



CITY OF TROUTDALE

“Gateway to the Columbia River Gorge”

REVISED AGENDA

CITY COUNCIL – REGULAR MEETING

Troutdale Police Community Center – Kellogg Room
234 SW Kendall Court
Troutdale, OR 97060-2078

Tuesday, July 14, 2020 – 7:00PM

Mayor
Casey Ryan

City Council
David Ripma
Randy Lauer
Jamie Kranz
Glenn White
Nick Moon
Zach Hudson

City Manager
Ray Young

City Recorder
Sarah Skroch

Meeting Participation During COVID-19 Social Distancing Order

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

Watch on Zoom: Submit an email to info@troutdaleoregon.gov by 5:00pm on Monday, July 13th to request to be sent an invitation to watch via Zoom.

Submit Written Public Comment: Written public comment can be submitted via email to info@troutdaleoregon.gov and must be received by 5:00pm on Monday, July 13th.

In-Person Public Attendance: Members of the public may attend the meeting in person. Attendees will be required to wear a mask and be spaced a minimum of 6 feet apart. The number of people in the room shall not exceed 25.

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**
2. **PUBLIC COMMENT:** Public comment on non-agenda and consent agenda items is welcome at this time. *Public comment on agenda items will be taken at the time the item is considered. Public comments should be directed to the Presiding Officer, and limited to matters of community interest or related to matters which may, or could, come before Council. Each speaker shall be limited to 5 minutes for each agenda item unless a different amount of time is allowed by the Presiding Officer, with consent of the Council.*
3. **CONSENT AGENDA:**
 - 3.1 **MINUTES:** May 26, 2020 City Council Regular Meeting; June 9, 2020 City Council Regular Meeting; and June 23, 2020 City Council Regular Meeting.
 - 3.2 **RESOLUTION:** A resolution authorizing the Mayor to sign letter of support for a Three-City Transportation Growth Management Grant Application
 - 3.3 **RESOLUTION:** A resolution extending and expanding the temporary sewer system development charge subsidy for development of new and expanded food and beverage establishments.
 - 3.4 **RESOLUTION:** A resolution approving a 2nd amendment to the task order with the Sandy Drainage Improvement Company for the joint North Troutdale Stormwater Master Plan.
 - 3.5 **RESOLUTION:** A resolution approving a quitclaim deed for a Portland General Electric Company easement interest in certain real property located in the Urban Renewal Plan area.
 - 3.6 **RESOLUTION:** A resolution approving a quitclaim deed for a sanitary sewer utility easement interest in certain real property located in the Urban Renewal Plan area.

4. **PUBLIC HEARING / ORDINANCE (Introduction and Adoption):** An Ordinance to Adopt emergency temporary limitations on the commissions and fees third-party ordering and delivery services may charge restaurants during the COVID-19 emergency. Mayor Ryan & Ed Trompke, City Attorney
5. **RESOLUTION:** A resolution authorizing a loan from the Brownfields Redevelopment Fund and entering into a financing contract with the Oregon Business Development Department to finance Troutdale Urban Renewal Projects. Erich Mueller, Finance Director
6. **REQUEST:** A request for Council support for a disc golf course to be located on the Urban Renewal Site as well as possible financial support from the City. Chris Damgen, Community Development Director
7. **REPORT:** A report on Potential Improvements & Jurisdictional Transfer for Historic Columbia River Highway. Chris Damgen, Community Development Director & Travis Hultin, Public Works Deputy Director/Chief Engineer
8. **UPDATE:** Town Center Plan – Opportunity Sites & Transportation Chris Damgen, Community Development Director
9. **REPORT:** A report by the City Attorney on City Firearms Laws. Ed Trompke, City Attorney
10. **RESOLUTION:** A resolution to refer amendment of City Charter Chapter VI Elections, Section 23 to the electors of the City. Ed Trompke, City Attorney
11. **STAFF COMMUNICATIONS**
12. **COUNCIL COMMUNICATIONS**
13. **ADJOURNMENT**



Casey Ryan, Mayor
Dated: July 9, 2020

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 Police Community Center – Kellogg Room
234 SW Kendall Court
Troutdale, OR 97060

Tuesday, July 14, 2020 – 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 Lauer, Councilor Kranz, Councilor White, Councilor Moon and Councilor Hudson.

ABSENT: None.

STAFF: Ed Trompke, City Attorney; Chris Damgen, Community Development Director, Kenda Schlaht, Deputy City Recorder; Fred Ostler, Public Works Director and Marlee Boxler.

GUESTS: See Attached.

Mayor Ryan asked for agenda updates.

Chris Damgen, Acting City Manager, replied agenda item #7 will be deferred to a subsequent meeting.

2. PUBLIC COMMENT: Public comment on non-agenda and consent agenda items is welcome at this time.

None.

3. CONSENT AGENDA:

3.1 MINUTES: May 26, 2020 City Council Regular Meeting; June 9, 2020 City Council Regular Meeting and June 23, 2020 City Council Regular Meeting.

3.2 RESOLUTION: A resolution authorizing the Mayor to sign letter of support for a Three-City Transportation Growth Management Grant Application.

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3.6 RESOLUTION: A resolution approving a quitclaim deed for a sanitary sewer utility easement interest in certain real property located in the Urban Renewal Plan area.

MOTION: Councilor Ripma moved to approve the consent agenda. Seconded by Councilor Moon.
Motion Passed 7-0.

4. PUBLIC HEARING / ORDINANCE (Introduction and Adoption): An ordinance to Adopt emergency temporary limitations on the commissions and fees third-party ordering and delivery services may charge restaurants during the COVID-19 emergency.

<Track 1 - 0:06:02>

Mayor Ryan gave a brief overview of the staff report.

Mayor Ryan opened the public hearing at 7:19pm.

Mayor Ryan closed the public hearing at 7:19pm.

MOTION: Councilor Ripma moved to adopt the ordinance to adopt emergency temporary limitations on the commissions and fees third-party ordering and delivery services may charge restaurants during the COVID-19 emergency. Seconded by Councilor Ripma.

VOTE: Councilor Ripma - Yes; Councilor Lauer – Yes; Councilor Kranz – Yes; Mayor Ryan – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 7-0.

5. RESOLUTION: A resolution authorizing a loan from the Brownfields Redevelopment Fund and entering into a financing contract with the Oregon Business Development Department to finance Troutdale Urban Renewal Projects.

<Track 1 - 0:20:48>

Erich Mueller, Finance Director, gave a brief overview of the staff report.

MOTION: Councilor Moon moved to approve the resolution authorizing a loan from the Brownfields Redevelop Fund and entering into a financing contract with the Oregon Business Development Department to finance Troutdale Urban Renewal Projects. Seconded by Councilor Lauer.

VOTE: Councilor Ripma - Yes; Councilor Lauer – Yes; Councilor Kranz – Yes; Mayor Ryan – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 7-0.

6. REQUEST: A request for Council support for a disc golf course to be located on the Urban Renewal Site as well as possible financial support from the City.

<Track 1 - 0:24:16>

Chris Damgen gave a brief overview of the staff report. The disc golf community has assured the City that they would be largely responsible for maintaining the property, which they can do through an agreement in place with the City.

<Track 1 - 0:29:10>

Steve Zebrowski stated the \$8000.00 will cover baskets and offer services to move baskets when the URA location needs to be vacated. The disc golf community petitioned downtown businesses in Troutdale and almost everyone supported the course and knows the league would bring business to downtown.

Jason Hardin stated the disc golf community has a lot of support from their members and it's a tight knit community.

Chris Damgen stated there is still an active DEQ approval and permit process. Any potential motion for funding support tonight should be conditioned that it must receive approval from DEQ to have access to city funding.

<Track 1 - 0:35:30>

Erich Mueller stated the overall site clean up process is in the documentation and the review of the final report has been submitted by the environmental engineers. It is expected next month to get the first round of edits that DEQ will request and then it will go back through another review process, then published in the Secretary of State's journal for a month for public comment and then DEQ will finally issue a certificate of completion indicating the City has complied with the requirements of the perspective purchaser agreement that the agency entered into.

Councilor Lauer stated he wants to make sure there are people who will be held accountable for the maintenance and upkeep of the property.

Chris Damgen replied the City has agreements in place for general access to the property that is handled through the parks department.

Jason Hardin stated it would be as easy as asking and volunteers would be there to clean and do the upkeep.

Steve Zebrowski stated he would be willing to agree to whatever terms the City would like to write out.

Councilor Lauer stated he is concerned with garbage and people parking for longer periods of time than allowed and who will be responsible for those issues. He doesn't want City employees maintaining it and keep it orderly.

Councilor Kranz stated she is in support of the course and it's a good addition to Troutdale, but she is nervous about not having the approval from DEQ before funds are disbursed. She asked about hours of operation.

Jason Hardin replied that it would have the normal city park rules and hours.

Councilor Ripma asked where the funds would come from.

<Track 1 - 0:49:10>

Erich Mueller replied it would be something the City funds out of contingency.

Councilor White stated he supports the disc golf course, but he prefers there be a permanent location.

MOTION: Councilor Moon moved to approve financial support for the disc golf course in the Urban Renewal site of an amount up to \$8000.00 subject to DEQ approval. Seconded by Councilor Kranz.

VOTE: Councilor Ripma - Yes; Councilor Lauer – No; Councilor Kranz – Yes; Mayor Ryan – No; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 5-2.

7. ~~REPORT:~~ A report on Potential Improvements & Jurisdictional Transfer for Historic Columbia River Highway.

Deferred to a subsequent meeting.

8. UPDATE: Town Center Plan – Opportunity Sites & Transportation

<Track 1 - 1:03:00>

Chris Damgen gave a brief overview of the staff report and presented Council with a PowerPoint presentation (attached as Exhibit A to these minutes).

9. REPORT: A report by the City Attorney on City Firearms Laws.

<Track 1 - 1:35:10>

Ed Trompke gave a brief overview of the staff report and related his recommendation to the City as, don't get involved in long and expensive battles over gun issues. Let the legislature look at it and watch and encourage the legislature to take whatever action it is going to take in the session in January.

<Track 1 - 1:38:25>

Councilor Hudson stated there's nothing that would prevent the City from adopting the same measures that the County has adopted. If the County can do so, then the City is also able to do so.

Ed Trompke replied that doesn't necessarily mean it's going to work. For example, where the County has adopted the crime of endangering a child by allowing access, that seems to fall almost entirely if not entirely under the storage of firearms. Storage is one of the words that is expressly preempted.

<Track 1 - 1:41:54>

Councilor Hudson stated the storage issue is a separate question than the regulation of open carry with a loaded weapon. Open carry with a loaded weapon is something that municipalities can and do regulate.

Ed Trompke stated that is correct and probably the only area that the City could adopt something.

<Track 1 - 1:45:40>

Councilor Ripma stated his feeling is in view of the limited potential legal benefit, possibly zero and the controversial nature of taking this up, his preference is not to take it up.

Councilor Hudson stated he still doesn't understand, the County asserted its right to regulate open carry with an armed weapon and it has that right. Troutdale asserted its home rule saying that its gun regulations and only its gun regulations should apply to Troutdale. That seems to put Troutdale in the situation where there would be a protracted legal disagreement. If Troutdale were to adopt the same regulation against loaded open carry as the County, he thinks it would make it much easier for law enforcement to be consistent between communities. It would also reduce confusion as far as what the prosecutor should do and what the judge should do. He doesn't see the potential of legal action against Troutdale at all.

<Track - 1:47:04>

Ed Trompke stated the potential for legal action against the City would come from someone who doesn't have a concealed carry permit who would say they have the right to walk around with a loaded firearm. Those kinds of people exist and adopting something is like poking a bear.

Councilor Hudson stated his concerns are that a person can walk around the outlet mall with an AR-15 simply because they can and the City would really appreciate the ability for police to intervene when somebody gets out of their car with an AR-15 loaded or not to be able to closely monitor the situation and not have the excuse of not being able to be stopped. It would seem more responsible from the City's point of view to assert that this is something the City doesn't want in the community. The alternative might be that the City finds itself like the Walmart in Houston where somebody decides he can do it therefore he is going to and cause mass panic or end up with a terrible situation where the sheriffs deputy is called about someone with an AR-15 walking into a store and the deputy finds himself uncertain whether or not they can respond.

<Track 1 - 1:52:05>

Councilor Moon stated it's so ludicrous to think that if somebody walked into a store with an AR-15 and that the cops would sit there and say they need to call the Council and check the code book to see if it's okay.

Councilor Lauer stated he agrees with Councilor Moon. He finds it hard to believe that if someone were to call the police about a person with an AR-15 that the sheriff is going to just sit in his car seat and not respond. He stated he doesn't support it.

Councilor Kranz stated she supports the spirit of what Councilor Hudson is bringing up in terms of public safety for our community and she doesn't know exactly where the direction is going to have a punishment piece.

Mayor Ryan stated the County already has rules on the book. The district attorney assumes the rules are enforceable for the cities. This is just more government overreach by Troutdale. He stated he agrees with Councilor Lauer and Councilor Moon.

Councilor Hudson explained this has nothing to do with seeking publicity. His intention is being proactive and preventative and preventing a problem before it happens in Troutdale.

10. RESOLUTION: A resolution to refer amendment of City Charter Chapter VI Elections, Section 23 to the electors of the City.

