



## **Columbia Gateway Urban Renewal Advisory Committee Minutes**

**Tuesday, March 18, 2008**

City Hall Council Chambers  
313 Court Street  
The Dalles, OR 97058  
*Conducted in a handicap accessible room.*

### **CALL TO ORDER**

Chair Ericksen called the meeting to order at 5:35 p.m.

### **ROLL CALL**

Planning Tech. Denise Ball conducted roll call.

Present members: Gary Grossman, Dick Elkins, Bill Dick, Nikki Lesich, Ken Farner, Dan Ericksen

Absent members: Chris Zukin

Staff present: Dan Durow, Community Development Director, Gene Parker, City Attorney, and Denise Ball, Planning Tech.

### **PLEDGE OF ALLEGIANCE**

Chair Ericksen lead the group in the Pledge of Allegiance.

### **APPROVAL OF AGENDA ITEMS**

Grossman moved to approve the agenda and Dick seconded. The motion carried unanimously, Zukin absent.

### **APPROVAL OF MINUTES**

Chair Ericksen asked if there were any corrections or additions needed for the minutes of February 19, 2008. Dick moved to approve the minutes as submitted and Lesich seconded the motion. The motion passed unanimously, Zukin absent.

### **PUBLIC COMMENT**

None.

## **ACTION ITEM**

Property Rehab. Grant and Loan – Civic Improvements Grant Program - Application from Wonderworks Children's Museum

Director Durow presented the Staff Report. He told the Committee this application is for a grant of \$58,800.00. The purpose of the project is for renovation of a building that Wonderworks plans to lease, and eventually purchase, at 206 Madison Street. The building on Madison was built in 1940 and will initially require updated electrical, plumbing, and HVAC systems as well as a new roof. This grant request will cover Phase I of the building renovations, which are the roof repair and HVAC installation. Wonderworks has accumulated \$80,808 through fundraising and grants. This money has been committed to this project and will go towards Phase II of the renovation, which will include masonry repair, plumbing, electrical, paving, exterior paint, interior demolition/improvements, awning, and museum exhibits. Director Durow informed the Committee that parking is a big concern for both the City and the Applicant. Due to the narrowness of this property's parking area, head in parking cannot be approved.

Lesich asked the applicant if the building is big enough for current and future needs. Anne Kelly, 6536 Freebridge Rd., The Dalles, OR 97058, said the building will meet their needs. The tenant space at the east end of the building will be rented out initially but will allow for future growth. The building is big, open, and flexible for the museum.

Grossman asked when Wonderworks hopes to be open in this building. Anne Kelly replied that they are planning for occupancy by Spring 2010. Kelly informed the Committee that the issue of on-site parking is being addressed and she is hopeful it will be resolved satisfactorily. Kelly added that Mark McCavic has purchased the building and they are leasing from him. They plan to purchase the property in the future and the purchase price is \$260,000.

Chair Ericksen asked if the UPRR property lines on the aerial map were correct and Durow said they are very accurate. Ericksen went on to say that it appears UPRR owns the northern end of the Madison Street Right-of-way and Durow agreed.

Grossman asked what the parking requirement is. Durow explained that this building is outside the parking exempt area and, as such, will need to provide 2.5 off-street parking spaces for each 1,000 feet of floor space. Director Durow went on to say that alternative parking will need to be found in order to utilize this and other downtown buildings. Durow added that this is not a historic building and not in the Downtown Historic District.

Lesich pointed out that after the grant was awarded to Mr. McCavic for the Hilco site demolition, the site was not taken care of and Code Enforcement letters were ignored. Lesich said she would like to see some teeth in the contract for these loans and grants that better protect the Urban Renewal investment and keep the properties attractive. Chair Ericksen pointed out that several grants and loans have been awarded over the years and this was the only instance of property needing Code Enforcement to step in. He reminded the Committee that Mr. McCavic was

initially planning to put a Medical/Professional Building on the lot. When that fell through, the lot sat empty for a lot longer than anyone could anticipate.

