

AGENDA

REGULAR CITY COUNCIL MEETING

February 13, 2016

5:30 p.m.

CITY HALL COUNCIL CHAMBER

313 COURT STREET

THE DALLES, OREGON

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS
 - A. Volunteer Recognition – School District 21
 - B. YouthThink Marijuana Report
6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.
7. CITY MANAGER REPORT
8. CITY ATTORNEY REPORT
9. CITY COUNCIL REPORTS

CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles"

10. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be “pulled” from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the “Action Items” section.

- A. Approval of January 16, 2017 Regular City Council Meeting Minutes
- B. Approval of January 23, 2017 Regular City Council Meeting Minutes
- C. Declare Finance Department i3035 Canon Copier Surplus

11. CONTRACT REVIEW BOARD ACTIONS

- A. Award Columbia Gorge Regional Airport Flex Hangar Contract

12. ACTION ITEM

- A. Authorization for Extension of Exclusive Negotiation Agreement with Tokola Properties, Inc. for two additional 120 day periods.

13. EXECUTIVE SESSION

- A. Recess to Executive Session in Accordance ORS 192.660(2)(d) To Conduct Deliberations with Persons Designated by the Governing Body to Carry on Labor Negotiations
- B. Reconvene to Open Session

14. DISCUSSION ITEM

- A. Blue Zone Initiative

15. ADJOURNMENT

This meeting conducted in a handicap accessible room.

Prepared by/
Izetta Grossman
City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Item #10A-C

MEETING DATE: February 13, 2017

TO: Honorable Mayor and City Council

FROM: Izetta Grossman, City Clerk

ISSUE: Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

- A. **ITEM:** Approval of the January 16, 2017 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the January 16, 2017 Regular City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: The minutes of the January 16, 2017 Regular City Council meeting have been prepared and are submitted for review and approval.

- B. **ITEM:** Approval of the January 23, 2017 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None

SYNOPSIS: The minutes of the January 23, 2017 Regular City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: The minutes of the January 23, 2017 Regular City Council meeting have been prepared and are submitted for review and approval.

C. **ITEM**: Declare Finance Department Canon i3035 Copier as Surplus

BUDGET IMPLICATIONS: We anticipated having to replace the copier this year and so budgeted for leasing a new one in the current budget. No budget changes are needed to accomplish this change.

SYNOPSIS: The Finance Department purchased the Canon copier February 21, 2008. It had an expected life of seven (7) years. It has lasted nine (9) years, and we can no longer get a maintenance agreement on it as the parts are difficult to obtain.

RECOMMENDATION: Declare the Finance Department Canon i3035 copier as surplus.

MINUTES
REGULAR COUNCIL MEETING
OF
January 16, 2017
5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Stephen Lawrence

COUNCIL PRESENT: Russ Brown, Tim McGlothlin, Taner Elliott, Linda Miller, Dan Spatz

INCOMING COUNCIL PRESENT: Darcy Long-Curtiss

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Finance Director Kate Mast, Public Works Director Dave Anderson, Police Chief Patrick Ashmore, Human Resource Director Daniel Hunter

CALL TO ORDER

The meeting was called to order by Mayor Lawrence at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Grossman, all Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Lawrence invited the audience to join in the Pledge of Allegiance.

OATH OF OFFICE

City Clerk Grossman administered the Oath of Office to Councilors Linda Miller, Taner Elliott, Darcy Long-Curtiss, and Mayor Stephen Lawrence. The new City Council was seated at the dais.

APPROVAL OF AGENDA

It was moved by Miller and seconded by Elliott to approve the agenda as presented. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Mayor Lawrence presented outgoing Councilor Dan Spatz with a Certificate of Recognition and one of the antique chairs from the Council Chamber. Mayor Lawrence thanked him for his service.

Spatz thanked Mayor Lawrence and the Council and said it was an honor to serve.

CITY MANAGER REPORT

City Manager Julie Krueger reported that City Clerk Grossman had completed the January City newsletter. She thanked Grossman for her work.

Krueger said there had been an Emergency Operation Center meeting, and asked Public Works Director Anderson and Sgt. Nelson to report on the meeting. Anderson said it had been a good meeting. He said they discussed readiness for potential flooding, and long term I-84 closures. He said the truck stacking had worked well during the last weather event.

Anderson said Public Works had 4500 sand bags on hand. He said in 1996, 2000 sand bags had been used.

Nelson said he and Anderson were on the alert list and that he would forward press releases to City Clerk Grossman for posting on the City website and the City Facebook page.

CITY ATTORNEY REPORT

City Attorney Gene Parker reported the deed to Fort Rock was nearing finalization.

He reported that due to the ice storm he thought the bid opening for the Airport Flex Space

would be delayed.

Elliott asked if bidders could submit via email. Parker said the City's rules required sealed bid, and those rules would be reviewed.

Parker said ZAYO, a telecomm company, had contacted him regarding a franchise agreement.

He said it appeared they want to go from west to east through town. He said it may have an effect on QLife.

Parker reported he and Planning Director Harris were working on language regarding the 1000 foot separation of marijuana facilities, and expected to have something back to Council in March or April.

In response to a question, Parker said he believed that Mr. Brock had received an OLCC license for the Second Street facility, but had not received his license from OLCC for the Sixth Street property. He said he hoped the rules weren't changed in the next legislative session.

CITY COUNCIL REPORTS

Councilor Long-Curtiss said she had attended the Budget Committee Work Session.

Councilor McGlothlin read his written report. See attached.

Councilor Elliott said he attended the Budget meeting. Elliott asked for a brief discussion regarding the late opening and early closing of City Offices.

Councilor Brown said he understood sending staff home for their safety, but questioned the fiscal responsibility of late openings and all day closures. He said he felt it cost the City money.

Mayor Lawrence said the decision was an administrative decision, not the responsibility of the Council. He said employee safety was important.

Councilor Miller said it was the City Manager's responsibility, as a safety issue.

Councilor Long-Curtiss said she was in support of the closures. She said many businesses were closing due to weather. She said she felt it was important not to become penny wise and pound foolish.

Councilor McGlothlin said he was in support, as safety was a primary concern.

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January 16, 2017

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Councilor Elliott thanked the rest of the Council for their input.

Selection of Council President

It was moved by Miller and seconded by Brown to select Timothy McGlothlin to serve as Council President. The motion carried, McGlothlin not voting.

Assignment of City Councilors to Various Committees and Boards

It was moved by Brown and seconded by Elliot to accept the Council assignments as proposed. The motion carried unanimously.

Budget Committee, all Councilors serve
Columbia Gorge Regional Airport Board, Tim McGlothlin
Sister City Board, Linda Miller
Historic Landmarks, Tim McGlothlin
Traffic Safety, Russ Brown
Urban Renewal Agency, Linda Miller, Darcy Long-Curtiss, Taner Elliott
QLife Board, Taner Elliott, Darcy Long-Curtiss
Mid Columbia Council of Governments, Steve Lawrence
Community Outreach Team, Steve Lawrence

CONSENT AGENDA

It was moved by Elliott and seconded by Brown to approve the Consent Agenda as presented. The motion carried unanimously.

Items approved by Consent Agenda were: 1) Approval of December 12, 2016 Regular City Council Meeting Minutes. 2) Approval of Resolution No. 17-003 Concurring with the Mayor's Appointments to Various Committees.

CONTRACT REVIEW BOARD ACTIONS

Authorization to Expend Funds for the Installation and Start up of New Pumps and Control System for the Boat Basin Lift Station

Public Works Director Anderson reviewed the staff report.

It was moved by Miller and seconded by Long-Curtiss to authorize the expenditure of funds to Bateson Enterprises for the installation and start up of new pumps and control system for the

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Boat Basin Lift Station in an amount not to exceed \$54,000. The motion carried unanimously.

ACTION ITEMS

Approval of General Ordinance No. 17-1350, Amending Certain Provisions of General Ordinance No. 12-1317 Regulating the Conduct of Secondhand Dealers

City Attorney Parker reviewed the staff report.

City Clerk Grossman read the Ordinance by title only.

It was moved by McGlothlin and seconded by Elliott to approve General Ordinance No. 17-1350, Amending Certain Provisions of General Ordinance No. 12-1317 Regulating the Conduct of Secondhand Dealers by title only. The motion carried unanimously.

Approval of General Ordinance No. 17-1351, establishing regulations for Sanitary Sewer Pretreatment, and repealing General Ordinance No. 08-1292

City Attorney Parker said some of the updates were housekeeping in nature, and that it was cleaner to repeal General Ordinance No. 08-1292, and replace it with the new version.

Public Works Director Dave Anderson reviewed the staff report.

Councilor Elliott asked how big does the City need to be to justify a staff person to handle the pretreatment functions.

Anderson said CH2M did the quarterly inspection and the Wastewater Collection Division cleaned the pipes. He also said the Regulation Manager at Public Works was involved in the process.

City Clerk Grossman read the Ordinance by title only.

It was moved by Elliott and seconded by Miller to approve General Ordinance No. 17-1351, establishing regulations for Sanitary Sewer Pretreatment, and repealing General Ordinance No. 08-1292 by title only. The motion carried unanimously.

Approval of Updated Snow Response Policy that includes Recently Accepted Roads from the County and Updates Resources and Priorities

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Public Works Director Anderson reviewed the staff report, and handed out a map that showed the snow routes. He said the plan calls for 10 inches of snow downtown before plowing. He said they had been working around the clock in 12 hour shifts.

In response to a question Anderson said snow had been moved to below the pool, in an area that had been used for staging during the construction of the new pool, and at the Wasco County yard at 10th Street.

Anderson said there had been some lessons learned during the snow event. He said one was to have upfront conversations with snow removal providers making it clear they were not to put snow from parking lots into the streets.

Councilor Brown said all the sidewalks weren't being shoveled. City Manager Krueger said Codes Enforcement had contracted the owners and the issue had been handled.

It was the consensus of Council that this item was administrative in nature and did not need to come before them for approval. City Manager Krueger said that if substantial changes were made Council would be informed.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:40 p.m.

Submitted by/
Izetta Grossman
City Clerk

SIGNED: _____
Stephen E. Lawrence, Mayor

ATTEST: _____
Izetta Grossman, City Clerk

MINUTES
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THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Stephen Lawrence

COUNCIL PRESENT: Russ Brown, Tim McGlothlin, Taner Elliott, Linda Miller, Darcy Long-Curtiss

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Finance Director Kate Mast, Public Works Director Dave Anderson, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter, Planning Director Steve Harris, Assistant to the City Manager Matthew Klebes

CALL TO ORDER

The meeting was called to order by Mayor Lawrence at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Grossman, all Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Lawrence invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Lawrence removed Contract Review Board Item #11-A. It was moved by Miller and seconded by Long-Curtiss to approve the agenda as amended. The motion carried unanimously.

AUDIENCE PARTICIPATION

Blue Zone Update – Paul Lindberg and Lauren Kraemer (see attached handouts)

Lindberg and Kramer updated the Council on the status of the Blue Zone Designation Grant. Lindberg said a single government body was required to apply for the grant. He said the City of The Dalles had applied for the grant. He said that did not mean the City as a municipality had to provide the matching funds. The matching funds could come from a combination of a variety of sources, businesses, the citizens, government agencies.

He said originally there was only one available grant. He said the team was so impressed with three of the finalists they requested funds for three cities. The City was one of three finalists that needed to gain commitment for the grant match dollars by January 31. He said he hoped to get an extension on that deadline. He said the community needed to raise \$200,000 in the first year; and \$300,000 for both the second and third year.

Mayor Lawrence asked what the match from the Blue Zone was. Lindberg said \$800,000 was brought in by the Blue Zone Project through the Cambia group. He said they would bring in international speaker for Ted Talk type seminars, create the marketing campaign, and guide the community.

Kraemer said they were asking for a resolution of support; for Council to attend the community meetings on Thursday; and a financial commitment.

In response to a question Kraemer said they had financial commitments from

- Mid Columbia Medical Center - \$50,000 – each of three years
- Oregon State Extension - \$5,000 – first year
- One Community Health - \$10,000 - \$20,000 each of three years
- Providence Health - \$10,000 - each of three years
- Columbia Gorge Health Council - \$10,000 – first year
- Columbia Gorge Community College – in kind office space \$12,000 each of three years

Councilor Long-Curtiss asked who would decide how the funds were spent. Lindberg said there would be a local steering committee.

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Lindberg said the community had identified five areas of concern:

- Walkability
- Tobacco Use
- Obesity
- Affordable Housing
- Food Insecurity

He said it would not be a duplication of current effort in the identified areas, it would support those efforts.

Kraemer ask for Council to forward any contact information they had for businesses or organizations that should be approached to support the program.

Mayor Lawrence said the Council could consider support after they attended the meetings on Thursday.

PRESENTATIONS/PROCLAMATIONS

Police Department – Load Bearing Vests

Chief Ashmore and Officer Dutton thanked the Council for their support of the change. Chief Ashmore said the officers are already seeing a change in their lower back pain.

Officer Dutton demonstrated the ease of removal of the vest and said it took a little bit of retraining on the location of each item, but he believed the vests were a big improvement.

In response to a question, Chief Ashmore said the Oregon State Police switched to the load bearing vests seven years ago and they were wearing well.

Councilors McGlothlin and Miller said it was money well spent.

CITY MANAGER REPORT

City Manager Krueger distributed the latest SAIF report. She said the results were very good and she was pleased with the report.

Krueger announced the City had hired a new finance director. She introduced Angie Wilson and said Wilson would start on February 1, allowing a month for outgoing Finance Director Kate Mast to train Wilson.

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Wilson said she was excited to work with Krueger and for the City.

Krueger reported that the meter box that caused the early closure of City Hall on Friday had been fixed. She reported that the PUD had responded quickly. She said she was thankful the issue happened during work hours.

Krueger and Public Works Director Anderson reported that all Public Works crews were working to remove piled snow from the downtown and to plow side streets.

In response to a question, Anderson said it was against the law to dump the snow into the river, as there were road contaminants in the snow.

Councilor Elliott asked about 19th Street in front of Dry Hollow Elementary. Anderson said he had driven the area and the snow had been removed enough to address parking.

CITY ATTORNEY REPORT

City Attorney Gene Parker reported that he was working with Planning Director Steve Harris on the Marijuana Ordinance. He said Harris would be sending the ordinance to the State for review.

Parker said he would be attending two webinars; one on ethics and one on employee drug testing as it relates to marijuana laws.

CITY COUNCIL REPORTS

Councilor Brown reported a neighbor of his was concerned about a pile of snow melting into his garage and Public Works came out and moved the snow.

He congratulated Chuck Covert on his Man of The Year award from the Chamber of Commerce.

Councilor Long-Curtiss reported she had contacted Blue Zone representatives to learn more and was pleased they would be presenting at the meeting. She said she also attended the Chamber awards.

Councilor Elliott said he would be attending the QLife meeting on Thursday, along with Long-Curtiss.

Mayor Lawrence reported attending the Chamber awards banquet.

He reminded Council that there would be a 160th year celebration for the City's incorporation on Thursday at the Discovery Center. He also said the opening of the Chinese Display at the

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Discovery Center would be on Saturday.

CONSENT AGENDA

It was moved by Elliott and seconded by McGlothlin to approve the Consent Agenda as presented. The motion carried unanimously.

Councilor McGlothlin asked if the owner of the home at 322 East 11th was in attendance. She was not.

Items approved by Consent Agenda were: 1) Approval of January 11, 2017 Regular City Council Meeting Minutes; 2) Adopt Resolution No. 17-004 Assessing the Property at 322 East 11th Street for the Cost of Abatement of a Public Nuisance.

ACTION ITEMS

Resolution No. 17-001 Adopting Policies of No Retaliation for Reporting Improper or Unlawful Conduct

Human Resources Director Daniel Hunter reviewed the staff report.

It was moved by McGlothlin and seconded by Miller to adopt Resolution No. 17-001 Adopting Policies of No Retaliation for Reporting Improper or Unlawful Conduct. The motion carried unanimously.

Revised Pay Scale for Evidence Officer

Chief of Police Patrick Ashmore and Human Resources Director Daniel Hunter reviewed the staff report.

Chief Ashmore said based on the audit done of the Evidence Room, it was determined the department was behind due to the number of hours dedicated to the project.

He said the department has implemented the chain of evidence procedure.

Ashmore said that a new computer system was recommended and would be budgeted in the future.

Human Resources Director said the base pay was determined through researching like positions in the State, finding the median and reducing that by 3%.

Ashmore said the person hired has experience with Oregon State Police.

It was moved by Miller and seconded by McGlothlin to approve the revised pay scale for the position of evidence officer. The motion carried unanimously.

DISCUSSION ITEMS

Mayor Lawrence called a recess to allow the consultants to set up for the presentation at 6:32 p.m.

Reconvened at 6:47 p.m.

Housing Needs and Residential Buildable Land Needs Analysis

Planning Director Steve Harris introduced Brendan Buckley of Johnson Economics, LLC and Matt Haskie of Angelo Planning Group.

Buckley and Haskie presented a PowerPoint presentation (attached)

Recommendations:

- 20 year population projection was finalized mid last year by Portland State University.
- Population estimates are within the Urban Growth Boundary not City Limits
- Streamline, clarify and expand Comprehensive Plan goals, policies, implementation measures and narrative
- Update development code provisions re: parking, densities, additional housing forms, and neighborhood compatibility
- Do something to encourage high density development in high density zones
- Consider cottage clusters
- Address land supply issues
- Support local developers and regional partners
- Explore inclusionary zoning
- Consider additional funding strategies
- Low income housing availability

Planning Director Harris said the methodology was established by the State. He said the text amendments would be easy. He recommended hitting pause for a few weeks for a thorough review of the more difficult items, looking at ways to make the code clear and objective.

Harris said this report lays the foundation for the Comprehensive Plan. He said he would like a robust community outreach during that process.

Long-Curtiss complimented the clarity of the report. She asked if Council could accept the

report without saying it was a finalized plan.

Harris said he would like to see the recommendations used, as long as there was proper public input.

McGlothlin was in favor of a pause. He said the document needed to be a living document.

Mayor Lawrence asked what the deadline for completion was according to the grant. Hunter said the project report needed to be completed and funding requests made by the first part of May.

Elliot asked how developers could be stimulated to build.

Joel Madsen of the Mid Columbia Housing Authority said he felt the members of the TAC were engaged. He said there were people from the State, local people, City staff. He said it would be challenging to implement. He said it was a first step.

Harris said that when looking at economic development housing for all the employees is critical. The City needs to plan for that development.

Harris said there would be Planning Commission and City Council Public Hearings.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:00 p.m.

Submitted by/
Izetta Grossman
City Clerk

SIGNED: _____
Stephen E. Lawrence, Mayor

ATTEST: _____
Izetta Grossman, City Clerk

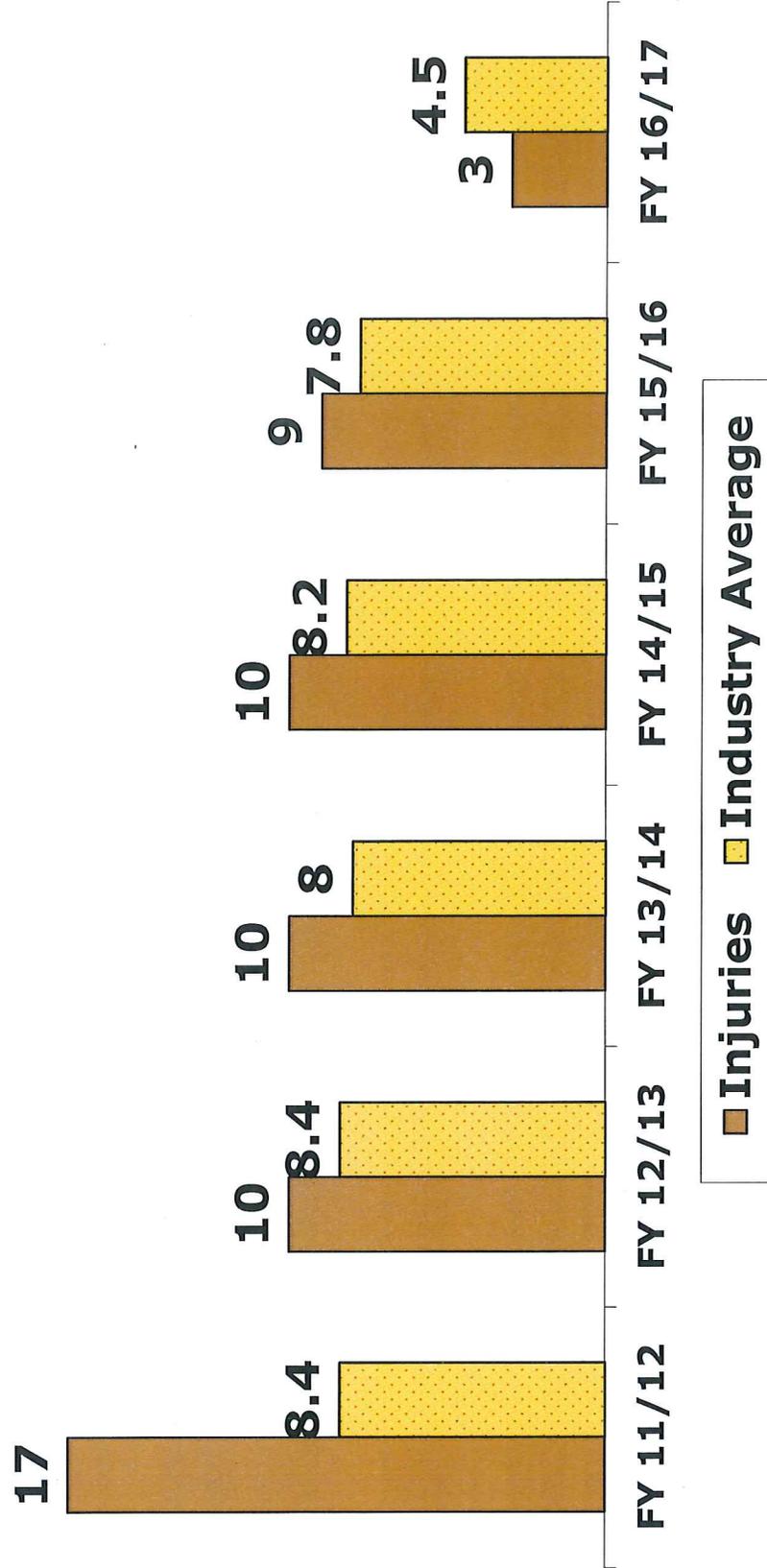
City of The Dalles

Workers Compensation Program Review (as of 1/20/2017)

