



THE TROUTDALE CHAMPION

Published Bi-Monthly
July / August 2020

New and Improved Mayors Square Parking Lot Is Open



Last month, the City completed construction of the new and improved Mayors Square Parking Lot, at 141 SE Dora Avenue in downtown Troutdale. Constructed on the site of the former Troutdale Police station that was razed a few years ago, this improved parking lot immediately south of Mayors Square Park provides 29 parking spaces in the main lot, including 2 ADA / Van accessible spaces, and an additional 7 head-in parking spaces on 2nd Street that include another ADA / Van accessible space. And this new lot doesn't just service automobiles, it also includes covered bicycle parking for up to 8 bikes.

Other amenities built in with these improvements include decorative lighting matching the downtown street lights for safety and security, onsite water source for maintenance and event support,

improved sidewalks and ADA ramps, a new tree well for Mayors Square, stormwater quality treatment for the newly paved surfaces, conduits for potential future EV charging stations, and irrigated landscaping throughout. On top of that, this is a huge improvement aesthetically over the unimproved gravel lot that occupied the site for several years, enhancing the already impressive beauty of our downtown.

All of these new parking spaces are open to use by the general public free of charge. The main lot is accessible from SE Dora Avenue or S Buxton Road between SE 2nd Street and E Historic Columbia River Highway. So come pay a visit to downtown in your car or on your bike and take advantage of these new parking opportunities!



H I S T O R I C TROUTDALE

OUR NATURE WILL MOVE YOU

EST. 1907

Now more than ever, we've learned how vital human connection and community pride are to our lives. We miss grabbing dinner at local restaurants with friends, attending our kids' events at school, and floating in the Sandy River on sunny days. While we may all be in our homes, we miss everything about our home that makes it so wonderful – our community.

The City of Troutdale has recently completed a community branding effort and what better way to release the community brand than with the community itself? What makes our city so great is our people and what each of us add to make it unique.

We're asking for your stories to tell the story of us – the story of Troutdale. What does Troutdale mean to you? What is your favorite memory here? When is a time that you felt especially proud to call this place home? We hope that showcasing these stories on the City's social media accounts will allow people to rediscover our city and all the amazing things there are to love about it and take pride in.

Stories can be emailed to marlee.boxler@troutdaleoregon.gov. And if you don't fancy yourself a writer, how about sharing a photo from past or present? As they say, a picture is worth a thousand words. Please include a description (long or short), location, and approximate date with any photo submittals. Featured story tellers will be given an item of Troutdale branded swag to show off to friends and family!

We're asking for your stories to tell the story of us – the story of Troutdale. What does Troutdale mean to you?

City prepares for summer without lifeguards at Glenn Otto Park

The City is working closely with the Multnomah County Sheriff's Office and the Gresham Fire Department to prepare for a summer *without* lifeguards at Glenn Otto Park. COVID-19 has impacted services in many ways, including AMR's River Rescue Team. The impact of COVID-19 has kept AMR from being able to train a team of lifeguards to be on duty this summer. We are concerned about this development, but we fully understand why AMR is not able to fill that role this summer.

In response we are increasing public awareness online through social media and have installed prominent signage in multiple languages at the park. Additionally, each summer, the Sheriff's

Office dedicates a "beach deputy" to ensure public safety and offer a physical presence in the park. That deputy, along with our Resource Deputy, Nick Bohrer, will be working hard this summer to keep the park a safe place. We will continue to explore ways to enhance safety by providing more "self-help" resources at the park in case of an emergency, like lifejackets and lifesaving buoys.

Glenn Otto Park and the Sandy River are very popular recreation destinations. We want to make sure people leave the park with only positive and happy experiences. In the absence of AMR's River Rescue Team, visitors need to be extra careful and take the following suggestions to heart:

- Wear a life jacket when you are in or near the water (children should wear them at all times and be within arm's reach, under constant supervision)
- Be aware of the risk of cold-water shock due to cold water temperatures and the fast currents
- Carefully read and follow all signage
- Water rescue response times will be slower, swim at your own risk
- As always please maintain social distancing while in the park
- Call 911 if any emergency exists and make sure to say you are at "Glenn Otto Park"

Glenn Otto Park is a great resource for our residents. We will continue to do what we can to keep it a "family friendly" place to visit. But please be careful when near and in the water!



WWW.TROUTDALEOREGON.GOV

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Spring Cleanup events a possibility in 2020? See Page 8 for details.

When will City offices be open to the public?

While City Offices are currently closed to the public, staff are still here to serve you by phone and email (please see page 8 for contact information). We are currently working on a reopening plan which will be implemented soon. Please visit our website at www.troutdaleoregon.gov, or call City Hall at 503-665-5175 for reopening updates.



Pavement Preservation 2020 is underway

Paving the Way for Better Streets

This summer's Pavement Preservation Project is already getting started, and a few readers will have already seen this year's pavement maintenance contractor out on your street doing pavement patching or even overlay work. Many more will have already received a notice in the mail of the upcoming work that will proceed over the course of the summer. This is a 3-part project, with some streets crack sealed, others slurry sealed, and a handful of still others getting a full pavement overlay. Some streets getting slurry sealed or overlaid will also see spot repairs performed ahead of the surface treatment to address localized weak spots in the pavement structure. The type of maintenance applied to a given street is selected carefully by our engineers using pavement inspection data, pavement

history, and a sophisticated pavement condition computer model that is validated with field observations by the engineering and streets maintenance staff. These preservation treatments extend the life of asphalt pavements, and over the long term are a much more cost-effective approach than allowing pavements to degrade to the point that they must be fully reconstructed, which is tremendously more expensive and disruptive to residents and businesses.

One difference you may notice from last year's project is that we do not have sidewalk ramp upgrades occurring with this year's overlays, as last summer we planned ahead and completed the ramps associated with this year's project in advance.

The City understands that these pavement projects are disruptive and hopes that residents and business owners understand how important it is to perform these maintenance activities to ensure our streets remain in very good serviceable condition for years to come, as cost effectively as possible. The City asks that you bear with us, secure in the knowledge that a few days of inconvenience on your street pays off with years of good quality pavement serving your business or home.

