



**City of Tigard**  
**City Center Development Agency**  
**Meeting Minutes – September 4, 2012**

1. CITY CENTER DEVELOPMENT AGENCY BOARD MEETING

A. Call to Order- City Center Development Agency

Chair Dirksen called the meeting to order at 6:31 p.m.

B. Deputy City Recorder Krager called the roll.

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Director Woodard	✓	
Director Wilson	✓	
Director Buehner	✓	
Chair Dirksen	✓	
Director Henderson	✓	

City Center Advisory Commission (CCAC) Members present: Commissioners Craghead and Shearer.

Staff Present: CCDA Executive Director Wine, Assistant City Manager Newton, Redevelopment Project Manager Farrelly, City Engineer Stone, City Attorney Watts and Deputy City Recorder Krager

C. Call to City Center Development Agency and Staff for Non-Agenda Items: Chair Dirksen mentioned he had an item to discuss and suggested the order of the agenda be adjusted so the Non Agenda item could be heard first.

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4. NON AGENDA ITEMS: (This item was heard out of order.)

Chair Dirksen said ODOT is creating an Area Transportation Committee (ATC) for the Portland Metro area. Executive Director Wine noted that the creation of this committee is to help ODOT distribute federal surface transportation improvement program funding regionally. Every other ODOT Region but Region 1 already has an ATC. Chair Dirksen clarified that Metro acts in that capacity somewhat, but does not represent all areas of Region 1, which include Hood River and Columbia County. Chair Dirksen said this committee will be temporary, only affecting the next round of funding. There will be future discussion on improving the distribution of representatives but there is not enough time to develop this now. Washington County is seeking members for the ACT and one of their four members will represent the cities of Washington County. Tualatin Councilor Beikman and Cornelius Mayor Dalin were proposed as choices to represent the cities. Chair Dirksen said he was comfortable with either and discussed their strengths. Council consensus was to recommend Tualatin Councilor Beikman for this committee. Chair Dirksen will take this recommendation to the next WCCC meeting.

2. RECEIVE UPDATE ON URBAN RENEWAL PROJECTS

Redevelopment Project Manager Farrelly briefed the CCDA Board on projects funded by urban renewal dollars.

- A. Main Street Green Street - He reported that a turn-around at the south end of Main Street depends on reconfigured access from the brew pub and the neighboring Main Street Village apartments. He said a small area of right of way would need to be purchased and initial contact with the apartment owners was positive but they requested more detail. ODOT has just activated the right-of-way acquisition process and their right-of-way agent will be speaking with the owners of Main Street Village.

Director Henderson inquired about the overall budget for the Main Street Green Street project and Mr. Farrelly replied that it is, "on budget," but these right-of-way purchases may increase costs.

City Attorney Watts suggested "drivable" curbs as an option for this street to improve access for fire vehicles. City Engineer Stone said there is no fire access on this road at the present time.

CCDA consensus to staff was to continue moving forward, with minor changes to address accessibility. Director Wilson said he is willing to participate in discussions with the apartment owners if involving elected officials in that meeting is desired.

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- B. Burnham Street Parking Lot - Redevelopment Project Manager Farrelly said land use approval of this temporary lot is expected this week and ground will be broken in October. He said the plan was revised since CCDA last discussed it. The previous access was through the property now owned by Jeffrey Allen. Public Works changed the access as Jeffrey Allen wants to keep options open for an outdoor sales area in the future.

Director Buehner said she was concerned about getting construction started prior to the rainy season. City Engineer Stone said it would only take a few weeks to construct.

Redevelopment Project Manager Farrelly said staff met with the Cache and Capistrano families who own the greatest portion of the properties. The Cache family expressed interest in the urban creek concept and was favorable to getting the area paved, striped, and lighted in exchange for right of way for a city-owned stream feature.

