



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, October 8, 2019

PRESENT: Hollie Holcombe, Chair
Jeff Dennerline
Steven Hook
Wendy Lawton
Russell Williams, Vice Chair
Steve Owen

ABSENT: Les Bick

STAFF: Allan Berry, Public Works Department
Sarah Selden, Senior Planner
Devree Leymaster, City Recorder

1. CALL TO ORDER

Chair Holcombe called the meeting to order at 6:30 PM.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

None.

3. WORK SESSION

Senior Planner Selden briefed the Commission on the Halsey Corridor projects, as referenced in Exhibit A.

Commissioner Lawton inquired about the primary goals of the Corridor projects i.e. jobs, opportunities to meet daily needs, transportation, tourism, etc. SP Selden referenced the guiding principles on page 16 in the Main Streets on Halsey Plan.

Vice Chair Williams commented he is hearing concerns regarding the roundabouts. He asked if there will be public outreach and education. SP Selden replied yes, and there are already current discussions with Council and adjacent property owners.

Vice Chair Williams asked what the highest volume intersection is and if Sandy Blvd. has higher volume could some of the traffic be redirected to Halsey.

Commissioner Hook commented on the roundabouts and adding medians. He asked if there has been discussion about how it may feel to the driver. Director Berry replied they are in the design concept and feasibility stage. They have not brought it together for a community conversation, but that is the next, integral, important step. He noted the goal is to encourage through traffic to Glisan and foster traffic on Halsey to slow down, look around, and stop at businesses/attractions with pedestrian friendly amenities.

Commission asked about the maintenance budget and integrating Fairview Parkway improvements. Director Berry answered a budget for continued maintenance will be addressed and the portion of Fairview Parkway leading in to the roundabout will be included with the

roundabout project. The remaining section of Fairview Parkway will be its own improvement project.

Commissioner Lawton asked if there will be opportunities for the Planning Commission (PC) to provide feedback to the Council. SP Selden replied there may be an opportunity for PC liaison(s) to fill vacancies on the Halsey Community Collaborative Executive Committee (HC3).

SP Selden commented as the Commission considers design standards, will want to consider the influence of design theme standards for the Halsey Corridor. She noted, as part of the Halsey Site Readiness Project a consultant will be looking at opportunities to align the design theme code for the three cities; and to remove development barriers for Fairview sites specific to Fairview's code. The Commission will hear the results of the code audits and concepts for code amendments tentatively in April 2020.

SP Selden shared one of the upcoming HC3 meeting topics is forming a community engagement subcommittee. They will be charged with creating a public involvement plan to engage those who may not typically give feedback and to facilitate outreach strategy and options. She inquired if Commissioner may be interested in being involved. Commissioner Lawton expressed interested and noted how important it is to have a robust input process, coordinated message, and aggregating the public input to date.

4. TENTATIVE AGENDA

November 12, 2019 – Two Public Hearings

- Conditional Use - Extension of 40 Mile Loop Trail from Blue Lake Park to Sundial Road
- Site Design Review - 3 Spec Industrial Warehouses at NE Corner of 230th and Sandy

November 26, 2019 – Work Session

- Potential design standards or public involvement plan

5. ADJOURNMENT

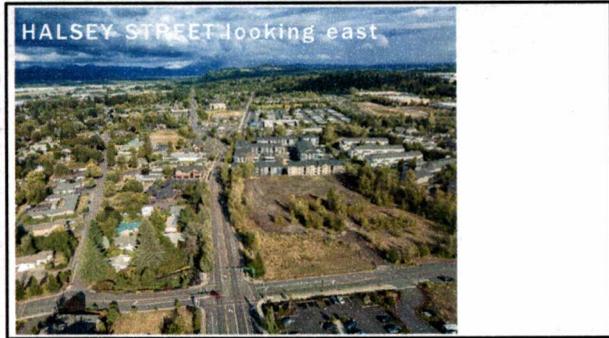
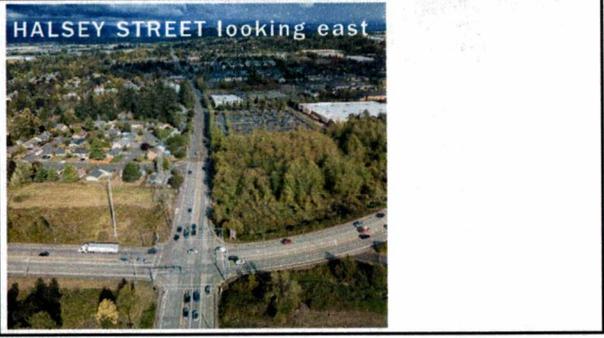
Meeting adjourned by consensus at 8:23 PM.


