



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

MINUTES
COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

Tuesday, March 19, 2019

5:30 p.m.

City Hall Council Chambers
313 Court Street
The Dalles, Oregon

CALL TO ORDER

Chair Miller called the meeting to order at 5:30 p.m.

ROLL CALL

Present: Scott Baker, Bob Delaney, John Fredrick, Gary Grossman, Steve Kramer,
Darcy Long-Curtiss, Tim McGlothlin, and Linda Miller

Absent: Staci Coburn

Staff Present: Urban Renewal Manager Steve Harris, City Attorney Gene Parker

In Attendance: 21

PLEDGE OF ALLEGIANCE

Chair Miller led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Board Member Fredrick and seconded by Board Member Grossman to approve the agenda as written. The motion passed 8/0, Baker, Delaney, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Coburn absent.

ELECTION OF OFFICERS

Chair Miller opened nominations for Chair.

Chair Miller nominated Scott Baker; Fredrick seconded the nomination. Board Member Long-Curtiss nominated Gary Grossman; Board Member Kramer seconded the nomination.

Board Member Long-Curtiss stated her nomination for Grossman was based on his many years of experience in the community as well as his experience running a variety of meetings.

The nomination of Scott Baker for Chair tied 3/3, Delaney, Fredrick and Miller in favor, Kramer, Long-Curtiss and McGlothlin opposed, Baker and Grossman abstained, Coburn absent.

Board Member Baker requested his vote be changed to “nay.”

The nomination of Scott Baker for Chair failed 3/4, Delaney, Fredrick and Miller in favor, Baker, Kramer, Long-Curtiss and McGlothlin opposed, Grossman abstained, Coburn absent.

The nomination of Gary Grossman for Chair passed 4/3, Baker, Kramer, Long-Curtiss and McGlothlin in favor, Delaney, Fredrick and Miller opposed, Grossman abstained, Coburn absent.

Nominations for Vice Chair were opened.

Chair Grossman nominated Scott Baker for Vice Chair; McGlothlin seconded the nomination.

Board Member Kramer moved to close nominations; Long-Curtiss seconded the motion.

The nomination of Scott Baker for Vice Chair passed 8/3, Delaney, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Baker abstained, Coburn absent.

APPROVAL OF MINUTES

It was moved by Board Member Kramer and seconded by Board Member Miller to approve the minutes of January 15, 2019, as written. The motion passed 4/0, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Baker, Delaney, Fredrick and Grossman abstained, Coburn absent.

PUBLIC COMMENT

Chuck Gomez, 221 E. Second Street, The Dalles

Mr. Gomez provided an update on the Granada Theatre. Last year the Granada offered 24 shows and hosted over 5,400 guests. Currently, the Granada is preparing for the Jazz Festival.

Mr. Gomez stated the Granada was paid off ahead of schedule. He thanked the community for the opportunity to develop the Granada Theatre.

PRESENTATION

A Community Vision for Downtown The Dalles

Director Harris introduced Evan Manvel, Oregon Department of Land Conservation and Development; the State funded the Downtown Visioning project. Harris then introduced Julie Fischer of Cogito Partners and Colin McArthur of Cameron McCarthy Landscape Architecture and Planning. Ms. Fischer distributed “A Community Vision for Downtown The Dalles,” Exhibit 1.

Mr. McArthur presented photos of improvements made in other communities, Exhibit 2. The improvements provided increased safety for pedestrians and bicyclists, bike parking, right-of-way improvements, seating and landscaping.

Ms. Fischer summarized comments received from focus groups:

- Town square and public spaces
- Walkability
- Greenery, landscaping
- Retail and service businesses
- Slow traffic to increase safety
- New housing and downtown living
- Diversity
- Future micro businesses
- Cultural aspects

Ms. Fischer then asked what the Commission would like to see downtown. Comments included:

- Additional retail
- Eating establishments
- Drugstores / gift shops
- Services
- Affordable housing
- Family wage employment

Director Harris stated staff was working on an Economic Opportunity Analysis which would address concerns including manufacturing jobs, affordable housing and living wage jobs. Staff will report to the Board results of the analysis.

