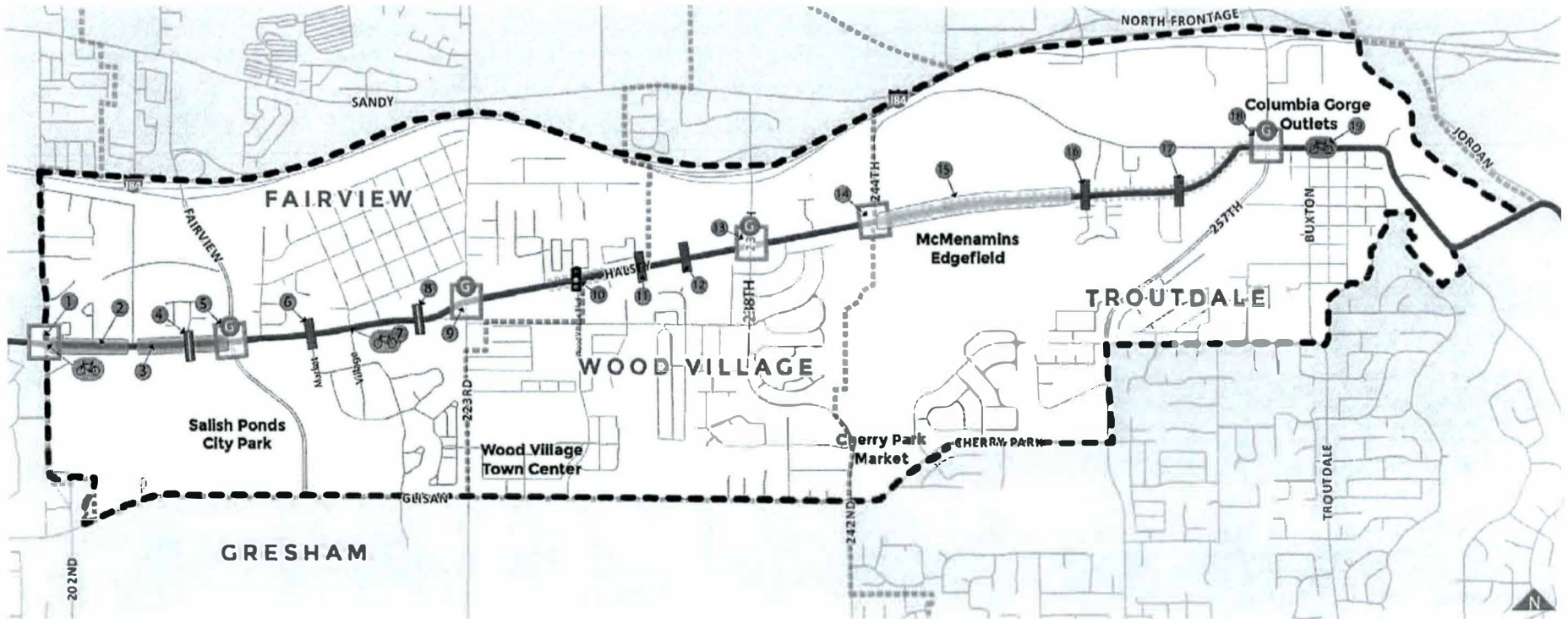


Pedestrian/Bicycle/Lighting Improvements



- Gateways
- ▬ Halsey Corridor
- ➔ Key Greenway Access Points
- Pedestrian/Bike/Lighting Improvements
- Opportunity Sites

Street and Safety Improvements



Main Streets on Halsey Proposed Roadway Improvements

- | | | | | | |
|--|--|--|--|--|---|
| | Intersection improvement | | Proposed signalized Intersection | | Proposed pedestrian/bicylce crossing with refuge |
| | Gateway Improvement, including signs and landscaping | | Proposed roadway striping and landscaping enhancements | | Proposed pedestrian/bicylce crossing with refuge and RRFB |
| | Bicycle-specific safety enhancements | | Proposed sidewalk and landscaping enhancements | | Pedestrian-scale lighting |
| | Bicycle-specific parking facilities | | Proposed sidewalk, lighting and crossing enhancements | | |

Estimated Project Costs

City	Frontage Estimate (includes both sides)	Planning Level Cost Estimate
Fairview	16,000 linear feet	\$1,277,500
Wood Village	7,500 linear feet	\$902,500
Troutdale	15,000 linear feet	\$3,360,000

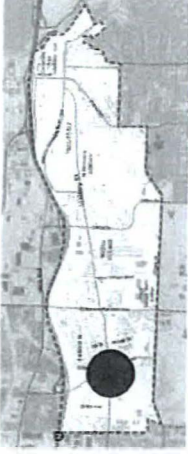
Includes construction, stormwater and erosion control, mobilization, traffic control, contingencies, engineering, construction management



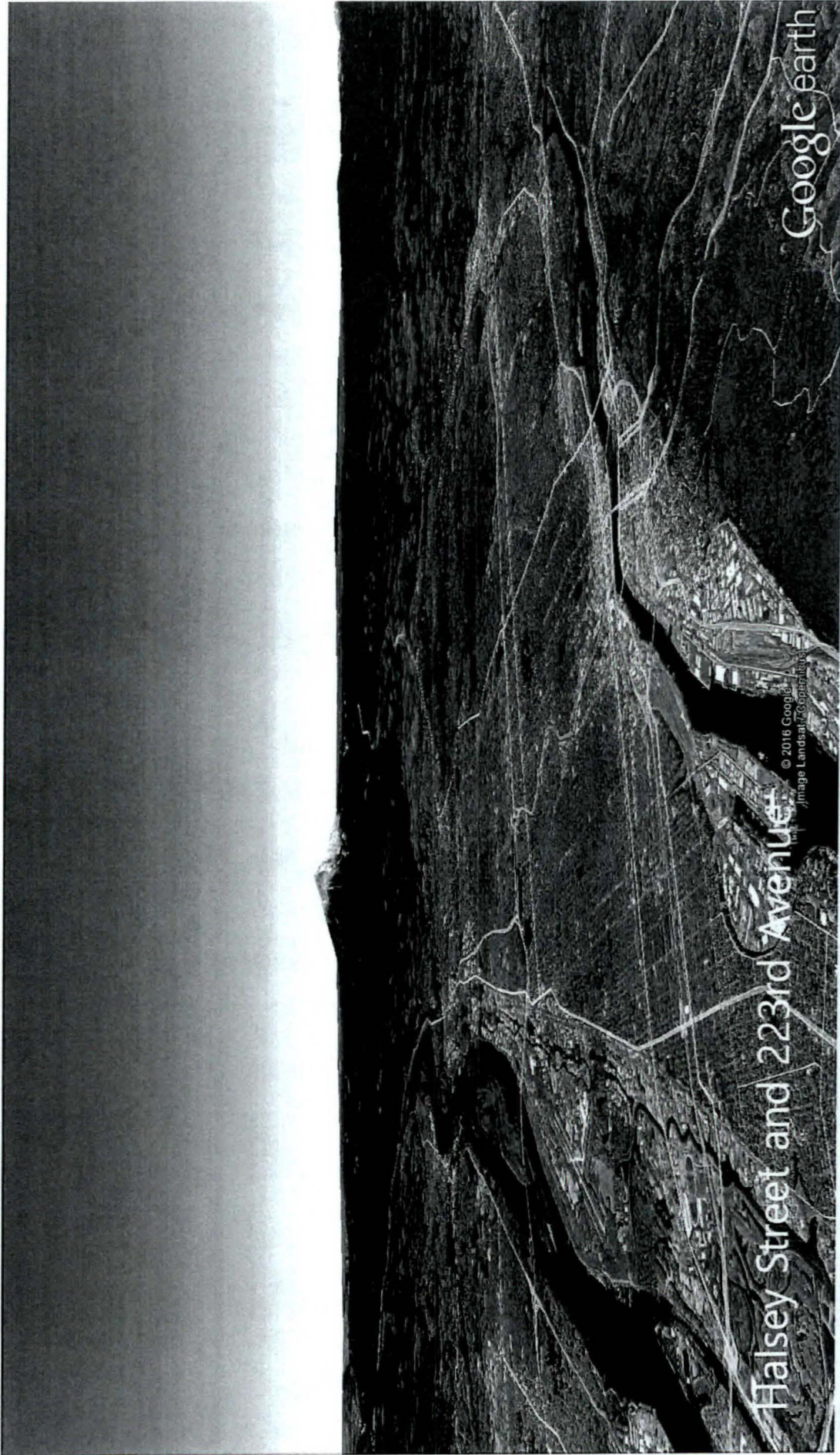
Fairview Parkway (existing)



