

City of Brookings

MEETING AGENDA

URBAN RENEWAL ADVISORY COMMISSION

Thursday, May 13, 2010, 3:00pm

City Hall Council Chambers, 898 Elk Drive, Brookings, OR 97415

A. Call to Order

B. Roll Call

C. Acceptance of Minutes for:

1. April 8, 2010.

D. Discussion/Action Items

1. Downtown Parking.
2. Cost share for fence next to theatre.
3. Following up discussion/decision on new projects, including:
 - Fleet Street picnic table.
 - Location for information kiosk.
 - Strategies for Pacific pocket park.

E. Executive Director Reports

1. Downtown project update.

F. Public Comments – Limit 5 minutes.

G. Committee Member Comments

H. Items for Next Meeting

I. Adjourn

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with advance notification. Please contact 469-1102 if you have any questions regarding this notice.

Minutes

Urban Renewal Advisory Commission

Council Chambers, 898 Elk Drive
Thursday, April 08, 2010

Call to Order: Chair Chasar called the meeting to order at 3:00 p.m.

Present: Commission members: Pete Chasar, Donna Cramer, Joyce Tromblee, Dan Nachel, Kim Banfield and Don Nuss, Rick Bishop and Executive Director Gary Milliman were absent. Staff members attending were Building Official LauraLee Gray and Councilor Jake Pieper. Tim Patterson was also in attendance.

Minutes/Last Meeting: March 11, 2010 minutes were accepted with revisions.

Regular Agenda:

1. Discussion of the staff recommendation to add two items to the short term priority list and strategies for implementing top priority projects that were determined in the last meeting.
 - Development of the parking area next to His Haven of Hope on Center Street, Don Nuss made a motion to approve the addition of this project to the priorities list, seconded by Kim Banfield, approved unanimously.
 - Possible purchase and resale of City property on Wharf Street: A motion was made by Donna Cramer, seconded by Don Nuss and amended by Dan Nachel to add this to the list but to get additional information on the proposal.
2. Picnic Table by Whole Foods Store on Fleet Street: Prices will be obtained for necessary hard surfacing, garbage receptacle and shipping on the café picnic table in order to determine the total cost of this project. Funding for this project could be through the money currently set aside for pocket park projects.
3. Information center/kiosk: possible locations, Brookings Hearth and Home, Rays, 76 Gas Station, Boulder Park, Central Building, Frontage Street.
4. Tim Patterson spoke to the Commission regarding his intent to decrease the height of the fence currently under construction next to the theater due to engineering cost associated with the fence being over 6 feet in height. The Commission will discuss the possibility of paying ½ the cost of constructing the fence at a height of 10 feet at the next meeting as there is a consensus that the higher fence would greatly enhance the appearance.

Executive Directors Report: None, Executive Director is out of town.

Commissioner comments: Kim Banfield brought a memo from the Brookings Merchants Association (BMA) listing 3 items of interest for the Commission to review.

- Informational signs or banners that would be changed weekly to draw attention to community events. The Commission has requested further information on conceptual design and locations proposed.

- Christmas decorations: garlands on the light poles, white lights in window displays, perhaps the City could purchase the lights in quantity to cut the costs to the businesses. Don Nuss suggested looking into filtering the street lights in some way to add color during the holiday season.
- Emergency preparedness seminar for businesses, while the Commission supported the concept of preparedness they did not feel that it relates to urban renewal and the suggestion was made for the BMA to work directly with City Manager, Gary Milliman.

Commission and Staff comments:

Don Nuss commented on the World article that was included in this month's packet regarding the use of urban renewal monies on advertising and the need for caution in this area.

Next months meeting:

- Project costs for picnic table at Whole Foods
- Downtown parking
- Cost share for fence next to theater

Adjournment: adjourned at 4:30

Respectfully submitted,

_____ (Approved at _____ meeting).

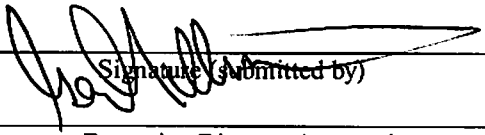
_____ (Chair or Vice Chair)

Print Name and Title.