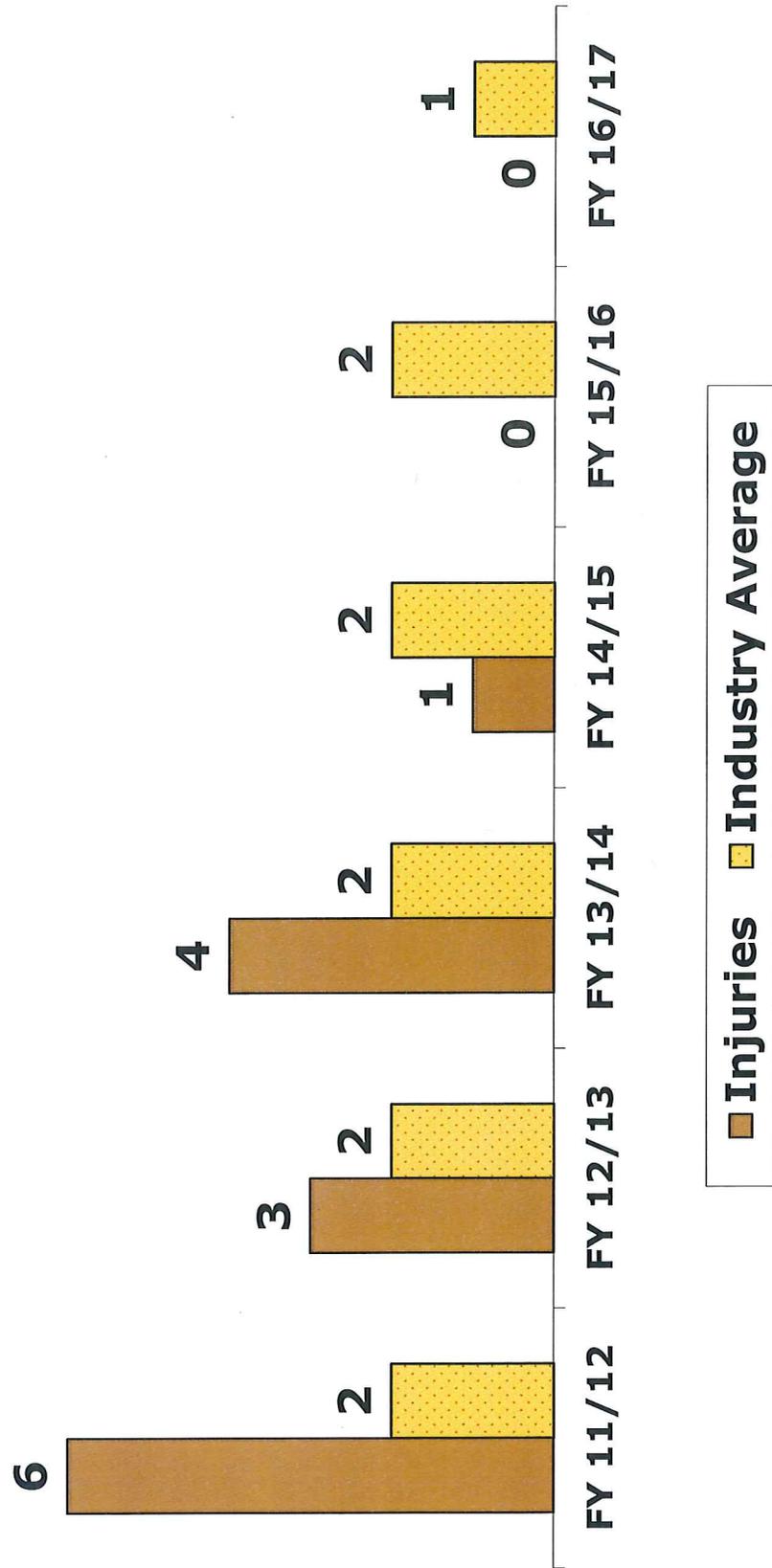
Prepared by:
Luke Betts
Sr. Safety Management Consultant



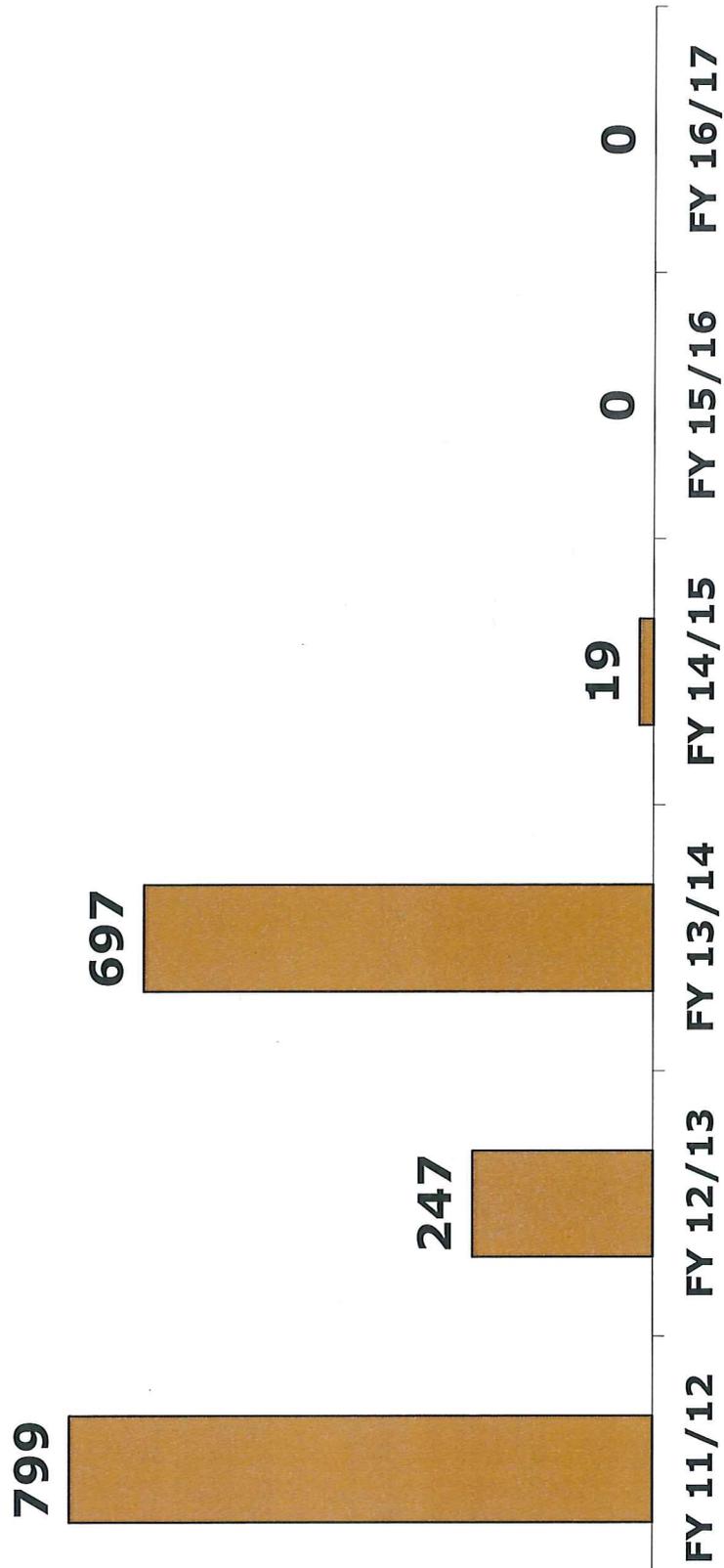
Number of Employee Injuries



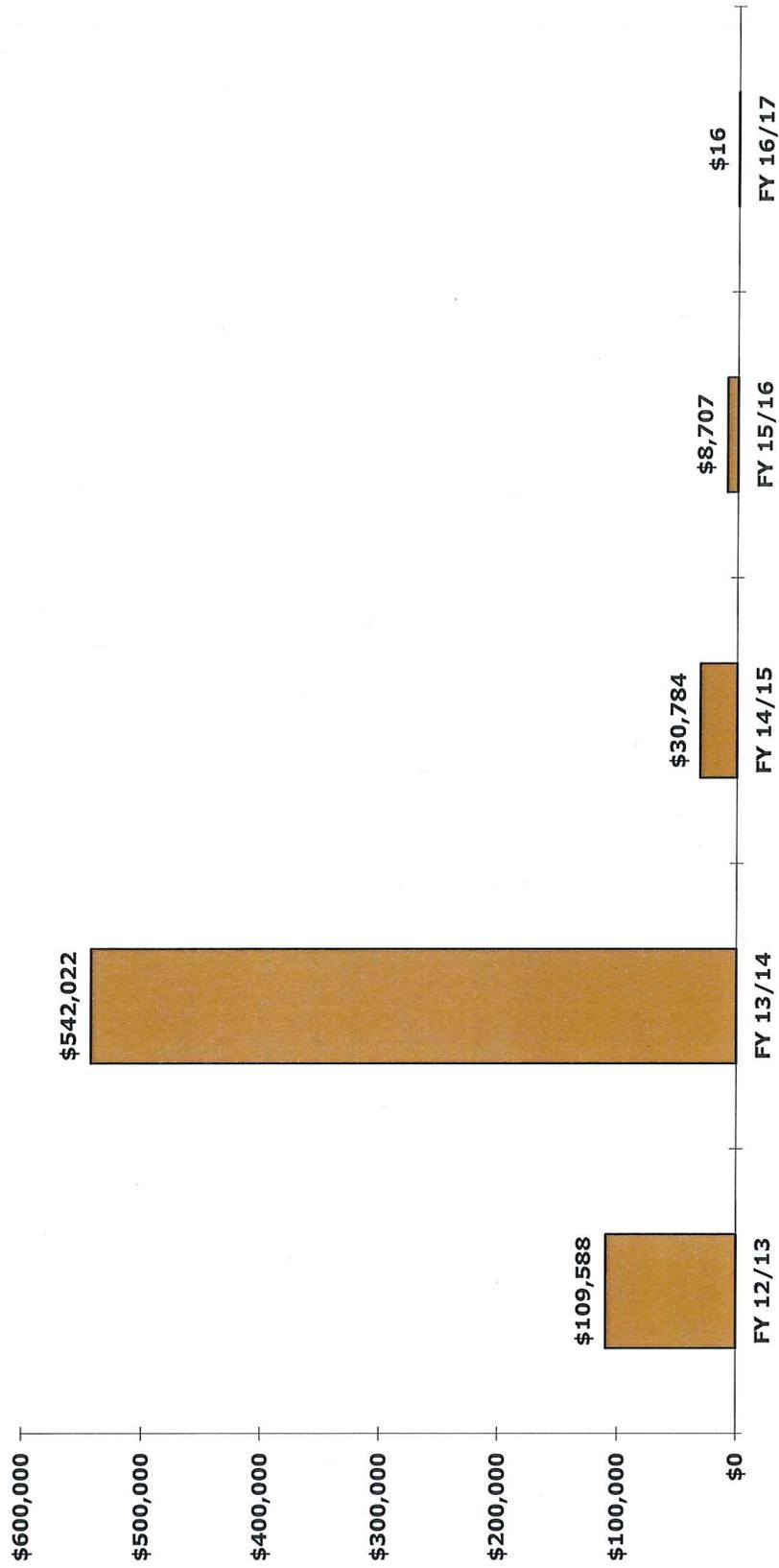
Number of Time Loss Injuries



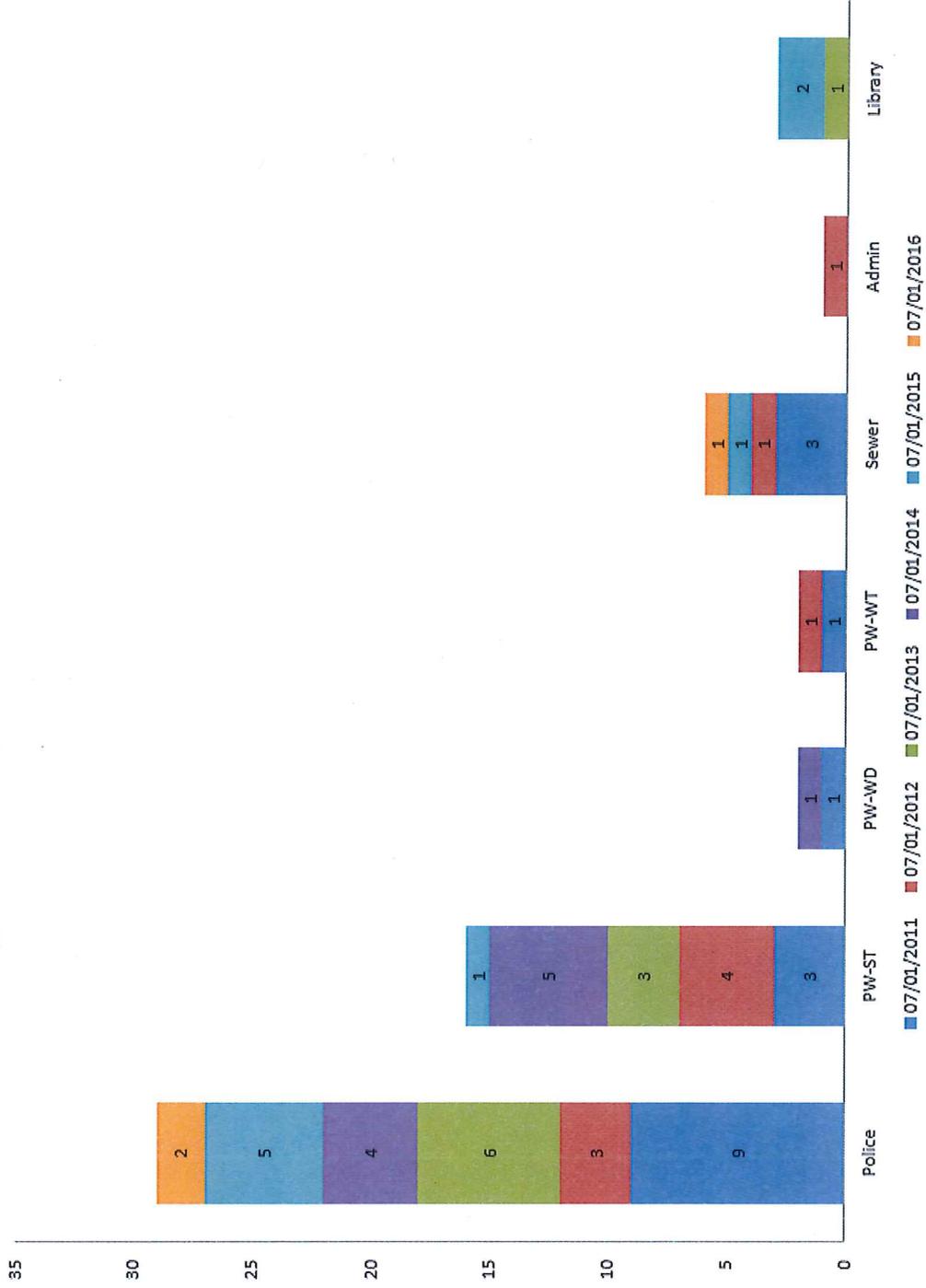
Number of Time Loss Days

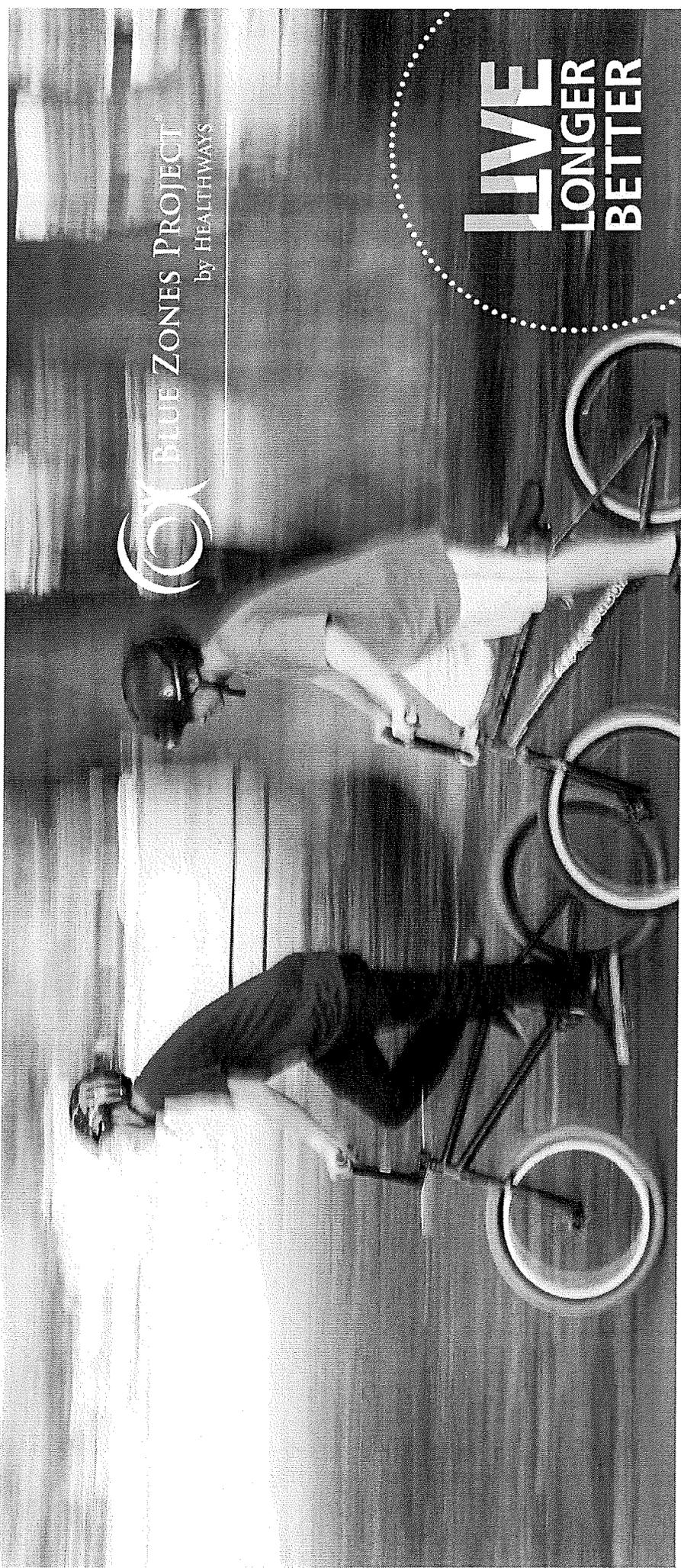


Insured Cost of Injuries

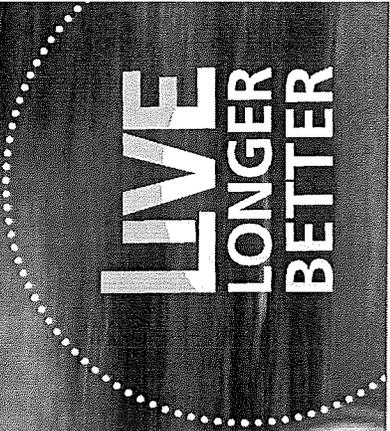


Injuries by Department (since 7/1/2011)





 BLUE ZONES PROJECT
by HEALTHWAYS

 LIVE
LONGER
BETTER

Want to learn more about Blue Zones & how it can help The Dalles?

Join us for an Update and Q&A:

Thursday January 26th: 12:00pm-1:30pm (Bring lunch) or 4:00pm-5:30pm
Please RSVP to Lauren.Kraemer@oregonstate.edu or 541-386-3343 x38258

(Individual team meetings can be scheduled by request-contact Lauren.)

All meetings at **One Community Health (formerly La Clinica) Conference**

Room located at 1040 Webber Street, The Dalles (near Kramer Field)

Brought to
Oregon by





Blue Zones The Dalles

What is Blue Zones?

Blue Zones Project® is a nationally recognized well-being improvement initiative that creates healthier communities. Individuals and organizations participate- from worksites and schools to restaurants and grocery stores- and those small changes contribute to huge benefits: lowered healthcare costs, improved productivity, and ultimately, a higher quality of life.

Why The Dalles?

The Blue Zones Project will address health issues that impact the quality of life of our residents. Chronic health problems, such as diabetes and obesity, are higher in The Dalles than the state average. These health and quality of life issues can be markedly improved with changes in the local environment and lifestyle.

Does Blue Zones really work?

See for yourself. Here is a list of some of our local health issues that have been addressed in other Blue Zones Project® communities.