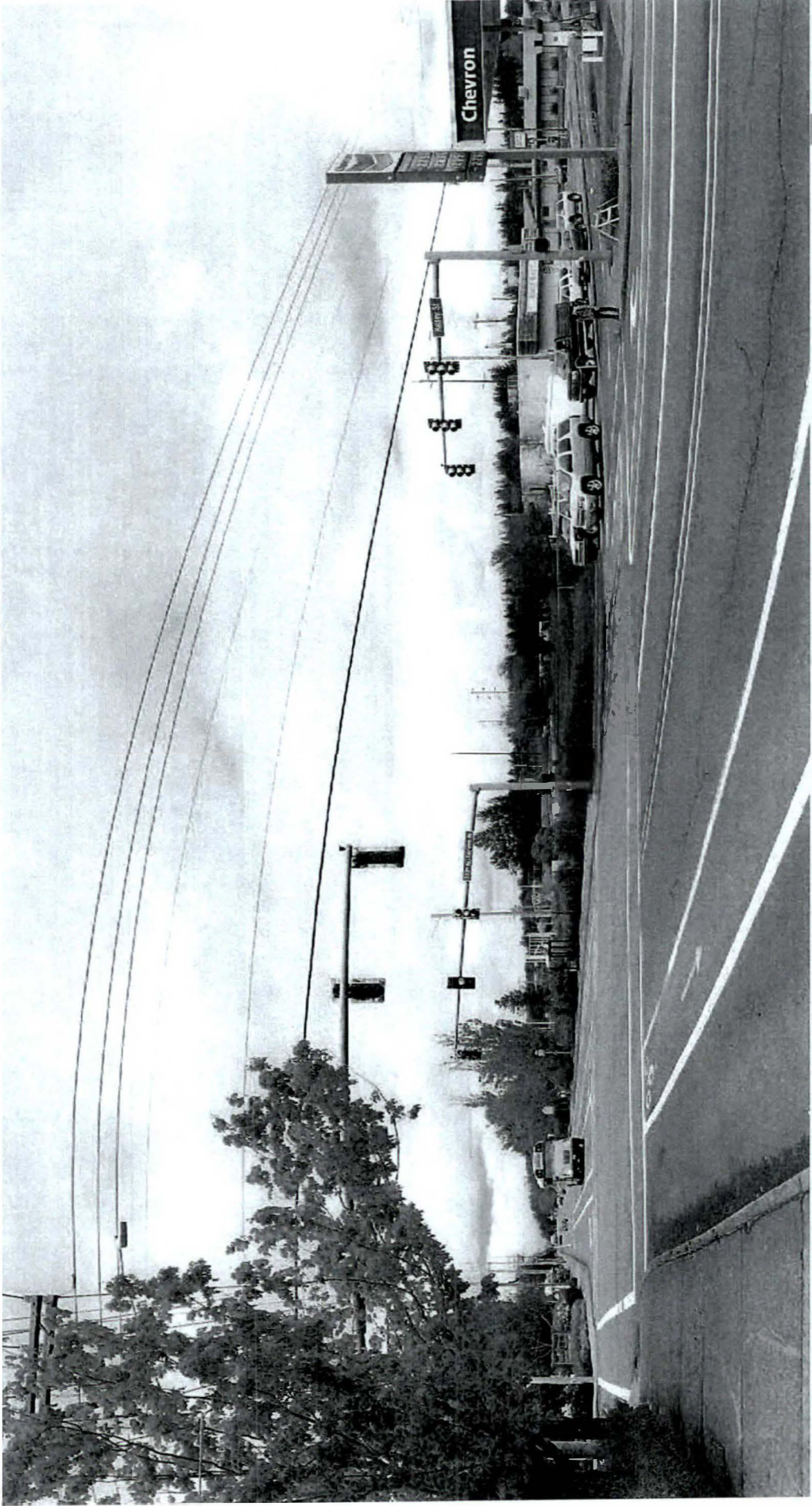
Fairview Parkway (proposed)



