



City of Tigard
 City Center Development Agency
 Meeting Minutes
 October 6, 2015

6:30 p.m.

1. CITY CENTER DEVELOPMENT AGENCY BOARD

- A. Chair Cook called the meeting to order at 6:35 p.m.
- B. Deputy City Recorder Alley called the roll:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Chair Cook	✓	
Director Goodhouse	✓	
Director Henderson		✓
Director Snider	✓	
Director Woodard	✓	

C. Call to CCDA and Staff for Non Agenda Items – None.

2. APPROVE CITY CENTER DEVELOPMENT AGENCY MINUTES

Director Woodard motioned to approve the September 1, 2015 CCDA Minutes. Director Snider seconded the motion. Motion passed by unanimous vote of the board.

<u>Name</u>	<u>Yes</u>	<u>Absent</u>
Chair Cook	✓	
Chair Goodhouse	✓	
Chair Henderson		✓
Chair President Snider	✓	
Chair Woodard	✓	

3. JOINT MEETING WITH THE CITY CENTER ADVISORY COMMISSION

Redevelopment Project Manager Farrelly, City Center Advisory Commission (CCAC) Chair Arendes and CCAC Commissioner Shavey summarized the staff report. Chair Arendes stated last winter the CCAC presented the CCAC 2015 goals at a CCDA meeting and noted an updated list of goals was presented in the packet for tonight. Ms. Arendes stated it has been a pretty exciting year in downtown with a lot going on with the Ash/Burnham Redevelopment Project, installation of the Gateway Art, and the Tigard Street Trail and Saxony Property in the planning phase.

Commissioner Shavey announced there will be a strategy meeting on October 14 regarding the Tigard Heritage Trail, which will be facilitated by Urban Designer Consultant Suenn Ho.

Ms. Arendes said the Ash/Burnham property and the developer incentives are attracting development to the downtown area. There are a few infrastructure projects that have not gone in and we are trying to keep our eye on the CIP including Phase 2 of the Main Street/Green Street Plan; included are the Fanno Creek Remeander and the Tigard Trail. The third item on the goal update is taking a look at those projects in the Urban Renewal Center to see what has been done, what is coming up, and prioritize. When we looked at the current projects, we saw a lot of things happened since the Urban Renewal Plan was adopted in 2006. More than a dozen downtown merchants have utilized improvement funding. In addition to the CIP, there are a couple projects the CCAC would like to see occurring like filling in sidewalk gaps on Hall Street, bicycling facility improvements along Tigard Street and public restrooms in the downtown area. Ms. Arendes suggested possibly instituting an expedited permitting fee if the projects want to be done expeditiously. She asked for consideration of implementing and expanding the horizon to see these projects done. Finally, the CCAC is thinking of developing a communications plan to help get a consistent message out about all the good things that have happened in the downtown area. She shared that the CCAC is hosting a community conversation about tactical urbanism and invited the Council to attend.

Mr. Shavey reported staff put together a great brochure and asked council to help get the brochure out to the community. Mr. Shavey suggested sending it through a small mailing. Chair Cook said it possibly could be in the next Cityscape.

Ms. Arnedes said the board asked CCAC to look into rooftop improvements for buildings near the 99W overpass. A handout was provided by Ms. Arendes showing pictures of what the buildings currently look like from the 99W overpass. Ms Arendes stated the CCAC did discuss some ideas and the biggest driver is going to be redevelopment as there is not much incentive for owners to make improvements or ODOT to improve the overpass. Some ideas for the incentives are a campaign or contest to make the roof look better than the neighbors.

Director Snider stated he likes everything that has been done with the glass globes, bike racks and repair stations and the monument art. The constructive criticism received from multiple folks has been a lack of a unified and cohesive theme, but is cool on their own. He said he does not suggest changing anything today, but to take it into consideration for future projects. Ms. Arendes said she too has received a couple comments similar to that. Mr. Shavey shared that he is not necessarily in favor of a specific design standard. Mr. Farrelly said the Main Street Plan was the main design and everything we have done has been complimentary of it. At one time there was a strong feeling of not having a theme and the eclectic look was what was desirable.

Director Woodard suggested asking “who are we building it for” and focus on that for future projects.

Chair Cook said the brochure is a great piece of communication, but if we want to look at expansion of the district we need to show the citizens what has happened in the last ten years. People forget that the improvements were part of the urban renewal district and this is what the creation of that district got them.

