



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, April 26, 2005

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Chair Dan Ericksen called the meeting to order at 5:45 p.m.

ROLL CALL

Administrative Secretary Denise Ball conducted roll call.

Present members: Dan Ericksen, Nikki Lesich, Chris Zukin, and Ken Farner

Absent members: Jack Evans, Dick Elkins, and Randy Carter

Staff present: Nolan Young, City Manager, Dan Durow, Community Development Director, and Denise Ball, Administrative Secretary

PLEDGE OF ALLEGIANCE

Ericksen lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Lesich moved to approve the agenda and Zukin seconded. The motion carried unanimously.

APPROVAL OF MINUTES

Chair Ericksen asked if there were any corrections or additions needed for the minutes of March 29, 2005. There were none. Farner moved to approve the minutes as submitted and Lesich seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Laura Buel, The Dalles, told the Urban Renewal Advisory Board she had read about the demolition in the newspaper and that she was unhappy with Urban Renewal's decision to spend demolition money on the Hilco Fuel gas station building. Buel said the building was built in the 1930's and had significant features. She felt it could have been made into a very attractive gas

station. She reminded the Committee that this is "historic" The Dalles and buildings should be preserved not demolished.

Chair Ericksen thanked Buel. Ericksen informed Buel there were contamination issues with the ground under the building. DEQ was involved in what was recommended for the environmental clean up of the Hilco site and the restricted use of the gas station building. This property and building were considered blight.

ACTION/RECOMMENDATION

David Evans and Associates Presentation

- A. 1st Street Design – Jim Seely presented the Stakeholder Committee design selection. It is a combination of Design C and Design A. New in-fill structures are a possibility on 1st Street. There will be historic design requirements on all new buildings. A new pedestrian underpass and renovation of the Gitchell building are also incorporated into this design.
- B. Downtown parking plan- Scott Harmon presented the downtown-parking plan. He explained the fourteen areas selected by the Stakeholder Committee. Harmon described the number of parking spaces created and the cost per space. The plans range from converting parallel spaces to angled parking spaces on existing streets all the way to constructing parking structures. The converted angle parking would allow for vehicles no longer than 19 feet.

Lesich moved that the Urban Renewal Advisory Committee recommend that the Urban Renewal Agency approve the preferred 1st Street Design selection as recommended by the Citizen Stakeholder Committee. Zukin seconded the motion and it carried unanimously, Evans, Elkins, and Carter absent.

Farner moved that the Urban Renewal Advisory Committee recommend that the Urban Renewal Agency approve the proposed downtown parking plan with 14 locations for possible development as recommended by the Citizen Stakeholder Committee. Lesich seconded the motion and it carried unanimously, Evans, Elkins, and Carter absent.

The Committee complimented David Evans and Associates for a thorough and exciting job well done.

- C. Transportation System Plan – David Evans and Associates have subcontracted this plan. They have received a draft but have not had a chance to review it in depth. The plan is currently being brought up to existing standards.

Durow said this plan is not an Urban Renewal project. City Council will be the approving body.

DISCUSSION

- A. Flour Mill Property Update – Durow gave the Committee a brief update on the property. The Urban Renewal Agency voted to proceed with the purchase and a binding notification letter has been sent. No development proposal has been received at this time. Durow is continuing to work with a developer who hopes to save the remaining warehouse building. Durow added that the wood beams in the warehouse building are coated with DDT and a large portion of the bricks are crumbling from age; saving this building may be difficult and expensive.

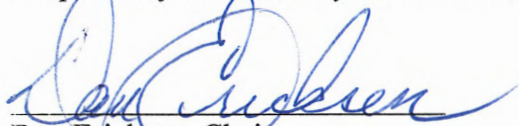
FUTURE MEETINGS

The next scheduled meeting is May 17, 2005.

ADJOURNMENT

The meeting was adjourned at 7:05 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Dan Ericksen, Chair