<Track 1 - 1:59:10>

Ed Trompke gave a brief overview of the staff report and explained a couple of issues on the report. He stated he may have misspoken as to what the CAC actually reported and for the Council's reference he's referring the Council to something early on in the packet in the minutes of the June 23, 2020 meeting there's an exhibit B right after the disc golf materials and there is a question, the question at CAC wasn't whether they approved or disapproved Top 3 voting but rather should the voters be provided with the opportunity to make the determine of which method they preferred going forward. So, to the extent that there is any misstatement in his staff report or materials he apologizes and refers them to their own recollections and to the minutes of the prior meeting as to what the CAC actually did report back. He stated he was directed to prepare a resolution to refer this as a referral to the voters. The state laws say it's a referral, not a referendum even though the election is a referendum to refer Section 23. He drafted new language for Section 23 that candidates for City Council positions shall not run for specific positions, which is the current case, but all candidates shall run against all others. Electors may cast the number of votes that's equal to the number of positions to be filled ordinarily that will be 3 every other year but occasionally it's possible there will be a 4th or a 5th. If a Councilor resigns or dies or leaves the city in the first year and a half of their term, then the Council appoints an interim Council member who then must stand for election in November of that year. The 3 candidates receiving the greatest numbers of votes will be elected to fill 3 open full-term positions in each election. After the top 3 get the long positions, any positions for 2-year terms will be filled with candidates receiving the next greater number of votes in decreasing order. There are 2 matters in the resolution. One is to refer that to the people and the second is to adopt the ballot title. There are 3 pieces to the ballot title; the caption which is

10 words, the question which is 20 words and the summary which is 150 words maximum. You would be adopting those to send to have the City Elections Official to refer that to the County Elections Official for inclusion in the voter's pamphlet. That's what appears in the voter's pamphlet along with an explanatory statement.

<Track 1 - 2:07:27>

Councilor Ripma stated the Council agreed to refer this to the Citizens Advisory Committee (CAC) and the CAC had 2 monthly meetings to discuss the topic. They had a professor come in, they discussed it at length and the CAC did not recommend putting it to the voters by a vote of 8-3. This subject has been discussed 8 times since the end of 2019.

Councilor White stated if this is what the people want then the signatures should be gathered.

Councilor Kranz stated she is in support of putting it out to the voters.

Councilor Lauer stated when this first came up there were 5 separate issues that were brought up to Council and he was in support of many of them being sent off to the voters to have them decide. He didn't want to send them one by one. He wanted to send them all or none, but now they're being brought up one by one and he thinks there's an opportunity now to send them off and have the citizens decide what they want to do.

Councilor Ripma stated there are reasons why Council shouldn't refer it to the voters, the best one being Council doesn't think it's a good idea. It reduces accountability of the Councilors.

<Track 1 - 2:18:31>

Paul Wilcox, Troutdale resident, stated he wants to correct a typo in the summary, second paragraph, second line down. The first word should be vote rather than voter. On the explanatory statement, the first paragraph says, "The Charter has been amended several times since 1994." It's only been amended twice in the entire time that Councilor Ripma has been on Council. The very last paragraph on the explanatory statement it states what the CAC said. He thinks it should be deleted entirely from the explanatory statement because their report was whether to put it to the voters, not whether they like the system or not.

<Track 1 - 2:21:27>

Ed Trompke stated he is going to change the word voter to vote in the ballot title as Paul stated and change a word in the explanatory statement that says, "the CAC opposed adoption of such proposal" to "the CAC opposed referral of a proposal such as this."

<Track 1 - 2:23:28>

Chris Damgen went over staff communications (see Agenda Item #11).

<Track 1 - 2:28:04>

Sam Barnett, Troutdale resident, stated he wanted to chime in on the CAC recommendation on the election process. The committee was assigned to inspect this option of voting and they did their homework on it. He stated it feels like a kick in the face to be ignored when they voted 8-3 to not to go to the voters. They had their reasons for voting that way. This isn't the first time

the CAC has been tasked by the City to evaluate something and then have it not come to fruition. He's disappointed that Council has ignored the work of the CAC again.

<Track 1 - 2:29:45>

Taney Staffenson, Troutdale resident, stated the Budget Committee recently voted to increase the stipend for the Mayor and Council members. One of the reasons that was done was to cover some of the out of pocket costs that Council has on a regular basis. It's not so much of a financial hardship to be on Council. A comment was made that there shouldn't be someone not able to be on Council because it's a financial hardship. He doesn't think that's in the best interest of the City. With a system of voting like Top 3, the City is probably going to ask everybody to run a campaign. A campaign for a Councilor can run up to \$10,000.00. A stipend won't cover that amount. He thinks in some ways it's adding an additional burden to Councilors.

<Track 1 - 2:39:10>

Mayor Ryan called for a temporary adjournment.

<Track 2 - 0:00:05>

Mayor Ryan reconvened the meeting

MOTION: Councilor Moon moved to approve the resolution to refer amendment of City Charter Chapter IV Elections, Section 23 to the electors of the City of Troutdale with the addition of Mr. Trompke's 2-word amendments. Seconded by Councilor Hudson.

VOTE: Councilor Ripma - No; Councilor Lauer – Yes; Councilor Kranz – Yes; Mayor Ryan – Yes; Councilor White – No; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 5-2.

11. STAFF COMMUNICATIONS

<Track 1 - 2:23:28>

Chris Damgen provided the following staff communications:

- Next Council meeting is August 25th
- Three City Council meeting on Wednesday, July 29th, RSVP to Sarah Skroch if you would like to attend on Zoom
- The URA Trail and Park design has begun its 60% design effort
- Movies in the Park has been canceled for this year
- New COVID-19 restrictions go into effect July 15th

12. COUNCIL COMMUNICATIONS

<Track 2 - 0:01:22>

Councilor Ripma explained that Sharon Nesbit was present at the work session for Council goals and she was not allowed to do public comment. She gave him a statement relevant to the City Hall issue. She is on board with the goal adopted. Her comment is, "The concrete block and Troutdale City Hall, nearly a century. In 1925 Troutdale's last major fire started in the Larsson Livery Stable Garage which is the site of the former Calcagno Winery. It tore through that block and bumped up against the supposedly fireproof brick Weinhard building and burned off the top floor of that structure, which is now a vacant lot, and swept up the hill taking out about 9 or 10 homes. Residents managed to save the Troutdale General Store, which is now Troutdale Vision, and the Tiller Hotel. Troutdale City Hall, built in 1922, was new and escaped the fire because it was upwind from the blaze. Disgusted with fire losses, a 1910 fire had done similar damage, the owners of the businesses in that block decided to rebuild in concrete. The entire block was known as the Concrete Block. The building still stands including the Taste of Village is also on it. The former Post Office and apartment building now are all still there. In studying the historic southside of Troutdale's Main Street the concrete block with Troutdale City Hall just across Kibling Street is the oldest in-tact block of old Troutdale. When Troutdale City Hall was open and functioning the east end of Troutdale's main drag was a lively and functioning district. Since the closing of City Hall, activity now dead ends at the former Calcagno building, however, things will change. Across the highway, restoration of the Troutdale Rail Depot and Plaza should draw visitors further east and ultimately around the bend to the art museum district and on to the river and Glenn Otto Park. It seems an ideal time to match the Depot restoration with new life on the southside, a refurbished renovated City Hall, either publicly or privately done and a celebration and recognition of the Concrete Block featuring a historic marker about Troutdale's fires. A 100-year old business block is worth recognizing. Creative minds should have an opportunity to find new uses for a renovated City Hall. A library has been mentioned, a community meeting place or any number of other uses dreamed up by the same kind of genius it took to create a hotel out of an old poor farm. The City has always skirted any kind of historic designation for City Hall methods that might be useful. The new branding calls Troutdale historic but the City has failed to live up to that. The loss to the northside have been considerable in recent years. Revitalizing old City Hall for a new use and recognizing the historic value of the Concrete Block would make a difference.

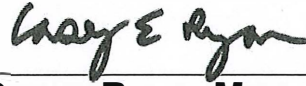
Mayor Ryan stated Sharon Nesbit had a nice piece in the Outlook and he enjoyed reading it and it was a good message.

Councilor White complimented Chris Damgen and his team for the outstanding presentation on the Town Center Plan.

13. ADJOURNMENT

MOTION: Councilor Lauer moved to adjourn. Seconded by Councilor Hudson.
Motion passed unanimously.

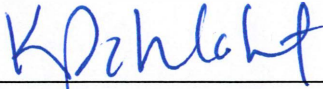
Meeting adjourned at 9:57pm.



Casey Ryan, Mayor

Dated: September 9, 2020

ATTEST:



Kenda Schlaht, Deputy City Recorder

CITY OF TROUTDALE

City Council – Regular Meeting
7:00PM

Tuesday, July 14, 2020

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Tammy Staffanson	Troutdale	503-319-7732
Sam Barnett	Zoom	
Jeff Hagerty	"	
Paul Wilcox	"	
Suzanne Ludwig	"	
Cheryl Russell	"	
Steve Zebrowski	"	
Jason Hardin	"	
John Nearing	Zoom	



Town Center Plan Update

Presentation to City Council
July 14, 2020

Troutdale Town Center Committee
Chris Damgen, Community Development Director
Marlee Boxler, Associate Planner
Arini Farrell, Associate Planner

Discussion Items

- **Background Information**
 - Shifting roles at the City
 - Public feedback and establishment of Town Center Vision
 - designation of Opportunity Sites & Corridors
- **Opportunity Sites**
- **Key Corridors**
- **URA/The Confluence (recap)**
- **Future long-range planning efforts**
- **Metro participation & partnership opportunities**



Shifting Roles at the City

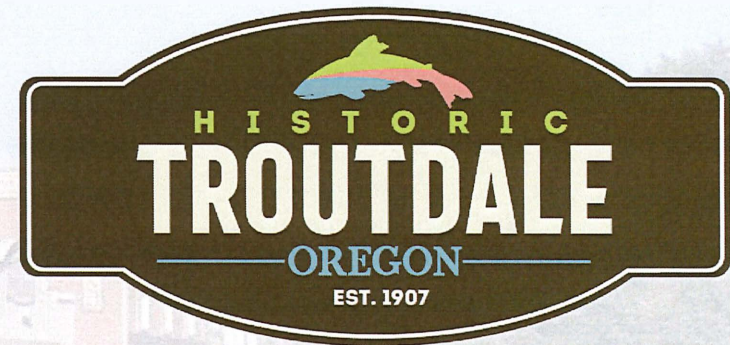
- City is playing more active role in economic & tourism dev.
- Establishment of an Economic Development Coordinator position
 - Marlee Boxler
 - Implementation of the Town Center Plan
 - Assistance with development prospects for opportunity sites
- Establishing Town Center Committee as a standing committee
 - Town Center Alliance (could be spun off as a non-profit entity)
- Consideration of creating a Main Street program
 - Economic development
 - Community promotion (branding/marketing)
 - Community design efforts

Background: Metro 2040 Growth Concept

- **Town centers** provide services to tens of thousands within a two- to three-mile radius. One- to three-story buildings for employment and housing are characteristic. Town centers have a strong sense of community identity and are well served by transit.
- **Main streets** are similar to town centers: a traditional commercial identity but on a smaller scale with a strong sense of the immediate neighborhood. They feature good access to transit.
- **Corridors** are streets that serve as major transportation routes for people and goods. Extensively served by transit.