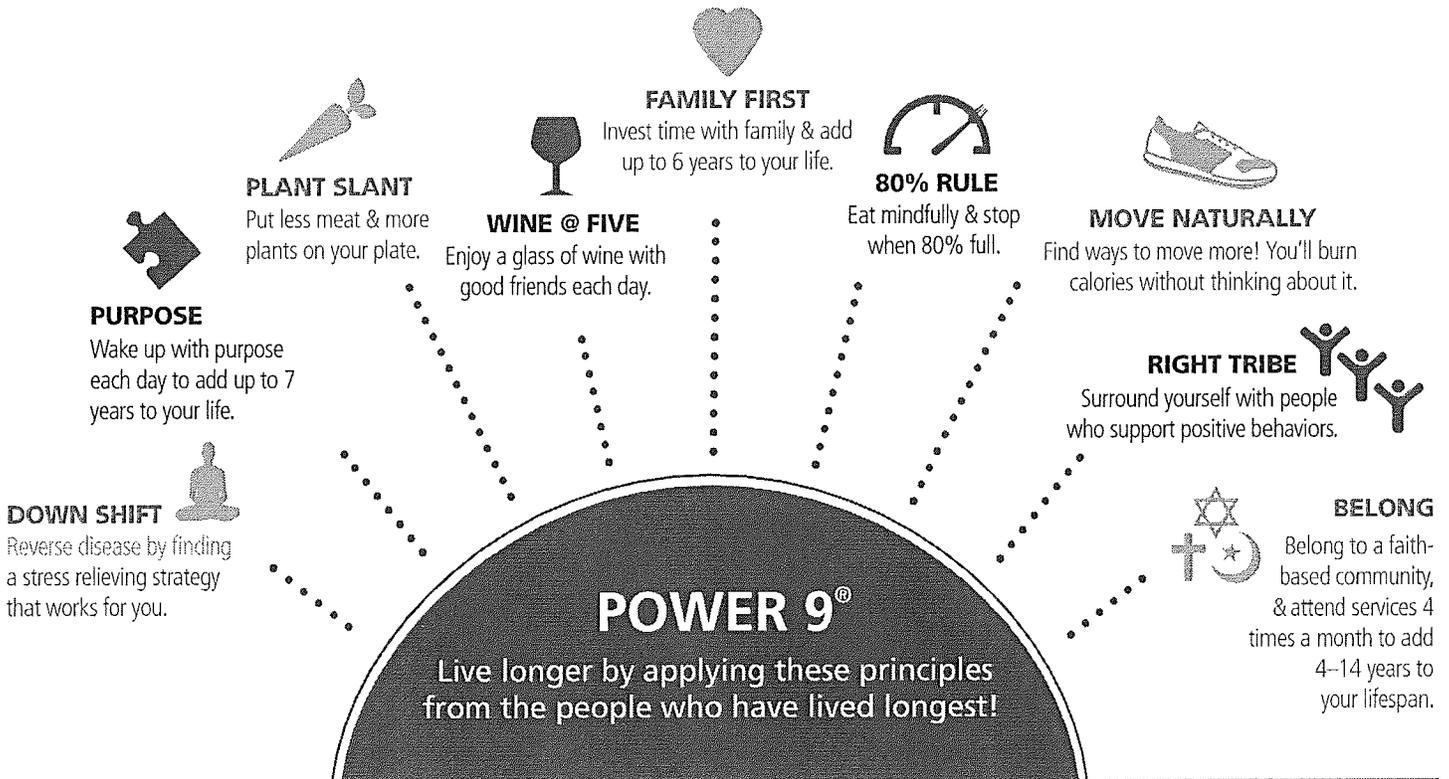
Local Challenge	Blue Zones Results
Childhood Obesity Childhood Overweight and Obesity Rates in Wasco County are 16% higher than the national average, and 37% higher than the state average	Childhood Obesity In Redondo Beach, California, Childhood Obesity Rates dropped by 64% since becoming a Blue Zones Community Project
Physical Inactivity Only 14% of elementary school children in The Dalles walk to school Access to exercise opportunities 18% lower than state average	Physical Inactivity Since becoming a Blue Zones Project Community, 25% of elementary school children in the Beach Cities walk to school, and have logged over 45,000 miles in the past year
Unsafe Built Environment Dry Hollow Elementary Study Intersection Safety: 85% Intersections "Poor" (lowest safety ranking) 15% Intersections "Low" 0% Intersections "Average", "High" or "Highest" Quality	Unsafe Built Environment Albert Lea, Minnosota- Sidewalks and other safety features were added to more than six miles of city streets in areas near schools, senior centers, and businesses, increasing walking by 70%
Adult Obesity Wasco County Adult Obesity Rate 35% US Average 30.4% Hood River County 23%	Adult Obesity 14% drop in adult obesity in the Beach Cities- Redondo Beach, Hermosa Beach, and Manhattan Beach

EXPERIENCE

BLUE ZONES PROJECT®

START CREATING A HEALTHIER, HAPPIER LIFE, TODAY.

Be a part of transforming well-being so the healthy choices become easy choices for you and your community.



FEEL THE DIFFERENCE WHERE YOU LIVE, WORK, AND PLAY.

Blue Zones Project supports well-being improvement in each of these 7 areas.

-  **CITIZENS**
Take the personal pledge and make small changes that can have a big impact on your well-being for years to come.
-  **WORKSITES**
Improve the physical, emotional, and social well-being where you spend most of your time—work.
-  **SCHOOLS**
Teach kids healthier habits they can carry with them for a lifetime.
-  **RESTAURANTS**
Experience a better dining environment with healthier menu choices.
-  **GROCERY STORES**
Shop where healthy foods are easy to find.
-  **COMMUNITY POLICY**
Use city design, policies, and social networks to create an environment to support healthy choices.
-  **FAITH-BASED COMMUNITIES**
Nurture your faith and your well-being.

JOIN THE MOVEMENT!

LIVE LONGER BETTER®

bluezonesproject.com

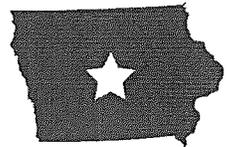


Brought to Oregon by Cambia Health Foundation

THE PROOF IS IN THE ZONES

Bring the benefits to your community

The Blue Zones Project Value Dashboard reports on three levels of measurement: Gallup-Healthways Well-Being Index®, community-reported metrics, and media value.

	WELL-BEING INDEX	COMMUNITY	MEDIA
BEACH CITIES, CA	<p>Decrease in risk factors to residents' health from 2010 to 2015.</p> <ul style="list-style-type: none"> 15% drop in overweight and obese adults 16% drop in smoking 9% drop in daily stress <p>Increase in residents' healthy lifestyle habits from 2010 to 2013.</p> <ul style="list-style-type: none"> 7% increase in exercise 5% increase in produce consumption 	<p>Secured funds to create a more walkable, bikeable and connected community.</p> <ul style="list-style-type: none"> \$4.6 million appropriated for the Redondo Beach Gateway Bike Path Project \$3.8 million awarded for additional infrastructure improvements City of Hermosa ranked second in the nation by National Complete Streets Coalition for complete-streets policy <p>Created change that will impact generations to come.</p> <ul style="list-style-type: none"> 50% reduction in childhood obesity from 18% to 9% Students walked 45,000 miles the past school year through the Walking School Bus program 	<p>Featured in nearly 1,000 news stories.</p> <p>950 million media reach between 2010 and 2015.</p> <p>Nearly \$1 million in media value secured.</p> <p>Featured stories include:</p> <ul style="list-style-type: none"> Forbes CNN LA Times Parade Magazine 
IOWA	<p>Decrease in risk factors to residents' health.</p> <ul style="list-style-type: none"> Nearly 50% drop in smoking in Cedar Falls from 2012 to 2015 15% drop in obesity in Iowa City from 2014 to 2015 12% increase in exercise and healthy eating in Muscatine from 2012 to 2015 Improvement in all communities in 23 well-being metrics including smoking rates, produce consumption, and depression rates <p>Iowans embrace Blue Zones Project.</p> <ul style="list-style-type: none"> Nearly 50% of citizens reported to be highly engaged in the project across all communities 70% average community awareness of project in 2014, with several communities nearing 90% 	<p>Secured funds to create more connected communities, leading to more pedestrian activity.</p> <ul style="list-style-type: none"> \$1.8 million appropriation in Mason City for bike and walking connectivity \$2.1 million secured for pedestrian bridge in Iowa City More than \$12 million in infrastructure funding secured in Muscatine 10% increase in number of students walking or biking to school from 2011 to 2013 18,000 square foot expansion of edible forests, Iowa City <p>Local employers report a healthier, less costly workforce.</p> <ul style="list-style-type: none"> 20% decrease in city workers' healthcare claims in Spencer from 2012 to 2013 9% drop in nicotine usage at American Popcorn Company in Sioux City 	<p>Featured in more than 1,500 news stories.</p> <p>589 million media reach between 2012 and 2015.</p> <p>\$2.7 million in media value secured.</p> <p>Featured stories include:</p> <ul style="list-style-type: none"> CBS News O Magazine The Des Moines Register 
ALBERT LEA, MN	<p>Well-Being Index data is not currently available in the Albert Lea Pilot Project.</p> <p>The first over sampling occurred in 2014, and the second sampling is scheduled for 2016.</p>	<p>Walkable community design led to downtown revitalization and vibrancy.</p> <ul style="list-style-type: none"> 66% increase in pedestrian counts from 2014 to 2015 Nearby trail usage increases by 38% 15% average annual increase in lodging taxes from 2012 to 2014 10 new businesses open on expanded Main Street <p>Boost in residents' healthy habits.</p> <ul style="list-style-type: none"> 17% decrease in smoking from 2010 to 2012 Hy-Vee, a top-25 grocer nationwide, reports 12% increase in Health Market sales; 12% increase in produce; 35.3% increase in frozen fruit and vegetables, 52.3% increase in water sales in Albert Lea Local energy employer Freeborn-Mower Cooperative Services reports 34% decrease in health insurance claims from 2012 to 2014 	<p>Featured in 135 news stories from 2013 to 2015, including stories in 39 national outlets.</p> <p>73.5 million media reach between 2013 and 2015.</p> <p>Featured stories include:</p> <ul style="list-style-type: none"> ABC Good Morning America USA Today Newsweek Christian Science Monitor 

CITY OF THE DALLES:

GOAL 10: HOUSING NEEDS ANALYSIS BUILDABLE LANDS INVENTORY

City Council
January 23, 2017

Johnson Economics, LLC
Angelo Planning Group

1

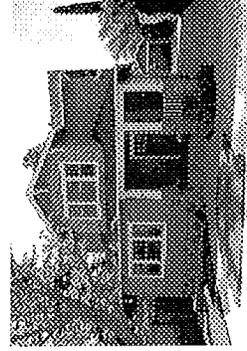
Who are we?

- Johnson Economics LLC
- Angelo Planning Group

2

Goal 10: Housing

- Comp Plan shall include a housing analysis;
- Provide inventory of remaining buildable residential lands, and estimated capacity to hold future housing units;
- Provide suitable lands for a variety of housing types in the future;
- Ensure that policies and zoning reflect the above.



3

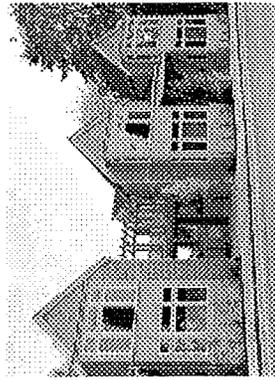
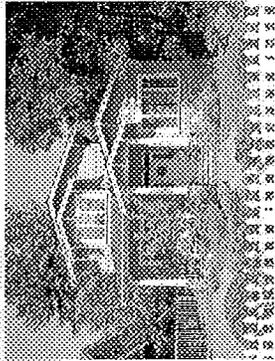
Where We Are in the Process

- State grant from DLCD
- Project kick off - *September*
- Draft housing needs analysis
- Draft buildable lands inventory
- Technical Advisory Committee - 3 meetings
- Planning Commission & City Council ←
- Finalize analysis and reports
- Adoption of analysis
- Going forward: Update codes and Comp Plan; Implement housing strategies

4

Housing Needs Analysis

- Assess current housing & demographic conditions
- Assess current and future (20-year) housing needs
- Apply PSU population growth projections
- Identify needs by tenure, price/rent, and unit type
- Compare to available buildable land



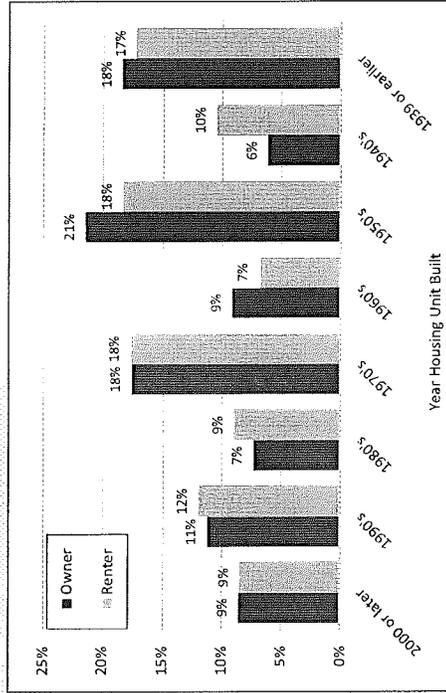
5

Current Housing Conditions

- Tenure split is 61% owner, 39% renter
- Detached homes: 82% of owners, 35% of renters
- Mobile homes: 15% of owners, 3% of renters
- 76% of owned units have 3 or more bedrooms
- 77% of rented units have 2 beds or less

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Age of Housing Inventory



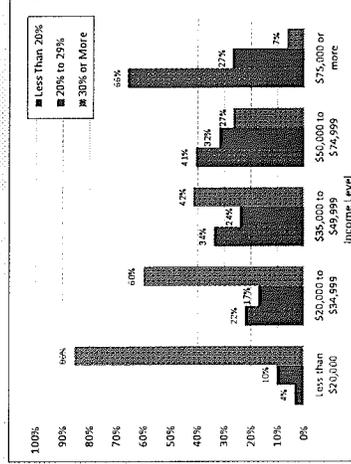
Source: US Census

- 24 units permitted per year since 2000
- Only 9% multifamily

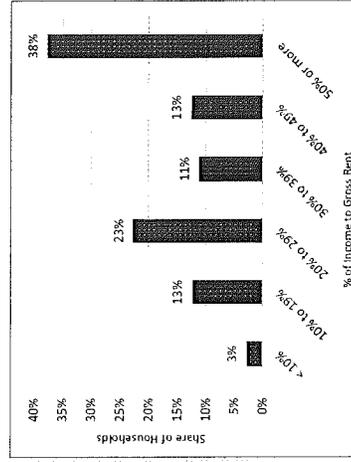
14

Housing Costs

All Households



Renters



- 700 subsidized units in The Dalles, 374 vouchers
- 47 homeless in last count

15

Current Housing Demand vs. Supply

Price Range	Ownership			Rental			Unmet (Need) or Surplus
	Estimated Current Need	Estimated Current Supply	Unmet (Need) or Surplus	Rent	Estimated Current Need	Estimated Current Supply	
\$0k - \$90k	168	615	447	\$0 - \$400	758	200	(558)
\$90k - \$130k	313	489	176	\$400 - \$600	456	446	(10)
\$130k - \$190k	512	1,423	911	\$600 - \$900	486	1,071	585
\$190k - \$230k	907	642	(265)	\$900 - \$1100	434	281	(153)
\$230k - \$320k	750	737	(14)	\$1100 - \$1500	277	381	104
\$320k - \$410k	718	253	(465)	\$1500 - \$1900	101	71	(31)
\$410k - \$510k	395	66	(329)	\$1900 - \$2400	35	156	121
\$510k - \$600k	147	24	(124)	\$2400 - \$2800	9	39	30
\$600k - \$810k	183	24	(159)	\$2800 - \$3800	7	0	(7)
\$810k +	136	9	(126)	\$3800 +	7	0	(7)
Totals:	4,230	4,282	51	Totals:	2,571	2,645	74

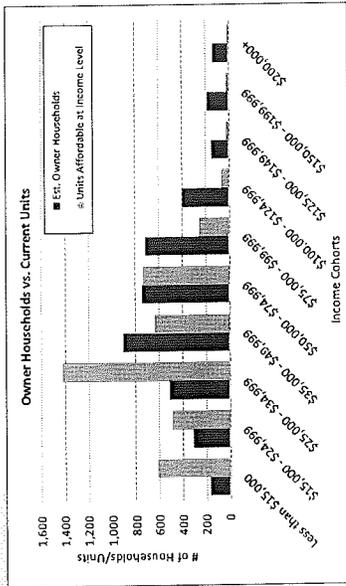
Occupied Units: 6,801
 All Housing Units: 6,927
 Total Unit Surplus: 126

Sources: Claritas, Census, Johnson Economics

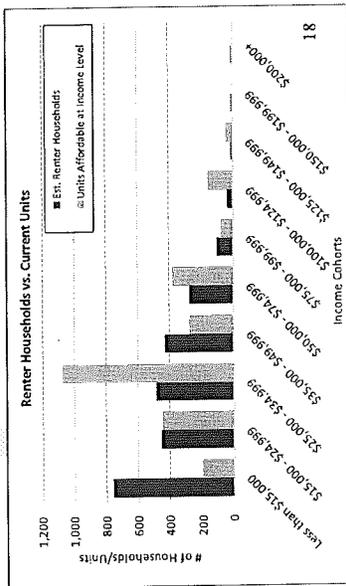
Projected Future Household Growth (2036)

PROJECTED FUTURE HOUSING CONDITIONS (2016 - 2036)		SOURCE
2016 Population (Minus Group Pop.)	16,323	2010 Census, PSU
Projected Annual Growth Rate	1.13% OR Population Forecast Program	PSU
2036 Population (Minus Group Pop.)	19,829 (Total 2036 Population - Group Housing Pop.)	
Estimated group housing population:	607 Share of total pop (3.0%) from 2010 Census	US Census
Total Estimated 2036 Population:	20,436 (PSU 2035 forecast, + one year at same growth rate)	PSU
Estimated Non-Group 2036 Households:	8,262 (2036 Non-Group Pop / Avg. Household Size)	
New Households 2016 to 2036	1,461	
Avg. Household Size:	2.40 Projected household size	US Census
Total Housing Units:	8,696 Based on estimated 5% vacancy rate	
Occupied Housing Units:	8,262 (= Number of Non-Group Households)	
Vacant Housing Units:	434 (Total Units - Occupied Units)	
Projected Vacancy Rate:	5.0% (Vacant Units/ Total Units)	

Owners:



Renters:



Projected New Housing Units (2036) - Draft

Price Range	OWNERSHIP HOUSING										Total Units	% of Units	Cumulative %
	Single Family Detached	Single Family Attached	2-unit plex	3- or 4- plex	5+ Units MFR	Mobile home	Boat/RV/other temp	Total Units	% of Units	Cumulative %			
Totals:	856	17	6	0	5	156	0	1,041	0.0%	15.0%	0.0%	100.0%	58.8%
Percentage:	82.2%	1.7%	0.6%	0.0%	0.5%	15.0%	0.0%	100.0%	0.0%	15.0%	0.0%	100.0%	58.8%

Price Range	RENTAL HOUSING										Total Units	% of Units	Cumulative %
	Single Family Detached	Single Family Attached	2-unit plex	3- or 4- plex	5+ Units MFR	Mobile home	Boat/RV/other temp	Total Units	% of Units	Cumulative %			
Totals:	256	33	94	99	223	22	0	728	0.0%	3.0%	0.0%	100.0%	41.2%
Percentage:	35.2%	4.5%	13.0%	13.6%	30.6%	3.0%	0.0%	100.0%	0.0%	3.0%	0.0%	100.0%	41.2%

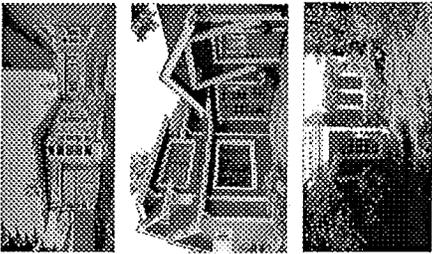
Price Range	TOTAL HOUSING UNITS										Total Units	% of Units	Cumulative %
	Single Family Detached	Single Family Attached	2-unit plex	3- or 4- plex	5+ Units MFR	Mobile home	Boat/RV/other temp	Total Units	% of Units	Cumulative %			
Totals:	1,112	50	101	99	228	178	0	1,769	0.0%	10.1%	0.0%	100.0%	100%
Percentage:	62.8%	2.8%	5.7%	5.6%	12.9%	10.1%	0.0%	100.0%	0.0%	10.1%	0.0%	100.0%	100%

Sources: PSU Population Research Center, Claritas Inc., Census, Johnson Economics

Comprehensive Plan and Development Code Review

Preliminary Recommendations

- Streamline, clarify and expand Comprehensive Plan goals, policies, implementation measures, and narrative
- Update development code provisions re: parking, densities, additional housing forms, and neighborhood compatibility
- Address land supply issues
- Support local developers and regional partners
- Explore inclusionary zoning
- Consider additional funding strategies



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Next Steps

- Address comments/questions on reports
- Prepare revised drafts
- Planning Commission and City Council public hearings and recommendations

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CITY OF THE DALLES:

GOAL 10: HOUSING NEEDS ANALYSIS BUILDABLE LANDS INVENTORY

City Council
January 23, 2017

Johnson Economics, LLC
Angelo Planning Group

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AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #11-A

MEETING DATE: February 13, 2017

TO: Honorable Mayor and City Council

FROM: Chuck Covert, Airport Management Team
Gene Parker, City Attorney

ISSUE: Award of Contract for Flex Space Hangar Project Lot 3
at the Columbia Gorge Regional Airport

BACKGROUND: In response to an advertisement for the proposed construction of a Flex Space Hangar at the Columbia Gorge Regional Airport, on January 26, 2017, the City received the following bids:

Black Rock Construction & Development LLC	\$1,871,430
Centrex Construction, Inc.	\$1,918,018
Five Rivers Construction, Inc.	\$2,146,404
Lorentz Bruun Construction	\$2,319,863

It should be noted that the bid proposals submitted by Centrex Construction, Inc. and Lorentz Bruun were technically not responsive bids, as Centrex Construction failed to acknowledge receipt of the final addendum issued by the City, and Lorentz Bruun failed to include the Certification regarding Lobbying. Acknowledgement of all the addenda issued by the City and submission of the Certification regarding Lobbying were requirements for a bidder to be considered responsive.

Aron Faegre, the architect who prepared the contract specifications, and City staff have reviewed the documents submitted by Black Rock Construction & Development and have determined they appear to qualify as the apparent lowest responsible bidder. The project is being funded in part by a grant from the Economic Development Administration (“EDA”). Staff has also sent documentation associated with the bidding process to the Economic Development Administration for their approval prior to the award of the contract.

Execution of the contract is subject to some additional contingencies. The draft contract which was included as part of the bidding documents will need to be modified to include language indicating that no mobilization or work on the site will be allowed until the cultural consultation process required under Section 106 of the National Historic Preservation Act has been completed. The EDA will be responsible for conducting the consultation process, which will include notice to potentially interested parties including Native American tribes.

EDA also has certain conditions which must be met before funds under their grant can be released. These conditions include the completion of a certificate of title form concerning the Airport property; approval of a subordination and mortgage agreement; and approval of the proposed lease with Life Flight and a “master lease” which will be used for the rental of the remaining space in the Flex Space Building. The City Attorney is working with representatives from EDA on the form of these documents.

BUDGET IMPLICATIONS: The current budget for the “Buildings – Hangers” line item (061-6100-000.72-30) was \$1,992,472, which included \$1.5 million for the Flex Space and \$492,476 for engineering and construction of the F Hanger. Currently, only expenses associated with the Flex Space Hangar project have been taken from this line item, resulting in a current budget remaining of \$1,971,128.55. This amount was based on funding provided by the 2015 LOCAP Bond, the EDA Grant (\$625,000) and available Airport revenues.

While working on this report, we discovered that the \$250,000 pledge by Klickitat County and the \$60,000 pledged by the City from the Enterprise Zone payment received in May of 2016, were not paid to the Airport in the prior year and were not included in the current year Airport Fund revenues. Finance is preparing a supplemental budget to correct these errors for Council review at the next City Council meeting. Once those new revenues are recognized, the line item for “Buildings – Hangars” will be increased by \$310,000. That will bring the total available to \$2,281,128.55. This will cover the bid amount for construction of the Flex Hangar (\$1,871,430) and leave a balance of \$409,698.55 for the F Hangar, or to be used for payment of any change orders associated with the Flex Hangar Project. The F Hangar has been put on hold until the Flex Space has been completed to make sure we have the funds to cover the Flex Space.

