

NE OLSON ROAD

PUBLIC PARKING

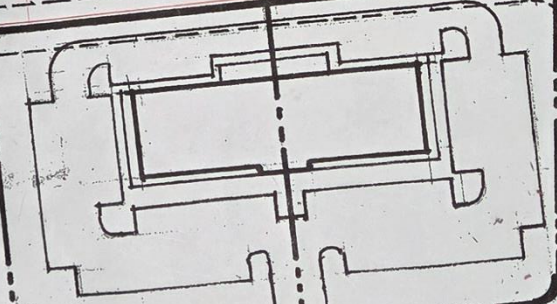
ARCHITECTURE
AREA

NE FOURTH STREET

CENTRAL
PLAZA

GATE

GATE



CENTRAL
COMMONS

NE BOARDMAN AVENUE

NE THIRD STREET

14 CONCRETE
CLUSTER

The importance of a shared plan

- We have one chance to get this right and grow the right way –
 - Sense of place, quality, livability – don't do things out of order
- Advance housing that enhances the City –
 - Use your processes, go swiftly, but with purpose and thoughtfulness
- RFQ's out end of September – say clearly what we want, invite competition, clear timelines, clear tools, incentives, goals, and parameters/guidelines
 - Find the best partners, investors, doers
- Final Columbia View Master Plan to Council in October; public improvement cost estimates; phasing plan; economic analysis
- Updates Plats November; choose development partners December
- Update Zoning Code in January; assemble project financing; finalize deal terms; surplus land
- Build in the Spring



Plat
updates





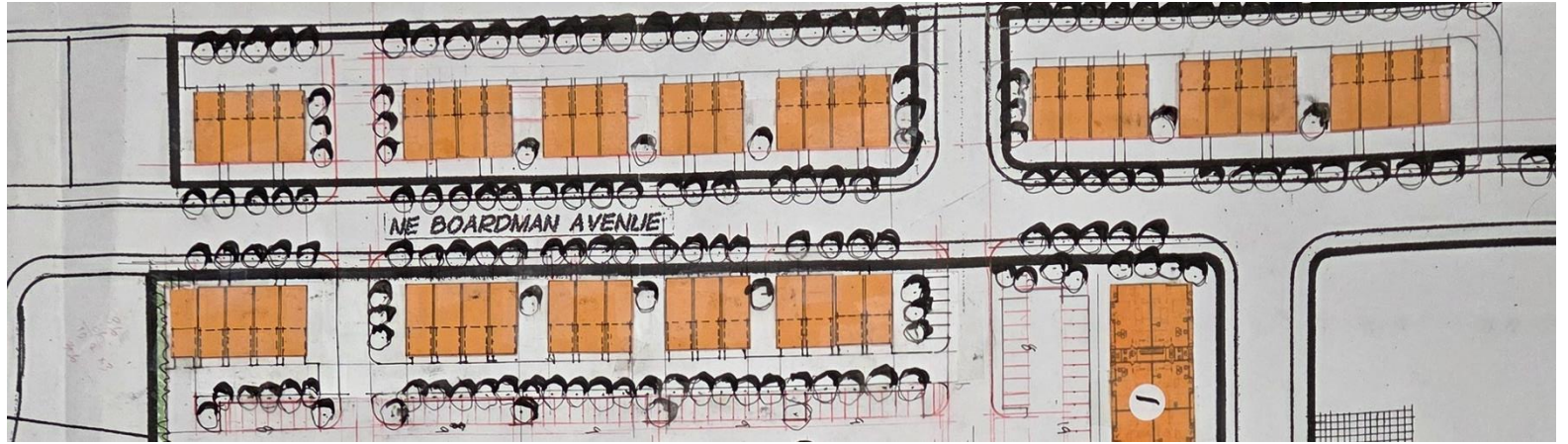
Priority 1: Cottage Cluster

- For sale
- Attainable, middle income pricing = “starter homes”
- Central shared open space
- Enough pkg for 2 spaces/unit
- Create a Request for Qualifications (RFQ) to find interested developers
- One or two (maybe 3?) housing types for diversity of options
- Release RFQ in Sept after next Advisory Committee Meeting



Priority 1B:

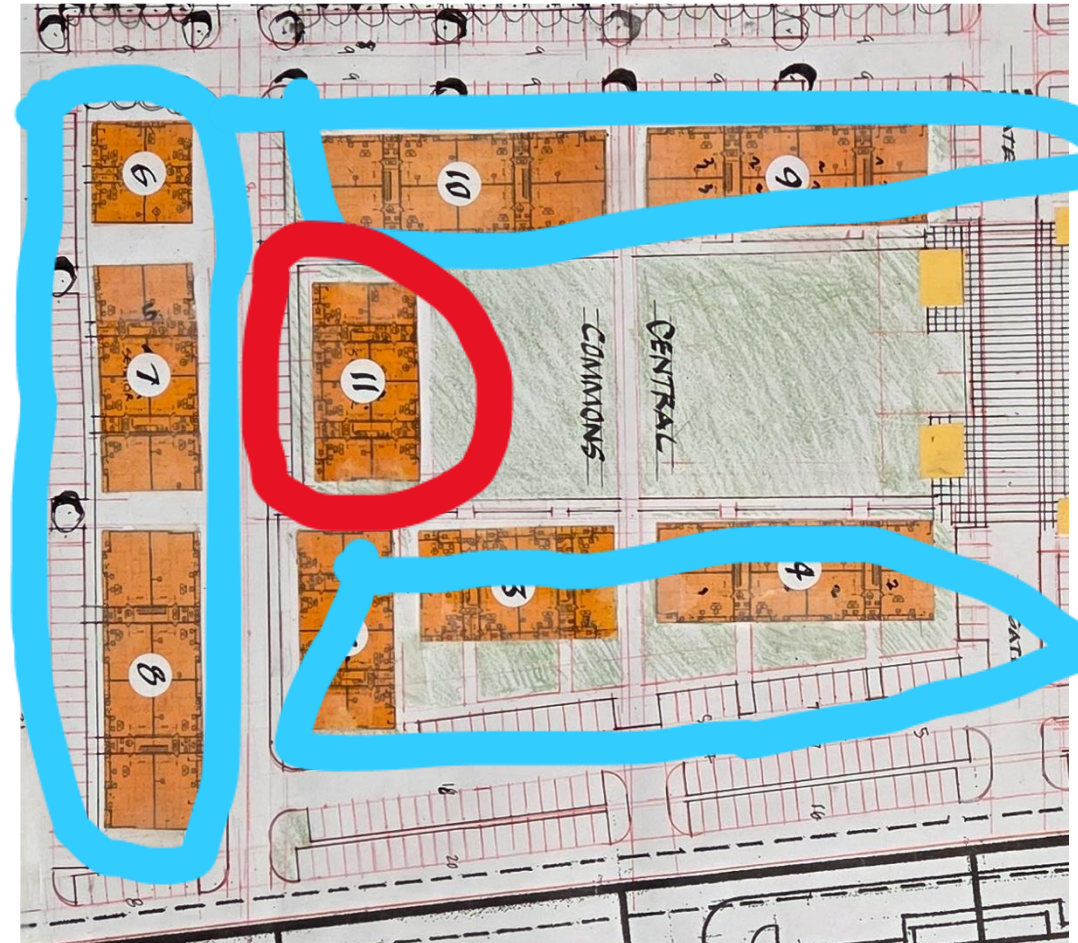
Boardman Ave Townhomes



- For sale
- Attainable, middle income pricing = “starter homes”
- Parking underneath or behind
- Create a Request for Qualifications (RFQ) to find interested developers
- One or two (maybe 3?) housing types for diversity of options
- Preserve neighborhood look and feel, but give it its own
- Release RFQ in Sept after next Housing Advisory Committee

Phase 2: Senior Housing + more home ownership

- Potentially a mix of for sale and rental
- Building 11 – signature building on the commons/green
- Plenty of parking
- Start work on the Central Commons?
- Must be complementary to anything else in the works
- Must have excellent design, maintenance, and operations – “we know what we don’t want”
- Release early 2027?



What's important in an RFQ? (group activity)

- **Price points?** – people moving away can buy more house for less – is that because construction workers get paid more in Boardman because they are traveling further?; supply and demand issue – we need more to get the price lower; Bobby/Ricardo – price range \$300-\$330K – trade offs between SF and price; (can people build at this price for-sale?); interest rates will have a lot to do with this; keeping it lower should be the goal; why does it cost less to buy more in Hermiston?
- **Diversity of options? Choice?** – some developers produce multiple designs; some replicate the same design or two for efficiency and replicability; Gary – a variety of look within one cluster – can be accomplished with one developer; Mike – developments in Boardman take a long time to get buildings up – two different looks; Brenda – might be able to incentivize developers to go swiftly; (MMHF – can come back to committee with recommendations on how to incentivize speed);
- **Look and feel?** - complementary designs are important/continuity (Ross Chapin - look up); Jr – don't want it to look like apt complex – needs to be diversity on a house to house basis; different dormers, porch, window lay-out creates diversity, for example; needs to fit the town; Ricardo – open; find the balance between speed, price, and unique; Gary – there are also more modern designs

What's important in an RFQ? (group activity)

- **Parking – how much? Where?** – 2 spaces per unit is a good rural city standard; 1.5 is often a mid-point since some owners would have 1 car, others have 2 – more common in Boardman is to have two cars; some have single car garages – could the ones accessible to the street have those?; shade structure over cars are an amenity; storage onsite could be helpful – something to think about (either storage in the home and/or onsite); maybe more expensive units could include more/included pkg
- **City needs to break even on land** – what are price points for each individual lot?; subordinate land sale till houses sell?; many ways to pay for public amenities (need to have a future conversation about this)
- **Any zoning changes necessary?** Cottage cluster code?; Cascadia brief this committee on the ongoing update to the comprehensive plan? Trade offs between space and maintenance (aging populations?); more space = more cost; smaller lot sizes for specific developments seems fine – not across the board changes (for example, the Unity development isn't well liked - 70ish homes divided in half; two pkg spot per trailer; rentals – unattractive; public safety challenges for police and fire; flat apartment complex); filling up fast; we should see who is actually living there (assumption is security people working for Amazon) – we need to do better!
- **Use as opportunity to test out improvements to permitting system?**

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