The City has mailed notification letters to affected residents prior to construction, and the contractor will distribute door hanger notifications 48 hours in advance, along with street sign notifications at least 24 hours in advance for no parking areas or other impacts. **Schedules can change on very short notice due to weather, equipment breakdowns, etc., so please pay close attention to notifications and signage.**

The 2020 Pavement Preservation work is already kicking off as you read this. Visit the City website at: <https://www.troutdaleoregon.gov/publicworks/page/2020-pavement-maintenance-project> for more information and for updates during construction.



Questions? – Contact Nick Massey, Engineering Associate/Project Manager with the City nick.massey@troutdaleoregon.gov

Your fuel tax dollars at work!

In November 2015 Troutdale residents voted to impose a 3-cent Local Fuel Tax to supplement the declining State Gas Tax Funds. These funds are being used to maintain and repair approximately 43 miles of paved City streets. We are happy to report that the maintenance work we have been able to accomplish using these funds has increased Troutdale's overall street condition rating, which very few cities or road agencies can say.

How Much Money Has Been Collected?

FY 2016-17 = \$513,289
FY 2017-18 = \$836,214
FY 2018-19 = \$967,797

What Projects Have Been Completed?

- Crack sealing, slurry sealing & overlays
- Reconstruction of SE Helen Court
- Well over 50 ADA sidewalk & ramp improvements

What Projects Are Planned in the Future?

- Crack sealing, slurry sealing & overlays
- Many more ADA ramp & sidewalk upgrades
- Street Reconstruction on SW Faith Court, SW 24th Street, & SW Halsey Loop

The City of Troutdale 2019 Water Quality Report is available now

This state-required yearly report gives the citizens of Troutdale important facts concerning Troutdale's water supply. **The report is now available for viewing on our website at the following URL:**

troutdale.info/waterquality2019

Printed copies of the 2019 Water Quality Report are available in the City Hall reception area and at the Public Works Shop.



If you would like a copy post mailed or e-mailed directly to you, please email Tina.Leahy@troutdaleoregon.gov, or call 503-674-3300.

Utility Rate Increase

Water, storm drainage and sanitary sewer fees will increase beginning July 1, 2020. For more information about this increase, go to: www.troutdaleoregon.gov/finance/page/utility-rates

If you are 65 or over, you may be eligible for the Senior Citizen 50% Sewer Rate Discount. To find out if you qualify, call 503-674-7232.

Utility Rate Increases

Effective 7/1/20	2019 Rate	2020 Rate
Water	\$4.43 / 1,000gal	\$4.74 / 1,000gal
Sewer	\$44.26	\$46.92
Storm	\$7.10 / 1,000gal	\$7.88 / 1,000gal

It's not too late to complete the 2020 Census!

"Why do I need to answer the Census questions if it doesn't affect me?" The short answer is, it does. The results of the 2020 Census will help determine how hundreds of billions of dollars in federal funding flow into communities each year, and for the next decade. That funding shapes many different aspects of every community, no matter what the size or the location.

You can complete the questionnaire by mail, online or over the phone. It takes only a few minutes. You have until October 31, 2020, to submit your Census form. Go to: <https://2020census.gov/>

Call before you burn!

Call the East Multnomah County Burn Line at 503-618-3083. The line is updated daily. Backyard burning is prohibited through the summer months, however fire pits are allowed. For rules and regulations regarding what you can burn, when you can burn, and how to do it - go to <https://greshamoregon.gov/Fire-and-Emergency-Services/>

If you buy or sell goods online, read this



The Multnomah County Sheriff's Office provides a **safe place to sell or buy your online sales items**. An "Internet Purchase Exchange" is located at the Troutdale Police Community Center at 234 SW Kendall Court. Look for the sign above in the public parking lot area. With the location in such close proximity to the Sheriff's Office, access to law enforcement is available 24/7, and you can make your exchange in a protected environment, right here in Troutdale!



Mike Childs, a Troutdale resident, has been volunteering his time and expertise for over ten years now, gracing the streets of our great city with his floral artistry. Check out his handiwork at SE Dora and Historic Columbia River Highway! From May until well into Fall, Mike tends to four small plots next to Mayors Square. If you see him hanging around the flower beds, be sure to say hi!

Make A Difference



If you are looking for a way to become more involved in your community, we just might have the perfect opportunity for you. Volunteer to be on a City Committee! We are currently accepting applications to serve on the following Committees:

- Budget Committee
- Citizens Advisory Committee
- Historic Landmarks Commission
- Parks Advisory Committee
- Planning Commission

Application Deadline is 5pm, Wednesday, September 30, 2020

Application packets are available:

- City Hall – 219 E. Historic Columbia River Hwy.
- Online – www.troutdaleoregon.gov
- Call 503-665-5175 to request one be mailed to you

The City also has many other volunteering opportunities such as our Adopt-A-Park program, or teaching a recreation class.
Call 503-674-7206 for more information!



Cherry Park Road widening nears completion

The Eagle Ridge Apartments project is nearing the first phase of completion this summer and with it has come long-awaited and much needed improvements to Cherry Park Road just east of the intersection with 238th Drive, 242nd Drive/Hogan Drive, and Glisan Street. In addition to the new signals, Cherry Park Road will expand to two eastbound lanes that will help facilitate future traffic movements in and out of the apartments and then taper off to one lane just before the intersection with 18th Way. This will allow two eastbound lanes to cross over from Glisan Street when heading eastbound.

Additional improvements in the immediate area include the installation of a new signalized pedestrian crossing at the intersection with 18th Way and a new pedestrian, bike, and emergency vehicle access connecting the apartments with the Woodale neighborhood to the south. That access point will not be open for private vehicle traffic.

Proposed No Further Action Determination: Sundial Marine Construction & Repair Facility

Comments due: **5 p.m., Friday, July 31, 2020**

Project Location:
5605 NE Sundial Road in Troutdale

Proposal: The Oregon Department of Environmental Quality proposes a **No Further Action** determination following a cleanup on a 21-acre parcel on the south shore of the Columbia River, one mile west of the mouth of the Sandy River and north of the City of Troutdale.

