



City of Tigard
Tigard City Council/CCDA Meeting Minutes
August 18, 2015

1. BUSINESS/WORKSHOP MEETING – August 18, 2015

A.  At 6:36 p.m. Mayor Cook called the meeting of the Tigard City Council and City Center Development Agency to order.

B. City Recorder Krager called the roll.

	Present	Absent
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Goodhouse		✓
Councilor Henderson	✓	
Council President Snider	✓	

C. Mayor Cook asked everyone to stand and join him in the Pledge of Allegiance

D. Mayor Cook asked council and staff for non-agenda items. There was none.

2. CONSENT AGENDA: (Tigard City Council) Mayor Cook pulled Item 2.B for separate consideration. Council President Snider moved for approval of the Consent Agenda and Councilor Woodard seconded. Motion passed unanimously.

A. Approve Minutes for:

- April 28, 2015
- June 23, 2015
- July 21, 2015

B. Consider a Resolution to Appoint Members and Alternate Members to the Park and Recreation Advisory Board

RESOLUTION NO. 15-40 A RESOLUTION TO APPOINT WAYNE GROSS AND DAVID BROWN TO FOUR YEAR TERMS AS MEMBERS OF THE PARK AND RECREATION ADVISORY BOARD (PRAB), AND APPOINT TIMOTHY PEPPER AND SARA DARLAND TO ONE-YEAR TERMS AS ALTERNATE MEMBERS

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C. Authorize the City Manager to Sign an Intergovernmental Agreement with Clean Water Services Regarding Erosion Control Services

	Yes	No
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Goodhouse (absent)		
Councilor Henderson	✓	
Council President Snider	✓	

Consent Agenda - Items Removed for Separate Discussion: Item 2.B Resolution 15-40 - Consider a Resolution to Appoint Members and Alternate Members to the Park and Recreation Advisory Board. Councilor Woodard said through the interview process the city was able to retain expertise and add a new member. He said everyone was highly qualified and he was pleased with the process. Mayor Cook commented that it is always good to bring both experience and new energy. Councilor Henderson moved for approval of Resolution 15-40 and Council President Snider seconded the motion. The motion passed unanimously.

	Yes	No
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Goodhouse (absent)		
Councilor Henderson	✓	
Council President Snider	✓	

PRAB alternates Sara Darland and Timothy Pepper were present. Mayor Cook invited them to come forward and receive a City of Tigard pin.

3. CONSIDER RESOLUTION OF SUPPORT FOR WASHINGTON COUNTY COOPERATIVE LIBRARY SERVICES LEVY

Mayor Cook presented this item noting that no staff time or effort was used to prepare it. He said 60 percent of the Tigard Library operating money comes from the county. He asked council if they supported this resolution of support for the Washington County Cooperative Library Services local option replacement levy. Councilor Woodard said both of the Washington County levies are important and he is in support. Council President Snider said the city wants to open the library on Thursdays and passage of this levy will enable the city to do so as recommended by the Budget Committee and the City Council. Council President Snider moved for approval of Resolution No. 15-41. Councilor Woodard seconded the motion.

City Recorder Krager read the number and title of the resolution.

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RESOLUTION NO. 15-41 A RESOLUTION SUPPORTING THE WASHINGTON COUNTY COOPERATIVE LIBRARY SERVICES LOCAL OPTION REPLACEMENT LEVY – MEASURE 34-235

	Yes	No
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Goodhouse (absent)		
Councilor Henderson	✓	
Council President Snider	✓	

The motion to approve Resolution No. 15-41 passed unanimously.

4. CONSIDER RESOLUTION OF SUPPORT FOR WASHINGTON COUNTY PUBLIC SAFETY LEVY

Mayor Cook presented this item and spoke about this five-year levy to maintain public safety services. The levy maintains the same tax rate. It is a county levy but covers many services benefitting cities such as the sheriff’s office, county jail, gang enforcement, SWAT and special task forces, drug court services and all things the city does not provide for with in-house resources. He said some of the funding for the Good Neighbor Center and emergency housing services also comes from this levy. Councilor Woodard added that the county public safety levy maintains an effective juvenile crime prevention system with impressive services. Councilor Henderson mentioned that it also pays for mental health costs.

