

**COMBINED MEETING OF THE
WOOD VILLAGE CITY COUNCIL and Planning Commission
July 11, 2016
MINUTES**

PRESENT: Mayor Patricia Smith, Council President Tim Clark, Councilors Scott Harden, and Bruce Nissen, Planning Commission Chair Craig Howard, Planning Commissioners Stanley Dirks, Linda Jensen, and Nate Smith, City Attorney Jeff Condit, City Manager Bill Peterson, Finance Director Peggy Minter, Public Works Director Scott Sloan, and interested parties.

ABSENT: City Councilor Jimmy Frank, and Planning Commissioner Jim Mott.

MAYOR SMITH CALLED THE MEETING TO ORDER AT 6:00 PM.

CITIZEN COMMENTS

There were none.

Smith closed the floor to public comments.

DISCUSSION: TOWN CENTER MASTER PLAN ALTERNATIVE SELECTION

Peterson stated that this is a combined session of both bodies with the purpose of going over the status of the Town Center Master Plan project, and getting direction on how to proceed. Peterson explained that some members have seen these items several times in different community workshops, but for others these items will be new. Peterson stated that it was not his intent to open the floor to public comments this evening, as there has been over 100 individual comments on the work so far and public hearings will be part of the process this fall.

Peterson stated that we will review the options and status on the site overall, and then focus on the elements that we want included in the final plan that will be considered for adoption. Peterson explained that we will need direction on a main street concept, and where that street or streets will be located. There will need to be a discussion on how much residential development needs to be in the plan, as well as where the plaza areas are located and how they relate to one another. Peterson stated that this is not to adopt a plan, but to gain direction on the common elements to put into the final plan for consideration.

Peterson explained that we are not trying to develop a master plan with the same level of detail that the current master plan has. Peterson stated that the current master plan includes building envelopes and parking plans. This is about developing a general plan that is a comprehensive plan, and a development plan.

Peterson introduced Tera Langley who is the project manager from ODOT. Peterson introduced Lee Leighton from Group McKenzie who is managing the design of the former greyhound park properties on behalf of the Confederated Tribes of the Grand Ronde. Leighton introduced members of his team, and of the Tribe.

Peterson stated that the City received a TGM grant from ODOT to complete this project. Peterson explained that we brought on a consulting group, and had meetings with stakeholders which included property owners, tenants, and neighboring property owners of the Town Center. Peterson stated that we also developed a Citizen Advisory Committee, and a Technical Advisory Committee, as well as authored technical memorandums on the planning framework and legal issues. Peterson explained that we had an online survey of the Town Center, and conducted an economic analysis. Peterson stated that there were also focus group meetings with five different ethnic communities, and we have had over 100 individuals providing input on this process. There have also been two community open house meetings.

Peterson stated that we have tried to make sure that we are focused on eight key goals while we are going through this process. Peterson explained that the goals become more important as we look to narrow down the plan. Peterson stated that the 81 acres that make up the Town Center are critical to the financial future of the City. Peterson explained that the Town Center needs to be vibrant and a place that you want to be.

Peterson stated that a lot of voices have had the opportunity to be heard in the process. We have had translators in multiple languages. Peterson explained that some groups had stronger opinions than others, but still wanted to see their culture reflected in the future development.

Peterson stated that the economic analysis is essential to the project, and we have to enable economically viable developments that owners will want to build. Peterson explained that we received a lot of comments about turning a large portion of the site into a park. While that is a nice idea, it is just not feasible. Peterson stated that all types of housing development was listed as the single strongest economic development for the Town Center. Peterson explained that large scale retail use was listed as minimal, as well as office developments. Peterson stated that industrial development is unlikely as there are larger lands adjacent to this site that are better suited for industrial uses. There is some possibility for smaller scale retail and restaurant use.

