



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

CITY COUNCIL – WORK SESSION

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

Tuesday, March 30, 2021 – 6:30PM

Mayor
Randy Lauer

City Council
David Ripma
Alison Caswell
Jamie Kranz
Glenn White
Nick Moon
Sandy Glantz

City Manager
Ray Young

City Recorder
Sarah Skroch

Meeting Participation During COVID-19 Social Distancing Order

Watch on Zoom: Submit an email to info@troutdaleoregon.gov by 5:00pm on Monday, March 29th 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, March 29th.

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. **ROLL CALL**
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. **DISCUSSION:** A discussion on the 2020-2040 Town Center Plan.
Chris Damgen, Community Development Director
4. **ADJOURN**



Randy Lauer, Mayor
Dated: March 18, 2021

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

Tuesday, March 30, 2021 – 6:30PM

1. ROLL CALL

Mayor Lauer called the meeting to order at 6:31pm.

PRESENT: Mayor Lauer, Councilor Ripma, Councilor Caswell (6:32pm), Councilor Kranz, Councilor White, Councilor Moon and Councilor Glantz.

ABSENT: None.

STAFF: Ray Young, City Manager; Kenda Schlaht, Deputy City Recorder; Ed Trompke, City Attorney; Chris Damgen, Community Development Director and Marlee Boxler, Economic Development Coordinator.

GUESTS: See Attached.

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

None.

3. DISCUSSION: A discussion on the 2020-2040 Town Center Plan.

<03:50>

Chris Damgen, Community Development Director, gave a brief overview of the staff report and presented a PowerPoint presentation (attached as Exhibit A).

<0:25:00>

Councilor Moon stated he's good with the height allowances.

Councilor Ripma stated he is not comfortable with raising the building height at the end of Halsey.

Councilor Caswell stated she thinks it's critical to offer height allowances in the URA to entice developers and have options.

Councilor Kranz stated she likes the increased density opportunity. She doesn't want the increased height to shadow the downtown area. Her hope is to build up the downtown and link it to the Confluence site.

Councilor White stated he's concerned with other areas being developed wanting height increases, pointing out the City can't spot zone.

Councilor Caswell stated it's important that the City has the freedom and options to have some variabilities.

Tanney Staffenson, Town Center Committee member, stated height was a point of contention and battled back and forth and discussed in detail by the Planning Commission. It was decided that specific properties would need to be approved for height increases to get the development they wanted. He stated there's only one chance to plan and there's a tremendous opportunity for the City.

Mayor Lauer stated it's critical to move forward.

Councilor Moon suggested more models and sketch up models.

Councilor Glantz stated she is okay with the extra height in the Confluence site.

<0:53:40>

Chris Damgen continued the PowerPoint presentation.

Marlee Boxler, Economic Development Coordinator, stated she has spoken with a number of businesses in Troutdale who have an interest in being more involved and creating some relationships amongst one another and helping to spur more entrepreneurship in the community. She thinks that TCAB provides business owners an outlet with Town Center planning and keeps them involved. There's a strong interest in fostering relationships with businesses.

Councilor Glantz stated she thinks the Planning Commission needs to be a part of the Town Center Plan because they see all the other documents and know what else is going on.

Councilor Kranz stated she would also like to see a joint effort between different groups with experienced members.

Mayor Lauer stated the plan is potentially going to be a living document that will be reviewed and revisited every 5 years to adjust for differences and changes in market demand and need. He likes the idea of having a standalone board to monitor the plan and having dedicated eyes on it.

Councilor White stated he worries about having more regulations and hoops. Most Troutdale businesses aren't big box chains, they're smaller groups.

Tanney Staffenson stated he thinks TCAB can perform a good function for the City, from an oversight standpoint. He would like the committee to look at all the projects within the town center boundary.

Mayor Lauer stated he thinks it's important to have the small town feel and the comfort of the downtown in the Confluence site.

Councilor Moon agreed. He's not for a modern look.

Councilor Caswell stated she likes the look of an upscale lodge, not modern.

Councilor Kranz stated she likes modern design, and she doesn't want to add many restrictions.

Councilor Caswell asked if something could be written in for public art in the Confluence site.