223rd



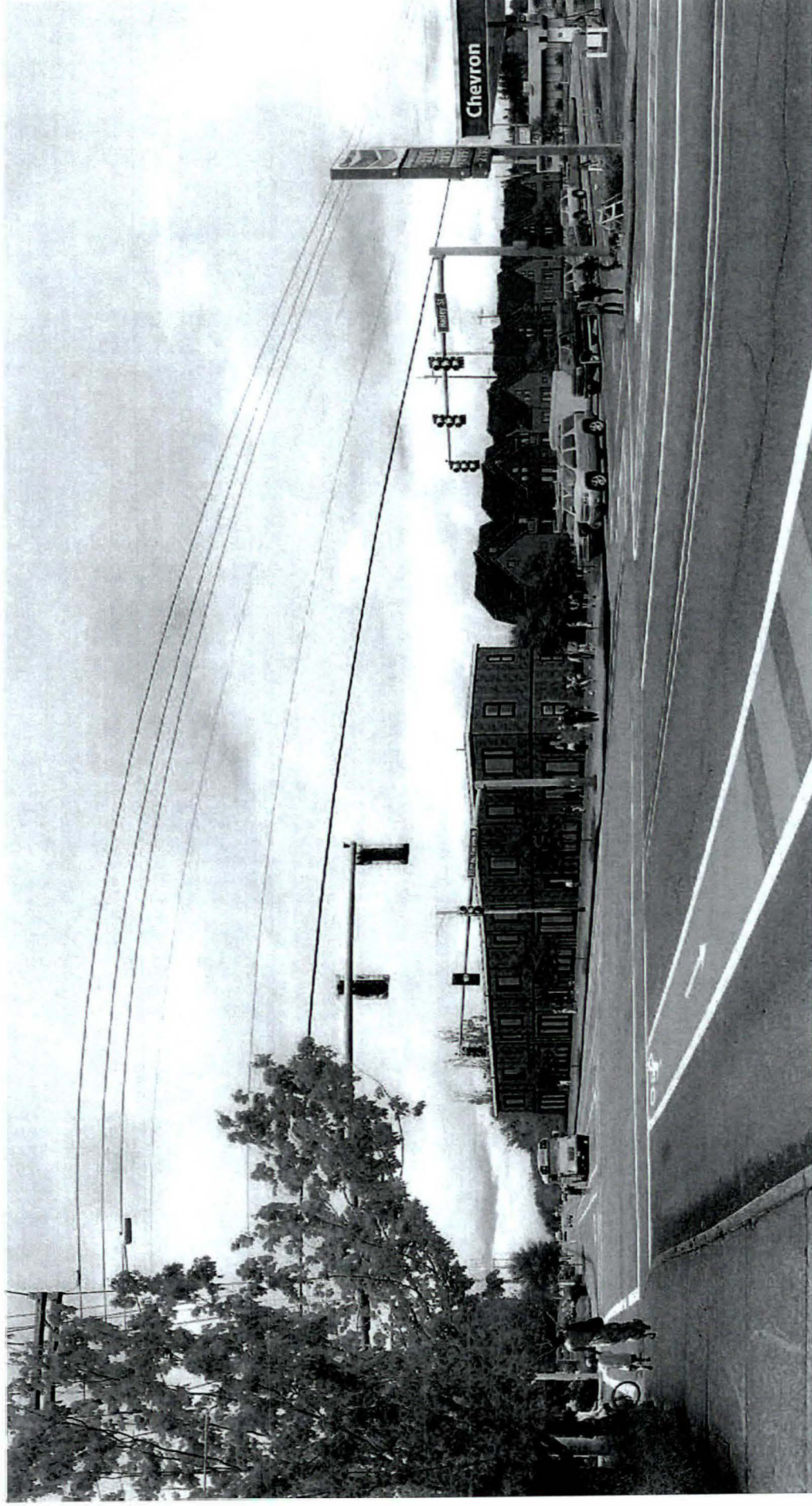
223rd (existing)



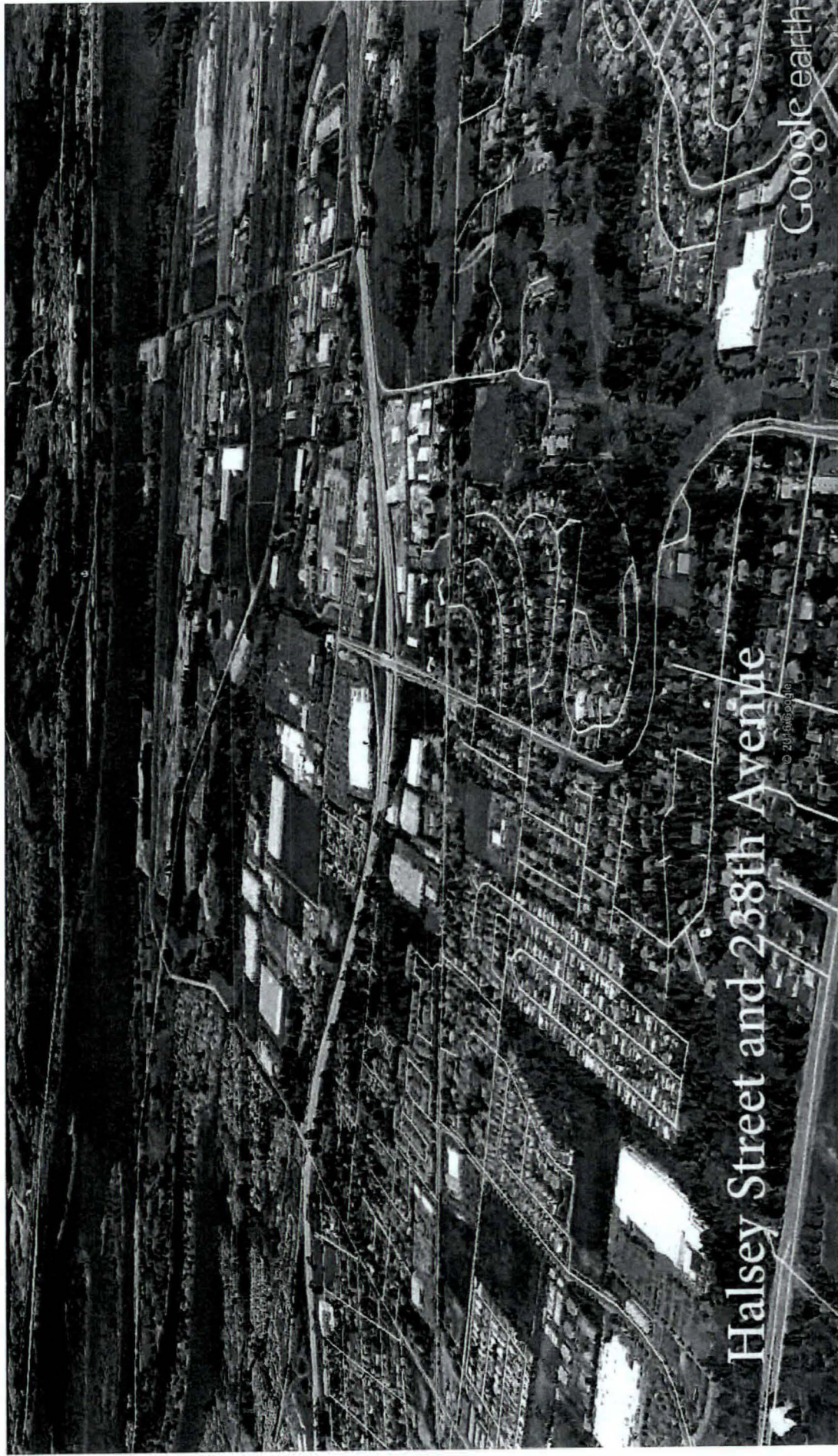
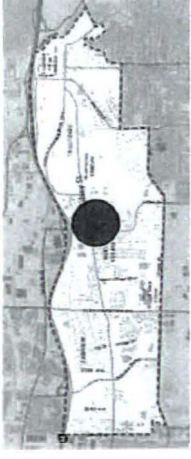
223rd (transportation improvements)