The contract document requested that bidders submit an alternate bid for a deduction for the costs of installing a fire sprinkling system for the entire building, but providing NFPA 13R sprinkling of the sleeping room with the corridor. The alternate bid submitted by Black Rock Construction was \$1,803,904.44. Approval of the alternate bid will be dependent upon how the Klickitat County Building Inspector and the local fire department interpret the applicable building and fire safety codes. If the alternate bid proposal is approved, a change order would be prepared to reduce the amount of the contract. City staff and representatives of the EDA agreed that the award of the contract should be for the base amount submitted by the lowest responsible bidder.

COUNCIL ALTERNATIVES:

- 1. Staff recommendation: Move to approve the award of the contract for construction of Flex Space Hangar Project Lot 3 to Black Rock Construction &***

Development, LLC, in an amount not to exceed the sum of \$1,871,430, and authorize the City Manager to execute the contract, subject to approval of the award of the contract by Klickitat County, and subject to approval of documentation required by the Economic Development Administration for execution of the contract.

2. Move to reject all bids. The Council would need to state the reasons why rejection of all bids is in the best interest of the city; for example, if all bids received exceeded the budgetary resources for the project.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #12-A

MEETING DATE: February 13, 2017

TO: Honorable Mayor and City Council

FROM: Gene Parker, City Attorney

ISSUE: Approval of Extension of Exclusive Negotiation Agreement with Tokola Properties for Redevelopment of Tony's Building Properties

BACKGROUND: On October 30, 2015, the City issued a Request for Statement of Qualifications from interested parties to form a public-private partnership for the redevelopment of the property commonly referred to as the Tony's Building properties. A copy of the Request for State of Qualifications is enclosed with this staff report. In response to the Request for Statement of Qualifications, Tokola Properties, Inc. ("Tokola") submitted a document, a copy of which is also included with this staff report. Based upon the Response submitted by Tokola, the Urban Renewal Agency and Tokola entered into an Exclusive Negotiation Agreement. Pursuant to this Agreement, the Agency and the City agreed that Tokola would have the exclusive right to conduct their due diligence and to negotiate with the Agency and the City for the redevelopment of the Tony's Building properties.

The Exclusive Negotiation Agreement anticipated that a formal Development and Disposition Agreement ("DDA") would be negotiated. The initial Exclusive Negotiation Agreement which was effective on January 5, 2016, expired before the parties could finalize the terms of a DDA. The City, Urban Renewal Agency, and Tokola entered into a new Exclusive Negotiation Agreement which was effective August 2, 2016. This second Agreement included a provision included in the first Agreement which provided that the term of the Agreement would be 180 days, and that the Agreement could be extended for two 120-day renewal terms upon the approval of the City Council and the Urban Renewal Agency Board.

The current agreement between the City, the Agency, and Tokola expires on January 29, 2017. Tokola has been recently focusing their redevelopment efforts upon other properties, and they have indicated their desire to re-focus their efforts upon the Tony's

Building properties. In order to allow Tokola to complete their due diligence, and allow the Agency and the City to complete the negotiation of a DDA for the properties, staff is recommending that the City Council approve an extension of the Exclusive Negotiation Agreement for two additional 120-day periods. The Urban Renewal Agency Board approved the proposed extension at their January 31, 2017 meeting.

BUDGET IMPLICATIONS: The Agreement notes that Tokola has requested public financial participation in the amount of \$1.8 million. The Agreement provides that the actual amount that may be contributed by the Agency is subject to negotiation and will be outlined in the agreed upon DDA.

COUNCIL ALTERNATIVES:

1. ***Staff recommendation: Move to approve the extension for two 120-day periods for the Exclusive Negotiating Agreement between the Columbia Gateway Urban Renewal Agency, the City, and Tokola Properties for a mixed-use development at the old Tony's Town & Country site.***
2. Approve one extension for a 120-day period, allowing an opportunity for consideration of a second extension.
3. Decline to approve the extension of the Exclusive Negotiating Agreement.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

FAX (541) 296-6906

CITY OF THE DALLES
REQUEST FOR STATEMENT OF QUALIFICATIONS

Mixed-Use Vertical Housing Development Opportunity

City of The Dalles is seeking qualifications from interested parties to form a public-private partnership for the redevelopment of four parcels of property located in Historic Downtown, The Dalles, Oregon. The City is interested in redevelopment of these properties, and hopes to have the site under development by Summer 2016.

This Request for Qualifications (“RFQ”) describes the City’s intentions for the Project. Information about the submission requirements and the selection process are also included. Submission packets are to be delivered to:

City Clerk
City of The Dalles
313 Court
The Dalles, OR 97058

Responses are due on Friday, December 4th, 2015 by 4:00 P.M. Time is of the essence. Any response received after the due date whether by mail or otherwise will not be considered.

All questions should be addressed to Daniel Hunter, Project Manager, (541) 296-5481, ext. 4448, or by email at dhunter@ci.the-dalles.or.us.

Anticipated Schedule

Release of RFQ----- Friday, October 30th, 2015
Submittals Due----- Friday, December 4th, 2015
Preliminary Decisions/Short List Identified----- Friday, January 15th, 2015

DEVELOPMENT OFFERING

The City, working with the Columbia Gateway Urban Renewal Agency, is interested in the redevelopment of four parcels located in the Historic Downtown District of the City.



The City is seeking a development team with the demonstrated experience and capacity to redevelop these sites in one or more phases. The demolition of the buildings will most likely be required to fulfill goals for the project site and is expected. The City is interested in a timely redevelopment of the site and expects that the project would be underway by Summer 2016 with final construction beginning no later than the Spring of 2017.

The City is not required to select any of the submissions and may decide to conduct an additional RFQ process if appropriate.

These properties are described in the Assessor's Map:

401 E 2ND ST - 1N 13E 3 BD 2200 & 1N 13E 3 BD 2300 • 1N 13E 3 BD 1300 • 1N 13E 3 BD 1400

CONTEXT FOR DOWNTOWN DEVELOPMENT

Economic development and revitalization of The Dalles Downtown is a key objective for the City and the Agency. The City has adopted the following Mission Statement:

“By working together, we will provide services that enhance the vitality of The Dalles.”

The City has also adopted the following value statement in support of its Mission Statement:

“Promote economic development opportunities which will provide jobs and enhance community livability.”

As part of its 2015-16 Workplan, the City Council also adopted the following goal:

“Develop, in partnership with Main Street, programs and activities to fill empty downtown store fronts and strengthen its economic vitality.”

The City’s Comprehensive Plan includes the following Economic Development Goal in support of Goal 9 of the Plan:

“Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.”

DEVELOPMENT DESIRES

The City seeks creative concepts for complete redevelopment of over a half acre of property in Downtown The Dalles – *a proposal that will generate additional housing in the downtown as well as contribute to morning, afternoon, and evening activity downtown.* First floor uses could include restaurants, retail spaces, and other uses that contribute to the downtown fabric, activity, and walk-ability. 2nd floor and above spaces must include a variety of housing offerings and may include potential office space.

Designs compatible with the historic character of Downtown The Dalles will be a central consideration in the redevelopment of the site.

There is a community mural on one of the buildings on the project site and one additional mural on an adjacent site that may be affected by development. The City would respond more positively to proposals that are sensitive and address any impacts to these murals.

Preference will be given to proposals that, *at a minimum*, maintain the number of parking spaces available *and* address any increase demand for parking by customers, employees, and inhabitants. However, redevelopment does *not* have to maintain the current parking area.

The City seeks a proposal from a developer with a demonstrable ability to undertake the proposed project, preferably with a track record of success with projects of a similar scope.

PUBLIC/PRIVATE PARTNERSHIP

The City currently owns both the parking lots along 1st St., as well as having the buildings along 2nd St. under contract, and may contribute these to supplement development. The buildings are currently not in use in any capacity.

To assist in the redevelopment the City has established a Vertical Housing Ordinance designated by the Oregon Housing and Community Services under the Vertical Housing Program established by ORS 307.481 to 307.990. This Vertical Housing Tax Credit provides a 20% tax credit per floor to a maximum of 80% for the creation of upstairs housing for a period of ten years.

Columbia Gateway Urban Renewal Agency as well as the City of The Dalles Enterprise Zone has several programs and monies that may also be used to develop this project. Public contributions could include assistance with demolition, architectural and engineering work, System Development Charge reductions, and others.

A local Main Street program, The Dalles Main Street, can also provide a variety of resources and assistance. The Program was incorporated in 2011 and is a vibrant and active partner in revitalizing the downtown. Main Street coordinates local events designed to bring people to Downtown, communicates with local businesses regarding needs and opportunities, and assists the Agency in the implementation of the Agency's Property Rehabilitation Program, including a program for improvement of local business facades.

SELECTION PROCESS

Upon receiving responses to this RFQ, the City may, in its sole discretion, elect to proceed in any of the following or possibly other directions:

- The City may establish a Selection Advisory Committee to review team qualifications and provide input to City staff.
- The City may select a small number of teams for a second round process. The second round may entail interviews, a formal Request for Proposals, or some other means of selection from a short list of developer teams.
- The City may opt to select a single team for the development, without going to a second round process. Under this scenario, the City would enter directly into negotiations with the preferred team based solely upon the RFQ process.

The City reserves the right to negotiate with one or more teams during the selection process to refine a team's concept.

SUBMISSION REQUIREMENTS

ORIGINAL MATERIAL (12 PAGES OR LESS, NOT INCLUDING RESUMES, REFERENCES, OR SAMPLES OF OTHER PROJECTS) MUST INCLUDE:

Cover Letter

Describe the development team and interest in the project. Please also indicate your preliminary thoughts about the development. You need not present conceptual ideas – but if you have specific ideas about programming, such as use mix, density of development or other, these will be considered in the future.

Please provide information on how your development responds to the value statement and goals described earlier. The City has not identified a specific plan for these parcels, but is seeking developers who can provide a compelling business plan that will result in the redevelopment of this site into an active use that contributes to urban living.

Proposals which support new housing in the downtown, and which are designed to generate pedestrian and commercial activity in the downtown area are highly desirable.

Team and Development Experience

Identify development team members and roles, and describe qualifications. Provide resumes for key team members.

Describe the team's experience in the development of high quality, successful urban infill projects. Please include photos of recent similar projects.

Describe the team's previous experience working with public sector partners, and types of public-private partnerships.

Financial Capacity

Explain the team's financial capacity, and share any preliminary thoughts about financing approaches for the team's project ideas. Please discuss likely or possible equity and debt sources. Provide as much information as you wish to make the case that the team possesses the financing capacity to develop the project sites. *Any financial documents submitted to the City should be placed in a separate envelope and clearly marked as confidential.*

Describe any expectations for public financial participation. The response should include general statements relating to financial participation, assistance with permits, and other potential public funding sources.

Please include an estimated timeframe to carry out the project and describe if you envision a phased approach.

Additional Materials

In addition to the twelve pages of original material, please include the resumes of key team members, letters of reference, and examples of other relevant projects. The City does not require drawings or other illustrative materials in response to this RFQ. The City will not refuse any drawings, but they are not necessary at this stage.

Confidentiality

Please clearly mark any information the team would like to be kept confidential.

EVALUATION CRITERIA

Development Team Qualifications:

1. Demonstrated success in developing and managing high quality urban projects.
2. Ability to work with public agencies, local residents and business organizations, to achieve a building project that has broad public support.
3. The capacity of the team to create a project that serves as an important component in the City's ongoing efforts to revitalize downtown The Dalles.
4. Expressed interest by the team in the project and their preliminary thoughts and broad ideas about the development program for the two sites.

Financial Capacity to Complete Project:

1. The level and nature of the proposed public participation expected relative to other proposals. The City recognizes that financial assistance (direct or indirect) may be necessary to meet identified public objectives and a superior proposal may warrant higher levels of financial assistance than lesser proposals.
2. Demonstrated ability to provide necessary project equity, and secure construction and permanent financing to develop the project.
3. Capacity to have the redevelopment project underway by Summer 2016.

GENERAL CONDITIONS

Everything within this RFQ and all supporting documents are based on information available from a variety of sources. No representation or warranty is made with respect to them.

The City reserves the right in its sole discretion to accept or reject all responses.

The City reserves the right in its sole discretion to modify the selection process or other aspects of this RFQ, including extending the deadline or canceling the RFQ without selecting a developer or team. The City will take reasonable steps to ensure that any modification or clarification to the RFQ will be distributed to all persons requesting a copy of the RFQ.

The City reserves the right to request additional information following review of the initial submission. In addition, the City may retain consultants to assist in their evaluation.

In the interest of a fair selection process, the City reserves the right to determine the timing, arrangement, and method of any presentation throughout the selection process. Teams are cautioned not to undertake any activities to promote or advertise their proposals except during City requested presentations. Teams are encouraged to contact the City staff with any questions. However, developers and their representatives are not permitted to make any direct or indirect (through others) contact with members of The Dalles City Council or Selection Advisory Committee concerning their proposals, except in the course of City-sponsored presentations. Violation of these rules is grounds for disqualification of the team.

All submissions become the sole and exclusive property of the City. Teams should not copyright, or cause to be copyrighted, any portion of their submission. Any confidential information will be maintained to the extent allowed by Oregon public records law.

The City makes no representations as to whether or not a project to be developed as a result of this RFQ, or any possible City participation therein, is a “public improvement project” or a “public work project” as those terms are defined in the Oregon Public Contracting Code, and no representations as to whether a project will be subject to public contracting procedures or federal or state prevailing wage rate laws.

The City will permit the participation of real estate brokers acting on behalf of and with the authorization of teams, provided the broker arranges for the payment of commissions or other compensation exclusively by the proposed developer team.

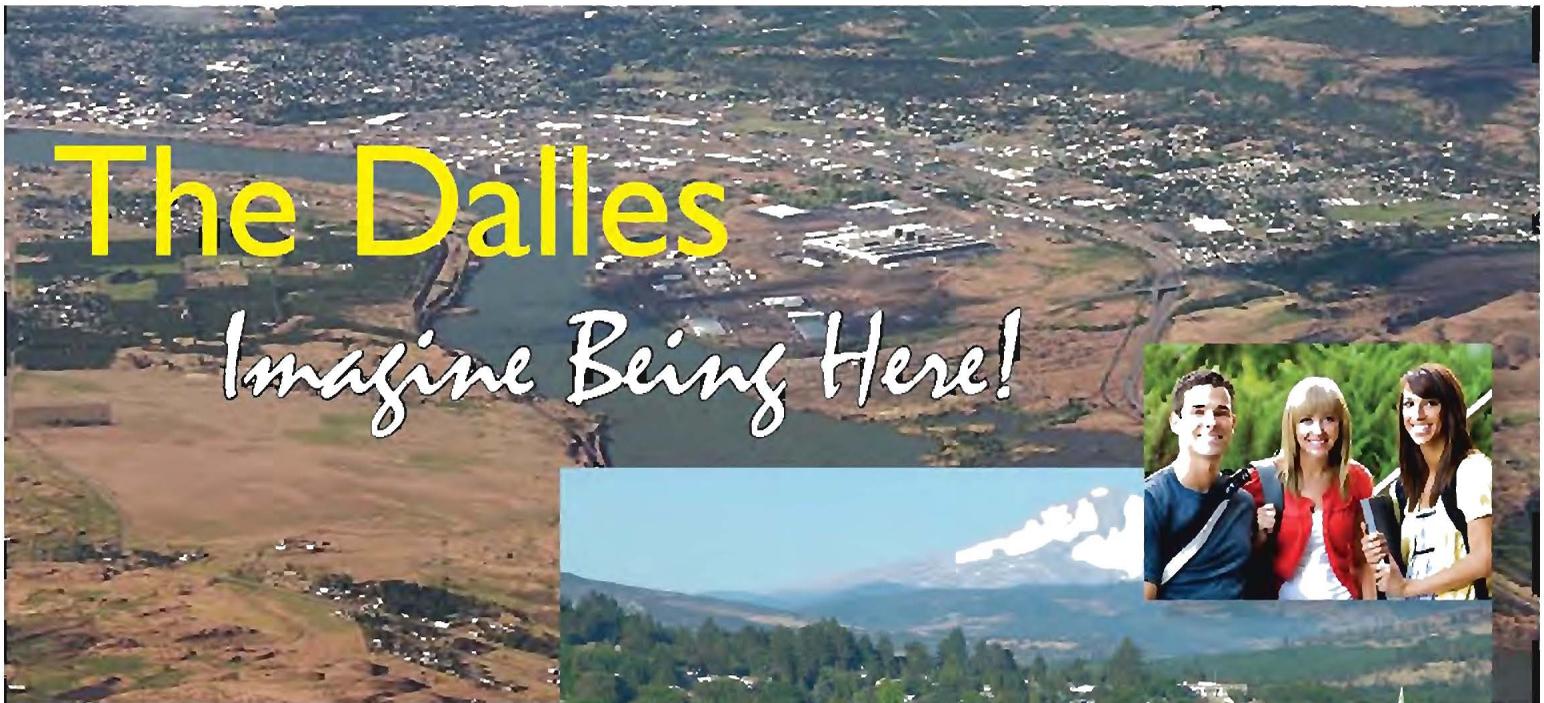
The City reserves the right to verify the qualifications and financial capacity of any members of the proposing teams.

The City does not accept responsibility or obligation to pay any costs incurred by any party in the preparation of submission of a proposal or in complying with any subsequent request by the City for information or for participation throughout the evaluation process.

News releases by the selected team must be approved by the City prior to release.

The Dalles

Imagine Being Here!



The Dalles is a very old city. The name was first used in 1814 to refer to the long series of falls in the Columbia River. In 1957 Celilo Falls were submerged by the opening of The Dalles Dam.



Today, 22,000 people per day pass through The Dalles on I-84 on the way to metropolitan Portland – 70 miles to the West. The City is also served by Union Pacific Railroad and Columbia River traffic, including 140 riverboat landings. The Discovery Center and Maryhill Museum attract over 40,000 visitors per year.

Rocket City Neon Sign Museum

Beginning Summer 2015, The Dalles will be home to Rocket City Neon and ICONS [The International Collection of Neon Signs] in the historic Elks Building in Downtown. This museum will house iconic neon signs like the ones seen here.



The Dallesport Regional Airport, located just minutes from Downtown and half owned by the City of The Dalles, serves a wide variety of corporate accounts including Google, Cardinal Glass, Coastal Supply, Fred Meyer and the BPA.



Adjacent to I-84, on the Union Pacific rail line, in the heart of the Gorge.

Just the Facts*

Selected Categories	The Dalles	Hood River
Households—Incomes over \$50,000	1,981	1,264
Households—Incomes over \$125,000	526	308
Population	13,260	7,167
Median Age	39.7	36.3
Home Ownership	63.9%	73.9%
Rental Units	2,348	1,264
Current Occupancy	90%	92%

Largest Employers – Mid-Columbia Medical Center (965), Oregon Cherry Growers (275), Google (250), Oregon State (243), Home Depot (100).

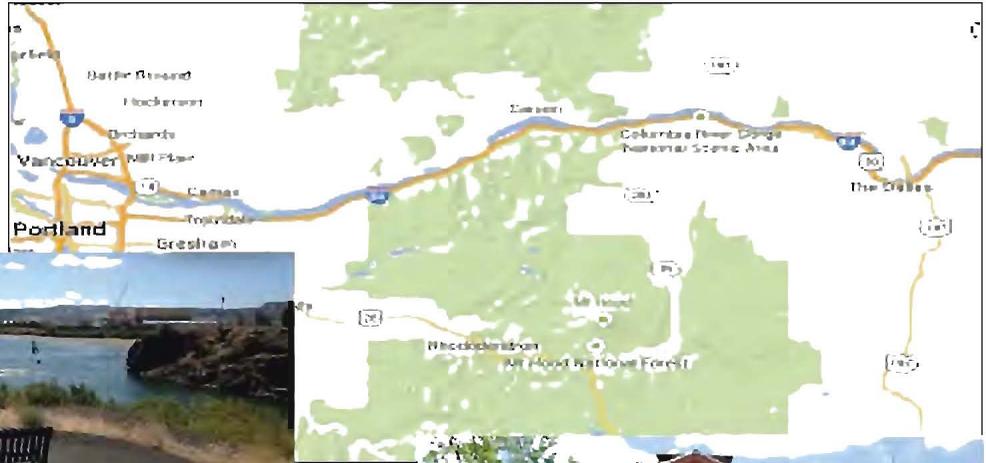
Other Notable Employers—Columbia Phytotechnology, Integrated 3-D, Design Structures, Crestline Development, Copa Da Vino, Marriott Fairfield Inn & Suites.

* 2010 US Census

Just 70 miles from Portland

The Dalles is also home to the Discovery Center, two Google data centers, Home Depot, The Dalles Dam, Mid-Columbia Medical Center, Copa Da Vino and most recently the Marriott Fairfield Inn.

North Chenoweth's 26-lots are the only industrial properties move-in ready in the Gorge. These properties boast amazing river views, access to the Q-Life fiber optic network and are only minutes from I-84.



Columbia Gorge Community College



Located above the City, the Columbia Gorge campus offers a wide variety of courses designed to make college affordable for the widest number of students.

It also houses the Small Business Development Center (SBD) with all the resources you might need to make your business successful.



The Dalles Historic City Hall

Downtown The Dalles - Your Best Bet

Downtown The Dalles is at the beginning of a renaissance - *to make the central business district vibrant and exciting.* Several historic buildings are being redeveloped which will bring quality apartments, a new brewery, distillery and restaurant to the area later this year. The Chamber of Commerce is planning for over 140 riverboat dockings at the new commercial dock.

The City has adopted a vertical housing ordinance making working and living in the same location possible. Plus we've undertaken an aggressive new policy to bring new family wage jobs to Downtown.

Whether you need a 1,500 sq. ft. retail space, a 3,500 sq. ft. manufacturing location, or 2 acres of perfect light industrial property we have a site for you.

The cost of housing is the lowest in the Gorge, the income levels are among the highest, and opportunities are everywhere. Anyway you look at it, The Dalles is a great value.

Just imagine being here!



