

2015 Annual Report of the City Center Advisory Commission to the Board of the City Center Development Agency

December 1, 2015

The City Center Advisory Commission (CCAC) adopted annual goals and objectives for calendar year 2015. The annual agenda for the CCAC was largely devoted to developing and implementing the goals. This report is organized around the adopted 2015 CCAC Goals and Objectives.

Goal 1. Support implementation of current City Center Urban Renewal projects and programs

Projects:

- **Ash/Burnham redevelopment**
- **Public space (Tigard St. Trail, Fanno Creek Park improvements, etc.)**
- **Gateway art**

Attract additional development:

- **Development incentives**

Outcomes:

Staff provided the CCAC with regular updates on the progress of the Ash/Burnham redevelopment project to add 165 housing units downtown. At the April 8th meeting the commission found that the proposed development agreement met the criteria for public/private partnerships developed by the CCAC in 2014. They recommended approval of the development agreement and urban renewal plan amendments to the CCDA. A letter expressing the endorsement was provided to the CCDA Board prior to Board approval of the Ash/Burnham Disposition and Development Agreement (DDA). CCAC commissioners also attended the public open house for this project.

CCAC members actively participated in the public Tigard Street Heritage Trail concept design sessions. Additionally, the CCAC reviewed the Tigard Street Heritage Trail concept at regular business meetings, making suggestions that were incorporated into the presentation to Council.

After the city closed on the Saxony properties in July, members of the CCAC participated in the interview panel to select the team led by Resolve Architecture to study site suitability for public space and mixed-use development. A member of the CCAC provided input on the Saxony project goals at the kick-off meeting for the study.

The CCAC endorsed the installation of the Gateway art and implementation of the finalized Gateway plans at the March 3, 2015 CCDA meeting. Construction of the stone walls, landscaping, artwork installation and lighting were completed in the fourth quarter of the year.

In 2014 the CCAC investigated the effectiveness of development incentives and developed an incentive matrix. The Ash/Burnham DDA incorporated incentives from the matrix, including property tax abatement (VHDZ zone) and a SDC subsidy. A downtown Transit Oriented Development rate is proposed for the new city-wide transportation SDC. Recommendations to adopt development incentives were also incorporated into the commission's review of the Urban Renewal Plan (see Goal 3).

Goal 2. Support planning for Medium/Long Term projects
Main St / Green St Phase 2

Outcomes:

Phase 2 of the Main Street Green Street is in the Capital Improvement Plan (CIP) for FY 17-18. The Commission continues to support the inclusion of the Main Street Green on the CIP and has recommended that staff identify additional funding for this project. The estimated cost is \$2.4 million. A Metro grant will fund half, the source of other half needs to be identified.

The CCAC incorporated direction received from the CCDA at the joint meeting in February 2015 regarding improving the view from Highway 99 into this goal. Ideas generated to encourage improvements through voluntary measures and visual examples of potential improvements were presented to CCDA at the joint meeting in October.

Goal 3. Urban Renewal Plan review

Review City Center Urban Renewal Plan and prioritize future projects.

Outcomes:

The CCAC reviewed the City Center Urban Renewal Plan (URP) and URP projects over the course of multiple meetings. The Commission examined the progress of the plan and considered the implementation of projects already completed. CCAC members participated in a prioritization exercise for projects “not yet completed”, and developed policy and project recommendations for council consideration. This review was formally presented in the report “Ten Years On” to the CCDA at the joint meeting in October.

Goal 4. Communications

Continue to liaise with other city boards and committees, as well as other groups (i.e. Tigard Downtown Alliance, SW Corridor Plan, etc.), on issues related to Downtown

Consider a communications plan to proactively engage with the community on Downtown issues

Outcomes:

The CCAC continued to maintain and improve its communications with other boards and commissions. One or more commissioners routinely attended meetings and/or monitored the agendas of the Park and Recreation Advisory Board (PRAB), Tigard Transportation Advisory Committee (TTAC) and the TTAC Bicycle and Pedestrian Subcommittee. The CCAC had two joint meetings with the Board of the CCDA in 2015. The chair of the CCAC regularly attended CCDA Board meetings, including executive sessions, and Council/CCDA’s liaison regularly attends CCAC meetings.

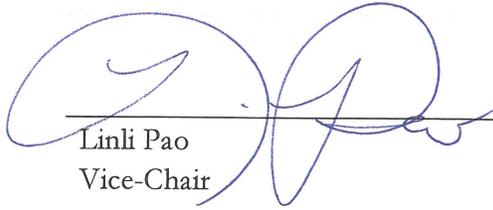
The CCAC hosted members of the SW Corridor outreach team at the May 13th business meeting and offered comments regarding potential transit corridor alignments.

The city’s Communications Strategist attended the CCAC business meeting in September. Target audiences were identified and initial communication messages were proposed. Tasks to continue to formalize communications are likely to continue in 2016.

The City Center Advisory Commission looks forward to further progress in the year to come.
On behalf of the City Center Advisory Commission,



Carine Arendes
Chair



Linli Pao
Vice-Chair