Additional comments on downtown possibilities included:

- Improved appearance and landscaping
- Provide gathering spaces
- Clean, friendly, intimate feeling
- Increased downtown housing
- Family based activities
- Common vision for downtown
- Housing over retail
- Emphasis on place making, specifically slowing traffic
- Lewis & Clark Park used as an event space; City Park offering a playground, Farmer's Market and night markets
- Create public spaces on the east and west ends of downtown, welcoming to all ages
- Town square
- Mixed use buildings

Ms. Fischer stated it was public outreach, energy and vision that creates an outcome, rather than funding alone.

Director Harris stated this project is the community's vision for downtown. Proposals for further studies will be presented during the budget session.

Harris said the Urban Renewal plan dates from 1990 and has been amended 15 times. Many projects have been completed; staff will return to the Board with new projects to move the Agency forward. As part of this effort, staff would like to identify specific blocks downtown to be identified as opportunity areas. The final aspect is the financial condition of the Agency. The budget meeting is scheduled for next month.

ACTION ITEM A

First Street/Riverfront Connection Project

Director Harris introduced Curt Vanderzanden of KPFF Consulting Engineers. Director Harris presented the staff report; Vanderzanden reviewed the technical memorandum.

Discussion:

Board Member Baker stated he felt committed to the project; the project should be approached strategically to scale the project for maximum advantage. Baker agreed there was not as much advantage in extending the easterly boundary as in extending the westerly boundary. Knowing of the April deadline for a State Recreational Trails grant, staff should be directed to write a letter of intent while continuing discussions with Union Pacific Railroad.

Board Member Delaney asked if the \$3.6 million bond under "Available Funding Estimates" were Agency funds. Harris replied it was a joint bond between the City and the Agency, the \$3.6 million is the Agency portion.

Board Member McGlothlin asked what Union Pacific's basis was for rejecting the public access easement. Harris replied it was "due to its proximity and overlap of UP property." McGlothlin said proximity is relative, UP should be more specific.

Inquiries were made regarding an overcrossing rather than an undercrossing. Vanderzanden replied that option was considered; the cost was prohibitive and there was doubt the overcrossing would be used. ADA accessibility was also a consideration.

Vanderzanden said a black iron fence was considered to separate 1st Street from the railroad tracks. Union Pacific said a tall fence would be a safety issue, potentially preventing a pedestrian from exiting the tracks. A sound wall was explored as well. The sound study determined the reduction in noise was so minor it was not cost effective.

Board Member Miller asked if the Union Pacific right-of-way abutted the Post Office property. Harris replied it did. Board Member Baker said he was unable to determine the width of the easement or right-of-way. Between the tracks and the Post Office property it was 50 feet, behind the Urness lot it was 36 feet. Harris replied his answer was based on Wasco County GIS information.

Board Member Baker moved to recommend to City Council to: a) not extend the First Street/ Riverfront Connection Project area boundary easterly from Laughlin Street to Madison Street and to continue to pursue alignment A for the Mill Creek Greenway connection including preparation of a letter of intent to pursue grant funding for that project. Board Member McGlothlin seconded the motion.

Chair Grossman invited discussion.

Board Member Long-Curtiss stated there were expenses in the proposal that would normally fall under City expenses, such as replacement of water mains and street repair. This proposal would use Urban Renewal funds on things that would normally be handled by the City if someone else was doing the project.

Board Member Fredrick asked if Option A or Option B was staff's preference. Chair Grossman clarified there were three staff recommendations: 1) The three part recommendation; 2) Recommend Council not to proceed; and 3) Provide staff with direction, as appropriate. He stated the current motion was for A and C of staff recommendation number one.

Board Member Baker stated, as a point of order, his motion was not A and C. It was more categorized as 3, provide staff with direction as appropriate. Baker said it was to recommend to Council and provide Staff direction.