Peterson explained that the site has some real advantages such as great access, existing services at the site, the site can accommodate a variety of uses, and it is optimal for housing opportunities near job centers. Peterson stated that the disadvantages to the site includes that East County demands lower lease returns compared to other areas of the Metro area, there is weaker demand for retail at the site, and there needs to be transit service improvements to the site. Peterson explained that the site is also not well suited for pedestrians or other multi-modal forms of transportation. Peterson stated that Tri-Met has included a service enhancement component to the Town Center in their East Side Improvement Plan. While it is just one line, it will be a substantial upgrade of service for the site.

Peterson stated that is a summary of the economic analysis. Based on the conclusions, the site needs to have some level of flexibility in what will be permitted. Peterson explained that the edges of the site would be better suited for commercial or retail use, while the interior sections would be better for residential or mixed use. Peterson stated that the development of the Town Center will probably be done over time, and in phases.

Peterson stated that the Town Center is no longer a dormant site. There is an Auto Zone that will be constructed, and there is action occurring to place between 40 and 50 single family homes between Riverwood and Lowes. Peterson explained that Fred Meyer and Kohl's recently went through a remodel, and there is real interest in the old El Pollo Loco site.

Peterson stated that at the first community open house we heard that there were people who were for, and against any kind of housing in the Town Center. Peterson explained that the economic analysis indicated that housing is viable, and there was support for most housing types. There was a predominance of residents who preferred lower density housing, and there was a great deal of feedback from people who did not want the site to become one big subdivision.

Peterson stated that feedback also indicated that how people get to and around the Town Center is also very important. There was a lot of feedback around ensuring that there are public gathering places, and that the overall development is of quality. Peterson explained that the overall preferred use of the site was entertainment based to the extent that it was family based. We also heard that people do not want large parking lots either.

Peterson stated that we heard a lot of feedback regarding protecting and enhancing the existing wetland area. Peterson explained that people wanted a sense of having a main street, and safe access to and around the site. Peterson stated that people were also interested in having a sense of open space, even if that was just having natural landscaping into the hardscape.

Peterson stated that hands down the most commonly mentioned feature was the development of some kind of family entertainment. Peterson explained that the consultant team took that information, and developed four alternative uses along with technical memorandum five. Peterson stated that there are assumptions for each alternative. Peterson stated that the common assumptions include that all the current buildings except the dog track facility would remain in place. The wetland area would remain as open space, there would be a network to trail connections, and at least one main street development. Peterson stated that there would also be some kind of mix of housing between Wood Village Blvd. and Lowes. Peterson explained that there has been some feedback on how that location would be not ideal for housing, so that is another decision point for tonight. Peterson stated that there are also entry point features or gateway locations at main entry points of the Town Center.

Peterson presented alternative 1a which predominantly deals with an entertainment focus. Peterson explained that the difference between 1a and 1b is the amount of residential development. Peterson stated that alternative 1b has most of the land used for entertainment, and does not have the same level of residential development.

Peterson stated that alternative 2a is a mixed use development that focuses a lot of development along Wood Village Blvd. and in the area near the current freight service road for Fred Meyer and Kohl's. Wood Village Blvd. would essentially be turned into a main street. Peterson explained that option 2b is similar but add more green spaces and pocket parks.

Peterson stated that technical memorandum five evaluates each alternative. Peterson explained that each alternative plan meets the criteria of the project, and ranks them against each other. Peterson stated that the plans should not be chosen solely based on the ranking, as they all work on different levels.

Peterson stated that alternative 1a identifies the economic opportunities for an entertainment center. There are public spaces and plazas, but less room for housing opportunities. Peterson explained that there is also less connectivity, and traffic generation would be higher compared to other uses. Peterson stated that alternative 1b is very similar except it has a greater focus on the entertainment use with less connectivity and open spaces. The development would also generate more traffic than the other alternatives.

Peterson stated that the existing Town Center Master Plan and transportation analysis done in 1999 included a major entertainment venue. While entertainment use is a relatively high traffic generator, the original plan anticipated and included that use. Peterson explained that an updated traffic analysis would still be required as part of a new development, but a major entertainment use was planned for the site.