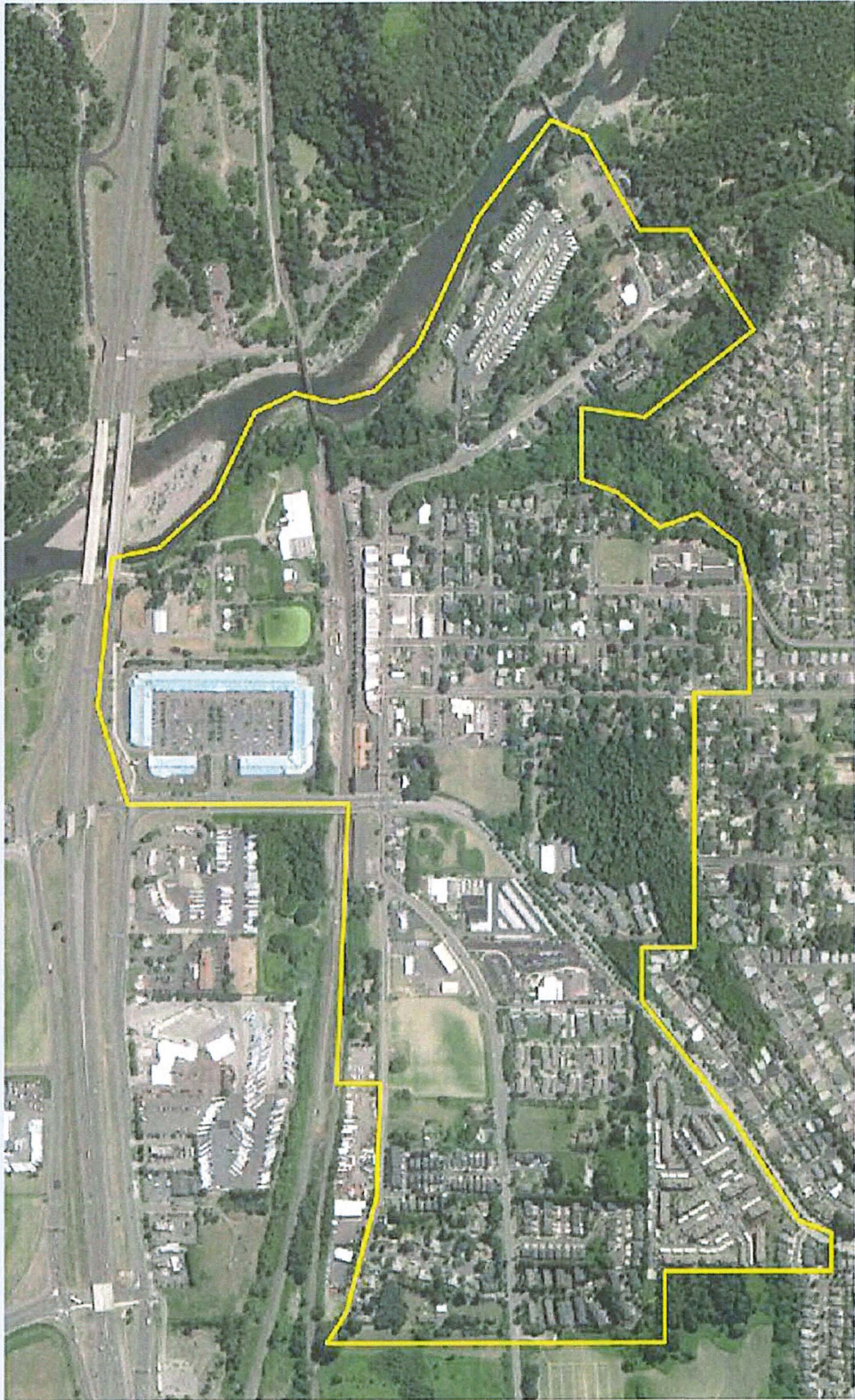
Troutdale Town Center

- Metro 2040 Growth Concept – *Town Center, Main St & Corridor*
- First Town Center Plan – 1998
- Project Timeline:
 - Creation of Committee: 2017
 - Public Outreach: 2017-2019
 - Vision-Setting: early 2019
 - Opportunity Site formation: late 2019
 - Plan Draft: current
 - Approval: early fall 2020
- Concurrent Projects:
 - Economic Analysis: 2018 (*with Main Streets on Halsey*)
 - Community Branding: late 2019-early 2020
 - Site Suitability & Code Audit: 2020 (*with Main Streets on Halsey*)
 - Downtown Parking Study: delayed

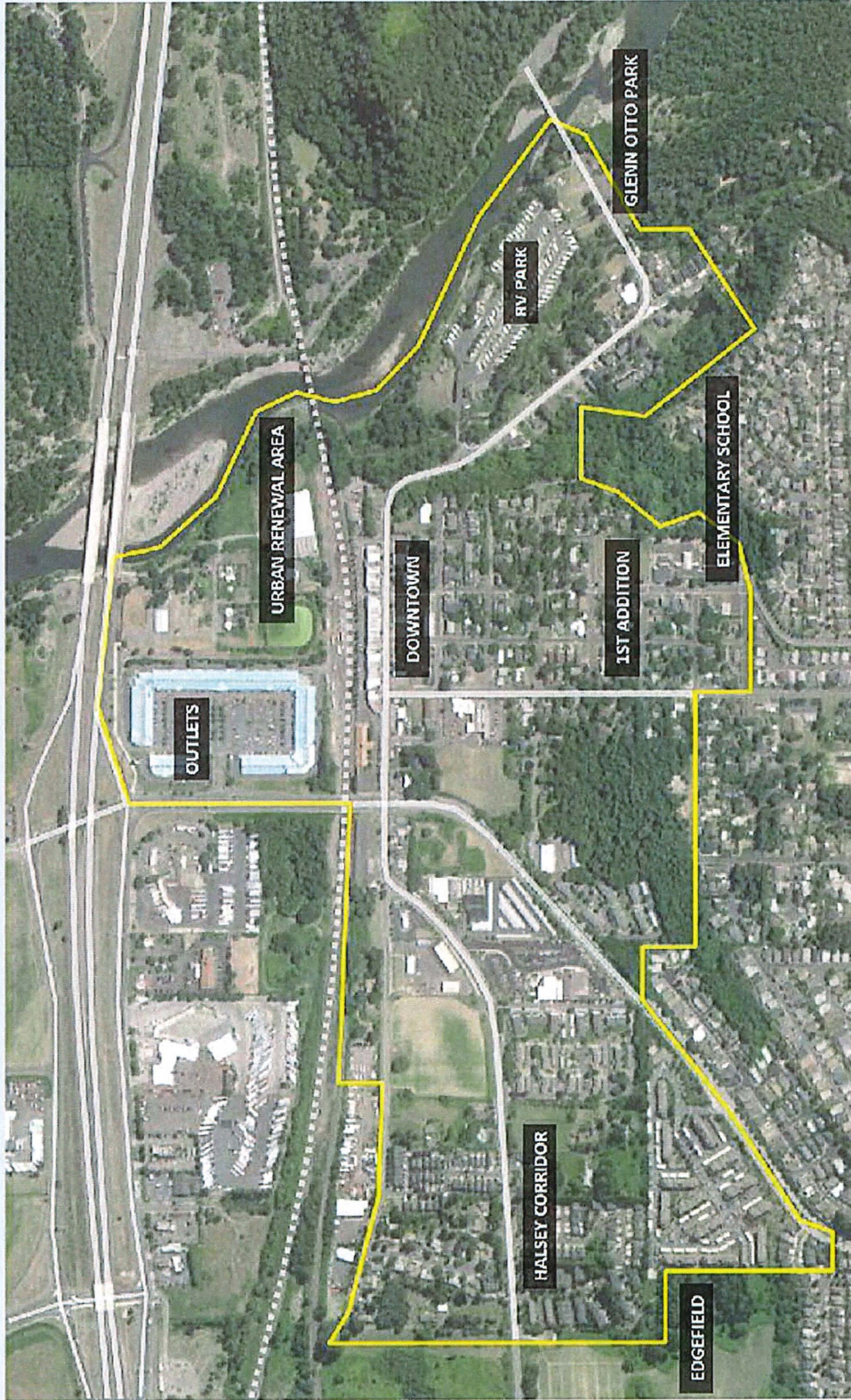


Town Center Plan Contents

- Past & Present Analysis
- Land Use Planning
 - Statewide Land Use Goals - interfaces with our Comp Plan
- Transportation Planning
- Socio-Economic Topics
- Branding & Marketing
- Implementation Strategy
 - Full strategy delayed due to COVID-19
 - initial steps taken - economic development role
- Opportunity Sites & Corridors
 - Urban Renewal Area / The Confluence
 - 12 Other Sites





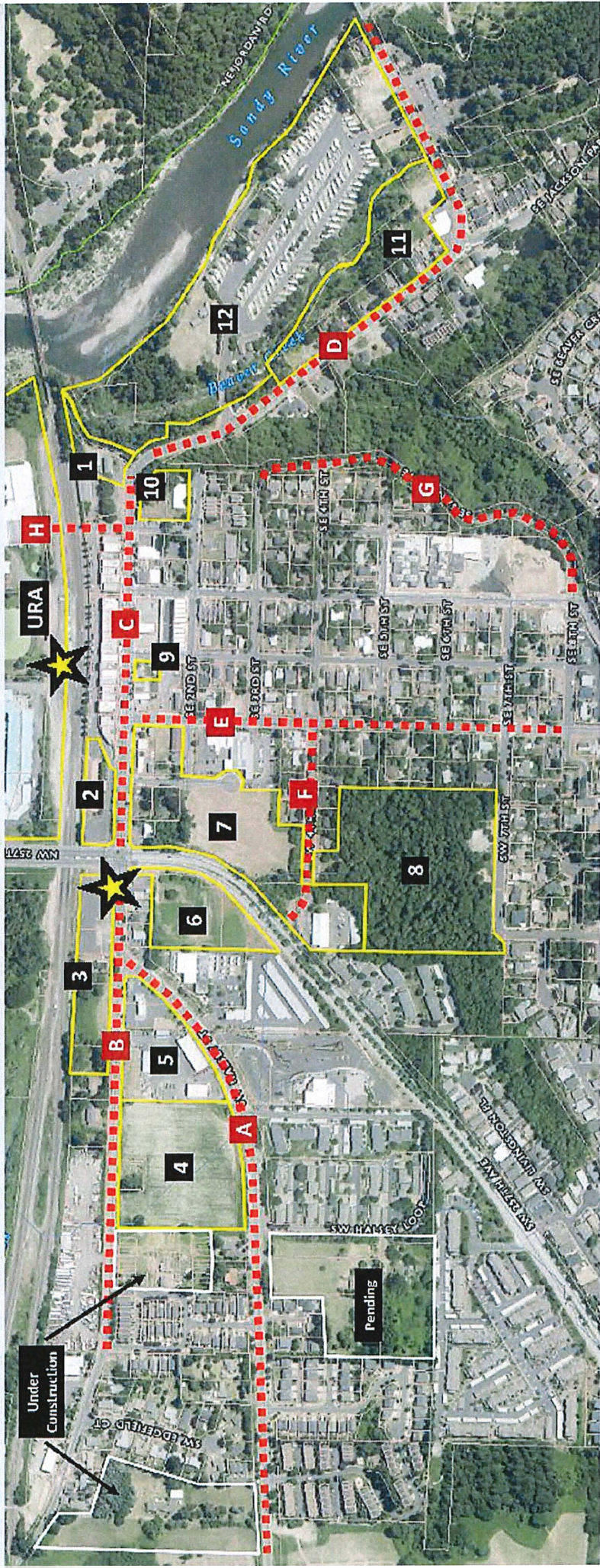


Town Center Vision

- Derived from two years of public input, surveying, and feedback
- Considered strengths, weaknesses, opportunities, and threats
- Forward thinking – 20 year horizon to 2040
- Every decision or implementation must reflect back to the vision

*By 2040, the Troutdale Town Center
will preserve its small-town feel
while becoming the most vibrant,
scenic, and historic hub in the region;
where families thrive, businesses prosper,
and visitors return.*

Opportunity Sites & Corridors



Opportunity Sites & Corridors

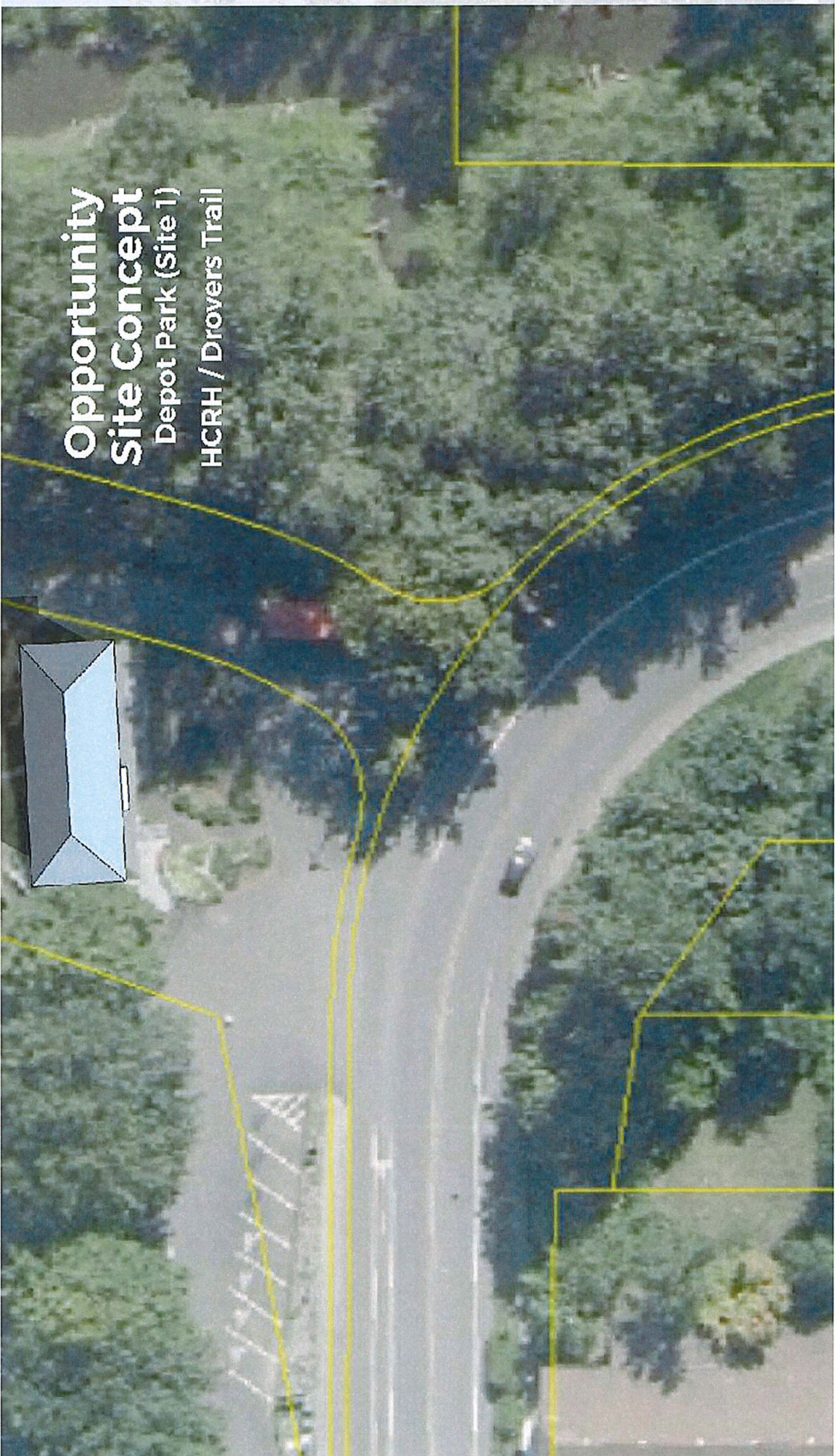
Reasons for Identification

- Development, redevelopment, re-use, or investment can have a transformative effect on the Town Center as a whole
- Development of certain sites at higher residential densities will:
 - place less pressure on existing built environment to retain small-town-feel
 - increase people in proximity to services, including transit
- Public investments and incentives should be tied to these sites and corridors that serve these sites
- Corridor investment could expand modal choice & improve safety
 - Would you let your 10 year old child ride their bike alone through the Town Center?
 - How will an 90 year old person get around town?
 - How will automation and other future trends affect transportation?