In October 2019, Sundial Marine Sundial Marine Construction and Repair, Inc. completed an interim removal action measure, which included excavation and offsite disposal of 3,606 tons of sandblast grit, soil, rock and debris from four areas of the property. The excavated areas were backfilled with clean imported soil or rock. DEQ determined that this removal reduced contaminant concentrations to levels that are safe for human and ecological receptors.

For more information: To view project documents and information on how to comment on this proposed action, see the public notice for the Sundial Marine site at <https://ordeq.org/publicnotices>.



Joe’s Notebook



Joe Storagee is Troutdale’s Code Compliance Officer. Before being in that role, Joe served for over 20 years with the City of Troutdale Police Department and was a deputy with the Multnomah County Sheriff’s Office.

I would like to first thank all the citizens in Troutdale for their support and taking the time showing up—even during the COVID pandemic—to support the City and our efforts to clean up three specific problem properties. Some of the cases are still ongoing as of the date of the Champion’s publication, but we are making progress. THANK YOU!

HIGH GRASS & UNKEMPT PROPERTY

The biggest complaint I am hearing lately now that the sun has come out, is people not cutting their grass. Here’s what the code says:

8.28.070 - Specific nuisances prohibited.

It is unlawful for any person to maintain or allow to exist the following things, practices or conditions on any property, including unoccupied structures, or within public road rights-of-way adjacent to that property, which shall be nuisances:

(...)

18. Uncontrolled or uncultivated growth of weeds, brush, poison oak, poison ivy, tansy ragwort or grasses over fourteen (14) inches in height which offer vector or rodent harborage, contribute noxious pollutants to the atmosphere, constitute a fire hazard or unreasonably interfere with the use and enjoyment of abutting public or private property. Except, uncontrolled or uncultivated growth on public land specifically for the purpose of providing native wildlife habitat shall not constitute a nuisance;

(...)

In short, high grass or unkempt properties constitute a nuisance, and the property owner can be cited into Municipal Court. They also serve as a safe harbor for rodents. Keep the grass cut and the critters out!

PARKING

Of course the close runner-up to tall grass is parking and too many cars per property. Troutdale has an ordinance that limits five cars (including boats and RV’s) per property, one of which can be “abandoned” (not running or disabled, expired or un-registered, not registered to that address,) The “abandoned” vehicle has to be covered with a factory cover or placed behind a fence (parked on a hard surface not soil or grass).

CHECKING IN WITH THE HOA

If you live in a neighborhood that has an active Home Owners Association (HOA), please contact them first for your routine neighborhood complaints. It is not legal for the City to enforce “HOA rules” that do not have a corresponding ordinance. If the HOA does not get a response from the homeowner and there is an ordinance that aligns with the HOA rule, it is appropriate to escalate to code compliance at that time.

COURTESIES EXTENDED

I have been sending out more courtesy letters and correction notices instead of person-to-person contacts since the pandemic began. Please take them seriously and address the issues in the notices so they do not escalate to more serious action.

DOORS ARE CLOSED, BUT WE ARE STILL OPEN

The City and the Community Development Department is preparing to reopen its doors soon, and we would like to thank all the citizens and builders for their patience and understanding. For those that do not know we are working, the best way to reach us is by e-mail. The permits and business licenses can be handled online, as well as our online code violation reporting.

Thanks!

Joe Storagee
joe.storagee@troutdaleoregon.gov
503-491-4009

REPORT CODE CASES ONLINE!

The Current Situation



Developing an Initial Concept

Over the past two years, the Town Center Committee has received hundreds of ideas and inspirations on what to do with the City's Urban Renewal Area site, known as The Confluence. As discussions began, it was decided that certain ideas should be tested out and creating a concept would help with feedback. These pages show the development of this initial concept.

Starting with a clean slate

With the exception of the water tower, the property is largely a blank slate, with previous buildings having been removed and environmental work nearly completed. This affords a chance to look at the site with a fresh set of eyes.

Determine preferred land uses

In evaluating the site in the context of other opportunity sites in the Town Center, it was determined that mixed use development or residential and commercial opportunities was the preferred land use type. Commercial service and open space land uses are also high scoring.

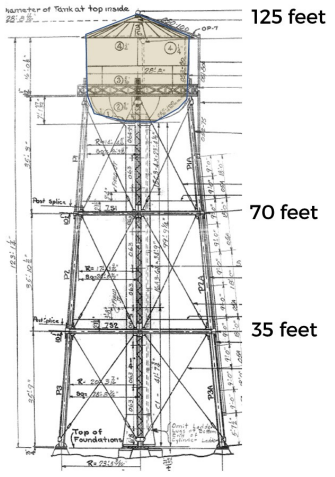
Understanding the uniqueness of the site

The property's size, visibility, and elevation make it uniquely positioned to consider development standards that are different from the status quo. For development to work out financially, the property may need to accommodate higher buildings and densities to not only support its own bottom line, but also support the existing commercial businesses in downtown that would benefit from more people living nearby in close proximity. The fact that the property is 40 feet below the elevation means the visual impact of going taller is not minimized from a variety of vantage points around the City, and most especially from downtown. This allows downtown to maintain its small-town feel while providing additional housing density nearby. (see images below)