Board Member Delaney asked the motion be restated.

Board Member Baker clarified his intent was to recommend to City Council to include "a)," and take staff's recommendation to not extend the project boundary to the east, however, to preserve the boundary extension to the west, and also direct staff to continue to pursue

alignment A. Baker said A was our first choice, they said no, let's try again to get UP representatives to see the benefit. Continue to pursue the Alignment A connection and other sources of funding, i.e., Recreational Trail Grant Programs through the State, and so, include a letter of intent.

Board Member Baker moved to not extend the First Street/Riverfront Connection Project area boundary easterly from Laughlin Street to Madison Street, and to direct staff to continue to pursue the alignment A with Union Pacific Railroad; additionally, to submit a letter of intent for the Recreational Trail Grant Program through the State of Oregon. Board Member McGlothlin seconded the motion.

Chair Grossman invited discussion.

Board Member Kramer stated this is a City Council decision, the City Council was needed in this negotiation. He stated he was willing to move forward and concurred with Baker.

The motion passed 8/0, Baker, Delaney, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Coburn absent.

EXECUTIVE SESSION

Chair Grossman recessed to Executive Session pursuant to Item VII. A. of the Urban Renewal Agency Board Agenda dated March 19, 2019, which cites ORS 192.660(2)(e), at 7:13 p.m.

Chair Grossman reconvened the Open Session at 7:43 p.m.

ACTION ITEM B

Authorization to execute Development and Disposition Agreement with Mr. Tony Zilka for the redevelopment of 201 Washington Street

Chair Grossman stated Action Item B was referred back to staff for further discussion.

STAFF COMMENTS

City Attorney Parker updated the Board on the Tokola Project. Parker stated the administrative law judge called the proposed order back on February 28, 2019, which essentially affirmed the decision of BOLI that the project was subject to prevailing wage. Both sides filed exceptions. The Commissioner will make the final decision at the end of March. Based on the decision, the next step is either the Court of Appeals or discussion with Mr. Unti to determine whether to move forward with the project. Payment of prevailing wage would affect the project cost by 10 to 15 percent.

The next meeting is scheduled for April 16, 2019. The Budget Committee will meet prior to the regular meeting.

Director Harris distributed an email from Todd Carpenter providing a status update on the Recreation building, Exhibit 3. Board Member McGlothlin stated there was strong community interest in returning the bowling lanes.

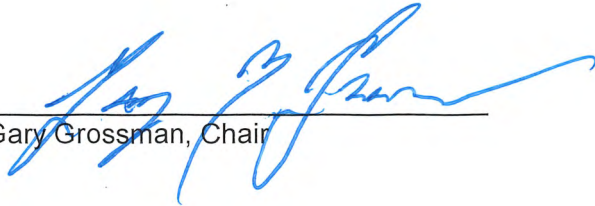
BOARD MEMBERS COMMENTS OR QUESTIONS

Board Member Miller stated her appreciation of help provided to her by staff and the Board.

ADJOURNMENT

Chair Grossman adjourned the meeting at 7:54 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary



Gary Grossman, Chair



A Community Vision for Downtown The Dalles

MEETING AGENDA

March 19 & 20, 2019, Civic Auditorium, Fireside Room, 323 E. 4th St

Welcome and Introductions

The Specifics on Downtown

Considering current and future activities and users of downtown:

What's working with downtown now?

What would you like to change about downtown?

The Big Picture Identity of The Dalles

What are you proud of?

What brings you home?