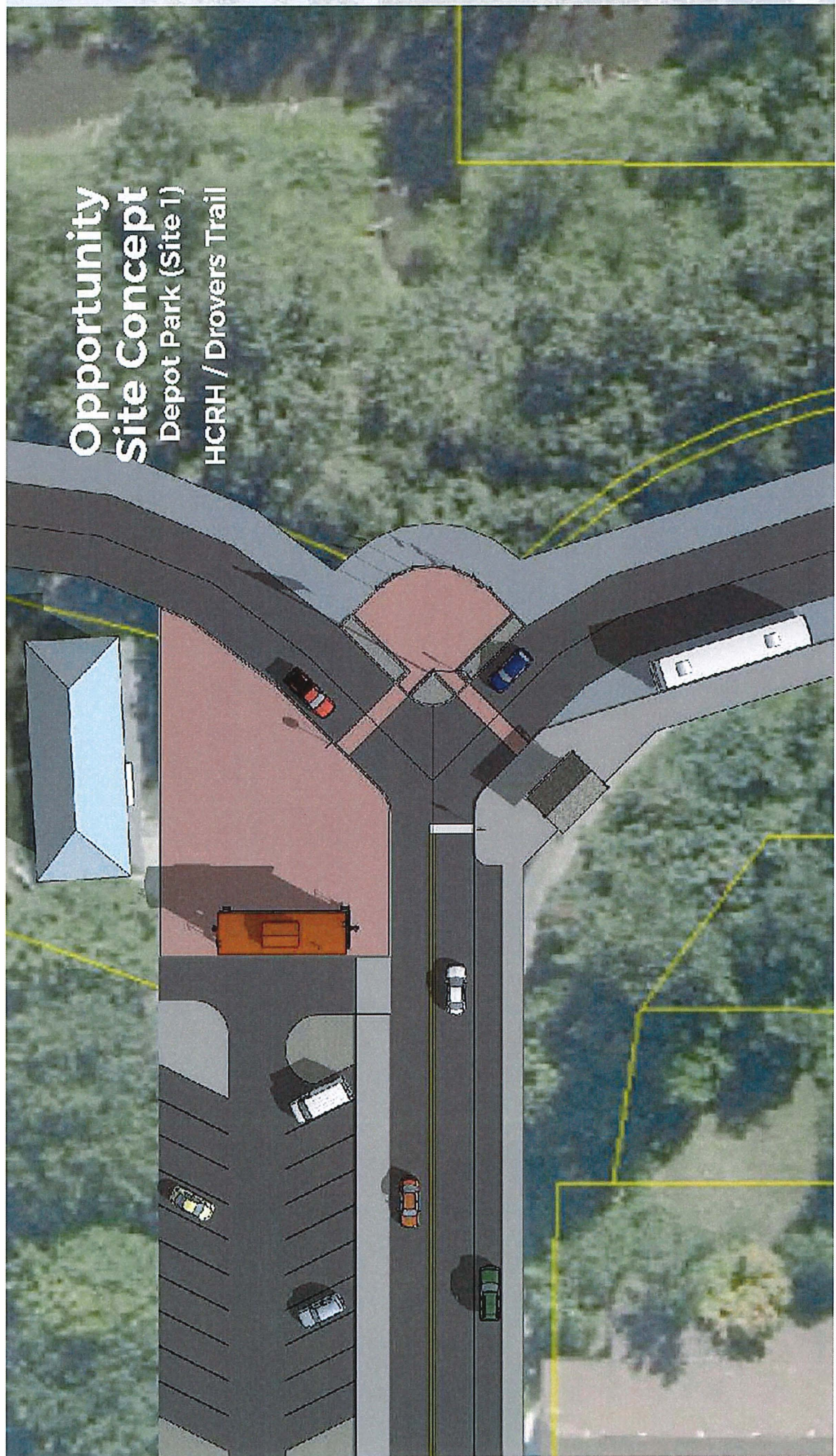
Opportunity Sites & Preferred Land Uses

PREFERRED LAND USES		Land Use Classifications (in acres)		
Site #	Opportunity Site	First Preference	Second Preference	Third Preference
1	Depot Park	Open Space & Parks	Community Service Use	
2	GMB Tract	Commercial Service	Community Service Use	
3	Hurford Tract	Commercial Service	Community Service Use	Mixed Use
4	Cerruti Tract West	Med Density Residential	High Density Residential	Mixed Use
5	Cerruti Tract East	Commercial Service	Mixed Use	Med Density Residential
6	Foursquare Tract	Community Service Use	Commercial Office	Mixed Use
7	Overlook Tract	Community Service Use	High Density Residential	Mixed Use
8	Helen Althaus Park	Open Space & Parks		
9	Mayors Square	Open Space & Parks		
10	Block 4 Tract (Old City Hall)	Community Service Use	Mixed Use	Hi Dens Res / Com Serv
11	Beaver Creek West Tract	Mixed Use	Med Density Residential	Commercial Service
12	Peninsula Tract	Open Space & Parks	Community Service Use	Commercial Service
URA	The Confluence	Mixed Use	Commercial Service	Open Space & Parks