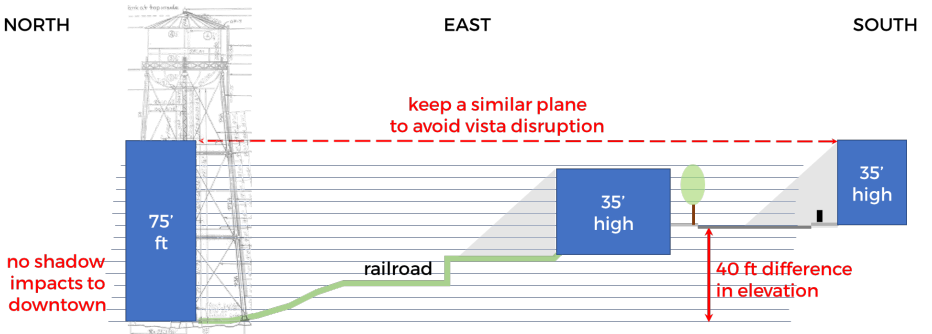
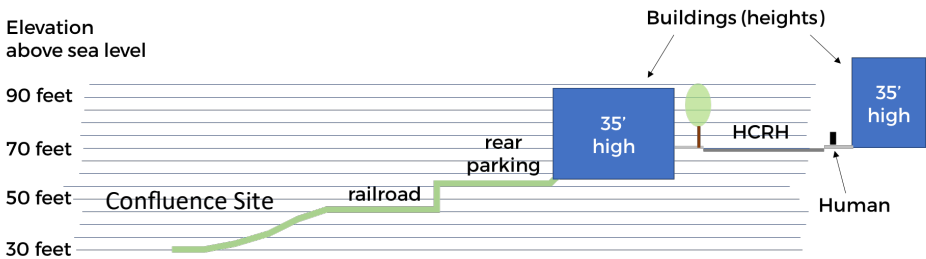
Establishing Basic Assumptions

In creating these assumptions, one can understand the carrying capacity of the site and provide figures that can be tested out economically to see how a prospective development might generate a return on investment. The following metrics were used in creating the concept that is contained within these pages. It is a starting point, not a finished expectation.

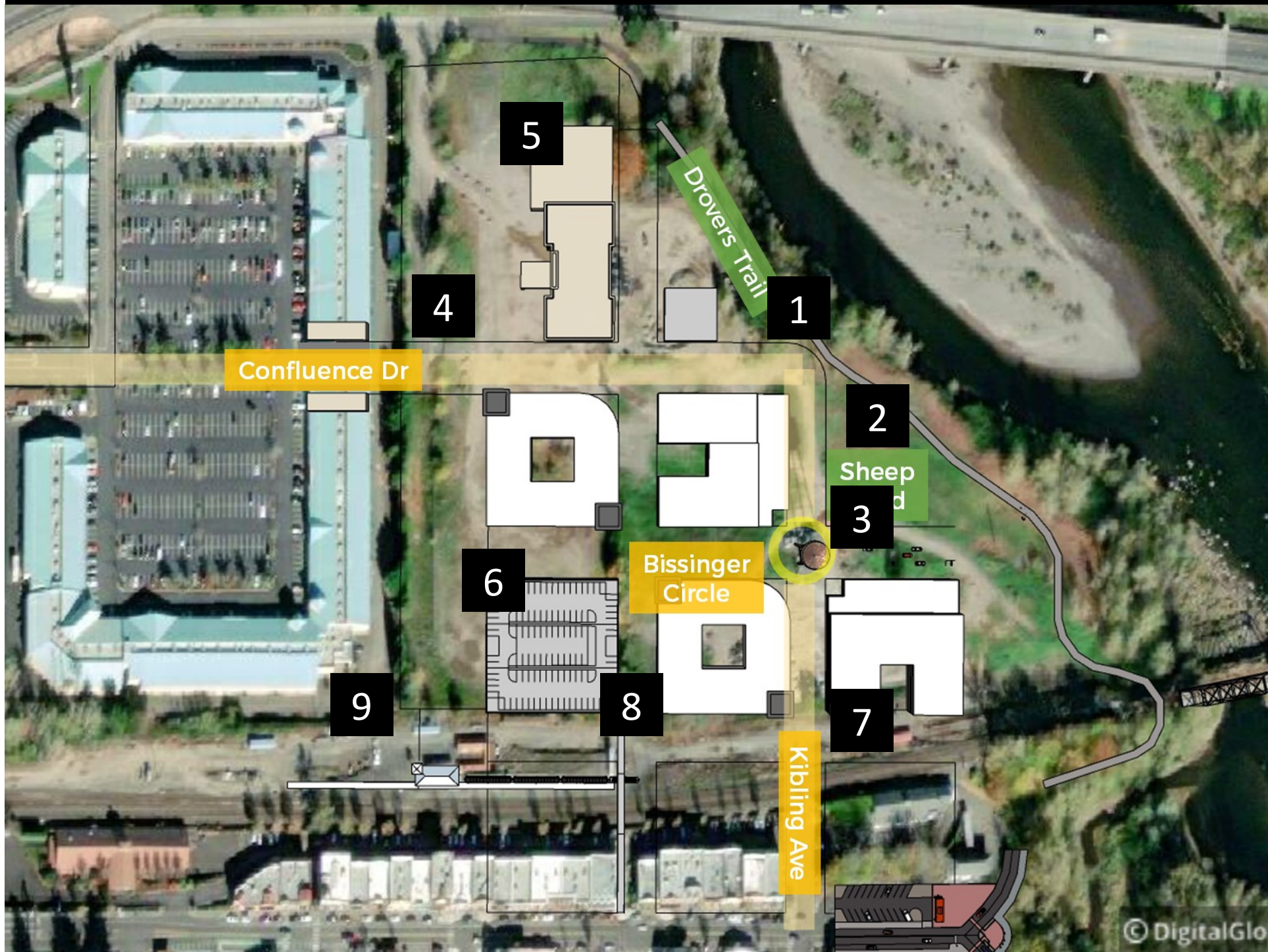
- Four (4) acres reserved for parks and open space
- 13 acres for multi-story mixed use development
- Three (3) acres for exclusive commercial service
- 400 condominium units (apartments could be studied too)
- 150-room 3-star hotel with a 15,000 square foot conference center
- 24,000 square feet of commercial service space, of which half is flexible or "micro-retail" space that is expandable depending on demand and use
- A 350-space parking garage (this does not include other street and surface parking)
- A 75-foot maximum building height (see the image of the water tower on the right that shows the impact that the height would have)
- At least two (2) streets to be publicly dedicated after private development constructs them to allow for full access to/from site
- Connections to the site should be established through the outlets, with the anticipated river-front trail, at an at-grade railroad crossing via an extension of Kibling Avenue, and a bike/ped bridge connecting the parking garage and Downtown at Harlow Avenue



Using terrain to our advantage



The Confluence Concept



The Confluence Concept (see map above)

Stemming from public input and Committee feedback, city staff created this initial concept that can be studied, evaluated, and refined for development feasibility. It takes the basic assumptions and puts them on the map.

