



CITY OF OREGON CITY URBAN RENEWAL COMMISSION AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, December 07, 2022 at 6:00 PM

Ways to participate in this public meeting:

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email recorderteam@orccity.org or call 503-496-1509 by 3:00 PM on the day of the meeting to register)*
- *Email recorderteam@orccity.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CALL TO ORDER

ROLL CALL

CITIZEN COMMENTS

DISCUSSION ITEM

1. Update the Urban Renewal Plan – Project Choices
2. Minutes of the July 6, 2022 Urban Renewal Commission Meeting
3. Minutes of the August 9, 2022 Urban Renewal Commission Retreat
4. Minutes of the September 7, 2022 Urban Renewal Commission Meeting

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Urban Renewal Commission
From: Executive Director Tony Konkol

Agenda Date: 12/07/2022

SUBJECT:

Update the Urban Renewal Plan – Project Choices

STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission review and approve the recommendations for the urban renewal projects, project descriptions and urban renewal investments into each project.

EXECUTIVE SUMMARY:

At the October 5, 2022 Urban Renewal Commission meeting the projects identified as priorities was discussed. The URC identified the following projects: Rossman Landfill, Clackamette Cove, and the Stimson Property as priority projects. Additional projects identified for discussion are the County Court House, the quiet zone, 12th and Main and the End of the Oregon Trail Interpretive Center. The tax increment financing created in the district and the existing cash on hand allows for the URA to invest approximately \$40,000,000, provided authority to assume the debt is approved by the voters.

BACKGROUND:

The Commission identified three priority projects: Rossman landfill, Clackamette Cove and the Stimson property and requested a range and estimated investment total. The three projects, as proposed below, would have an Urban Renewal Investment Range of \$28,000,000 to \$48,000,000.

Rossman Landfill

Category	Urban Renewal Investment Range	Private Investment	Total
Public/Private Partnership	\$20,000,000 - 30,000,000	\$240,000,000	\$260,000,000 - \$270,000,000

- The property served as the area's landfill for many years and has been underdeveloped since the 1970s.
- The property is considered a brownfield site, which means it has existing pollutants that makes it very difficult to be developed.
- The site is comprised of 62 acres and is privately owned
- With a well experienced and capable developer, the property could feature various amenities including housing opportunities, retail options, hotel property, entertainment venues, and infrastructure improvements, hence, enhancing the community's economic growth

Clackamette Cove ("the Cove")

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$4,000,000 - \$8,000,000	\$80,000,000	\$84,000,000 - \$88,000,000

- The Cove was once a gravel quarry up to 1993
- The site is now owned by the Urban Renewal Agency
- The subject property is 75.57 acres
- The Cove faces several environmental-related challenges, not least of which is the seasonal reoccurring appearance of blue-green algae blooms
- The site will need to undergo extensive environmental mitigation for it to realize its true economic and recreational development potential
- As a developed site, it is envisioned as having a water-based recreation amenity, restoration and mitigation to the cove and a retail and housing component

Stimson Property (1795 Washington Street)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$4,000,000 - \$10,000,000	\$60,000,000	\$64,000,000 - \$70,000,000

- Property is owned by the Urban Renewal Agency
- Property is 6.83 acres
- The site has an existing structure on it that is being leased to a commercial tenant

- The property is underutilized and has not reached its full economic development potential
- There have been discussions about putting a hotel on the site that would complement tourism-related development that might occur on the Rossman Land Fill Property or a mixed-use office/retail development

Additional projects identified for discussion, though not identified as priority projects are:

County Court House

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$5,000,000 - \$10,000,000	Unknown at this time	Unknown at this time

- 807 Main Street
- Property is owned by Clackamas County
- Completed in 1936
- Three story historic brick building, sitting on .94 acres
- A change in use of the facility will require interior tenant improvements
- The courthouse facility has deteriorating foundation challenges and would require significant spending to keep the entire structure from collapsing, especially during an earthquake.
- If significant investment is made to shore up the foundation of the Courthouse, the site should continue its contribution to the economic vitality of the downtown.