**Opportunity
Site Concept
Depot Park (Site 1)
HCRH / Drivers Trail**

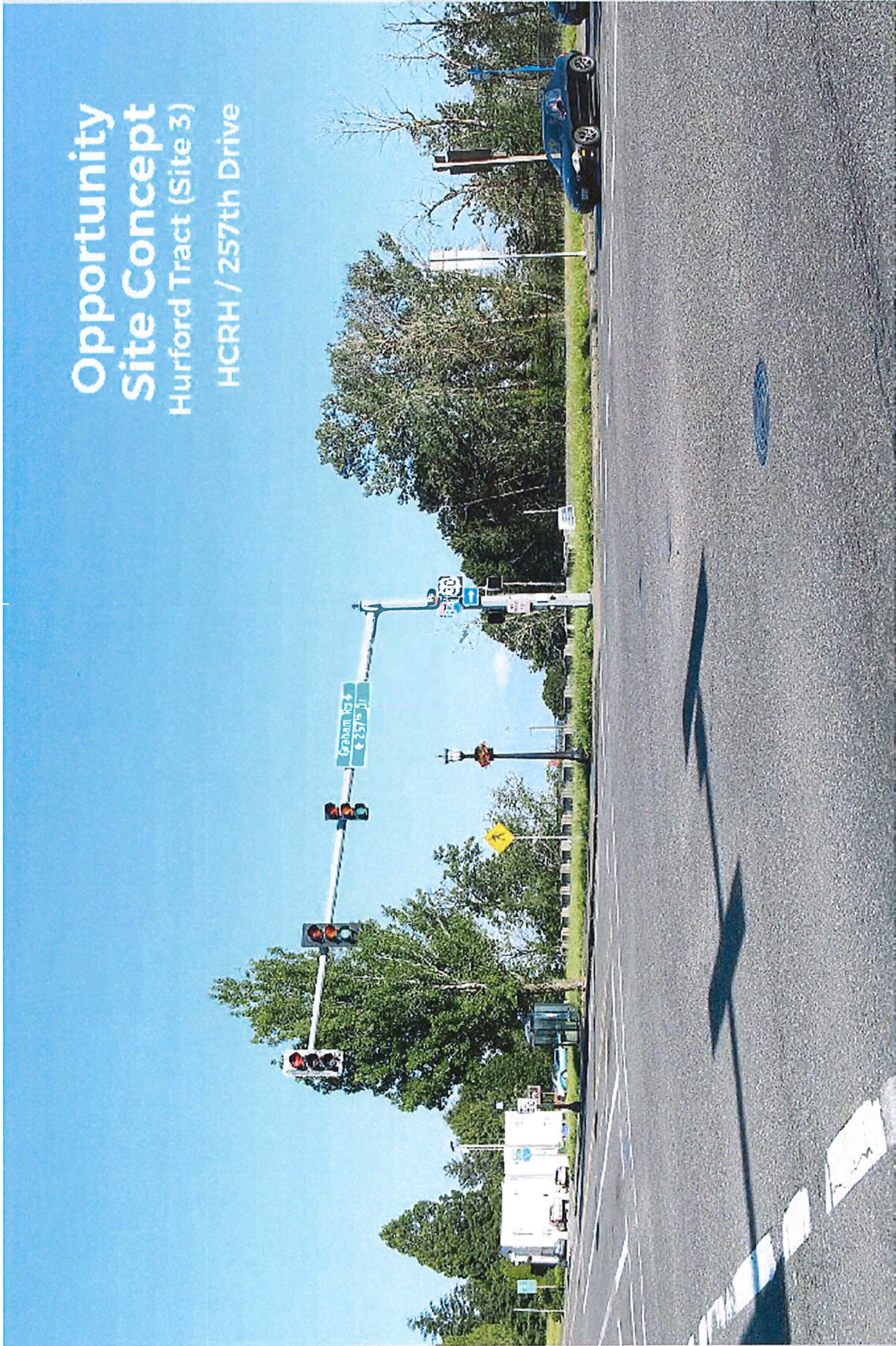


**Opportunity
Site Concept
Depot Park (Site 1)
HCRH / Drivers Trail**



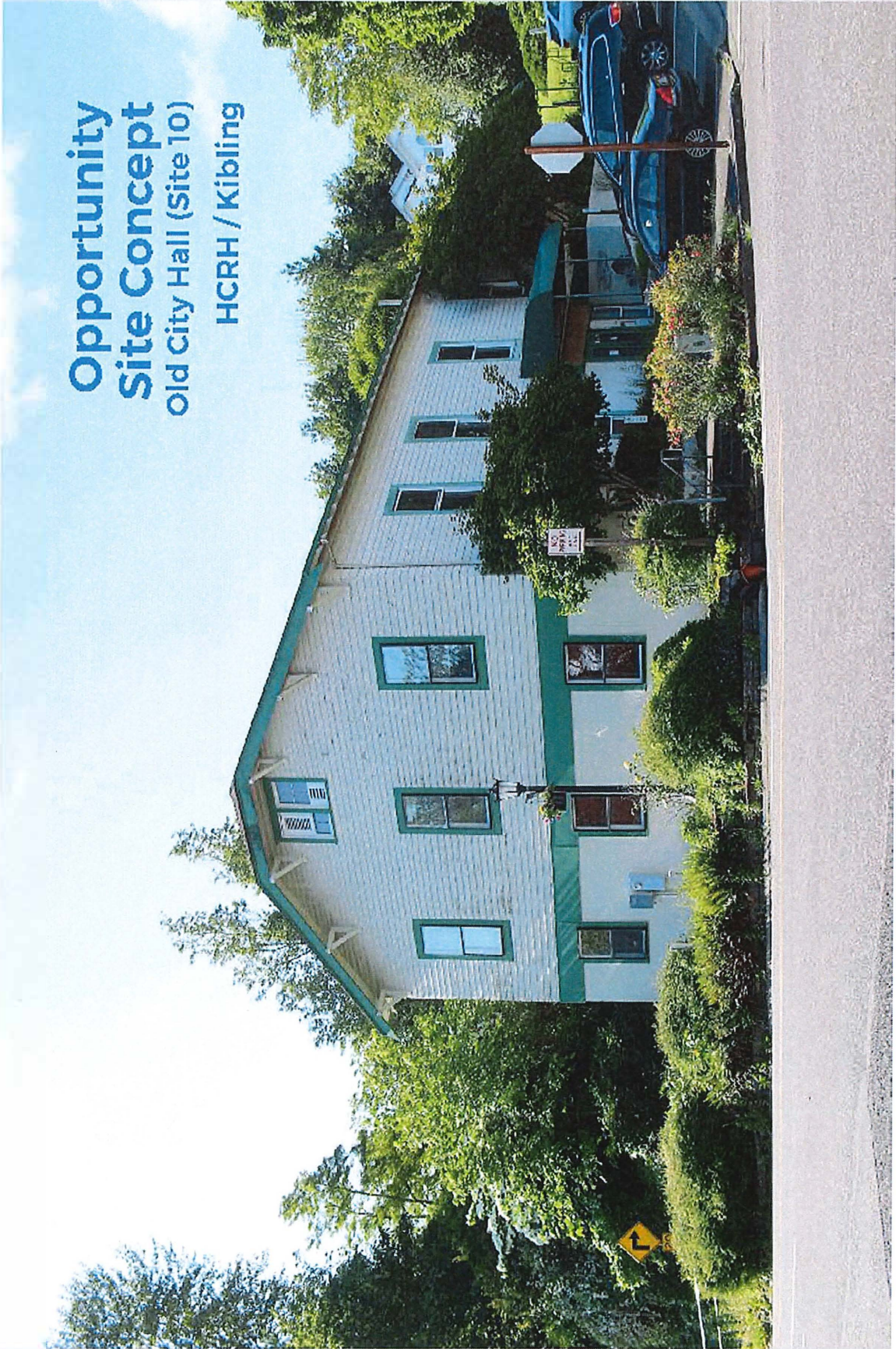


**Opportunity
Site Concept**
Hurford Tract (Site 3)
HCRH / 257th Drive





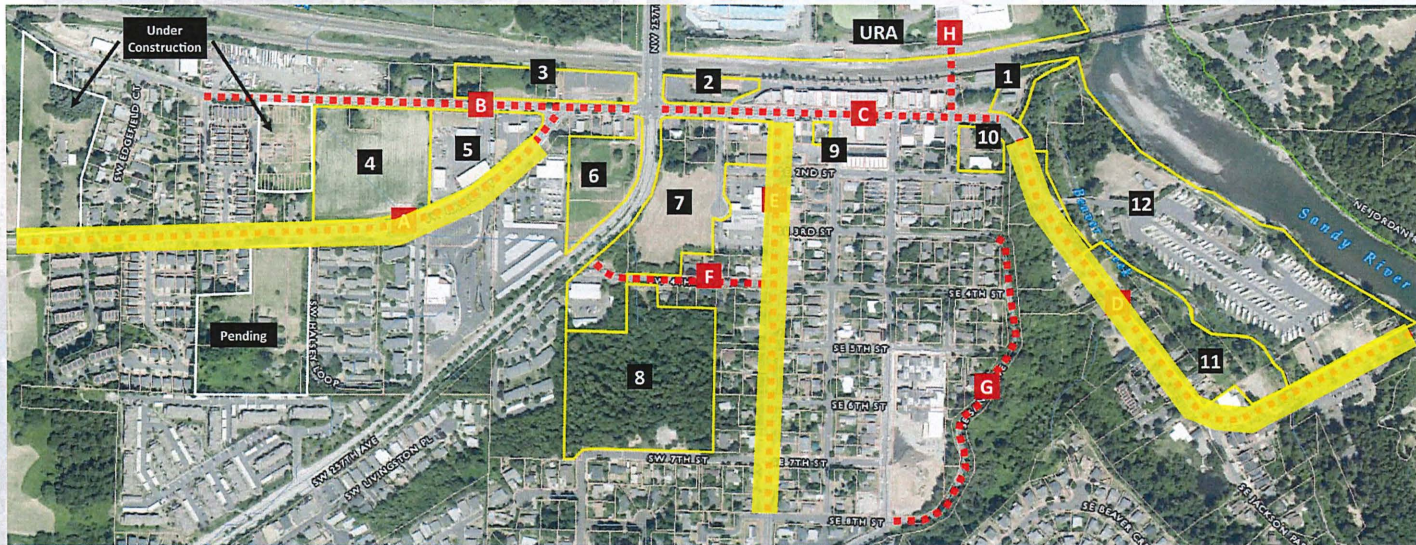
**Opportunity
Site Concept**
Old City Hall (Site 10)
HCRH / Kibling





Corridors A, D, and E

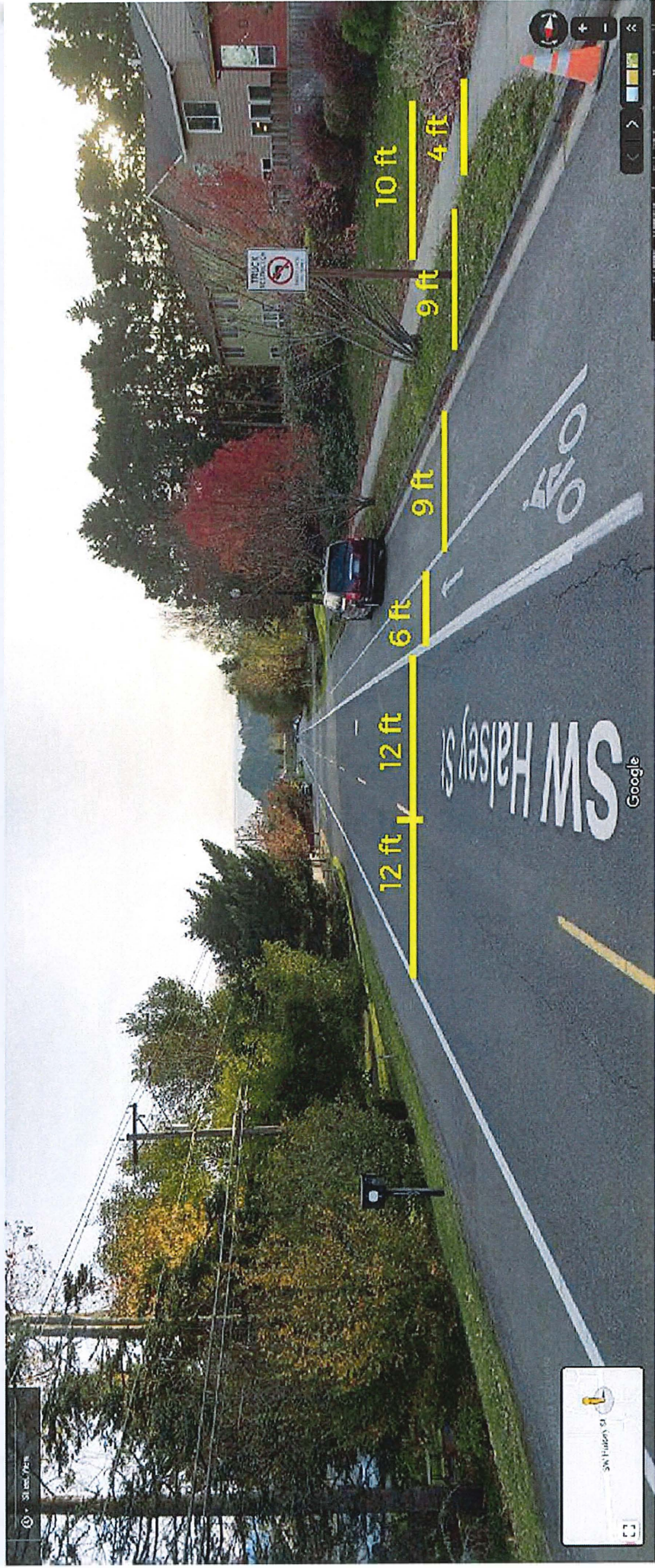
- “Approach Corridors” to downtown
- Make them safer
- Provide better opportunities to walk, bike, or get around
- Speeds are higher than downtown
 - Separated uses to increase feeling of safety
- Streetscape changes



A - Halsey Street, looking east

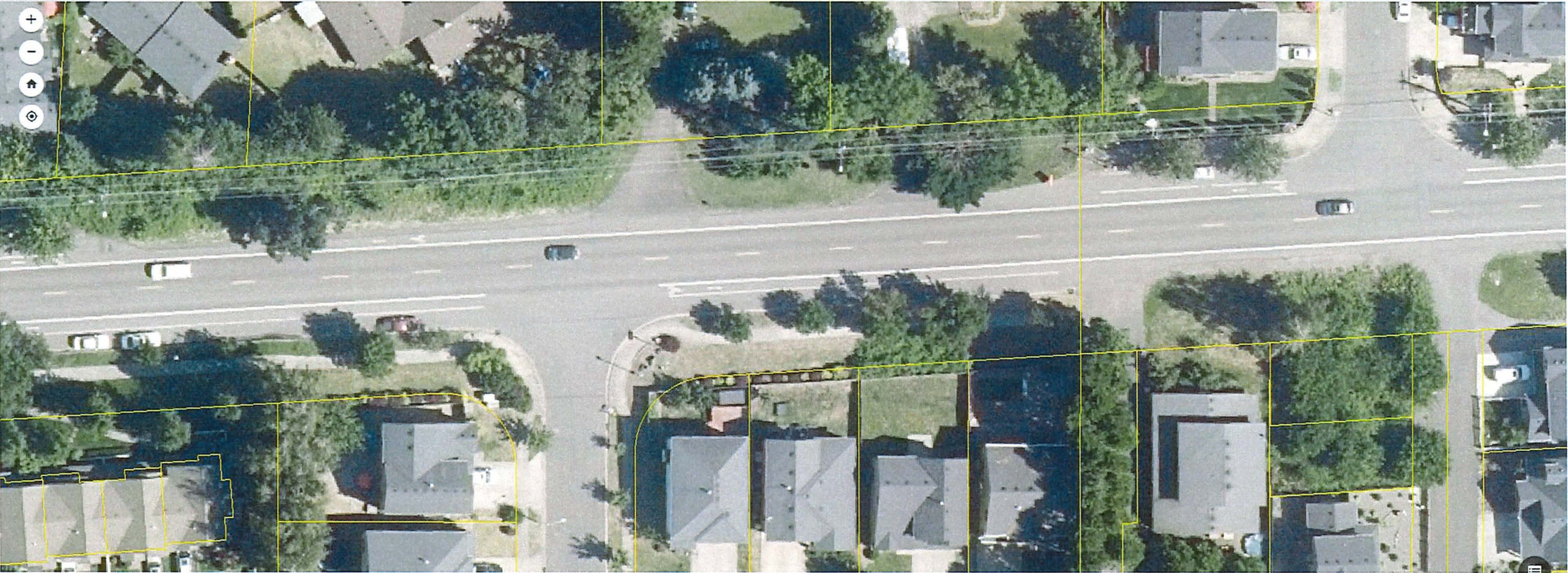


A - Halsey Street, looking east

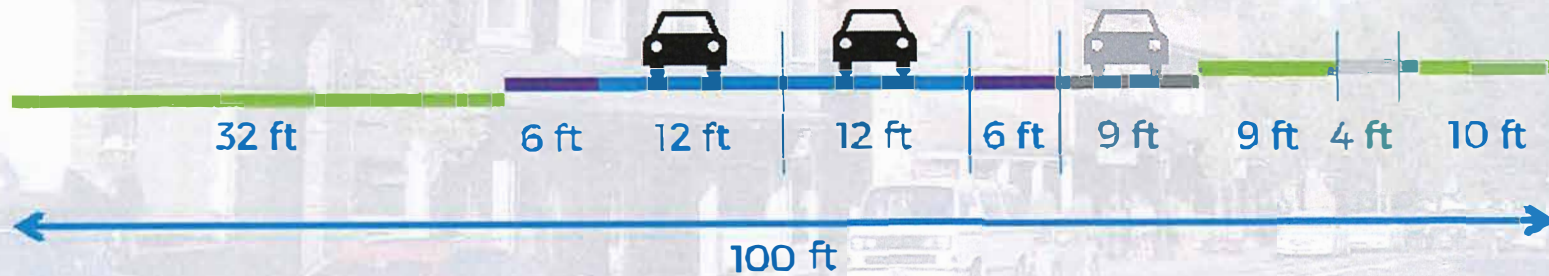


A - Halsey Street

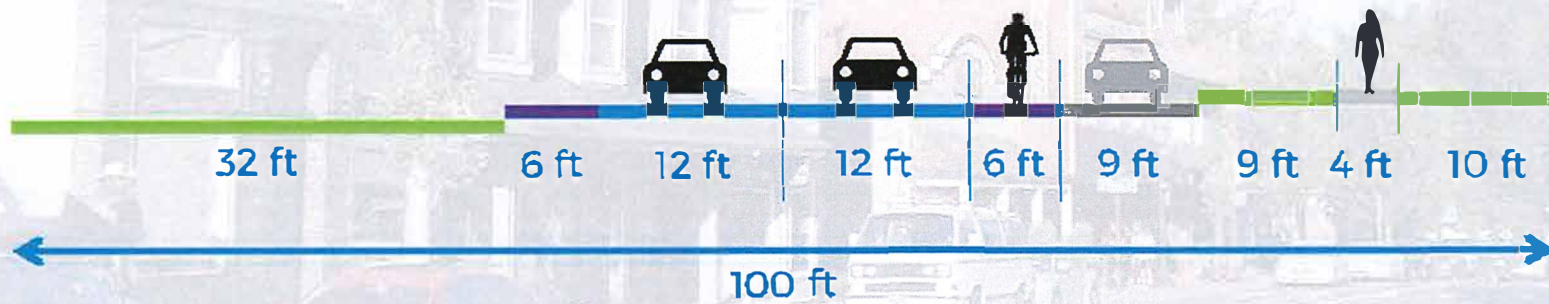
- 100 foot wide right-of-way



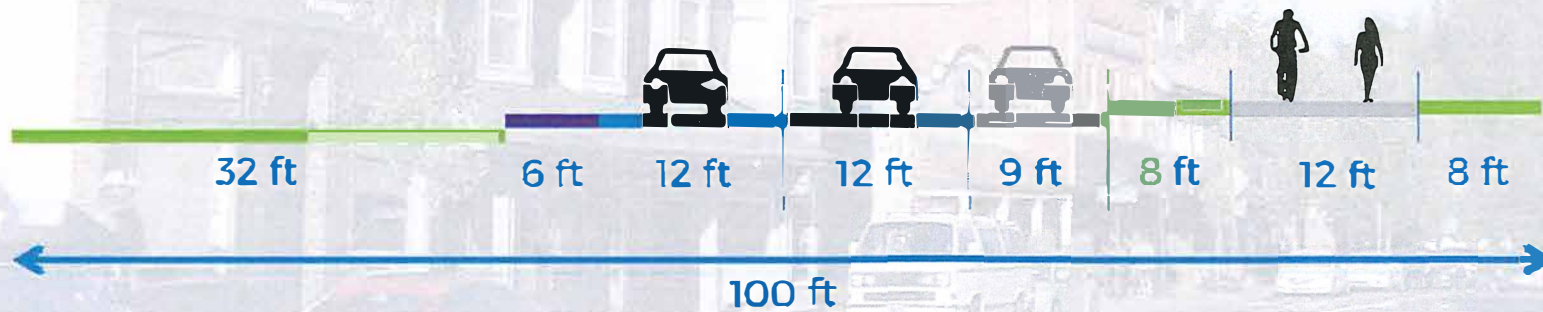
A - Halsey Street - Current Cross Section



