



CITY OF TROUTDALE

Citizens Advisory Committee

MEETING AGENDA

Wednesday, August 5, 2020 | 7:00 p.m.

Public comments are welcome at any time during the meeting.

1. **Call to Order, Roll Call, & Pledge of Allegiance**
2. **Public Comment**
3. **Review & Approval of Minutes**
 - i. July 1, 2020 Meeting Minutes
4. **Discussion Items**
 - i. Financial Literacy
 - ii. Public Safety in Troutdale
5. **Department Report**
 - i. CAC Project Updates: Event Permitting, Public Comment, Community Survey
6. **Committee Comments**
7. **Adjourn**

Next Regular Meeting:

Wednesday, September 2, 2020 | 7:00 p.m. | Troutdale Police Community Center

Due to safety precautions regarding COVID-19, the meeting will be held virtually via zoom, if members of the public wish to join, please email amber.shackelford@troutdaleoregon.gov for a link to the meeting.

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting to the Planning Division (planning@troutdaleoregon.gov or 503-665-5175)

Citizens Advisory Committee Minutes
Wednesday, July 1, 2020 | 7:00 p.m.
Held virtually via Zoom

Public comments are welcome at any time during the meeting.

1. Call to Order, Roll Call, & Pledge of Allegiance

Present: Chris Barney
Jon Brown
Diane Castillo-White
Timothy Erich
Alexander Lumiere
Shelly Reynolds
Kyle Schwab
David Wheaton
Victoria Rizzo
Will Knight (Chair)

Absent: Sam Barnett

Staff: Chris Damgen, Community Development Director
Arini Farrell, Associate Planner
Amber Shackelford, Administrative Assistant
Melissa Bocarde, Independent Contractor/Transcriptionist

Members of
the Public: Heidi Hinshaw
Nick Sellin
Roger Sellin

The meeting was called to order at 7:02 p.m. by Vice Chair Schwab and the pledge of allegiance was tabled since the meeting was held remotely on Zoom.

2. Public Comment

Vice Chair Schwab asked for public comment on non-agenda items.

Mr. Nick Sellin asked about the entrance to Stark Street near the Halsey Street bridge and if there are any plans to improve it since it's very inconvenient. This is the one by the Columbia Gorge. Mr. Damgen answered that Staff has heard other complaints but that ODOT is in charge and Staff hasn't been able to make changes. Ms. Farrell said she would forward ODOT's Community Engagement staff person's email to Mr. Sellin so he could express his concerns.

3. Review & Approval of Minutes

A. May 6, 2020 Meeting Minutes

Ms. Farrell shared her screen to show the May minutes that were edited by her and the transcriptionist following committee members' comments at the June meeting.

Ms. Rizzo moved to approve the May minutes and Mr. Barney seconded the motion. The motion passed unanimously.

B. June 3, 2020 Meeting Minutes

Ms. Farrell shared her screen to show the June minutes that were also distributed in meeting packets. There were no changes or corrections.

Mr. Barney moved to approve the June minutes and Ms. Rizzo seconded. The motion passed unanimously.

4. Discussion Items

A. Town Center Plan

i. Presentation from Chris Damgen, Community Development Director

Mr. Damgen facilitated a slide show presentation about the Town Center Plan. He introduced it by saying the hope was for residents to feel good about their 10-year-old son or 90-year-old parent being able to travel to downtown alone. Right now, Halsey Street is 100 feet across instead of the standard 50 feet, and that's very wide. Currently, bicycles need to be in the streets with cars, but since people rarely drive the speed limit, this isn't ideal. It might be a good idea to add a bicycle path. Also, there are ways to make downtown feel like more of a destination, such as slowing traffic with angled parking or a tree canopy. The goal is to be flexible and creative. Also, the City doesn't own our Main Street (the Historic Columbia River Highway) so they would need to acquire it or work with the County.

He asked if there were any questions or comments.

Ms. Hinshaw commented that she decided to study urban planning after a conversation with Mr. Damgen about urban design concepts. She appreciates his point about having a city that is safe for children, and she feels that if there were safer bike lanes, it would make a huge difference in the quality of life, especially for children in the new apartment complexes being built. She would like to see a strategic plan for pedestrians and people waiting for the bus because right now it's dangerous.

Mr. Sellin said his only concern about adding more bicycle lanes was that there would be less room for cars, and traffic already gets really backed up when there's an event at Edgefield. Also, buses bring more transients and problems to the City. Mr. Damgen said that the plan isn't meant to be anti-car but to add areas where there is sufficient right of way to accommodate cars, bicycles, and pedestrians.

Chair Knight said he was excited by the plan and thanked the Staff for doing an amazing job with it over the past two years. He loves the idea of slowing down traffic and making the City safer. For example, a multi-use hub could connect to an overhead bridge over 257th. Also, he likes the idea of a downtown with wide sidewalks and outdoor dining. He especially liked the idea of connecting downtown to Edgefield by adding golf carts. He recommended that anyone who is interested in these ideas attend the Town Center Committee meetings.