For Information and Details
Please Contact:

Gary Rains
City of The Dalles
Business Development Director
(541) 386-5351

Matthew Klebes
Mainstreet Program
Director
(541) 370-2966

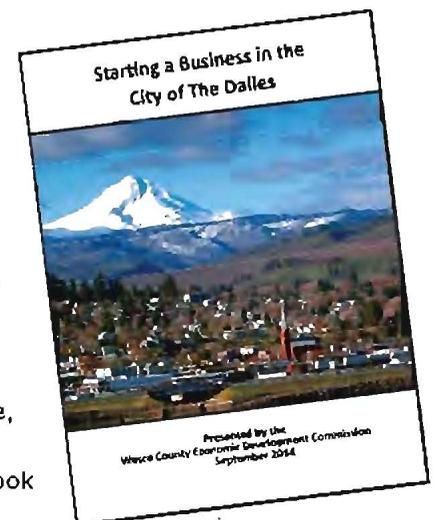


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1	Cover Letter
2	Vision and Proposal
3	Team and Development Experience
4	Financial Capacity
5	Resumes
6	Public Agency and Client References
7	Additional Materials



December 4, 2015

Daniel Hunter
Project Manager
City of The Dalles
313 Court
The Dalles, OR 97058

Re: Letter of Introduction

Dear Daniel,

Tokola Properties and its design team are pleased to submit this Statement of Qualifications for redevelopment of four adjacent parcels located in Historic Downtown at the corner of E. 2nd Street and Federal Street.

The following items are included in the submission:

1. Cover Letter
2. Vision and Proposal
3. Team and Development Experience
 - a. Firm Profiles
 - b. List of Relevant Project
4. Financial Capacity
5. Resumes of Firm Principals
6. Public Agency and Client References
7. Additional Materials

We are hopeful of selection for this outstanding development opportunity and stand ready and willing to negotiate a strategic relationship with the City of The Dalles.

The team we have assembled for this landmark development opportunity include the following parties:

Developer/General Contractor/Purchaser
Tokola Properties, Inc., Dwight Unti, President

Principal Offices: 1700 NW Civic Drive, Suite 220
PO Box 1620
Gresham, OR 97030

Primary Contacts: Dwight Unti, President
PO Box 1620
Gresham, OR 97030
Phone: (503) 489-0685
dunti@tokolaproperties.com

Jeff Edinger, Vice President
jeff@tokolaproperties.com

P.O. BOX 1620 - GRESHAM, OR 97030
PHONE (503) 489-0685 - FAX (503) 489-2260

Architect

Studio C Architecture LLC, Jim Walker, Eric Cugnart, & Brian Bennett, Principals

Principal Offices: 3105 NE Weidler Street
Portland, Oregon 97232

Primary Contacts: Managing Principal: Jim Walker, AIA, NCARB, LEED™
3105 NE Weidler Street
Portland, Oregon 97232
Phone: (503) 525-2679
jim.walker@studiocpdx.com

Design Principal: Eric Cugnart
eric.cugnart@studiocpdx.com

Technical Lead: Brian Bennett, AIA, NCARB, LEED™
brian.bennett@studiocpdx.com

Landscape Architect

Cameron McCarthy Landscape Architecture & Planning, Cameron McCarthy, Principal

Principal Offices: 160 E. Broadway
Eugene, OR 97401

Primary Contacts: Principal Landscape Architect: Matthew Scheibe, ASLA, LEED
AP

160 E. Broadway
Eugene, OR 97401
Phone: (541) 485-7385
matt@cameronmccarthy.com

Landscape Architect: Kristena McAlister, ASLA, ISA
kristena@cameronmccarthy.com

We greatly appreciate your consideration of our team and if you have any questions or need any additional information please do not hesitate to contact team leader Dwight Unti at (503) 489-0685.

Sincerely,

Tokola Properties, Inc.



Dwight D. Unti
President

RESPONDENT'S VISION AND PROPOSAL

The Tokola Team envisions a landmark, contextually sensitive mixed-use development that will bring people to live, work, and shop in the heart of the historic downtown district of The Dalles.

In keeping with this vision, the Tokola Team proposes to redevelop the subject parcels at E. 2nd and Federal Streets with a 4 story, mixed-use development consisting of 52 luxury market-rate apartments, approximately 2,500 square of ground floor retail space and a ground floor lobby and leasing center with access from E. 2nd Street.

Residential units at the proposed development will feature a diversified mix of floorplans including studios, one bedroom/one bath, two bedroom/two bath and three bedroom/two bath unit styles. Unit sizes will range from approximately 585 square feet to 1,200 square feet. Building amenities will include controlled building access, ground floor lobby, leasing center, elevator service, fitness center and central mail delivery center.

Parking will include a combination of approximately 50 tuck-under and open parking spaces for vehicles and substantial bicycle parking with locking racks. A bike repair and wash station will also be included at the parking level.



CONCEPTUAL DRAWING – CORNER OF E 2ND STREET AND FEDERAL STREET

This potential project is intended to speak directly to the values and goals the City has articulated for its downtown. Indeed, we seek to design a project that responds to the scale and scope of the neighborhood, one that honors the unique historic fabric of Downtown The Dalles, while also being forward thinking in how it is crafted. For the design of new structures in an historic urban area, we look at compatibility in the following ways:

- Articulation: All elevations of all buildings have breaks in plane so that no one surface is greater than 100 feet in length as measured in the plans. This will serve to break down building massing so that no single area of the site will dominate another on or offsite.
- Building height: Limit our building to 4 stories. This will provide the density that we require without overpowering the existing context. Pushing the building to 4 stories also paves the road for the future densification of the neighborhood.

- Window orientation and proportion: Respect the overall orientation and height-to-width ratios of the existing historic fabric.
- Scale and texture of siding materials: Respect the materials of the existing historic fabric while concurrently being contemporary and "of this time".
- Streetscape: We seek to provide a pedestrian experience that is intimate, engaging, and inspiring. It should provide a variety of experiences that are unique to each different area of the site while speaking to the overall character of the project.



GENERAL BUILDING MASSING AS VIEWED FROM SW

We are sensitive to the fact that the proposed development would impact the community mural on the project site and are open to considering the creation of mural space on the proposed new building.

Catalytic Development Proposal

We believe the project as proposed will serve as a strong catalyst for additional economic activity in the central urban core. In particular, the project will add approximately 80 new residents to downtown, and coupled with their friends, family and visitors, will generate significant and highly visible new activity on the downtown streetscape. The new Class A retail space will serve to attract new retail services and/or retain existing retailers by providing an expansion or upgrade opportunity. Residents and their guests can be expected to spend a substantial portion of their personal income on local goods and services thus providing a direct boost to local merchants.

The project as proposed will establish new benchmarks for achievable residential and retail rents in The Dalles and over time this will serve to incent further development activity. The project's highly visible location on the corner of E. 2nd Street and Federal Street will make a strong visual statement to both existing residents and visitors that vibrant and exciting new investment is underway in the urban core of The Dalles.

**Mixed-Use Vertical Housing Development Opportunity
Statement of Qualifications
City of The Dalles, Oregon**

In assembling our response to your Request for Qualifications, we have organized the following document to assist in your review. We have specifically answered items required in the "Submission Requirements" section of the RFQ, but have also added supplemental information to further exhibit our proposed team's collective abilities.

Please consider the following outline as our direct response to the criteria you have outlined.

FIRM PROFILES

The Developer – Tokola Properties

Briefly described, Tokola Properties is a real estate development, construction and property management company focusing on multifamily housing and mixed-use development in Oregon and Washington.

Vertically integrated, Tokola Properties has acted as developer, prime contractor and property manager in the creation and operation of a diversified portfolio of multifamily housing. To date, Tokola Properties has completed 1,886 units of housing in 20 developments with projects ranging in size from 18 to 323 units.



4th MAIN, DOWNTOWN HILLSBORO, OREGON

Tokola Properties is creative in identifying development opportunities and skilled in directing projects through design development, permitting and construction. Tokola Properties is also experienced in dealing with the complexities of construction financing and in positioning permanent financing for successful long term investment.

Professional property management stands at the core of Tokola Properties' strategy for assuring the long term success of its real estate investments. Experienced and skilled in project lease-up and on-going operations, Tokola Properties has built a reputation for delivering top customer service for its residents while also maximizing long term returns for its family of investors.

Starting in 1998, Tokola Properties began a strategic shift away from its' history of developing institutional sized garden apartments in suburban locations to the creation of urban form, mixed-use developments in re-emerging Main Street districts. Formation and execution of public/private partnerships to accomplish these challenging projects has become another area of significant expertise for Tokola Properties.

Tokola Properties' most recent project, 4th Main, a luxury mixed-use development located in Historic Downtown Hillsboro was recognized by Oregon Main Street as the best new Main Street development in Oregon in 2014 and by the Portland Business Journal for best Public/Private Partnership of 2014.

The Architect – Studio C Architect

Combining many years' experience working at architectural firms covering a diverse portfolio of projects, Jim Walker, Brian Bennett and Eric Cugnart have come together to form Studio C Architecture LLC. Formerly known as IDEA Architecture + Development LLC, the firm was founded in 2007 with a commitment to providing personalized and high level service to all projects, big and small. Today, Owners and Developers choose Studio C for their combined architectural, sustainability and entitlements experience. Jim brings extensive experience in project entitlements, design and management. Eric provides award winning design skills and creative expertise. Brian adds comprehensive technical expertise and experience with large and complex projects. Together, they collaborate with their team to bring their client's vision to reality.



Principals Eric Cugnart, Jim Walker, and Brian Bennett

Studio C is a small business and as such offers "Principal-level" guidance to each project that the firm undertakes. When you choose this team, you will be working directly with its Principals in the project communications and deliverables. They will be intimately involved with all aspects of the project and you will know that all communications have the full force of the firm and its in-depth experience behind it.

Studio C is a team-oriented firm and attaches great importance to the design process itself because they know that all great projects stem from fun, respectful and engaging dialog. Their innovative design solutions deliver architectural responses that are respectful to the environment while achieving the aesthetic, programmatic and budgetary goals that they have crafted together as a team.

Studio C's practice and experience encompasses multiple market sectors including affordable housing, market rate multi-family housing, mixed-use, retail, office, and governmental. The firm is currently licensed in both Oregon and Washington. Professional services provided by Studio C are as follows:

Architectural Services

- Pre-Design
- Planning and Urban Design
- Programming
- Master Planning
- Site-Selection, Site Analysis
- Design
- Construction Documents
- Bid Procurement
- Construction Administration
- 3-D Graphics Exhibits

Development Services

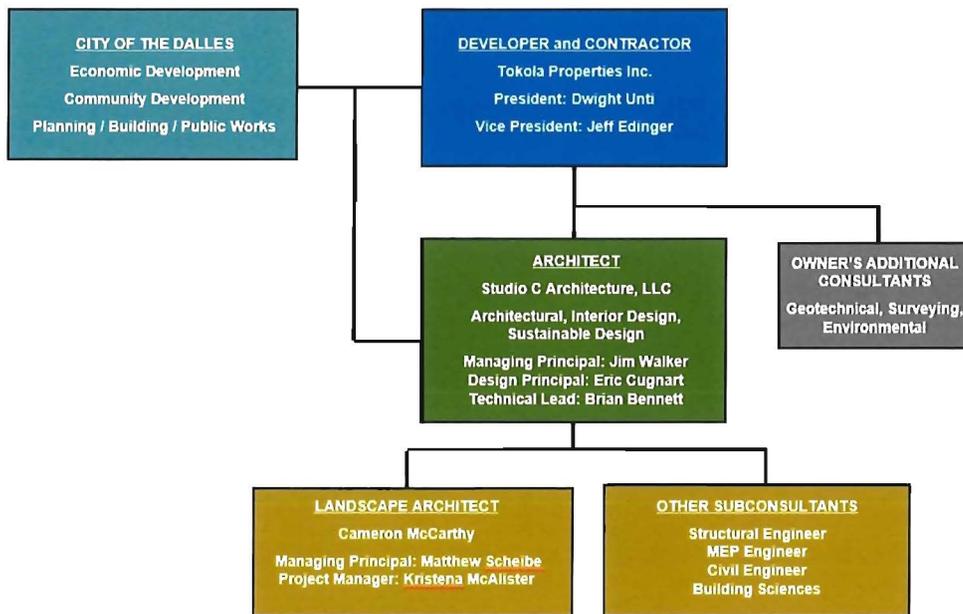
- Entitlements Management
- Consultant Coordination
- Land Use Applications
- Design Review, Site Plan Review
- Zoning Map Amendments
- Land Divisions
- Feasibility Studies
- Capital Needs Assessments
- Capital Projects Management

Communicate: At Studio C, we take the exchange of information very seriously and understand that good communication starts with careful listening. For this reason, we have developed long term relationships based on trust and respect with our clients and consultants. We also take extra care to ensure that our entire team is informed of the latest developments of our projects, because we know it makes a difference.

Collaborate: At Studio C, we put the sharing of ideas at the center of our design process. This collaborative approach ensures that our team performs at the highest level possible. We know that we always find stronger concepts when we can freely express our creativity and collective knowledge. This style of working also provides a dynamic and pleasant studio environment.

Create: Studio C creates innovative and enduring designs that are born from our reflection on context, relevance, space and materials. Our work is grounded in the specifics of our region. We explore solutions that help our clients envision and realize the possibilities of their projects. We are passionate about our designs and we know they can improve people's lives and our environment.

Below, for your reference, is an Organizational Chart that outlines the members of the project team and the roles that each will fulfill. The proposed team is comprised of experts in designing urban infill projects who all have a passion to develop and design fantastic, vibrant communities that stand the test of time. We're all good people as well. You'll like working with us.



Landscape Architect – Cameron McCarthy Landscape Architecture & Planning

Cameron McCarthy is a 20 member firm practicing landscape architecture, planning, and urban design with more than 150 years of combined professional practice serving both public and private clients in Oregon and Washington. The office is located in the historic Quackenbush Building in downtown Eugene, Oregon. The firm works in concert with other design professionals to help people develop, preserve, and improve high quality relationships with their environments. Members of the firm have a keen appreciation for the natural and cultural systems of their project sites, and all are committed to developing a sense of comfort, order, and aesthetic quality in the places they become involved with.



The Historic Quackenbush Building, Eugene, Oregon

Cameron McCarthy's experience is highly varied across many project types in both the public and private sector. It includes design of public plazas, urban parks and path systems, streetscapes, transit and transportation enhancements, commercial, retail and mixed-use environments, integration of open space, and restoration of natural systems. The advantage of this diverse portfolio is the ability to orchestrate many project variables into a harmonious design. This is a paramount challenge for this development undertaking envisioned in Independence, one that aspires to offer a diversity of amenities while it knits within a complexity of differing agencies.

Cameron McCarthy has comparable experience serving many Oregon communities, including: Monmouth, Dallas, Mt Angel, Lebanon, Salem, Estacada, Cottage Grove, Eugene, Springfield, Sisters, Black Butte Ranch, Sunriver, Bend, Ashland, Grants Pass, Seaside, Newport, Lincoln City, North Bend, Reedsport, and Coos Bay. Their deep portfolio demonstrates a faithful long-view commitment to incorporate community values and user needs in the places they create.

The office sets high standards for sustainable site development in their work. They are a member of the U.S. Green Building Council. Several of their projects have been recognized with Leadership in Energy and Environmental Design (LEED) certification or been designed to a LEED equivalent standard as required for state funded projects in Oregon. Three members of the firm are LEED accredited professionals. One member of the firm, Kristena McAlister, is a certified Arborist. Her ability to assess existing trees early in the design process optimizes the successful integration of these living assets into projects the firm undertakes.

RELEVANT PROJECTS

The following list of projects, both current and completed, are relevant examples of work executed by various members of this team.

CURRENT PROJECTS

Forest Grove Apartments, Forest Grove, Oregon

Tokola Properties, along with Studio C and Cameron McCarthy, is currently engaged in a mixed-use public/private development project in downtown Forest Grove, Oregon that is intended to serve as a catalyst for the city's re-emerging main street district. The team has worked diligently to develop a vision for the site that balances specific project needs with the desires of the city leadership for this site that is currently publicly owned. From that initial vision, the team has crafted a multi-phase master plan that includes residential, retail, and hotel components as well as an urban plaza and rain garden.



FOREST GROVE

Currently, the team is moving forward on the design of Phase I, a project which is proposed as an urban four-story mixed-use building and is comprised of 73 luxury apartment units and associated amenity spaces and 5 live-work lofts as well as ground floor retail space. The building design respects the scale and form of the city's historic downtown without mimicking it. The project is proceeding through the city design review process and is planned to begin construction in mid-summer of 2016.

Phase II of the project is currently unscheduled but will study the further development of the site for either 60 additional living units plus ground floor retail or a 50-room boutique hotel with associated amenities. This phase will lower to three stories in respect of the lower density in the surrounding neighborhood.

Hyatt Place at Oakway Center and Oakway Mixed-Use Building, Eugene, Oregon

Studio C and Cameron McCarthy are currently engaged in the design of a new 7-story mixed-use building plus a basement with 24,000 sf of ground floor retail, basement parking, 3 floors of above grade parking, and a 130-room hotel on the top three floors. This project is currently under construction at Oakway Center in Eugene, Oregon.



HYATT PLACE AT OAKWAY CENTER AND OAKWAY MIXED USE BUILDING, EUGENE, OREGON

The project design emphasizes a new streetscape between the new building and the existing retail while maintaining view corridors throughout key parts of the site. Strong emphasis has been placed on creating an invigorating pedestrian experience along all building facades and also upon maximizing the synergies of adjacent existing uses.

Construction is anticipated to complete in November, 2016.

COMPLETED PROJECTS

4th Main, Transit Supportive Mixed-Use, Hillsboro, Oregon

4th Main is a transit supportive, mixed-use development consisting of 71 units of luxury, market rate apartments, 3,859 square feet of ground floor retail space and a 70 stall gated, below grade parking garage. The project, which was developed and constructed by Tokola Properties, also includes a vintage, 5,500 square foot mid-century bank building fronting Main Street which was extensively renovated and repurposed as part of the development process. 4th Main was the first mixed-use project built in downtown Hillsboro and features a diverse mix of floor plans ranging from studios and urban style loft units to three bedroom/two bath penthouses. Project amenities include elevator service, controlled building access, fitness center and private parking.

The project was developed under terms of an innovative public/private partnership that included the City of Hillsboro, Metro, the Federal Transit Authority and Tokola Properties. The subject site, 1.1 acres in size and adjacent to the Hillsboro Central transit center, had been purchased by the City of Hillsboro and Metro in June 1998 with Federal Transit Administration grant funds and the land subsequently sat dormant for over 12 years. In September 2010, the City of Hillsboro and Metro published a Request for Qualifications to solicit qualified development teams for joint development of the property. Tokola Properties responded to the Request for Qualifications and after a competitive interview process Tokola Properties was selected on November 29, 2010 as the most qualified proposer. The parties entered into an Exclusive Negotiating Agreement for joint development on February 25, 2011 and concluded the process with execution of a Disposition and Development Agreement on February 22, 2012.



4TH MAIN, TRANSIT SUPPORTIVE MIXED USE, HILLSBORO, OREGON

Significant challenges were faced in the development of the 4th Main project including market, financing, code and environmental challenges. Market challenges included the lack of comparable properties by which to demonstrate market acceptance of the product type and establish pro-forma rents. This made financing extremely challenging as lenders were hesitant given the “first in” nature of the proposed development. Leaning on the strength of its long track record of successful development and substantial financial capacity, Tokola Properties ultimately secured the necessary project financing in the form of a combined construction and permanent loan from a major national insurance company. An unexpected challenge to development was the discovery that the downtown development code would actually not support the desired urban form of development. This led to a process of significant revision to the code bringing it up to the standard necessary to support urban form development. Adding further to the complexity of the project was the discovery during due diligence of environmental contamination at the site. The parties responded by working closely with the Oregon Department of Environmental Quality via the Prospective Purchaser process and the site contamination was subsequently remediated and construction commenced.

The benefits of the 4th Main project to the community are substantial. 4th Main activated a long dormant Main Street parcel, created a dramatic new gateway to the eastern entrance the central business district, added over a 125 new residents to downtown, attracted new customers by virtue of the ground floor retail use, established new benchmarks for both residential and commercial rents in the downtown core and generally increased vibrancy and vitality.

3rd Central, Transit Supportive Mixed-Use, Gresham, Oregon

3rd Central is a transit supportive, mixed-use development situated in the central urban core of Historic Downtown Gresham. This pedestrian friendly development features 34 units of luxury, market rate apartments, 5,450 square feet of ground floor retail space and a gated below grade parking garage. 3rd Central features a diverse mix of floor plans and unit sizes ranging from a 682 one bedroom/one bath up to a nearly 1,300 square foot three bedroom, two bath penthouse. Project amenities include elevator service, controlled building access, lobby mail center, private gated parking and urban courtyard.

The project was developed as a public/private partnership between Tokola Properties, Metro and the City of Gresham. The subject site, irregular in shape and long dormant was enclosed by chain link fence and overgrown with vegetation, yet situated in a key downtown location.



3RD CENTRAL, TRANSIT SUPPORTIVE MIXED USE, GRESHAM, OREGON

Tokola Properties purchased the site from a private owner and promptly commenced the effort to create a public/private partnership sufficient to support a catalytic urban project in a market place with low prevailing rents and limited comparable properties. Working together with its public partners and using a variety of financial tools including a Metro TOD grant, City fee reductions, and the State of Oregon, Vertical Housing Tax Credit program, the financial gap between the cost of development and market value was closed. This outcome together with Tokola Properties substantial private equity investment and strong lending relationships allowed project financing to be secured and construction to proceed.



3RD CENTRAL – CREATING COMMUNITY

The impact of the project on the furtherance of revitalization in downtown Gresham was and remains significant. 3rd Central activated a long dormant property at a key entry point to downtown, added over 50 new residents living in downtown, attracted a significant base of new retailers, established new

benchmarks for both residential and commercial rents in downtown and generally boosted vibrancy and vitality in the Main Street district.

Bellevue Towers, Bellevue, Washington

The proposed project team’s experience is also exemplified by the Bellevue Towers project which is a twin tower 545-unit luxury condominium project located in Bellevue, WA. Studio C Principals Brian Bennett and Eric Cugnart were pivotal players in the project’s design and construction serving as Project Architect/Project Manager and Project Designer respectively while at a previous firm. This mixed-use project is comprised of at-grade retail spaces, residential lobbies, structured parking, resident amenity spaces and residential units. Notable to the project are the 6th floor roof garden which provides the building residents with their own park-like retreat, community room with upper floor reading room, and indoor spa and fitness room.

Although different in scale and style of development from The Dalles project, it is similar to this opportunity in its need to provide both privacy and community for its residents and to create a vibrant street experience as a main focus of the project. Both Eric and Brian were instrumental in this project from schematic design through construction completion.