A - Halsey Street - Current Cross Section

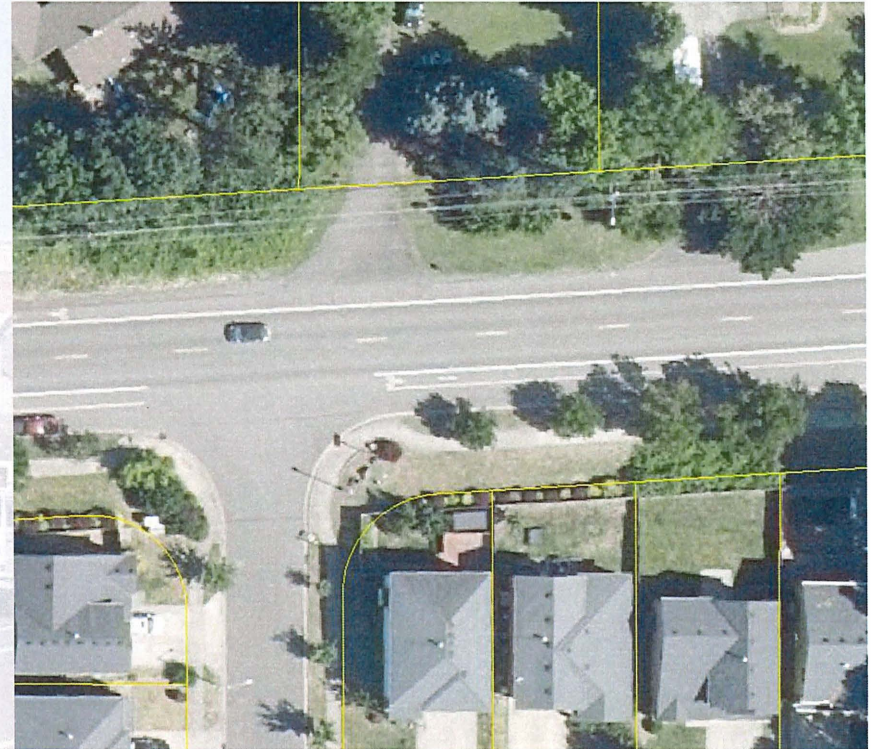


A - Halsey Street - Potential Cross Section



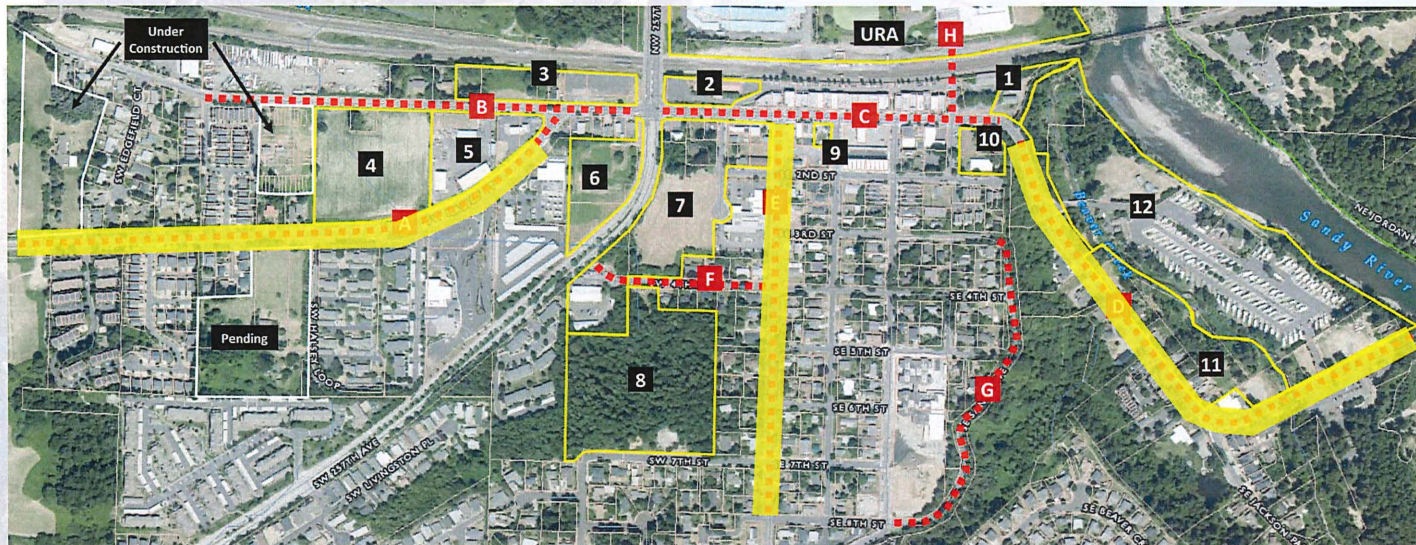
A - Halsey Street - Example of an Idea

- No right-of-way acquisition
- Limit earthwork and terrain changes
- Shift travel lanes north/south
- Reduce width of lanes to 11 ft (2 ft)
- Eliminate on-street bike lanes (12 ft)
- Reduce width of parking aisle (1 ft)
- Create a 15 ft wide multi-use path

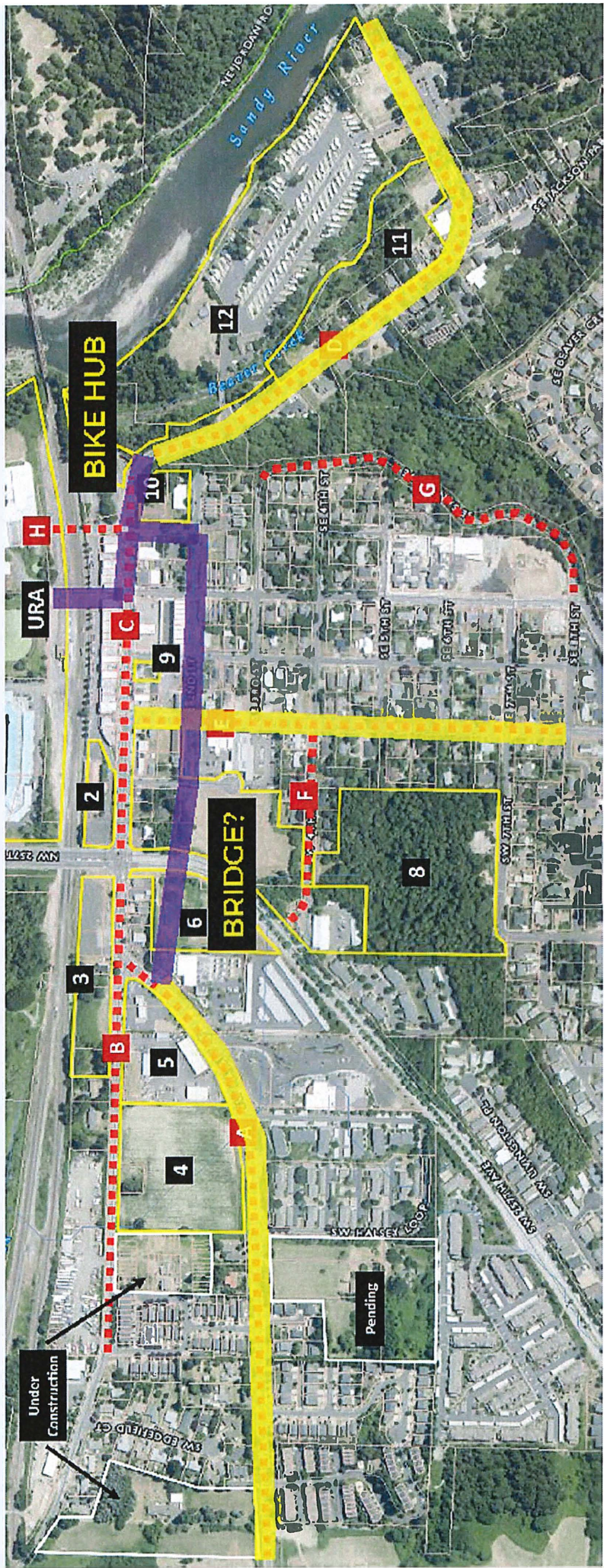


Approach Corridors – A, D, E

- Street profile changes and limited reconstruction/restriping
 - A (Halsey St) to be studied with TGM Grant/Main Streets on Halsey (about to submit)
 - Could infer design ideas for D (E HCRH) and E (Buxton Rd)
- How to Connect?

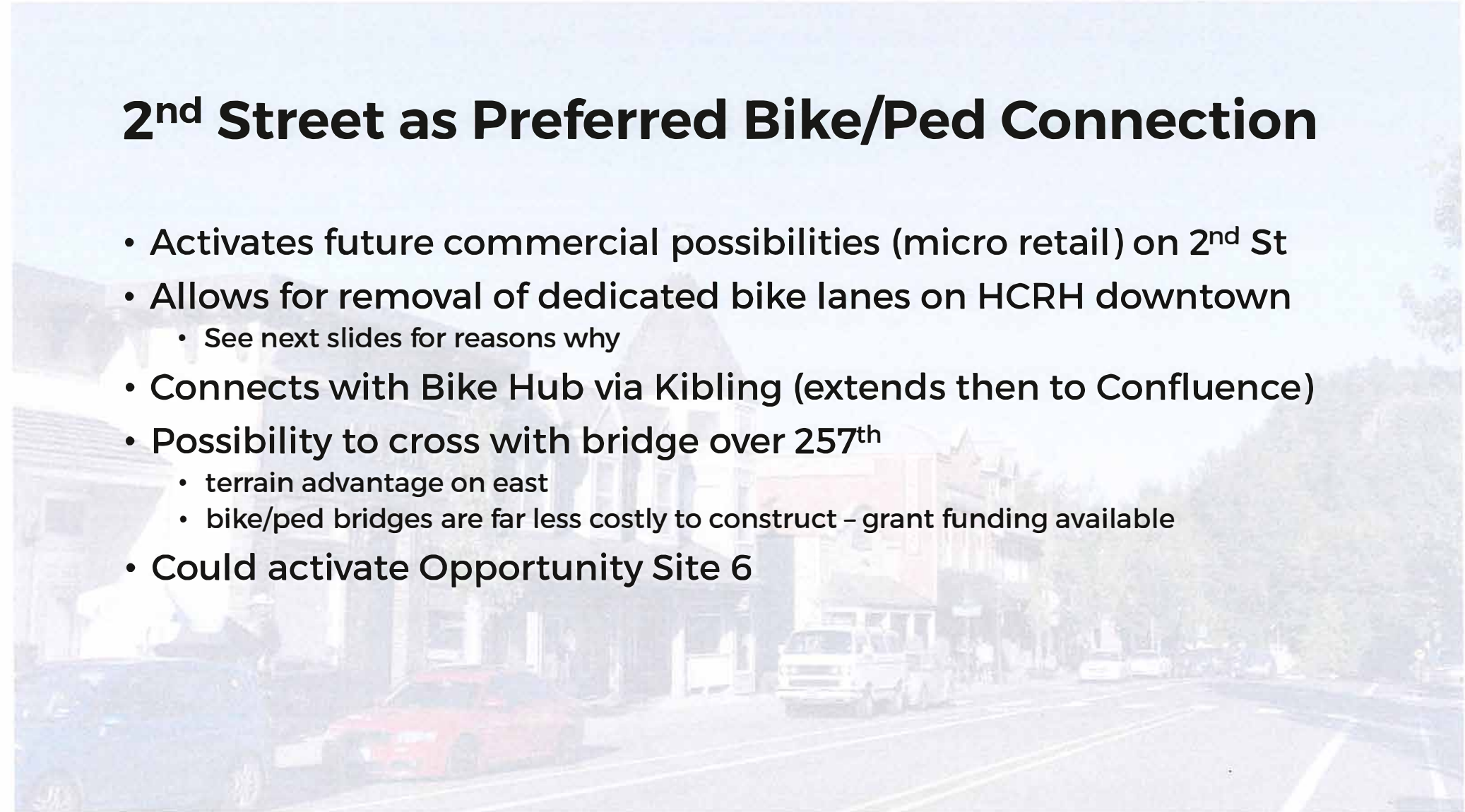


2nd Street as Preferred Bike/Ped Connection



2nd Street as Preferred Bike/Ped Connection

- Activates future commercial possibilities (micro retail) on 2nd St
- Allows for removal of dedicated bike lanes on HCRH downtown
 - See next slides for reasons why
- Connects with Bike Hub via Kibling (extends then to Confluence)
- Possibility to cross with bridge over 257th
 - terrain advantage on east
 - bike/ped bridges are far less costly to construct – grant funding available
- Could activate Opportunity Site 6



