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Regular City Council Meeting
December 13, 2021
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MINUTES

CITY COUNCIL MEETING
DECEMBER 13, 2021
5:30 p.m.

VIA ZOOM
LIVESTREAM VIA City website

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Darcy Long, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Pro Tem Daniel Hunter, Legal Counsel Jonathan Kara, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Alice Cannon, Public Works Director Dave Anderson, Police Chief Tom Worthy, Senior Planner Dawn Hert

CALL TO ORDER

The meeting was called to order by Mayor Mays at 5:30 p.m.

ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Grossman. All Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Mays asked Councilor Runyon to lead the Pledge of Allegiance.

Councilor Runyon invited the audience to join in the Pledge of Allegiance.

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APPROVAL OF AGENDA

It was moved by Randall and seconded by McGlothlin to approve the agenda as submitted. The motion carried 5 to 0; Randall, McGlothlin, Long, Richardson, Runyon voting in favor; none opposed.

PRESENTATIONS PROCLAMATIONS

The Dalles Area Chamber of Commerce Tourism Report

The Dalles Area Chamber President/CEO Lisa Farquharson reviewed the report.

Councilor Long thanked Farquharson for the depth of the report and the work done by the Chamber.

AUDIENCE PARTICIPATION

Leann Lewis, Montana Street talked about the issues she is having with the new construction on 19th Street.

She reviewed the items she felt were in violation:

- Two homes very close together on one lot – fire hazard
- Railing on decks see through – see trash, dogs and hear loud talking
- The property looks right into her back yard, which is down slope from the neighbors
- Neighbor walks around naked – no curtains, she has children

Mayor Mays asked if what she was asking for was code enforcement. He asked her to prepare a recommendation for Community Development Director Alice Cannon.

Lewis thanked the staff and Councilors that had come by to see the issues, she invited the rest of Council to come by and see what she was talking about. Lewis previously sent an email with photos to the Council (attached).

Steve Lawrence, 2017 View Court, encouraged Council to budget to complete the Bike Kiosk at Lewis and Clark Park before the Bike Trail was complete in 2024. He said Council needed to address how to welcome cyclists to The Dalles.

McGlothlin said it was time to circle around to finishing the kiosk.

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Richardson agreed and said more signage was needed.

City Manager Pro Tem said the Gorge Hub was designed from Fairview to The Dalles with maps at each hub with locations of the other hubs on the route. He said the hub was Mosier, and it wasn't complete. He said the Mosier hub was extensive, with a budget of over \$1 million.

Lawrence said he had talked to ODOT and there was additional funding available for the hub.

Mayor Mays asked Hunter to work with City Manager Krueger on funding in fiscal year 2022-23.

CITY MANAGER REPORT

City Manager Pro Tem Daniel Hunter reported 55 employee's CPR certification had lapsed over the last year. He requested \$4,015 from the safety funds to pay for classes through Columbia Gorge Community College.

Long said a local non-profit had found an online recertification program. She said she would like the City to look into the program first.

It was the consensus of Council to have Hunter look into the online program, to save money, and if the program wasn't a good fit to proceed with training through Columbia Gorge Community College.

CITY COUNCIL REPORTS

Councilor Runyon reported:

- Work Session City Manager Recruitment
- Mayor
- Main Street Executive Director, Tory Davis
- QLife Meeting
- Community Development Director on Ms. Lewis's issue

Councilor Randall reported:

- Main Street Executive Director, Tory Davis
- Citizens regarding Gitchel Building
- Google Strategic Investment Program

Councilor Long reported:

- Housing Webinar Mid-Columbia Economic Development District
- Main Street Executive Director, Tory Davis

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- Work Session City Manager Recruitment
- Mayor
- Citizens regarding Gitchel Building
- Ms. Lewis property issue

Councilor McGlothlin reported:

- Main Street Executive Director, Tory Davis
- Gitchel Building

Councilor Richardson reported:

- Gitchel Building
- Mayor
- Main Street Executive Director, Tory Davis
- Work Session City Manager Recruitment

Mayor Mays reported

Main Street Executive Director, Tory Davis

Scott McKay retirement at Mid-Columbia Senior Center

CONSENT AGENDA

It was moved by Long and seconded by McGlothlin to approve the Consent Agenda as presented. The motion carried 5 to 0, Long McGlothlin, Randall, Richardson, Runyon voting in favor; none opposed.

Items approved on the consent agenda were: 1) The minutes of the November 8, 2021 Regular City Council Meeting; 2) The minutes of the November 22, 2021 Regular City Council Meeting; 3) Police Surplus 8 Watchguard Vista Body cameras and 8 bay doc; 4) Approve Surplus Two 2017 (2) Ford explorer SUV police cars (VIN: 1FM5K8AR5HGE15714 AND 1FM5K8AR5HGE15715) for use as trade in on new vehicles; 5) Approval of Issuance of Enterprise Zone funds to CGCC; 6) Approval of Amendment No. 14 to Operations Management International (OMI) Agreement to operate the Wastewater Treatment Plant for Fiscal Year 2021-2022.

PUBLIC HEARING

General Ordinance No. 21-1388, an Ordinance Amending Sections 10.2.030, 10.5.060.030 and 10.5.070.020 of The Dalles Municipal Code, Title 10 - Land Use and Development

Mayor Mays reviewed the guidelines for the public hearing. Mayor Mays opened the public

hearing.

Community Development Director Alice Cannon reviewed the staff report.

Mayor Mays asked if anyone had any comments in favor of or in opposition to the ordinance.

Kenny LaPointe, Mid-Columbia Community Action Council (MCCAC), said he was opposed to the conditional use permit, as it could possibly slow down the process underway for a Navigation Center. He said MCCAC had received \$1.5 million grant from the State for the project and was concerned about timelines for the grant process and any appeals that could be costly.

Mayor Mays closed the public hearing.

Council discussed appeal and timeline.

Facts discovered:

Can be appealed whether conditional use or not – even Ordinance can be repealed

House Bill 2006 expires July 1, 2022

Permitted use requires site team review, which can take up to 120 day and can still be appealed

Could incorporate language to include guidelines for applications prior to a specific date; and after a different specific date.

Change wording on “require” bathroom, laundry facilities to “access to...” “ Use State law

It was the consensus of Council for staff to revise the Ordinance as discussed and bring back to Council at the January 10, 2022 Council Meeting.

CONTRACT REVIEW BOARD

Utility Underground Feasibility Study Contract, proposal cost at \$72,177 with Stoddard Power Systems

City Manager Pro Tem Daniel Hunter reviewed the staff report.

McGlothlin asked if there were sufficient funds available.

Finance Director Angie Wilson said the resolution amending the budget to move the funds from contingency would be coming up later on the agenda.

It was moved by McGlothlin and seconded by Randall to authorize the City Manager to enter an agreement with Stoddard Power Systems to complete the Downtown Utility Underground Feasibility Study at a cost not to exceed \$72,177. The motion carried 5 to 0, McGlothlin,

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Randall, Richardson, Runyon, Long voting in favor; none opposed.

ACTION ITEMS

Resolution No. 21-031 Approving a Rate Increase Averaging Approximately 5.05% Resulting from Increased Operational and Disposal Fee Costs Incurred by The Dalles Disposal Service, Effective January 1, 2022

City Manager Pro Tem Daniel Hunter reviewed the staff report. It was moved by Randall and seconded by McGlothlin to adopt Resolution No. 21-031 approving a rate increase averaging approximately 5.05% resulting from increased operational and disposal fee costs incurred by The Dalles Disposal Service, effective January 1, 2022.

Long said she asks for the operational cost before approving the rate increase every year and was asking again. She said she had to look up what the Standard Metropolitan Statistical Area was. She said it covered metropolitan areas, not small rural areas.

Jim Winterbottom, Waste Connections said they used the same CPI as the Landfill. He read the list of increased costs from his report.

Long said that didn't show if the increase to rate was to increase profits or cover expenses. She said she felt it was her responsibility as an elected official to ask these questions.

Kara said the franchise agreement with The Dalles Disposal required financial statement every year.

Winterbottom said he believed those were provided to the City Manager or City Attorney in the past. He said he could provide them.

Mayor Mays asked Long if she would like staff to get that information for her. She said she would like to see bottom line for Waste Connections before approving the rate increase. She said she felt the constituents need to know if the increase is necessary to provide service, or to maintain a large income.

McGlothlin said it was an honorable company, but he was concerned that the required documentation wasn't on file.

Randall and McGlothlin withdrew their motion.

It was the consensus of Council for staff to ask Waste Connections for the financial information

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and bring the information and Resolution back to the Council on January 10, 2021.

Resolution No. 21-032 Authorizing Transfers of Budgeted Amounts Between Categories of The General Fund of the City Of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2022

Finance Director Angie Wilson reviewed the staff report.

It was moved by Long and seconded by Richardson to adopt Resolution No. 21-032 Authorizing Transfers of Budgeted Amounts Between Categories of The General Fund of the City Of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2022. The motion carried 5 to 0, Long, Randall, Runyon, Richardson, McGlothlin voting in favor; none opposed.