BELLEVUE TOWERS

Deskins Commons, Newberg, Oregon

In September of 2014, Studio C and Cameron McCarthy celebrated the grand opening of the award winning Deskins Commons project for the Housing Authority of Yamhill County. This 56-unit multi-family affordable housing complex in Newberg, OR is a campus made up of 8 separate buildings including 6

buildings containing 2-4 units each, a 3-story 34-unit courtyard building, and a refurbished historic home that was originally constructed in 1898. The extensive site was designed to preserve several existing historic Oregon White Oaks Trees and many other mature trees on the property while focusing on the historic home which was re-purposed for use as leasing office, communal space, and the on-site manager's residence. This project has been recognized with two awards in the affordable housing realm, as well as a Community Enhancement Award from the City of Newberg.



DESKINS COMMONS

Prior to engaging in the project design, Studio C leveraged its extensive entitlements experience to spearhead both a rezone and comprehensive plan amendment submittal through the jurisdiction that allowed the project to move forward on the selected property. Services provided by Studio C for the project included entitlements services, facilitating the visioning meeting and eco-charrette, extensive public outreach, site design/planning, schematic design, design development, construction documents, permitting, construction procurement services and construction administration.

To further highlight a few items from this project that exhibit experience that will benefit the opportunity in The Dalles, please consider the following:

- **Public Involvement:** The design team successfully navigated a complex entitlements process that included a Comprehensive Map Amendment, a Zone Change, a Historic Resources Design Review, and an Architectural Design Review in spite of heavy initial opposition. At the end of the project, one of the most vocal opponents was on record commending the team and Owner for their outreach and for "simply listening" to them. The project received a City of Newberg Community Enhancement Award
- **Fitting into the neighborhood:** The design skillfully inserted a 56-unit project into a primarily single-family neighborhood. The project bordered the main street side of the with 1-story flats,

stepped into the site with 2-story buildings, and then tucked a 34-unit 3 story building into the back of the site. This strategy was so effective that many who drive by the development scarcely notice it from the street.

- Stormwater: It was historically bad when the project design was initiated . The region's soil doesn't percolate and surface drainage had been damaged by competing previous developments of the last few decades. Additionally, the site was very flat and the public storm sewer was very shallow in the street. The final solution was robust, with a combination of detention pipes, stormwater chambers, and rain gardens.

Village Quarter, McMinnville, Oregon

Another project in the proposed team's portfolio of experience which is directly related to this opportunity is the Village Quarter project which was built for the Housing Authority of Yamhill County. This project was a 50-unit senior affordable housing project built on Historic 3rd Street in Downtown McMinnville. The project includes several sustainability strategies, including rainwater harvesting, two green roofs, garden plots, structured parking, and extensive stormwater mitigation strategies.



VILLAGE QUARTER



Studio C Principal Jim Walker was the Project Designer and Manager for this project while working at a previous firm.

N.K. West, LaGrande, Oregon

The N.K. West building in LaGrande, OR is another example that illustrates the proposed team members' ability to execute a mixed-use multi-family project. This 4-story building designed for Telos Development consists of at-grade retail spaces with 24 affordable residential units above organized around a small courtyard space. Principal Brian Bennett led the design effort for the project while working at a previous firm. Similar to the projects above, this project was located in the heart of an historic downtown.



N.K.WEST, LaGRANDE, OREGON

University House, Eugene, Oregon

Located in Eugene’s historic Fairmont neighborhood, just south of the University of Oregon campus, the University House is a multistory private student housing development. Cameron McCarthy, in collaboration with the project architect, was charged with creating a design that would allow this 5-story structure to seamlessly integrate with the neighborhood that faces single family homes and row-houses at one street frontage and commercial property facing at the other. The side facing existing residential has a generous setback from the street and incorporates entry porches to tie to the language of the neighboring homes, while the commercial frontage has a narrower building setback and features the primary common resident entry and parking access/egress.



UNIVERSITY HOUSE, EUGENE, OREGON

This living center features a prominent center courtyard that is welcoming to both residents and visitors. Our firm had primary responsibility for design and construction documents of the streetscape, entries, and center courtyard.

Ped Way Plaza, Coos Bay, Oregon

The project site resides on the footprint of a former saloon fronting Broadway in the heart of downtown Coos Bay. The building footprint was subsequently paved as a pedestrian connection between Coos Bays main street and public parking lots. Cameron McCarthy was selected to transform the space from a place to pass through to a community attraction. Primary objectives were to improve the aesthetics of the plaza, including the surrounding walls; create flexible space for events, entertainment and outdoor dining; and address prevailing winds that adversely impact the space.



PED WAY PLAZA, COOS BAY, OREGON

The transformed Ped Way is envisioned as a place to rendezvous with friends and family, to have lunch, or experience works by local musicians and artisans. It incorporates flexible space for food carts and dining, permanent and temporary art, spray play, wind-powered features, and iconic tide clock. This unique space will elevate the community’s pride in its downtown while it also improves Coos Bay’s identity for visitors and tourists.

FINANCIAL CAPACITY

Tokola Properties has a long track record of success in the capitalization of its real estate development, construction and investment activities. Project capitalization typically falls in the range of \$5 to \$15 million per project and consists of a combination of debt and equity. Tokola Properties relies on its long standing relationships with a host of institutional lenders for construction and permanent financing and fulfills private equity requirements from its family of investors led by President, Dwight Unti. In the typical project, Tokola Properties serves as developer and general contractor with ownership of the real estate held in a separate, but related limited liability company (LLC). Tokola Properties manages the new project lease-ups and provides on-going property and asset management services for ownership.

Tokola Properties proposes that a public/private partnership be established between The Dalles and Tokola Properties for the purpose of refining the conditions of development for the subject property, and to address the economic challenges created by the “first in” nature of the proposed project. The economic challenges in this case are not unlike those faced in re-emerging main street and historic districts across the region where a lack of comparable properties and moderate existing rents create a roadblock to urban form development. Based on best practices and as demonstrated with our most recent mixed-use projects in historic downtown Hillsboro and Gresham, formation of a public/private partnership is the proven and preferred pathway for confronting these economic challenges and catalyzing high quality new development. We would anticipate public financial participation as necessary and likely to include assistance with permits, system development charges and land acquisition costs.

The project would be completed in a single phase with a timeline of 16 – 18 months for construction and 6 months for lease-up. A target start date of 2016 is strongly preferred, but will be dependent on the pace of design, design review and permitting processes.

Dwight Unti|Developer Resume

Education| University of Washington
1976 Bachelor of Arts - Political Science

Registrations|Certifications|Accreditations
National Association of Realtors
Institute of Real Estate Management
Commercial Association of Brokers, Oregon & Washington
Multifamily NW
Real Estate Licensee/Principal Broker – Oregon
Certified Property Manager CPM

Prior Work Experience

Tokola Properties Inc.
1983 - current, President & Owner

Bowen Property Management
1980 – 1983, President

Washington Mutual Savings Bank
1978 – 1980, Loan Originator

Awards

Oregon Main Street: 2014 Best New Main Street Development
Portland Business Journal: Better Bricks Award, Best Public/Private Partnership 2014

Special Capabilities

Management of organizations and operations involving the development, construction and management of multifamily and mixed use real estate assets.

Organization and direction of real estate investments and related ownership entities.

Formation and execution of public/private partnerships.

Jim Walker | Architectural Resume

Education | North Dakota State University
1995 Bachelor of Architecture
1995 Bachelor of Science in Environmental Design

Registrations | Certifications | Accreditations
Licensed in Michigan and Oregon
American Institute of Architects, Portland, Oregon
National Council of Architectural Registration Boards Certified
Leadership in Energy & Environmental Design Accredited Professional,
United States Green Building Council

Prior Work Experience

Studio C Architecture LLC - Portland, Oregon
2007 - current: Principal Architect

Carleton Hart Architecture PC - Portland, Oregon
2005 - 2007: Senior Project Manager

MulvannyG2 Architecture - Portland, Oregon
2000 - 2005: Project Manager

WPH Architecture PC - Portland, Oregon
1997 - 2000: Job Captain

MHB Design Group - Grand Rapids, Michigan
1995 - 1997: Project Manager

Porter Architects and Interiors - Grand Forks, North Dakota
1993 - 1995: Intern

Principal Architect | Architectural Profile

A diverse portfolio - I have been working in this field for over twenty years, primarily as a project manager and designer. I've worked on a wide variety of projects ranging from corporate to education, from retail to industrial, and from single-family to multi-family affordable housing. Working through these diverse project types has led me to be a well-rounded architect. My particular specialties have been client management, large project planning and master planning, difficult entitlements, management and design. I understand the processes needed to resolve difficult design and management challenges while exposing the greatest opportunities for the client.

A team leader - As a Project Manager, I have successfully managed multiple projects and project teams through all phases of the Architectural Process. As a Designer, I've always done my best to keep an eye on the big picture. My greatest strengths are my abilities to listen and bring people together for a common cause.

Think Sustainable - My commitment to cost-effective green design helps my clients realize further potential in their projects. I know that all sustainable design concepts should include fiscal responsibility as one of the measures of success. I'm particularly interested in Sustainable Urban Design and Site Development. By helping our clients to think beyond the boundaries of their own property, we can help large developments and campuses to realize great efficiencies in infrastructure while preserving more greenscape for the environment and the community.

Project Experience

- Educational
- Laboratory
- Institutional
- Multi-Family Residential
- Retail
- Multi-plex Cinemas
- Affordable Housing
- Light Manufacturing
- Industrial
- Single Family Residential
- Mixed-Use Buildings
- Places of Worship

Skills/Supervisory Roles

- Business Development
Client Management, Proposal Writing, Contract Writing, Market Strategies, Client Presentations, Strategy, Strategy, Strategy
- Office and Team Management
Office IDP Liaison and Mentor, Staffing and Scheduling, Staff Interviewing
- Pre-Design Services
Site Audit and Analysis, Due Diligence, Feasibility Studies, Programming, Master Planning, Assembling the Team
- Agency Negotiation
Code Analysis, Client Representation, Interpretation and Negotiations, Project Entitlements, Public Presentations
- Design and Development
Program Development, Building Design, Systems Design and Analysis, Site Design, Grading Design Support, Utility Design Support, Client Review Presentations
- Construction Documents
 - Design Follow-through, Technical Expertise, Specifications, Budget/Schedule Maintenance, Consultant Coordination
- Construction Observation
 - Client Representation, Revision Development/Tracking, Contract Administration, Change Order Negotiation, Observation, Securing the Design Intent

Eric Cugnart | Architectural Resume

Education | Ecole d'Architecture de Nancy (France)
1983 Master of Architecture - DPLG

Registrations | Certifications | Accreditations
Licensed in France and EU

Prior Work Experience

Studio C Architecture LLC - Portland, Oregon
2014 - current: Design Principal

MulvannyG2 Architecture - Portland, Oregon
2005 - 2014: Principal - Design Director

BOORA Architects - Portland, Oregon
1993 - 2004: Design Principal

Yost Grube Hall Architecture - Portland, Oregon
1992 - 1993: Designer

I.M. Pei & Partners - New York, New York
1989 - 1992: Design Team / Technical Team

Brunier&Saunier - Paris (France)
1985 - 1989: Project Architect - Designer

Principal Architect | Architectural Profile

Diverse Design Experience - A native of Reims, France, I collaborated with several design firms in Paris before moving to New York in 1989 where I worked for I.M. Pei and Partners. After moving to Portland in 1992, I joined BOORA in 1993 and led the design of several of this firm's most acclaimed projects. In 2005 I joined MulvannyG2 Architecture where I led the design practice in the firm's Portland office. I value collaboration and mentoring. I also think that good design solutions come in various shapes and forms, and that they should be within the project's budget. During my career, I had the opportunity to work on many different programs and sizes of projects. All of them have helped me define the passion I have for simple efficient design that solves problems and enhances people's life.

From Site Concept to Construction Detail - My experience in construction administration of complex project has strongly influenced the way I work on a project, throughout the process, each design decision reinforces the initial concept.

Think Sustainable - As a design leader, I have always been an advocate for cost effective and efficient sustainable solutions to be implemented on the projects I worked on.

Project Experience

- Multi-Family Residential
- Retail
- Mixed-Use Project
- Public Spaces
- Library
- Governmental
- Museum
- Corporate Headquarters
- Airport
- Office Interiors
- Structured Parking
- International

Skills

- Business Development
Client Management, Proposal Writing, Market Strategies, Client Presentations
- Team Management, Office Management, Scheduling, Budgeting
- Pre-Design Services
Site Analysis, Feasibility Studies, Master Planning, Context Study, Design Drivers Definition, Team Organization
- Design Review/ Project Approvals, Agency Negotiation, Design Research and Analysis, Client Representation, Public Presentations
- Design Development
Program Development, Building Design, Site Design, Materials Selection, Sustainable Design Strategies, Accessible Design, Client Review Presentations
- Construction Documents
Technical Documentation of Design Intent, Envelop and interior Detailing, Technical Expertise, Complex System Detailing, Budget/Schedule Maintenance, Consultant Coordination, Value Engineering Management
- Construction Administration
Client Representation, Submittal Review, Contract Administration, Change Order Negotiation, Observation, Design Intent Verification and Implementation

Brian Bennett | Architectural Resume

Education | University of Oregon
2002 Master of Architecture

Education | University of Washington
1992 Bachelor of Arts, Architectural Studies

Registrations | Certifications | Accreditations

Licensed in Oregon and Washington
American Institute of Architects, Portland, Oregon
National Council of Architectural Registration Boards Certified
Leadership in Energy & Environmental Design Accredited Professional,
United States Green Building Council

Prior Work Experience

Studio C Architecture LLC - Portland, Oregon
2012 - current: Principal Architect

MulvannyG2 Architecture - Portland, Oregon
2002 - 2012: Senior Associate

Portland Development Commission - Portland, Oregon
2001 - 2002: Graduate Student Intern

Mulvanny Architects - Bellevue, Washington
1999 - 2000: Job Captain

355th Civil Engineer Squadron - Davis-Monthan Air Force Base Arizona
1997 - 1999: Readiness Flight Commander
1996 - 1997: Military Construction Program Project Manager

722nd Civil Engineer Squadron - March Air Force Base, California
1995 - 1996: Chief of Engineering Support
1994 - 1995: Architectural Designer

Principal Architect | Architectural Profile

Diverse Technical Experience - Throughout my professional career I have been fortunate to have worked on a wide range of project scales and types spanning from small retail tenant improvements to large high rise residential. Because of this broad exposure, I have direct experience in dealing with the unique technical requirements of most building structural types and a multitude of building systems. I bring this breadth of experience and a strong commitment to finding the most appropriate solutions for the technical challenges that may arise on each project that I undertake.

Complex Project Execution - My prior experience working on large projects projects with complex program requirements from schematic design through construction completion

Think Sustainable - I am passionate about sustainable building practices and believe they are an essential element of quality architectural design regardless of project type. My personal goal for each of my projects is to minimize the environmental impacts associated with them within the framework of budget constraints and program requirements.

Project Experience

- Multi-Family Residential
- Retail
- Mixed-Use Buildings
- Affordable Housing
- Restaurant
- Military
- Single Family Residential
- Office Interiors
- Structured Parking
- Flightline Industrial
- International

Skills

- Business Development
Client Management, Proposal Writing, Market Strategies, Client Presentations
- Office and Team Management
Office Management, Scheduling, Budgeting
- Pre-Design Services
Site Audit and Analysis, Due Diligence, Feasibility Studies, Master Planning, Assembling the Team
- Permitting / Project Approvals
Agency Negotiation in Numerous Jurisdictions, Code Research and Analysis, Client Representation, Federal Contracting Requirements Experience, Public Presentations
- Design Development
Program Development, Building Design, Systems Design and Analysis, Site Design, Utility Design Support, Sustainable Design Strategies, Accessible Design, Client Review Presentations
- Construction Documents
Technical Documentation of Design Intent, Building Science Focus, Technical Expertise, Complex System and Unique Construction Experience, Budget/Schedule Maintenance, Consultant Coordination, Bid Process Management
- Construction Administration
Client Representation, Submittal Review, Revision Development/Tracking, Contract Administration, Change Order Negotiation, Observation, Securing the Design Intent

CAMERON McCARTHY



MATT SCHEIBE, ASLA, LEED AP
Principal Landscape Architect

As a Principal, Scheibe provides project management, design leadership, and quality control. Scheibe's talents are greatest in the realm of urban design, transforming underutilized spaces into places of attraction. He is a creative problem solver, drawn to the design of hardscapes incorporating contextual themes and materials. He is an astute practitioner of integrated design, particularly on sites in historic neighborhoods and with emphasis on inclusiveness and universal access.

RELEVANT PROJECT EXPERIENCE

- Deskins Commons (HAYC), Newberg
- Oakway Center Mixed Use Building
- Oakway Center Heritage Courtyard
- Forest Grove Apartments, Forest Grove
- Main Street Park Fountain, Monmouth
- Main Street Improvements, Monmouth
- Madrona Park, Monmouth
- Oakway Center Mixed Use Building
- Oakway Center Heritage Courtyard
- Roger Jordan Community Park, Dallas
- Main Street Improvements, Lebanon
- South Beach Urban Renewal, Newport
- West Avenue Redevelopment, Roseburg
- The Ped Way Plaza, Coos Bay
- Broadway Place, Eugene
- Woodleaf Village, Eugene
- Kentfield Apartments, Eugene
- Churchill Estates, Eugene
- Crescent Park Senior Living, Eugene
- Fir Street Park, Sisters
- Springfield Millrace Master Plan
- Black Butte Ranch Glaze Meadow Rec Center
- Black Butte Ranch Welcome Center
- UO Miller Theatre Expansion
- UO Powell Plaza @ Hayward Field
- OSU Washington Way Improvements
- OSU 14th/15th Street Improvements

EDUCATION

Bachelor of Landscape Architecture
North Dakota State University, 1994

Bachelor of Science; Environmental Design
North Dakota State University, 1994

REGISTRATION

Landscape Architect, Oregon, Reg #372

LEED Accredited Professional,
US Green Building Council

PROFESSIONAL PRACTICE & AFFILIATIONS

Principal

Cameron McCarthy, 2000-present

Landscape Architect

Cameron McCarthy Gilbert, 1997-2000

Associate

Cameron McCarthy Gilbert, 1994-1997

Member

American Society of Landscape Architects

Member

National Trust for Historic Preservation

Member

Eugene Civic Alliance Advisory Board



MATT@CAMERONMCCARTHY.COM

CAMERON McCARTHY



KRISTENA MCALISTER, ASLA, ISA

Landscape Architect
Arborist

Kristena launched her professional career with Cameron McCarthy in 2005 and earned her license to practice in 2012. As a project manager, she is a highly proficient leader charged with directing our staff and coordinating with other consultants on our most complex commissions. Areas of emphasis include mixed-use environments, housing, higher education, transportation, and recreation facilities.

McAlister's Master's focus at UO was streetscape design, and she has since accumulated 10 years of related professional experience on numerous commissions. She has collaborated with Studio C on Deskins Commons, Oakway Center and Forest Grove Apartments as project manager and arborist.

RELEVANT PROJECT EXPERIENCE

- Deskins Commons (HAYC), Newberg
- Oakway Center Mixed Use Building
- Oakway Center Heritage Courtyard
- Forest Grove Apartments, Forest Grove
- University House - Arena District, Eugene
- Wyatt Node, Dallas OR
- North Bend Historic Downtown Streets
- Lane Community College Down Town Center, Eugene
- Bartlett Street, Medford
- Hwy 99 Improvements, Grants Pass
- State Capitol Rooftop Garden, Salem
- Broadway Park, Seaside
- UO Global Scholars Hall
- UO Miller Theatre
- OSU Washington Way Improvements
- OSU 14th/15th Street Improvements
- OSU Madison, Monroe, and Jefferson Street Master Plans
- Mill Race Path, Springfield
- LTD EmX Pioneer Parkway, Springfield
- Sterling Woods Second Addition (Arborist)

EDUCATION

Master of Landscape Architecture
University of Oregon, 2004

Bachelor of Landscape Architecture
University of Oregon, 2001

Bachelor of Arts, Art History
University of Oregon, 2001

REGISTRATION

Landscape Architect, Oregon, Reg #769

Certified Arborist, PN-7734A

International Society of Arboriculture

PROFESSIONAL PRACTICE & AFFILIATIONS

Landscape Architect

Cameron McCarthy, 2012-present

Associate

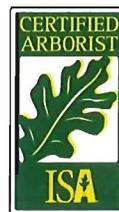
Cameron McCarthy, 2005-2012

Graduate Teaching Fellow

University of Oregon, 2003-2004

Member

American Society of Landscape Architects



KRISTENA@CAMERONMCCARTHY.COM

PROJECT REFERENCES

Please see the following list of individuals that we've worked with that would be happy to discuss their experiences with us.

Reference	Contact Person, Title	Phone No.	Project(s)	Team Member(s)
Winkler Development Company	Jim Winkler, President	503.225.0701	<u>Eric Cugnart Project:</u> adidas Headquarters	Studio C
Housing Development Center	Brian Sweeney, Director of Construction Management	503.956.3278	Deskins Commons	Studio C Cameron McCarthy
McKay Investment Company	Steve Korth, Director of Real Estate & Development	541.485.4711	Oakway Center MUB, Hyatt Place at Oakway Center, <u>Heritage Courtyard</u>	Studio C Cameron McCarthy
City of Monmouth	Mark Fancey, Community Development Director	503.751.0147	Main Street Park Fountain / Main Street Improvements	Cameron McCarthy
City of Seaside	Neal Wallace, Public Works Director	503.738.5112	Broadway Park / Cove Path	Cameron McCarthy

Additionally, we have attached the several letters of recommendation following this page.



1333 N.W. Eastman Parkway
Gresham, Oregon 97030-3813
(503) 618-2306
Fax (503) 665-7692

October 7, 2010

Dwight Unti
Tokola Properties
43 NW Ava Ave
Gresham, OR 97030

Dear Mr. Unti:

It is my pleasure to offer this letter, speaking to the fantastic community asset that you brought to Gresham in your development at 3rd Central. Your building is exactly the type of multi-use development that we seek in our downtown core, and it represents the very best in urban form, with attractive living spaces, boutique commercial, and underground parking.

It is worthy of mention that you developed this site on a parcel that had previously posed significant development challenges, as it was oddly shaped and narrow. Nonetheless, you turned a parcel previously overgrown with brush and blackberries into one of downtown Gresham's most attractive developments.