End of the Oregon Trail Interpretive Center (1726 Washington St.)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$1,000,000 - \$3,000,000	\$0	\$1,000,000 - \$3,000,000

- Property owned by the City of Oregon City
- Tenant is the Clackamas County Historical Partners
- Property sits on 8.08 acres
- Total square footage of buildings is 33,700
- The parking lot has severe alligator cracking
- There are significant cracks in the Henderson Farm walls
- Previous awnings covering the main building's wagons were damaged and removed
- Several exterior walls of various structures of the facility need to be replaced
- Structural flooring/decking is in poor condition and should be replaced
- Repair costs are estimated at \$3 million

Quiet Zone

Category	Urban Renewal Investment	Private Investment	Total
Publicly Owned	\$600,000	\$0	\$600,000

- Public infrastructure project
- A “quiet zone” is an area where railroads are directed to cease the routine sounding of train horns when approaching public highway-rail grade crossings, though train horns may still be used in emergency situations.
- At-grade crossings within a quiet zone still have standard flashing signals and audible bells.
- Railroad track crossings at 10th and 11th street.
- Having this feature installed will enhance the development potential on sites along the downtown route for retail and/or housing options.

12th and Main Street Vacant Property

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$2,000,000 - \$5,000,000	\$25,000,000	\$27,000,000 - \$30,000,000

- Property is owned by the Urban Renewal Agency
- Property is 0.43 acres
- The site is vacant and encumbered with utility infrastructure through the site impacting the development opportunities
- The property is underutilized and has not reached its full economic development potential
- There have been discussions about putting a mixed-use residential/retail development on the property

The seven projects, as proposed above, would have an Urban Renewal Investment Range of \$36,600,000 to \$66,600,000.

OPTIONS:

1. Approve the project list as proposed
2. Provide amendments to the project list for approval
3. Provide direction to staff on how to proceed



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Urban Renewal Commission
From: Executive Director Tony Konkol

Agenda Date: 10/5/2022

SUBJECT:

Work Session/Retreat - Updating the Urban Renewal Plan – Project Identification

STAFF RECOMMENDATION:

Review the proposed draft amendment of the Urban Renewal Plan, reach consensus on projects that are considered important to be included in the plan and require all projects that requiring private investment to go through the Commission's "Framework for Decision-Making" prior to funding them.

EXECUTIVE SUMMARY:

Staff has developed a proposed draft amendment for the URC to review and to make revisions. The draft amendment features the following updates:

- The revised plan constitutes the 11th Amendment to-date
- Is Classified as a City-Commission-Approved Amendment because it authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that require City Commission approval to develop.
- Incorporates the URC's vision and framework for decision-making with regard to project selection.
- Categorizes projects as public/private partnerships, publicly owned properties, and public infrastructure projects.
- Will include an update of the project list to include projects that are of most interest among members of the URC as discussed in previous meetings.
- Updates the maximum amount of indebtedness that may be issued or incurred
- Includes Section 59 of the Oregon City Municipal Code related to Urban Renewal

BACKGROUND:

During its meeting held on July 7, 2021, The Urban Renewal Commissioners began reviewing a draft "Vision Statement and Framework for Decision-Making" provided by staff. The Commissioners contributed their own insights and ideas with regard to the

vision statement. Members of the Urban Renewal Commission agreed to host a retreat to further develop its vision statement.

On August 16, 2021, The Urban Renewal Commission held its first retreat to further draft a vision statement. After much discussion about the structure and content of the vision statement, commissioners turned their attention to identifying the goals. The Urban Renewal Commissioners finished its meeting by further detailing the goals.

At its retreat held on November 16, 2021, the commissioners commenced with a discussion on a framework for decision-making. Staff provided a draft document that was utilized to further aid the commissioners to home in on specific steps and elements of the decision-making process. There were a few revisions and adjustments discussed during the retreat and staff was directed to make them.

On April 5, 2022, the Urban Renewal Commission completed its review of the “Framework for Decision-Making.” Also during this meeting, Matt Zook, Finance Director, gave a financial report reflecting the following points:

- The Urban Renewal District is debt free as of 2021
- The District realizes approximately \$3 million a year in property tax revenue
- \$3 million would cover payments on a borrowing of \$38 million at 5% over 20 years
- The District has slightly over \$6 million in unrestricted funds

Mr. Zook stated that the 2007 Plan Report recognized that the maximum indebtedness of \$130.1 million intentionally excluded the impact of inflation on the estimated costs of the projects included in the Plan Report. Further, subsequent boards were expected to review and update the Plan, the project list, and the maximum amount of indebtedness if necessary. It is important to note that the maximum indebtedness of \$130.1 million is a legally fixed number that does not get adjusted by inflation.