Director Buehner said she would like to see better lighting in the area for safety reasons. Director Wilson requested that utility undergrounding be discussed because of the messy appearance of the utilities on that street. Director Wilson suggested making the parking area more of a public lot and Chair Dirksen agreed, saying, "Let's not talk about the city buying the whole thing; let's talk about creating a limited partnership of all property owners owning it in common with shares based on relative value. We could even do a local improvement district and include property owners up and down the street who could buy their partnership with money and get rights to use the lot." Redevelopment Project Manager Farrelly said some owners are looking at possible redevelopment and did not want to be locked into anything long term. Director Buehner commented that what the city builds will service whatever is developed in the future. Executive Director Wine said the long-term vision includes facilitating redevelopment and managing the parking in a systematic way, however, this may not be done with the temporary lot.

Director Buehner asked about the location of other utilities in the area. City Engineer Stone responded that they were in a hodge-podge of locations. He said one issue that puzzled him is why there are no provisions for new utility work on Main Street. He said it was atypical not to put in conduit that could remain in place for years until redevelopment occurs. He said if utility runs are not placed under the new street then easements will need to be obtained and these impact building. In response to a question from Director Henderson, City Engineer Stone said gas, telephone and electricity are not currently underground and vaults added during Main Street Green Street would enable the city to be ready for future undergrounding of utilities. Executive Director Wine said it needs to be examined how adding this to the project would affect the schedule and cost.

- C. Pacific Highway Viaduct/Fanno Creek Trail - Redevelopment Project Manager Farrelly said improved lighting has been planned for some time to increase safety where the trail crosses under the viaduct. He said original plans were for utilitarian fixtures but Director

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Wilson suggested stepping things up a level. Mr. Farrelly showed the CCDA a plan with upgraded lighting that highlights the architectural features of the viaduct and includes shade-tolerant plants. He said the lighting study is complete and vandal-resistant light fixtures need to be selected. Changeable colored LED lighting was discussed. Mr. Farrelly said he will check with the consultant regarding LED lights and the project schedule. The CCDA said the plan looked good to them.

- D. Main Street Fair - Redevelopment Project Manager Farrelly said event consultant Bridget Bayer will attend the next CCDA meeting to discuss the fair and how to move forward with events and marketing downtown. He said there was good cooperation between businesses but looking back, the date chosen was not the best, as it conflicted with Tualatin's Crawfish Festival. Director Buehner urged not holding it on the same weekend as the Hood-to-Coast Run. Director Woodard said he was out of town but heard both positive and negative feedback. He suggested that a banner hanging across Main Street and visible from Pacific Highway would help with advertising. Director Buehner said the signs placed near Pacific Highway this year were crooked and hard to read.

Director Woodard asked about the budget and whether consultant services will be budgeted at the same level next year. Redevelopment Project Manager Farrelly said staff has been rethinking involvement with events and talking with Tigard's Chamber of Commerce. He said Ms. Bayer feels that her strong points are getting business associations up and running, and right now there is not a strong, functioning organization in downtown Tigard. Director Woodard asked if doubling the budget means that there will be adequate resources to make that more successful. Chair Dirksen said the goal was to kick-start an annual event that the Chamber and downtown businesses would recognize as valuable, and then have them take over event support from the city. Mr. Farrelly said the only cost to the city was Ms. Bayer's time; everything else was paid for by vendor fees and business sponsorships. He said a more detailed presentation about the street fair is scheduled for the next CCDA meeting.

### 3. RECEIVE UPDATE ON ASH AVENUE RAILROAD CROSSING

City Engineer Stone said six weeks ago Redevelopment Project Manager Farrelly and Engineering Manager McMillan traveled with him to Salem to meet with ODOT Rail. He explained that railroads in Oregon dedicated their railroad rights of way to ODOT Rail, who leases back to the railroads the ability to operate on that right of way.

He said it will be very difficult to get a new crossing on Ash Avenue for a few reasons. Both of the following must be demonstrated:

- 1) There must be a direct benefit for the railroad. This is ODOT's main concern.
- 2) Other than cost, it must be demonstrated why going over or underneath the railroad is not the preferred option.