Councilor Glantz stated she keeps hearing about doing incentives to help encourage business. She doesn't think there should be the incentives of extra height and SDCs. It should be one or the other. She also would like to include home ownership in the site.

Councilor Ripma stated there are several things he doesn't think should be in a guiding document, such as the study to reduce vehicular traffic on Sandy Avenue. He doesn't think Sandy Avenue should be included in the plan. The mobility study for the golf cart zone should not be included in the plan. The development of a climate resiliency plan shouldn't be included either. He feels like the plan is being rushed and he would like more time for discussion.

Councilor Kranz stated there have been over 30 public meetings on the document. This is a discussion that's been going on for over 3 years with public input the entire way.

Councilor Glantz stated she would prefer to wait to approve the plan until after the budget meetings.

Ray Young, City Manager, stated there could be language written into the document regarding Council discretion on monetary and need issues.

Councilor White stated he would like to wait to approve the plan until after the budget meetings.

Mayor Lauer suggested possibly making edits and amendments of the plan for the next discussion before Council and before approval of the plan.

Chris Damgen asked Council to get their edit and amendment suggestions to him by mid-day Monday.

Claude Cruz, Troutdale resident and Town Center Committee member, stated he would like to request that the committees not lose the winds from their sails and keep the momentum going. There needs to be a unifying document that pulls together what is going to be done for the Halsey Corridor as well as the URA area.

4. ADJOURNMENT

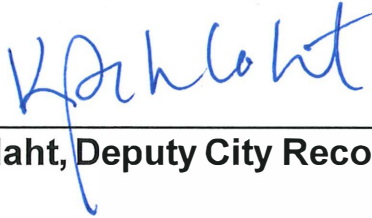
MOTION: Councilor White moved to adjourn. Seconded by Councilor Kranz. Motion passed unanimously.

Meeting adjourned at 9:06pm.



Randy Lauer, Mayor
Dated: June 9, 2021

ATTEST:



Kenda Schlaht, Deputy City Recorder

**City Council – Work Session
6:30PM
Tuesday, March 30, 2021**

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March 30, 2021 City Council Work Session Zoom Guest List

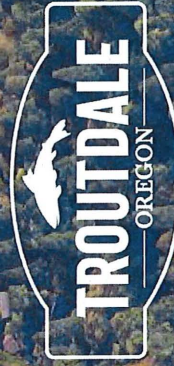
Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Troutdale Conferencing	troutconf@troutdaleoregon.gov	3/30/2021 18:11	3/30/2021 21:07	177
Troutdale Conferencing	troutconf@troutdaleoregon.gov	3/30/2021 18:20	3/30/2021 21:07	167
Troutdale Conferencing	troutconf@troutdaleoregon.gov	3/30/2021 18:22	3/30/2021 21:07	166
keizur		3/30/2021 18:23	3/30/2021 20:11	109
Dave Ripma	dripma@sharplabs.com	3/30/2021 18:25	3/30/2021 21:07	162
Jamie Kranz		3/30/2021 18:25	3/30/2021 21:07	162
Paul Wilcox		3/30/2021 18:25	3/30/2021 21:07	162
Nick Moon	nick@toneproperav.com	3/30/2021 18:26	3/30/2021 21:07	161
Glenn White		3/30/2021 18:26	3/30/2021 21:07	161
Sandy Glantz		3/30/2021 18:28	3/30/2021 21:07	159
Claude Cruz (Penny and Claude)		3/30/2021 18:29	3/30/2021 21:07	158
Marlee Boxler - City of Troutdale		3/30/2021 18:30	3/30/2021 21:07	158
Tanney Staffenson	troutconf@troutdaleoregon.gov	3/30/2021 18:30	3/30/2021 21:07	157
Randy Lauer		3/30/2021 18:30	3/30/2021 21:07	157
Ed's iPad		3/30/2021 18:30	3/30/2021 21:07	157
Alison Caswell	alison@caswellsculpture.com	3/30/2021 18:31	3/30/2021 21:07	156
Ray Young	ray.young@troutdaleoregon.gov	3/30/2021 18:33	3/30/2021 21:07	154
Erich Mueller		3/30/2021 19:51	3/30/2021 19:52	2

TROUTDALE TOWN CENTER PLAN

City Council Work Session
March 30, 2021

Exhibit A

March 30, 2021 Council Work Session Minutes



TOWN CENTER VISION

By 2040, the 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



WHAT IS THE TOWN CENTER PLAN?