CITY OF BROOKINGS
URBAN RENEWAL ADVISORY COMMITTEE
AGENDA REPORT

Meeting Date: May 13, 2010

Originating Dept: City Manager



Signature (submitted by)

Executive Director Approval

Subject: Downtown Parking

Background/Discussion:

At its April 8, 2010, meeting, the URAC placed a discussion of downtown parking on the URAC agenda for May 13.

Attached is the Downtown Parking Implementation Plan adopted by the City Council in October, 2009.

CITY OF BROOKINGS

DOWNTOWN PARKING IMPLEMENTATION PLAN

PURPOSE

To propose an implementation plan for preserving and enhancing parking in the Brookings downtown business district.

BACKGROUND

The City contracted for the preparation of a Parking Plan for the downtown area in April, 2006. This plan quantified the projected parking need based upon development potential in the downtown area at that time. The study found 572 on street parking spaces and 2,106 off-street parking spaces, including 73 publicly owned/controlled spaces in the downtown area. This included 31 spaces in the Rush Building parking lot, which are no longer under the City's control as the lease has expired and the property owner is not interested in renewing the lease.

The study projected that by the year 2010, the parking demand in the downtown area would be 1,350 spaces. The study report states that a 60 per cent utilization of available parking spaces is acceptable for "a small isolated city such as Brookings." Sixty per cent of 2,678 (572+2,106) is 1,606. The study found that adequate parking supply existed to meet the projected future (2010) demand, but acknowledged that there may be "localized parking deficiencies" that would need to be addressed.

Looking further ahead, the study projected parking demand by year 2025 at 1,670 spaces, about 64 per cent of available supply. Thus, this 2006 study found that only a small increase in the amount of available spaces would be sufficient to handle parking demand through the year 2025.

However, there continues to be a perception of inadequate parking in the downtown

Additionally, certain conditions have changed. As noted above, 31 spaces in the Rush Building parking lot have been removed from the public parking inventory and could be converted to non-parking use. The City has recently changed its development standards to eliminate the requirement for providing off-street parking for new development. Thus, existing vacant parcels in the downtown area, including parcels currently used for off-street parking, could be converted to non-parking uses (i.e. commercial structures). The affect of this conversion would be both a reduction in parking supply and a greater demand for parking.

There are a number of private off-street parking lots/parking areas in the downtown area which accommodate from one to 20+ vehicles. Some of these parking lots are paved, other are not; some are posted for reserved parking for a specific building or business. Some of these property owners may be willing to “lease” their parking lot to the Urban Renewal Agency for the cost of maintenance of the parking lot, which would open the lot for public parking. Another example is an existing paved 20+ space parking lot behind Loring's Sporting Goods that is sparsely used; this lot could be made to be more visible and promoted for public use.

BASIC STRATEGY

Staff has developed the following basic strategy for assuring an adequate supply of parking to support the downtown business district:

1. Preserve existing parking supply.
2. Maximize utilization of public streets and public property for public parking.
3. Improve access to, awareness of and functionality of existing parking supply.

ACTION PLAN

The following actions would be taken to implement the basic strategy outlined above.

1. Continue to oppose any plan to remove on-street parking from Chetco Avenue.
2. Implement the Downtown Street Improvement Project, including the one-way orientation of Willow and Fern Streets. It is anticipated that the first phase of this project scheduled for construction in 2009-10 will result in the addition of 22 on-street parking spaces in the downtown area.
3. Develop lease agreements with the owners of existing parking lots and/or vacant lots in strategic downtown locations. Improve those lots and make them available for public parking.
4. Install signing to direct travelers along Chetco Avenue to public parking.
5. Improve existing City-owned parking lot on west side of Chetco Avenue at Center Street.
6. Begin budgeting in fiscal 2010-11 to undertake the above described projects 3-5.