Since 2007 when the maximum indebtedness was established at \$130.1 million, the URA and approximately 103 million remains unused. This is margin of what the plan can spend and is not a cash balance. In that these two numbers are not adjusted for inflation, as time passes inflation will erode the effectiveness of the remaining \$103 million. The URA can spend property tax revenue directly on projects on a pay-as-you-go basis, toward the repayment of debt, or a mix of both.

During its meeting held on May 16, 2022, staff recommended that the Urban Renewal Commission do the following:

- Affirm the categorization of the projects
- Focus on the vision of the Urban Renewal Commission
- Pick the projects that most fit URC’s vision
- Prioritize the projects that have been chosen

The Urban Renewal Commission discussed each project listed in the 2007 plan and provided comments with regard to either their preference for a particular project or what

they thought would garner the greatest economic impact. Generally, it was agreed that the 7th Street Project, the County Shops and the Civic Complex project should be removed from the list.

Prior to concluding the May 16th meeting, the City Manager summarized the following points for the URC to consider at its next meeting:

- The maximum indebtedness is not increasing, it is a hard number.
- When today's CPI is applied to the 2007 estimates, the cost estimates of the project increase to \$185 million.
- In that there is more project cost than there is increment, there are only two approaches that can be undertaken, cut \$55 million in projects, or reduce how much is invested in each project.

Consider the following:

- There is \$6 million in cash in the bank.
- The District currently brings in \$3 million in TIF on an annual basis. Hence, \$3 million in TIF at 5% over 20 years brings in roughly a total of \$38 million for projects. Therefore, without any new increment, the District can only do \$38 million in projects right now.
- There is not enough increment currently to do \$70 million in projects
- IF the URC wanted to do another \$38 million dollars in new projects, it would have to bring in an additional \$3 million in new TIF.
- If the URC only invests in public infrastructure projects, there will be no new increment for other projects, thus, the URC will not be doing anymore projects for a very long time.
- Therefore, it is important to prioritize the projects and focus on producing increment

Although staff provided the Urban Renewal Commission a draft amendment to the 2007 Plan, the primary focus during the August 9th meeting was to discuss the various projects that could be developed as part of the revised plan. During the August 9th meeting, the list below was presented as staff's understanding of the proposed projects categorized in the three categories.

Public/Private Partnership

Rossman

Historic Downtown-unspecified

Publicly Owned

Clackamette Cove

Stimson Property

Historic Downtown-12th & Main

Historic Downtown-Courthouse

End of the Oregon Trail

Riverwalk (falls access and viewing)

Infrastructure

Historic Downtown-Quiet Zone
 Historic Downtown-Parking Garage
 Historic Downtown-McLoughlin to Tunnel
 Historic Downtown-Main St (10th to 15th)

Projects that generate tax increment will accelerate the tax revenue available to the URA. In addition, the URA will need to consider projects in two phases in order to fully maximize the remaining maximum indebtedness (spending limit).

The first phase allows the URA to borrow \$35 to \$40 million and the second phase allows the URA to borrow again after the tax increment revenue increases from the investments of phase one.

Phase two will not be available to the URA if the tax increment does not grow sufficiently to allow a second issuance of bonded indebtedness. The maximum indebtedness legally authorized by the 2007 plan is \$130.1 million, and roughly \$103 million remains unused. These two numbers do not adjust for inflation, so the impact of inflation erodes the effectiveness of the remaining \$103 million. We have discussed in past meetings that an estimated target of roughly \$85 million in 2022 dollars would allow the impact of rising project cost prices in the next 5-15 years to accomplish what the Urban Renewal Commission seeks as a target strategy.

After much discussion about most of the projects, individual Commission members identified specific projects that each member considered as important.

McGriff	Marl	Cross	Smith	Neeley
Quiet Zone	Rossman Landfill	Rossman Landfill	EOT/Rossman	EOT/Park
Court House	The Cove	The Cove	Stimson	Cove
Stimson Property	Court House	Quiet Zone	Court House	Rossman
The Cove	EOT		The Cove	Court House
Rossman Landfill	Quiet Zone		Quiet Zone	Quiet Zone
*The Riverwalk???				