Peterson stated that alternative 2a focuses on a wider diversity of economic activity on the site, and promotes public spaces throughout. Peterson explained that alternative 2a accommodates a wide variety of housing developments, and would generate less traffic. Peterson stated that alternative 2b is very similar, but maximizes the total number of housing units available. Peterson explained that there is good connectivity, small block sizes, but somewhat more traffic generation compared to alternative 2a.

Peterson stated that the Tribes put together their own alternative for the greyhound park site, and while the proposal was not formally evaluated, it would work for the site. Leighton stated that he wanted to thank the City for allowing the Tribes to participate at this level. Leighton explained that the tribes own 31 acres of developable land at the Town Center. The Tribes also site on the TAC and CAC, which are important aspects of this project. Leighton stated that demolition of the former greyhound park is ongoing, and should be completed next month. Leighton explained that the Tribes want to use their skills in the entertainment area in an attractive way for the community. Leighton stated that the Tribes are still working on exploring the options, refining those items into a site plan, and then into a time table for development.

Leighton presented a sketch of a concept that has been discussed by the Tribes. Leighton explained that the economic analysis indicated that this site was not ideal for a hotel. While hotels in this area with freeway access do well, this site does not have direct freeway access. Leighton stated that the economic analysis that the tribes

commissioned indicated that a combination of hotel and entertainment complex could do well.

Leighton stated that the Tribes plan tries to incorporate elements from the community workshops. The wetland area is enhanced with walking trails that connect to a new residential area. Leighton stated that there is a new east west connection that the Tribes feel could be the new main street concept, with both sides being developed. Leighton stated that the wetland pathway continues through the development and ends at an enhanced plaza near Fred Meyer.

Leighton stated that the heart of the development is a hotel with central plaza area. The area to the east of the hotel is a large entertainment complex. Leighton explained that the entertainment complex would be large enough to hold private gatherings. Leighton stated that the primary location would probably be off of 233rd which could make for a good gateway feature. Harden asked if the around just south of the wetlands would be residential. Leighton stated that is correct.

Peterson stated that we have been trying to get a consensus from the community on what they would prefer on a master plan. Peterson explained that for every strong reaction to an item, there were opposing voices that were just as strong. Peterson stated that the exceptions included enhancing the wetlands, providing better access to and around the site, and adding plaza and other open spaces. Peterson explained that preponderance was to support an entertainment use, bring nature into the development, and have spaces for smaller retail, restaurant or food pod development.

Peterson stated that he wanted to make sure to the extent possible to mention that this development is not a casino. Peterson explained that while the Tribes have not ruled out a potential casino in the future, this is not that proposal. Peterson stated that while we do not have specifics on what the entertainment venue is, it is not a casino. Peterson explained that there will probably gaming at some level, but that it would not be any different from any other larger scale commercial establishment.

Peterson stated that there have been over 400 comments from over 100 individuals which is great input for a community of 3,900 people. Peterson explained that members of the community have had the opportunity to provide input into this process, but that input has been mixed and varied. Petersons stated that we did hear that access to and around the site is important, as is the development and enhancement of the wetlands, and other open public spaces.

Peterson asked about the main street concept, and what that should look like. Peterson asked if Wood Village Blvd. is the right location for that use. Jensen stated that she does not like the idea of Wood Village Blvd. becoming a main street as it is too dangerous already. Having cars parked along that road would just make the issue worse. Howard and Dirks agreed.

Peterson asked if Park Lane would be a better choice for a main street that extends over to Lowes with sidewalks on both sides. Nathan Smith stated that he envisions a small town main street, not a Portland main street with larger developments. Howard stated that part of the reason why Park Lane is not a main street now is because it was not designed that way. Howard stated that if we want a main street, we will have to develop a new area that way.