Devree A. Leymaster
City Recorder


Hollie Holcombe
Chair

 
Date

PLANNING COMMISSION
Halsey Corridor
Project Briefing
Main Streets on Halsey Implementation
October 8, 2019



CORRIDOR PROJECTS

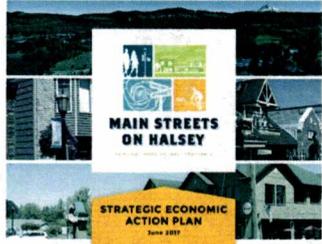
Corridor-Wide Collaboration

- Main Streets on Halsey Plan
- Economic Diversification Study
- Site Readiness & Code Update
- Halsey Corridor Branding
- Halsey Corridor Wayfinding
- Economic and Transit Strategies

City of Fairview

- Gateway Roundabout/s
- Design Theme
- Community Identity
- Street Cross Section Update
- 223rd/Halsey FEMA Map Amendment
- PP&L Property Repurposing
- Beautification

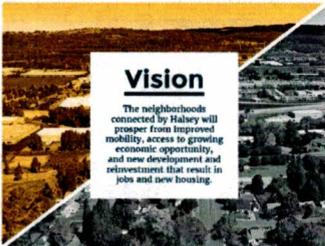
MAIN STREETS ON HALSEY PLAN



ABOUT

- Fairview, Wood Village, Troutdale & Multnomah County collaboration
- Metro grant-funded project
- Recommended Economic, Land Use Transportation, Cooperation strategies

MAIN STREETS ON HALSEY PLAN



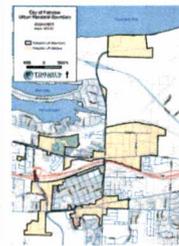
Vision

The neighborhoods connected by Halsey will prosper from improved mobility, access to growing economic opportunity, and new development and reinvestment that result in jobs and new housing.

KEY OUTCOMES

- Set vision
- Created momentum
- Spurred additional grant applications & awards
- Solidified partnerships (HC3 created)

IMPLEMENTATION: Urban Renewal



Projects Identified in Urban Renewal Plan to Enhance Halsey Corridor:

- Roundabout features on Halsey Street's major intersections
 - Feasibility, design, construction
- Streetscape improvements on Halsey
- Streetscape and gateway improvements on Fairview Parkway
 - Landscaping, public art, signage
- Park & Ride with transit and bike hub
- Public art

ECONOMIC OPPORTUNITIES REPORT



HALEY CORRIDOR
ECONOMIC OPPORTUNITIES, BUSINESS, AND LAND-USE REGULATIONS

The Economic Development Unit
City of Troutdale
City of Wood Village
City of Fairview

ABOUT

- Fairview, Wood Village & Troutdale collaboration
- Funded by DLCD grant
- Focused on identifying business types with strongest opportunity
- Began discussion about design character and placemaking
- Initial review of development code

ECONOMIC OPPORTUNITIES REPORT

TABLE 7-1 Commercial, Community and Land-Use Planning Area (CLUPA) Data

CLUPA	COMMERCIAL	COMMUNITY	LAND-USE	POPULATION	POPULATION DENSITY	POPULATION GROWTH	POPULATION GROWTH RATE	POPULATION GROWTH RATE (PERCENT)
Central Fairview	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Central Wood Village	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Central Troutdale	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
East Fairview	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
East Wood Village	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
East Troutdale	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
West Fairview	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
West Wood Village	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
West Troutdale	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000

KEY FINDINGS

- Strongest potential is for eating and drinking, also:
- Medical/dental/vet clinics, professional services office, hotels
- Multi-tenant buildings
- Low traffic on Halsey is barrier; focus development at major north-south intersections

BRANDING -WAYFINDING - DESIGN THEME

BRANDING

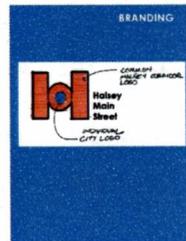
Definition:
A cohesive strategy of materials, images, logos, words and narratives that create an immediately recognizable "brand" for a product, a place, or a service that distinguishes it from others



BRANDING -WAYFINDING - DESIGN THEME

BRANDING

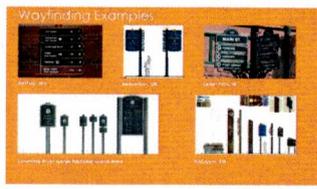
Application:
A brand should be developed by the three cities committee for the entire Halsey Street Corridor. It should result in a logo for the entire corridor, perhaps incorporating the city logo it is located in.



