



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, November 16, 2010

5:30 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair Zukin called the meeting to order at 5:3 p.m.

ROLL CALL

Present members: Chris Zukin, Ken Farner, Gary Grossman, Dick Elkins, Diana Bailey, Bill Dick

Absent members: Benjamin Hoey, Jennifer Botts, Dan Ericksen

Staff present: Nolan Young, City Manager, Gene Parker, City Attorney, Dan Durow, Community Development Dept. Director, Denise Ball, Planning Tech.

PLEDGE OF ALLEGIANCE

Vice Chair Zukin led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Gary Grossman moved to approve the agenda and Dick Elkins seconded. The motion carried unanimously, Hoey, Botts, and Ericksen absent.

APPROVAL OF MINUTES

Vice Chair Zukin asked if there were any corrections or additions needed for the minutes of October 19, 2010. Gary Grossman moved to approve the minutes as submitted and Dick Elkins seconded the motion. The motion carried unanimously, Hoey, Botts, and Ericksen absent.

PUBLIC COMMENT

Steve Lawrence, Volunteer President of the Civic Auditorium Board, spoke to the Committee regarding his feelings on the Granada block purchase and development by the Urban Renewal Agency. Mr. Lawrence provided a copy of his comments to the Committee, hereby attached to these minutes as Exhibit 1. Mr. Lawrence ended his comments by asking the Urban Renewal Advisory Committee to recommend full funding in the amount of \$3,000,000 to finish the theater

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renovations in the Civic building and to “lend its expertise in planning, design, engineering and construction”. He added that the Civic Auditorium should be considered as part of the infrastructure of The Dalles.

The Advisory Committee had no discussion and made no recommendation following Mr. Lawrence’s public comment.

3RD STREET STREETSCAPE DESIGN RECOMMENDATIONS

Director Durow presented the Staff Report. He explained that Staff has reviewed the performance of products used in the 2nd Street Streetscape project and evaluated new products for the 3rd Street Streetscape. The following design changes being considered are:

1. Crosswalks
2. Trees, wells, and grates
3. Sidewalk scoring tool standard
4. On-street parking ‘T’ and ‘L’ markings.

Crosswalks

Director Durow gave a Smart Board presentation on the proposed new product for the crosswalks called StreetPrintXD. The product is an aggregate-reinforced thermoplastic that bonds directly with asphalt, is repairable, and can be applied under traffic. Both Director Durow and City Engineer Dale McCabe have attended a presentation and demonstration of the product. City Engineer McCabe told the Committee that the product is in use at the intersection of 232nd between Division and Kelly. Director Durow said he has driven over these crosswalks in Springfield and they are not annoying.

Dick Elkins asked if the City has problems with damage repair of the existing concrete crosswalks and Durow replied there have been no repairs yet. Elkins said the new product appears to be around 12% higher than concrete. Durow said the bidding climate will determine what the actual cost will be. Current price for the new product ranges from \$9 to \$13 sq. ft. Also, the product must be installed by a certified contractor. There are three or four in the Portland area and at least one in Bend. Repairs, however, can be performed by the Public Works Dept.

Chris Zukin asked if the repairs for the new product would be the same as for asphalt and Durow said yes. McCabe added that the problem with the concrete crosswalks is the need to work around them and reset equipment when asphalt repairs are taking place.

Dick Elkins asked McCabe if the City Engineering Department has a preference. City Engineer McCabe said the Engineering Department has no preference but the City Street Department prefers the new product.

Ken Farner said he would like Staff to pursue the use of this product but would like a more definite price based upon current bids before making a recommendation.

Diana Bailey agreed with Farner and asked for detailed price information in order to compare “apples to apples”.

City Manager Young suggested that Staff obtain additional information and come back to the Advisory Committee at their next meeting. Young proposed the following information:

1. Determine actual unit bid price on proposed StreetPrintXD XD material and installation for 3rd Street project, based upon completed projects in Portland and Bend.
2. Provide a three year repair estimate: new product vs. concrete crosswalks, equipment needs, and maintenance requirements, both labor and materials.
3. Provide “best guesstimate” on price of removing current crosswalks and replacing with new product.

The Committee agreed that this information would allow them to make a recommendation at their next meeting.

Trees, Wells, and Grates

Director Durow explained that the City hired an Arborist, Steve Goetz, to provide a report on the condition of the trees on 2nd Street. Mr. Goetz suggests that 33 of the 100+ trees should be replaced, others need additional care, and the greater number of the trees are in good to excellent shape. Proposed planting changes would increase the size of the tree well and grates to give the roots more room to grow giving greater support to the tree as it grows. A revised watering tube system and consistent hand watering is recommended over an irrigation system. There will also be a larger granular base rock with voids between the rocks to provide better growing conditions for the roots.

Also recommended is to plant a variety of tree species. This type of planting will protect against losing all of the trees if one species is infected with a killing disease. One species per block (or two blocks) is proposed. 3rd Street has fewer buildings that abut the sidewalk, which allows for different types of tree canopies and tree heights. The specific tree species will be determined at a later date. A maintenance program that includes regular tree care and tree wrapping to avoid sun scald will be part of the language in the maintenance agreement with Parks and Recreation.