Lesich moved to recommend that the Urban Renewal Agency approve the request for a \$58,800 grant as submitted, contingent upon obtaining Conditional Use Permit and parking requirement approval through the Planning Department. Farner seconded the motion and it carried unanimously, Zukin absent.

#### **DISCUSSION ITEM**

Flour Mill Grain silos engineering proposal- Director Durow explained the request for the engineering proposal on the silos. The fee is \$15,000 and this study will inform the developer as well as Urban Renewal Agency, the current owner, what can be done with the silos. After a brief discussion the Committee unanimously said it just makes sense to go ahead with the proposal.

#### **STAFF COMMENTS**

Director Durow said the Urban Renewal Plan Amendment will be coming fairly soon.

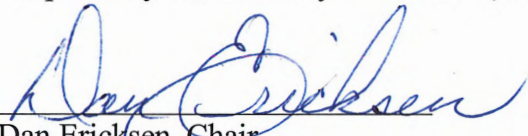
#### **FUTURE MEETINGS**

The next scheduled meeting is April 15, 2008 but there is no business scheduled at this time.

#### **ADJOURNMENT**

The meeting was adjourned at 6:32 P.M.

Respectfully submitted by Denise Ball, Planning Tech.



Dan Ericksen, Chair


# AGENDA STAFF REPORT

Joint Meeting of the  
URBAN RENEWAL ADVISORY COMMITTEE and the  
URBAN RENEWAL AGENCY

**MEETING DATE: 4-15-08**

**DATE:** April 8, 2008

**TO:** Urban Renewal Advisory Committee and Urban Renewal Agency

**FROM:** Dan Durow, Urban Renewal Manager 

**THRU:** Nolan Young, City Manager

**ISSUE:** Consideration of the design alternatives for the East Gateway/Brewery Grade Intersection and Streetscape work.

**BACKGROUND:** The engineering firm, HDJ Engineers, has completed the preliminary designs and analysis of the various alternatives for the East Gateway/Brewery Grade Intersection and Streetscape work. Over the past several months, meetings with the Urban Renewal Advisory Committee, City staff, stakeholders, ODOT, and developers have resulted in the preliminary design alternatives. This preliminary engineering work is now at a point where a direction on a preferred design needs to be given so that final engineering can proceed.

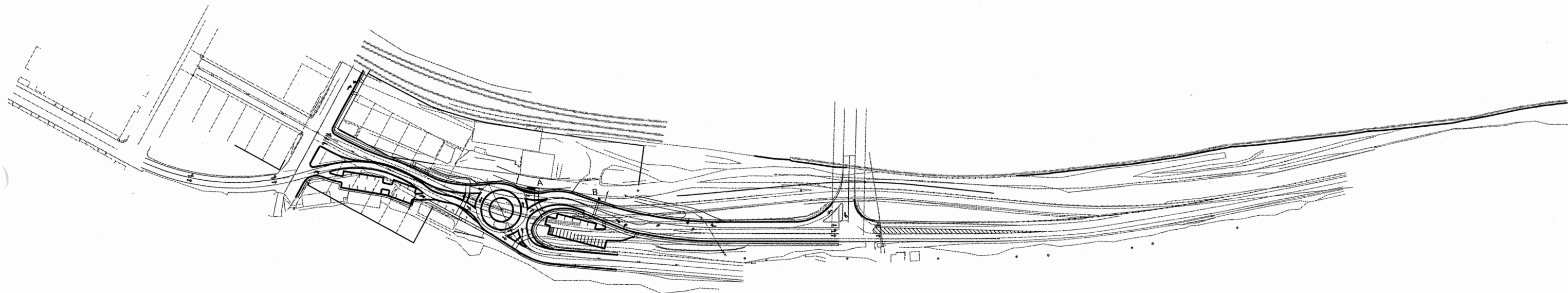
Following this joint meeting, there will be a public Open House so that citizens can see the project, designs, and other information, and provide any additional comments.

Included with this report are the draft design alternatives. Additionally, the option matrix, large scale drawings, and other information will be presented at the meeting.