- The Town Center Plan is a **guiding document** designed to help plan for the next 20 years of future physical, social, and economic growth in the historic heart of Troutdale.
- future actions listed **can be justified** by the Plan
 - The Plan is an official document if approved
- future actions listed **are not mandated** because of the Plan
 - The Plan **is not** a regulatory document



WHAT'S IN THE PLAN?

Executive Summary

1. The Past & Present

- Plan Development
- Existing Conditions

2. The Future

- Opportunity Sites & Corridors
- Branding & Marketing

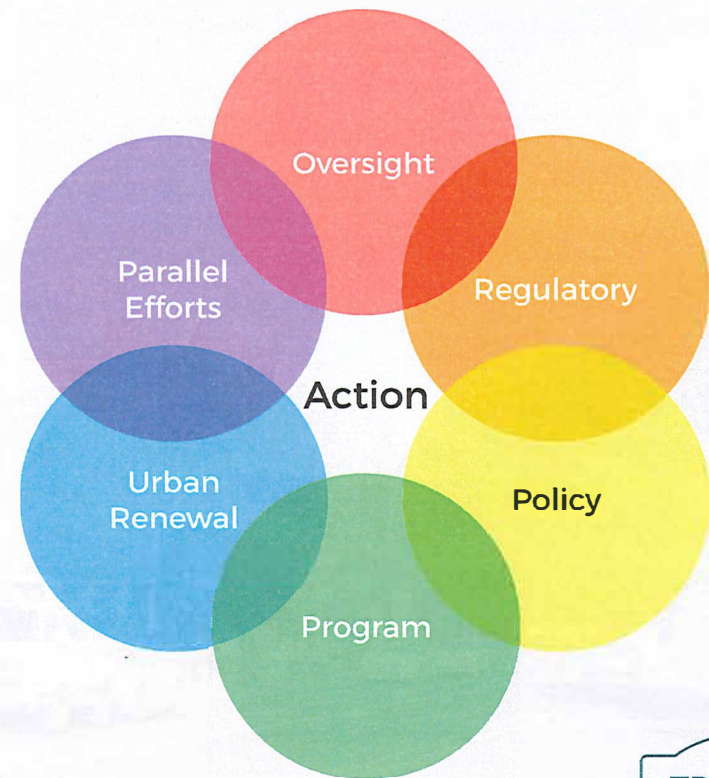
3. Implementation

- How to Approach
- Getting Started
- Minority Reports



3. IMPLEMENTATION

- Plan is a “Design-Build” project
- 2020-2025 – “Getting Started”
 - A. Oversight actions
 - B. Regulatory actions
 - C. Policy actions
 - D. Programmatic actions
 - E. Urban Renewal actions
 - F. Future studies and parallel efforts
- Reviews
 - Annual **performance review**
 - Five-year **comprehensive reviews**



IMPLEMENTATION – KEY ACTIONS

Already Underway

- Designate a Plan Coordinator
 - Marlee Boxler (*Econ Dev Coordinator*)
- Prepare additional development concepts for The Confluence site
 - Cascadia Partners presentation
- Improve coordination with organizations that contribute to city life
 - Cascadia Arts Assn / First Friday
- Update road profiles of County-owned corridors
 - TGM Grant for Halsey Street (Corridor A)
- Sustainable City Year Program (U of O)

Tied to 2020-2021 Council Goals

- All related **Urban Renewal** actions
- Evaluate the feasibility of civic uses at opportunity sites (**city hall**)
- Consider specific **incentives or programs** to attract development – potentially in opportunity sites
- Consider revising the collection method for **System Development Charges (SDC)**



IMPLEMENTATION

- future actions listed **can be justified** by the Plan
 - The Plan is an official document if approved
- future actions listed **are not mandated** because of the Plan
 - The Plan **is not** a regulatory document

Suggested Priorities

- Create Town Center Alliance Board (TCAB) – *future discussion*
- Create a sanctioned Main Street program (multi-year effort)