Council President Snider moved for approval of Resolution No. 15-42. Councilor Henderson seconded the motion. City Recorder Krager read the number and title of the resolution.

RESOLUTION NO. 15-42 A RESOLUTION SUPPORTING THE LEVY RENEWAL FOR MAINTAINING PUBLIC SAFETY COUNTYWIDE SERVICES – MEASURE 34-236

	Yes	No
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Goodhouse (absent)		
Councilor Henderson	✓	
Council President Snider	✓	

The motion passed unanimously.

5. RECEIVE BRIEFING ON EARLY MARIJUANA SALES IN TIGARD

 City Manager Wine said the question before council is whether early sales of limited quantities of recreational marijuana products will be allowed at medical marijuana dispensaries in Tigard beginning October 1, 2015. State law provides for recreational sales to begin on October 1 to persons at least 21 years of age unless a city takes prohibitive action. There are two issues to discuss. The Tigard City Council put a city marijuana tax in place which bears discussing but the pressing issue is whether or not to ban recreational marijuana early sales. Taking no action means sales will begin October 1, 2015. If council elects to ban sales, an ordinance will need to be considered at the next business meeting.

 Councilor Henderson said this is something the state has done and there will be no revenue value. He said he was unsure how many medical marijuana facilities are located in Tigard but early sales did not seem to serve any valuable purpose. He guessed that some people want to start growing and it would be a way for them to obtain plants and seeds. He commented that this is going too fast and is a change in the law he does not appreciate.

Council President Snider asked how many facilities there are in Tigard. City Manager Wine said there is one operator who has applied and is working on meeting the requirements to open. Council President Snider said it was interesting to him that this will happen unless a city takes action. The state left some local control in place. He said he was leaning towards allowing it to happen but could be convinced otherwise.

Councilor Woodard said he still had questions about conjoined sales of medical marijuana and recreational marijuana and asked about opportunities for black market operations. City Manager Wine said council has already taken action on time, place and manner restrictions. This discussion is in the wake of state actions and staff will return to council in September to discuss taxation questions. Councilor Woodard said recreational and medical marijuana are two separate programs and he has questions about co-location.

Mayor Cook said his point is that people voted for it, making it legal to grow and carry certain amounts of marijuana. He said if we do not allow the sale of seeds and plants at these facilities all that does is enhance the black market for the next 14 months. If a shop comes into Tigard it will be in a visible location where we can see what is going on. People voted for it and the state says it is allowed to be sold in facilities. He mentioned a recent dispensary tour he took with another mayor in Cottage Grove and said the facility was similar to a drug store. He realizes people worried about getting ten or twelve shops but the reality is that Tigard has only one business that has applied and it has not even opened. He did not see this as being burdensome.

Council President Snider said he would have liked to hear Associate Planner Floyd's opinion as he has been the staff expert on this. He asked what action Portland has taken. City Manager Wine said she has no information on what Portland is doing. She said the issues before council are policy and legal questions. The remaining questions relate to administration and taxes.

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Councilor Woodard asked if staff knew how frequent the visits from OLCC agents will occur at the dispensaries. City Manager Wine said she could not recount the OLCC regulations as they relate to dispensary operations but those regulations are in place. Mayor Cook said the OLCC is only regulating the recreational side; the medical marijuana is regulated by the Oregon Health Authority. Council President Snider asked if the state gave the Oregon Health Authority any additional oversight during the early sales period.

Mayor Cook said if a city ban sales, they are banned until recreation sales open but there is a tax free period between October 1 and January 1 with no tax on recreational sales. If the city puts in a ban through next year, it will not receive any of the 25 percent to be collected beginning January 1. City Manager Wine said the city attorney said cities are not disadvantaged in either way if this initial ban is in place. Those cities that elect to ban marijuana sales entirely and place such a measure on the ballot will be preempted from collecting any of the state tax. Finance and Information Services Director LaFrance said that was also his understanding.

Councilor Henderson expressed concern about medical marijuana buyers needing cards but no card is required for recreational marijuana buyers. He said this has not been thought through very well. He said he worried that medical marijuana facilities may become recreational outlets with no regulations.

Council President Snider moved not to place a ban on marijuana early sales. Councilor Woodard said it would not make much difference to ban early sales so he is neutral. He said the Oregon Health Authority will have influence on the OLCC's control and they have had experience with this since the 1990s. Councilor Woodard seconded the motion.