Ms. Farrell said that Mr. Damgen had worked really hard on this project and it's been great to see it all come together. There's also the possibility of adding lighting improvements to help with safety. Mr.

Damgen added that it would be possible to do things like add sidewalks and streets without changing the country feel of Edgefield; for example, there could be meandering paths and flexible designs. He thinks there won't be great transit in a post-Covid world and bicycles aren't always practical, so golf carts could be important in the future.

Mr. Damgen returned to his presentation and explained the "Confluence Concept" slides. Basically, the idea is to market to tourists while also catering to the locals and people who live in cities just west and east who see Troutdale as their town. For example, adding hotels could generate traffic and is also a bargaining chip. He discussed the possibility of adding a parking garage that could be adapted in case the need for parking goes down because of automation.

The most controversial issue being discussed is allowable building height. Mr. Damgen showed a slide of the water tower to demonstrate what it would look like for a building to exceed 75 feet. Fortunately, the site is situated to the north of downtown so the concern of shadows darkening the street is limited only to the URA site. If you're standing downtown, you won't see the large building just 300 feet to the north.

Mr. Damgen covered establishing basic expectations that this action planning will lift all boats and not just make money for the developers. The City has worked with this consultant on another property at Hurford Tract, and they did a terrific job of collecting community input and using it to create design concepts.

He explained that the next steps are to engage with Columbia Gorge Outlets and also to see what connections with downtown could happen so it isn't left behind. He expects they will be able to market the plan to potential business owners in 6-9 months.

Mr. Damgen showed the Future Long-Range Planning Actions slide and focused on the idea of providing golf carts to residents. He said this idea will be popular with residents because golf carts encourage equity, safety, and climate resilience, as they're electric. Communities who have introduced them say that it leads to a small-town feel and events like a 4th of July golf cart parade. They are also popular with seniors who don't wish to drive cars but don't want to be limited in getting around. It would be possible to incentivize them by offering them to new condo owners, for example, in the opportunity sites.

Mr. Damgen asked for questions.

Ms. Castillo asked about the Town Center's ranked preferences, and Mr. Damgen answered they were mixed use development, commercial development, and open space or parks. She asked if they are any further in discussion with the factory outlets about the center entrance. Mr. Damgen answered they weren't because they want to work with the consultants first to see what concepts they have, and then approach the outlets in a few months. She commented that there have been six open houses so a lot of the criteria and direction came from repeatedly announcing this option. She appreciated Nick being there, and she said there's a lot of opportunity for residents to chime in. There's also been discussion at the City Council meetings.

Ms. Hinshaw asked if there could be an eco-roof on the parking garage. Mr. Damgen answered that the URA is looking at adding green infrastructure or rooftop plazas with views. Ms. Hinshaw asked if on the Hurford Tract, would a community center be part of the 2 floors of civic use. Mr. Damgen replied that the corner building could work well as a civic hall or library since it's set back and a hotel farther down the road. Ms. Hinshaw asked if that would be possible if there was also a hotel added in the URA, and Mr. Damgen said that this one would be a boutique hotel, and the one in the URA site would be more of a convention center attracting groups from out of town.

Ms. Hinshaw asked if there would be life guards at the Sandy River this summer, and Mr. Damgen said there would not be. Diane said she and Glenn are trying to not let budget constraints prevent having guards.

Mr. Erich thanked Mr. Damgen for a fantastic presentation. He asked if the water tower was definitely going to remain, and Mr. Damgen said it would but it could be refurbished.

Mr. Schwab said the plan would bring people from other areas to the City. He asked how this would affect gridlock traffic on Frontage Road which is already a problem at times. Mr. Damgen said this would need to be studied, but it could mean improving traffic light configurations or detouring traffic at exit 16 or for any Corbett-bound traffic using 18. There will also be better signage about exit lanes. Mr. Schwab asked how developers will build retail in order to build residential and if they are banking on people moving in because of the retail. Which will come first, residential or retail? Mr. Damgen replied that developers usually write off commercial spaces for the first few years since it takes time to attract businesses. They're also considering micro retail spaces so there will be affordable spaces available as lower barriers to entry for entrepreneurs and small businesses. The task will be to make sure Troutdale's Development Code and Building Code are receptive to these creative uses.

Mr. Schwab commented that planners will need to figure out what residential will look like post-Covid. Mr. Damgen said that they knew from a housing needs analysis that there is a need both for affordable housing and higher income housing. Ms. Hinshaw asked about the 50 units designated for affordable housing, and Mr. Damgen said this would allow the developer to receive tax credits, a strategy that worked well for the Pearl neighborhood in Portland.

Ms. Hinshaw asked if there's been talk about including art or galleries or small theaters. Mr. Damgen said there has been. Ms. Hinshaw asked about the possibility of increasing mass transit. Mr. Damgen replied that this was unlikely since the City doesn't have the numbers of passengers needed.

Ms. Reynolds moved to close the discussion and Mr. Lumiere seconded. The motion passed unanimously.