ISSUES

- Building Heights
- Need for TCAB
- Development standards in The Confluence



BUILDING HEIGHTS

Public Feedback

- Bring more commercial services/activities (dining, grocery stores, family-friendly spots)
- Maintain small-town feel, especially in downtown

Market Reality

- Converting existing spaces requires demand, time, and private investment and may not be proper location for some uses
- New development with ground floor retail and residential on top cannot work financially with current building height restrictions of 35 feet

Potential Solutions

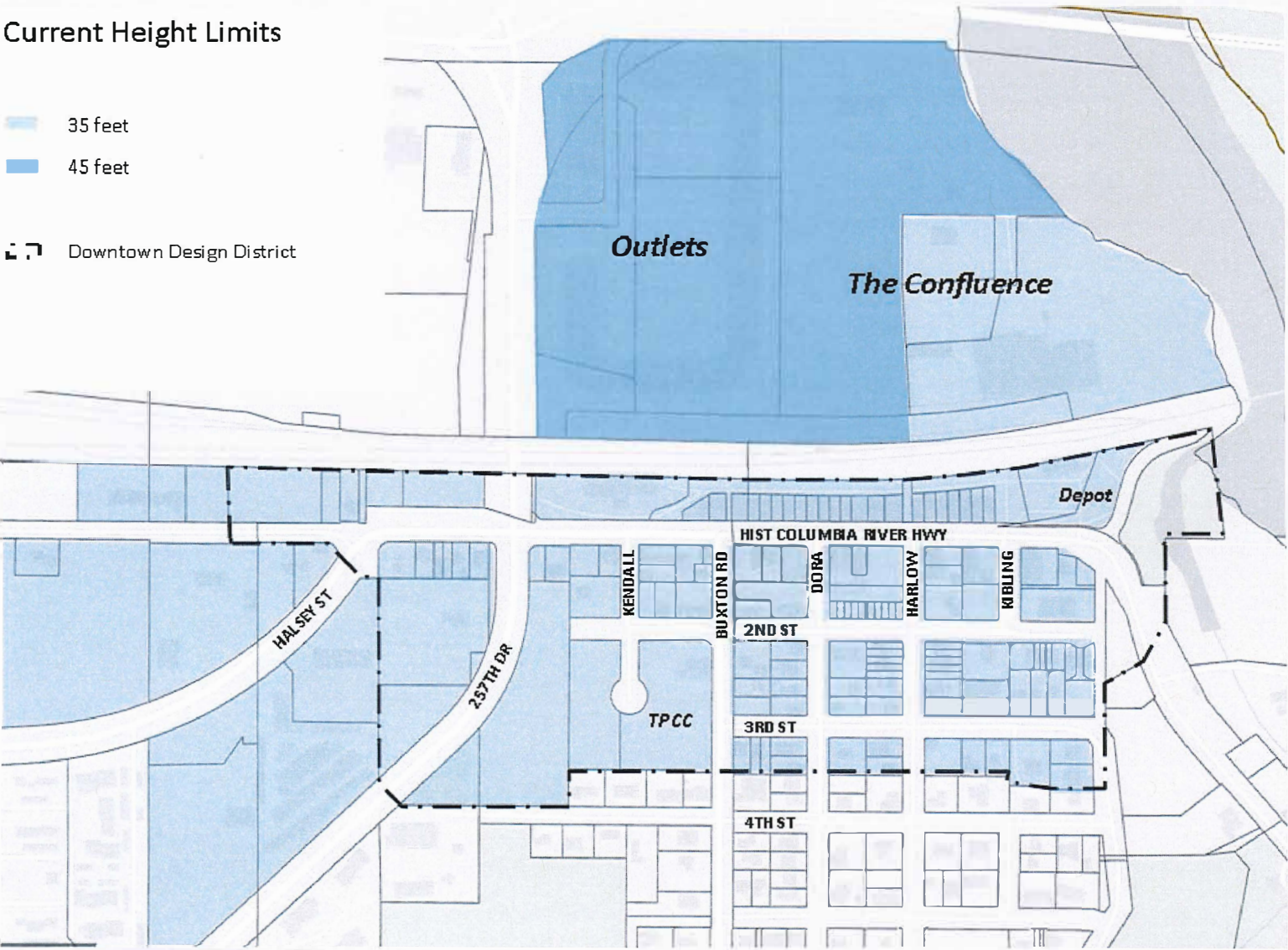
- Offer incentives to developers (SDC reductions, grants, etc. – policy considerations?)
- Change code/zoning in select areas/circumstances



