

**MINUTES**  
**Troutdale City Council – Regular Meeting**  
**Troutdale Police Community Center – Kellogg Room**  
**234 SW Kendall Court**  
**Troutdale, OR 97060**

**Tuesday, March 9, 2021 – 7:00PM**

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

Council President Ripma called the meeting to order at 7:00pm.

**PRESENT:** Councilor President Ripma, Councilor Caswell, Councilor Kranz, Councilor White, Councilor Moon and Councilor Glantz.

**ABSENT:** Mayor Lauer (excused).

**STAFF:** Ray Young, City Manager; Kenda Schlaht, Deputy City Recorder; Chris Damgen, Community Development Director; Ed Trompke, City Attorney; and Tim Seery, Parks and Facilities Superintendent.

**GUESTS:** Paul Wilcox, Troutdale Resident; Kelly Broomall, Troutdale Resident; and Tanney Staffenson, Troutdale Resident.

Council President Ripma asked for agenda updates.

Ray Young, City Manager, replied staff would like to move Agenda Item #7 (Resolution) prior to Agenda Item #5.

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

No public comment was received.

**3. CONSENT AGENDA:**

**3.1 MOTION:** A motion approving a letter of support to the Multnomah County Commission to continue the County Business Income Tax (BIT) revenue distribution to the East County Cities.

**MOTION:** Councilor Moon moved to approve the consent agenda. Seconded by Councilor Glantz. Motion Passed 6-0.

#### **4. UPDATE: An update from Metro Councilor Shirley Craddick.**

<0:03:22>

Shirley Craddick, Metro Councilor, presented a PowerPoint presentation to Council (attached as Exhibit A).

<0:23:30>

Councilor Caswell showed the Council a short video of the homeless situation at Thousand Acres that was recorded by Kelly Broomall, Troutdale Resident.

<0:31:25>

Councilor Craddick discussed the 2 measures approved by voters, the Affordable Housing Measure and the Supportive Housing Measure. She stated that there needs to be a regional discussion to agree on a region wide camping policy.

<0:37:00>

Kelly Broomall, Troutdale Resident, discussed his visit to Thousand Acres as shown in the video. He mentioned a discussion he had with a camper who said they have a Mayor out there who has lived there for about 15 years. He was concerned about the large number of camps all throughout Thousand Acres and that some of the camps have been there for 15 years.

Councilor Craddick responded that she would look into who has responsibility over Thousand Acres because she doesn't know the answer to that.

Ray Young stated he has researched that and Metro is responsible. Speaking for the Citizens and staff that have to deal with it, your ideas are great but that's years down the road. There are hundreds of campers destroying a natural wildlife area. What is going to solve that problem in the next couple of years before Metro can get itself moving to do all the wonderful things that you've talked about? It's coming across the river and we're dealing with it in the City. We don't seem to get any help at all from Metro out there to deal with the problem. The burden is being put on the backs of Troutdale citizens and our budget.

<0:40:19>

Kelly Broomall stated he is also concerned about the number of propane bottles out there and the health conditions.

Councilor Moon stated he thinks the video was really powerful and he'd like to see some news crews out there so people can understand how awful this is. He believes some of that population could be offered all of the services in the whole wide world and it really wouldn't matter.

Councilor Craddick stated that's the point that she's trying to make. It needs to be a 2-part process. As we develop the programs and get the housing in place, there needs to be another policy and a regional policy that we are all working together. It's not going to be Metro doing this, it will be all of the 23 cities and the 3 counties working together. Hopefully the camping policy will be that there is no camping.

<0:43:05>

Councilor Caswell stated thank you for being here tonight, we appreciate your time and we're coming to you because you are in a place of power to be able to do something about this. She and her husband own a business across from Thousand Acres and they've been robbed, innocent people have been chased with machetes, and one employees was shot at. We want you to be aware of how this is impacting our community, how it's impacting me, and how it's impacting Kelly. We want to illuminate for everybody who doesn't know how bad this truly is. We can talk all we want about the plans we want to do at some point but sweeps have happened in the past and we have the ability to have that happen now. We all come from a place of compassion and our hearts are in the right place. But there are things we need to do now and she is prepared to put pressure on this. She hears what you are saying about plans for finding other housing but that's not answering the question of our needs and what we need to do now. She'd like to work with Metro to take action and clean up Thousand Acres.

Councilor Craddick replied we can clean it up but until we have the programs in place, there's nowhere for the homeless people to go. That is the limiting factor. They can clean it up but they'll just be moved to another area.

<0:46:01>

Councilor Kranz stated on the supported housing bond, Chair Kafoury has called together the 4 Cities through a series of conversations so that we can understand. Metro has the funds then they go to the County and then the County distributes further down. She said she can take this topic and the video that was brought to the table and conversation with the County and Councilor Craddick can bring that back to Metro. Thank you, Councilor Craddick, for being here and helping to position us into a grander policy discussion amongst the region. She acknowledged that Councilor Caswell is very passionate about this and maybe Ray can bring her in on that conversation with the Chair and the County as well.

<0:48:25>

Councilor White stated he recently heard of a sweep at Laurelhurst Park and nobody has gone back. He's seeing lots of evidence of other encampments that are completely gone now and sweeps occurring but he feels like they are being swept out further east. The map that was shown with low income apartments showed them in Portland, Hillsboro, Tigard and a few scattered south. It feels like it's not really a fair fight anymore and it's every city for itself. We are trying to market a multi-million dollar project that we are deeply invested in at our Confluence Site. It's not fit for human conditions out there. News crews come out here to report when there is bad weather. We used to enjoy that area but feel it is no longer safe for anyone to go out there. The Multnomah County Sheriff's Office HOPE team confirmed that social workers aren't allowed to go in there, just the police. It's gotten to a fever pitch back. Something has to change sooner rather than later.

Councilor Craddick responded that she will definitely research Thousand Acres so it's clear on who's responsible. The Affordable Housing Measure is for families and the areas that you saw on the map are the housing projects under construction. Only about 50% of the money has

been allocated and more housing will be constructed throughout the region. The funding is being distributed to the 3 Counties for their Housing Authority and the 4 Cities that receive CBDG, HUD dollars (Gresham, Portland, Beaverton and Hillsboro). More housing will be constructed with that. That is not the housing for the homeless people.

<0:54:08>

Councilor Glantz stated in the past there has been a fair amount of funding available for purchasing sites and putting things in like trails, but not a lot of money when it came to maintenance. Do any of the current budgets or measures cover continued maintenance?

Councilor Craddick responded Metro has a natural areas levy that we use for maintenance and restoration, so yes there are funds for that. Often times the property that's purchased with these regional dollars, a City might take responsibility for that property and then the City is responsible for the maintenance of that property. Every property that's been purchased with public dollars has a different arrangement and it's not consistent with who is responsible for a particular property.