The commercial that you have attracted to your building –a natural grocer, a boutique cupcake shop, and a community radio station– is the type of retail that contributes to our livability and community goals in our downtown core. Throughout your project, you were in close partnership with the City of Gresham and Metro, and worked with us in a very collaborative way.

It is also important to note that while you have been a very high quality, responsible developer in our city, you have also been a very active and engaged community member. As the Chairman of our Public Safety Citizen Advisory Committee, you spend your off time working to further the goals of our community in areas outside of your business function. We greatly appreciate your willingness to share your time and talents.

Any city seeking high quality, multi-use, transit-oriented development in an environment requiring public-private partnerships would be very fortunate to work with you. Your record proves an ability to deliver on community goals and demonstrates a very collaborative approach to doing so.

Sincerely,

Shane T. Bemis
Mayor



CITY OF GRESHAM

Economic Development Services
1333 NW Eastman Parkway
Gresham, Oregon 97030-3825

ERIK KVARSTEN
City Manager
503-618-2346

erik.kvarsten@greshamoregon.gov

JANET YOUNG
Ec. Dev. Director
503-618-2504

FAX: 503-618-3301
janet.young@greshamoregon.gov

SHANNON LOPEZ
Ec. Dev. Specialist
503-618-2854

FAX: 503-618-3301

EMILY RANDEL
Ec. Dev. Specialist
503-618-2297

FAX: 503-618-3301

E-MAIL:

frist.last@greshamoregon.gov

October 1, 2010

Letter of Recommendation for Tokola Properties and Dwight Unti

I have had the pleasure of working with Mr. Unti for several years as he planned and developed the Third Central project in downtown Gresham. This \$7 Million mixed-use project took a small, unusually-shaped parcel of property a block off Main Street and converted a remnant into a gem.

The project consists of 34 rental units at the high end of Gresham's rental market, along with 5,436 square feet of ground floor retail space. He accomplished one of the more difficult things to make work in a suburban market, underground parking, which gives the site a much more urban flavor than it could have achieved otherwise.

And in an even more difficult thing to accomplish, he opened a natural foods grocery store in the retail space, bringing a much needed and long desired use to downtown.

Mr. Unti met with me and other Gresham staff in his earliest planning stages, and continued to work extremely closely with City staff throughout. The project took advantage of Gresham's Vertical Housing Development Zone, but it was clear that rent levels in downtown Gresham would demand more robust subsidies to make this project a reality.

Mr. Unti approached Metro to obtain Transit Oriented Development (TOD) funding to help bridge the gap for the project and for the grocery store. Metro's conditions on TOD funding demanded a full partnership between the City of Gresham, Metro and Unti. At each stage, Mr. Unti was fully focused on producing a project which would produce the needed profits for his company, but would be a benefit to the whole community.

Although this project may appear small by the numbers, it involved many of the complications and challenges of much larger developments. He has created an excellent addition to downtown Gresham and one which will help catalyze further improvements.

As an added bonus, Mr. Unti has been a very active participant in the civic life of Gresham, chairing various committees for the betterment of the City and the downtown.

I encourage you to give Dwight Unti and Tokola Properties serious consideration for your downtown redevelopment project. He gets things done !

Sincerely,

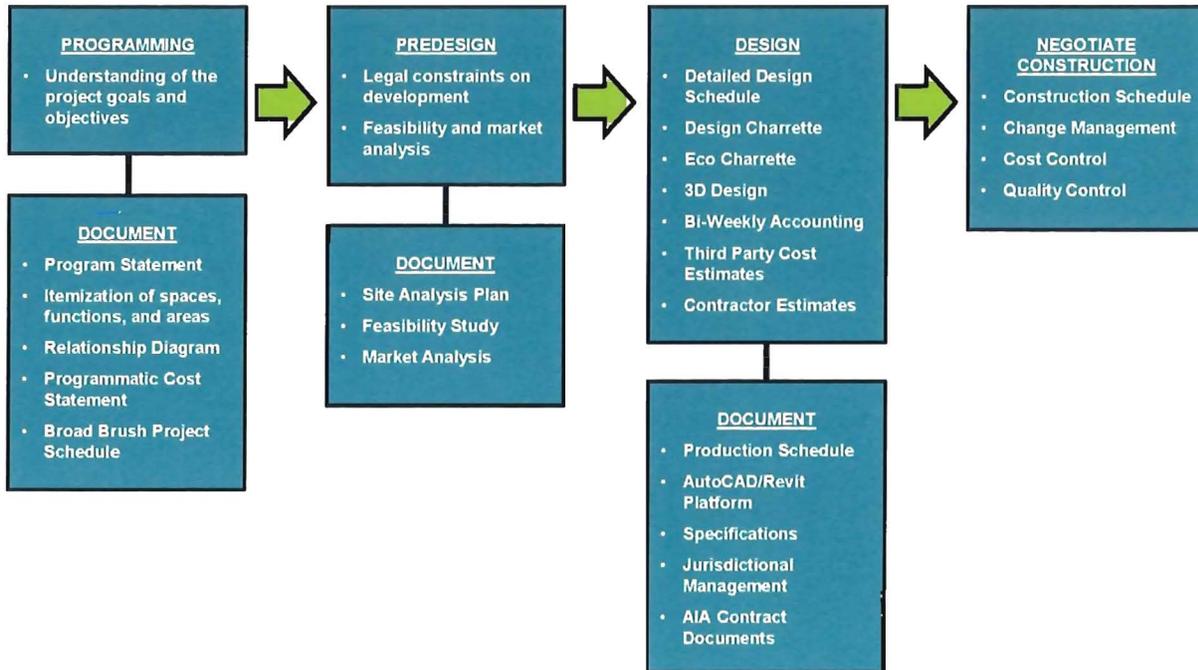
Janet Young

Economic Development Director

ADDITIONAL MATERIALS

Studio C Architecture’s Approach to Design

We know that the best projects come from building group consensus and delivering upon group expectations. It takes strong leadership to provide the necessary guidance and to lead the team to the final product. For this reason, we have included the following outline of our planned Visioning and Programming process, our Sustainable Design and Integrated Goal Making process, our Project Management Process as well as discussions on Project Modeling Tools and the Uniqueness of Multi-Family Housing Projects. We feel these are necessary in order to develop a strong design process and ultimately the best solution. Engaging the scope in this way will provide the best project for the budget.



Visioning and Programming

We believe that every design project should begin with a clear, concise vision of what the project is trying to accomplish and how it should be executed. By taking the time to meet as a group prior to the programming and design phases, we believe that the project benefits by getting all stakeholders on the same page. We know that this helps to make sure that all future decisions are grounded within the backdrop of the most fundamental “big picture” goals of the project.

Beginning with a Visioning Charrette, we will meet to brainstorm the overall vision, and outline all goals necessary to achieve that vision. We will also create a work plan for moving forward. From this meeting, we can provide a Vision Statement that will eventually evolve into the Program Document, a written narrative that fully describes all elements of the project.

During this meeting, we will establish all the program elements of the spaces involved. We review area requirements, adjacencies between areas, lighting, plumbing, privacy or openness requirements, power and data needs, and the storage needs of each space in order to complete the Program Document.



This Program Document will be the key to the entire Project. When bound with the Project Schedule and the Project Budget, the entire team will have a clear understanding of what is expected.

Sustainable Design and Integrated Goal-Making

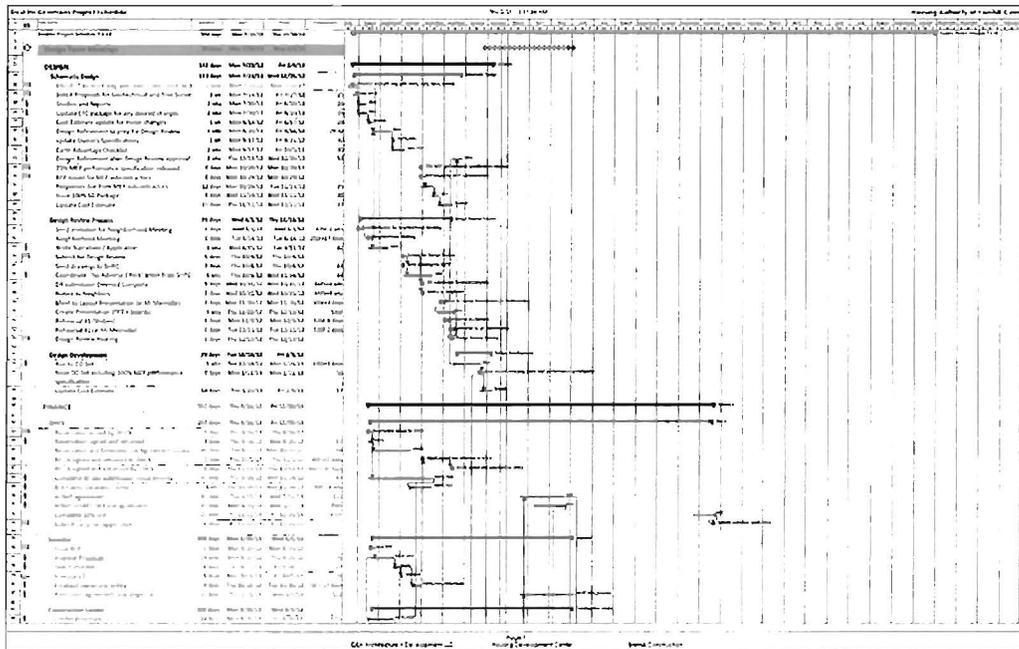
At Studio C, we know that all projects can be designed responsibly relative to the environment and natural resources. In doing so, we feel it is important to establish project sustainability goals at the beginning of the design process, when they can be integrated within the programmatic, financial and timeline goals for the project. By utilizing integrated goals at the beginning of the design process, we can capitalize on the synergies between strategies in order to create multi-tasking sustainable systems that meet your overall project objectives. Integrated goals will also maximize project value and lower long-term operational expenses. In order to achieve this on our projects, we have developed an Eco Charrette process that draws from all key team members. In a brainstorming meeting, we combine all ideas - big and small. By effectively organizing these ideas, we can use them to exhibit what is important for the project and how each goal contributes to your greater vision.

Project Management

Architectural Project Management is the art of planning, organizing and managing human, technical and financial resources to successfully achieve your specific goals and objectives. Studio C understands that the key to effective Project Management is direct and proactive communication as well as strong leadership. As described in our Organizational Chart, Studio C intends to position Jim Walker, Managing Principal for Studio C, as the project point for all communications for the design team. Brian Bennett will function as a reliable backup at all times. Brian and Jim work diligently to keep each other fully apprised of all project activities. Additionally, Eric Cugnart will function as the Design Principal for the project. As such, he will be leading the charge for the Studio C efforts in developing the program and aesthetic character of the project. The project will certainly benefit from Eric's global award-winning experience. Since Jim, Eric and Brian are Owners of the firm, they can act with complete authority as it relates to the decisions of the design team.

A rigorous Quality Assurance process is in place at Studio C. Having our Principals directly involved throughout the entire design and construction process allows us to have quality assurance at the top of mind in everything that we do. In this regard, project ideas and decisions are the direct result of the Principals' collective experience, rather than that of support staff like many other firms. Brian, Eric and Jim are constantly bouncing ideas off one another and checking each other's work. Additionally, we are

directly involved in the work performed by our staff and consultants to ensure that the most important fundamentals of the project are secure.



SAMPLE PROJECT SCHEDULE

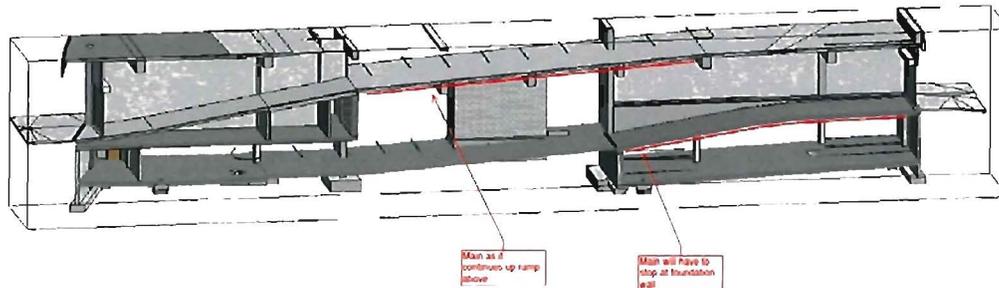
As we execute the design, we believe that one of our greatest tools is the project schedule. Every project, big or small, can be boiled down to a series of tasks and milestones linked to the program document. Of course, many of the tasks are Architectural in nature – design efforts, interaction with our client or the jurisdiction, coordinating with our consultants or our overall quality assurance review. At Studio C, we understand the interdependency that the design process has with activities such as upgrades for city infrastructure, adjacent land use processes, funding requirements, and neighborhood involvement. Our project schedules show links between tasks, exposing the interdependency of seemingly unrelated issues in a way that produces the best, most efficient road map for your project. Please note that as the project evolves, the schedule will mature as well. It should be considered a living document that will constantly be modified with additional information whenever new data presents itself.

Project Modeling Tools

To help facilitate effective design meetings and clear communication of our design ideas, we utilize Revit Building Information Modeling software. As we design, we'll utilize the program to provide 3-dimensional images that will aid our conversations, whether in person or during video conferencing, allowing us to "walk team members around the site". As we progress in the design phases, the model will increase in sophistication as we learn more about the design, eventually evolving into the final construction drawings themselves. This project, as with all complex projects, will greatly benefit greatly from the technology that we use on a regular basis.



EARLY BIRD'S EYE RENDERING OF DESKINS COMMONS



A SLICE OF A PARKING STRUCTURE MODEL USED TO ANSWER A CONSTRUCTION QUESTION

The Unique Needs of Multi-Family Housing

At Studio C, we have placed a great deal of emphasis upon the design and construction of high quality multi-family residential communities. It is an area of keen interest by all three of the firm's Principals as well as our key staff. Because of this, as well as our experience on a wide range of forms of housing, we bring a unique perspective to the varying needs that we will be met with in Independence.

The complexity of multi-family housing projects and the need to balance different levels of privacy against creating a sense of community requires a high level of integration and thoughtful design to achieve success and this entire team has the background necessary to address these project needs.



At Deskins Commons, Principals Jim Walker and Brian Bennett worked to develop a master plan and detailed design that fostered a sense of a community within the larger neighborhood for this 56-unit affordable housing development in Newberg, OR for the Housing Authority of Yamhill County. This project consisted of multiple building types which ranged in scale from tri-plexes to a 3 story 34- unit courtyard building.



Principals Brian Bennett and Eric Cugnart worked extensively to integrate street level retail, residential lobbies, above and below grade structured parking, residential amenity spaces, a rooftop garden, and residential units into the podium of the 545-unit Bellevue Towers in Bellevue, WA. Although challenged by a site sloping steeply in two directions and the podium's interaction with two separate towers, the final building provides an elegant coherent architectural expression.



Principal Jim Walker led the charge for Village Quarter, a 50-unit senior housing project in downtown McMinnville, OR. This project needed complex negotiation with the City to avoid a 600' sewer extension. Additionally, the project included a unique stormwater harvesting strategy to lessen the project's reliance on the City's stormwater system while also substantially eliminating the use of potable water for flushing toilets.



Principal Brian Bennett was responsible for solving the many technical issues involved in combining retail, community, and residential uses in the 24-unit N.K. West building in downtown LaGrande, OR. Among this housing project's challenges were the need to address zero lot line structural conditions on two sides and the need to provide an historic exterior appearance within the constraints of the project budget. The final project was an attractive addition to the Main Street area.



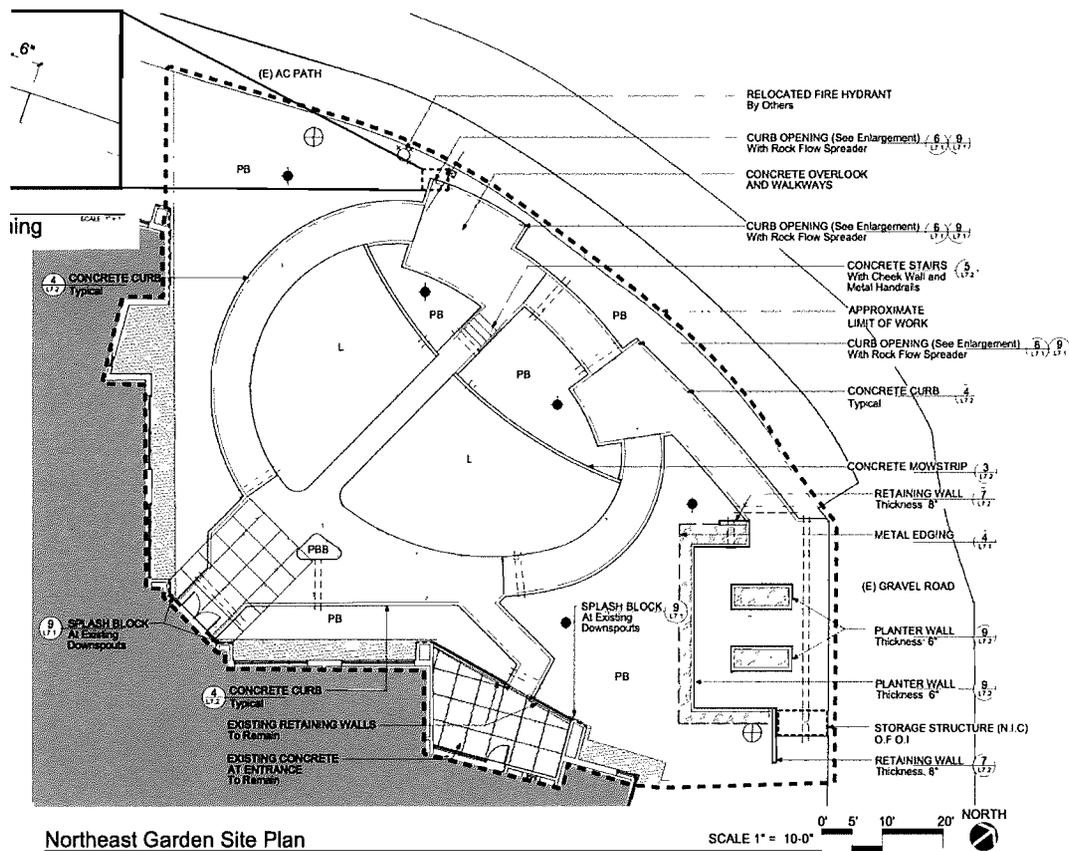
Studio C is currently engaged in a particularly complex mixed use project at Oakway Center in Eugene. The project mixes retail, parking below, parking above and a future hotel development at the top, melding all unique programmatic needs into one cohesive project. Although not a multi-family project specifically, many of the same issues of public/private space and building mechanical systems have been critical in the design of the hotel component.

ADDITIONAL RELEVANT PROJECTS

The following list of projects, both current and completed, are relevant examples of work executed by various members of this team.

ODVA Veteran's Home Memory Care Garden Additions; THE DALLES, OR

This project is the addition of two memory care gardens to the existing Veteran's Home long-term care facility in The Dalles. The complex serves 150 residents and is located on 15 acres with panoramic views of the Columbia River Gorge. The new gardens are designed to encourage outdoor activity for the facility's residents and visitors. Elements include looped pathways, scenic overlooks, putting green, food garden planters, and accommodations for future greenhouse and toolshed. The paths are designed for universal circulation and include containment edges for safety of wheelchair users. Cameron McCarthy prepared the site designs and construction documents for the improvements that are scheduled to complete in 2015.

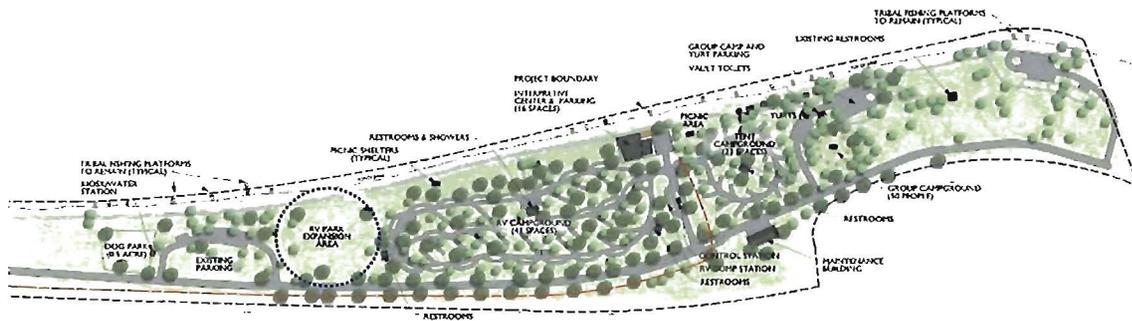
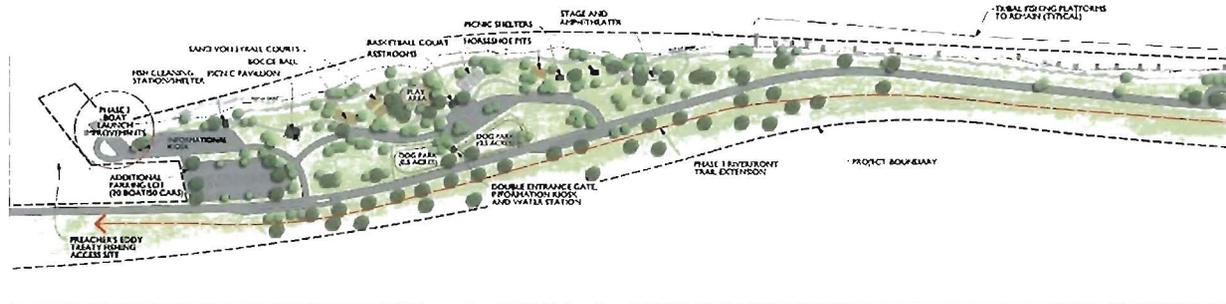


Northeast Garden Site Plan
 ODVA VETERAN'S HOME MEMORY CARE GARDEN ADDITIONS

GILES FRENCH PARK; SHERMAN COUNTY, OR

Cameron McCarthy worked closely with Sherman County, Mid-Columbia Economic Development District, and the City of Rufus to develop a Conceptual Master Plan for a 98-acre linear park along the Columbia River. Sherman County is the only Oregon county with frontage along the Columbia River without a county or city waterfront park. Proposed improvements included (1) the development of a formalized RV Park and Tent Campground, (2) an improved Day Use Park, and (3) a Riverfront Trail. Park amenities in

the day use area include a playground, Dog Park, restrooms, amphitheater, sport courts, fishing access, picnic areas, interpretation and an entertainment center. The Plan was completed in 2013 and is being used by Sherman County to obtain a lease agreement with the Army Corps of Engineers, the landowners, for future park development.



