

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

May 18, 2021

5:30 p.m.

VIA ZOOM

- PRESIDING:** Gary Grossman, Chair
- BOARD PRESENT:** Staci Coburn, Tracy Dugick, Darcy Long-Curtiss, Tim McGlothlin, Dan Richardson
- BOARD ABSENT:** Mike Cronin, John Fredrick, Steve Kramer
- STAFF PRESENT:** Urban Renewal Manager Alice Cannon, City Attorney Jonathan Kara, Finance Director Angie Wilson, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Grossman at 5:30 p.m.

PLEDGE OF ALLEGIANCE

Chair Grossman led the Pledge of Allegiance.

APPROVAL OF AGENDA

Manager Cannon requested the First Street Streetscape Project Update be addressed prior to the Recreation Building Project Update.

It was moved by Dugick and seconded by Coburn to approve the agenda as amended. The motion carried 6/0; Coburn, Dugick, Grossman, Long-Curtiss, McGlothlin and Richardson voting in favor, none opposed, Cronin, Fredrick and Kramer absent.

APPROVAL OF MINUTES

It was moved by Dugick and seconded by Long-Curtiss to approve the minutes of April 20, 2021 as submitted. The motion carried 6/0; Coburn, Dugick, Grossman, Long-Curtiss, McGlothlin and Richardson voting in favor, none opposed, Cronin, Fredrick and Kramer absent.

PUBLIC COMMENT

Scott Baker, Executive Director, Northern Wasco County Parks and Recreation District (NWPRD), 602 W. Second Street, The Dalles

Baker stated the Mill Creek Greenway project received a \$2.6M grant through the ODOT Community Paths Program. Baker said without the 10% match from the Urban Renewal Agency this grant could not have been awarded, the highest award given.

Chair Grossman said Baker's recognition of the opportunity and leadership while on the Board made this a huge success.

PUBLIC HEARING

Adoption of the Fiscal Year 2021/22 Budget for the Columbia Gateway Urban Renewal Agency

Chair Grossman opened the public hearing at 5:36 p.m.

Finance Director Angie Wilson provided the staff report.

It was moved by Richardson and seconded by McGlothlin to approve the budget as presented. The motion carried 6/0; Coburn, Dugick, Grossman, Long-Curtiss, McGlothlin and Richardson voting in favor, none opposed, Cronin, Fredrick and Kramer absent.

City Attorney Kara requested the motion be read as presented in the staff report.

RESOLUTION

Resolution No. 21-001 – Adopting the Fiscal Year 2021/22 Budget for the Columbia Gateway Urban Renewal Agency

It was moved by Long-Curtiss and seconded by McGlothlin to adopt Resolution No. 21-001, a resolution adopting the Fiscal Year 2021/22 budget for the Columbia Gateway Urban Renewal Agency, making allocations, and certifying a request for maximum tax revenue to the County Assessor. The motion carried 6/0; Coburn, Dugick, Grossman, Long-Curtiss, McGlothlin and Richardson voting in favor, none opposed, Cronin, Fredrick and Kramer absent.

PROJECT UPDATES

First Street Streetscape Project

Manager Cannon introduced Peter Craig of KPFF. Craig has been with this project since the beginning and is now the lead designer on this project. Cannon also introduced consultant Travis Kruger of HDR Engineering.

Craig provided an update of the project plans, Exhibit 1.

Craig noted design work is projected for completion in fall of 2021. There are two key gateways the project must make it through with ODOT prior to construction: right-of way certification and environmental clearances. These requirements could delay the opening of bids until spring of 2023. Although the project could be built in one season, the bid opening date would dictate

whether the project would take one or two summers. In turn, that timing would dictate project staging.

Manager Cannon stated outreach with adjacent businesses has begun. Staff will be mindful of the impacts of the past year and will reduce disruptions as much as possible while completing an important project. New water and sewer pipes are a significant investment that will modernize the system. Craig added although some improvements would not be visible, they provide a large value by strengthening below ground facilities for future development.

Cannon said she was pleased to coordinate with the Transit Advisor to determine if a transit layover spot could be accommodated on First Street adjacent to 201 Federal Street.

Cannon will present Contract Amendment #15 to City Council on May 24, 2021. This amendment will add funds for project management and right-of-way tasks performed by KPFF. Craig added the right-of-way work consists of additional surveying necessary due to changes made by Union Pacific Railroad (UPRR) since the last survey in 2009. Cannon noted portions of First Street are in the UPRR right-of-way.