<0:58:46>

Councilor White asked was Metro aware of the situation out there or was this news to you?

Councilor Craddick responded that she would talk with staff, they may be aware of it. She had heard of the problems at Thousand Acres. This is a regional problem and not unique to Troutdale. She recognizes the frustration. She wants to help and will try to help.

***As stated in the Agenda Update, Agenda Item #7 is being moved prior to Agenda Item #5.***

<b>7. RESOLUTION:</b> A resolution adopting the 2020-2040 Troutdale Town Center Plan.
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<0:59:50>

Council President Ripma stated that he expected to have a work session on the plan prior to adoption and is not in favor of adopting this tonight.

The Council preferred to have a work session to discuss the Town Center Plan and not adopt the resolution tonight.

<1:03:31>

Chris Damgen, Community Development Director, stated one reason it is before you tonight is so you have a chance to look at it and how it could impact future budgeting decisions.

Council President Ripma stated for tonight, why don't you highlight what we are looking forward to studying.

<1:07:57>

Tanney Staffenson, Town Center Committee Member, stated this has been a great opportunity for many of us to get together and work through some strong issues, opinions and passions.

At the end, I think we have a really good plan for the City. You don't agree on everything but you do your best to come to consensus and try to do what's right for the citizens of Troutdale. I'm proud of everyone on the Committee, they've all done a great job, and worked towards a common goal. We've had great facilitation and leadership from staff. A lot of times cities will hire a consultant to come in and do all this work, you elected not to do that when you tasked this committee. I think it took a little longer but I can tell you that you have a far better product in the end and something we'll all be proud of.

<1:09:19>

Chris Damgen showed the Council a PowerPoint Presentation (attached as Exhibit B).

<1:32:11>

Councilor Glantz asked if the Planning Commission had seen the zoning changes?

Chris Damgen responded that tomorrow would be their first foray into that discussion. There was some discussion with the Main Streets on Halsey effort, a 3 Cities Planning Commission Meeting, which talked about making changes to some zoning districts.

<1:33:30>

Councilor White asked would your idea for keeping the Town Center Alliance Board that they could vet potential Confluence site projects?

Chris Damgen replied yes that was kind of the thought. I think Mr. Staffenson approached the Council last year at some point to ask for that.

Council President Ripma opened public comment.

There was no public comment.

<1:35:08>

Chris Damgen stated before I yield on this topic, I want to call out Paul Wilcox. Even though he was not on the Committee, he took his time to help us with some syntax, grammar, and errata and we appreciate his efforts too.

<b>5. DISCUSSION:</b> Discussion of potential development code amendment – Age-Restricted Housing Standards.
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<01:36:13>

Chris Damgen reviewed the staff report.

<1:40:05>

Councilor Glantz stated that her mother was in the Bona Venture new development in Gresham down the road from Westin Kia. They thought the same thing about parking but ended up having to buy property to get more parking because of the lack of public transportation that was

available there and it's better there than a lot of Troutdale. I still have concerns about the lack of public transportation accessibility and us trying to reduce parking. I agree that they don't make a lot of trips but a lot of people don't want to give up their cars.

<1:42:04>

Councilor Caswell asked how did this come about? I'm wondering if Home Forward needing more space and less parking was part of the conversation and if a part of changing the codes would be for them.

Chris Damgen replied they could potentially benefit but I don't have any site plan to verify that and it didn't come from them necessarily. It came from a private developer who had a previously approved development. He was approved under a previous Development Code where there were some reductions in parking allowed for the type of development he was proposing which was called congregate housing. When he turned in his application to actually build it after he got the approval he had senior apartment housing. What eventually happened is his approvals expired and now he is unable to build that development even though the City found the wisdom to have it be an approved development. In some cases this is correcting a potential blind spot that the Development Code did not anticipate where maybe in certain cases a site size of parking and recreation could be given a break and then it becomes a developable property again. I'm not saying you have to adjust the code necessarily for that one user but it is a potential use for other properties including Home Forward.

<1:44:36>

Councilor White stated parking always seems to be an issue in our town and it's one of the policies that has helped keep Troutdale different than other cities. I had no idea that it was a requirement for 200 square feet per unit for recreation facility. That seems excessive to me. I look at the Alex (Mauck) property which is very close to Imagination Station and Reynolds tennis courts and soccer fields. Maybe we could do something similar to the bus stop idea for those that are to a facility like that. I think it's better that we get this land developed with good projects before we have to do another Housing Needs Analysis. I think the parking is important.

<1:46:39>

Council President Ripma opened public comment.

There was none.

<1:46:52>

Council President Ripma asked Ed Trompke, are these zones legal?

Ed Trompke replied several other cities have them. They are allowed under Oregon Law.

## **6. DISCUSSION: Discussion of potential mixed use zoning district for the Confluence Site.**

<1:48:27>

Chris Damgen reviewed the staff report and exhibits.

<2:00:03>

Council President Ripma stated I'm noticing on the Halsey Street end you are also increasing the height at 35 (feet) and up to 55 (feet). That's a bit alarming to me.

Chris Damgen replied that's a reflection of the Main Streets on Halsey efforts as presented right now. That's not a reflection necessarily of what would ultimately come down. This will be discussed at tomorrow's Planning Commission Meeting.

Council President Ripma stated the Type III Hearing goes to Planning Commission. Is there an approval process that also required that it goes to the Council?

Chris Damgen replied if the decision gets appealed it could go to the Council but it wouldn't automatically default to Council. If you are talking about allowing greater than 35 feet, that's going to require a code change no matter if it's creating a new zoning district or changing the existing and that would need to go before Council.

<2:05:42>

Council President Ripma asked is there a city in Oregon that has something similar to a Town Center Advisory Board (TCAB)? It sounds like they would even be reviewing land sales. I'm just curious if there is an example.

Chris Damgen replied you have design review boards. They are kind of a step before you get to Planning Commission. This suggests that you can incorporate them within the review process. They have the ability to review a plan and make a recommendation for approval or denial.

<2:08:56>

Councilor Kranz stated in regard to the map for mobile food vendors, the way that it's written, it looks like they wouldn't be allowed on the Confluence site. If we did end up having something such as a farmer's market at the park, that might be something you'd want to have. It's not even a conditional item.

Chris Damgen replied we would treat a farmer's market or a pop-up market similar to a food cart pod or clustering situation where it could be conditional in that case. What we are talking about are drive thru coffee stands or an individual cart that right now the City regulates for a short-term shelf life of 60-90 days depending on the situation.

<2:11:21>

Councilor Caswell asked is there a chance to change the code so it's the same visually on the north and south side of the highway so it is all period to the 1920's kind of look?

Chris Damgen replied absolutely, you could apply a requirement that your architectural aesthetic retains early 20<sup>th</sup> Century.