	Yes	No
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Goodhouse (absent)		
Councilor Henderson		✓
Council President Snider	✓	

Mayor Cook announced that the vote was 3-1 to not put a ban in place. City Manager Wine said the ordinance will be removed from next week's agenda. In response to a question from Council President Snider, Mayor Cook said marijuana taxation will be discussed in September or October.

6. JOINT MEETING WITH THE PLANNING COMMISSION TO RECEIVE A BRIEFING ON THE TIGARD TRIANGLE



Planning Commission President Jason Rogers introduced the members of the Planning Commission present: Vice President Fitzgerald, Commissioner Middaugh, Commissioner Muldoon, Commissioner Schmidt, Commissioner Mooney and Commissioner Enloe.

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Associate Planner and Project Manager for the Tigard Triangle Strategic Plan and Redevelopment Caines gave the staff report. She said much has happened in the year since council's last update. The Transportation Growth Management grant was completed which created the Tigard Triangle Strategic Plan. She said council had in their handouts maps from the Strategic Plan and commented that they will look similar to preferred options seen previously. This plan creates a complete streets grid system, parks, new trails and trail connections within and outside of the Triangle. A key piece is a greenway trail along Red Rock Creek, which is a focus and a way to change the Tigard Triangle from a place to shop and work into a real neighborhood. This plan was taken to an open house in September, 2014 where 100 people visited the website or attended the meeting. Comments included concerns about traffic. The trails and open spaces were popular. While some thought it was too urban, others liked the housing and wanted choices, including affordable housing.

Associate Planner Caines said the next step is to put the regulatory actions in place. The vision shows where we want to go but the code and zoning affect the property owners, developers and potential residents. She said the direction they want to go is towards form-based code. She gave council a handout showing how form-based code could be implemented. The current code examines uses and how to keep them separate. But the Triangle is a mixed-use area where it is desirable to have the uses coincide. The streetscape is very important in a walkable place and traditional code does not consider the relationship between the street and buildings. Lean code comes from lean urbanism. During the recession there was not a lot of development happening and one way to get development going was to bring in big developers who made big changes. But another way is to attract smaller businesses. The idea is to encourage redevelopment and revitalization through shorter review periods, simplified code and scaled infrastructure. She commented that full street sections with curbs and 12-foot sidewalks are not always needed.

Ms. Caines said the city hired Placemakers, a consulting firm specializing in form-based codes. They have worked on many form-based codes and will start the week of September 14. Two open houses are scheduled for that week, one for property owners and one as a venue to show concepts and preliminary street sections and then seek feedback. The consultants will take this information and rewrite the Community Development Code to allow form-based code in the Triangle. Staff will vet it through Metro, Clean Water Services and the Department of Land Conservation and Development (DLCD) to ensure it is in line with state and regional guidelines. The code changes will come before the Planning Commission and then to Council in February, 2016.

Staff and the Citizen Advisory Committee have been meeting with key stakeholders and Community Development Director Asher. They have met many people who can see this vision. Property owner Tran already has a design and will be ready to go when the code changes are adopted. She is interested in helping project owners take plans and consider concepts as they redesign their projects to make them more in line with the Triangle vision.

Associate Planner Caines updated council on the Metro Community Planning and Development grant. She said the decision has been delayed until September and she will keep everyone updated. She noted two Lighter, Quicker, Cheaper projects were completed. One was filling a sidewalk gap on 68th Street for the Haines overpass and the other is an overlook spot with large boulders and a view to the west. Joanne Bengtson, the city staff person doing the Tigard Walks Program planned a Tigard Triangle Walk recently and ten people showed up for a walk through the area highlighting trail connections and discussing different developments.

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 Mayor Cook reported that walkability expert Jeff Speck said some areas in Tigard need more work than others but he had hope for the downtown and the Triangle. Having PlaceMakers on board to rewrite the code is a great advantage and they will be doing exactly what Jeff Speck would promote. Mayor Cook said the hardest thing is the financing and asked the Planning Commissioners if they have discussed it and what methods were identified to finance these projects. Associate Planner Caines said part of the grant will cover consideration of placing in an urban renewal area in the Triangle. She said Finance and Information Services Director LaFrance will be included in the September meetings. She said the project includes more than code updates and the Finance Department is included to help figure out ways to pay for development.