1. Extend downtown grid across the railroad tracks to organize site

This helps to align the site to connect better with the existing downtown. It also helps with the street network and general flow.

2. Coordinate plans with park & trail planning

Ensuring that the park works in harmony with the built environment is critical to creating successful public spaces. Determining where buildings go and how they relate to the park will be important in planning for greenspaces.

3. Turn the water tower into an opportunity

There is general consensus that the water tower should be saved and restored. In doing so, it can serve as an icon for future development.

4. Obtain primary access from the west

Work with the outlet mall ownership to determine possibilities to improve the access to the site that may be mutually beneficial.

5. Provide opportunities for tourism and regional investment

A hotel and conference center has previously been envisioned for the site and may continue to provide benefits to the site and community as a whole.

6. Build a (future-proofed) parking garage

A centralized parking garage solution could benefit not just the site, but also Downtown and the outlets if properly placed and connected.

7. Investigate an at-grade railroad crossing for vehicular traffic

By extending Kibling Avenue northward, the site becomes better connected with Downtown and improves vehicular circulation for the entire area.

8. Build a bike/ped bridge over the tracks

This option is far easier to develop and becomes more critical if an at-grade crossing can't work. It can work especially well if tied with a parking garage.

9. Develop a railway station for intercity service and Gorge tourism

This possibility allows for additional stakeholders to invest in the site and provides a scenic opportunity to handle visitor congestion east of Troutdale.

Next Step: Creating a Framework Plan

A Framework Plan is how the City intends to convey to interested development on how it imagines the site to be developed. It does not specifically tell development what to build, but it helps to convey a community's expectations. The Framework Plan will be finalized in the coming six to eight months by engaging in the following steps:

Synchronize Design Preferences with Economic Reality

All the pretty pictures in the world mean nothing if a project cannot pencil out financially. The City is now at a point where it will need to study to see how this concept—or others—can financially make sense for the investor and the City itself. In doing so, the City needed to set basic parameters from the community feedback so that it is understood what standards may be flexible and which are more rigid.

Action Planning

Working with a consultant team, the City will test out the above concept *and additional ones* that could be considered. In doing so, the City will conduct interviews with prospective and experienced developers that are familiar with this type and scale of development. The concepts that are developed are then flushed out to provide an economic analysis that helps parties understand the level of investment required and initial rates of return for that investment. Similar work is already being carried out on another site in the Town Center as part of the *Main Streets on Halsey* corridor planning effort.

Surveys & Entitlement Process

The City is nearing completion of a final plat that will help to determine which properties will remain in public ownership and how much property will be available for private development. In doing so, the City had to work this spring on establishing or extinguishing easements on the site. Once that process is completed, a final existing conditions survey will be performed and an updated property appraisal will be made.

Branding and Marketing Package

Through its recent community branding efforts, the City has also received preliminary products that will help provide marketing materials that will help in the solicitation of development interest.

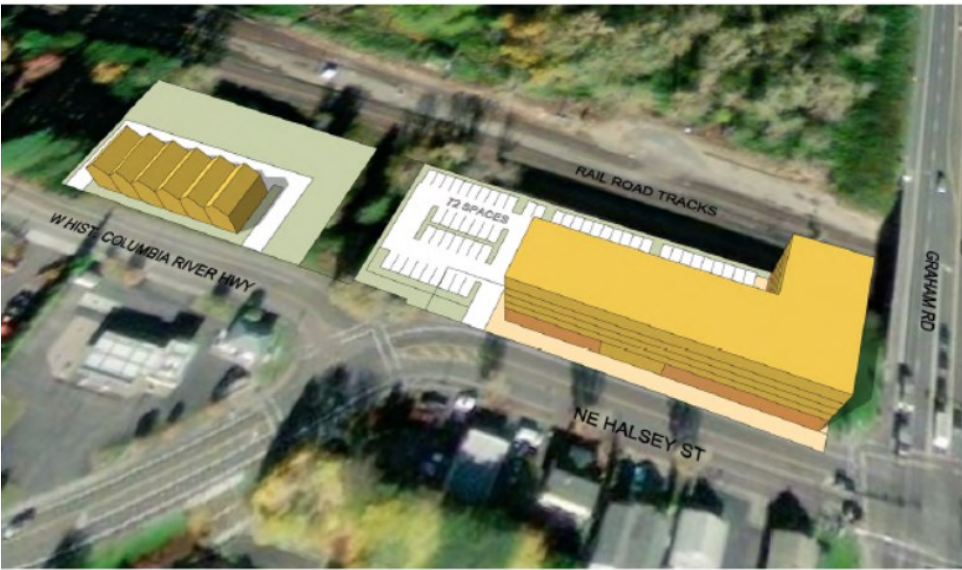
Engagement with Key Stakeholders

The City will need to continue to work with adjacent property owners like the outlet mall ownership and Union Pacific Railroad throughout this process.



Public engagement for development ideas had already occurred during the Town Center open house project. At the time, many people saw incredible opportunities to do something unique. Those ideas generally fell into three main land use categories: commercial service, mixed use, and community service uses (civic uses). The Town Center Committee confirmed those ideas and will incorporate those preferred categories in the Town Center Plan.

Commercial service had long been considered the most viable use for the property, given its proximity to downtown Troutdale and positioning at the intersection. Increased dining and lodging options that contained its own parking was one idea that was particularly latched onto by the property owner, as this location could also serve folks not only visiting downtown, but people who attend a concert at Edgefield or even travelers to the Columbia River Gorge coming off Interstate 84. **Mixed use** can also accommodate residential uses.