Current Height Limits

- 35 feet
- 45 feet

Downtown Design District

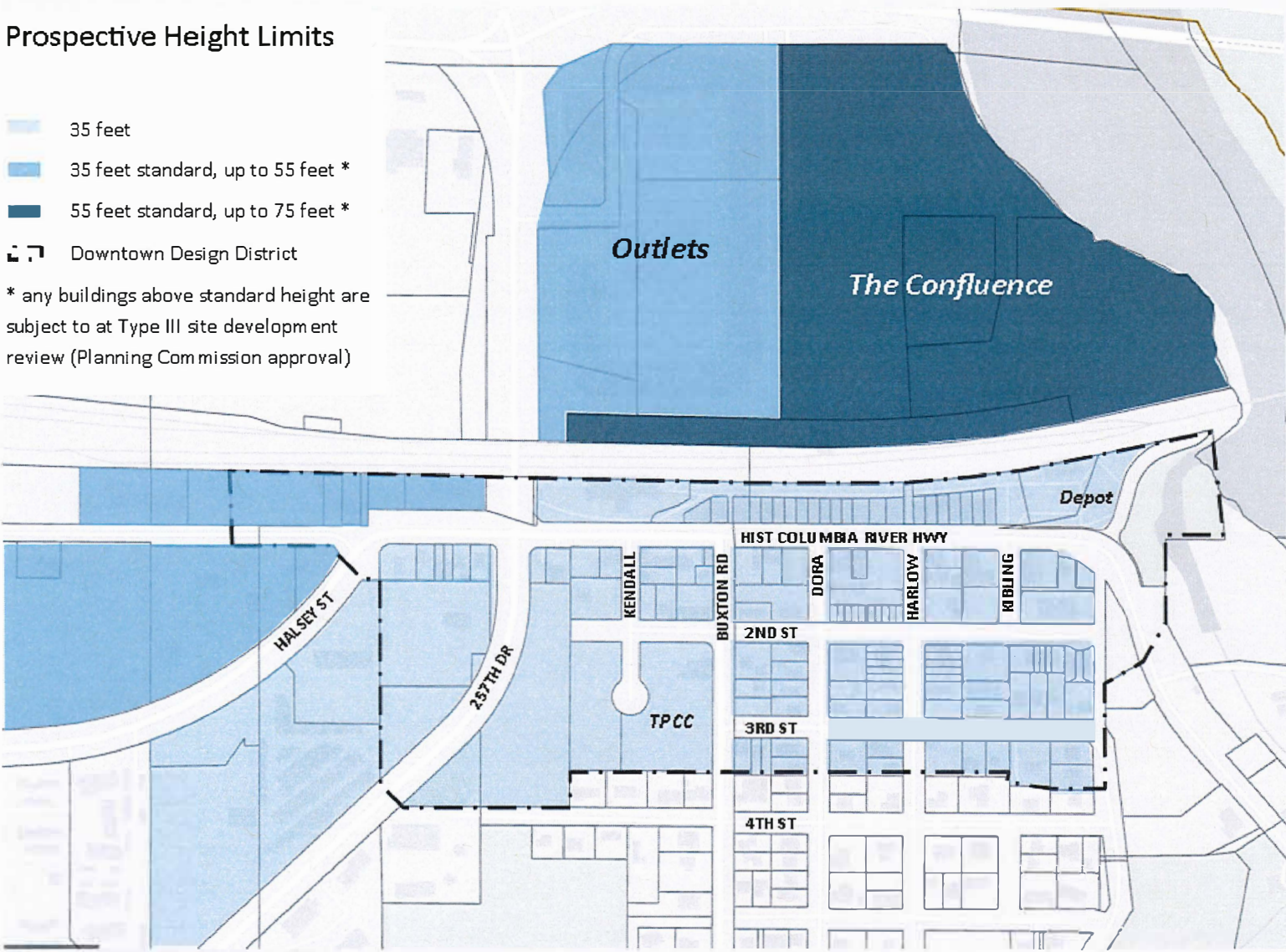


Prospective Height Limits

- 35 feet
- 35 feet standard, up to 55 feet *
- 55 feet standard, up to 75 feet *