GILES FRENCH PARK

Clinton Station, Portland, Oregon

This Studio C led project was conceived as an urban infill, transportation-focused mixed-use project in Portland's Inner Southeast neighborhood. TriMet sought developer input to catalyze its proposed new light rail station by providing an 18' wide and 430' long unique property long its entire edge.



CLINTON STATION

Proposed solution included petite ground floor commercial and light industrial spaces and incubator office and loft residential on the upper floor.

Coquille Cultural Resource Center, North Bend, Oregon

This new 18,400 sf facility on tribal land houses the department of education, the library, and cultural resources center. Its design reflects the fundamental values and the culture of the Coquille People.



COQUILLE CULTURAL RESOURCE CENTER

This structure rests in harmony with its site, following the existing contours and respecting the adjacent wetlands. The shape of the building is rooted in the Coquille vernacular and compliments the existing historic tribal Plank house. Eric Cugnart was the Design Principal and Lead Designer for this project when with another firm.

Heritage Courtyard: Lifestyle Retail Center, Eugene, Oregon

Heritage Courtyard is the heart of a multi- phased site redevelopment at Oakway Center, and surrounded by shops and restaurants. Integrated within the plaza are several formal and informal seating areas, a fountain, and a stage for live performances. Cameron McCarthy (CM) coordinated selection and placement of pedestrian lights, natural gas torches, sound system, and site furniture. The historic use of the site, that of a farm homesteaded in the late 1800s, is celebrated with a bronze interpretive sculpture. The project included the preservation of a family of mature Oregon White Oaks located at the center of the court. CM developed innovative paving solutions that were installed over the critical root zones of the trees to insure that the healthy long-term environment for the trees was protected.



HERITAGE COURTYARD, EUGENE, OREGON

Oakway Center, Eugene, Oregon

MASTER PLANNING AND SITE IMPROVEMENTS

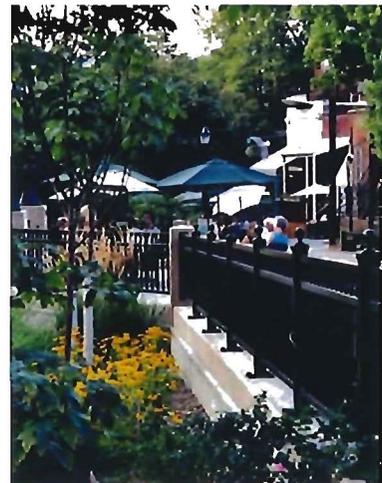
Cameron McCarthy has been working with McKay Investment Company since 1994 providing planning, design, and implementation services for a 22-acre retail and office center along Coburg Road in Eugene. Services involved comprehensive design for reconfiguration of parking fields, pedestrian circulation, entry courts and landscapes. Individual retail developments on the site include Nike, PF Changs, Starbucks, Pier 1 Imports, Trader Joes, Bed Bath & Beyond, and Old Navy.

Calle Guanajuato Restoration, Ashland, Oregon

The Calle Guanajuato (a pedestrian walkway named after Ashland's sister city in Mexico) is Ashland's historic creek-side retail and restaurant corridor. The impetus for design services was the devastating 1997 flooding of Ashland Creek. Improvements included restoration of the creek and riparian zone, redevelopment of plaza spaces for outdoor markets and dining on the south side and a natural setting with trails and stream access on the north side. The project involved extensive public involvement, design, and planning services. Cameron McCarthy was the lead consultant for the five-member design team of the master-planning phase. We compiled existing site history and conditions, and facilitated multiple community workshops and input sessions. The process culminated in the production of construction documents and implementation of a cohesive site development for the City of Ashland and the Ashland Parks Department.



CALLE GUANAJUATO RESTORATION, ASHLAND, OREGON





AGENDA STAFF REPORT

AGENDA LOCATION: Discussion Item #14-A

MEETING DATE: February 13, 2017

TO: Honorable Mayor and City Council

FROM: Matthew Klebes, Assistant to the City Manager

ISSUE: Blue Zones Initiative

BACKGROUND: At The Dalles City Council meeting on January 23, 2017 Paul Lindberg, Collective Impact Health Specialist and Lauren Kramer with the Oregon State University Extension Service gave a presentation on the Blue Zones Initiative. The Blue Zones Initiative is, “a nationally recognized well-being improvement initiative that creates healthier communities.” In August of 2016, Paul and Lauren drafted and submitted an application with support from the Public Health Department and others that detailed top priorities for our community; childhood obesity, tobacco use, walkability, affordable housing, and food security. In October of 2016, a site visit was held and mid-December, applicants received word that The Dalles had been selected as one of three potential, “Demonstration Communities” under the Blue Zones Initiative. It has not been disclosed who the other communities are. Last week several open meetings were held to further describe the Blue Zones Initiative and answer questions from community members.

It was stated by the presenters that the cost breakdown for the Blue Zones Initiative is \$200,000.00 for year one, \$300,000.00 for year two, and \$300,000.00 for year three, totaling \$800,000.00 over the three year program. The Cambia Health Foundation has provided a grant to the Oregon Business Council Charitable Institute to provide leadership level support for the Blue Zone Initiative in Oregon. This grant allocates \$633,000.00 for each Blue Zone community for year one and \$533,000.00 each year for years two and three. These funds are combined with our local match to implement the Blue Zone Initiative. The grant funds for the three years totals \$1,699,000.00 and the community’s match totals \$800,000.00. Combined, this equals \$2,499,000.00.

These funds will be used to hire 4-5 staff, guided by an advisory committee, to work

throughout the community on Blue Zone initiatives focused on the top priorities identified in the application. The Blue Zones Initiative will also bring in international speakers on a variety of topics; organize a marketing campaign, and community kickoff event. The Blue Zones Initiative does NOT provide funds for projects and programs. For example, Blue Zones can help in identifying needed programs such as a Tobacco Cessation Program and can help its formulation, but they cannot fund the program.

Klamath Falls has been involved with the Blue Zones Initiative for about one year. A conversation with the City Manager at Klamath Falls detailed the hospital in Klamath Falls paid the entire first year cost of the Blue Zones Initiative, which was \$200,000 each year for the three years at the time, and the City has primarily been involved with the, “Built Environment” of the Blue Zones Initiative which focuses on infrastructure needs/concepts such as Complete Streets and the City’s short and long term policies.

An email from Lauren Kramer dated January 31, 2017 and another dated February 1, 2017 detailed current fundraising levels. Please note that MCMC has committed \$100,000.00, Providence has committed \$10,000.00, and CGCC has committed office space for each of the three years:

Year 1 Fundraising Levels as of February 1, 2017

MCMC	\$100,000.00
OSU	\$ 10,000.00
CGHC	\$ 50,000.00
Providence	\$ 10,000.00
Wasco County	\$ 8,600.00
One Community Health	\$ 5,000.00
CGCC	\$ 12,000.00 (In-kind office space, only in-kind accepted)
GoFundMe	\$ 2,300.00

Funding still required for years two and three. The presenters requested a resolution from the City of The Dalles acknowledging formal support of the Blue Zones Initiative. The presenters also requested a financial commitment from the City of The Dalles for the Blue Zones Initiative. This is a letter of commitment and not the actual transfer of funds.

The City of The Dalles passed a resolution supporting the Healthy Eating Active Lifestyles (HEAL) Cities Campaign on October 12, 2015.

We have attached handouts regarding the Blue Zones Initiative for your information.

Blue Zones The Dalles

What is Blue Zones?

Blue Zones Project® is a nationally recognized well-being improvement initiative that creates healthier communities. Individuals and organizations participate- from worksites and schools to restaurants and grocery stores- and those small changes contribute to huge benefits: lowered healthcare costs, improved productivity, and ultimately, a higher quality of life.

Why The Dalles?

The Blue Zones Project will address health issues that impact the quality of life of our residents. Chronic health problems, such as diabetes and obesity, are higher in The Dalles than the state average. These health and quality of life issues can be markedly improved with changes in the local environment and lifestyle.

Does Blue Zones really work?

See for yourself. Here is a list of some of our local health issues that have been addressed in other Blue Zones Project® communities.

Local Challenge	Blue Zones Results
Childhood Obesity Childhood Overweight and Obesity Rates in Wasco County are 16% higher than the national average, and 37% higher than the state average	Childhood Obesity In Redondo Beach, California, Childhood Obesity Rates dropped by 64% since becoming a Blue Zones Community Project
Physical Inactivity Only 14% of elementary school children in The Dalles walk to school Access to exercise opportunities 18% lower than state average	Physical Inactivity Since becoming a Blue Zones Project Community, 25% of elementary school children in the Beach Cities walk to school, and have logged over 45,000 miles in the past year
Unsafe Built Environment Dry Hollow Elementary Study Intersection Safety: 85% Intersections "Poor" (lowest safety ranking) 15% Intersections "Low" 0% Intersections "Average", "High" or "Highest" Quality	Unsafe Built Environment Albert Lea, Minnosota- Sidewalks and other safety features were added to more than six miles of city streets in areas near schools, senior centers, and businesses, increasing walking by 70%
Adult Obesity Wasco County Adult Obesity Rate 35% US Average 30.4% Hood River County 23%	Adult Obesity 14% drop in adult obesity in the Beach Cities- Redondo Beach, Hermosa Beach, and Manhattan Beach

Is investing in Blue Zones a smart move, financially?

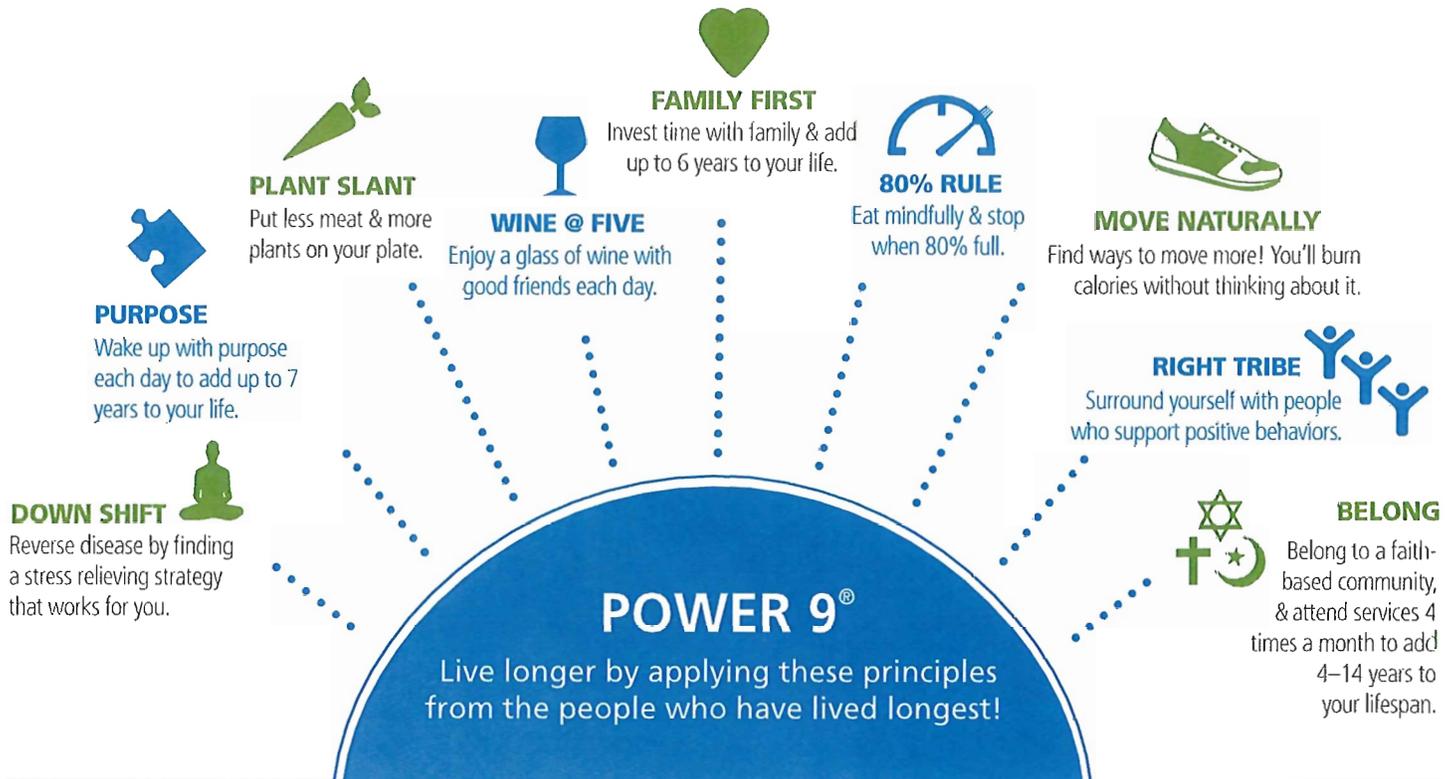
Here are some financial statistics from Blue Zones Project® communities:

Community	Financial Impact	Media Impact
Beach Cities, CA	<p>\$4.6 million appropriated for the Redondo Beach Gateway Bike Path Project</p> <p>\$3.8 million awarded for additional infrastructure improvements</p>	<p>Featured in nearly 1,000 news stories</p> <p>950 million media reach between 2010 and 2015</p> <p>Nearly \$1 million in media value secured</p>
Iowa	<p>\$1.8 million appropriation in Mason City for bike and walking connectivity</p> <p>\$2.1 million secured for pedestrian bridge in Iowa City</p>	<p>Featured in more than 1,500 news stories</p> <p>589 million media reach between 2012 and 2015</p> <p>\$2.7 million in media value secured</p>
Albert Lea, MN	<p>Local employer Freeborn-Mower Cooperative Services reports 34% decrease in health insurance claims over 2 years</p> <p>15% average annual increase in lodging taxes from 2012 to 2014</p> <p>10 new businesses opened on expanded Main Street, with a 66% increase in pedestrian counts over 1 year</p>	<p>Featured stories include: ABC Good Morning America, USA Today, Newsweek, and over 130 more news outlets</p> <p>73.5 million media reach between 2013 and 2015</p>

EXPERIENCE BLUE ZONES PROJECT[®]

START CREATING A HEALTHIER, HAPPIER LIFE, TODAY.

Be a part of transforming well-being so the healthy choices become easy choices for you and your community.



FEEL THE DIFFERENCE WHERE YOU LIVE, WORK, AND PLAY.

Blue Zones Project supports well-being improvement in each of these 7 areas.

- CITIZENS**
Take the personal pledge and make small changes that can have a big impact on your well-being for years to come.
- WORKSITES**
Improve the physical, emotional, and social well-being where you spend most of your time—work.
- SCHOOLS**
Teach kids healthier habits they can carry with them for a lifetime.
- RESTAURANTS**
Experience a better dining environment with healthier menu choices.
- GROCERY STORES**
Shop where healthy foods are easy to find.
- COMMUNITY POLICY**
Use city design, policies, and social networks to create an environment to support healthy choices.
- FAITH-BASED COMMUNITIES**
Nurture your faith and your well-being.

JOIN THE MOVEMENT!

LIVE LONGER BETTER[®]

bluezonesproject.com



Brought to Oregon by **Cambia Health Foundation**

THE BLUE ZONES PROJECT DIFFERENCE

Blue Zones Project® takes a unique, systematic approach to improving well-being—focusing on our “life radius.” By optimizing the settings where we routinely spend our time, we make healthy choices easier—and naturally adopt healthier behaviors together as a community.

PEOPLE

We engage people to optimize their homes and social environments with the Personal Pledge; provide opportunities to discover their purpose; facilitate volunteer experiences to connect with community, and offer programs that deliver support through healthy social networks.

PLACES

We orchestrate a critical mass of worksites, schools, restaurants, grocery stores, and faith-based organizations across the community to optimize environments toward healthy living. By working together to make permanent or semi-permanent changes, healthy choices become the easy choices to make in all the places people live, work, learn, and play.

POLICY

We work with city leaders to suggest evidence-based best practices to impact food policy, tobacco policy, and the built environment. By improving community infrastructure and public policies, we maximize residents’ abilities to move naturally, connect socially, access healthy food, and improve quality of life.



Communities choose from more than two hundred evidence-based interventions that make healthy choices easier in homes, schools, worksites, restaurants, grocery stores, and

Communities select from three evidence-based policy bundles to impact built environment, food policy, and tobacco policy.

SUPPORT EVERY STEP OF THE WAY

Our proven community transformation model uses global research, national leaders, and local expertise to create meaningful well-being improvement and deliver results. Some of the services we provide include:

- **Local and National Experts**—Blue Zones Project demonstration communities receive full support and guidance from our national team of experts and locally-hired staff focused on delivering training and support and driving success.
- **Community Assessment**—Our experts will assess demographic and health indicators in your community, conduct a leadership summit and community focus groups, and assess built environment, food policy, and tobacco policy.
- **Blue Zones Project Model and Materials**—Demonstration communities gain access to a suite of resources and materials including playbooks, best-practice guides, marketing collateral, policy bundles, and more—all available to participating organizations through a customized resource portal.
- **Customized Community Website**—Your community will have your own website to increase connections and improve the flow of information about Blue Zones Project progress, plans, healthy activities, and events.
- **Public Relations and Media**—Dan Buettner serves as your spokesperson and advocate in national media. Our local and national teams will actively identify opportunities to leverage media to impact engagement, drive economic impact, and share successes along the way.
- **Community-Wide Kickoff Event**—We'll launch Blue Zones Project with a community-wide kickoff event designed to inspire people to get involved and create momentum for the transformation.
- **Community Engagement**—A full schedule of motivating, engaging, and informative events will be planned and executed by our team of experts, including Moais®, purpose workshops, volunteering, walking school buses, and more.
- **Organizational Pledges**—Partnering with organizations across the community, we provide evidence-based interventions that make healthy choices easier for all residents.
- **Outcomes Reporting**—Blue Zones Project provides reports using three levels of measurement—Gallup-Healthways Well-Being Index, community reported metrics, and media value.
- **Sustainability Planning**—We want your community to continue to grow well after we're gone. We work with local leaders to develop a sustainability plan to ensure your community has the tools and education to continue to build upon project successes.

Brought to
Oregon by



Learn more at bluezonesproject.com, or
bluezonesprojectoregon@healthways.com

@BlueZonesProjectOregon

THE PROOF IS IN THE ZONES

Bring the benefits to your community

The Blue Zones Project Value Dashboard reports on three levels of measurement: Gallup-Healthways Well-Being Index®, community-reported metrics, and media value.

	WELL-BEING INDEX	COMMUNITY	MEDIA
BEACH CITIES, CA	<p>Decrease in risk factors to residents' health from 2010 to 2015.</p> <ul style="list-style-type: none"> 15% drop in overweight and obese adults 16% drop in smoking 9% drop in daily stress <p>Increase in residents' healthy lifestyle habits from 2010 to 2013.</p> <ul style="list-style-type: none"> 7% increase in exercise 5% increase in produce consumption 	<p>Secured funds to create a more walkable, bikeable and connected community.</p> <ul style="list-style-type: none"> \$4.6 million appropriated for the Redondo Beach Gateway Bike Path Project \$3.8 million awarded for additional infrastructure improvements City of Hermosa ranked second in the nation by National Complete Streets Coalition for complete-streets policy <p>Created change that will impact generations to come.</p> <ul style="list-style-type: none"> 50% reduction in childhood obesity from 18% to 9% Students walked 45,000 miles the past school year through the Walking School Bus program 	<p>Featured in nearly 1,000 news stories.</p> <p>950 million media reach between 2010 and 2015.</p> <p>Nearly \$1 million in media value secured.</p> <p>Featured stories include:</p> <ul style="list-style-type: none"> Forbes CNN LA Times Parade Magazine 
IOWA	<p>Decrease in risk factors to residents' health.</p> <ul style="list-style-type: none"> Nearly 50% drop in smoking in Cedar Falls from 2012 to 2015 15% drop in obesity in Iowa City from 2014 to 2015 12% increase in exercise and healthy eating in Muscatine from 2012 to 2015 Improvement in all communities in 23 well-being metrics including smoking rates, produce consumption, and depression rates <p>Iowans embrace Blue Zones Project.</p> <ul style="list-style-type: none"> Nearly 50% of citizens reported to be highly engaged in the project across all communities 70% average community awareness of project in 2014, with several communities nearing 90% 	<p>Secured funds to create more connected communities, leading to more pedestrian activity.</p> <ul style="list-style-type: none"> \$1.8 million appropriation in Mason City for bike and walking connectivity \$2.1 million secured for pedestrian bridge in Iowa City More than \$12 million in infrastructure funding secured in Muscatine 10% increase in number of students walking or biking to school from 2011 to 2013 18,000 square foot expansion of edible forests, Iowa City <p>Local employers report a healthier, less costly workforce.</p> <ul style="list-style-type: none"> 20% decrease in city workers' healthcare claims in Spencer from 2012 to 2013 9% drop in nicotine usage at American Popcorn Company in Sioux City 	<p>Featured in more than 1,500 news stories.</p> <p>589 million media reach between 2012 and 2015.</p> <p>\$2.7 million in media value secured.</p> <p>Featured stories include:</p> <ul style="list-style-type: none"> CBS News O Magazine The Des Moines Register 
ALBERT LEA, MN	<p>Well-Being Index data is not currently available in the Albert Lea Pilot Project.</p> <p>The first over sampling occurred in 2014, and the second sampling is scheduled for 2016.</p>	<p>Walkable community design led to downtown revitalization and vibrancy.</p> <ul style="list-style-type: none"> 66% increase in pedestrian counts from 2014 to 2015 Nearby trail usage increases by 38% 15% average annual increase in lodging taxes from 2012 to 2014 10 new businesses open on expanded Main Street <p>Boost in residents' healthy habits.</p> <ul style="list-style-type: none"> 17% decrease in smoking from 2010 to 2012 Hy-Vee, a top-25 grocer nationwide, reports 12% increase in Health Market sales; 12% increase in produce; 35.3% increase in frozen fruit and vegetables; 52.3% increase in water sales in Albert Lea Local energy employer Freeborn-Mower Cooperative Services reports 34% decrease in health insurance claims from 2012 to 2014 	<p>Featured in 135 news stories from 2013 to 2015, including stories in 39 national outlets.</p> <p>73.5 million media reach between 2013 and 2015.</p> <p>Featured stories include:</p> <ul style="list-style-type: none"> ABC Good Morning America USA Today Newsweek Christian Science Monitor 