Authority to Increase Police Department Evidence Officer to ¾ time

City Manager Pro Tem Daniel Hunter reviewed the staff report.

It was moved by McGlothlin and seconded by Randall to authorize the City Manager to increase the Evidence Officer position to three-quarter time. The motion carried 5 to 0; McGlothlin, Randall, Long, McGlothlin, Runyon in favor; none opposed.

DISCUSSION ITEMS

Gitchel/Waldron Drug Building

City Manager Pro Tem Daniel Hunter reviewed the staff report.

Mayor Mays asked Eric Gleason to address Council as representative of Friends of the Waldron Brothers Drug Store aka Gitchel building.

Gleason reviewed the history and documents in favor of preservation of the building. (attached)

Hunter said the last analysis was done in 2015, he was unsure of deterioration since that report.

Long said the Friends group just needed access, they had funds available.

In response to a question Gleason said the Friends would like to preserve the building on location if at all possible.

After some discussion it was the consensus of the Council to have staff contact KPFF for a new analysis next fiscal year, including:

- Projected costs and feasibility of making the structure usable with occupants where it sits.
- Projected costs and feasibility of moving the structure, assuming no cost of lot for sighting.
- Projected costs and summary of structural work needed for demolition, including salvage of exterior stones and HVAC system.

EXECUTIVE SESSION

In accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Mays recessed Open Session at 8:20 p.m.

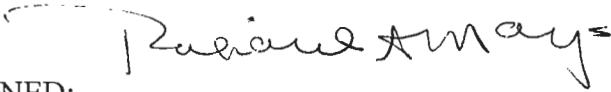
Mayor Mays reconvene Open Session at 9:23 p.m.

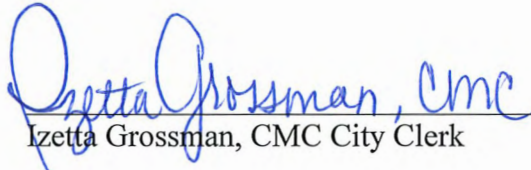
It was moved by Long and seconded by McGlothlin to not authorize any additional funds for the Gorge Aviation Services, LLC vs. City of The Dalles and Klickitat County litigation. The motion carried 5 to 0; Long, McGlothlin, Runyon, Richardson, Randall voting in favor; none opposed.

ADJOURNMENT

Being no further business, the meeting adjourned at 9:27 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED: 
Richard A. Mays, Mayor

ATTEST: 
Izetta Grossman, CMC City Clerk

From: [Leanne Lewis](#)
To: [Alice Cannon](#); tmclothlin@ci.th-dalles.or.us; [Izetta F. Grossman](#); [Julie Krueger](#); drrichardson@ci.th-dalles.or.us; srandall@ci.th-dalles.or.us; [Darcy Long](#); rrunyon@ci.th-dalles.or.us; rpalmer@mcrf.org
Subject: Fwd: 2 houses on lot above me
Date: Thursday, December 09, 2021 11:34:23 AM
Attachments: [66076830551_A247E6C6-FF1-49CA-821F-50F889F7B995.HEIC](#)
[66076840971_40146E19-4003-4E70-ADF9-26FCED5EE0D5 \(2\).HEIC](#)

Attention The Dalles City, and Counsel Members

There are now 2 homes on the same lot above me, the roofs are about 5 feet apart, extreme fire danger. I'm asking for a quick stop work order until the city reevaluates its fire and Luda code. I now have zero privacy in my backyard, and all of our bedrooms upstairs can be viewed directly in, from all of their decks. The Luda City code says i have a right to privacy, i have already provided all the codes in my past emails. I HAVE ZERO!!!!

I would like all city planners, commissioners, city council members and the fire marshal to come to my home to evaluate what is being built in back of me. My neighbors are also sickened as to what is going happening concerning land use here.

Please contact me directly to swing by our property to see for yourself.

The goal for the Dalles Vision is NOT this! it's extremely dangerous, FIRE alone will jump from one structure to the next in a minute.

I look forward to hearing from each and everyone of you. We all can meet at the city building to discuss further what needs to be done to stop this land use negligence.

Leanne K. Lewis
OSU Alumni
TEXT or Call 503.515.6331

my address
1826 Minnesota St
97058

----- Forwarded message -----

From: **Leanne Lewis** <world6331@gmail.com>
Date: Thu, Dec 9, 2021 at 11:01 AM
Subject: 2 houses on lot above me
To: Leanne Lewis <world6331@gmail.com>

Thank You
Leanne Lewis



City of The Dalles City Council

MONDAY, DECEMBER 13, 2021 | 5:30 PM

Zoning Ordinance Text Amendment - ZOA #106-21

Proposal: *Consideration of proposed changes to The Dalles Municipal Code, Title 10 - Land Use and Development. Amendment to expand the permitted uses in the Commercial General and Commercial Light Industrial zones to allow Shelter Housing, also defined as Established and Seasonal Shelters, as permitted uses subject to proposed standards.*

Properties: *All properties located in the Commercial General and Commercial Light Industrial Zoning Districts within the City of The Dalles Urban Growth Boundary.*


Applicable Properties



Planning Commission Public Hearing

November 18, 2021

At the November 18, 2021 Planning Commission public hearing, the Commission agreed with a majority of staff's recommendations. However, the Commission made three modifications to the proposed code amendments:

- *For established and seasonal shelters in the CG – General Commercial zone, seasonal shelters were removed from the list of permitted uses in the CG – General Commercial zone to uses that are allowed only after obtaining Conditional Use permit approval at a hearing before the Planning Commission. (Established and seasonal shelters remain listed as permitted uses in the CLI – Commercial/Light Industrial zone.)*
 - *Bathing facilities are now required for both established and seasonal shelters.*
 - *Shade trees are now listed as a required element in landscaping provided for established shelters.*
- 

Zoning Ordinance Text Amendment Review Criteria

- **The Dalles Municipal Code – Title 10- Land Use and Development.**
 - **Section 10.3.110.030.** Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules, including the State Transportation Planning Rule OAR 660-012-0060.

- **The Dalles Comprehensive Land Use Plan**

- **Goal 1: Statewide Land Use Planning** – To ensure that the land use planning process is consistent with the requirements for the Comprehensive Land Use Plan and the Statewide Land Use Planning Act.
 - Policy 1.1: The land use planning process shall include opportunities for citizens to participate in the planning process and to provide input to the planning process.
- **Goal 2: Land Use Planning** – To ensure that the land use planning process is consistent with the requirements for the Comprehensive Land Use Plan and the Statewide Land Use Planning Act.
 - Policy 2.1: The land use planning process shall include opportunities for citizens to participate in the planning process and to provide input to the planning process.
 - Policy 2.2: The land use planning process shall include opportunities for citizens to participate in the planning process and to provide input to the planning process.
- **Goal 3: Planning** – To ensure that the land use planning process is consistent with the requirements for the Comprehensive Land Use Plan and the Statewide Land Use Planning Act.
 - Policy 3.1: The land use planning process shall include opportunities for citizens to participate in the planning process and to provide input to the planning process.
 - Policy 3.2: The land use planning process shall include opportunities for citizens to participate in the planning process and to provide input to the planning process.



Zoning Ordinance Amendment Review Criteria

- *The Dalles Municipal Code – Title VII Land Use and Development*
- *§4-116-110.010 Purpose and Intent: To establish a comprehensive Plan and State Goals and Objectives for the City of Dalles, Oregon. Title VII Land Use and Development, Article 116-110-010*
- **The Dalles Comprehensive Land Use Plan**
 - **Goal #1 Citizen Involvement.** To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.
 - **Policy 3.** The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.
 - **Goal #2 Land Use Planning.** To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assist the Executive Council as a basis for such decisions and actions.
 - **Goal #2.0 Housing.** To provide for the housing needs of citizens of the area.
 - **Policy 3.** Flexibility in implementing policies is required to accommodate inflation to foster a variety of development scenarios and housing options.
 - **Policy 21.** The City will support programs that would enable low and middle income people to obtain safe and sanitary housing and/or quality and quantity of care in long-term care.

Zoning Ordinance Amendment Review Criteria

- *The Dallas Municipal Code – Title 16: Land Use and Development*
 - Section 16-1-010 Purpose of the Ordinance – to provide a framework for the City to comply with State, Local, and Federal laws and to ensure the City's growth and development in a manner that is consistent with the City's goals and objectives.
 - Goal #1: Land Use Planning To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.
 - Policy 1 The City will maintain a process and policy framework that includes opportunities for citizens input as a part of the basis for all decisions and actions related to the Ordinance.
 - Goal #2: Land Use Planning To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.
 - Policy 2 The City will maintain a process and policy framework that includes opportunities for citizens input as a part of the basis for all decisions and actions related to the Ordinance.
 - Policy 3 The City will maintain a process and policy framework that includes opportunities for citizens input as a part of the basis for all decisions and actions related to the Ordinance.