Next Steps in the Project

Tuesday, March 19 – Civic Auditorium, Fireside Room, 323 E. 4th St

2:00-3:00 PM - Retailers/business owners: Martin Boyden, Sherry Dufault, Brad Ellis, Steve Lite, Lisa Farquharson, Luise Langheinrich, Nan Wimmers, Kerri Weed, Dale McCabe

3:30-4:30 PM - Arts & entertainment: David and Kristen Benko, Chuck Gomez, Bunny Henningsen, Roger Kline, Steve Lawrence, Siobhan O'Halloran, Scott Stephenson, Dan Williams, Jeff Wavrunek, Terry Chance, Al Hare

Wednesday, March 20 - – Civic Auditorium, Fireside Room, 323 E. 4th St

9-10 AM - Property owners: Todd Carpenter, Steve Day, Matt Herriges, Philip Mascher, Bill Matthew, Barbara Pizzola, Scott Edelman, Carla McQuade, Dawn Hert

10:30-11:30 AM – Services: Lt. Raymond Morse, Celeste Hill-Thomas, Rick Leibowitz, Joel Madsen, Dan Schwanz, Sharon Thornberry, Leticia Valle, Kelly Houser-Glover, Kathy Fitzpatrick, Matthew Klebes

12-1 PM – Development: Travis Dillard, Mary Hanlon, Brian Lauterbach, Heidi McBride, Dennis Morgan, Angie Brewer, Doug Leash, Josh Chandler, Nate Stice

*Project Contact: Steve Harris, The City of The Dalles Community Development
313 Court Street | The Dalles, OR 97058, 541.296.5481 x1151, www.thedalles.com*



Project Area



Project Goal

In collaboration with the City of The Dalles residents, organizations, and businesses, develop a vision and goals for the future of the downtown area:

1. ***Ask questions: What works now? What should change? Who will downtown serve and how will it look and feel in the future?***
2. Explore how land is used, how people get around, what they do, and where they live.
3. Learn how communities hold on to what they value and successfully manage change.
4. Develop a vision statement, images, and a plan for short and long term goals for the future of downtown.
5. Identify next steps to implement the downtown vision and goals.

Project Process

Incorporating a wide range of views into the vision and goals will result in a broadly understood and supported plan for the future:

- ***Connect with key organizations, businesses, and institutions that have a large stake in the future of downtown to gather input on process and content for a large public conversation on the future of downtown.***
- Host an event for the public in the spring of 2019 to gather opinions on downtown. Recruit a diversity of residents, organizations and businesses to participate in the meeting. Provide an activity and materials that are accessible to a range of ages, abilities and interests.
- Identify next steps to make it happen!