Manager Cannon and City Attorney Kara are working on an Intergovernmental Agreement (IGA) with ODOT. ODOT will negotiate on the City and Agency's for the acquisition of right-of-way and easements for the project.

Cannon noted funding for Amendment #15 is in the FY 2020/21 budget, as well as the FY 2021/22 budget.

Board Member Dugick asked if this project would provide more or less parking. Craig replied some spaces would be lost. Parking between Union and Court Streets would be reduced to allow sufficient space for large trucks to turn. In addition, parking spaces adjoining intersections on First Street will be removed. Remaining parking will be along an accessible sidewalk.

Cannon estimated 28 parking spaces would be lost, with 96 spaces remaining. Staff will return with exact numbers.

Board Member Long-Curtiss commented trash bags are a premium item for the homeless, often removed from trash cans for various uses. Long-Curtiss suggested use of trash cans that would prevent removal of the liners.

Mayor Mays asked for the difference between a setback sidewalk and a curb-tight sidewalk. Craig replied a curb-tight sidewalk adjoins the curb, a setback sidewalk provides increased safety for pedestrians and space for landscaping.

Craig stated the species and number of trees was an estimate. Based on climate and arid conditions, the Emerald Sunshine Elm was proposed. Craig noted the trees on Second Street were experiencing health problems.

Board Member Richardson suggested the gravel strip west of the railroad intersection would make an excellent potential connection for Mill Creek Trail. In discussion with UPRR, it may be worth considering the First Street right-of-way.

Cannon replied in earlier discussions, UPRR declined this option. With construction of the Mill Creek Greenway, there may be opportunity to advance the discussion. Craig added one of the

feasibility issues is the tight project boundary defined by federal funding. Those elements may be possible, but much more difficult inside the boundaries of a federally funded project.

Recreation Building

Manager Cannon presented the staff report.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Carpenter presented his proposal for the Recreation Building, 213 E. Second Street; Exhibit 2.

Chair Grossman invited discussion.

Board Member Coburn said she was excited by Carpenter's creativity; she loved that he was trying to offer something new for downtown where folks could enjoy the sunshine. Coburn appreciated Carpenter's hard work.

Chair Grossman agreed it was exciting.

Board Member Long-Curtiss agreed. She was happy the eyesore would be removed and the space opened for activities and outdoor dining.

Manager Cannon noted the Agency and Historic Landmarks Commission need to know exactly what external materials would be used. She noted the wood panels on the Last Stop Saloon were warm, rich, inviting and very much an Oregon façade.

Cannon stated there is an opportunity to preserve signs that were on the Tony's Building. Carpenter replied he was interested in using the signs. Cannon will follow up with City Attorney Kara regarding conveyance of the signs if there were no concerns from the Board.

Board Member Long-Curtiss said conveyance of the signs was a great idea and will continue the recent theme of bringing in neon signs. Chair Grossman added the "Ole's Supper Club" sign is now located at the Sunshine Mill.

It was moved by Long-Curtiss and seconded by Richardson to authorize Staff to continue design collaboration meetings with the developers to address the summarized Board comments, requesting the developers to return to the Board with a Revised Redevelopment Plan at a future Board meeting. The motion carried 6/0; Coburn, Dugick, Grossman, Long-Curtiss, McGlothlin and Richardson voting in favor, none opposed, Cronin, Fredrick and Kramer absent.

BOARD MEMBERS COMMENTS / QUESTIONS

Manager Cannon stated the final redevelopment plan with Mr. Carpenter might be available next month.

In July or September, Staff will request the Board's award of a contract for the Tony's Building demolition and environmental remediation. The plan is to include all the elements in one contract: demolition, asbestos, other hazardous materials and the underground storage tank.

ADJOURNMENT

Chair Grossman adjourned the meeting at 6:45 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:



Gary Grossman, Chair

ATTEST:



Paula Webb, Secretary
Community Development Department



Existing Conditions
Downtown - Riverfront Connection Project

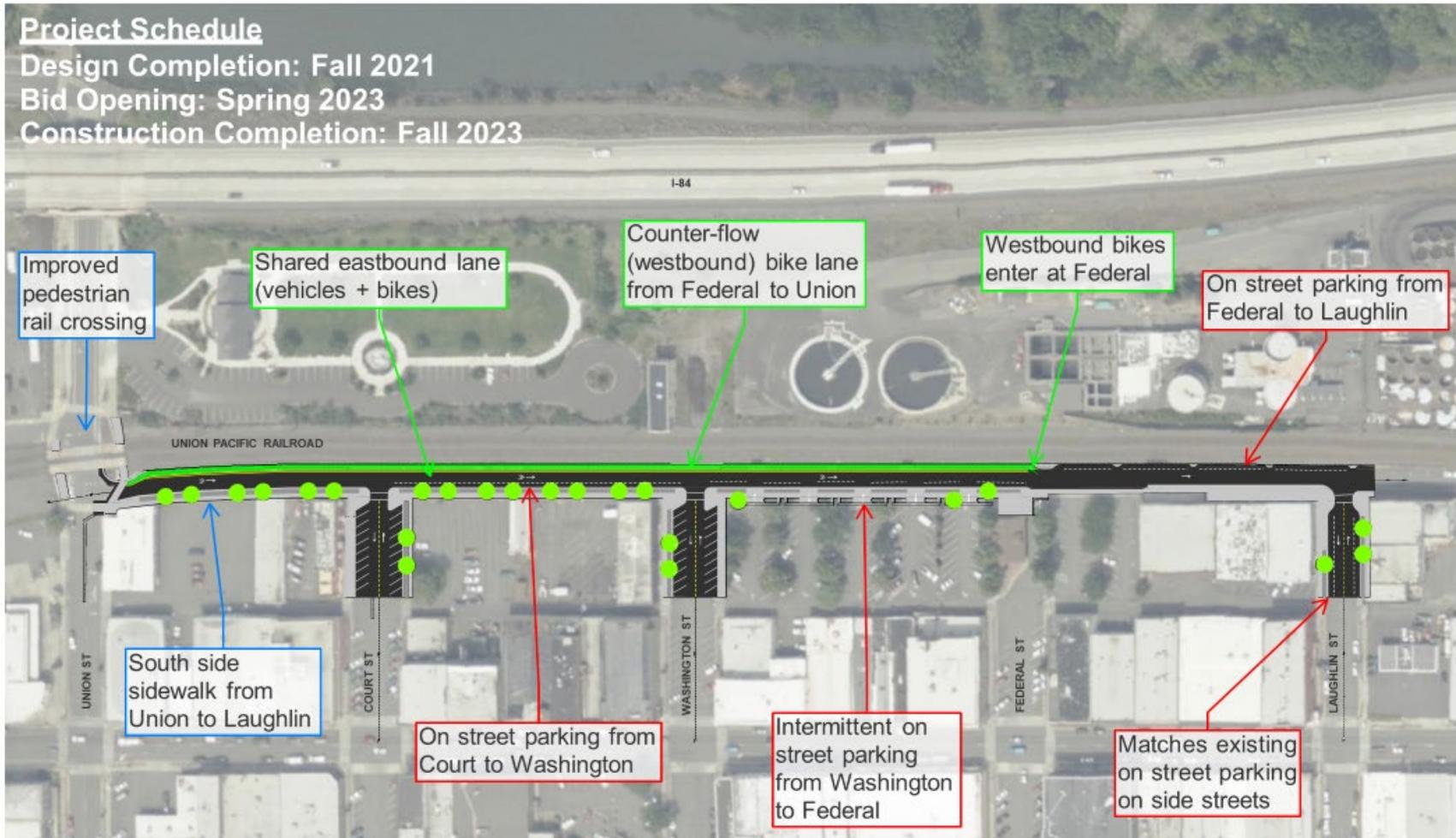


EXISTING

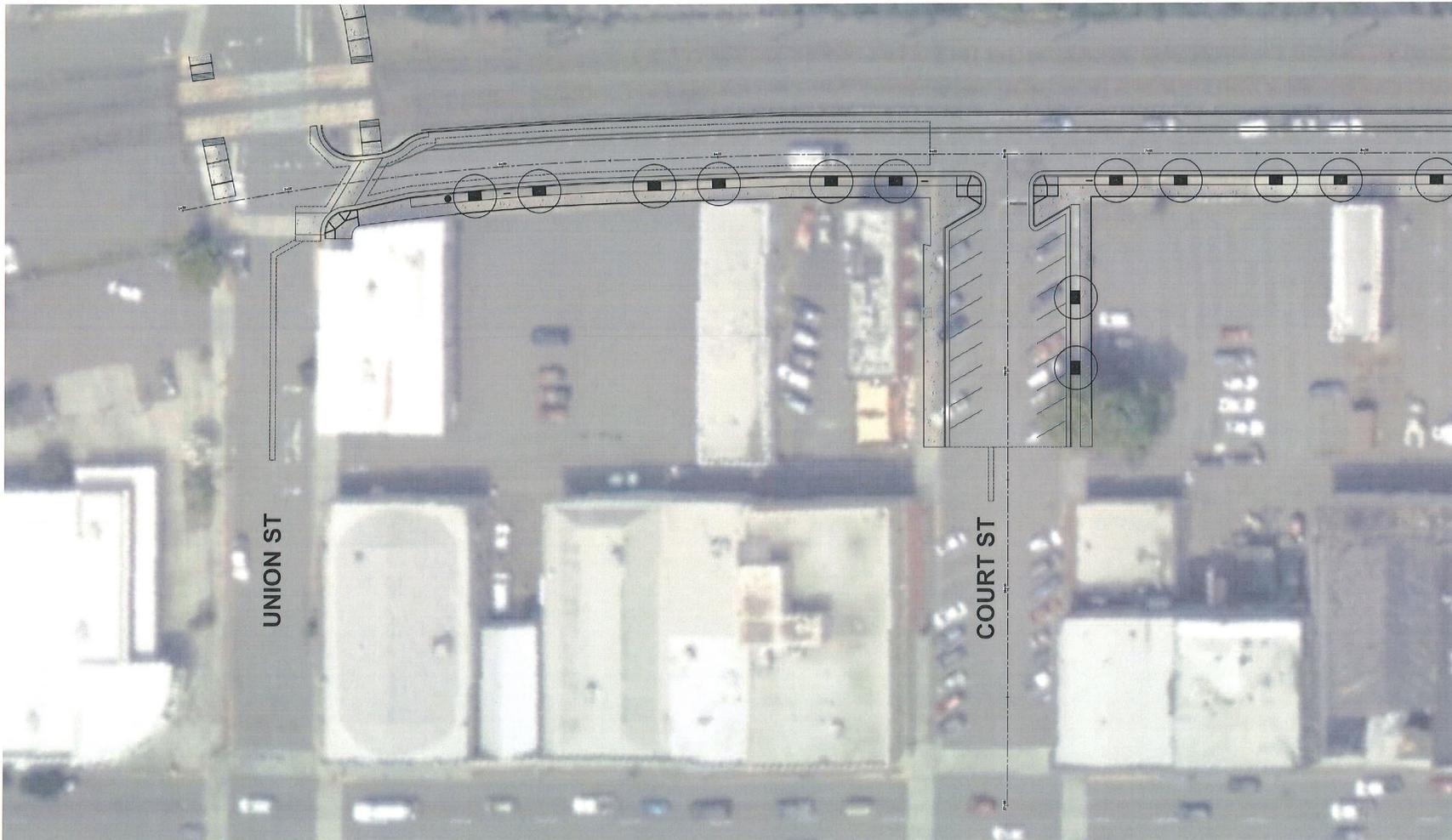


PROPOSED

Cross Sections
Downtown - Riverfront Connection Project



Proposed Improvements
Downtown - Riverfront Connection Project



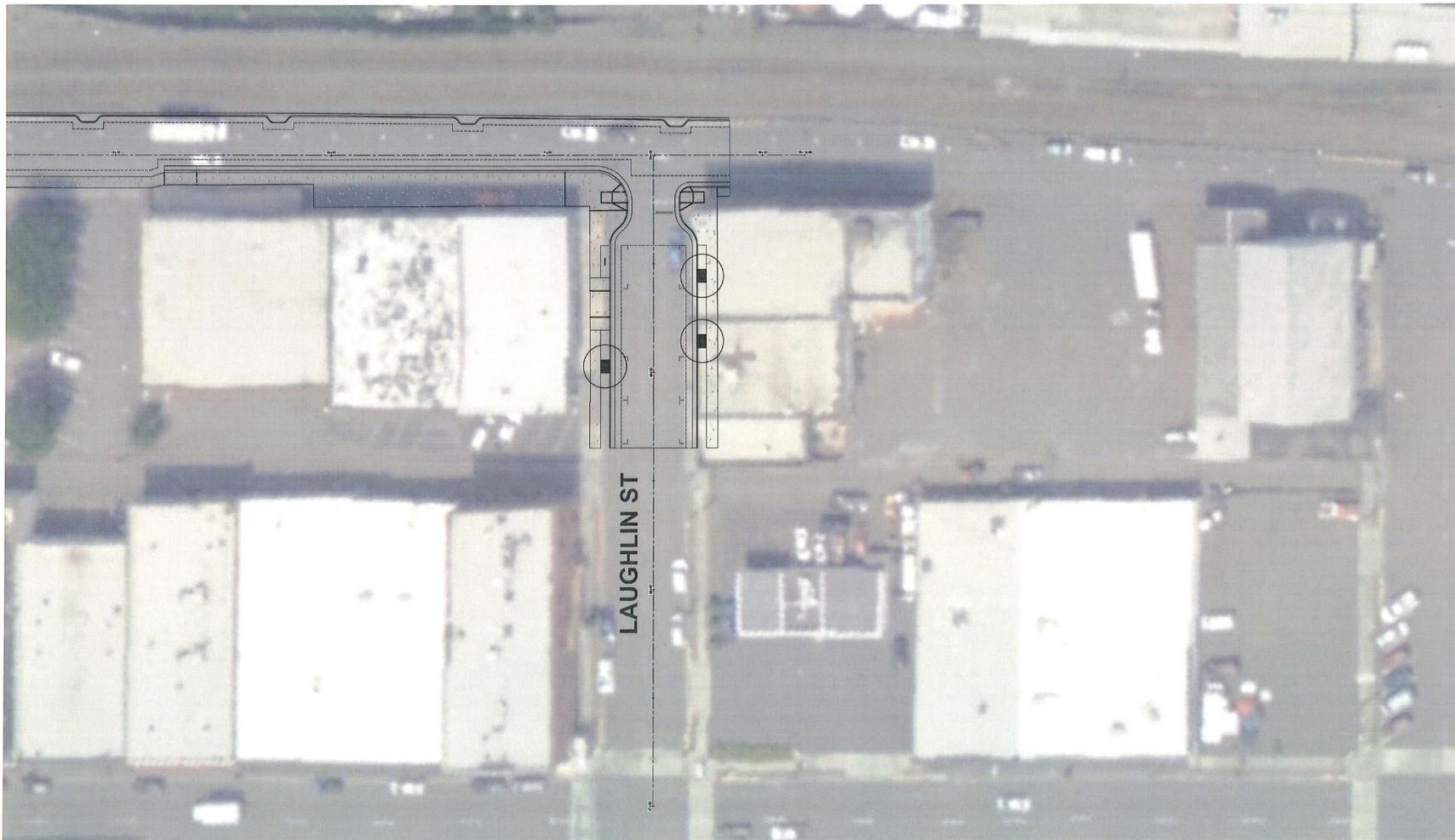
Proposed Improvements
Downtown - Riverfront Connection Project





Proposed Improvements
Downtown - Riverfront Connection Project





Proposed Improvements
Downtown - Riverfront Connection Project





Tree Grates:
 Color/Finish: Raw Cast Iron
 Size: 4' wide x 6' length



Unit Pavers (Sand Set)
 Material: Concrete