Zoning Ordinance Amendment Review Criteria

- *The Dalles Municipal Code – Title 20 – Land Use and Development.*
- *Walton H. Gifford, P.E., Director, Environmental and Planning Services, Inc. (E&P) – Comprehensive Plan and State Land Use Activities Act, including the State Transportation Planning Rule (TRP) 2001-11-1-0000*
- **The Dalles Comprehensive Land Use Plan**
- Goal #1: Support Employment To provide a high quality environment that attracts the investment for citizens to be employed in all phases of the economy.
 - *Policy 2. To attract, enhance, grow, and protect employment that benefits the community and the environment as well as the best use of resources and economic development.*
- Goal #2: Land Use Strategy To provide a land use strategy that provides for the growth and development of the community and the state in a way that is consistent with the state's land use strategy and the state's transportation strategy.
- **Goal #10 Housing.** To provide for the housing needs of citizens of the state.
 - **Policy 8.** Flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options.
 - **Policy 21.** The City will support programs that would enable low and middle income people to obtain safe and sanitary housing through public and private for profit or non-profit efforts.

Council Alternatives

1. Planning Commission recommendation to City Council:

Move to adopt General Ordinance No. 21-1388 amending three sections in Title 10 – Land Use and Development of The Dalles Municipal Code.

2. Decline the adoption of General Ordinance No. 21-1388.

3. Move to direct staff to modify General Ordinance No. 21-1388 to allow shelter housing to be permitted outright in the CG-General Commercial zone.



**Mid-Columbia
Community
Action Council**

Mid-Columbia Community Action Council
Serving Hood River, Wasco, and Sherman Counties
312 E. 4th St, The Dalles, OR 97058
606 State St, Suite 1B, Hood River, OR 97031
Tel: (541) 298-5131
www.MCCAC.com

December 13, 2021

RE: Legislative Public Hearing and consideration of Ordinance No. 21-1388

Mayor Mays and The Dalles City Councilmembers,

First of all, I want to thank the Planning Commission, City Council and City Staff for their continued dedication and support of Mid-Columbia Community Action Council (MCCAC), and its partner in agencies, as we work to prevent and end houselessness in our community. Thanks to your work, we have been able to expand the number of shelter beds available in the region from approximately 7,000 bed nights in the winter of 2020-2021 (November-March) to nearly 11,000 bed nights for the current 2021-2022 winter season. As you know, winter months in the Gorge pose very challenging conditions for our most vulnerable community members. Providing a safe, warm place to sleep is critical to the health and well-being of our houseless friends and neighbors. Again, I want to thank you and commend you for your work to address houselessness.

In addition to your support, I want to thank you for dedicating the time and resources to ensure that our land use system addresses the need for ongoing shelter in our community. As many of you know, MCCAC received \$1.5 million from the Oregon Legislature during the 2021 Legislative Session to develop a Navigation Center in The Dalles. The Navigation Center will become the future location of MCCAC's non-congregate shelter site (currently located on Bargeway and Terminal) along with MCCAC's office and co-location of other partner agency programs. These partner agencies include the Mid-Columbia Center for Living, the Mid-Columbia Housing Authority, The Next Door, Nch'i Wana Housing, One Community Health, Bridges to Health and the Oregon Human Development Corporation. Your work to address shelter siting in the City of The Dalles Land Use Development Ordinance will play a critical role in making the Navigation Center possible.

That being said, I have concerns with one aspect of the recommendations in General Ordinance 21-1388. This pertains to the Planning Commissions modification #1 to the proposed amendment. This modification reads as follows:

- 1) For established and seasonal shelters in the CG – General Commercial zone, seasonal shelters were removed from the list of permitted uses in the CG – General Commercial zone to uses that are allowed only after obtaining Conditional Use permit approval at a hearing before the Planning Commission. Established and seasonal shelters remain listed as permitted uses in the CLI – Commercial/Light Industrial zone.***

While this change is seemingly minor, it may pose a major challenge to MCCAC's ability to complete the development of the community Navigation Center within the timelines defined in legislation (June 30, 2023). In fact, it could pose a challenge to completing the project at all. The Conditional Use Permit (CUP) process recommendation for shelters established in General Commercial zones is the center of our concern. Historically, the CUP processes has allowed for "Not In My Backyard (NIMBY)" rhetoric to control both affordable housing and shelter development processes. In many cases, NIMBYism has resulted in appeals to the Land Use Board of Appeals (LUBA) putting projects on hold while going through a lengthy legal defense. In some cases LUBA appeals have resulted in projects not being completed simply due to developers no longer being able to comply with funding timelines. This is without regard to the merit of the actual LUBA appeal. With approximately 18 months remaining on our funding timeline for The Dalles Navigation Center, a LUBA appeal would pose a significant threat to the project completion.

MCCAC values involvement from the community on any project we are working on, however it would not be beneficial to the community and the extremely vulnerable people MCCAC is serving to have to go through a timely and potentially costly CUP process, especially if a LUBA appeal were to be initiated. This could result in significant funding losses for our community and future increases in houselessness, which we cannot afford/ The remainder of the Shelter Siting Land Use Ordinance provides the framework needed to ensure project and operational success. This includes surety that project design meets the needs of the surrounding areas, that organizations operating shelter have a history of success and that operations provide for overall community safety and well-being. While the Shelter Siting Land Use Ordinance helps to accomplish this, these are also embedded into the goals of MCCAC's Navigation Center project. MCCAC has a history of operating shelter in The Dalles and has done so with integrity.

That being said, I would like to recommend that The Dalles City Council remove the CUP process requirement for projects in General Commercial zones, as shown in modification #1. I recommend that the City Council allow shelters established in both General Commercial zones or Commercial/Light Industrial zones be permitted as an outright use.

Once again, thank you for your work to address the shelter needs of our houseless community members. Without your support, many of our community members would be at risk of major health implications, including death, due to the extreme winter conditions in the Mid-Columbia Gorge. Shelter is both key to their safety and their future success.

Best Regards,

A handwritten signature in black ink, appearing to read 'Kenny LaPoint', with a stylized flourish extending from the end.

Kenny LaPoint
Executive Director

Comments, Additions, and Clarifications to the November 2021 ASR concerning the Gitchell/Waldron Brothers Drugstore Building

Our thanks to the city staff and Daniel Hunter for pulling together and documenting many of the recent developments relating to the ongoing efforts to preserve the Waldron Brothers Drugstore. We would like to take this opportunity to add additional nuance, clarification, and perspective as well, and think it is best to start back at 1978, when the building was already 104 years old.

- 1978: The City purchases the building for **\$28,000** when 1st Street access to the building is compromised by the shift of the Union Pacific railroad tracks to the north side of 1st Street. According to then mayor John Lundell, the City purchased the building to ensure its preservation.
- 1982: City leases the building to the Jaycees for restoration; they open it as a seasonal haunted house.
- 1986: Waldron Drugstore listed on the National Register of Historic Places.
- 1989-1990s: The Gleaners use the building.
- 1996: The Mural Society raises money and, with the help of the City, restores the faded advertising mural for the Regulator Line steamboats on the east side of the building.
- 2009: The City Council, recognizing the intrinsic and historic value of the building to the community, commissions an engineering report from KPFF, and follows the engineer's recommendations and completes the necessary repairs to preserve the building. The building received a **new roof** engineered to earthquake standards, the **parapet walls are rebuilt, the crack in the NW corner caused by the leaky roof is stabilized and reinforced, insulation, and a heating and ventilation system is installed** to prevent further deterioration. The adjacent billboard is removed so that the building itself would serve as a billboard advertizing the historic downtown. The city invests over **\$250,000** into the building to preserve it in perpetuity as a static tourist attraction.
- 2014: Councilor McGlothlin spearheads Council funded repainting of the building front.
- 2015: City asks KPFF to return to reexamine the condition of the building. KPFF finds no major structural issues of concern, recommends changes to the adjacent landscaping to reduce or eliminate water infiltration into the basement, and the monitoring of a possible crack near the top of the SE corner of the building, noting that the crack had been present in 2010, and appeared to be unchanged in 2015. Staff recommendations then and now are inconsistent with this engineering report. City has not addressed any of the items identified by the engineers.
- 10/10/17: Proposal from Gleason lists three options, with Option 1, the preservation of the building in place, as the clearly preferred option. Option 2 would move the building 25 feet north, Option 3 would move the building to the opposite side of 1st Street.
- 05/09/18: Gleason receives letter from ODOT State Rail Planner Robert I. Melbo who explained that a 25 ft safety right of way only applies to railroad owned property, not the City owned Waldron Building. Gleason forwards on this letter to City staff.
- 05/14/18: Council directs staff to work with Gleason on Option 3, moving the building to the south side of 1st Street.