Councilor White asked why does the boundary end to the east by the caboose? I know the Town Center goes all the way to the bridge and I see a strong connection with that part of town and the Confluence site because of the river.

Chris Damgen replied honestly that was so we could have a large enough map so you could see individual parcels. We could blow it up to show the entire Town Center area.

Councilor Glantz asked will there be an opportunity to talk about stuff to the South that is impacted by some of those same zoning changes?

Chris Damgen asked are you talking about downtown?

Councilor Glantz stated one of the things that jumped out to her is the Home Forward property. The way we have this zoning change, we'd be increasing the density. In some of the meetings we've had before, the general consensus was we didn't want to increase density. The current Home Forward is MU-1 or CBD and the new one is the next column over and there is a lot more that is permitted.

Chris Damgen replied that would be a discussion at tomorrow's Planning Commission meeting. The height map doesn't show any increase in height for that property. What would be different is the versatility in the number of land use options for that site. The other thing that is troubling with that property is the spirit and intent of what the CBD is there for, it is truly for the downtown core. We are running into the same issue with the food cart development across the street from it. How do you envision in the CBD a complex for a food cart pod that has a canopy area. It could be a really good addition but is it appropriate in that area to have some of the design considerations that you would have for an 1,800 square foot commercial building. Can we put it in a mixed use zoning district, we don't necessarily affect the height so we don't believe we are changing any sort of density allowance. Right now the density allowance in the CBD is really non-existent. We might be able to get a better product if we put it in a new zoning district.

<2:17:55>

Council President Ripma asked for any public comment.

Paul Wilcox, Troutdale Resident, stated that he is a member of the Planning Commission but speaking for himself. On the Town Center Plan, the Planning Commission spent 2 nights reviewing that. It's wise that you are going to have a work session on it. His other item was the 2 discussion items on tonight's agenda, Senior Housing and this one. Why were they brought to the Council before the Planning Commission? Table A is what Chris referred to as the MU-1, MU-2, and MU-3, the very last line under height restrictions where it talks about Planning Commission approval under a Type III Hearing increasing the height from 35 to 55 or 55 to 75. He doesn't approve of the higher limits and is extremely uncomfortable with giving the Planning Commission members the final authority to bump a building up by 20 feet. If you do that he'd prefer it being a Type IV so it comes before the Council.

<2:20:20>



Councilor Kranz stated another topic she spoke to Chris about was the TCAB review. She discussed how they need to find a way to link TCAB and City Council as some of these bigger decisions are coming through to make sure City Council is involved with the decision making process.

Tanney Staffenson responded that most of this came out of the project with Cascadia Partners through the 3 Cities. It's great that the Planning Commission will look at this because it has a little way to go. There are some opportunities to do some things with zoning. We really need to take a good hard comprehensive look at this to make sure that it's going to be the best fit. He would want to make sure the TCAB group would look at any property that gets developed within that Town Center District. Regarding the height, you could make that a Type IV. It would make it a little more challenging for a developer and he's not sure how effective it would be. Regardless of whether you go with a Type III or a Type IV, oversight is necessary.

<2:23:42>

Councilor White stated it's more important now than ever that we get these pieces of land developed. In some cases that might mean a height increase because of the soils which would require pilings being drilled due to sandy soils. The effort is to get these properties developed before we are told how to develop them because he thinks that day is coming.

Councilor Ripma stated when things get built, if we are in a rush, they are with us for a long time. We need to weigh what we do carefully.

**8. RESOLUTION:** A resolution amending Section 3, Community Development – Planning, of the fees and charges schedule adopted by Resolution 1954 and amended by Resolution 2476 (Establishment of a “Parking Permit” fee).

<2:25:44>

Ray Young reviewed the staff report.

<2:27:50>

Councilor Glantz asked is a residence or a business required to get a parking permit?

Ray Young replied they would if they are going to park overnight.

<2:29:32>

Council President Ripma asked for any public comment.

Paul Wilcox stated you are referring to this as overnight parking but he didn't see any reference to hours in the resolution. If it's to serve neighbors who don't have parking on their property, they might be using the lot for the entire weekend when downtown businesses might need those spaces. He wondered if that was considered.

Ray Young replied one of the reasons why the Council, in the ordinance, limited it to 20 parking spaces was so that there would be a top number. There would be some taking up of public parking spots in town but it would limit the number. That is a great point, nowhere in the code

that we can find is a definition of overnight. That was my next step is to give us a better definition of overnight and that will be coming in the next month or so.

**MOTION: Councilor Kranz moved to approve a resolution amending Section 3, Community Development – Planning, of the Fees and Charges Schedule adopted by Resolution 1954 and amended by Resolution 2476. Seconded by Councilor Moon.**

**VOTE: Councilor Moon – Yes; Councilor Caswell – Yes; Councilor President Ripma – Yes; Councilor Glantz – Yes; Councilor Kranz – Yes; and Councilor White – Yes.**

**Motion passed 6-0.**

## **9. STAFF COMMUNICATIONS**

<2:32:09>

Ray Young provided the following staff communications:

- DEQ has approved the form of the closing report on the URA environmental cleanup. By May 1<sup>st</sup> they should have it on the public record for a 30 day comment period. By June 1<sup>st</sup> they should be preparing the closing legal documents.
- He will work with the Mayor to schedule a Council Work Session on the Town Center Plan.
- There is a 3 Cities Halsey Street Meeting on March 16<sup>th</sup> at 6:00pm on Zoom to discuss zoning changes.

## **10. COUNCIL COMMUNICATIONS**

<2:33:52>

Councilor Moon stated getting the paper from DEQ on June 1<sup>st</sup> for the URA site is a big deal and hopefully we can do something cool for that.

Councilor Glantz stated as we are looking at the dates for the work session, can we make sure that there are 2 potential times.

Councilor Kranz asked will there be a packet for the March 16<sup>th</sup> 3 Cities meeting or is it just a discussion?

Chris Damgen replied this effort has largely been directed by Fairview and he expects to see a packet in the next day or two and will email that out to them.

Council President Ripma stated he wanted to give a Godspeed to Randy. If it's COVID related he needs to take good care of himself. We hope he is ok and look forward to seeing him back here soon.

Councilor White stated he echoed that as well. Thank you to Kelly (Broomall) for his willingness to do that video and Alison for being outspoken. It's not an easy conversation to have but something has to change down there for everyone's sake. That's why Kelly was Citizen of the Year, he's a good man and I appreciate his effort. Shirley says that homeless problems are everywhere but I don't see them as established as what we saw in that video.

## **11. ADJOURNMENT**

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

Meeting adjourned at 9:39pm.