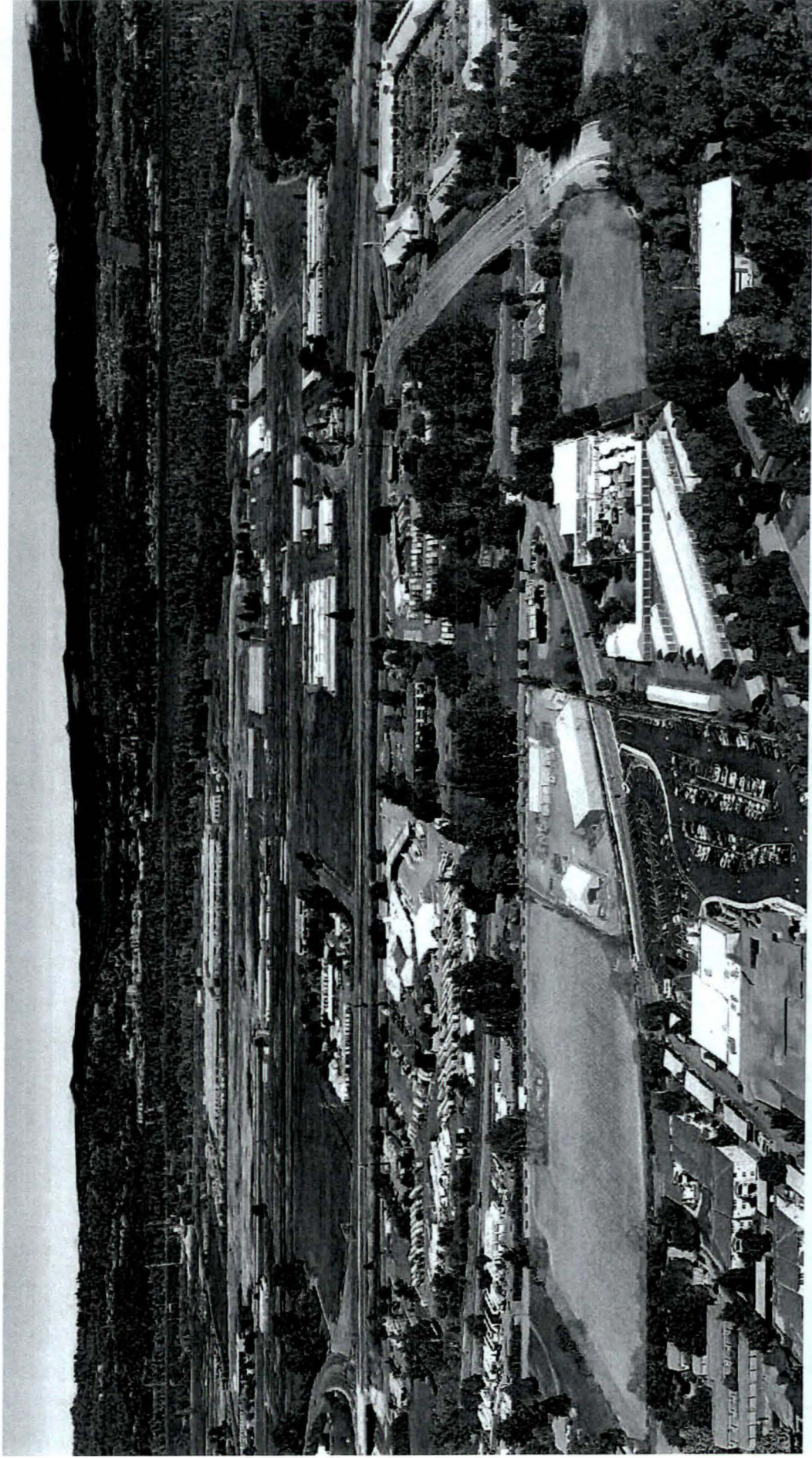
223rd (potential development)