- 08/30/18 Emmert International estimates that the cost to move to a new location on the south side of 1st Street would be approximately \$800,000. This estimate does not include the cost of a new foundation, utilities, etc.
- 2018: Matthew Klebes, City staff, approaches Urban Renewal about relocating the Waldron to Renewal owned vacant property on the south side of 1st Street. Urban Renewal Agency is not interested in this proposition. City owned lot at the SE corner of 1st and Washington is also investigated as a possible relocation lot, but the City rejects this idea.
- 09/24/18: ASR report staff recommendation: *Move to direct staff to discontinue negotiations for Option 3 [moving the building] and re-evaluate the potential for Option 1 [restoring the building in place] involving a nonprofit acquiring ownership of the building with reversionary clause, providing liability insurance, conducting yearly structural inspections, and fundraising to perform preservation and restoration work as needed on the building in its current location.* Contrary to this recommendation, Council votes for staff to develop an RFP for demolition.
- 2019: The Waldron Drugstore is listed as one of Oregon's Most Endangered historic properties by Restore Oregon.
- 2019: The Friends of the Waldron Brothers Drugstore becomes a 501c3
- 2019: Restore Oregon and The Friends of the Waldron commission Marketing and Reuse Study for the building.
- 2019: The Dalles Main Street and the Friends of the Waldron develop a preservation and reuse plan for the building, presenting it to the City Council during their 8/26/19 Work Session. Council directs Main Street to work with City Manager and Attorney to develop an acceptable plan.
- 8/27/2019 to early 2020: Main Street attempts to work with staff as directed by Council, without any initial success.
- 2020-present: Pandemic makes life difficult for everyone, curbing many plans and projects.
- 2021: Main Street reorganizes with a shift in focus away from the Waldron Project, Friends take the lead.

None of the issues and worries identified by the city staff are insurmountable, and The Friends are looking forward to working constructively and cooperatively with the City to find the best path forward towards the long term preservation of the Waldron Brothers Drugstore. This building has been a valuable part of our community for more than eight generations, we do not want to be the generation that loses it forever!

From: [Izetta F. Grossman](#)
To: [Darcy Long](#); [Dan Richardson](#); [Izetta F. Grossman](#); [Jonathan M Kara](#); [Julie Krueger](#); [Richard Mays](#); [Rod Runyon](#); [Scott Randall](#); [Timothy McGlothlin](#)
Subject: FW: Waldron Drug store building
Date: Monday, December 13, 2021 3:43:53 PM

-----Original Message-----

From: Sam Woolsey <samwoolseyrents@gmail.com>
Sent: Monday, December 13, 2021 3:40 PM
To: Izetta F. Grossman <igrossman@ci.the-dalles.or.us>
Subject: Waldron Drug store building

To whom it may concern,

I would like to be placed on record for the preservation of the Getchell Building(Waldron Drug store). The building is the oldest commercial building downtown. It represents the heritage of first street and is seen by freeway traffic and tour boats alike.

It is well known by state preservationists and considered to be one of 10 buildings in the state that is endangered to be demolished. That would be a travesty to the downtown area. For too many years we have destroyed the heritage that we should preserve I.e. Train Depot, Hotel Dalles and others.

When tourists come to town they want to see what The Dalles has to offer I.e. historic buildings, shopping, murals. We should put a sign on top of the Getchell building that says: "Visit Historic The Dalles"

Thank you,
Sam Woolsey
751 E 18th
The Dalles
Sent from my iPhone

From: MELBO Robert I

Sent: Wednesday, May 09, 2018 12:54 PM

To: BELL Christopher S *Historian

Cc: GOODMAN Cary; HOLTHOFF Carolyn P; GUNN Kenneth J; RUDNICKI Larissa; BOTTMAN Tobin C

Subject: RE: FW: Railroad right of way issue

Chris:

It is the 2009 Waldron Drug Store building engineering report that mentions Union Pacific requires a 25-foot set back from track centerline as a standard for placement of buildings. However, the report failed to note this railroad standard, of which there are many, isn't applicable off railroad property. The assertion that the Waldron building may be encroaching on the railroad right of way by a half to three-quarters of an inch is a minor issue, I believe, given that the 1867 building predated construction of the railroad and it was the northward shift of the railroad circa 1979-80 and the resulting property line adjustments that likely set the stage for the encroachment. What I'm suggesting here is that the location of the new right of way boundary in association with this project was imprecise.

All railroads adopt standards and they are a good thing because they provide for commonality and quality in construction, equipment, maintenance and procedures across far-flung systems. In many ways they represent extant "best practices." But standards are also dynamic in that they can be canceled, revised and newly-created as times and technology dictate. And railroads do deviate from their standards in situations where adherence is not possible or practical. Because of the Waldron building's location today relative to the track, I question whether the 25-foot standard existed circa 1979 when the mainline was shifted 15 feet northward. If a 25-foot set back was in effect 40 years ago then someone made a decision that 12 feet was sufficient and the building's location was "grandfathered." As an alternative, the railroad could have acquired the structure through condemnation and tore it down. In fact, the railroad's right of way appears to be so narrow in this immediate area that its northern boundary is only 12 to 14 feet from the centerline of the most northerly track, meaning that an adjoining property owner could erect a future building that would be closer than 25 feet.

The only other question I can think of is whether there exists an agreement between Union Pacific and the City of The Dalles that contains a condition specific to this building. Given the magnitude of this project in the late 1970s I would expect there to be some sort of an agreement executed between the parties, but the Public Utility Commission would not necessarily have received a copy that was subsequently bequeathed to ODOT. Eric should check that out with the city.

Robert I. Melbo

State Rail Planner

Oregon Department of Transportation

Rail and Public Transit Division

555 13th Street, N.E., Suite 3

Salem, Oregon 97301

(503) 986-4137 FAX (503) 986-3183

robert.i.melbo@odot.state.or.us

Market Assessment of the Waldron Building

For

Friends of the Waldron, The Dalles, Oregon

Summary of Findings: July 29, 2019



Portland, Oregon
www.marketekinc.com
503.504.6770

1.0 Project Description and Assumptions

The Waldron Brothers' Drugstore ('the Waldron') is the oldest intact commercial building in The Dalles constructed in 1879. Restore Oregon identified the Waldron as one of the 10 Most Endangered historic buildings in Oregon (2019) and to help jumpstart its revitalization, provided a small grant to the Friends of the Waldron to evaluate options for an economically viable use. The Friends and Marketek have collaborated to produce this preliminary evaluation of the most viable uses for the building. Market and economic conditions in The Dalles are dynamic and the information gathered in the summer of 2019 should be refreshed if more than 18 months pass prior to specific building renovations getting underway.

The project goals include:

1. Build the capacity of local volunteers (Friends group and Main Street) to participate in and understand the components of implementing a market feasibility analysis as part of the sustainability plan for the Waldron Drugstore Building ("the Waldron").
2. Evaluate reuse options that are most likely to succeed and make the best contribution to The Dalles community.
3. Assist with the overall redevelopment timeline for the Waldron, grounded in market, property facts, and conditions.

The project scope included a site visit, working phone meetings with the local project team, a community meeting, interviews with a dozen key local partners and stakeholders, a community survey, inventory of event space, artist survey and written memo of findings and next steps with supporting documentation.

Appendix A provides a timeline of the recent history and current status of the building as chronicled by the Friends of the Waldron.

The market assessment assumes that the building will remain at its current location and have a synergistic relationship with Lewis & Clark Festival Park events, parking and visitor traffic. The Friends group strongly prefers leaving the building where it is for historic authenticity and storytelling as well as to avoid exorbitant moving costs. Additionally, no other site for relocation has been identified. If factors weigh against this option, relocation can be considered. While the City has owned the Waldron since 1978, it is understood that Council's preference is to transfer ownership, responsibility and future operation and maintenance to another organization and/or to demolish the building. Other general assumptions that ground the market work include:

- Historic features and materials will be maintained and protected to retain historic designation
- Serve a public purpose or the 'public good' – if the building remains a public asset
- Prioritize reuse options that are stable, revenue generators
- Focus on uses that demonstrate market demand – local community and beyond
- Consider magnitude of cost associated with new uses/building rehab
- The Dalles is gaining recognition in Portland and Hood River as a less costly, quality community with increasingly diverse job opportunities. See below.

Undergirding the potential for sustainable usage of the Waldron is strong growth in the local and regional economy as reported by Mid-Columbia Economic Development District. Gorge employment has grown by over 10% in the last decade (2007-2017) adding 2,885 jobs with

manufacturing and leisure and hospitality sectors topping the list. Wasco County grew by over 11% adding 1,200 jobs. The Dalles serves as a regional retail/service center with a trading area of an estimated 70,000 residents in Oregon and Washington. The City is growing at a moderate pace with a current population of 14,625 today, up from 13,620 in 2010.

2.0 Community Input

Friends of the Waldron hosted a community meeting on May 18 with over 30 participants. Eric Gleason, President shared a visual and fact-based history of the building, recent work completed and goals of restoration. Mary Bosch, Marketek shared the approach taken to determine market feasibility of a potential use and how other historic properties have succeeded. Peggy Moretti of Restore Oregon discussed the endangered building status and the revitalization support of her organization. Meeting participants shared 10 distinct ideas for building use (from art gallery to office space) and helped establish why the uses would be supported.