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Chair Dirksen said this case could be made at the Ash Street location. City Engineer Stone said that for that particular section of rail, ODOT owns the right of way, TriMet owns the rail itself, and the railroad has a lease with TriMet to operate the freight and the WES system. The city could apply for another crossing but it would require approval from ODOT Rail, TriMet and the railroad. If the three agencies are not in agreement, the case could be appealed to an administrative law judge.

Director Wilson asked if closing another crossing is considered a benefit to the railroad. Chair Dirksen said he heard that there is more interest in closing crossings than trading crossings. City Engineer Stone said there is the possibility of a trade. Staff asked ODOT Rail if a crossing was created at Ash Avenue, where would they like to see a crossing closed, and they said unanimously, it was the North Dakota location. They said even this would not be a guarantee because the benefit of the crossing at Ash still must show a benefit to the railroad.

City Engineer Stone said the city offered the crossing at Hunziker but were told, “No thanks.” Director Henderson said the North Dakota crossing is too close to the crossing at Tiedeman and this is a safety issue. Mayor Dirksen said he attended two events along North Dakota Street on National Night Out, and brought up the idea of making North Dakota a dead-end street. This idea was not well received by the residents.

Executive Director Wine asked the CCDA if they concluded long ago that the Ash Avenue crossing is the best opportunity for downtown connectivity. Director Wilson said opening up Ash Avenue and the future extension of Walnut Avenue connection linking with Hunziker would draw about 8,000 cars off Pacific Highway and support retail in the downtown area, according to a study by traffic consultants DKS. Executive Director Wine said it is good that the connectivity plan is coming forward again for discussion soon.

Director Woodard said the North Dakota crossing is a huge pedestrian safety problem and asked if submitting it as a project to the WCCC would be a step in the right direction. Nothing may happen for ten or fifteen years, but by then an underpass or overpass could be designed for Ash Avenue. Chair Dirksen commented that the idea of an under- or overpass was explored and it was concluded that there is not enough distance between Commercial and Burnham Streets to be feasible. Director Wilson commented that this would hurt access. He said the underpass on Powell Boulevard in Portland severely impacted adjacent businesses. He suggested keeping the discussion going about this as a potential light rail route. Chair Dirksen said everyone involved with the southwest corridor planning agrees that whatever form of mass transit is chosen should link with WES. He said Tigard needs to continue having potential rail crossing conversations with ODOT.

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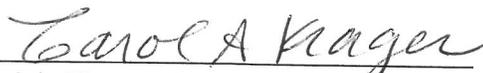
EXECUTIVE SESSION: At 7:41 p.m. CCDA Chair Dirksen announced that the Tigard City Center Development Agency Board was entering into an executive session, called under ORS 192.660 (2) (e) to conduct deliberations with persons designated by the city to negotiate real property transactions. CCAC Chair Craghead was present for the Executive Session. The executive session ended at 8:07 p.m.

4. NON-AGENDA ITEMS - Director Woodard mentioned an AARP program called "Age-friendly Neighborhoods," and said many components of the program are things Tigard is already working on, including multi-modal transportation and ADA-compliant paths. He said Portland is engaged in this program. He said there is a You-Tube video regarding this effort and suggested Council view it. Executive Director Wine asked that it be forwarded to her and she will put it in the council newsletter.

Director Woodard suggested a Citizen Advisory Committee for seniors be formed to give them a voice. Director Buehner said there are many programs for seniors already in place such as those in Summerfield and at the Tigard Senior Center. Chair Dirksen commented that there is federal transportation money available for at-risk populations and seniors are considered an at-risk population.

5. ADJOURNMENT At 8:14 p.m. Director Buehner moved for adjournment. Director Wilson seconded the motion it passed unanimously.

	<i>Yes</i>	<i>No</i>
Director Woodard	✓	
Director Wilson	✓	
Director Buehner	✓	
Chair Dirksen	✓	
Director Henderson	✓	

  
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Carol A. Krager, Deputy City Recorder

Attest:

  
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Chair, Tigard City Center Development Agency

Date: 12/4/12

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