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**Randy Lauer, Mayor**  
**Dated: June 9, 2021**

**ATTEST:**



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**Sarah Skroch, City Recorder**

**Tuesday, March 9, 2021**

[illegible]

## March 9, 2021 City Council Meeting Zoom Guest List

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
tim.seery		3/9/2021 17:42	3/9/2021 20:28	167
MetroEast		3/9/2021 18:39	3/9/2021 21:38	180
Shirley Craddick	shirley.craddick@oregonmetro.gov	3/9/2021 18:39	3/9/2021 20:00	81
Troutdale Conferencing	troutconf@troutdaleoregon.gov	3/9/2021 18:48	3/9/2021 21:38	171
Troutdale Conferencing	troutconf@troutdaleoregon.gov	3/9/2021 18:49	3/9/2021 21:38	170
Sandy Glantz	sandy.glantz@airship.com	3/9/2021 18:49	3/9/2021 21:38	169
Jamie Kranz		3/9/2021 18:52	3/9/2021 21:38	166
Testimony Table	troutconf@troutdaleoregon.gov	3/9/2021 18:52	3/9/2021 21:38	166
Nick Moon	nick@toneproperav.com	3/9/2021 18:54	3/9/2021 21:38	164
edtompke		3/9/2021 18:54	3/9/2021 20:45	112
Dave Ripma	dripma@sharplabs.com	3/9/2021 18:55	3/9/2021 21:38	164
Paul Wilcox		3/9/2021 18:55	3/9/2021 21:38	163
Ray Young	ray.young@troutdaleoregon.gov	3/9/2021 18:56	3/9/2021 21:38	162
Kelly Broomall	rip@caswellsculpture.com	3/9/2021 18:58	3/9/2021 20:08	71
Glenn White		3/9/2021 18:58	3/9/2021 21:38	160
Chris Damgen	troutconf@troutdaleoregon.gov	3/9/2021 18:59	3/9/2021 21:38	160
Alison Caswell		3/9/2021 18:59	3/9/2021 21:38	159
Kelley Graham		3/9/2021 19:02	3/9/2021 20:09	68
Erich Mueller		3/9/2021 19:02	3/9/2021 20:00	58
edtompke		3/9/2021 20:46	3/9/2021 21:38	53
Kelly Broomall	rip@caswellsculpture.com	3/9/2021 20:50	3/9/2021 21:06	17
Rip Caswell	rip@caswellsculpture.com	3/9/2021 21:11	3/9/2021 21:35	25
edtompke		3/9/2021 20:45	3/9/2021 20:46	1



Metro

## Exhibit A

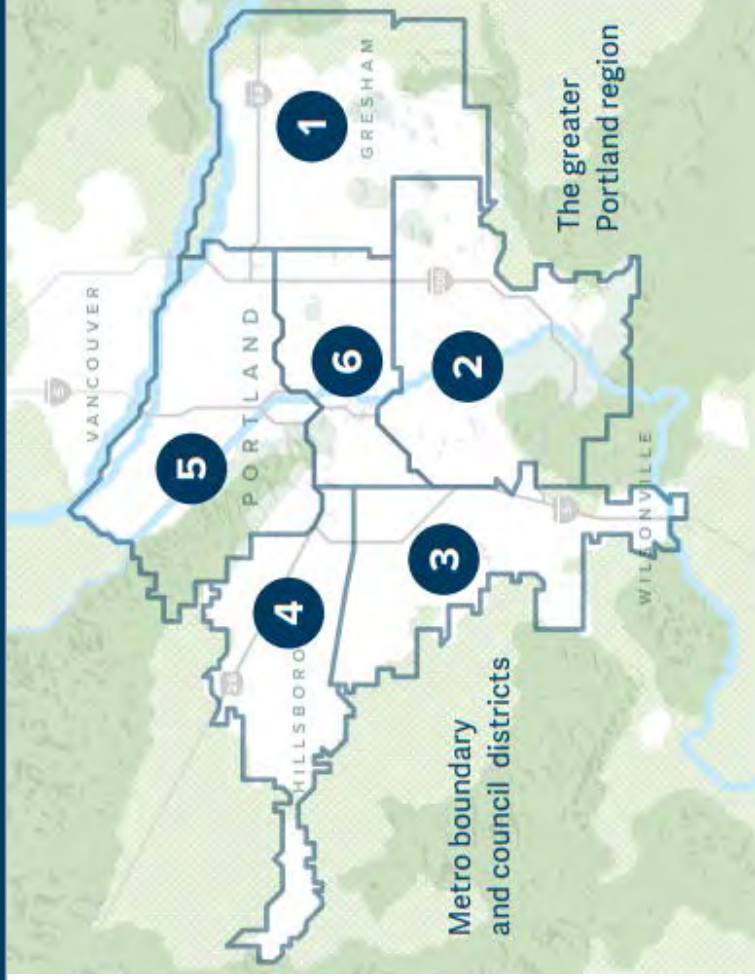
March 9, 2021 Council Meeting Minutes

# Troutdale City Council

March 9, 2021

# Metro at a Glance

The Metro Council is made up of a president who is elected region wide, and six councilors elected by district, every four years in nonpartisan races.





# Metro at a Glance



Parks and  
nature



Garbage and  
recycling



Land and  
transportation



Arts and  
events



# What's Happening Now?

- COVID-19 support
- Housing Bond
- Oregon Zoo is open
- Essential operations
- Transportation
- ...much more

Learn more at  
[oregonmetro.gov](https://oregonmetro.gov)

# COVID-19 Support

Oregon Convention Center and Portland Expo Center are providing space for COVID-19 support and response.



# Metro affordable housing Bond

First of its kind regional housing measure.