The meeting was followed by a community survey to prioritize the proposed uses and gather additional input on space rental, stakeholder interests and general comments on the Waldron. One hundred three (103) people completed the survey. The results appear in Appendix B and helped guide additional research for the top target uses. By far, the majority of respondents were supportive of building restoration. On the subject of relocating the building, which about half dozen respondents raised, the comments were equally divided between keeping it at its original location connected to the park and relocating. The survey comment below is representative of many.

It is such a great building, and a real community asset. It would be great if its reuse could be integrated into the park, I think that its restoration and reuse would benefit the community by making the Park more functional year-round by providing indoor space. The upstairs of the building can be rented out as a bike hostel or for offices, including that of Main Street. The main level would be a great open room that can serve any number of purposes.

3.0 Potential Redevelopment

The Waldron Building has filled many purposes in its 154 years: a Post Office and drugstore, town newspaper office and Masonic Lodge, ticket office, and later as apartments, offices and even a haunted house. Short of a single anchor tenant for the space, it is expected that its reuse will be mixed-use and multi-purpose. What follows is a summary of potential uses identified, but viewed as less likely to come to fruition in the short term or without a strong champion. Also explored are three overarching uses that enable multiple building occupants or users working under an umbrella concept or theme to co-exist. They are: 1. Bike Hub, 2. Art Studio/Service collective, and 3. Multi-purpose Event Center. This section provides an overview of research completed and preliminary conclusions regarding these priority uses.

Critical to the success of any concept/redevelopment use progressing is clearly identifying a champion and advocate for the use, a project team, developer, funding plan, construction-engineering plan, cost estimates, operations budget and pro forma.

Size of space. The Waldron's size and configuration were considered as a general screen in considering if the proposed uses could be accommodated. A next step in the planning process will be to generate floor plans around one or more of the concepts presented here. Each of the three

levels is 1,716 square feet (22 ft. x78 ft) with two levels above ground and a basement. Assuming common area space will absorb 20% or more of each floor for entry ways, hallways, utilities, bathrooms and related, the remaining square footage per floor is 1,373.

3.1 Uses Reviewed but Not Actively Pursued

Proposed Use	Comments
Makerspace	Typically provide a wide range of equipment and services for industrial/crafter hobbyists and entrepreneurs. Must clearly define purpose and size to get at end users and market depth. E.g. small spaces emphasize educating members and larger ones offer equipment. Fees tied to membership. Gorge Makerspace in White Salmon is a local student-oriented model. The Dalles-Wasco County Public Library has opened a Makerspace with a 3D printer, sewing machines, a laser cutter for metal and wood, a vinyl cutter and a spiralizer. Demand should be monitored for this facility. Regarding amakerspaces, one community member commented on this use. <i>I do agree there is a gap. in order to grow a local labor market and also engage a regional visiting/tourist population, we can grow a maker/artist community. The Waldron is one of many locations in which Show and Tell Maker/Artist spaces could be set up.</i>
Co-working Space	The Foley coworking community recently opened in The Dalles and is testing a boutique type space in an elegant historic property. Multiple co-working spaces of different character may emerge locally. The cluster of tech companies in The Dalles area is a potential source of demand. The Gorge Tech Alliance has 60 members focused on research, development, manufacturing and support services. This growing area industry cluster will likely spawn entrepreneurs who could occupy a tech-focused co-working space. MCEDD's 2019 economic development strategy supports alternative working spaces with business support services like flex spaces, makerspaces, agriculture-incubator, etc.
City Offices	The building could accommodate one or more departments that may wish to have access to the water treatment facility, park or Port area. TBD
Apartments	This option had little support as the building location poses challenges related to train noise, 24/7 access through the park, potential parking issues, etc.
Visitor center, history displays, art/craft/ wine sales	The Chamber is the official welcome center. However, the visitor market is extensive. Boat visitors alone number 20,000 per season with 4 cruise lines operating and 136 dockings in The Dalles. (Source: Shore Agent) But, getting their attention is highly competitive with so many venues and so little time. Main drawback to this use is seasonal and not a defined steady income stream. It could be combined with another use.
Historic Preservation Center or degree program HQ	Representative of the Friends of Waldron and the Columbia Gorge Community College (CGCC) met to discuss the creation of a historic preservation program in The Dalles (housed at the Waldron) similar to Clatsop Community College which combines classroom learning, hands-on restoration, skill-building applied to preservation projects in the field. While

	CGCC will explore historic preservation as a component of a construction trades program, it is not interested in leasing or utilizing space in the Waldron in its present location.
Theatre (live)	Existing performance space at St. Peter’s Landmark, Granada Theatre, Sawyer Hall at Zion Lutheran Church. Dalles Theatre Co and Serious Theatre may not have permanent homes and exploratory discussions should occur.
Nonprofit offices	The Dalles Main Street organization has expressed interest and is a lead project partner. Other nonprofits may be interested in sharing space although there appears to be ample supply in the downtown area.
Leverage and link Lewis & Clark Festival Park events	In the last 18 months, the Park was booked for 47 different events that included many small ones like birthday parties and a few larger events like the Hops ‘n Hogs BBQ/Festival. Some of these groups would likely rent the Waldron if available for public or private functions. See Appendix C for a complete list of those who reserved the Park.

3.2 Top Proposed Uses for the Waldron Building

I. Bike Hub

Over 34% of survey respondents identified this use among the top 3 to explore.

Concept

A ‘Bike Hub’ at the Waldron would be a one-stop service center for cyclists traveling on bike trails. The concept envisioned is a place for bikers to wash and service their bikes, store them in a secure location and ideally, stay overnight. Bike rental and retail supplies would augment basic services. Small towns on active bike trails have spawned bike centers or hubs like Santiam Bicycle in Dallas, Oregon and Oakridge Bike Shop, Oakridge where riders can get bike repairs completed, bike storage is available and nearby are rooms to rent or hostel-type arrangements. See also, the ‘donation-based’ bike hostel in Mitchell Oregon, called Spoke’n Hostel as an example of lodging for bikers.

Demand

Dean Runyan Associates has prepared multiple cyclist economic impact reports for Travel Oregon analyzing the overall expenditures of cyclists as well as spending specific to Oregon Scenic Bikeways and Gorge Bikeway regional impacts —for overnight and day trips. Expenditures include lodging accommodations, campground fees, restaurant and bars, groceries, fuel and other transportation costs, bicycle repairs and related clothing and gear, event fees, all types of recreation, and other retail. Travel expenditures in 2014, based on average expenditures per travel party per trip were \$694 for overnight trips and \$98 for day trips. Three key studies detailing current and future cyclist economic impacts are on Travel Oregon’s website.

- Oregon Scenic Bikeway Study 2014, Dean Runyan Associates
- Oregon Bike Industry Regional Economic Impact 2014, Dean Runyan Associates
- Trail Study – Columbia River Gorge, 2014, Dean Runyan Associates

Current cyclist activity is reportedly strong with The Dalles being mid-way of two very popular mountain bike trails: The Timber Trail and Outback Trail. However, The Dalles community eagerly anticipates significant expanded biking activity with the completion of the last segment of Historic Columbia River

Highway State Trail and reconnecting the remaining 11 miles of the Historic Columbia River Highway (Hood River to The Dalles segment). Once restored, it will allow cyclists to travel from Troutdale to The Dalles without being diverted to ride along the unprotected shoulder of Interstate 84. Further and most important to the Waldron is that the Trail will end at the Lewis & Clark Festival Park bringing hundreds if not thousands of cyclists to its doorstep annually.

This study describes the existing bicycling activity patterns in the Columbia River Gorge and estimates how the additional recreation spending made by bicycle riders would impact the local economies of the communities located within the Gorge should the Historic Columbia River Highway State Trail Plan be completed. With the completion of two key bicycle trail development projects – the Wyeth to Starvation Creek Trail project and Mitchell Point tunnel to Hood River project -- bicycle recreation activity participants will make an **additional \$6.3 million** in expenditures per year in the local communities throughout the Gorge.

Increased bicycle recreation spending will support an additional 82 full and part-time jobs with approximately \$1.7 million in earnings and \$270,000 in state and local tax receipts annually. Dean Runyan also reports that the Columbia River Gorge recreation and trails system is an international destination and will bring cyclists from around the globe to the region.

Also, of note is Travel Oregon's (T.O.) leadership, partnership and commitment to Scenic Bikeways is significant. Travel Oregon now promotes 17 designated bicycle routes that showcase Oregon's landscapes, history, culture and hospitality. T.O.'s strategy is far more than a marketing campaign and includes efforts to make a positive economic impact on communities along the way. They encourage multi-day rides and work to link the Bikeways to bike events and area small business for bike-friendly lodging, camping, dining, guide, shuttle companies and more.