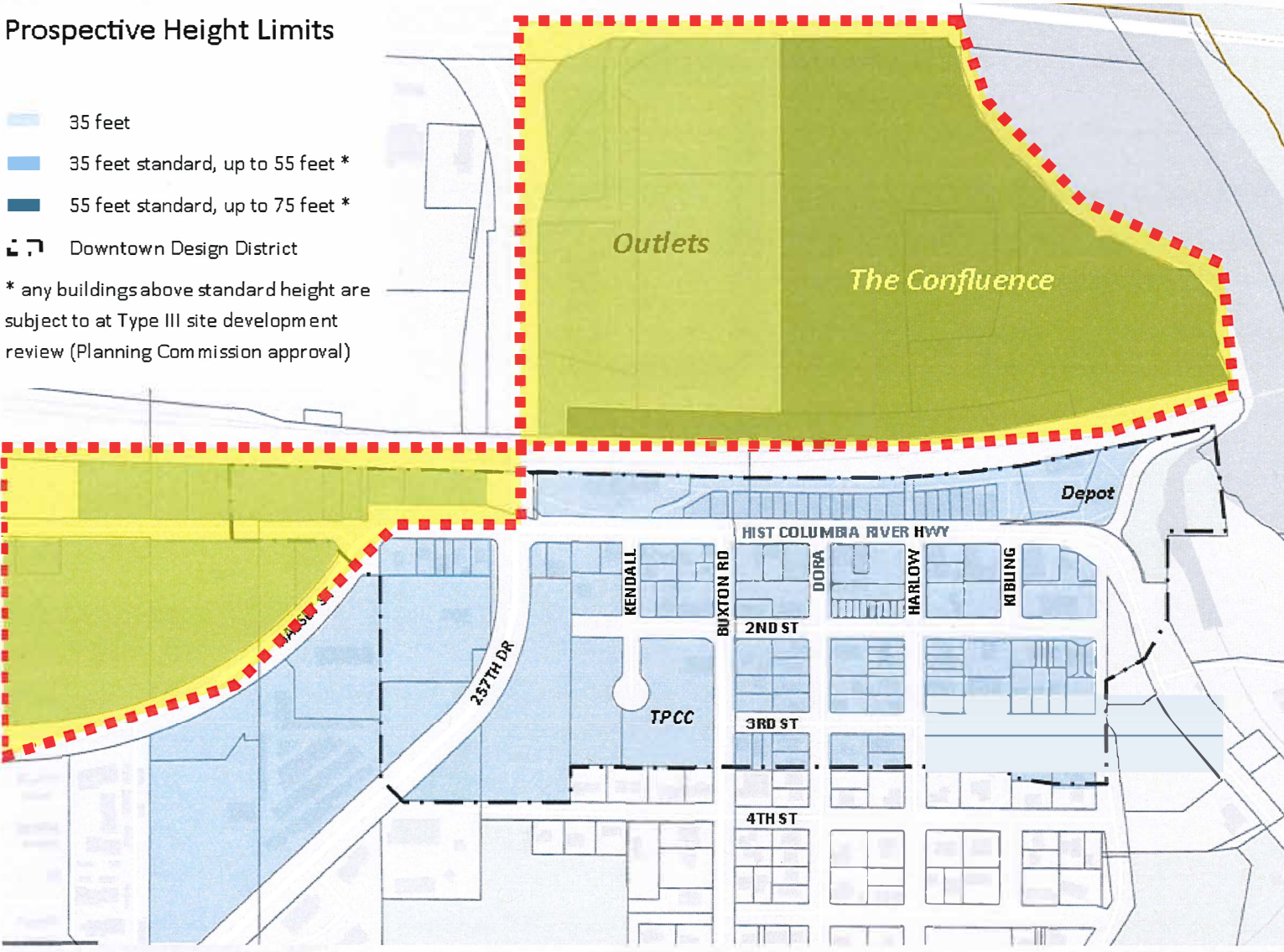
 Downtown Design District

* any buildings above standard height are subject to at Type III site development review (Planning Commission approval)



Prospective Height Limits

- 35 feet
- 35 feet standard, up to 55 feet *
- 55 feet standard, up to 75 feet *
- Downtown Design District
- * any buildings above standard height are subject to at Type III site development review (Planning Commission approval)



Why these areas?