 Colors: Range of light grays
 Pattern: Herringbone with "standard" paver size



Bollards
 Color/Finish: Powder Coated Black or standard dark Downtown color if available



Fence/Guardrail
 Color: Black



Trash Receptacle Option A (If available)
 Colors: Standard dark Downtown color



Trash Receptacle Option B
 Color: Standard dark Downtown color



Bike Racks:
 Style: Simple "staple" style (lower attachment bar optional)
 Color: Downtown standard dark color



Street Trees:
 Emerald Sunshine Elm
Ulmus propinqua 'JFS-Bieberich'

Project Overview | Site Furniture Precedent Imagery
 Furnishings
 The Dallas Riverfront Connection - Phase 2
 Downtown Riverfront Connection Project



Merchants Landing West

Old Bowling Alley - proposal

Situation

- The West end building (old bowling alley) has a collapsed roof
- Rebuilding the roof would require extensive engineering. Time, and cost
- It will be difficult to meet timelines to rebuild for grant and Urban renewal
- A rebuild will require that the building is completely up to new codes
- The historic Landmark commission authorized historic style storefronts
- The Oregon State Diamond in the rough grant award for \$200,000 dollars is due to be complete in early 2022 and was for three historic storefronts
- The pandemic increased the need for outdoor gathering and event spaces to reduce spread.
- The Dalles has 300 days of sunshine and an optimal environment for outdoor space