Comments

Local cycling enthusiast, Victor Johnson runs a three-room Airbnb in The Dalles which caters to cyclists. He does not serve cyclists exclusively nor promote directly and reports very good occupancy during the peak visitor season. A conservative estimate of additional rooms that could be supported in the 4-5 months of heavy cycling season is 10 and significantly more if The Dalles aggressively promotes itself as the Gorge Trail's 'end destination.' The Waldron could be promoted as the bike hub for existing trails and the Columbia River Highway State Trail. To move this concept forward, the local/area cycling and outdoor recreation community will need to be gathered to flesh out the concept and map out a business plan.

II. Artist studio space or collective

Concept

An arts-themed program would include: artist studios, classes, exhibits, gallery and possible retail space. 25% of respondents to the community survey noted interest in Arts-related activities and nearly 47% expressed interest in a Made in The Dalles store as priority interests to explore for the Waldron. Comments of community members endorsing this concept.

- More than a gallery space. We need anything to make it more affordable for artists and creators, where they share space and can collaborate.

- Artists attract visitors. Visitors spend money. Some visitors will decide to invest/live in The Dalles. There are numerous artists here in The Dalles. We need more venues in which to display and sell their works. And we need to redevelop under used spaces in The Dalles in which they can pursue their craft and generate revenue through shared display galleries.

Case Study Example

Sequoia Gallery and Studios is a nonprofit organization that operates in a two-story building in downtown Hillsboro, Oregon. The ground floor includes a retail gallery and classroom space with 13 upper story on-site artist studios, open to the public. There is a great diversity of media, styles, and techniques represented. The studios vary in size from 220 to 324 square feet. Studio spaces lease for well below market prices, around \$150-\$250 each.

Demand

Marketek conducted a short survey of area artists regarding the potential need for and interest in studio space and willingness to pay. Manion Studio, The Dalles Art Center, Gorge Artists and White Salmon Arts Council helped to promote and distribute the Survey of Artists. Seventeen (17) artists have responded to the survey to date; results appear in Appendix D. While overall comments about the concept were extremely favorable, four respondents said they were not interested in studio space at this time; four said Yes; and nine were unsure due to cost, distance to The Dalles or the fact they had a functioning home-based studio. The majority of respondents did not favor the option of having one large shared work room. Of the nine who responded to the question regarding the monthly lease rate, eight checked \$300, the lowest rate listed.

Comments

While artists are often operating on a low cost basis and would not command strong rents, among the benefits of this concept are steady, year round occupancy and the potential to attract river cruise visitors and other tourists as well as the local community. Another bonus is that MCEDD has identified Art/Culture/Tourism/Recreation Tourism as a primary target industry sector by virtue of the number of jobs it provides. The organization is potentially a good partner should this concept move to the next stage of development. This sector encompasses initiatives to invest in the quality of tourism venues and visitor infrastructure and to ensure that trained workers are available in the field.

III. Event/Meeting Space

Of community survey respondents, 37% noted this use as having good potential and considerably more when accounting for the very strong interest in promoting the Waldron in conjunction with Park events and reservations.

Concept

The main floor of the Waldron would offer a flexible space to accommodate weddings, business meetings, corporate retreats, music events, parties, reunions, memorials. An open first floor space can accommodate the following estimated numbers in various configurations: 150 theatre style, 110 seated at round tables, 35+ in U-shaped or board room layout. Essential amenities include tables and chairs, quality AV, serving/staging kitchen for caterer. Marketek conducted six case studies of historic buildings functioning within or adjacent to city parks, like the Waldron. Most are owned and operated by the local government and function as a multi-purpose event space—a similar concept proposed as a prime

reuse for the Waldron. The characteristics, location, use and rental charges for the case studies are summarized in Appendix E.

Demand

Demand will be derived from local/area households, businesses and community/nonprofit organizations. The project budget did not allow an extensive user survey. However, 82 of 103 respondents to the Waldron survey said that they would likely rent the space for: Private functions (61%), Community group events (71%) and/or Business meetings (30%).

Marketek inventoried the most established and promoted event/meeting spaces in The Dalles to determine the current supply of facilities. Appendix F summarizes the size, characteristics and rental costs of facilities. The Discovery Center has the most modern and varied facilities for lease and several groups book multi-day programs there. The director reports that even with a minimal marketing budget, bookings are good throughout the year. As one indication of specific demand, the Discovery Center's Classroom with space for about 50 people was booked 120 days last year. It is priced at \$125/half day and \$225/full day.

Comments

It appears that there is a good supply of larger meeting facilities such as the Civic Center, Readiness Center and Discovery Center. The Columbia Gorge Community College also has large auditoriums and meeting rooms available for rent, though it will be more institutional in nature. However, smaller, boutique meeting/event spaces (such as what the Waldron could offer on the main floor) are more limited in The Dalles. With a growing population and business base and regular Park use for private events, the Waldron should continue to pursue interest in and options for a flexible multi-purpose space.

Conclusions

The market assessment provides good grounding of community interests and visions for the Waldron Building and a 'reality check' of how top proposed uses for the building might fit in with current market activity and factors. Summary conclusions follow.

- Community input through surveys, the public meeting and over a dozen phone conversations demonstrates a strong desire to preserve the Waldron and return it to a functioning, contributing historic building with the deepest roots of all commercial buildings in town.
- Each of the three priority development concepts has the potential to succeed as an anchor use for the Waldron Building and deserves further community discussion, outreach to anticipated local champions and mapping draft floorplans to visualize how the use may be actualized.
- With three stories, the building lends itself to multiple uses. For example, artisan space and offices can exist on the upper floor and be occupied and used during regular business hours, still allowing space on the lower floor(s) to be used for public, community and private events.

Entrances may need to be separated which a floor plan should depict. With a clear program of use and associated square footage, it will be relatively easy to generate lease rates and annual revenue.

- The ground floor (entry level) space ideally is left as open and flexible so that it will be easily and naturally connected to the Park and accommodate a range of events and activities.
- While there are countless stories and examples of successful revitalized historic buildings including those in Appendix E, the general public often needs a contextual concept drawing to grasp how a property could be redeveloped. This is particularly true with the Waldron where the community has raised questions about the street/railroad grade, access through the park, parking, connection to the park, influence of the sewage treatment plan and other factors. An architectural rendering that addresses these issues is a key next step. This is also a critical step in promoting the building as a community draw, business location and clearly rentable space. In addition, it is often an essential element of a fund development plan.

Appendix A - Recent History and Current Status of the Waldron, prepared by Friends of the Waldron, May 2019

Recent History

- **1976:** Building placed on the Oregon Inventory of Historic Buildings
 - New Life Coffee House
- **1978:** City buys Waldron Drugstore for preservation.
- **1982:** City leases building to the Jaycees for restoration.
 - Used for several years as a Haunted House.
- **1986:** Building is listed on The National Register of Historic Places
- **1989 to 1990s:** Building is used by the Windy River Gleaners.
- **2009:** City commissions engineering study.
 - Repairs and stabilizes the building.
 - Building serves as a historical monument.
 - Visible from town and from the Interstate Freeway.
- **2017:** City concerned about liability and cost.
 - Puts out a Request for Proposals for the building.
 - Emphasis on moving the building.
 - Restoration in place a possibility if certain issues can be addressed.
- **2018:** City Council, citing liability concerns and lack of a clear future for the building votes to direct staff to prepare to demolish the building.
- **2019:** Friends of the Waldron Brother's Drugstore incorporated as a 501c3 nonprofit.

Current Status

- We are working with City Staff to forge an Agreement to transfer the ownership of the building to a non-profit.
- Group of Volunteers is working on documenting the history of the building and the background of its current situation.
- What we have found out so far:
- City bought the building in 1978 to preserve it when the railroad track on 1st Street were shifted to the north.
- In 1978 The City and the railroad worked out access to the building, both by a pedestrian crossing of the tracks at Washington Street and via the Port Haul Road.
- The City owns the building in its entirety, the UP railroad does not have any kind of easement, and the building is grandfathered in, there are no issues with using the building in its entirety.
- The Waste Water Treatment Plant will likely not need to expand for at least another 20-30 years. Future expansion can be done below grade to minimize impacts.
- Access to the building remains a challenge, possible options include the Port Haul Road, a pedestrian crossing of the railroad tracks, or through the park.