Council President Snider asked the Planning Commission members what they thought of the form-based code concept. Some were familiar with it. Chair Rogers said he would defer to the design professionals on the Planning Commission but his initial concern was if form-based code was a new and controversial process and he was assured it was not. Councilor Henderson said the city considered it in the downtown years ago. Vice President Fitzgerald said she is a design professional and a property owner came to her office and asked her firm to do a study based on the code that was intended to be adopted and it was difficult to get through. It was not easy and did not make a very appealing building. Through the course of that she learned that there are developers interested in putting in housing right away. A lean code will give designers a chance to be more creative. The existing code leads to the built environment all looking the same. A lean code will loosen up some product limiting code restrictions and will be more interesting for design professionals to work with. It will make developers look at it differently and find more ways to get projects to be more cost effective. She said she looks forward to attending the workshops in September and added that she thinks it will be successful. Planning Commissioner Schmidt said he also looks forward to attending the workshops with PlaceMakers. He said he has no experience with lean code but he said anything that makes it simpler for the design professionals to understand and interpret the code is advantageous to the city.

Councilor Woodard said form-based code makes sense. He asked how developers felt about it. Associate Planner Caines said they have not discussed specifics with developers and builders yet but they should like the process because it will make things faster and easier. Vice President Fitzgerald said one concern in the area is the slope. Councilor Woodard asked about opportunities for affordable housing. Vice President Fitzgerald said she knows a colleague that is actively partnering with a group to get some affordable housing in Tigard.

Councilor Henderson asked if there is an area of the Triangle that has more energy or opportunities, and where Ms. Caines would suggest starting in this large development area. Associate Planner Caines said the southern portion is developed and they are looking at redevelopment in the center and towards the north. But too far north there is a small area without sanitary sewer which creates a hurdle. There is a lot of opportunity along 72nd Avenue, and several blocks are vacant between 68th and 69th Avenues. The theater site is perfect for redevelopment. Parking is underutilized and the creek is a great amenity.

Mayor Cook commented that when suburbs were built there were separate areas for schools, houses and industrial uses. He said we want now to live, work and play in the same area and be able to walk to all of those facilities. He asked how to get the code changed everywhere so that can happen and

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how can people be educated so they do not worry about industrial buildings going in next to their residences. Associate Planner Caines said Community Development Director Asher's long range plan is to take what the city learns in downtown and the Triangle and pinpoint where smaller changes can be made in residential neighborhoods to improve walkability and mix of uses.

Councilor Henderson asked if the campus area is targeted more for housing. Associate Planner Caines said the consultant used the word campus for a few reasons. One is the three higher education schools located there, George Fox, Phoenix and American University. The other part of using the term campus was that the sites themselves are large buildings with parking lots and not a lot of streets. These are newer developments so it is hard to get smaller blocks. The development itself is more like a campus where you park in one area and use sidewalks and trails rather than streets to get around.

Planning Commission Chair Rogers talked about a field trip the Planning Commission and some members of council took three or four years ago. Wal-Mart was not there yet and the coffee shop was still in development at that point. They started at one end and drove to the other, taking walks through the area and setting a vision of what this could be in the next ten to twenty years. He said we are still working at it years later but are getting closer. He said it is interesting now to look at the concepts and code and zoning pieces to make this a reality. He said they look forward to hearing from council in the September-November timeframe and then handing it over to council for the code change adoption process.

Council President Snider said this is exciting. Mayor Cook said it is a great project and part of the reason it has been delayed is that the city had so much on its plate. Getting River Terrace into the building process frees up more time to work on other important projects. He said next up are code changes and financing discussions and the lean and form-based codes and affordable housing will need to be calculated into the financing discussions.

Councilor Woodard commented that he went on the tour a few years ago and it was eye-opening to see what was in place and think of what could be. He likes the ideas of the green spaces and a 217 crossing. He encouraged the Planning Commission to move forward with these ideas. Mayor Cook said there are also two proposed crossings over I-5 that are for bikes/pedestrians and one multi-modal crossing over 217 so from a bike/pedestrian standpoint there are three new entrances in and out of the Triangle and that is huge.

CITY CENTER DEVELOPMENT AGENCY

Mayor Cook convened the City Center Development Agency for Agenda Items 7 and 8.