Ms. Arendes asked if the Board had items they would like the CCAC to look at for next year to let them know.

Chair Cook thanked the CCAC for their presentation

4. JOINT MEETING WITH THE TIGARD DOWNTOWN ALLIANCE BOARD OF DIRECTORS

Redevelopment Project Manager Farrelly, Tigard Downtown Alliance (TDA) Board Chair Angelo and Tigard Chamber Director Mollohan presented the staff report accompanied by a PowerPoint presentation (PowerPoint was entered into the record). Mr. DeAngelo updated the Board on the TDA performance measures outlining the following:

- Project Budget Creation
- Annual Work Plan Submission
- Volunteer Hour Reporting & Tracking
- Connect Projects to city of Tigard Strategic Vision
- Grow Stakeholder Participation/Outreach
- Goal Setting with Municipal Partners
- Funding Matches from the city of Tigard and other Stakeholders

Mr. DeAngelo stated the cross street banner had been sited near Burnham Street with work focusing on engineering, funding and setting a timeline. The engineer told the TDA that this is not a project that needs to be over thought or over engineered as this is a glorified utility pole. We do have a MOU with the city for design standards to ensure we do not have poor installations. It is currently an unfunded project, but the TDA has \$11,000 to put toward it with estimates it will be about \$12,000 to complete. Mr. DeAngelo provided a recap of the 2015 street fair, reviewed some challenges ahead for the TDA, highlighted a few community events organized by the TDA, announced a new art piece is going to be arriving soon, shared their 2016 goals, and read a list of items that have been installed in downtown that the TDA will gift to the city.

The Board suggested organizing a fun run in downtown and a ceremony when the banner is finished to help attract people.

Chair Cook thanked the TDA for their report.

5. PRESENTATION ON THE FANNO CREEK RE-MEANDER PROJECT

Redevelopment Project Manager Farrelly and City Engineer Faya presented the staff report accompanied by a PowerPoint. In the 1970's the creek was straightened for a sewer project and now the city is looking at doing a remeander to get it close to the 1970's path. Staff is also looking at constructing a new bridge on Ash Avenue and to begin in 2017. Clean Water Services (CWS) will perform preconstruction services like surveys, geotech analysis and obtaining permits. The city's responsibility will be conducting plans, public involvement, secure additional lands, easements, and design and construction of the bridge. The estimated cost is about \$940,000 for CWS and \$1.2M for the city with funding from parks SDCs. An IGA is currently being negotiated and will come before the Council for consideration. This is going to make the park more usable and beautify parts of the trail with more native vegetation.

Chair Cook expressed his concern with committing \$800,000 or more of future SDC dollars for items that were not part of the original plan. Ms. Faya said she would talk with the staff about options regarding the additional items.

Director Woodard expressed concern for the funding coming from the parks SDCs. He asked why the creek was straightened in the first place. Ms. Faya said back in the days the sewer infrastructure was put in next to creeks because it is the low spot and needs to be in down flow. They straightened creeks because they wanted the shorter path and less erosive forces. Now we are fixing past practices with CWS picking up the costs for the remeander and the city picking up the costs for the bridges.

Community Development Director Asher said a case could be argued that CWS should take on more responsibility and the city has raised that with them and it did not appear we would get a finished project. This partnership is going to provide a better system and a better park.

Director Goodhouse asked what other projects are on the list that will not be funded. Mr. Asher said a community park in River Terrace.

Board consensus was to move forward and have continued discussion about the project.

6. UPDATE ON THE STROLLING STREET PROGRAM

Redevelopment Project Manager Mr. Farrelly summarized the staff report and showed pictures of some projects occurring downtown. Mr. Farrelly announced new applications will be solicited in the spring for projects to occur in the next fiscal year.

5. NON AGENDA ITEMS – Mr. Farrelly handed out a top quality brochure highlighting current downtown projects.

6. EXECUTIVE SESSION – None

7. ADJOURNMENT

At 8:44 p.m. Director Snider motioned to adjourn the meeting. Director Goodhouse seconded the motion and all voted in favor.

<u>Name</u>	<u>Yes</u>	<u>Absent</u>
Chair Cook	✓	
Director Goodhouse	✓	
Director Henderson		✓
Director Snider	✓	
Director Woodard	✓	

Norma I. Alley, Deputy City Recorder

Attest:

Chair, City Center Development Agency

Date: _____