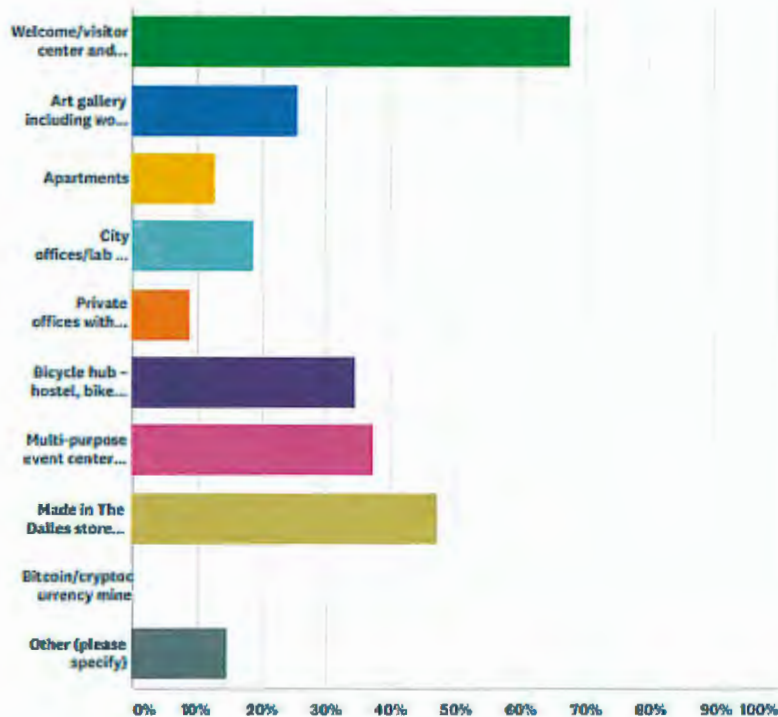
Appendix B – Waldron Survey Results & Comments

Waldron Building Community Survey

SurveyMonkey

Q1 At the May 18 community meeting about the future of the Waldron, several uses or purposes were identified for the building's future occupancy. Please check the top 3 most likely to succeed uses from the list below and share any additional ideas. Please include any comments as to why you made your choices.

Answered: 102 Skipped: 1



ANSWER CHOICES	RESPONSES
Welcome/visitor center and history exhibits of Lewis and Clark and the river with tie-in to cruise ship passenger tours	67.65% 69
Art gallery including works of Benjamin Gifford, an early Oregon photographer, and other historical and contemporary local artists.	25.49% 26
Apartments	12.75% 13
City offices/lab for sewage treatment plant	18.63% 19
Private offices with one large and/or several smaller offices	8.82% 9
Bicycle hub – hostel, bike rentals, bike storage for visitors	34.31% 35
Multi-purpose event center: music/performance venue, wedding/other receptions, off-site meetings, movie house	37.25% 38

Waldron Building Community Survey

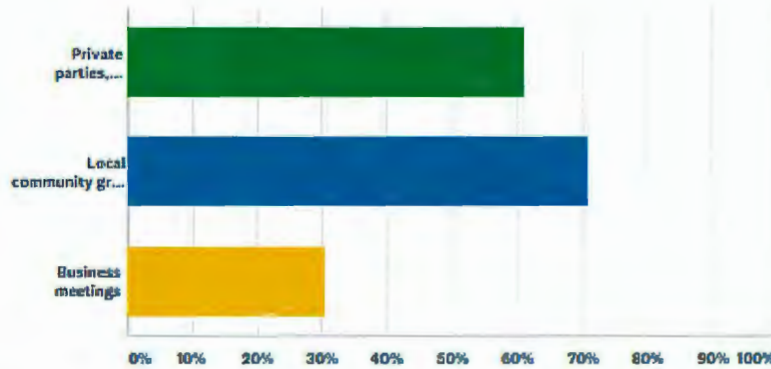
SurveyMonkey

Made in The Dalles store featuring local arts, crafts, food and info on local industry/Port of The Dalles	47.06%	48
Bitcoin/cryptocurrency mine	0.00%	0
Other (please specify)	14.71%	15
Total Respondents: 102		

#	OTHER (PLEASE SPECIFY)	DATE
1	There is ALREADY a Bike Hostel. Cryptocurrency will flop in a year, a wedding reception location next to a sewage treatment facility? Seriously?	6/16/2019 2:37 PM
2	Why not let the market determine what happens to it. Why should the city government pick out what should occupy it. If you want it but it.	6/15/2019 11:29 PM
3	Restaurant on ground level and galleries on upper level.	6/15/2019 10:28 PM
4	Pub/ restaurant	6/15/2019 9:20 PM
5	It's hard to say when I don't know the address of the building. Not everyone knows "the Waldron Building."	6/15/2019 8:27 PM
6	It is cost prohibitive to renovate this building. It needs to be torn down.	6/15/2019 2:02 PM
7	The current location severely limits the uses. Cruise ship visitors actually have little time to use a "visitor center"; and it's a little far off the beaten path to survive as a gift shop. Too loud for apartments with train so close. We really need a bike rental place in town. Logical location near Riverfront Trail. City MUST KEEP RESTROOMS OPEN all year instead of closing in early/late months.	6/14/2019 9:12 AM
8	Indoor play ground with a food court and commercial kitchen to support local business	6/11/2019 5:04 PM
9	Apartments	6/11/2019 2:51 PM
10	Leave it empty after cleaning out the added floor and tell the story with more media info as brochure and on line info.	6/7/2019 8:56 AM
11	I think all of the ones I checked could co-exist there; an apartment might house a manager for the various uses. Visitor center could be pretty small and contain many historic photos of TD downtown.	6/6/2019 2:45 PM
12	Offices upstairs for an entity that Uses the downstairs as event center for the park and provides visibility into the historical value things going on In The Dalles	6/6/2019 8:30 AM
13	tear it down	6/1/2019 6:45 PM
14	Model railroad and navigation layout (features 2,4, or more overlapped/intertwined color-coded historical stages of agri-comm'l expansion) of the transportation hub.	5/28/2019 10:32 PM
15	Occupancy by the city could be a thrift move since the city owns it. An art gallery sounds good, but I have no idea of the extent of income it could generate. High-end apartments perhaps in extra space if there is any? Multi-use is diversification, could lessen risk.	5/28/2019 8:45 PM

Q2 Below is a list of potential private uses for the Waldron. Thinking about your family, friends and groups you are affiliated with, please check any of the following uses that you or someone you know would likely rent the space for.

Answered: 82 Skipped: 21



ANSWER CHOICES	RESPONSES
Private parties, weddings, reunions, other celebrations, religious services	60.98% 50
Local community group fund raisers/special events	70.73% 58
Business meetings	30.49% 25
Total Respondents: 82	

#	OTHER (PLEASE SPECIFY)	DATE
1	Seriously, it is next to a sewage treatment facility.	6/16/2019 2:37 PM
2	Not a viable space to rent.	6/15/2019 11:29 PM
3	I don't believe tat religious organization should have use of public buildings.	6/15/2019 9:53 PM
4	None of the above	6/15/2019 7:43 PM
5	Demolish	6/15/2019 2:02 PM
6	It would not be a "preferred" location in my mind for any of the above. Inaccessibility is a huge factor.	6/14/2019 9:12 AM
7	there are many better options for these activities.	6/7/2019 8:56 AM
8	I don't feel it has much potential for these things.	6/6/2019 2:45 PM
9	tear it down	6/1/2019 6:45 PM
10	lack of access and parking interfere with any of these uses	5/31/2019 6:04 AM
11	None of these are best use.	5/29/2019 7:16 AM
12	These are labor intensive and could be problematic	5/28/2019 11:00 PM
13	Information and docent center in affiliation with businesses, historical, and visitor entities co-operating in addition to other existing visitor centers throughout the city.	5/28/2019 10:32 PM

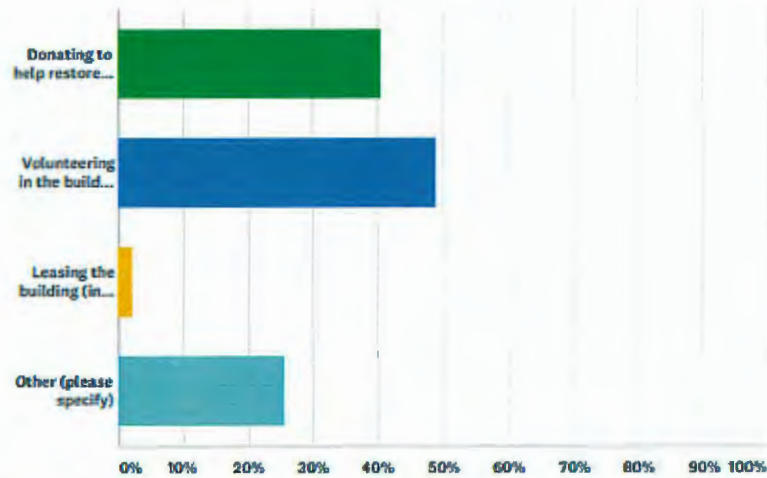
Waldron Building Community Survey

SurveyMonkey

14	Think small here, or be in competition with the Gorge Interpretive Center.	5/28/2019 8:45 PM
15	None. As a professional event planner, I would Google Map the location and dismiss it instantly.	5/28/2019 8:19 PM

Q3 Please check below if you would like more information about:

Answered: 47 Skipped: 56



ANSWER CHOICES	RESPONSES
Donating to help restore the Waldron Building	40.43% 19
Volunteering in the building restoration work	48.94% 23
Leasing the building (in whole or part) as a tenant	2.13% 1
Other (please specify)	25.53% 12
Total Respondents: 47	

#	OTHER (PLEASE SPECIFY)	DATE
1	Meeting space	6/16/2019 7:55 PM
2	Cold storage facility with commercial kitchen for start ups to rent! That is what you should do with it!	6/16/2019 2:37 PM
3	Demo it	6/15/2019 11:29 PM
4	Na	6/15/2019 9:20 PM
5	No interest.	6/15/2019 7:43 PM
6	No thankyou	6/15/2019 4:21 PM
7	I would be interested to direct my clients there when they are needing catered meals for their meetings, reunions, etc	6/15/2019 2:18 PM
8	none	6/15/2019 2:10 PM
9	Are there leadership needs? Is there a board of directors?	6/11/2019 4:36 PM
10	keep me in the loop please	5/28/2019 3:32 PM
11	Updates on efforts so Restore Oregon can help publicize!	5/28/2019 3:21 PM
12	More research	5/28/2019 7:16 AM

Q4 If you have interest in facility space rental or if you checked any of the above, please provide your name and email address or telephone number below.