Jensen stated that the Tribes had a main street concept in their design. Peterson stated that the development of a main street would be easier with an active developer who wants to build that kind of concept. Dirks stated that Park Lane is already developed with larger store fronts. Howard stated that he feels you cannot just turn a street into a main street, but you can plan for a new main street. Clark stated that he feels that Halsey could be the main street over time with redevelopment. Howard stated that the question should be what we want a main street to be, and then see what location makes sense.

Peterson stated that there has been good citizen input on the main street concept, and what it could look like. Peterson presented photo concepts of main street components. Dirks stated that he feels that could work for

Halsey. Nathan Smith asked how a main street concept could work for Halsey. Peterson stated that it would occur property by property redevelops, and would be a long term project.

Peterson stated that each of the alternative identify the 11 building pads near the southern service road in the Town Center. Peterson explained that pedestrian facilities would be required as the area develops along with parking behind the buildings. That area could also be a main street area. Howard stated that there is no guarantee that area will develop.

Peterson stated that he understands that the preferred main street concept is something similar to what the Tribes have in their concept sketch. Peterson asked about the public gathering areas, and enhancing the current plaza area. Howard stated that he feels there really is not a current plaza at the Town Center. Peterson stated that it is the area near Fred Meyer. Howard stated that people try to gather at that location, but it just does not work. Peterson stated that there could be more attractiveness to the area to make it more comfortable, but people are using that area to gather. Smith stated that she feels a gathering place should have better access and green space. Nathan Smith asked if a new plaza area could incorporate some of the tribal history of the region. Peterson explained that has been discussed and is possible, but does not have to be included in the Master Plan.

Peterson asked about the sites between Wood Village Blvd. and Lowes, and how they could be used commercially with mixed use permitted. Jensen stated that she does not like that idea. Smith asked if the development could include multi-family units. Peterson stated that it could. Peterson explained that entire area is vacant except for the tire store. Peterson stated while the lots are zoned Town Center, the Master Plan designation is commercial. Clark asked if there has been any interest in any of those lots, but they were not developable because of the designation. Peterson stated that the only inquiry was from an educational user, which educational uses are prohibited outright.

Jensen asked about the wetlands in that area. Peterson stated that the area north of Glisan is a managed area for storm water runoff from Glisan. Smith asked if that area could be uses for multi-family, as that would help increase the number of housing units for the site. Peterson stated that the area was identified as mixed use in all of the alternatives, which seemed to make the least amount of people upset.

Peterson asked about the plaza locations, and where they need to be located. Howard stated that the current Master Plan had several plazas, but they were all canceled with each new development. Peterson explained that each alternative includes large gathering places. The plaza at Fred Meyer is enhanced, and there is a new plaza area by 223rd and Glisan. Peterson stated that the Tribe's plan also included plaza areas. Smith asked if a multi-family development would be required to have some green space. Peterson stated that an open spaces would be required for a development of five acres or more. Howard asked if the plaza area near Lowes in the current Master Plan could be placed into the new plan. Peterson stated that can be included in the comments for inclusion.

Peterson stated that alternative 2a had a very large plaza area along Park Lane, but that will not be included since Park Lane was not selected as a main street. Peterson asked about the plaza concept near the development at 223rd and Glisan. Peterson stated that it could be a place for food carts or farmer's markets. Dirks asked how large that area is. Peterson stated that it is about an acre, so it would be a modest site. Dirk stated that area seems isolated. Peterson explained that area depends on new development along that southern access road. Howard stated that all the plans have that area as commercial, and does not see a plaza area there as being successful. Nissen agreed. Peterson stated that he understands that the board likes the Tribe's plaza and interconnecting trail concept.

Peterson stated that the final decision point is about the alternatives, and which one, or mix of options is preferred. Peterson explained that alternative 1b was the most preferred option at the last community meeting. Jensen stated that she prefers 1b with the Tribal plan for the Greyhound Park. Dirks stated that he prefers the same, but not require vertical mixed use as that can be more challenging to develop. Howard, Smith, Clark, Nathan, and Nissen stated that they prefer 1b with the Tribal plan for the greyhound park.