On September 7, 2022, the developers from Summit Development and the Urban Renewal Commission held a dialogue on the developers' proposed Rossman Landfill Project. Each Commissioner had an opportunity to ask the developers a variety of questions about their proposed project. The developers reaffirmed the various features associated with the project:

- 1,091,698 GSF of buildings including multifamily housing, boutique and large format retail, and entertainment uses;

- 524 apartment units (final number to be between 500 and 600 units);
- Major upgrades to Washington Street, Abernethy Road, and Redland Road complying with the City's Transportation System Plan ("TSP");
- Retaining walls to address hazardous slope conditions on the landfill;
- A central plaza for community gatherings;
- Eight public art pieces;
- A path connection to the End of the Oregon Trail Interpretive Center;
- 10' wide shared-use path across the entire site per City's TSP;
- City easements to all developer built and maintained utilities; and
- Approximately 6 acres of protected wetlands (Natural Resource Overlay District) and natural infiltration area.

Also, through the discussion, various other desirable project features were discussed, such as:

- tourism transportation infrastructure;
- hotel component (realizing that other developers are contemplating building hotels);
- potential project tenants that could encourage visitors to linger longer in Oregon City;
- regional trail system for bikes and pedestrians;
- historical tie-in; and
- Way-finding signage directing visitors to areas within and outside of the project area.

Included along with this staff particular report is the revised Urban Renewal Plan. This document will be the 11th amendment to the Downtown/North End Plan. The proposed draft amendment is not a substantial amendment to the plan because the proposed amendment does not add land to the current boundary of the Urban Renewal District, and it does not increase the amount of maximum indebtedness to be issued or incurred.

The draft amendment features the following updates:

- The plan constitutes the 11th Amendment to-date
- Is Classified as a City-Commission-Approved Amendment because it authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that will require City Commission approval to develop.
- Incorporates the URC's vision and framework for decision-making with regard to project selection.
- Categorizes projects as public/private partnerships, publicly owned properties, and public infrastructure projects.
- Will have a project list to include projects that were of most interest among members of the URC as discussed in previous meetings.
- Updates the maximum amount of indebtedness that may be issued or incurred
- Includes Section 59 of the Oregon City Municipal Code related to Urban Renewal

Staff recommends that the Urban Renewal Commission reach consensus on a list of important projects to be included in the revised plan. It is further recommended that prior to finally deciding on which projects to fund and for how much, that all projects that require

private investment ultimately go through the Commission's "Framework for Decision-Making."

OPTIONS:

1. Review the proposed draft amendment of the Urban Renewal Plan, identify projects that are considered important to be included in the plan and require all projects that will need private investment to go through the Commission's "Framework for Decision-Making prior to funding."
2. Do not follow-through with the recommendations indicated in option 1.



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

DRAFT MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, July 06, 2022 at 6:30 PM

CALL TO ORDER

Chair Frank O'Donnell convened the meeting at 6:34 PM.

ROLL CALL

PRESENT: 5 - Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Rocky Smith, Commissioner Shawn Cross, Commissioner Frank O'Donnell

ABSENT: 1 - Commissioner Doug Neeley

STAFFERS: 3 - City Manager Tony Konkol, City Recorder Jakob Wiley, Economic Development Manager James Graham

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. Request to Demolish Abandoned Structure on Urban Renewal Property Near Clackamette Cove

James Graham, Economic Development Manager, explained that the structure had been vacant for some time, and that it had been vandalized by trespassers. C & R Reforestation has offered a quote of \$9885.00 to demolish the building and clear resultant debris with the exception of the structure's cement base.

Commissioner O'Donnell asked how many quotes had been received for the project. Mr. Graham explained that three quotes had been received. Commissioner McGriff inquired regarding the building's original use, which nobody present could recall.

Motion made by Commissioner McGriff, seconded by Commissioner Smith, to approve the request to demolish the structure on the Urban Renewal property at 16400 Main Street near Clackamette Cove. The motion passed by the following vote:

Yea: 5 – Commissioner McGriff, Commissioner Cross, Commissioner Marl, Commissioner O'Donnell, Commissioner Smith

COMMUNICATIONS

Commissioner McGriff asked about the date for the next retreat related to the Urban Renewal Vision. Tony Konkol, City Manager, mentioned that July 19, 2022 might be the tentative date.

ADJOURNMENT

Chair O'Donnell adjourned the meeting at 6:43 PM.

Respectfully submitted,

Jakob S. Wiley, City Recorder



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION RETREAT

DRAFT MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, August 09, 2022 at 7:15 PM

CALL TO ORDER AND ROLL CALL

Vice Chair Neely called the meeting to order at 7:22 PM.