Narrowing Down Options

From this feedback and additional commentary from the Town Center Committee and city staff, the consultants drafted four hypothetical concepts and presented them to the property owner and staff. After reviewing the pros and cons of each idea, the four options were narrowed down to two plausible options that warranted economic analysis.

The ideas presented here are general concepts and do not reflect actual development proposals, building placements, architectural preferences, or other site design considerations. Those details would be flushed out once there is specific development interest that could stem from these ideas.

The economic analysis performed looks at a variety of inputs depending on the type of development. For instance, residential spaces take into account expected rental income for apartments, or sale prices for condos or homes. Commercial spaces consider rent per square foot. Additional factors include construction costs, inflation, and other market forces. What is not factored yet is if there are tax incentives or other development incentives that could be provided, which often is critical to make a project pencil out.

The **first option** (shown above) contained a mixed use building right at the corner, with ground floor retail and apartments or condominiums above it. The western side of the property contained townhomes and was physically separated by a gully that splits the opportunity site in two.

The **second option** contained a two story civic building at the corner that better scales with downtown and could be used for any community service use. The civic building could contain a rooftop plaza or park that could be enjoyed by the public. The concept also shows a hotel facility with a concept that straddles both segments of the property and contains a rooftop restaurant.

In running the financial analysis of both options, the second option has emerged as a stronger project due to a higher expected initial rate of return. This means that with all things equal, there is likely a better a chance that a developer sees a return on investment with option 2.

These analyses are preliminary at the moment but they do help the property owner and city understand the economics of developing the site.

Halsey Grant Studies Development Feasibility

The City of Troutdale along with Fairview and Wood Village was the recipient of a Metro 2040 grant application late last year. The funding allowed the cities to select consultants to study development feasibility at key “opportunity sites” along the Halsey Street corridor and perform a code audit of each city’s development codes.

The first phase of the project is nearly complete. In Troutdale, the opportunity site that was selected was the so-called Hurford Tract at the northwest corner of 257th Drive and Historic Columbia River Highway. This property is also one of the opportunity sites listed by the Town Center Committee, so it provided a perfect opportunity to have a key property receive economic analysis.

Listed below are the steps taken in the feasibility study.

Hurford Tract – Public/Committee Input

- **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**

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	Depot Park	Commercial Service	Community Service Use				
3	Hurford Tract	Commercial Service	Community Service Use	Mixed Use			
4	Depot Park	Commercial Service	Community Service Use				
5	Depot Park	Commercial Service	Mixed Use	Mixed Density Residential			
6	Four Square 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	Mixed Density Residential	Commercial Service			
12	Penninsula Tract	Open Space & Parks	Community Service Use	Commercial Service			
13	Johnson-Brownwood Apartments	Mixed Use	Commercial Office	Commercial Service			

Community service use was also widely seen by the public as an attractive option. The public in particular was very interested in improving indoor options such as a library or community center space. There were also notes that suggested the lack of community amenities for those residents that live west of 257th Drive, which is increasingly becoming more populated with new development in recent years in addition to new construction occurring now. Other civic uses included parks, plazas, food cart pods, and a higher ed facility.

Although voters rejected the city hall bond measure for restoring the Old City Hall building for civic purposes, there still remains an understanding that consolidating operations into one space—whether leased or owned—may still be an optimal solution compared to the current distribution of city offices. This site may have the potential to accommodate city offices and city recreational space in one centralized area if a civic building was pursued. It would also lessen the impact of employee parking in downtown Troutdale’s parking lots.



Option 2 (above) looked at a civic use at the corner and a lodging option. It could also contain rooftop decks at both buildings with commanding views of downtown and the Gorge (below). The hotel’s height is taller than what’s currently allowed by code, which suggests that unless incentives can be provided to minimize the scale, it may require a taller building to recoup an investment.





Multnomah County Sheriff's Office: Part of our community

Commander Travis Gullberg
Chief of Police – City of Troutdale
Multnomah County Sheriff's Office



These are unprecedented times in the country, and in our community. Together we have faced a global pandemic which has had tremendous economic and social impacts. Many of us had not heard of Zoom or Microsoft Teams before March of 2020, yet today they are commonplace and keep us connected to school, work, and friends and family. As a public safety agency we have worked diligently to understand the best practices for our staff to ensure that we maintain our presence in the community, while limiting the potential to spread COVID-19. We appreciated the outpouring of support and thanks we received from the community during this challenging time. Our staff has proven once again their commitment to service when our community needs us most.

As we began considering how we would find a new normal following the pandemic, another community concern came to the forefront of the news, nationally and locally. Calls for justice system reform have dominated headlines and social media after the death of George Floyd in Minneapolis at the hands of a police officer.

As I watched the troubling videos, I considered how this tragedy would resonate in our own community, and how we as an agency could work towards healing for those most impacted by these events. I was

We want you to know that we are here for you, and will continue to listen to ensure that we understand your expectations for public safety in our community.

I have dedicated 22 years of my life to serving the residents and visitors of Multnomah County, and have never been more proud of the men and women who work alongside me each and every day. We want you to know that we are here for you, and will continue to listen to ensure that we understand your expectations for public safety in our community. MCSO is dedicated to ensuring we have provided a community that is safe, and a place where all of us can live and thrive. Thank you for your ongoing support - it is our privilege to serve Troutdale.

reminded of our commitment to do more than police our community, at MCSO we consider ourselves part of the community.



People of all ages packed Mayors Square on Friday, June 6th, to peacefully stand up for fairness and safety in our community and nation. An estimated 250-300 people attended the event.



Draft ADA Transition Plan Coming Soon

The full preliminary draft of the Public Works Department's new Americans with Disabilities Act Self Evaluation and Transition Plan is in progress presently and will be posted for public review and comment in the latter part of this summer. Your feedback will be welcomed and valuable as the City moves into finalizing the plan. Keep an eye on the City's website and social media in the next couple of months for your opportunity to provide input.