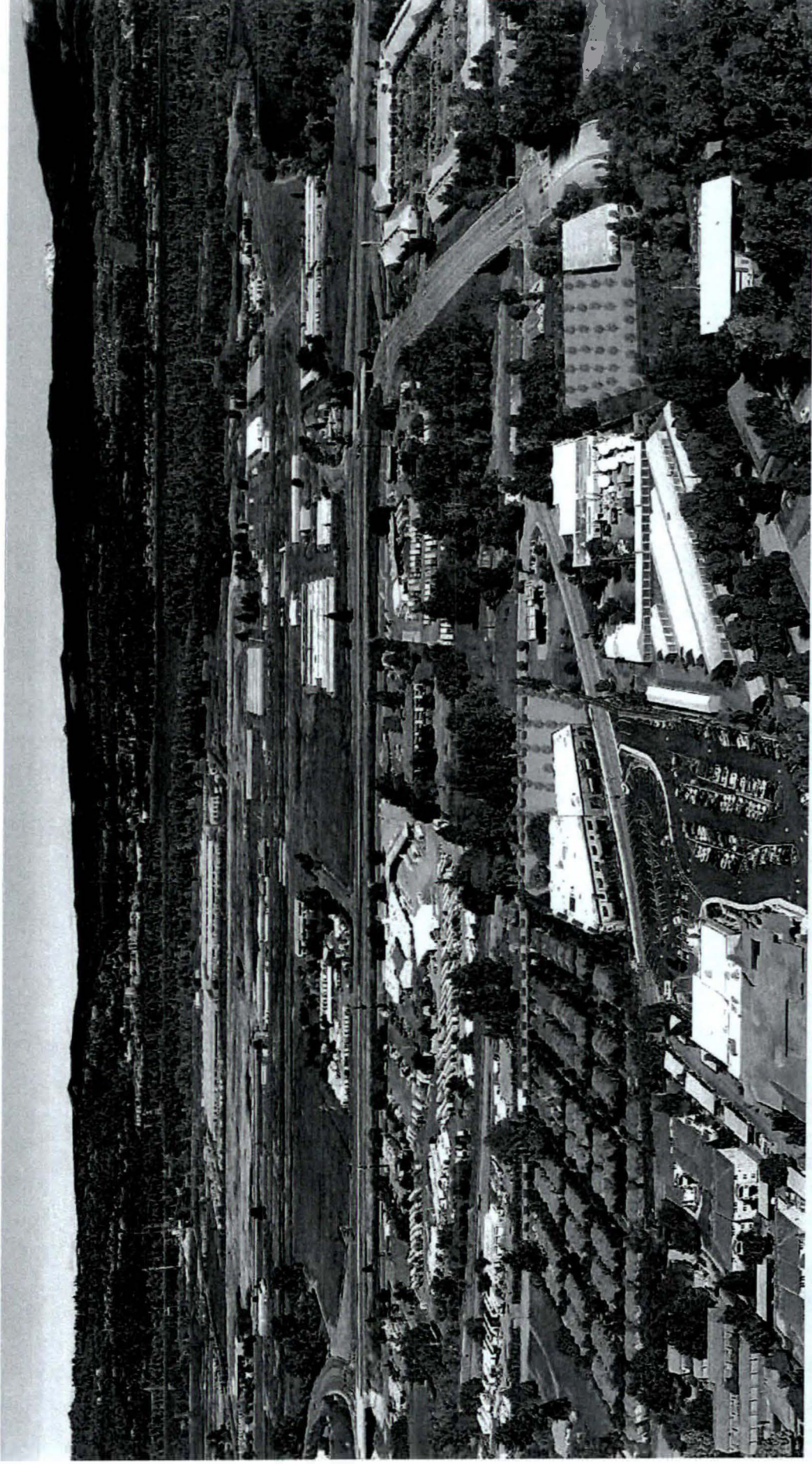
Wood Village City Hall



257th (existing)



257th (proposed)



Action Plan

1	<u>Tri-Cities Collaborative Impact</u>	4	<u>Regulatory Revisions</u>
2	<u>Tri-Cities Economic Steering Committee</u>	5	<u>Coordinated Funding for Street Improvements</u>
3	<u>Coordinated Tourism Strategy</u>	6	<u>Incentives for Development</u>
		7	<u>Regional, State and Federal Funding</u>

Tri-Cities Collaborative Impact

1

- To achieve the vision, Troutdale, Wood Village, and Fairview, along with Multnomah County, Metro and the Port of Portland will need to focus on collaboration.
- The Tri-Cities Collaborative Compact
 - Continue to meet and work together
 - Collaborate on projects and funding
 - Provide mutual support
 - Engage in a three-city economic development strategy



Tri-Cities Economic Development Organization

2

- Establish and staff an Alliance or Steering Committee to support collaboration
 - Develop an action plan
 - Assign responsibilities
 - Set timelines
-
- Main Street Program
 - Economic or Business Improvement Districts
 - Corridor Branding Program



Coordinated Tourism Strategy

3

- Take advantage of the natural beauty and other tourist attractions
- Columbia River Gorge, Multnomah Falls, Sandy River, McMenamins Edgefield

Action Items

- Gateways
- Consistent look and feel
- Shuttle service to the Columbia River Gorge
- Restaurants, Breweries, Unique Retail, Entertainment
- Bicycle Tourism



Regulatory Revisions

4

- Strong public interest in “coordinated regulations”
- Current *zoning* requirements support the vision, and are easily comparable across jurisdictions
- Current *design* requirements are vague and/or difficult to navigate in Wood Village and Fairview
- Cities should consider revisions that provide clarity, ease of use, and present a unified vision for development



Coordinated Funding for Street Improvements

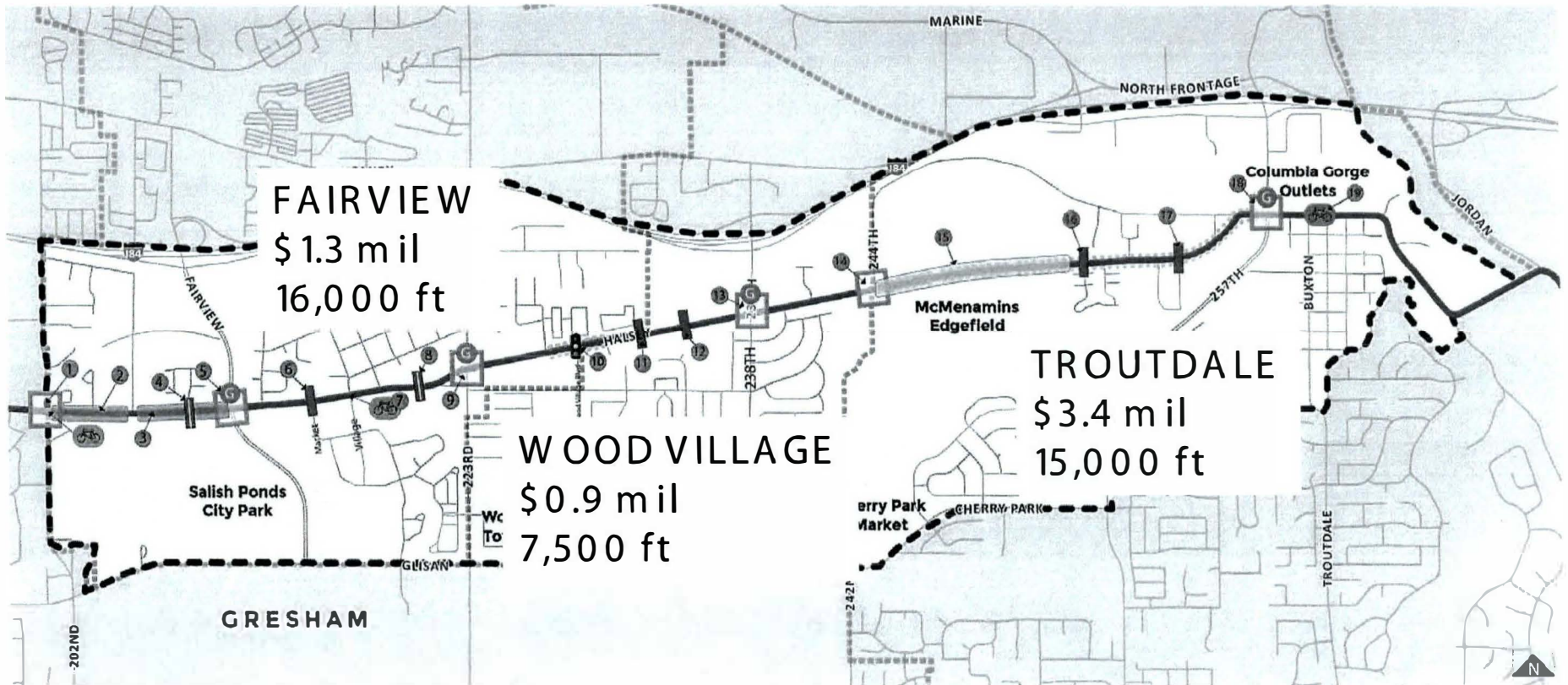
5

- Public streetscape improvements can be a unifying force for the Halsey corridor, providing a safer environment and a catalyst for private investment.