PRESENT: 5 - Commissioner Denyse McGriff, Commissioner Rocky Smith, Commissioner Shawn Cross, Commissioner Adam Marl, and Commissioner Doug Neely

ABSENT: 1 - Commissioner Frank O'Donnell

STAFFERS: 7 - Executive Assistant to the City Manager Lisa Oreskovich, Parks and Recreation Director Kendall Reid, Economic Development Director James Graham, Finance Director Matt Zook, Public Works Director John Lewis, Human Resources Director Patrick Foiles, and Economic Development Coordinator Ann Griffin

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEM

1. Work Session/Retreat - Updating the Urban Renewal Plan

Patrick Foiles, Oregon City Human Resources Director, introduces James Graham, Economic Development Director. Mr. Graham reviewed the prior work on the Urban Renewal Commission (URC) Vision; specifically, progress on two URC-owned properties, one at 922 Main Street and one on McLoughlin Boulevard. Mr. Graham reported that work on the 922 Main Street URC property was delayed due to inflation and supply chain issues. He then explained that the City-owned property on McLoughlin Boulevard had various stipulations entered into its deed of sale, all of which had expired except a requirement to retain an embankment around the property. Mr. Graham explained that research is being done to determine how best to comply with this requirement.

Commissioner Smith mentioned that a lawsuit has been filed against the Urban Renewal Commission and cautioned that this be taken into account prior to making new decisions. Commissioner McGriff responded that today's meeting was a work session in which no final decisions would be made.

Mr. Graham explained that a staff report regarding the Urban Renewal plan had been shared with the commissioners and would be discussed at this meeting. He introduced Matt Zook, Finance Director, who described the updated financial details contained in the staff report, including guidelines on the URC's spending. He requested discussion of three items: which projects the URC desired for inclusion in the final plan; how much money the URC wished to allocate to each project; and priority order for the first and second phases of the project.

Commissioner McGriff asked if the riverwalk project was still included in the plan. Mr. Graham said it had been re-added to the list.

Commissioner Smith discussed some concerns with the Rossman Landfill site and the North End development. He also discussed concerns that there was not enough attention to infrastructure and tourism included in the URC plan.

Commissioner McGriff commented on the courthouse in downtown Oregon City and compared it to the Willamette Falls project. She advocated for the acquisition of the courthouse property from Clackamas County and to not let it fall into private hands.

Commissioner Cross suggested ranking the projects and polling the commissioners on their preferences. He thought the quiet zone was the most important, followed by the Rossman Landfill and the Clackamette Cove projects. He suggested the larger projects be completed first so that the smaller projects align with the larger ones already constructed.

Commissioner Marl agreed with Commissioner Cross, though he put the Rossman Landfill site development as his top priority.

Commissioner Neeley had concerns with traffic and parking if the Rossman Landfill area is developed. Mr. Graham asked if he had a priority for certain projects.

Commissioner Smith objected to ranking the projects without knowing the specifics of the projects. The commissioners discussed providing their top five projects, in unranked lists, and each commissioner offered their own unique list to Mr. Graham. There was discussion that, in order to rank the collected list of projects, more details were needed regarding the scope and content of each project. There was discussion that the Rossman Landfill site project could be a place to start in this ranking discussion because a developer was already identified.

Commissioner Marl suggested that the developer for the Rossman Landfill site come to provide more details on their proposal. Commissioner Smith had concerns with a presentation but wanted an opportunity to ask questions about the fit of the development with the surrounding area. There was consensus to invite the developer to a special work session in which the commissioners could ask their remaining questions about the project.

COMMUNICATIONS

There were no additional communications.

ADJOURNMENT

Vice Chair Neely adjourned the meeting at 8:46 PM.

Respectfully submitted,

Jakob S. Wiley, City Recorder



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

DRAFT MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, September 07, 2022 at 5:30 PM

CALL TO ORDER

Vice Chair Neely called the meeting to order at 5:32 PM.