B. Future Discussion Items

i. Houselessness

Ms. Farrell asked when the CAC would like to address these two topics at future meetings. Mr. Schwab said as a reminder that in November 2019, he gave a presentation about ways to prevent houselessness among Troutdale residents and they haven't been able to resume the discussion. He wondered if there were actions they could pursue in spite of the pandemic and an economic recession.

Ms. Hinshaw commented that she emailed Mr. Schwab earlier about the Rosewood Initiative in Gresham and if the CAC could partner with them. She thought his ideas about financial literacy classes might be ones that would also interest them. She also spoke to Mr. Brown earlier, and he's feeding 200 families on Tuesday nights through the Oregon Food Bank, and Harvest Church is feeding people on Wednesdays, so food insecurity is being addressed. She would like to explore ways to help connect people to resources such as digital literacy, perhaps beginning with a community survey to find out residents' needs.

Ms. Castillo answered that she had appreciated Mr. Schwab's Finances 101 education idea. She suggested creating a 20-minute Zoom presentation for residents to view. Also, there was discussion about an article in the *Champion* summarizing his presentation and things like jobs changing in the future. She would like to revisit these ideas.

Mr. Schwab commented that he'd listed seven different ideas and at least half of them required people being in the same room or a private entity building somewhere, and budgets are now tight. However, if anyone has ideas they wish to pursue, please email him and he will collate them into a manuscript that can be reviewed at the next meeting.

Mr. Lumiere said that he liked Ms. Castillo's newspaper article idea and also Ms. Hinshaw's suggestion to survey what residents need. He added that another benefit was that residents experiencing houselessness might feel a sense of belonging by being included in the survey.

ii. Public Safety in Troutdale

Mr. Schwab started the discussion by asking the group what public safety in Troutdale means for each of them. For example, does this mean a lower crime rate, deputies on the street, or increased communication with the precinct captain?

Ms. Hinshaw said that she would welcome more robust social services such as when someone wants to report a suspected domestic violence incident. She also noted that Gresham offers a volunteer meditation group and that this would be a good community resource to offer in Troutdale. She believes community safety involves being able to talk to our neighbors without fear in spite of having different opinions.

Mr. Wheaton said that public safety for the average citizen means knowing what happens if they need help. For example, if someone breaks into my home, will the police respond? What he sees on the media is that the police are not responding and this means people are taking action on their own.

Ms. Castillo commented that in terms of existing resources, there are brochures about DV services available at the Sheriff's office. There's also a Community Resource Officer, Nick Bohrer. She and her husband have been able to access free mediation services to resolve a neighborhood dispute, and she's reached out to Kelley at the City to find out what resources are available. At one time, there was a public safety committee and the Head Sheriff tried to visit the CAC every 3 months. She suggested asking his office to visit a CAC meeting to answer questions about community resources.

Ms. Reynolds commented that she favored a middle of the road approach to public safety, but before considering any new projects, it would be helpful to get a list of the resources available. She would also like information about the types of issues to which police are called. She personally sees lots of break-ins and theft.

Mr. Schwab said he would reach out to the Sheriff's office to get that information. However, he also wonders how often crimes aren't reported, so it would also be helpful to do a community survey. Ms. Hinshaw said that speeding is the safety violation that is most concerning and she has tried to ask the County to enforce the 25-mph limit on East Columbia Highway without much success.

Mr. Roger Sellin commented that there are people who have fallen on hard times and would benefit from facilities like Mount Hood Community College. People need to be educated so they can become productive. He suggested banding together with other cities to offer classes for single mothers, for example, or about other topics that are identified as being needed. He also thanked Mr. Damgen for the presentation and said that he was excited by the new Town Center Plan. Ms. Hinshaw said she agreed with Mr. Sellin and that a community center would be helpful.

Mr. Schwab asked if the group wished to close discussion. Mr. Barney motioned to close, someone seconded, it was unanimous.

5. Department Report

Ms. Farrell reported that Staff are busy with the Parks Master Plan moving to an RFQ in the near future. Also, the CAC's recommendation about Top 3 Voting was presented to the City Council, and they will have further discussion at the July 14 meeting. The City is moving forward with the campaign to "tell your Troutdale story" and to email her if you would like more information about how to tell your own story.

There has been a great deal of interest for the URA site to include a pop-up disc golf course which happens to be a socially distant sport. This will be discussed more at the July 14th Council meeting.

She asked if everyone found it helpful to have a Robert's Rules of Order handouts and people agreed that it was helpful.

Mr. Schwab asked her to include public safety on next month's agenda.

6. Committee Comments

Ms. Reynolds thanked Mr. Damgen for his presentation. There were no other committee member comments.

7. Adjourn

Ms. Castillo moved to adjourn the meeting and Ms. Rizzo seconded. The vote was unanimous, and the meeting was adjourned at 9:10 p.m.

Next Regular Meeting:

Wednesday, August 5, 2020 | 7:00 p.m. | Troutdale Police Community Center

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