Diana Bailey asked if the same planting pattern would be used. Director Durow said yes, with some slight variations to allow for some existing trees that property owners wish to keep.

Acting Chair Zukin said he doesn't believe that trees should be on downtown streets. They block buildings and signs. He would be in favor of Mugo pines or statues. Zukin requested a consideration of street tree elimination. Director Durow said this was a shared opinion during 2nd Street discussions. The compromise was the columnar maple tree. With proper pruning the trees should grow tall and narrow. A majority did want the trees to break up the hardscape. All but one of the Committee members agreed with the tree design change proposal.

Dick Elkins suggested looking at the Hibiscus shrub. He has them in his garden and they can grow up to 8' high. They do bloom profusely and could create more droppings and mess than a tree however. Elkins added that he like the downtown trees and they do add shade.

Ken Farner stated that the businesses should have a say in the variety of tree on 3rd Street. He also appreciates the aesthetics of the greenery.

Sidewalk Scoring Tool Standard

Director Durow explained that the same pattern will be used on the sidewalks with less aggressive scoring. This will create less conflict with high heels and the buildup of debris in the scores. The general rule is scoring $\frac{1}{4}$ the depth of the sidewalk. A 4" sidewalk thickness would have a 1" score depth.

Diana Bailey asked how the ADA ramps will be built. Mike Bosse, Engineer, told her he will follow all new ADA standards with truncated domes.

The Committee members were in consensus on this design standard.

T and L Markings

Director Durow explained that the "T" and "L" on-street parking markings will not be included in the 3rd Street design. Discussions with other Cities indicated that unmarked parking worked well.

Diana Bailey said she would like to see yellow sections around trees and mailboxes so people do not open their car doors into them.

The Committee members were in consensus on this design standard.

Gary Grossman moved to recommend to the Urban Renewal Agency the 3rd Street streetscape project design changes for trees, tree wells and grates, sidewalk scoring tool standard, and the on-street parking "T" and "L" markings as proposed in the Staff Report. The crosswalk design change is sent back to Staff to provide more information at the next Urban Renewal Advisory Meeting. Diana Bailey seconded the motion and it carried unanimously, Hoey, Botts, and Ericksen absent.

ACTION ITEMS

Property Rehabilitation Grant and Loan Recommendations

Eric Nerdin presented the Staff Report for the application submitted by Scott Gayer. This application is for interest rate subsidy. Mr. Gayer has obtained preliminary approval of a loan from Columbia Bank and is applying to have The Dalles Urban Renewal agency pay the interest on this loan. The purpose of the loan is to convert the 2nd story level to residential apartments, build ADA restroom facilities on the main street level and to restore skylights and create a roof access. The project cost is estimated at \$425,000. Project costs that exceed the loan amount will be paid by Scott Gayer. Additionally, a weatherized and more energy efficient building will be much attractive to tenants for both the upper unused space and the main floor commercial area.

Diana Bailey asked if the scoring sheet is comparable to previous applications and Committee members said it does match up.

Chris Zukin said the addition of the upper level apartments make this a very attractive and exciting application. This will be a huge step forward in the development of downtown second story living space.

Dick Elkins agreed and pointed out that this building is privately owned and produces tax revenues. Elkins feels this building is at the top of his list for saving.

Dick Elkins moved to recommend that the Urban Renewal Agency approve the request for an interest rate subsidy of 100% of interest paid by applicant, with a maximum interest rate of 8.5%, as submitted, for the period of fifteen years (15) or the expiration of the Urban Renewal agency, whichever occurs first an contingent upon obtaining any required approvals and permits required to complete this project. Ken Farner seconded the motion and it carried unanimously, Hoey, Botts, and Ericksen absent.

Executive Session

- A. Recess to Executive Session in Accordance with ORS 192.660(2)(e) to Conduct deliberations with persons designated by the Governing Body to Negotiate Real Property Transactions. (6:48 pm)
- B. Reconvene to Open Session (6:56 pm). Gary Grossman left the meeting at 7:03 pm.
- C. Recommendation from Executive Session: There was no action taken following the executive session.

ON-GOING PROJECTS

City Manager Young and Director Durow told the Committee:

- James Martin is moving ahead with the purchase of the Sunshine Mill.
- Two hundred and eighty juniper bushes were replanted in the roundabout landscaping. It was determined that the bushes died due to lack of water.
- CH2M Hill is proceeding with the roundabout lighting design.
- Commercial Dock - The agreement with the Confederated Tribes has not taken place in time for the In-Water Work Period, November 15 through March 15. The project will be postponed until next year.
- The Washington~^{1st} Street Undercrossing: Projected start date is 2011, pending funding.

- Third Street Streetscape should be starting this time next year. The LID process is in progress.

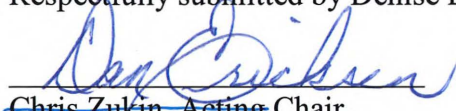
FUTURE MEETINGS

The next scheduled meeting is Tuesday, December 21, 2010.

ADJOURNMENT

The meeting was adjourned at 7:15 pm.

Respectfully submitted by Denise Ball, Planning Tech.


Chris Zukin, Acting Chair
