



COUNCIL SPECIAL SESSION

Wednesday, May 11, 2022

APPROVED MINUTES

RIVERFRONT DEVELOPER RFQ COMMITTEE MEMBERS PRESENT

Rick Scholl, Mayor
Doug Morten, Council President
Patrick Birkle, Councilor
Stephen R. Topaz, Councilor
Jessica Chilton, Councilor
Russell Hubbard, Planning Commissioner
Steve Toschi, Planning Commissioner
Jennifer Pugsley, Planning Commissioner
Carmin Dunn, Parks & Recreation Commissioner
Scot Stockwell, St. Helen School District Superintendent
Al Petersen, Citizen-At-Large
John Walsh, City Administrator
Jenny Dimsho, Associate Planner/Community Development Project Manager
Mouhamad Zaher, Public Works Director
Sharon Darroux, Engineering Manager

STAFF PRESENT

Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder

OTHERS

Tina Curry	Jeff	Roy Kim
Kellie Smith	Claire Catt	Francesca Kim
Howard Blumenthal	Dominic	Channa Kim
Mike Russell	Melody Killens	Jeff Oberst
Marci Sanders	Matt Brown	

CALL SPECIAL SESSION TO ORDER – 4:05 p.m.

City Administrator Walsh welcomed everyone. The first presenter withdrew. The room went into recess until the second presenter was available.

Special Session resumed at 4:33 p.m.

Introduction of Committee members.

PRESENTATION

1. Atkins Dame, Inc. - Withdrawn

PRESENTATION

2. RKm Development

Roy Kim introduced his team and reviewed their project history.

- RKm Development

- Roy Kim, President
- Francesca Kim, Sets Culture, HR Policies, Events, and Design
- Channa Kim, Development Manager
- Jeff Oberst, Construction Manager
- YBA Architects
 - Matt Brown AIA, Principal

Presentation review. A copy is included in the archive packet for this meeting.

- Every site is customized
- Use their own equity
- Own and manage all their developments
- What they do is for their children
- Looking for long-term partners
- Community engagement is essential
- Reviewed other projects
- Reviewed concept drawings of the Waterfront property
- Incorporate:
 - History
 - Traditions
 - Activities
 - Small town
 - Marina
 - Sand Island
- Goals
 - Complement and extend downtown
 - Establish a dynamic mix of uses
 - Maximize connectivity to the river
 - Establish a regional destination
 - Deliver carefully scaled phases
 - Deliver respectful, unique, sustainable buildings
 - Focus on the community

Councilor Topaz asked if they design into the water. Roy responded that they are working with water on the Camas/Washougal project. There is an existing floating restaurant, and they are trying to add more. It is just a much longer process. They know there is a ferry to Sand Island, and they would like to see a ferry to Sauvie Island as well. A floating stage is also something to consider.

Mayor Scholl asked if they are ahead of Camas since they have already done some of the work, including community engagement. They want complete access to the water, park expansion, businesses, and apartments. It is an Opportunity Zone with big tax breaks. Roy agree they are ahead of Camas in some ways. They would use that as a base to continue engagement showing designs.

Council President Morten was impressed with their design aspect of Parker's Landing. It was reminiscent of an architect who got his start here, Pietro Belluschi, who is internationally renown. It is beautiful. Can they continue that kind of style? Matt responded that it is a balancing act of scale and welcoming. They do not want to get too dense. Reviewing the vision and framework, a lot of the work has already been done. Meeting people to understand the character and approach is also important.

Francesca talked about community engagement. Knowing and understanding the community helps with design. It will be a one-of-a-kind creation.

Al Petersen talked about their public private partnerships. When the City talked with other developers, they discussed investments made by the developer and investments made by the City. What has their

percentage been for investments? Roy explained that the public part can include things like a plaza, splashpad, riverwalk, etc. The developer needs to get financing. The City has very little investment.

Steve Toschi said it sounds like they have retained ownership of the buildings. Will some parts of the project be developed to sale? Roy said they still own the commercial projects. They have not done a for-sale project in 20 years, which was townhouses and condos. Toschi talked about infrastructure. If they retain commercial buildings, will they partner with the City to build infrastructure? Roy said yes. Toschi talked about them coming in with their own equity. Are they financially ready to get started? Roy responded that they are ready now. They have another project going but it is already allocated. St. Helens would be independent. There are a lot of pieces to the puzzle, including interest rates and supply. They are methodical about working with the community and City. If they are selected, they are ready to move forward.

Mayor Scholl talked about other consultants they are already working with. Have they looked at those proposals? Roy acknowledged that the riverwalk is impressive. The projects right now are all 20-25% over budget. They have contractors who cannot bid because they do not have the people. Jeff added that they are seeing an increase in cost of supplies and a decline in availability. The pricing is out of control. Supply chain is getting worse. Everything will be affected by the price of fuel rising. Mayor Scholl pointed out that the contractor at the high school has reached out to local contractors. Scot Stockwell talked about the large schools they have built in the last couple of years. They are experiencing the same thing with the high school project. It is tough even finding local contractors because of the size and scope of bonding issues. Have they worked in phases to make it more attractive to local contractors? Do they have an outreach program to partner with local contractors? Jeff said one of their goals for the Gresham project was to use as many local contractors as possible. Certain projects can be broken down.