BRANDING –WAYFINDING – DESIGN THEME

WAYFINDING

Application:
To create some uniformity within the Halsey Street Corridor, and to reinforce the branding, a common Wayfinding Signage system should be developed and utilized by all three cities.



Wayfinding Examples

Fairview Design Theme: **Design Characteristics**

(from: 2017 Fairview Community Vision Action Plan & March 2019 Halsey Corridor Economic Diversification Study Public Meeting)

<ul style="list-style-type: none"> <li style="margin-bottom: 5px;">A Welcoming <li style="margin-bottom: 5px;">B Beautiful <li style="margin-bottom: 5px;">C Walkable <li style="margin-bottom: 5px;">D Bikeable <li style="margin-bottom: 5px;">E Nature 	<ul style="list-style-type: none"> <li style="margin-bottom: 5px;">F River and Lakes <li style="margin-bottom: 5px;">G Authentic Materials <li style="margin-bottom: 5px;">H High Design Standards <li style="margin-bottom: 5px;">I Unique Design <li style="margin-bottom: 5px;">J Forward-thinking
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Fairview Design Theme

Develop a design theme built upon the historic and familiar elements of...

 BASALT STONE MASONRY	 BASALT COLUMNS & BOULDERS	 LARGE TIMBERS	 BLACK IRON HARDWARE
 CROP ROWS	 WETLANDS	 CREEKS & STREAMS	 FIR FORESTS

Fairview Design Theme

...but executed in a timeless, contemporary manner that looks to the future; is forward-looking.

Fairview-Forward

We can call this design theme:

"Fairview-Forward" is built upon the unique natural resources of Fairview with our streams, lakes, wetlands and wildlife. It also recognizes the unique people of our community who have chosen to live here now, have in the past, and will in the future.

We appreciate our past, and are firmly focused on ensuring that we embrace nature in fresh and current ways. Fairview will continue to be a place:
"Where People Meet Nature".

These ideas will be woven into the Design Theme of the built environment along Halsey in Fairview.

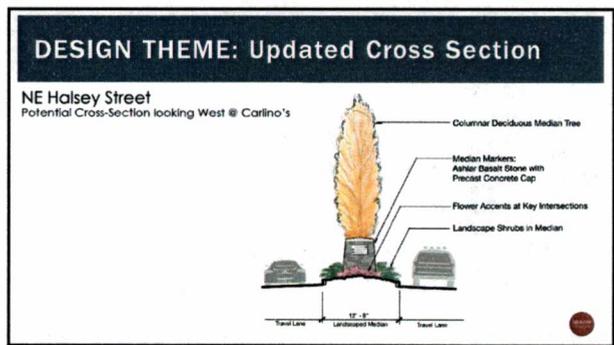
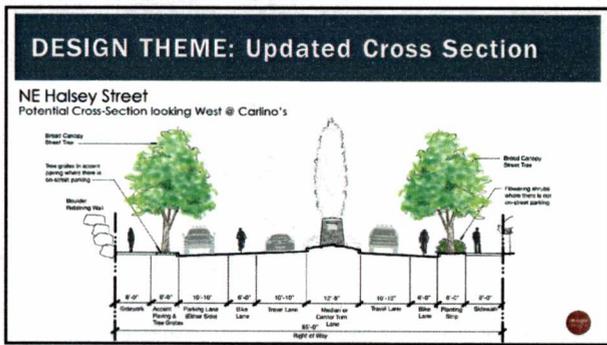
DESIGN THEME: Examples

WESTERN

Staten, OR (GreenWorks/SERA)

DESIGN THEME: Examples

"Lake Oswego Style"



DESIGN THEME: Streetscape Elements

Gateways and Markers

Making/Reinforcing Pedestrian Crossing
Stone Marker
Marker of Midway Pedestrian Crossing

DESIGN THEME: Streetscape Elements

Sidewalks and Crosswalks

Integrated Benches and Paving Patterns
Landscape Street Melbourne AUS BK Architects