7. PRESENTATION ON TIGARD STREET HERITAGE TRAIL CONCEPT

 Redevelopment Project Manager Farrelly said Resolve Architecture + Planning designers Suenn Ho and John Flynn. will give a presentation and present a PowerPoint on concept designs for the Tigard Street Heritage Trail. He said the project will convert three-quarters of a mile unused rail spur to an off-street walk and bike path that will include lighting, safety fencing, and public space

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where the trail meets Main Street. In 2014 the city signed a 99-year lease with ODOT Rail for the use of the property. The path would stretch from Main Street to Tiedeman Avenue and connect Tigard's neighborhoods with downtown businesses and the transit center. Funding for this project has not yet been secured. In the fall of 2014 Community Development staff organized two focus groups to explore design themes and concepts with Resolve Architecture + Planning. Included were members of the council, City Center Advisory Commission (CCAC), Tigard Downtown Alliance (TDA), Tigard Transportation Advisory Committee (TTAC) and city staff. Resolve submitted preliminary concepts to the CCDA in January 2015. The draft plan has been reviewed by the focus group and the CCAC.

Architect Suenn Ho presented the PowerPoint on trail concepts. She said the major focus of this trail is to connect people with neighborhoods, Tigard's cultural heritage, natural resources and art. The latest direction is to also make it safe, convenient and that it has contemporary amenities such as conveniently placed emergency-police assistance kiosks, clean and safe toilet facilities to ADA standards, drinking fountains and a splash pad. It is a 24-hour open trail so it needs lighting so people can enjoy it anytime they want. She commented that Elise Shearer provided much research on Tigard culture and businesses. The trail will highlight the history of Tigard with signage and business representation and will show the new generations that Tigard has come a long way. She said there is a culture of agriculture and fabrication and Tigard also played a role in the development of railroads in the area. The Heritage Rail Museum provided insights.

Ms. Ho said the trail is in a crescent shape just like Main Street. It can be used to connect with other neighborhoods but the railroad tracks create a challenge on one side. She described the main nodes of the design.

- Area No. 1 (Trail by the Rail) is near Main Street and the transit stop with an opportunity for multi-purpose outdoor purposes or events. The tracks cross here and stories about the railroad can be told. This is a space for markets and multiple types of year around engagement. ODOT said the underside of the bridge can be painted. It creates an outdoor room. The fitness trail can be made to look attractive even when not in use.
- Area No. 2 (The Commons) is the widest area and could connect to BMX bike tracks and is a possible location for a veterans memorial. Heritage trees are a great feature here.
- Area No. 3 (Event State and Movies) is pinched between two industrial buildings and could be a space for night events such as movies or slide shows projected on the building. Tensile canopies could stretch between the buildings and over seating to provide year around public space.
- Area No. 4 (Entry Plaza at Tiedeman Avenue) is the end of the trail and connects it to other neighborhoods. Parking stalls and a trail crossing are provided here.
- Sculptural beacons, lighting and art are provided all along the trail.

She mentioned the passion of the participants and said she hoped the concept design can be tailored to help Tigard get this project funded through a grant.

Redevelopment Project Manager Farrelly said this is still a concept and we do not have funding. He mentioned that put in a trail of pervious asphalt along the right of way so people can use the trail before these design concepts are applied. This was a Lighter, Cheaper, Quicker project.

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CCAC Director Snider observed that the concept seems to miss an important group – young children and the parents that supervise them. He said he did not see anything to grab the attention of that demographic and noted that group was not represented on the advisory committee. He requested that this group be included when designing such large community spaces. He mentioned travelling recently with his family where they stopped at parks along the way and he got many ideas of what could work. Mr. Farrelly said he would be interested in discussing that further with him.

Chair Cook said these are concept plans and can be used when seeking grants to fund the project. He said the city would not use tax dollars for this \$2 million project. He said in the short run the city is using tax dollars to put in a small amount of pavement so the trail can be used for walking or pushing strollers. That is necessary and can be funded by tax dollars. Ms. Ho said the design provides opportunities for naming rights so citizens have a way to engage with different areas as community projects.