Jennifer Pugsley talked about the lack of places for people to stay during Spirit of Halloweentown. Have they participated in the development of a boutique hotel? Do they envision that to be part of their project? Channa talked about the hotel being one of the City's priorities. There are a lot of different ways they can do that. It helps to keep money in the area. Jennifer asked if they participate in the infrastructure part. Jeff said they have for both onsite and offsite.

Mayor Scholl said the City has worked with OTAK for the general footprint. They want complete public access for the boardwalk. He asked again if they were ahead of Camas, as far as infrastructure. Jeff said in those ways, yes.

Mayor Scholl talked about the Gateway Corridor Plan and the Opportunity Zone. They would set up the funding and then sell in 10 years, which results in the profits being tax-free.

Al Petersen asked how many phases there are for the Camas project. Jeff said they are on phase one right now. It is market driven. Roy added that one phase has four buildings along the front promenade street. After that, they have parcels. One is earmarked for a hotel. The streets will need to be in with the first phase. There are restaurant pads that will be developed when they have a restaurant. They are beginning an early design for a senior housing site. There are lots in the back that do not have plans yet.

Councilor Chilton asked about parking in the area. Roy responded that parking is a huge part of development. An attraction of this site is that it is large, and they can master plan for complimentary parking.

Francesca said it takes a long time to design it. They are not a typical developer. They put in a lot of energy into the design and what the community wants. Jeff added that they pay a lot of attention to the quality of what they are building because they are going to take care of it for a long time. Channa added that the facilities manager is also included in a lot of the design meetings to make sure everything is considered.

Mayor Scholl talked about the Riverwalk having CC&R's to make sure it is maintained.

Russell Hubbard asked if they take care of infrastructure from the streets and curbs, and the City is up to that point. Roy said yes.

Carmin Dunn asked about views on the bluff. How do they incorporate view corridors? Roy said they did a side view at Camas/Washougal. Matt added that they did a big cross-sectional view to understand the dynamics of the view. That is something they will carefully consider in the design. There are existing streets and houses on the bluff. They also want to connect pedestrian accessways to the Waterfront.

Mayor Scholl talked about building heights. They adopted a 55-foot height limit, with flexibility. Roy acknowledged that he saw that.

Jenny Dimsho talked about compatibility. The entire property is subject to architectural guidelines that help with the process. Can they share their experience working with those guidelines? Matt responded that he has a lot of experience with architectural guidelines. Their approach is to find unique ways to work with them. He is really interested in the older buildings and working with the basalt. Roy added that he and Francesca walked around to look at what is already here to incorporate into future development. They will partner with the City and want the ability to have conversations and work together.

John Walsh thanked them for their flexibility. The City did their best to create an RFQ. Is there something they should have asked? Roy said it was great. They had a limited amount of time to understand the area. They would also be interested in how City government operates. He has had many opportunities to work with Portland but has turned him down because he never felt comfortable with the partnership. He is comfortable with St. Helens after meeting with Walsh and Dimsho. Developers are all very skittish right now. Al Petersen asked if the uncertainty is driven by financing. Roy said it is a lot. In the short term, it is interest rates and the cost of building.

Russell Hubbard asked what they would start on first. Francesca said they look at the community. Even if they build commercial first, they need to look at how they will feed them. Roy added that apartments would rent, but they do not know how much people would pay for rent. It would be higher near the waterfront. Jeff added that every site is different. They also like to investigate other civic uses that could be incorporated into the project.

Scot Stockwell asked if they learned any lessons from the Camas/Washougal project for St. Helens to avoid? Channa said they saw a lot of the same people at community engagement events. They learned to go directly to specific groups to present and get feedback. Roy said they had good relationships there. Their riverfront is similar.

Steve Toschi asked what tenants the City was able to help bring to the Gresham project. Jeff said it was WorkSource Oregon, Mt. Hood Community College, a large medical and dental clinic that serves people without insurance, Metro East, etc. It was helpful for financing purposes to have these already in place.

Mayor Scholl asked if they are willing to sell. His chiropractor wants to sell her house in Warren and purchase a condo on the waterfront. Her business could potentially be on the ground level and live above. He talked about the amenities that St. Helens has to offer. He encouraged them to come to 13 Nights on the River. The area is growing fast. Income is increasing in the area.

Roy commended the City for having control and wanting to dictate how it is built. It is generational. Councilor Chilton likes that they appreciate that.

Carmin Dunn asked if they have done work in the past to market the remote workforce. Channa said she has a co-worker who is looking for a house in the area. They can work from anywhere now but wants to be outside of Portland. They are seeing more of that and trying to figure out how it translates.

Steve Toschi talked about driving jobs back to St. Helens. There is a very large opportunity for selling homes to people who can work from anywhere and have the means to purchase waterfront property. He would like them to consider that opportunity.

The Committee thanked the presenters. Deliberations will be held on May 18, 2022, at 6:00 p.m.

ADJOURN – 6:21 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Rick Scholl
Rick Scholl, Mayor