



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

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 Neeley, 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 Neeley 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 Neeley 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 Neeley 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.

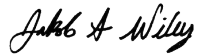
COMMUNICATIONS

There were no further communications.

ADJOURNMENT

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

Respectfully submitted,



Jakob S. Wiley, City Recorder