Director Henderson asked about the saw tooth part of the trail and was concerned that the city is designing something on property that it does not own. Ms. Ho said the city made it clear to the designers that it did not own this land so anything designed and installed needs to accommodate the ability to relocate. She said they took that into consideration and can relocate the story screens individually or as a group. Chair Cook said part of the space is not owned by the railroad. Mr. Farrelly said staff plans to have a conversation with the owner and if the concept progresses and funding is received the conversation will become more serious. Ms. Ho said it is often easier to start a conversation when you can show someone a concept design. Director Woodard said he suggested the BMX trail and understands that the city does not own the land. He commended the designers for including the concept.

Director Woodard said he appreciated the ADA equipment, noting that he saw many devices at the National Parks and Recreation conference that can be installed for those in wheelchairs and others to do upper body exercising. He said he liked the veterans' wall opportunity at Main Street. This creates the potential for adding items that build memories. He said at each art piece there could be an interactive board showing Tigard history and culture and this would attract repeat visits and become a destination place. He thanked everyone for their involvement and said he hoped some of these ideas could become quicker, faster, cheaper projects.

8. DISCUSSION ON SAXONY PROPERTY REDEVELOPMENT STUDY

Redevelopment Project Manager Farrelly said Resolve Architecture + Planning will be doing the concept study for the Saxony property in the downtown urban renewal area. The city closed on this property in July and its proximity to Fanno Creek and almost 200 lineal feet of Main Street frontage make it a desirable property. Because it was purchased with park bond funds there is a fixed time line to designate which portion, if any, will be used for public space. This must be decided within 20 months of closing, or January 2017. The remaining portion will be sold for private redevelopment and the proceeds will reimburse the park fund. Over the next 12 months, Resolve, staff and a public involvement component will be looking at the site to determine the best use. The scope of work includes site and building design, economic feasibility, taking the design through land use, and public involvement.

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John Flynn from Resolve Architecture+ Planning introduced Will Denecke of Summer Lake Consulting, Inc. who is on their team as development advisor and will be developing a pro forma. Mr. Flynn noted they are at the beginning of an eight or nine month study to examine the potential for development, including a public plaza. He said the idea of a public plaza resonates with both the design team and the advisory committee. Main Street intersects Fanno Creek and is a prime location for a nodal activity for the community. The property consists of two tax lots and is a little less than a half-acre in size. There are four street addresses and the building closed to Fanno Creek is abandoned and dates from the 1940s. The westernmost piece of the property is in Fanno Creek and is non-conforming now. There is currently an elevated structure and an opportunity exists to use that structure for a public plaza extending out over Fanno Creek. There is much non-native and invasive vegetation. The project is subject to regulations overseen by Clean Water Services and FEMA and there are complexities. He showed a slide illustrating constraints on the property. He said there is a small piece of ODOT right of way between the property and Highway 99W.

Mr. Flynn showed slides of constraints due to the creek, vegetative zone, FEMA floodplain, and a wide easement for overhead power lines and some significant sewer underground sewer lines at the east end of the property. Concept sketches were made showing how much building could be made within the constraints. They met with FEMA and Clean Water Services representatives and showed them some ideas on how regulating lines might impact a development approach. He showed concepts for building footprints and different schemes for public plaza areas. Ms. Oh added that the turquoise dots on the drawing do not necessarily denote plants; they could be pedestal art or lighting to celebrate Fanno Creek. It is a good opportunity to connect the two sides of the trail at Main Street.

Mr. Flynn said one question is whether the city can grandfather the existing building that dips its feet into Fanno Creek. FEMA reminded them that any work done in the floodway has to have a zero rise but using the existing footprint was possible. The floor would need to be higher than the base flood elevation. The representative from Clean Water Services wanted a copy of the survey and the drawing to take back and discuss with colleagues where the vegetative corridor should be and also the process for alternative plans. Mr. Flynn said this is a great opportunity to engage the community with Fanno Creek. He commented that people can't engage much with the creek even while on the trail. But this can become a place where people understand how important Fanno Creek is to Tigard. It is a significant element of the Tualatin River Watershed in downtown and could include a water temperature monitor or a fish counter.

Director Henderson inquired if there is an area where the sidewalk may be filled in and Mr. Flynn responded that at the very least they want the building floors to match the level of the sidewalk, which may require filling.

