



3-City Planning Commission Joint Work Session Halsey Site Readiness and Code Update Project

Wednesday | July 8, 2020 | 6:00 PM

Join Zoom Meeting

<https://zoom.us/j/97800559362>

Meeting ID: 978 0055 9362

Password: 1908

Please see below for instructions on public comment.

1. CALL TO ORDER 6:00 PM

2. INTRODUCTIONS OF COMMISSIONERS, STAFF, AND CONSULTANT TEAM MEMBERS

3. WORK SESSION
 - a. Project Background and Community Engagement
 - Objectives, Process, and Engagement Approach (Cascadia Partners)
 - Discussion (all)
 - b. Code Update
 - Presentation of Code Concepts (Cascadia Partners)
 - Discussion (all)
 - Storefront Districts
 - Height and Bulk
 - Design Standards
 - Breakout Sessions (each city)
 - c. Site Readiness
 - Overview Presentation (Cascadia Partners)
 - Discussion (all)
 - d. Next Steps

5. ADJOURNMENT

Members of the public wishing to comment during this meeting are asked to notify the Fairview City Recorder, Devree Leymaster at 503-674-6224 or email (leymasterd@ci.fairview.or.us) at least 24 hours prior to the start of the meeting. Persons, who have the ability, are strongly encouraged to submit their comments in writing 24-hours in advance to the City Recorder to ensure delivery of the comments to the Commission's. Persons unable to provide written comments in advance are encouraged to notify the City Recorder 24-hours in advance of the meeting so alternative arrangements may be made.



MEMORANDUM

DATE: July 1, 2020 **MEETING DATE:** July 8, 2020

TO: Fairview Planning Commission

FROM: Sarah Selden, Senior Planner

SUBJECT: Joint Planning Commission Work Session: Halsey Site Readiness & Code Update Project

ISSUE

On Wednesday, July 8, the Fairview Planning Commission will hold a joint work session with the Troutdale and Wood Village commissions. The purpose of the meeting is to review and provide feedback on Halsey Street development code amendments at a concept level (“code concepts”) before the consultant moves forward with initial code writing this fall.

While some code issues are specific to each city or specific zoning districts, the structure of the regulations and most concepts will be shared across the three cities. The joint meeting provides an opportunity to collaborate in updating the shared development standards, and to understand the issues and perspectives across the corridor.

BACKGROUND

In 2018, Fairview, Wood Village and Troutdale were awarded a Metro Planning and Development Grant to advance implementation of the Main Streets on Halsey Plan. The Halsey Site Readiness and Code Update Project aims to remove barriers to private development, create a more uniform code framework across the three cities, and facilitate development that is consistent with the Main Street on Halsey vision.

The project consists of two main components:

- 1. Development Code Amendments for six commercial, mixed-use, and multi-family zoning districts in the corridor.** In Fairview, the subject zoning districts are Town Center Commercial (majority of Halsey) and Village Office (southeast corner of Village Street and Halsey).
- 2. Development Solutions for four key opportunity sites.** In addition to helping advance these four sites toward development, the properties are being used to test the existing and proposed development code. Fairview has two sites, at the southeast corner of 223rd and Halsey, and the vacant lot just west of the Ukrainian Bible Church (between Wood Village Blvd. and 223rd).

Project work began last fall, with a consultant team led by Cascadia Partners and supported by sub-consultants providing expertise in site planning, architecture and urban design, and code writing. The Planning Commission received an overview of the project scope as part of a Halsey briefing last October, and provided feedback on the draft Community Engagement Plan in December. Since that time, the following key tasks have been completed:

- Conducted a detailed code audit, informed by meetings with developers and planning staff, and building on the 2019 Economic Opportunities, Branding and Land Use Regulations report.
- Conducted an updated market assessment, to determine the feasibility of current and proposed development regulations, and inform development concepts for the opportunity sites.
- Held two design work sessions with opportunity site property owners. Conducted site analysis, prepared design and development concepts, and conducted financial pro-forma analysis for each.
- Drafted amendment concepts for City and public review and feedback.
- Held five technical advisory committee meetings with staff from the three cities and Multnomah County Transportation.
- Held three meetings with the Halsey Community Collaborative Committee (HC3).
- Conducted an online survey to gather community input about the corridor and inform the code concepts.

This month, the project team is seeking feedback on code amendment concepts to build on the input gathered through the online survey. This will include feedback from the July 8 joint Planning Commission work session, and targeted outreach to communities of color and other typically underrepresented communities. With additional feedback, the consultant team will revise and confirm the code concepts, and begin drafting code language.

Completion of final draft code amendments is anticipated by the end of 2020. Before this point, at least one additional joint Planning Commission work session will be scheduled. We are working to determine the balance of additional joint or individual meetings to ensure the Planning Commissions from all three cities have a sufficient opportunity to work through the code and have questions answered prior to the public hearing process in 2021.

Staff is also working on a process to develop Fairview-specific architectural design standards for the Halsey zoning districts, similar to those already established in Wood Village and Troutdale. Work sessions may be scheduled with the Fairview Planning Commission this summer and fall to allow local architectural design requirements to be integrated into the code update.

Staff looks forward to receiving the Commission's feedback on the draft code concepts next week as we move forward to implement the Halsey Main Street vision.