- Downtown core is not impacted
- Least visual impact to surrounding properties
- Largely undeveloped or underdeveloped
- Lowers redevelopment pressure in other areas of the Town Center
- north side of streets – limited/no shadows
- **west of 257th**: separate from downtown (distance/scale factor)
- **The Confluence** – terrain advantage



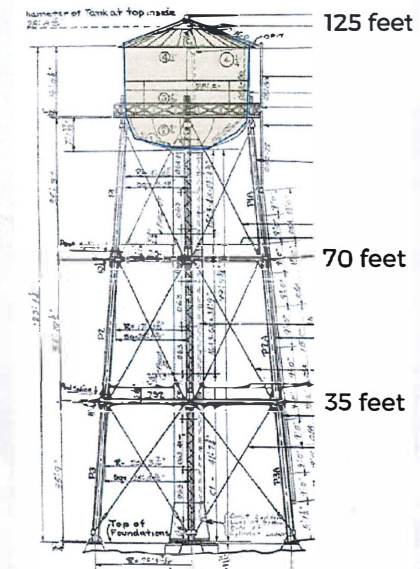
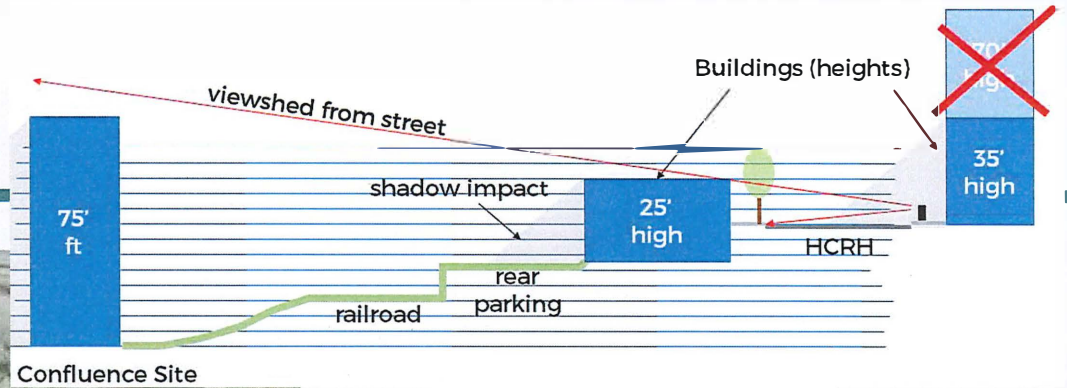
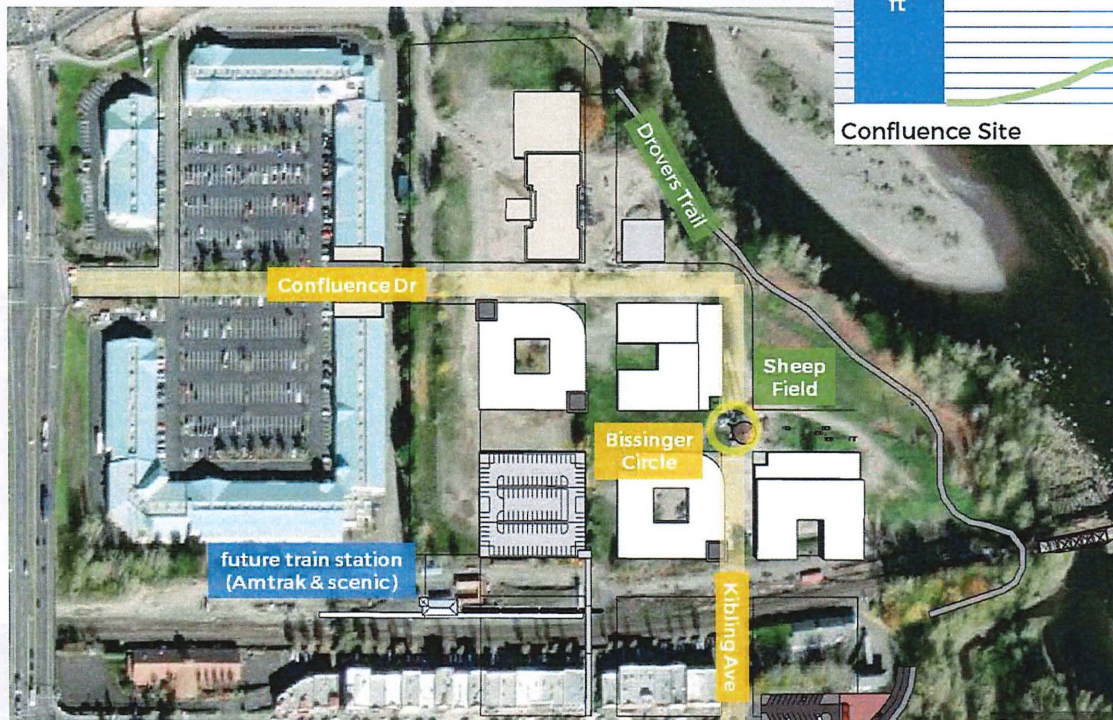
OPPORTUNITY SITE 3