Project Contact: Steve Harris, The City of The Dalles Community Development
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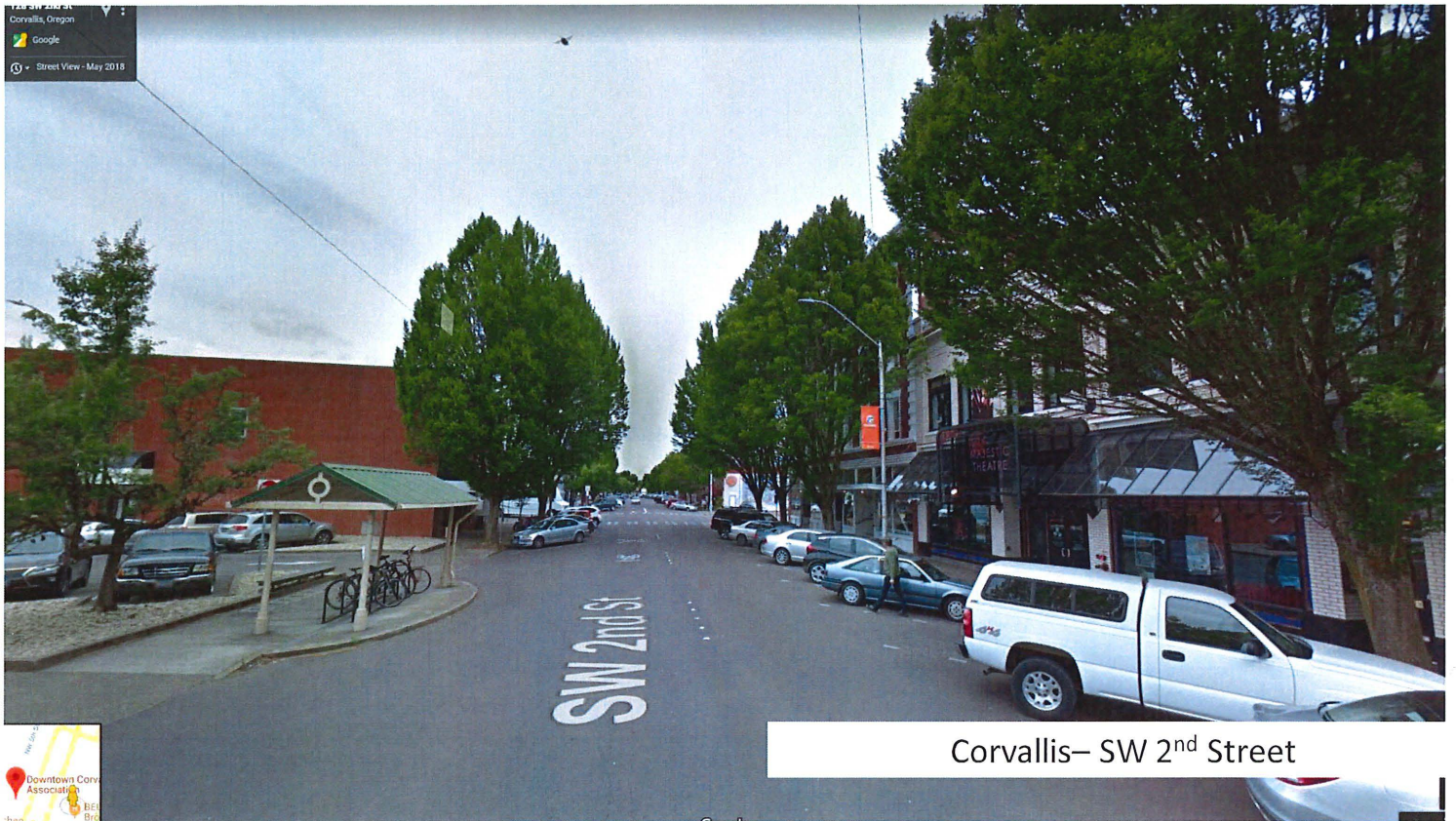
A Community Vision for Downtown The Dalles