Mr. Denecke said his job is to cue things up for developers. He said he has a development background and has worked on projects such as Bridgeport. He said he was in Tigard six years ago and downtown Tigard has come a long way. He said he believes the bones are there for a significant redevelopment.

Mr. Denecke said he will create a realistic financial analysis, or pro forma, so a developer can come in and make assessments and not have to spend a lot of time doing basic research. He will answer

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the big questions such as how many square feet of development can occur here and what is the range the city would like to see. For developers, bigger is better. He listed some questions developers may have.

- Is there much development flexibility?
- Is this just housing? Is it housing/office/retail?
- Environmental constraints are complicated and extremely important to developers. They do not want to take on any significant liability and it goes beyond an NFA (no further action) letter. The city needs to have a good handle on this.
- Parking will be a significant issue. Just the geometry of this area makes underground parking difficult and there is not much available on the street.
- Will it be at market rate or is the city providing a subsidy?
- How long is the permitting process?
- Is the city reasonable and flexible?
- Is there a neighborhood association opposing this?

Mr. Denecke said downtown Tigard has a lot of potential. He was visiting there Sunday and was impressed with all the activity. He said what the city has accomplished on Main Street is significant and made it a lot more pedestrian friendly. He has been involved in habitat and stream water restoration and noted there is a lot of interest in Fanno Creek. He talked with the Oregon Water Enhancement Board (OWEB) about the possibility of getting funding for restoration and said Tigard has a reasonable chance.

Redevelopment Project Manager Farrelly said the city is assuming some of the risk to get the property entitled and cleaned up. Mr. Flynn said it is a good thing to get started early on with the regulatory agencies. As the project progresses from research to design toward a development proposal, staff will schedule an open house to solicit community stakeholder input as it is learned what will and what won't be acceptable with the regulatory agencies. The CCDA will be kept apprised of the process. Director Snider asked about timing for the next update and Mr. Farrelly said it would be after the open house, most likely in September or early October.

Director Woodard liked the public access on an overlook of the creek and hoped that concept could happen. He expressed concerns about parking. Mr. Flynn said the code requires residential parking on Main Street but does not require parking for commercial or office space however, a developer is going to want to offer parking to a tenant.

Director Henderson said he is glad the city is working on this as it has been a million dollar barrier to success in the downtown. Chair Cook agreed that anything the city can do to improve the look of the area increases the value of nearby properties and encourages building across the street. He said he appreciates the consultants working with FEMA and other agencies and said knowing what must be done ahead of time is important.

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CITY COUNCIL

At 8:40 p.m. Mayor Cook announced that the City Council is reconvened and will be leaving Town Hall for their annual tour of the Police Department Temporary Holding Facility as suggested by the Oregon State Department of Corrections Facilities Inspector. He said the council meeting will be adjourned after the tour.

Councilor Henderson left the meeting at this time.

9. ANNUAL POLICE DEPARTMENT TEMPORARY HOLDING FACILITY TOUR AND INSPECTION

Police Chief Orr led the council on a tour through the police department facility, which is the oldest police department in Washington County. He called attention to the overcrowded areas and commented that there is no more space available in the female officers' locker room. He read from a 2009 police department space analysis that deemed the current facilities inadequate based on occupancy and seismic requirements. Off-site units are necessary for some storage and this is less than desirable.

In the multi-purpose training/briefing/break room Officer Duncan described a typical police department briefing.

Police Chief Orr and council inspected the temporary holding facility and Chief Orr discussed the usage and limits of such a holding facility and measures taken to ensure prisoner and officer safety.

10. NON AGENDA ITEMS – None.

11 EXECUTIVE SESSION – None.

12. ADJOURNMENT

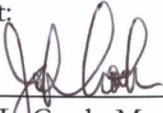
At 9:14 p.m. the City Council returned to Town Hall and Councilor Woodard moved for adjournment. Council President Snider seconded the motion and the motion passed by a unanimous vote of council present.

	Yes	No
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Goodhouse (absent)		
Councilor Henderson (left the meeting earlier)		
Council President Snider	✓	

TIGARD CITY COUNCIL/CCDA MINUTES – AUGUST 18, 2015

Carol A. Krager
Carol A. Krager, City Recorder

Attest:


John I. Cook, Mayor

September 22, 2015
Date

TIGARD CITY COUNCIL/CCDA MINUTES – AUGUST 18, 2015