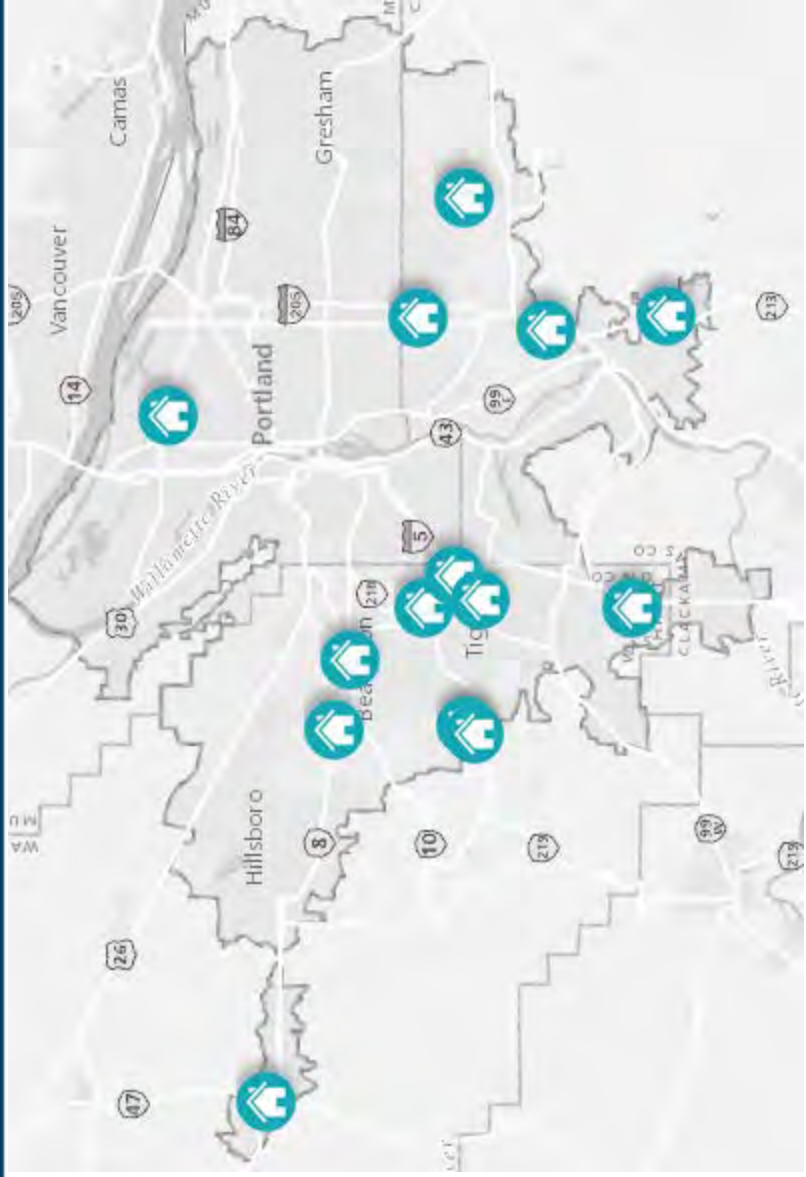
The region is short about 48,000 homes.



# Metro affordable housing Bond

Across the region 2,099  
units are being created.

Newly approved project  
in Gresham.





# Garbage and recycling services

Metro is here for that home or garden project. For regional resources visit

[oregonmetro.gov/garbage](https://oregonmetro.gov/garbage)



# Oregon Zoo is open

We're excited to welcome  
you back!

And we're working to  
keep your experience safe  
and healthy.



# Oregon Zoo is open

For tickets and safety  
details visit

**[oregonzoo.org](https://oregonzoo.org)**





# Transportation

We must move forward together.

We still need safer streets, more reliable buses, improved roads and resilient bridges.





# Parks and natural areas bond

Refinement of the \$475 million bond renewal underway.

Formation of the bond oversight committee.

Received more than 100 applications.



# Parks and natural areas bond

\$40 million of the bond is dedicated to walking and biking trails

Prioritizing hundreds of gaps in the regional trail network



# Questions?

Kate Fagerholm

Policy Advisor

[Kate.Fagerholm@oregonmetro.gov](mailto:Kate.Fagerholm@oregonmetro.gov)

503.517.6912



**oregonmetro.gov**





# TROUTDALE TOWN CENTER PLAN

Presentation to City Council  
March 9, 2021

Exhibit B

March 9, 2021 Council Meeting Minutes

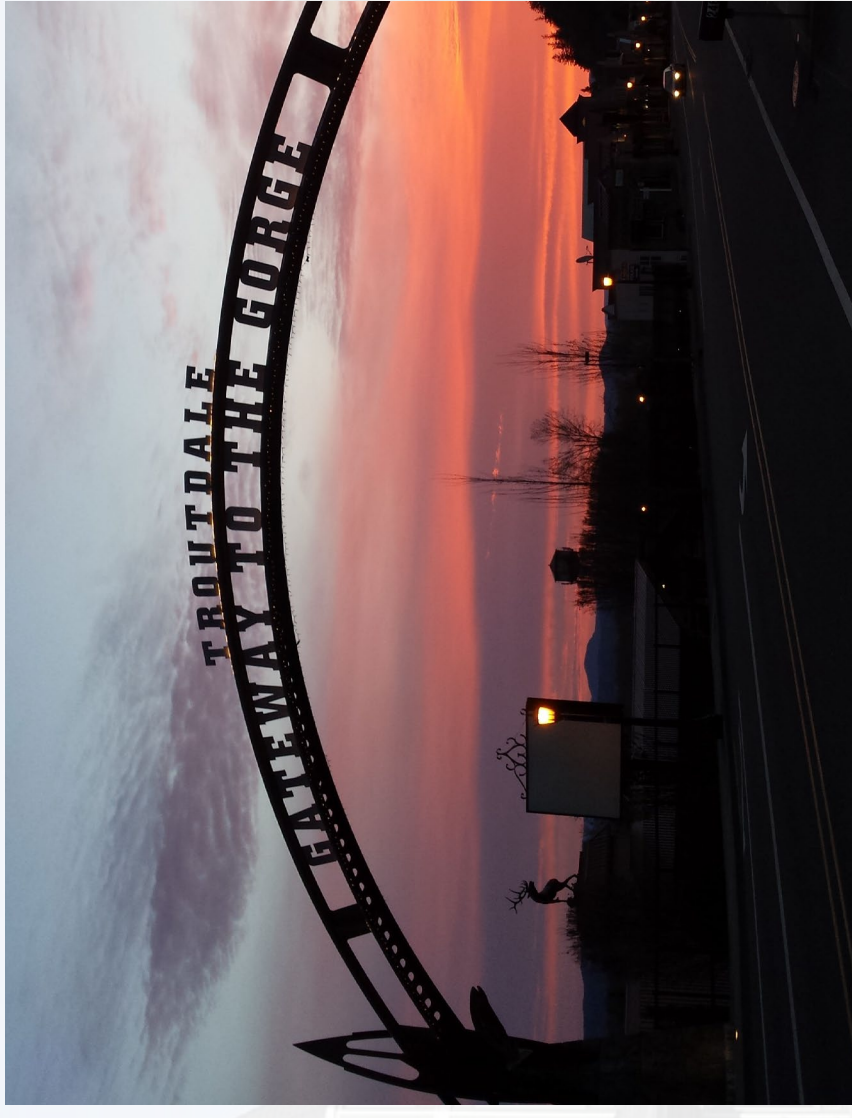




# TOWN CENTER VISION

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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?

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- 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 IS THE TOWN CENTER PLAN?