Elements of vibrant and successful downtowns



SAFETY FOR PEOPLE BIKING & WALKING





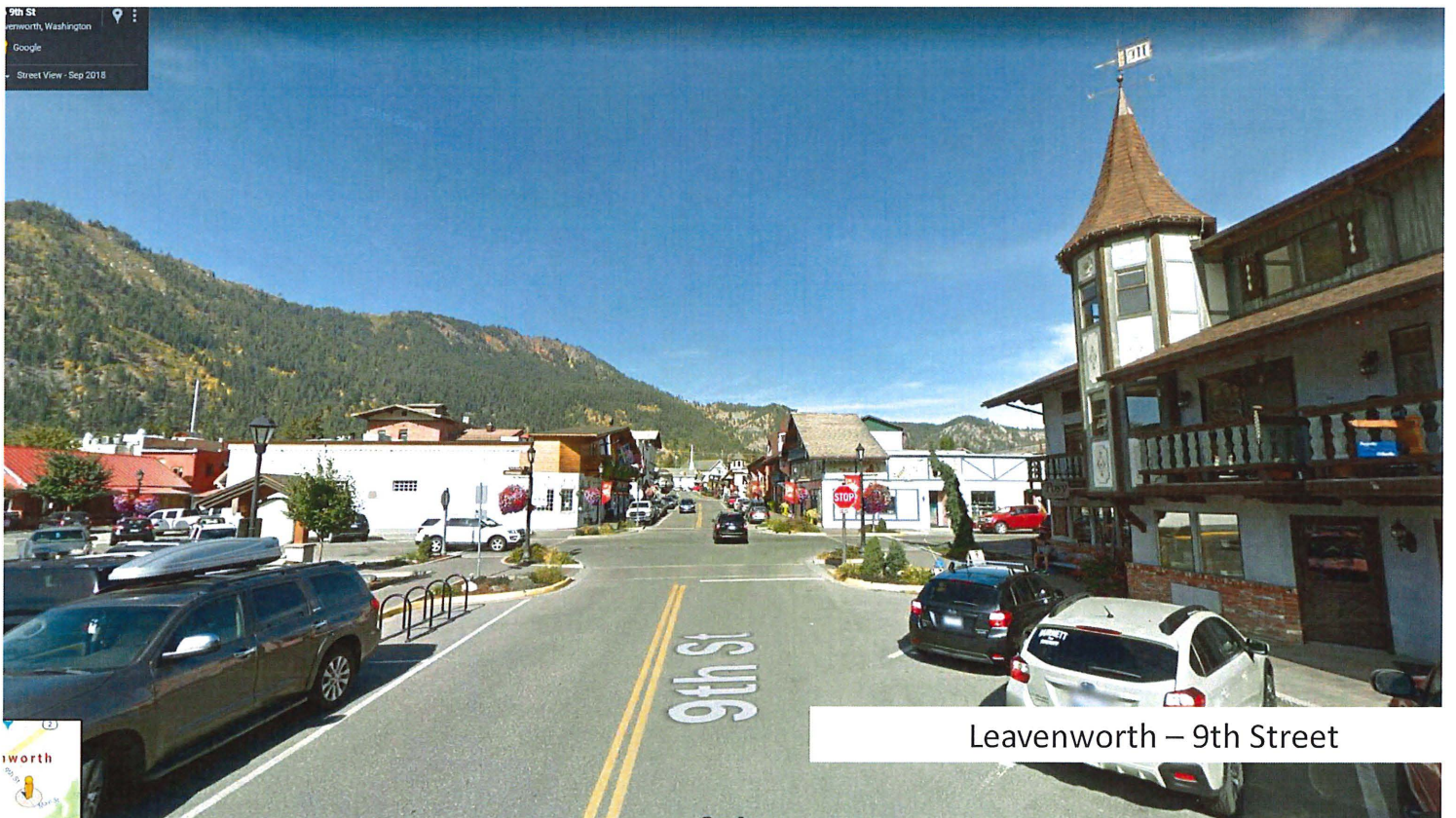
Corvallis– SW 2nd Street



Corvallis– SW Madison Ave



Klamath Falls – US 97



Leavenworth – 9th Street



MIXED USE DEVELOPMENT



Bend – NW Franklin



Bend – NW Bond



Bend – SW Wall and Arizona



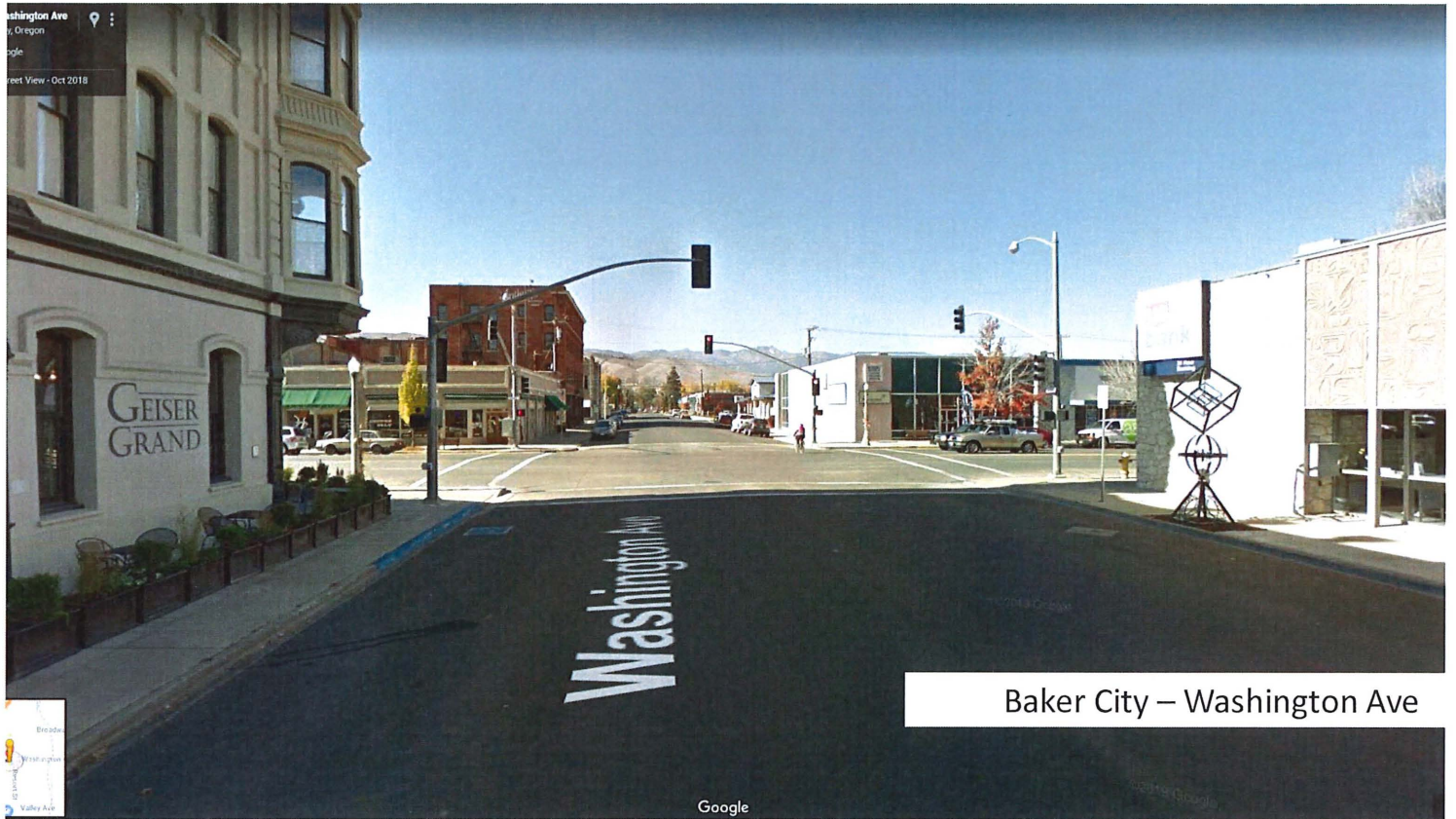


Redmond – SW 6th Street