ROLL CALL

PRESENT: 5 - Commissioner Shawn Cross, Commissioner Doug Neely, Commissioner Rocky Smith, Commissioner Adam Marl, Commissioner Denyse McGriff

ABSENT: 1 - Commissioner Frank O'Donnell

STAFFERS: 9 - City Manager Tony Konkol, Executive Assistant to the City Manager Lisa Oreskovich, Economic Development Director James Graham, Finance Director Matt Zook, Public Works Director John Lewis, Human Resources Director Patrick Foiles, Economic Development Coordinator Ann Griffin, City Recorder Jakob Wiley, Assistant City Recorder Angelique Nomie

CITIZEN COMMENTS

Mark Meek, resident of Gladstone, and State Representative for House District 40 offered his support for Summit Development Group's development project on the former Rossman Landfill site. Mr. Meek expressed his opinion that the project would benefit the area he represents by offering housing, jobs, tourism, environmental improvement, and growth of the local government tax base.

DISCUSSION ITEM

1. Dialogue Session with Summit Development Group

James Graham, Economic Development Manager, introduced the item and Seth W. Henderson, representative from Summit Development Group.

Commissioner Cross asked for details regarding the tourism and entertainment elements of the project. Mr. Henderson explained that they were aiming for venues that would provide indoor active family activities. He explained that Summit is in discussion with the Portland Winterhawks regarding this.

Commissioner Smith discussed the importance of not replicating attractions that are already available in Oregon City.

Commissioner Smith asked if an expansion of the End of the Oregon Trail Interpretive Center (EOT) could be included and how the development would work with the center. Mr. Henderson discussed that the connection would provide access to food and beverages that are not currently available at the center. There could also be overflow parking available nearby, which would be required for the Portland Winterhawks games.

Commissioner Smith asked if there would be a hotel option included in the development. Mr. Henderson indicated that it was not included, since there were already a few hotel development projects ahead in the City. Commissioner Smith mentioned his lack of support for proposals that did not encourage visitors to stay. Mr. Henderson discussed that Dark Horse Comics has indicated their interest in being part of the development, which could attract visitors to visit and stay.

Commissioner Smith asked what kind of housing is included in the proposal. Mr. Henderson mentioned that 500-600 apartments were included, with remaining space intended for retail, and commercial space intended for entertainment and activity attractions.

Commissioner Marl asked about interpretive signage planned for the development. Mr. Henderson suggested that a 20 ft. tall retaining wall might be required, which would be a great opportunity for a mural. Location signs would also be required as a condition of approval.

Commissioner Smith asked about the ramp from the EOT to the development. Mr. Henderson mentioned that the slope creates issues no matter where it is located.

Commissioner Marl asked if there had been any discussion with other taxing districts in the area. There was discussion to the effect that this matter would be better discussed subsequent to project approval.

Commissioner Marl asked if Trader Joes was a potential tenant in the development. Mr. Henderson said the only two entities that agreed to be discussed in public were the Portland Winterhawks and Dark Horse Comics. There was also an expressed desire for a bank and a grocery store. Commissioner McGriff noted that Trader Joes does not typically move into new developments and prefer established buildings.

Commissioner Neeley asked whether the development would include any connection to regional trails. Greg Mitchell, of LRS Architects, explained that trail access is in fact one of the conditions of approval for the project, and described several trail connections. Mr. Henderson directed attention to the project proposal, which includes description of trail and street connections.

Commissioner Neely asked about the amount of street parking along Washington Street near the site. Mr. Henderson explained that there would be around 500 parking stalls on Washington Street, Abernathy Road, and on connecting streets throughout the development.

Commissioner Neely also asked whether the development included recognition of the historical significance of Abernethy Green. Mr. Henderson discussed several possibilities for this, including dedicating one of the project's eight required art pieces to this subject.

Commissioner Neely expressed concern that white oak habitat near the development be preserved.

Commissioner McGriff suggested collaboration with the Oregon City Arts Commission in deciding art projects to be placed at the development. She also suggested that because historically, the people of Oregon City had not been the only ones to make use of the Rossman Landfill, they ought not to be responsible for the entire site cleanup cost, and for this reason, she felt that potential costs to the community must be considered.

Commissioner McGriff suggested that large-scale retail is declining, so she was not convinced it was the best use of the property. She also has reservations about residential development on a brownfield project or former landfill. Commissioner McGriff could not locate an example of residential development on a former landfill. Mr. Henderson expressed that retailers invited to the development would be well-established ones. He also discussed that there is a great need for more affordable housing in Clackamas County, and he discussed that ECONorthwest did a study which included examples of mixed-use housing developments built on former landfills.

COMMUNICATIONS

There were no further communications.

ADJOURNMENT

Vice Chair Neely adjourned the meeting at 6:48 PM.

Respectfully submitted,

Jakob S. Wiley, City Recorder