257th Drive at Historic Columbia River Hwy

- ***Conceptual*** 35 ft tall building on corner
- 45 ft tall to allow for cupola and rooftop garden/plaza
- ***Conceptual*** 45-55 ft tall building behind (further west) – potential hotel use
 - If height increase is allowed, this type of development may be economically feasible
 - Visual impact from intersection reduced due to front building



THE CONFLUENCE



Google Street View Image

This is a view from 257th Drive looking east at the intersection with the Columbia Gorge Outlets



Water Tower highlighted in yellow circle (125 feet tall)

Street View into Model View



Water Tower highlighted in yellow circle (125 feet tall)

The Confluence Concept

This is a view from 257th Drive looking east. It reflects the original Confluence concept as presented in the Plan

- A) A 75-foot tall hotel is located just behind the outlets on the left
- B) Building rooftops are outlined in yellow and run between 45-65 feet in height



*This demonstrates the visual effect of a 75-foot tall building
(point A proposed to be Planning Commission approved)*



Modification of the Concept

This is a modification of the original concept in the Plan

- A) The 75-foot tall hotel is shifted northward and re-oriented 90 degrees, so it is closer and more visible to the freeway
- B) A 55-foot tall building is in the spot where the hotel was previously located
- C) The rooflines of the balance of the concept remain the same.

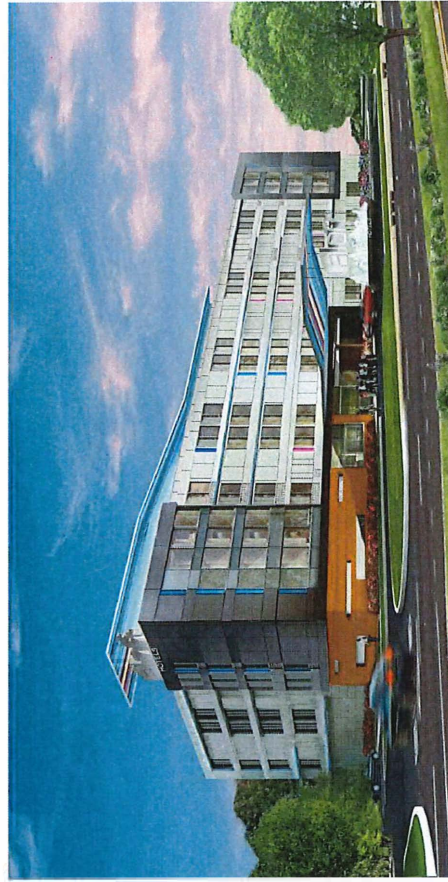


This demonstrates the visual effect of a 55-foot tall building (point B, proposed to be staff approved) and a 75-foot tall building (point A, proposed to be Planning Commission approved)

Hotel Options



above: 7 stories (75-80 ft) | below: 6 stories (65-70 ft)



above: 5 stories (55-60 ft) | below: 4 stories (50 ft)