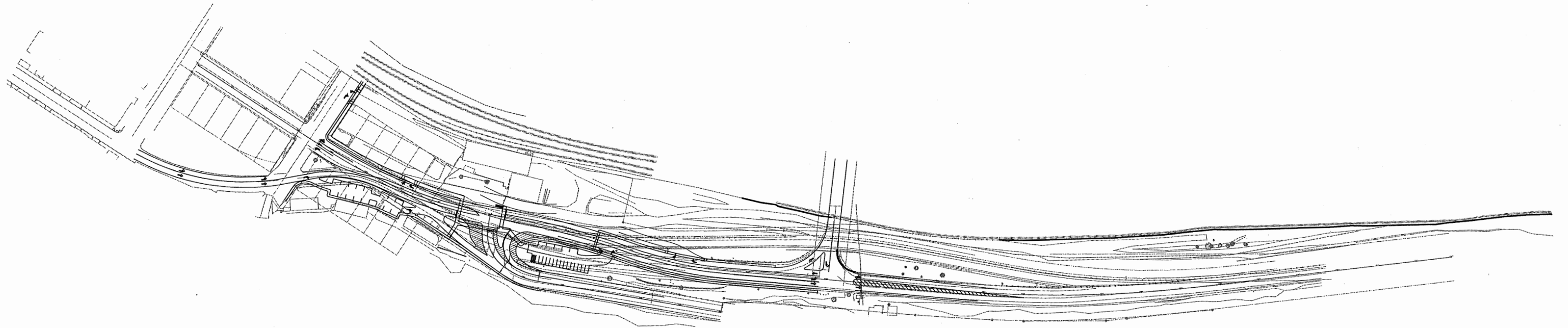
**BUDGET IMPLICATIONS:** None. The contract with HDJ Engineers has been underway for several months and includes final engineering.

**STAFF RECOMMENDATION:** Provide City staff with a direction on the preferred alternative. No motion necessary.

# ROUNDAABOUT ALTERNATIVE



## T-INTERSECTION ALTERNATIVE



April 8, 2008

## NOTICE OF PUBLIC MEETING

The Columbia Gateway Urban Renewal Agency and the Columbia Gateway Urban Renewal Advisory Committee will hold a public meeting on Tuesday, April 15, 2008. The meeting will take place in the City Council Chambers at City Hall, 313 Court Street, The Dalles, Oregon. The purpose of the meeting is to direct the engineering firm of HDJ on a preferred design for the East Gateway/Brewery Grade Intersection and Streetscape work so that final engineering can proceed.

All information relating to the meeting is available at, and written comments may be delivered to, the City of The Dalles Community Development Department, 313 Court Street, The Dalles, OR 97058, phone (541) 296-5481, ext. 1151. The meeting will be conducted in a handicap accessible meeting room. Anyone requiring accommodations may call the office of the City Clerk, (541) 296-5481 ext. 1120, Monday through Friday, from 8:00 a.m. to 5:00 p.m. to make arrangements.

**PLEASE PUBLISH ONCE, THURSDAY, APRIL 10, 2008**

**THANK YOU, DENISE BALL, PLANNING TECH.**

*Thanks.*

P.O. # 169242

**FIELD  
PURCHASE  
ORDER**  
**169242**

**CITY OF THE DALLES**  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481



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| TO <i>Chronicle</i>                 |                                  | DATE <i>4-8-08</i>                                                                                                                                                                                        |
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| ADDRESS                             |                                  |                                                                                                                                                                                                           |
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| QUANTITY                            | PLEASE SUPPLY ITEMS LISTED BELOW | PRICE                                                                                                                                                                                                     |
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| Account # <i>200-6700-419-53-40</i> |                                  | IMPORTANT<br>NOT VALID OVER \$500. <sup>00</sup><br>OUR ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES, ETC. PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO SHIP COMPLETE ORDER BY DATE SPECIFIED. |
|                                     |                                  | <i>Denise Ball</i><br>PURCHASE AGENT                                                                                                                                                                      |

(White - Vendor, Yellow - Accounting, Pink - Leave in Book)