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## What the Plan **is**

- a guiding document with **suggestions** for future actions
- a documentation of 3 years of planning efforts that produced a **vision statement**
- a snapshot of the Town Center's existing conditions & public feedback
- a homegrown and internally developed effort of the public with periodic contribution from consultants
- a take-it or leave-it approach to implementation

## What the Plan **is not**

- a regulatory document with mandates for future actions
  - a deliverable that was expected in a contract that contains a vision statement
  - an indictment on the Town Center for what it isn't
  - a cookie-cutter "copy/paste" report from consultants with periodic contribution from the public
  - a "thou shall" commitment to future actions & liabilities
- **future actions can be justified** by the Plan
  - **future actions are not mandated** because of the Plan



# PROJECT TIMELINE

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- Fall 2017 – Council establishes Town Center Committee
- Winter/Spring 2018 – Previous planning efforts reviewed
- Summer/Fall 2018 – Public open houses/citizen feedback
- Fall 2018 – Development of Town Center Vision
- Winter/Spring 2019 – Socio-Economic elements reviewed
- Summer/Fall 2019 – Physical elements reviewed & Opportunity Site planning
- Fall 2019/Winter 2020 – Branding & marketing efforts
- Spring/Summer 2020 – Implementation discussion
- Summer/Fall 2020 – Plan finalization
- January 2021 – Planning Commission review/endorsement.
- February 2021 – TCC refinement and recommendation
- **March 2021 – Council review of updated Draft**



# A LABOR OF LOVE

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## • Town Center Committee

- Tanney Staffenson (chair)
- David Wheaton (vice chair)
- Diane Castillo-White
- Claude Cruz
- Dean Hurford
- Jean Ice
- Will Knight
- Jamie Kranz
- John Leamy
- Brent Ricks
- Karen Schaaf
- LeAnn Stephan
- Marilee Thompson

## • additional contributions

- Corey Brooks
- Joe Carlson
- Rip Caswell
- Mike Greenslade
- Erin Janssens
- Ed Krankowski
- Traci Stannard
- Karen Young
- Paul Wilcox

## • City Staff

- Chris Damgen
- Marlee Boxler
- additional department support



# WHAT'S IN THE PLAN?

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## 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





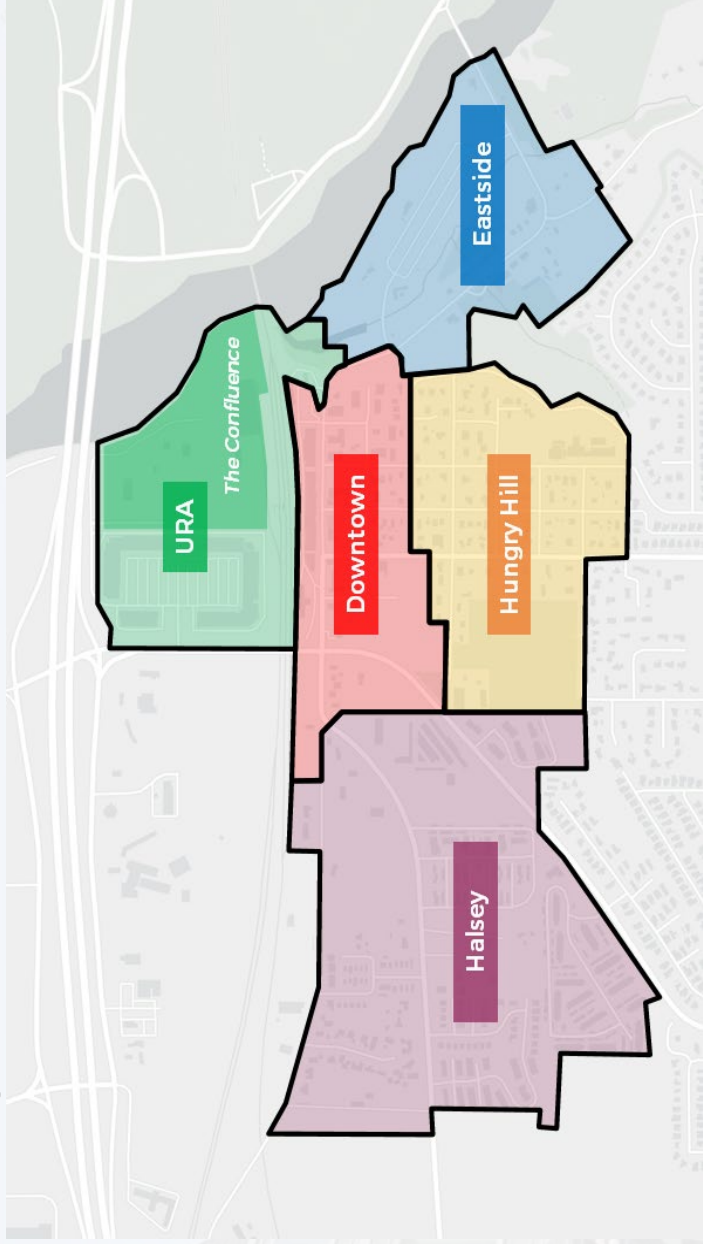
# WHERE IS THE TOWN CENTER?

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Aerial



Neighborhoods





# 1. THE PAST & PRESENT

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- Plan Development
  - Project Outline
  - Town Center Committee
  - Stakeholders & Partners
  - Public Engagement & Outreach
- Existing Conditions
  - Physical Situation
  - Quantitative Analysis
  - Qualitative Analysis
  - **Summary of Findings**





# 1. THE PAST & PRESENT

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## Summary of Findings

- People like the **small-town feel**
- Not all residents feel **connected to downtown**
- Concerns about **future vitality** of downtown businesses
- Desire for additional **commercial services** and civic uses
- Additional **residential development** is **key** to best support downtown long-term
- New development **should not overwhelm** the existing built environment
- Development at The Confluence needs to **complement downtown**, not compete with it
- The City has a responsibility for supporting development and fostering **pride in place**