PLACEMAKING





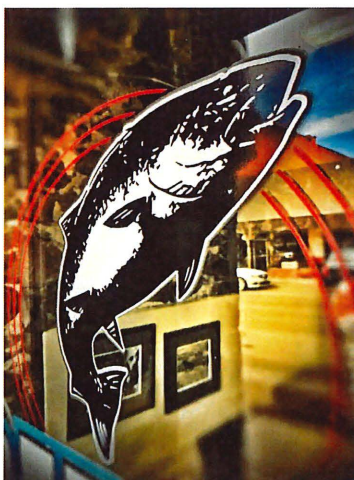




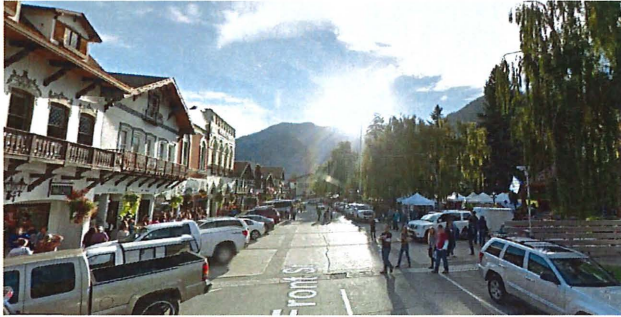


Bend – Old Mill District

Elements of vibrant and successful downtowns



- Active streetscapes
- Public gathering spaces
- Critical mass of businesses
- Mixed uses
- Retail and dining options
- Housing options
- Community and social organizations
- Arts and entertainment
- Landmarks
- Character architecture



