

## MEETING NOTES

<b>Meeting Topic and Number:</b>	Waterfront Advisory Committee Meeting      No. 3
<b>Meeting Date &amp; Time:</b>	9/12/2016; 3:00 – 6:00 PM
<b>Project #:</b>	0830.04.02
<b>Project Name:</b>	St. Helens AWP
<b>Meeting Location:</b>	City of St. Helens Council Chambers
<b>Recorded By:</b>	Lauren Wirtis (MFA)
<b>Attendees:</b>	<p>Committee Members:</p> <ul style="list-style-type: none"> <li>• Howard Blumenthal, Parks Commission</li> <li>• Diane Dillard, Arts Commission</li> <li>• Al Peterson, Planning Commission</li> <li>• Ashley Baggett, Public Health</li> <li>• Douglas Morten, City Council President</li> <li>• Keith Locke, City Councilor</li> <li>• Susan Conn, City Councilor</li> <li>• Paula Miranda, Port of St. Helens</li> </ul> <p>Staff:</p> <ul style="list-style-type: none"> <li>• John Walsh, City of St. Helens</li> <li>• Jenny Dimsho, City of St. Helens</li> <li>• Jacob Graichen, City of St. Helens</li> <li>• Sue Nelson – Public Works Engineering Director</li> <li>• Neal Sheppard – Public Works Operations Director</li> </ul> <p>Consultants</p> <ul style="list-style-type: none"> <li>• Seth Otto, MFA</li> <li>• Lauren Wirtis, MFA</li> <li>• Ken Pirie, WalkerMacy</li> <li>• Lorelei Juntunen, ECONorthwest</li> </ul>

## General Topic 1: Meeting Start-Up

Douglas Morten call the meeting to order. John Walsh welcomed the Committee members and thanked developer for coming. Meeting participants, City staff, and the consultant team introduced themselves. Seth Otto reviewed the agenda for the meeting.

## General Topic 2: Meet a Developer

Seth Otto introduced Dwight Unti of Tokola Properties and highlighted the 4<sup>th</sup> Main Hillsboro project that he developed.

Dwight Unti provided a developer's perspective regarding the future of the Veneer property. He shared with the WAC what developers will be looking for when they consider developing on that property. Mr. Unti said he generally looks at two things when considering working in a community:

1. How is the physical environment?
  - a. What are the bones of the downtown? How is the infrastructure? Are there street improvements? Is there evidence of a community culture? What is the experience like for pedestrians, bicyclists, and motorists?
2. Is the community actively engaged?
  - a. Does the city have an **actionable** downtown revitalization plan? How activated is the downtown business community? Is city leadership focused and committed to successful downtown revitalization?

Development on the Veneer property would be a pioneering project, which means that it will be hard to organize equity and will bring with it a high degree of risk. This means that development will likely require a **private-public partnership** and development will be **phased**.

## Recommendations

- When ready, put out an RFI or RFQ rather than an RFP
- Put together a one-page sheet describing key conditions in the community
- Gather as many financial tools as possible
  - Urban renewal district (ex: to pay the cost of system development charges)
  - Provide relief to building developers on building permits and fees
  - Vertical housing tax zone
- Put large employers on existing industrial land
- Need to get more people living in the downtown area
- Hotel would support the downtown area
- Expand art and cultural activities in the downtown

### **General Topic 3: Review Update Materials**

Seth Otto review materials provided to the committee. Regarding the lagoon, Seth noted that the EPA closed the public comment period. DEQ referenced the lagoon as a potential disposal facility and the City of Portland expressed a preference *not* to have a disposal facility within the Superfund site. Both of these facts put St. Helens in a good position for becoming a new disposal facility.

### **General Topic 4: Framework and Demonstration Plans**

Ken Pirie walked the Committee through the Preferred Framework Plan and Demonstration Plans. The Preferred Framework Plan will be what gets adopted, specifically the layout of the streets, the amount of open space, and development parcels. The Preferred Framework Plan proposes the following elements:

- A connection between First Street and Plymouth through the property
- An extension of The Strand
- Pedestrian access ways through the property
- A greenway that is about 50 feet wide and a minimum of six acres
- A special waterfront use area to allow for development fronting the water
- Development parcels that include a mix of uses

### **General Topic 5: Project Sheets & Implementation Strategy**

Seth Otto and Lorelei Juntunen presented the implementation strategy. Partners would include: the City, developer, SHEDCO and downtown businesses, and community members. Committee suggested adding the Arts and Cultural Commission.

Seth and Lorelei reviewed the public requirement must-haves and preferences. The Committee thought that maintenance of viewsheds might need to be on the preference list since it's more of a private good. This item could also be reworded to mean maintenance of on-property views for public benefit.

Seth and Lorelei then walked through the three actions toward implementation and redevelopment: 1) attract a developer, 2) zoning and code updates, and 3) a funding plan. The Committee had some concerns about getting people on board for urban renewal. Lorelei mentioned that there are several things that have changed since the last time the city tried to create an urban renewal district: creation of this framework plan, new legislation that allows for revenue sharing when certain thresholds are met, city leadership, and establishment of a defined area and projects.

Seth and Lorelei reviewed the project sheet summary list with the Committee by category to determine if anything was missing.

### Programs

- Jenny made announcements about grants the city has been awarded (Travel Oregon and TGM) and is pursuing (HEAL).

### Phase 1 Projects

- No need to start these projects (except the park extension) before a DDA is in place

### Phase 2 Projects

- Environmental enhancement projects should include Columbia Soil & Water District as a partner. Some could include Scappoose Bay Watershed as well.
- Add a project sheet about what the City's role in developing the marina might look like. Partners could include the Port of St. Helens and the Marine Board.

## **General Topic 6: Next Steps**

Final Public Meeting: October 12, 2016 – 5PM. Potential exhibits could include

- Mark out where streets would be
- Fly balloons for different heights

## **Public Comment**

### Rick Scholl

- Wish general public was more involved in these details or made more aware of it.
- Need to make sure we're trying to draw people off the river as well as from the highway.
- A ferry would be a good idea for getting people to Woodland, WA