# 2. THE FUTURE

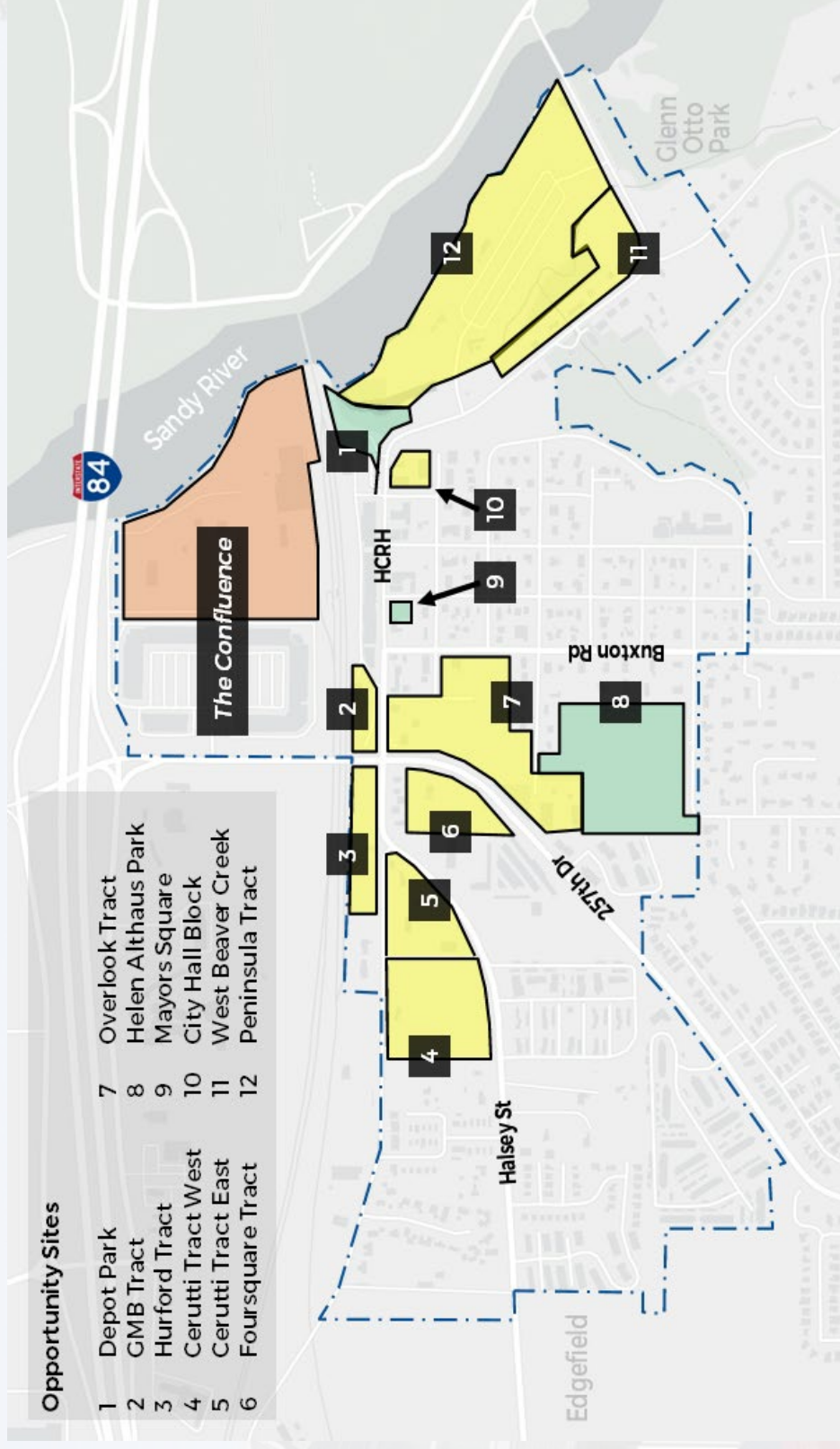
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- Town Center Vision
  - Guiding Statements
- Socio-Economic Element
  - Resiliency & Future Trends
- Physical Element
- Opportunity Sites & Corridors
  - Urban Renewal Area / The Confluence
- Branding & Marketing



# OPPORTUNITY SITES & CORRIDORS

- 12 opportunity sites
  - 3 parks (Helen Althaus, Mayors Sq, and Depot)
- 8 corridors
  - 3 sections of HCRH
  - Halsey Street
  - Buxton Rd
  - Sandy Ave
  - 257<sup>th</sup> Dr / connection?
  - Future connection btwn Downtown & URA
- The Confluence site





# ENVISION THINGS NEW

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# RE-ENVISION THINGS (ADAPTIVE REUSE)

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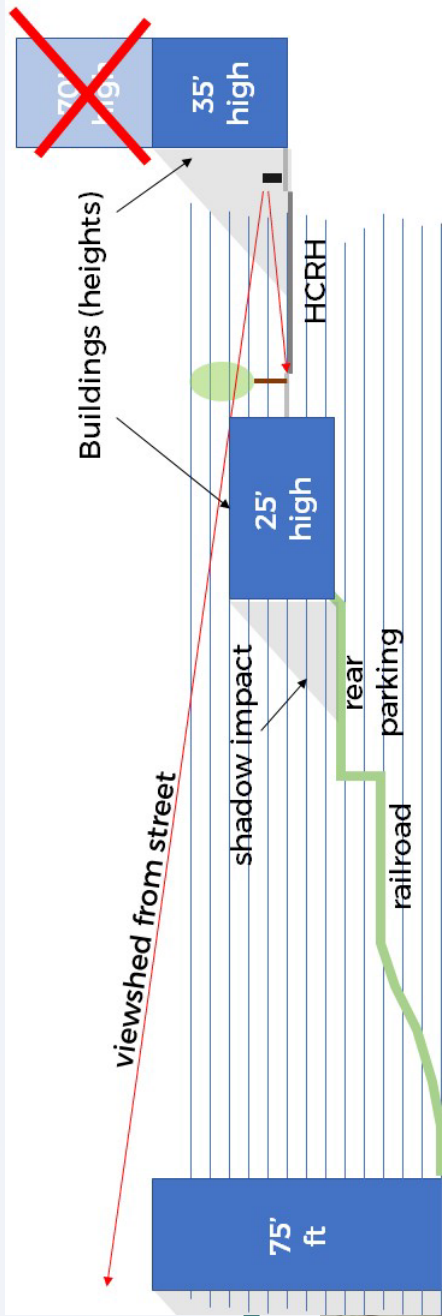
# URBAN RENEWAL AREA / THE CONFLUENCE

- The **street grid** as an organizing principle
- The **water tower** should be retained
- The **exchange of property** with the ownership of the outlets should be considered
- A centralized **parking facility/garage** should be established
- A **direct connection** with downtown via a **pedestrian bridge** should be built
- A **direct vehicular connection** with downtown should be studied and constructed
- A consistent and specific **architectural style**
- **Building heights** may go as high as 75 feet but should be stepped-back to lessen visual impact
- A preference for **home ownership** models for residential development options