Next steps

- Further design work (30% design/engineering)
- Detailed cost estimates
- Each city should determine an approach to funding – options include Local Improvement District (LID) and tax increment financing (TIF)



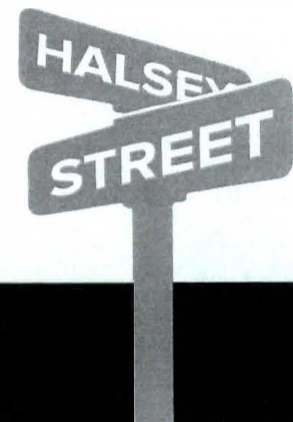


Main Streets on Halsey Proposed Roadway Improvements

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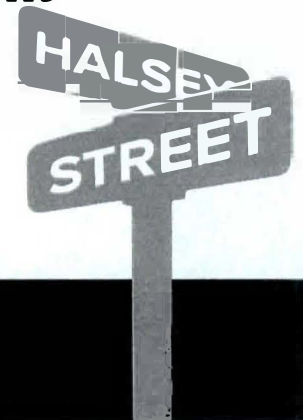
INCENTIVES AND FUNDING TOOLS:

- Immediate Opportunity Fund (via Business Oregon and ODOT)
- Urban Renewal and Tax Increment Financing (TIF)
- Local Improvement District (LID)
- Vertical Housing Program
- New Market Tax Credits
- Community Development Block Grants (CDBG)
- Low Income Housing Credits
- Economic Improvement District



PARTNERSHIPS

- Coordination with property owners
 - Can be informal meetings with owners to understand their intentions
 - Open communications, “Open for Business” attitude
- Development Agreements
 - Legally binding agreement between local government and property owner and spells out responsibilities of each party
 - Useful when public investments go onto private property
 - When coordinating public road improvement with adjacent private development



Regional, State, and Federal Funding

7

PLANNING + DEVELOPMENT FUNDING TOOLS

- 2040 Planning and Development Grants
- Community Placemaking Grants

PARKS AND OPEN SPACE FUNDING TOOLS

- Oregon Parks and Recreation Department Grants (OPRD)
- Nature in Neighborhoods Program (Metro)



Regional, State, and Federal Funding

7

TRANSPORTATION FUNDING TOOLS

- Metropolitan Transportation Improvement Program (Metro)
- Metro Regional Flexible Funding (Metro)
- Regional Travel Options (Metro)



First Steps to Achieve the Vision

- While large-scale shifts cannot be achieved through the sole action of any one city, the collective impact of the three cities, along with Multnomah County and Metro, working together will create desired change.



Framework for Coordination

1 Support the Common Vision

- The three cities and their partners embrace a shared vision for the Halsey Corridor.
- The three cities and partners commit to work together to accomplish goals and outcomes in day-to-day decision making.



Framework for Coordination

2 Outline and Coordinate Strategic Actions

- The implementation committee will review, refine and prioritize the strategies and actions.
- The action plan will be updated at regular intervals (annually) to reflect progress and new priorities.



Framework for Coordination

3 Continued Community Engagement

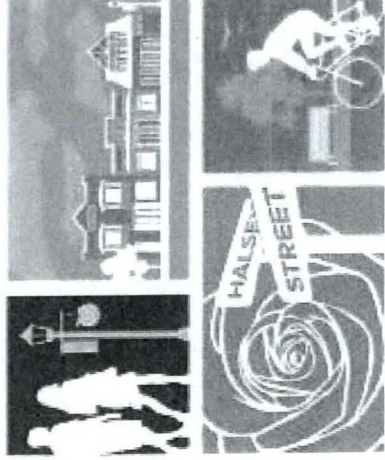
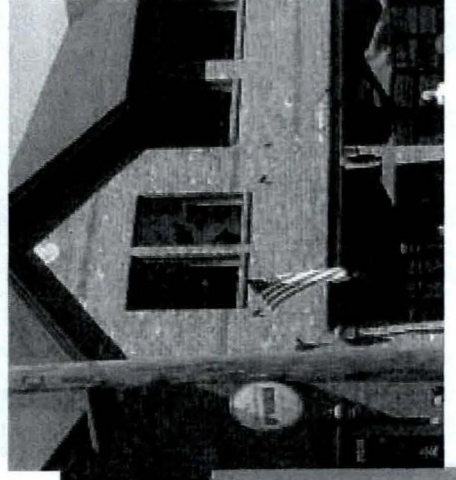
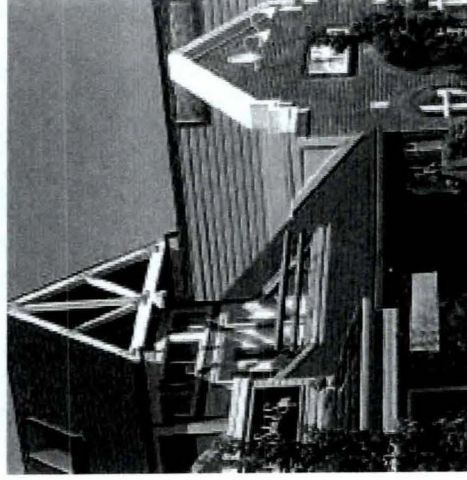
- Reach out to residents and businesses in the corridor, including traditionally disenfranchised or underrepresented groups, so they are aware of and included in the implementation efforts.



Year 1: Building Capacity

- Establish an executive committee from the three cities and agency partners. Secure funding. Sign tri-cities compact.
- Convene a committee for implementation. Create a work plan. Meet regularly and track progress.
- Establish a monitoring system. Decide on performance measures such as new business starts, new housing, educational attainment, etc.
- Celebrate successes!