DESIGN THEME: Streetscape Elements

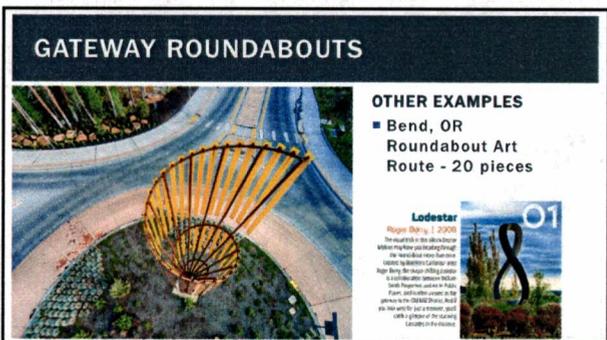
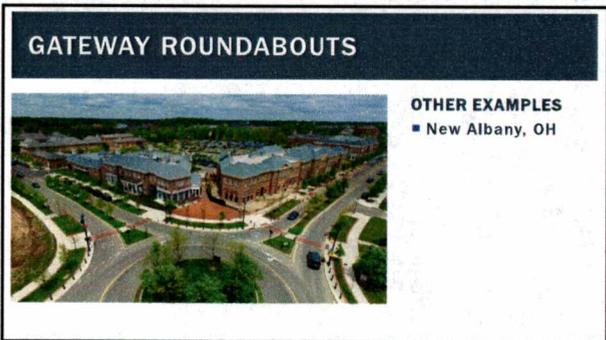
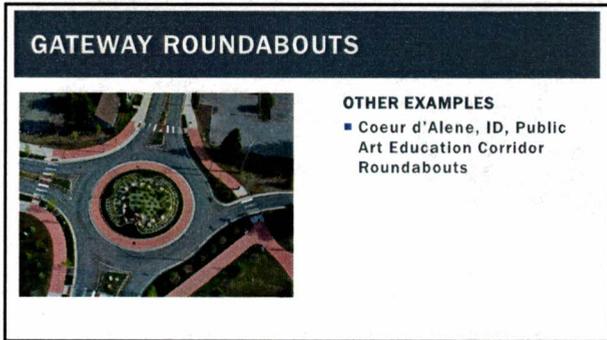
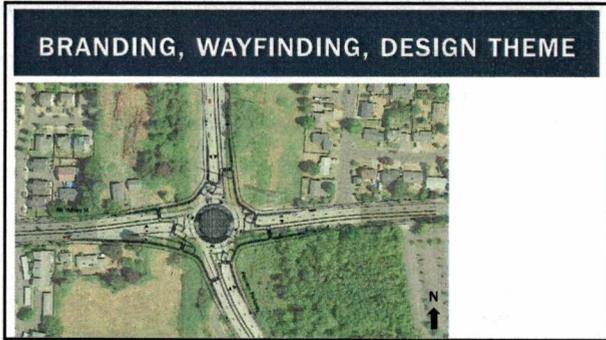
Sidewalks and Crosswalks

Makeup Paving for Sidewalk and Crosswalks

BRANDING, WAYFINDING, DESIGN THEME

Concept Diagram

Roundabout (also vary at 207th, Village 7th, 22nd)
Pedestrian Crossing
Landscape Marker or Wayfinding Elements
On-street Parking



Roundabouts

Normal, IL
by Hoerr Schaudt Landscape Architects

- + Serves as gateway to community
- + Well-designed and appealing
- + Incorporates trees & water
- Serves as a pedestrian plaza & gathering place

HALSEY SITE READINESS + CODE UPDATE

PROJECT TEAM

Cascadia Partners (lead): Project Management, development finance, site analysis and development, public-private partnerships, community engagement

Fregonese Associates: Strategic advisor

Scott Edwards Architecture: Site planning and design

SWCA: Wetland biology, permitting, and mitigation

Jet Planning: Code amendments

Standridge: Infrastructure and civil engineering

Walker Macy: Urban Design and charrette

HALSEY SITE READINESS + CODE UPDATE

Task	Task Description	Timeline
Task 1	Site Analysis	February - April
Task 2	Environmental & Transportation & Street Solutions	February - April
Task 3	Code Amendments	February - April

Timeline: February, April, June, July-Aug, Nov. - Jan

HALSEY SITE READINESS + CODE UPDATE

Fairview Opportunity Sites

COMING UP

Wednesday, October 30, 5:45-7:00 p.m.:

HC3 Meeting with presentation by Place Branding expert Bill Baker (Fairview Council Chambers)

November: Public Involvement Plan for Site Readiness & Code Update / Community Engagement Subcommittee Formation

Tuesday November 19, 5:45-7:00 p.m.:

HC3 Meeting with presentation by Valerie Egon on Columbia Gorge Express shuttle service