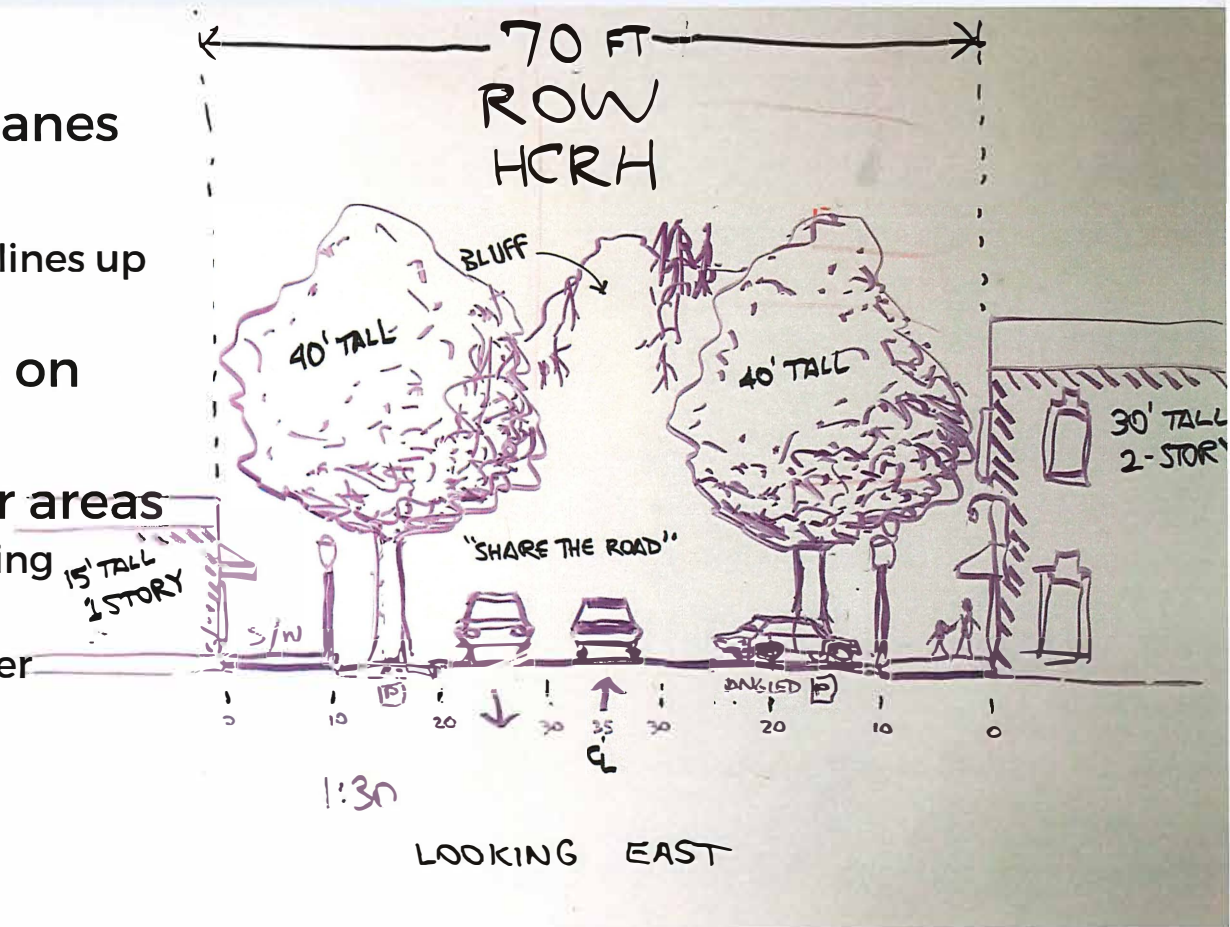
C – Downtown HCRH?

- Not just a street, but a place
- Improve pedestrian friendliness
- Consider new street profile
- Consider future ownership (long term maintenance)
- Flexibility for changes to travel demand and technology
- Loading loading loading
- Columbia Street?



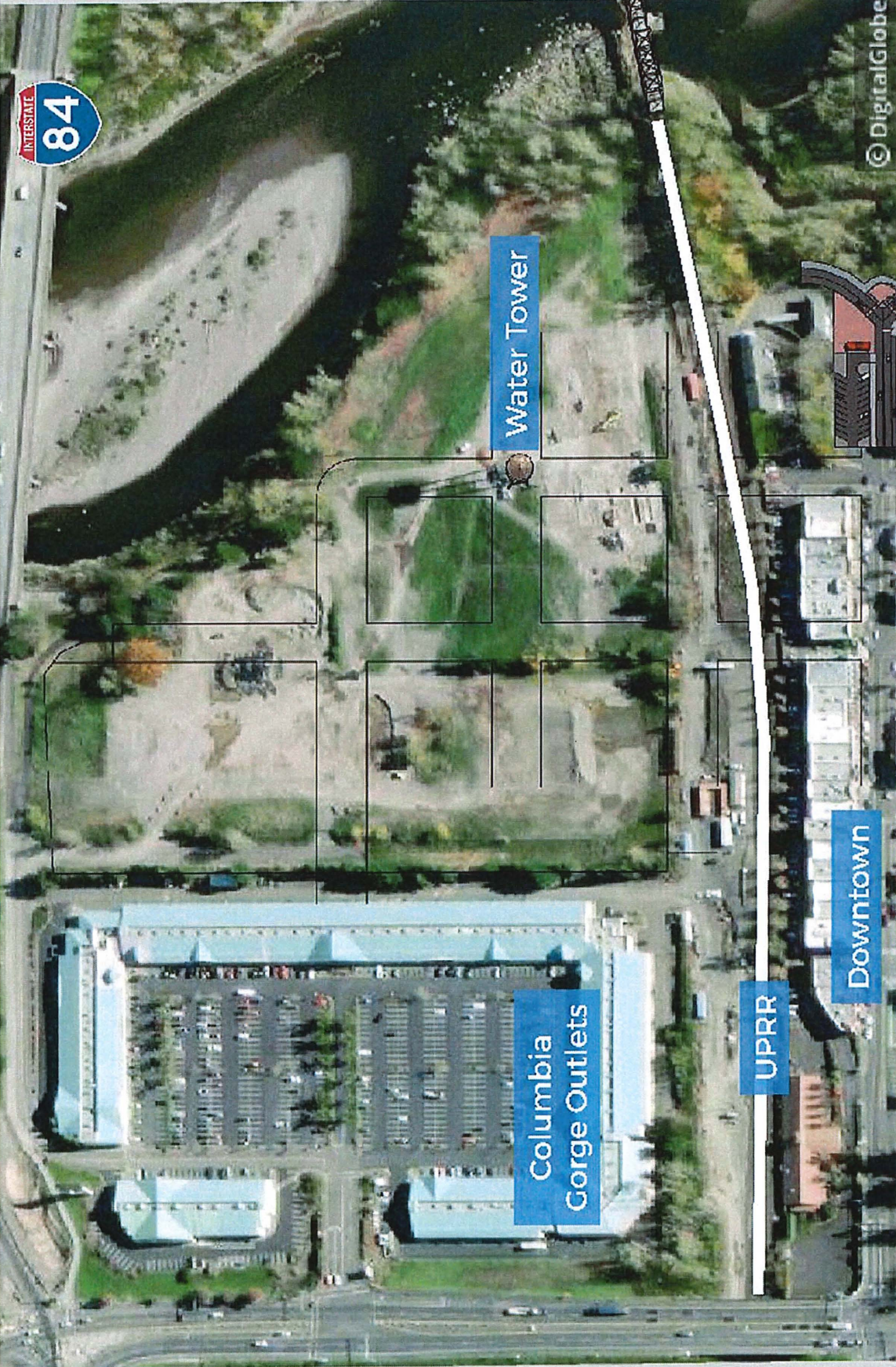
Idea for a New Road Profile

- Eliminate separate bike lanes
- Shift of travel lanes
 - Eastbound is in the middle - lines up with the bluff
- Allow for angled parking on one side of the street
- Create larger tree planter areas
 - Interspersed w/ parallel parking
 - Slows down traffic
 - Allows for trees to grow bigger
- Slight increase in the width of sidewalk
 - Less obstacles



Urban Renewal Area / The Confluence

- City purchased properties in 2018
- Properties have undergone demolition and clean-up job (completed)
- Partition plat and entitlement process (easements)
- Surveying
- Park & Trail Development (30% design achieved, now going for 60%)
- Opportunity Site Analysis
- Concept Development and Further Study



INTERSTATE
84

Water Tower

Columbia
Gorge Outlets

UPRR

Downtown

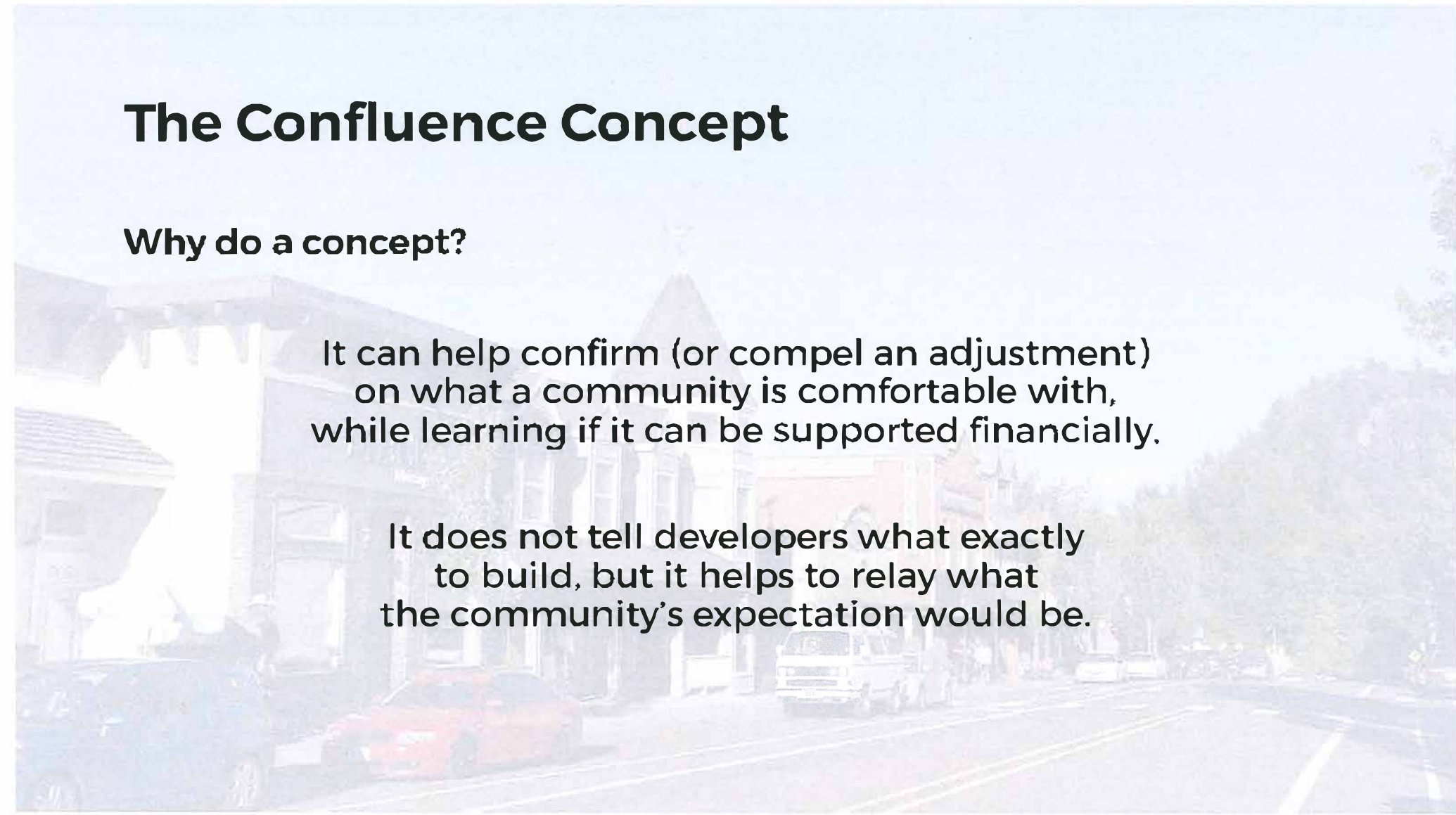
© DigitalGlobe

The Confluence Concept

Why do a concept?

It can help confirm (or compel an adjustment) on what a community is comfortable with, while learning if it can be supported financially.

It does not tell developers what exactly to build, but it helps to relay what the community's expectation would be.



The Confluence Concept

Why do a concept **now**?