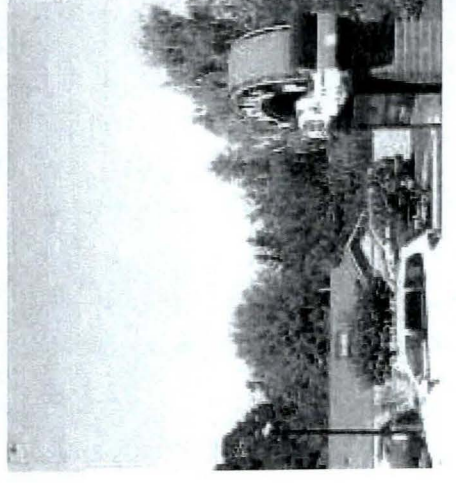
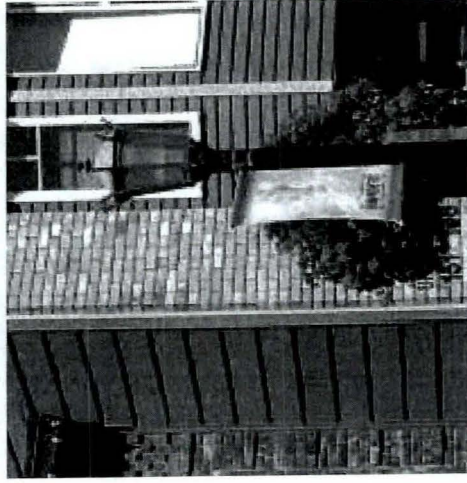