OUT IN THE PARKS WITH TIM SEERY

OUTDOOR TOWN HALL
JULY 22nd • 5-8 P.M.
LEWELLYN PARK
1700 SW LEWELLYN AVENUE

I hope that as you read this article, all is well with you and your family and friends, and that you are healthy and still practicing safe distancing.

Bringing the healthy and fun game of Pickleball to the City of Troutdale is becoming more of a reality every day. The City Parks Department is currently proposing that **one** of the tennis courts at Lewellyn Park be permanently converted into two pickleball courts. It will add more recreational opportunities for our residents. But given the popularity of Pickleball, we are also considering converting **both** tennis courts

to pickleball. This would accommodate a total of four pickleball courts. One reason Pickleball is so popular is because people of all ages can play the sport. The court is slightly smaller than a tennis court which allows retirement-age adults to play without having to move around as much, yet many teens and young adults find it fun because of the fast, intense hand-eye coordination required close to the net. Pickleball is also popular because it provides a way to socialize. Many cities create leagues and host tournaments, which allow players the chance to meet other people in the

community. For those reasons, the Parks Department thinks Pickleball would be a great fit for our community.

We are holding an **Outdoor Town Hall on July 22nd** from 5-8 p.m. at 1700 SW Lewellyn Avenue (Lewellyn Park) to gather public input on this exciting opportunity. So please mark your calendars and stop by to give comments and learn more about these plans.

This is a great time of year to get out and enjoy your parks, but please remember to practice social distancing. We hope to see you at the Town Hall.

Wondering how much to water this week?



Sign up for the Weekly Watering Number (WWN) and the Regional Water Providers Consortium will send you a zip code-specific watering recommendation each week! The WWN is free, and for a limited time, the consortium **will send you a free copy of the popular full-color Water Efficient Plant Guide!** Visit www.regionalh2o.org/wwn to sign up and learn more. Plant guides are available to customers of Regional Water Providers Consortium members (the City of Troutdale is a member); limit one per household while supplies last.

Backyard Habitat Certification Program expands to Troutdale

Offers natural gardening and sustainable landscaping program



*Plant roots, create habitat
and transform the world
...one yard at a time.*

During your time staying home and staying safe, have you begun to notice birds in your yard and wondered how you can draw in more? Or how you can make your yard or garden as friendly as possible to butterflies and other pollinators? If so, join over 6,000 households and community sites throughout the region that are committed to gardening sustainably in order to build habitat by signing up for the [Backyard Habitat Certification Program](#) (BHCP).

The program is a partnership of the [Columbia Land Trust](#) and [Portland Audubon](#) and is expanding into Troutdale in 2020. It provides discounts, resources, and guidance to those who want to increase habitat

where they live, landscape naturally, tackle nuisance weeds, and manage stormwater onsite. The BHCP is offered to anyone caring for small lots (under one acre), and to schools, community groups, apartment buildings, public institutions, and businesses (no size restriction).

For a small, one-time enrollment fee, a Habitat Technician will visit the participant's site to identify nuisance weeds and suggest beneficial native plants and other features that will attract and support birds, pollinators, and other wildlife. This site assessment is followed up with a personalized site report outlining steps to reach certification. Recommendations are tailored to each participant's site and interests.

Participants receive perks such as discounted prices on native plants, coupons to local nurseries, follow-up technical assistance, invitations to open garden tours, and certification signs to display in their yard.

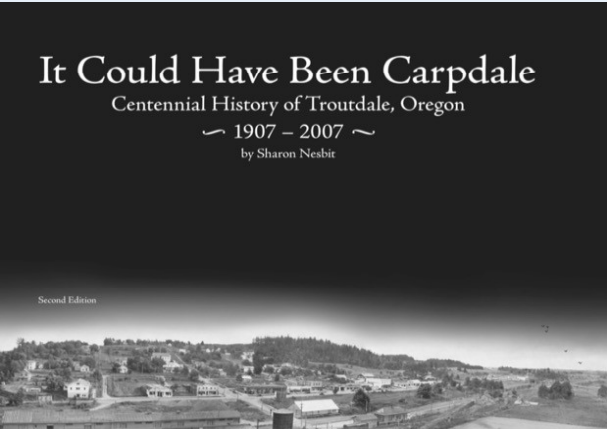
The way you landscape and the plants you choose make a real difference to the health and vitality of our city and our region. Together we plant roots, create a habitat, and transform the world... one yard at a time.

To enroll or learn more about the Backyard Habitat Certification Program, please visit their website at backyardhabitats.org. You will be added to their waitlist and contacted for a site visit once the program officially launches in Troutdale, the timing of which will be informed by public health guidelines around COVID-19.



Join SOLVE for a DIY Cleanup!

The program team at SOLVE (Stop Oregon Litter and Vandalism) has come up with an innovative way for the Troutdale community to become involved in the DIY cleanup project, *Every “Litter” Bit Helps!* SOLVE was awarded a *Community Enhancement Program* grant through the City of Troutdale to offer free DIY Litter Kits. To get your free kit, go to: <https://solve-oregon.myshopify.com/>, then click on ‘DIY Cleanup Kit’, and type CLEANROUTDALE in the Discount Code box at checkout.



Second Edition - It Could Have Been Carpdale, by Sharon Nesbit

The long-awaited reprint of this book is available for presale. This second edition is a soft cover version of the original with some edits and a notations page of updates and corrections to the original book. Please visit our website at www.troutdalehistory.org, or read about it in our *July-August 2020 ByGone Times* newsletter for information on purchasing advance copies of this book.

Look for Cruise-In in Fall 2020

While the August 2nd event has been canceled, organizers hope to reschedule the 17th Annual Cruise in early Fall. Check the September / October issue of *The Champion*. This event funds scholarships at area high schools.