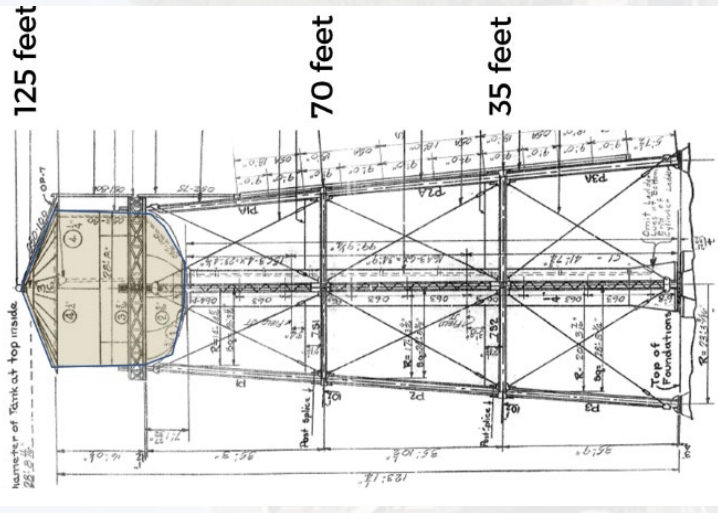




# THE CONFLUENCE



Confluence Site

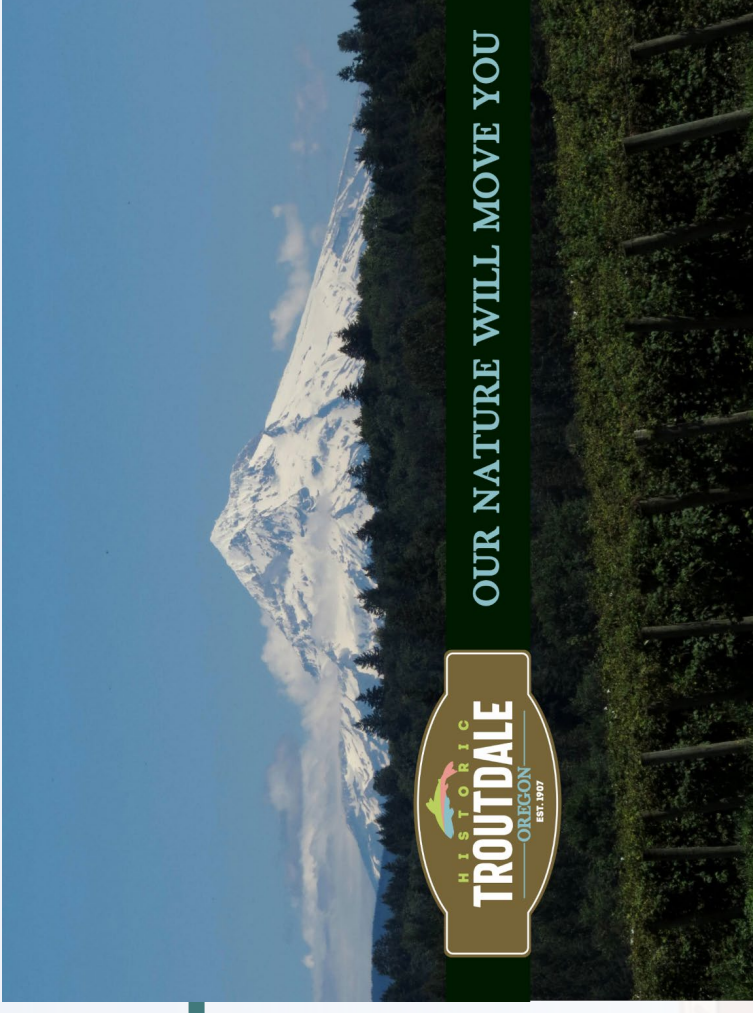
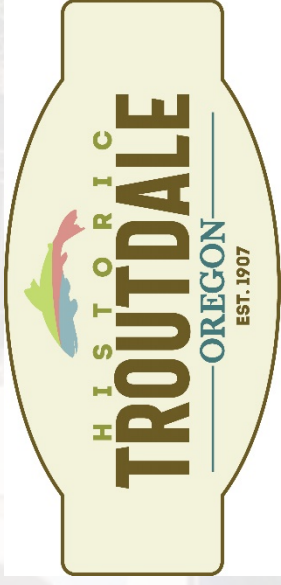




# BRANDING & MARKETING

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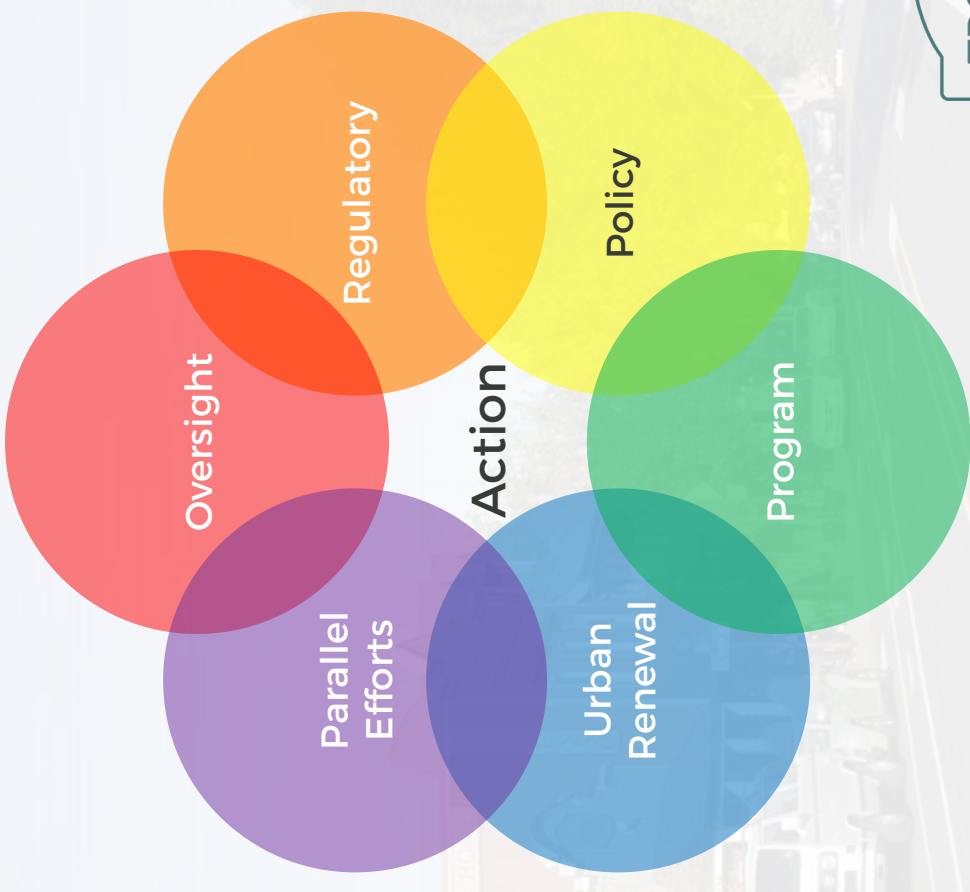
- Embellish the importance of pride of place
- Cater not just to tourists but residents
- Connect community branding to marketing efforts



# 3. IMPLEMENTATION

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- Plan is a “Design-Build” project
  - Some are actions already underway
  - Sustainable City Year Program (U of Oregon)
- 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

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## Already Underway

- Designate a Plan Coordinator
  - Economic Development Coordinator
- Prepare additional development concepts for The Confluence site
  - Cascadia Partners presentation
- Improve coordination with organizations that contribute to city life
- Update road profiles of County-owned corridors
  - TGM Grant for Halsey Street (Corridor A)

## Tied to 2020-2021 Council Goals

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

# IMPLEMENTATION

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- 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)