MAIN STREETS ON HALSEY

FAIRVIEW • WOOD VILLAGE • TROUTDALE

STRATEGIC ECONOMIC ACTION PLAN DRAFT

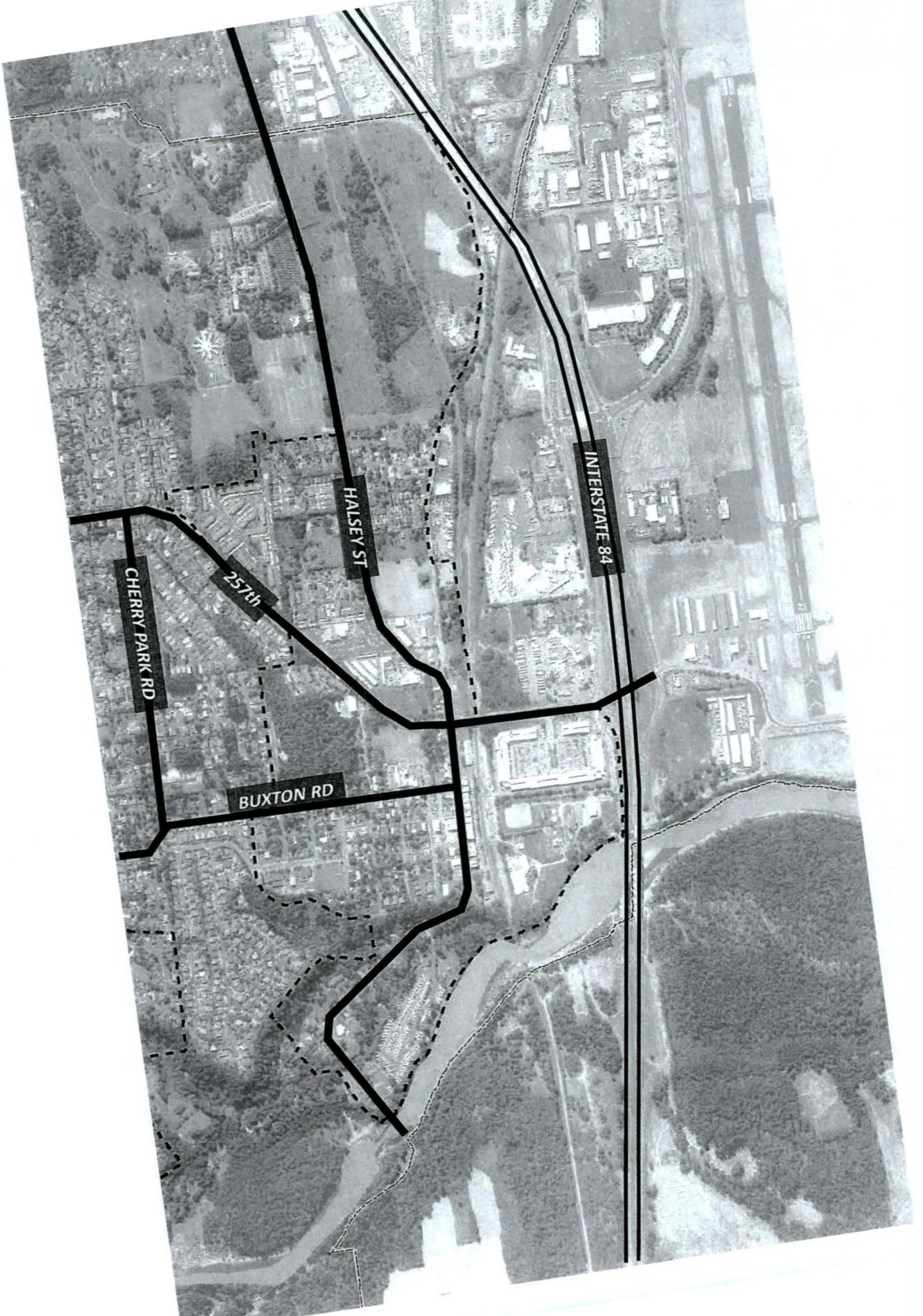
MAY 2017 DRAFT



Town Center Plan

**Determining Group Involvement
for Guiding the Planning Process**

City of Troutdale | City Council | July 11, 2017



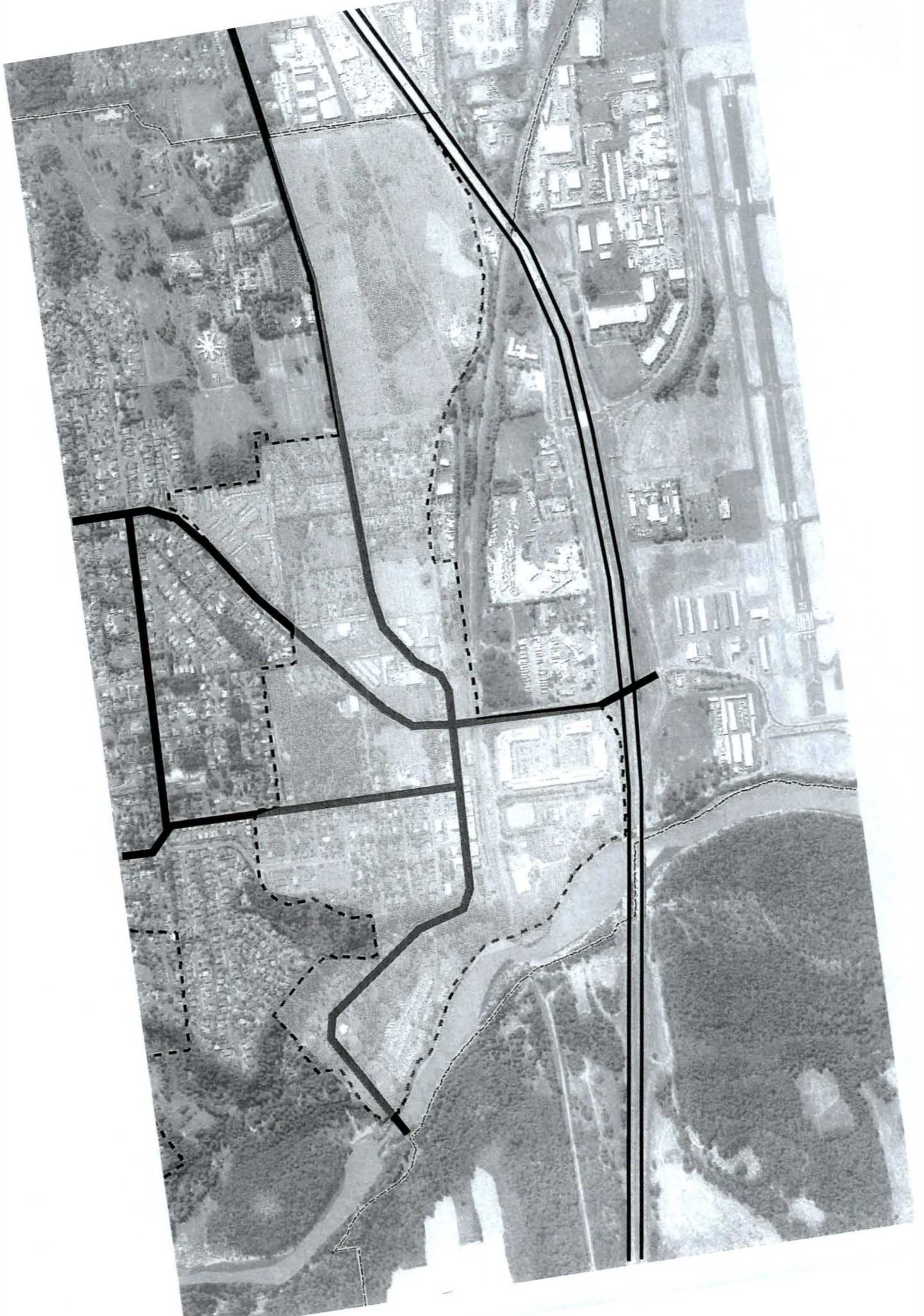
INTERSTATE 84

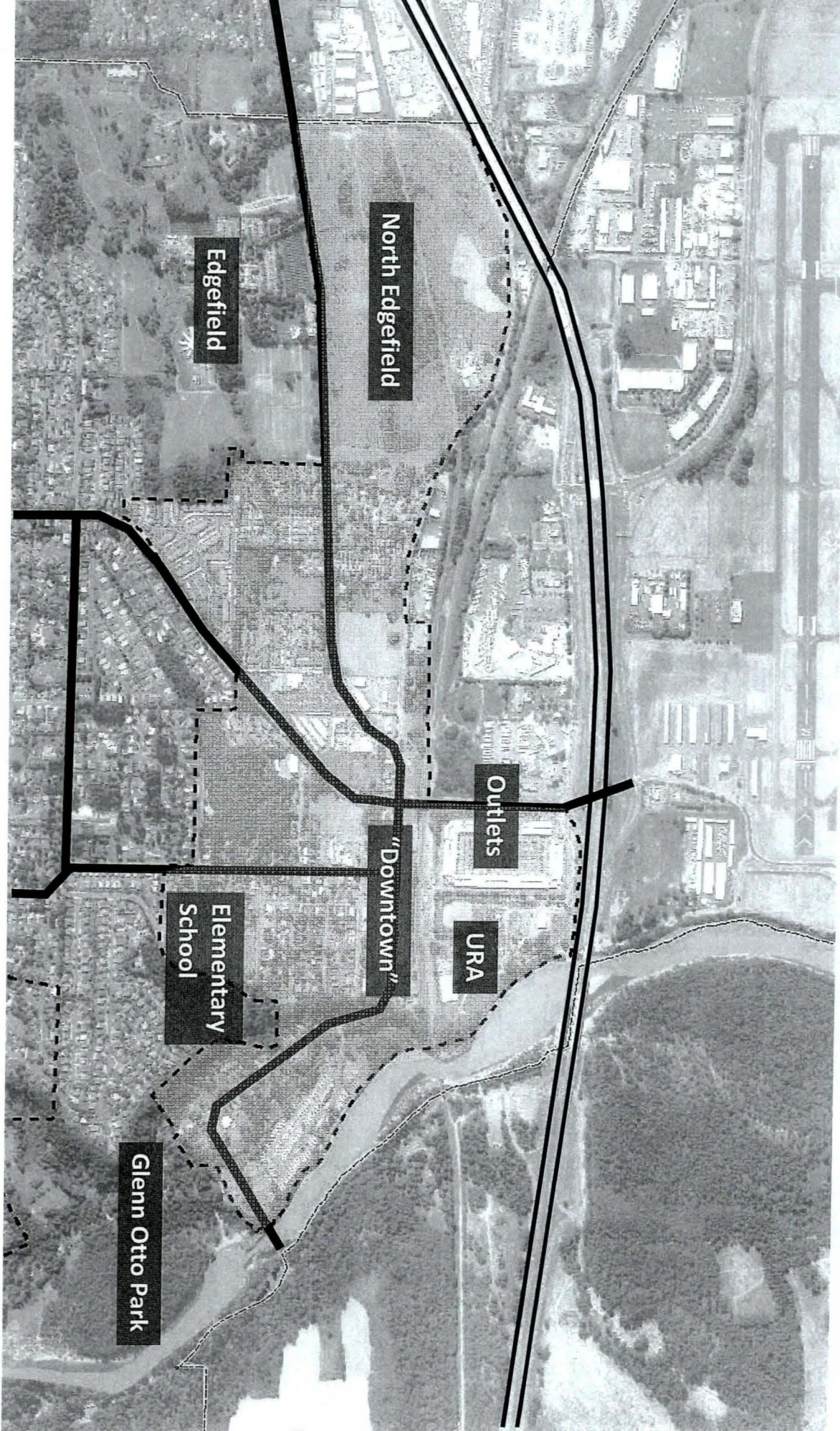
HALSEY ST

257th

CHERRY PARK RD

BUXTON RD





Town Center Plan

- Fully update and replace the 1998 Town Center Plan
- Build upon the efforts begun with Halsey Corridor Plan
- Covers: land use, design, parking/transportation, economics, etc.
- Managed and prepared by Staff
- 12-18 month planning period expected
- Public involvement throughout
 - Charrettes (workshops)
 - Online presence
- **Determine a group** to review work, provide input, and discuss issues

Request for this evening...

- If there is a desire to **form an ad hoc committee**
 - consider Staff suggestions on committee representation
 - make amendments to the suggestions
 - provide clarity on if Council wishes:
 - directly appoint members and alternates
 - formal interview process
- If there is a preference to **utilize a standing citizen committee**
 - designate which one should be tasked