CITY CALENDAR

JULY

- 3**
Independence Day (Observed)
ALL CITY HALL OFFICES CLOSED
For Police / Fire emergency - call 9-1-1,
For Water / Sewer emergency - call 503-251-4163
- 3**
(Canceled) First Friday Art Walk
- 3**
(Canceled) Troutdale Historical Society presents First Friday Art Walk Barnyard Concert
- 11**
(Canceled) 48th Annual SummerFest
- 22**
Outdoor Town Hall to discuss Pickleball Courts at Lewellyn Park, 5-8 p.m., 1700 SW Lewellyn Avenue (in Sandee Palisades)
- 25**
(Canceled) 8th Annual Bite of East County
- 28**
Troutdale Historical Society & Edgefield Virtual History Pub – Placing Oregon Suffrage History: On the page, Online, On the Map, presented by Janice Dilg & Kim Jensen, Historians, 7:00 p.m., VIRTUAL LOCATIONS: McMenamins Facebook History Page Live Event, and Zoom.
- NOTE:** The Edgefield History Pubs will continue to stream live to you in the comfort of your home. This presentation will air simultaneously through McMenamins Facebook History page Live Event, and on Zoom. Please visit the Troutdale Historical Society Events page at <https://www.troutdalehistory.org/events.html> for complete instructions.
- 31**
Movies in the Park, A double-feature! Columbia Park Soccer Field, 6 p.m. and 8 p.m. (see article above)

Summertime means ‘watch out for pedestrians’

Especially kids. Since mid-March our roads have seen far less traffic due to the COVID-19 shutdown, but people are driving faster than ever. Please watch out for children and youth, as they may suddenly dart out into the street. Check the area when you exit driveways or back out of parking spaces. Remember, **under Oregon law, every public street intersection is a crosswalk, whether marked or unmarked.** When at a crosswalk, stop and remain stopped for pedestrians until they have cleared the lane in which you are traveling, and the next lane. When turning at a traffic signal, stop until the pedestrian has cleared the lane into which you are turning, and at least six feet of the next lane.

TROUTDALE RECREATION



Movies in the Park — July 31 and August 7 (Tentative)

One of our most popular summer events, **Movies in the Park, is currently scheduled to proceed as planned.** It is an outdoor event, and we will plan it to allow for appropriate social distancing. We would love to see you **join us on July 31st and August 7th up at the Columbia Park soccer field.** We will keep our eye on the County and State mandates for events, and let you know if we have to change our plans. Look for updated information on our website at www.troutdaleoregon.gov, our “City of Troutdale” Facebook page, or call 503-674-7206. Be safe!

The Summer 2020 Recreation Guide is available online, paper copies have been mailed to all Troutdale residences, and you can sign up for activities and programs today! You will notice that the Recreation Guide looks a bit different this time. General information for each program we are offering is listed in the guide, but you'll need to go to our registration site for details. There are also some activities to enjoy including a Word Find and Trivia Questions.



Did you know that the Recreation Department also offers financial aid and family discounts? If you have any questions, please call 503-674-7206, or email mollie.king@troutdaleoregon.gov

Spring Cleanup events may still take place in 2020

Although the City does not know if or when the Spring Cleanup may occur in 2020, we are hopeful it can still happen in some form or another before December. For the most up-to-date Spring Cleanup information, the best resource for those with internet access is the Spring Cleanup webpage at <https://www.troutdaleoregon.gov/publicworks/page/spring-cleanup> through the city's website. If you do not have internet access, please call the city's Environmental Specialist at 503-674-3311. Have items you want to recycle now, but unsure where to take them? Please use Metro's *Find a Recycler* webpage at <https://www.oregonmetro.gov/>, or call Metro at 503-234-3000.

For the latest news and information, check out our website at:
www.troutdaleoregon.gov

find us on ...



AUGUST

- 2**
(Canceled) 17th Annual Cruise In - but look for it in early Fall 2020! (see information above)
- 7**
Movies in the Park, a double-feature! 6 p.m. and 8 p.m., Columbia Park Soccer Field (see article above)
- 7**
(Canceled) First Friday Art Walk
- 7**
(Canceled) Troutdale Historical Society presents First Friday Art Walk Barnyard Concert
- 25**
Troutdale Historical Society & McMenamins present Edgefield History Night – For information regarding the August program, go to <https://www.troutdalehistory.org>

City Meetings

City Council Regular Meetings

Police Facility Kellogg Room - 7 P.M.
July 14, July 28 (if needed)
August 11 (if needed), August 25

View Council meetings live on Comcast Channel 30 or Frontier Channel 38 at 7 p.m.; rebroadcasts are Fridays at 4 p.m. and Sunday at 9 p.m.

Town Center Committee

Police Facility Kellogg Room
NOTE: Please check our website for meeting dates in July and August.

Planning Commission

Police Facility Kellogg Room - 7 P.M.
July 15, August 19

Parks Advisory Committee

Police Facility Kellogg Room - 7 P.M.
July 8, 5-8 p.m. (see below), August 12
NOTE: July meeting will be held at Lewellyn Park (1700 SE Lewellyn Avenue) at 5 p.m.

Citizens Advisory Committee

Police Facility Kellogg Room - 7 P.M.
July 1, August 5

Historic Landmarks Commission

Police Facility Kellogg Room - 7 P.M.
July 23, August 27

Urban Renewal Agency

Police Facility Kellogg Room – 7 P.M.
July 21, (if needed), August 18 (if needed)

Find meeting agendas, Council packets and audio/video of Council meetings at www.troutdaleoregon.gov

City Offices

City Hall Main Number	503-665-5175
Building Permits	503-674-7229
Building/Parks Rentals	503-674-7297
Business Licensing	503-665-5175
Code Enforcement	503-491-4009
Fire Department (Gresham)	503-618-2355
Mayor & Council	503-674-7258
Multnomah County Sheriff's Office (MCSO)	
MCSO Business Office	503-988-7300
MCSO Records	503-988-7300
(press '0' for Police Records)	
Municipal Court	503-665-5175
Police & Fire	
Non-Emergency Dispatch	503-823-3333
Parks Department	503-674-7271
Planning/Zoning	503-674-7229
Public Works (Wastewater)	503-666-8377
Public Works (Water & Streets)	503-674-3300
Recreation Program	503-674-7206
Water/Sewer - Billing Questions	503-674-7232
Water/Sewer - Open/Close Acct.	503-674-7225