- Generates a “test case” market analysis similar to Hurford Tract
- Offers direction for a framework plan and future zoning standards
- Provides prospective developers with a starting point that has already been vetted
- Allows the public to understand scale and visual impact
- Helps plan for the carrying capacity of the site
- Assists with trail and park planning efforts
- Engages the outlets ownership & management

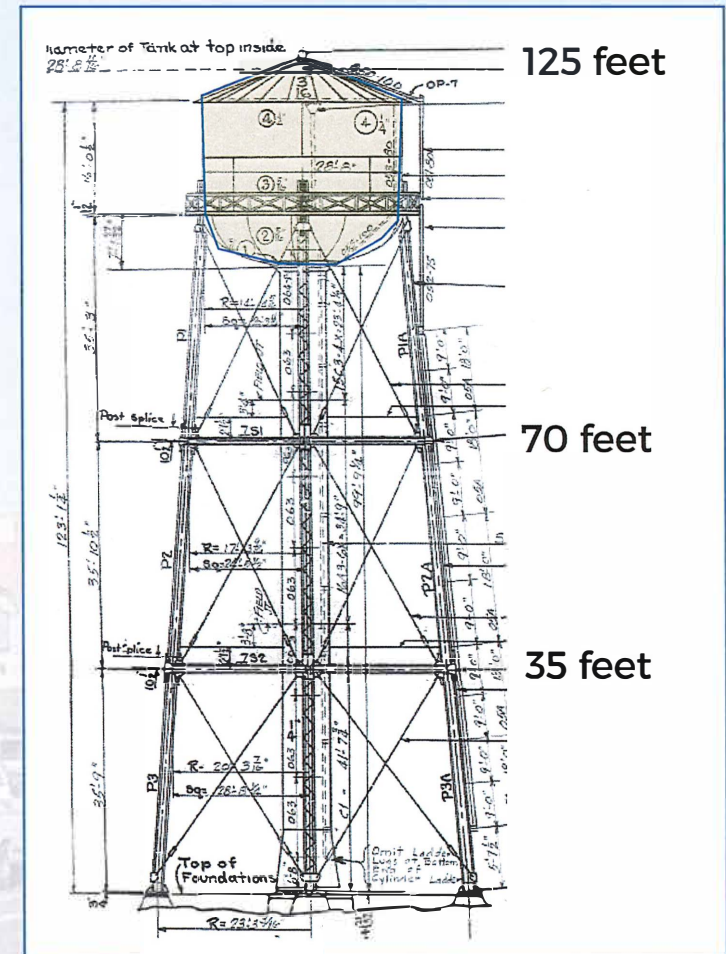
The Confluence Concept

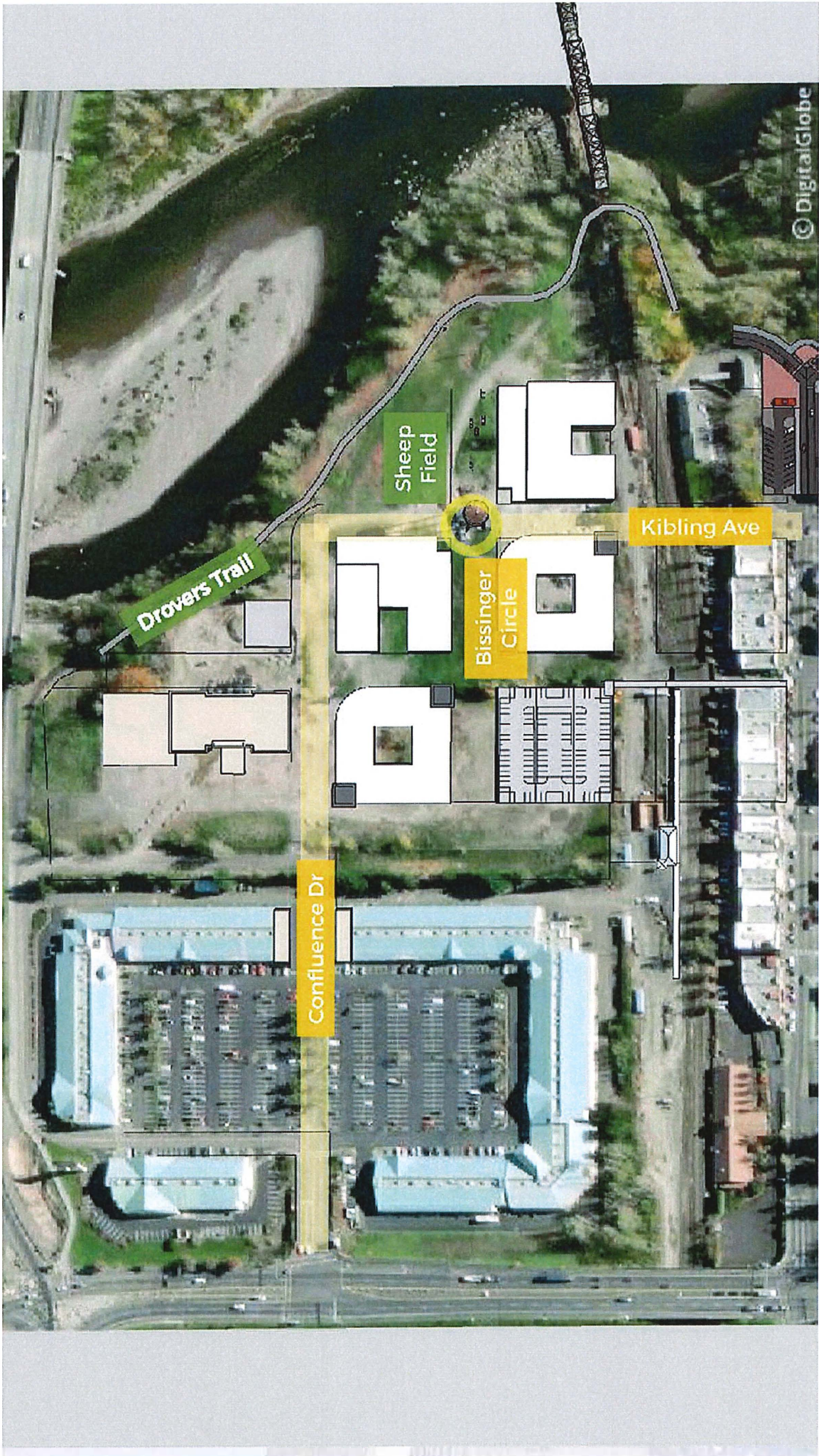
Base Assumptions

- 4 acres for parks & open space (trail)
- 16 acres for private development
 - 13 acres for multi-story mixed use development
 - 3 acres reserved to outlet mall ownership in exchange for access through outlets
- Streets
 - to be publicly dedicated after private construction
 - reflect the grid pattern of downtown and highlights “terminal vistas”
- Connections
 - Primary road through the outlets
 - At-grade railroad crossing (extension of Kibling Ave)
 - Riverfront trail
 - Pedestrian bridge between parking garage & downtown (Harlow Ave)

The Confluence Concept

- 400 condo & apartment units
 - 4 main buildings
 - 350 market-rate units, 50 subsidized units
- 150 room hotel
 - 15,000 sq ft conference center
- 24,000 sq ft commercial service
 - 12,000 sq ft flexible/micro-retail use
- Parking
 - 350 space parking garage
 - subterranean parking under condos/apts
 - street parking and surface parking lots
- Maximum building height of 75 feet





Establishing Basic Expectations

- Street grid carried over from downtown as organizing principle
- Maintaining the water tower as iconic feature
- Allowing for exchange of property to gain access through outlets
- Establishing a parking garage
- Having direct pedestrian connection with downtown via bridge
- Having direct vehicular connection with downtown
- Having a specific architectural style
 - The aesthetic sense will reflect existing traditional/historical small town charm
 - Stepping back building elevations to minimize visual impact of taller buildings from street level

Next URA Steps: “Action Planning” Project

- Work with Cascadia Partners to test out this concept and other ones that could be considered
 - Interviews with six developers experienced in this type and scale of development
 - Continued involvement of Abe Farkas (strategic partner at the firm)
 - Generate economic data and initial rates of return
 - Two future meetings with URA board for initial feedback and results presentation
- Synchronizes design preferences with economic reality
- Similar work being done on Hurford Tract by the same firm
 - Main Streets on Halsey Project
 - Hurford Tract = NW corner of 257th Drive and Hist Columbia River Hwy

Action Planning: Hurford Tract

- Commercial Service

- Hotel
- Meeting Space
- Restaurant (rooftop?)
- Additional Parking

- Community Service Use

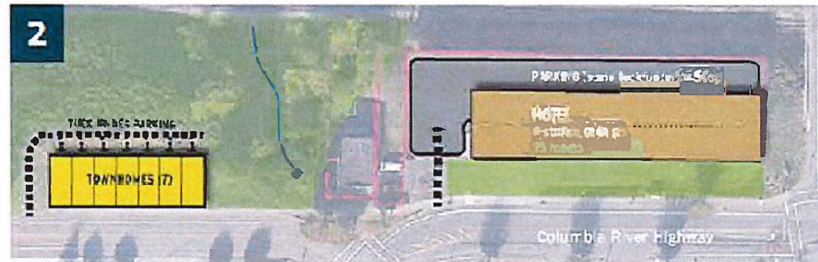
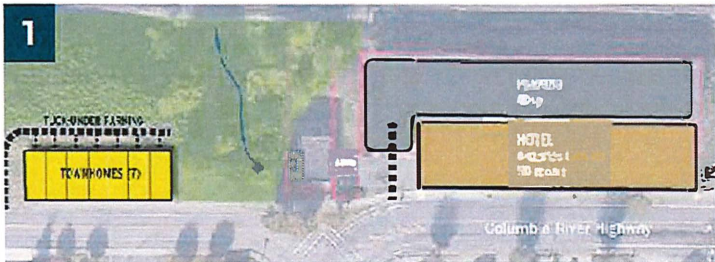
- City Hall (owned/leased?)
- Library
- Higher Education
- Community Center
- Park or Plaza

- Mixed Use

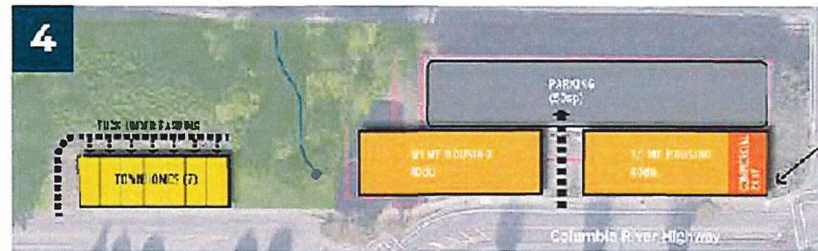
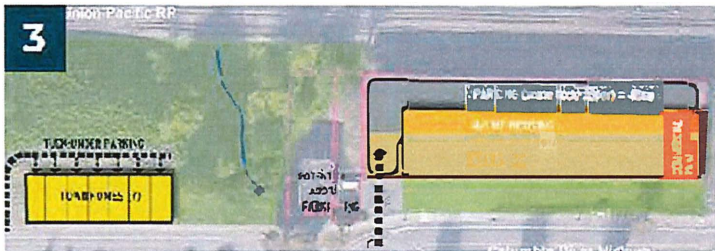
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257th & HALSEY | DRAFT DESIGN CONCEPTS V1

4-5 story hotel (~100 rooms) + townhomes



Residential or mixed use + townhomes



257th & HALSEY | DRAFT DESIGN CONCEPTS V2

OPTION 1

- **6-story mixed use - 18,600 SF building footprint**
- Ground floor retail with 77 housing units
- **6 townhomes on west lot - 7,500 SF building footprint**
- Surface parking (72 spaces) and rowhouse garages

OPTION 2

- **5-story mixed use - 19,680 SF building footprint**
- Ground floor retail with hotel (100 rooms)
- 2-story civic use
- Surface parking (105 spaces)



OPPORTUNITY SITES | FINANCIAL PRO-FORMA ANALYSIS

Internal Rate of Return (Target = 12%)

Site	Option 1	Option 2
223rd & Halsey	3.6%	2.1%
Fairview Springs	2.9%	2.1%
238th & Halsey	2.5%	2.6%
257th & Halsey	1.7%	6.9%
Rowhouse Site	12.8%	

This is a "baseline" assumption without adjustments for potential changes in land costs, financial incentives, construction costs, etc.



Next URA Steps: Creation of Framework Plan

- Results of the Action Plan - base level concepts + expectations
- Recommended zoning changes
- Plat establishment
- Finalized survey
- Branding and marketing package
- Updated appraisal

- Engagement with Columbia Gorge Outlets ownership
- Engagement with Governor's Regional Solutions Team (RR crossings)
- Go to Market

Future Long-Range Planning Actions

- **Main Streets on Halsey**
 - Code Audit project - suggested text amendments
 - Changes to street design profiles - could shape opportunity corridor investments
- **Capital Improvement Plan**
 - Opportunity corridor investments/projects/improvements
 - URA/Confluence connections with downtown
- **Parks Master Plan (soon to be underway)**
- **Transportation-related**
 - Transportation System Plan (Goal 12 - Comp Plan Amendment)
 - Bike hub establishment at Depot Park
 - Parking & Loading Study
 - Autonomous vehicles
 - Rail service/tourism - address Gorge transportation issues
 - Golf Cart Zone Study

Wait, did you just say golf cart zone? Yes

- Why it's worth studying

- existing technology
- 5-minute circle covers whole Town Center
- can operate on local streets 25 mph/less
- consider multi-user path for higher speed areas
- can navigate steeper terrain areas
- 1/3 the space to park
- lower cost = equity
- lower speed = safety
- electric vehicle = climate
- post-COVID-19 transportation considerations
- communities that have it claim a small-town feel

- New development = new golf cart

- Corridor-based approach?



Metro Participation & Partnerships

- **Hotel & Conference Center at the Confluence**
- **Parking facility at Confluence**
 - Helps ODOT with Gorge congestion relief
 - Aids the hotel/conference center idea
 - Supports existing business in downtown
- **Continuation of the Community Enhancement Grants**
- **Emerging Technology technical support**
- **Support golf cart study & pilot programs**
 - Equity
 - Safety
 - climate