Active streetscapes



Public gathering spaces



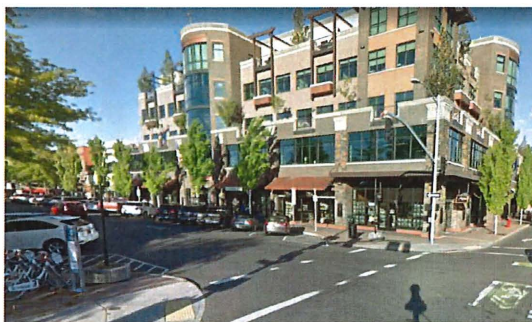
Critical mass of businesses



Mixed uses



Retail and dining options



Housing options



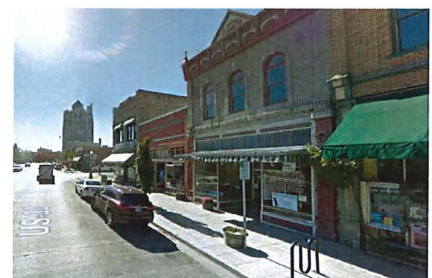
Community and social organizations



Arts and entertainment



Landmarks



Character architecture

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From: Todd Carpenter <tcarpenter@reboundmd.com>

Date: March 14, 2019 at 4:13:27 PM PDT

To: Steve Harris <sharris@ci.the-dalles.or.us>, Gene Parker <gparker@ci.the-dalles.or.us>

Cc: Matthew Klebes <MKlebes@ci.the-dalles.or.us>, Dawn Hert <dhert@ci.the-dalles.or.us>

Subject: recreation facility

Just wanted to give you all an update on the Recreation Facility in case you wanted to report on it this month ☺

1. We completed two concepts for the front façade and presented them both to the Landmark committee. This was approved.
2. We received approval from The Dalles Main Street to work on a grant package for the front street façade. It was submitted to the state Last Friday. We called it the “Merchants landing restoration project” we tied the grant application into the idea of the merchants and settlers in the late 1800’s early 1900’s who set up shop along 1st and 2nd street near the river to provide pioneers products and services.
3. We have started pulling up stinky carpet, removing garbage and cleaning the place out. we are focusing mainly on the east side building first, but have drifted into the other areas on the main street level. I’m trying to dispose of (offer for free) some of the junkier stuff through people who will re-use it or salvage.
4. I’ve re-keyed the east side front and back doors, do I need to provide the city with these keys?
5. We are holding onto things that may have some value and most likely will use them to ask the community or hold an auction for donations to help support The Dalles Main Street program as a way to give back.
6. Carla and I have spoken with a lot of folks in the community and have settled on a strategy for the main floor of the East end of the recreation (the old Empress, Columbian, and Grand theater area) to allow local crafters, makers, designers, etc who can’t afford a full retail space to set up shop in 10x10 (or maybe smaller) spaces to sell their wares to the community and to visitors. We are informally calling it the merchants market.
7. We have a meeting setup with the folks who are trying to build a community center to see if we can come up with a plan for them for part of the basement area.
8. Regarding the roof, the snow killed us. We still have a lot of standing water on the roof and some issues as a result inside. Now with the warmer weather coming we will start looking at roof repair and shoring up the areas also moving east to west.
9. I’ve reached out to the neon sign museum to begin conversations around restoring and using the Recreation sign either on the back of the building facing the hwy or the inside of the west side where we will likely provide an amusement/rec space for families. I haven’t heard back yet but I’m not in a hurry as we will be waiting to hear on the grant first.
10. I don’t think anything I’m doing requires a permit yet so if I’m wrong, please let me know ☺

That’s about it for now ☺

Let me know if you have any questions.

Thanks Todd

Todd Carpenter | *Information Technology*

Rebound Orthopedics & Neurosurgery

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