Harden stated that the City has grown, and we will need to have areas for people to live. Harden stated that he cannot vote for 1a or 1b when they would only add 75-100 housing units. Harden stated that there is a need for 400 housing units, and we have spent a lot of resources planning for that buildout. Harden stated that he cannot vote for a plan that does not build the homes we need.

Smith asked how many multi-family units could be developed in the south east corner near Lowe's. Peterson stated that area could have around 300 units. Clark stated that could get at the best of both plans. Harden stated that if we could add more housing at that location, then he would be okay with alternative 1b with the Tribe's plan for the greyhound park.

Howard asked how many homes will be built north of Lowe's. Peterson stated that it will be around 44 homes, and there are currently 89 homes in the Town Center. Leighton stated that there are about 70 units planed in the Tribe's plan at the greyhound park. Peterson stated that it would be possible to get at 400 units. Harden stated that he would also like to discuss affordable housing options at some point in the future.

Howard stated that there would probably be less opposition to multi-family at that site compared to other locations. Harden stated that he likes the entertainment concept, and it can give something for people who live here something to do here.

Peterson stated that he will take this input to the design team to put together the final alternative. That alternative will then be taken to public hearing where it will be evaluated against the comprehensive plan, planning goals, and other criteria.

Peterson explained that there will also need to be changes to the development code as part of this project. Petersons stated that we know there will need to be revisions to the building height standards, as well as parking standards. Peterson stated that the building height limit will need to be increased to about 125 feet to accommodate the hotel the Tribes have envisioned. Clark asked how tall Kohl's is. Peterson stated that Kohl's is around 35 feet, and the current maximum is 45 feet. Leighton stated that an eight story hotel is partially for guest views, and for overall all hotel visibility since it is not near a freeway. Leighton explained that hotel operators like to be near main roadways like 223rd, but there is an established neighborhood adjacent to 223rd. Moving the hotel to the center of the property protects the privacy of neighboring properties while still being a visible development. Harden stated that would not be significantly taller than the current grandstand.

Peterson stated that this will be put together in a final alternative package that will be presented at public hearings this fall.

TEMPORARY USE AUTHORIZATION

Peterson stated that he would like to follow up on an issue at the greyhound park site. Peterson explained that the grandstand building houses cell tower facilities, but they are being removed as part of the demolition process. Peterson stated that without going into all the legal aspects of the lease agreement, the City has been asked to accommodate a temporary cell on wheels at the site. Peterson stated that the location would be just west of the grandstand, and would be 45 feet tall. Smith asked how long it would be there. Peterson stated that would be up to the carrier and the Tribes, but the Tribes indicated that it would be up for about six months.

Peterson stated that he is seeking a 14 day temporary use permit, and then schedule a hearing for a one-year authorization. Howard stated that is acceptable. Peterson stated that he will administratively grant the 14 day permit, and schedule the hearing.

The Planning Commission adjourned from the meeting at 7:47pm.

The Council took a ten minute recess.

RESOLUTION 25-2016: LEAGUE OF OREGON CITIES 2017 LEGISLATIVE PRIORITIES

Peterson stated that the League of Oregon Cities has a standard process for the selection of legislative priorities for the long session. Peterson explained that the League put together standing committees to evaluate potential legislative topics, and he and Clark were members of some of the committees.

Peterson stated that the potential topics have been narrowed to down 29 different alternatives, and the Council is to select the top five that they feel are the most important. That information will be taken in along with the other cities in the state to put together the priorities for the session. Peterson stated that the Council received a summary of each item in their packet, but no specific legislation has been drafted for any item.

Upon motion and second, the Council approved Resolution 23-2016 selecting property tax reform (market value), restoration of recreational immunity, qualification based selection reform, and transportation funding as the League of Oregon Cities priorities was approved.

ADJOURN

With no further business coming before the Council, and upon motion by Harden, seconded by Nissen and passing 5-0 the Council adjourned at 8:22pm.

Patricia Smith
Mayor

Date

ATTEST:

Greg Dirks
Recorder