Proposal

- Engineer and build a false front historic looking street exterior to meet the requirements of the Grant and the Historic Landmark commission
- Create an open interior for music, events, and dining
- The interior space will have gas fire pits, a stage, a bar area, and a dance floor.
- Interior may be partially covered at a later time to use radiant heat sources in the winter and have misting and fans and shade for summer
- Basement level will continue to be used as a family friendly space with some type of arcade, mini-golf, bowling, recreation area
- Possibly decorate interior walls with elements from historic The Dalles. ie RE-CREATION Letters on the walls and maybe some old relevant signage from The Dalles

Barrel Room : Portland



Finns Fireside Patio: Seaside



Historic Landmark Commission – 213-219 E 2nd street - decision May 27, 2020 details

- The use of wood windows is recommended
- Double hung second story windows are recommended
- The use of reflective and smoked glass is prohibited
- Whenever possible, the natural color of the materials should be retained.
- The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.

Proposed Exterior –originally approved

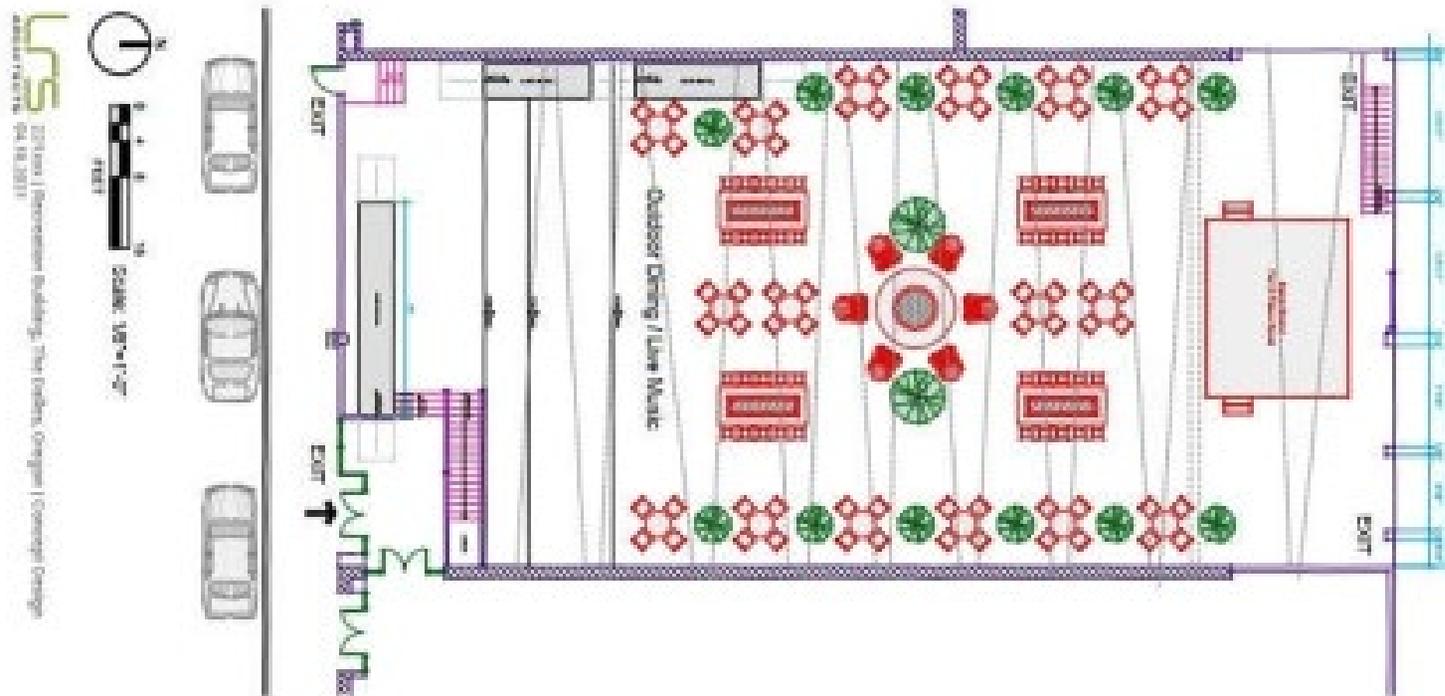


Proposed Exterior – New design

RECREATION BUILDING - WEST A201 | Second Street Elevation



Proposed interior – Option 1



Proposed Interior – Option 2