Answered: 23 Skipped: 80

#	RESPONSES	DATE
1	Cold storage for overflow of all the new eateries, small businesses, small farms, etc.	6/16/2019 2:37 PM
2	Kathy Svoboda Viemeister 5419931487	6/16/2019 7:59 AM
3	Kelly Smutz krsmutz@gmail.com	6/16/2019 7:24 AM
4	Julie Smith cathy58@gorge.net	6/15/2019 9:53 PM
5	Kmunsen@charter.net	6/15/2019 5:51 PM
6	Ashley Mata ashleynicholae19@gmail.com	6/15/2019 2:44 PM
7	Cherry City Catering carol@cherrycitycatering.com	6/15/2019 2:18 PM
8	Scottklein.iwon@gmail.com if there are further meetings about ideas	6/11/2019 5:04 PM
9	Courtney Christenson courtchrist@hotmail.com (310) 403 - 8460	6/11/2019 4:36 PM
10	Doug Leash dleash39@gmail.com	6/10/2019 1:08 PM
11	Carolyn Wood 541-296-8052	6/7/2019 8:56 AM
12	Sally Newell, 509-493-3624	6/6/2019 2:45 PM
13	Toddecarpenter@gmail.com	6/6/2019 8:30 AM
14	No way would I rent that place 13' from the tracks and 25+ trains a day you guys are crazy it's a lost cause	6/1/2019 6:45 PM
15	Ruth Cutler routier@gorge.net	5/29/2019 8:39 PM
16	could be rented for dance events. Ruth Olin Gorge Dance News rsolin@gorge.net	5/29/2019 3:32 PM
17	n/a	5/29/2019 2:30 PM
18	Mary Beth Thouvenel mbthouvenel@gmail.com	5/29/2019 8:59 AM
19	krisvaden@gmail.com	5/29/2019 6:38 AM
20	Ztahot@gmail.com	5/28/2019 11:03 PM
21	Sandy Bisset wildflowers@gorge.net	5/28/2019 11:00 PM
22	Trish Neal trishaneal@hotmail.com	5/28/2019 10:05 PM
23	Karl Vercooterren - kjvero@gmail.com - 541 980-6558	5/28/2019 8:38 PM

Q5 Please share any other comments, ideas or suggestions about the future of the historic Waldron Building.

Answered: 32 Skipped: 71

#	RESPONSES	DATE
1	It's a wonderful piece of local history. I hope you can save it. The visitor center & local products concepts could be combined, along with bike rental. Concern is safe access with railroad so close.	6/16/2019 8:20 PM
2	There literally is already a bike hostel in town. I just want to say that one more time.	6/16/2019 2:37 PM
3	cost Benefit analysys would suggest demolition.	6/15/2019 11:29 PM
4	Although this is a small town, there are many people here who have come from elsewhere and would appreciate addresses when reference is made to local buildings, etc. Saying "The Waldron Building" or "Lewis & Clark Festival Park" assumes everyone invited to the discussion (or event) is "in the know" about locations. I personally feel a bit put off by these sorts of assumptions, which makes it feel like the "good ol' boys" club, though I'm sure that is not the intent. I think City leaders need to become more aware of the new people here, and the fact that they aren't familiar with all the locations in town. ☹️	6/15/2019 8:27 PM
5	Because of the location and expense to renovate I don't think any are good options. Just my opinion.	6/15/2019 7:43 PM
6	Feel it needs to be relocated across the street or next to the Baldwin to maximize its potential	6/15/2019 2:53 PM
7	Thanks for stepping up! In my dreams I would love it to be a resilience center where community emergency response team (CERT) members get trained, with exhibitions explaining how extreme weather is increasing because of jet stream changes, with adaptation strategies to keep people safe in this area.	6/15/2019 2:11 PM
8	Perhaps some of the stone material could be salvaged to use in another project that is not in such a bad location.	6/15/2019 2:02 PM
9	The choices listed sounded great event spot, vander tourist store	6/15/2019 2:01 PM
10	It is such a great building, and a real community asset. It would be great if its reuse could be integrated into the park, I think that its restoration and reuse would benefit the community by making the Park more functional year round by providing indoor space. The upstairs of the building can be rented out as a bike hostel or for offices, including that of Main Street. The main level would be a great open room that can serve any number of purposes.	6/14/2019 2:02 PM
11	I understand the desire to keep the historic location due to the proximity to the waterfront. But I tend to agree we should move it. :(6/14/2019 9:12 AM
12	Things that benefit the community in general with play good food in support of local and healthy food businesses	6/11/2019 5:04 PM
13	I'm concerned about the proximity to the tracks. Will Union Pacific move the tracks? How would it be legal or safe to hold a public venue so close to a working rail line? I'm surprised this survey didn't address that, because it's hard to talk about these hypotheticals without knowing how the railroad tracks come into play. That seems like a serious issue.	6/11/2019 4:36 PM

Waldron Building Community Survey

SurveyMonkey

14	I believe that the building can have multiple uses, because there is space for offices on the upper floors that can be occupied and used during regular business hours, and space on the lower floors that can be used for public and community events or private events. Because the building's use may be dependent on access through the park, use related to park activities, or even park maintenance seems like a good fit. Although I could only choose 3 options in question 1, I think some of those options could be combined. The Dalles Main Street has already expressed an interest in using part of it for offices and renting other spaces to help generate income. As much as I would like the building to be open to public and community use, if the sewage treatment plant agrees to use it for office space and can renovate it in a historically sensitive way, than that is also a good way to save it. However, I am very doubtful that those involved in the sewage treatment plant plans would favor using that building if there was an option to build a new one. Although many people see the location as a challenge, I noticed that Hood River has restaurants near their sewage treatment center and an event center in a "ruin" near the railroad tracks. Interesting buildings and unique locations can be a draw. An interesting reuse of this building may encourage more people to exit I-84 and explore the downtown. I support any use or action that will save this building and renovate or maintain it in place. Demolition is unnecessary.	6/8/2019 10:02 AM
15	It is another of our historic buildings that needs to be saved just as it appears now.	6/7/2019 8:56 AM
16	I think a tunnel to connect it to downtown is far preferable to moving it! It would be great place to bring tour boat inmates to introduce a walking tour of our historic downtown.	6/5/2019 2:45 PM
17	Need to tap local resources as well as State and federal resources for funding	6/5/2019 8:30 AM
18	Likely I'm the wrong person for this survey. I'm old, and value old things, but I recognize sometimes it's time to let things die, expending resources toward new needs. Let this project go. Focus time/money/energy toward our schools, homeless needs, etc.	6/2/2019 8:35 PM
19	Really would like to see it stay in its current location as it would lose its value as a visual reference point for what First St. and The Dalles used to look like (river access up to back of the building). Also would lose part of building in the move.	6/2/2019 1:59 PM
20	Give it up already the city has over \$500k in this building keep wasting tax dollars getting grants great way to go. Cut our losses already and move on.	6/1/2019 6:45 PM
21	Would like to see the Waldron building keep its historical feel and tying it in with the Lewis and Clark Park and cruise tours. Historical exhibits would add interest and the possibility of offices would help. Income and upkeep could be an issue.	5/29/2019 8:39 PM
22	We need to teach in grade school the need to preserve our history and historic buildings. many grown-ups don't have the appreciation they should have because it is a new idea to them. Start early!	5/29/2019 3:32 PM
23	All responses above contingent on relocating the building. Current so close to the railroad tracks is untenable. If we cannot relocate the building, sadly I believe it must be demolished.	5/29/2019 2:30 PM
24	Remain an advertisement for Historic The Dalles	5/29/2019 8:52 AM
25	The idea to move the building across the railroad tracks was also brought up at the meeting.	5/28/2019 6:38 AM
26	Let's use it to make local history come alive.	5/28/2019 11:03 PM
27	I really think bikes and boats are the best idea	5/28/2019 11:00 PM
28	I love the idea of restoring an historical First Street, with the Waldron staying put.	5/28/2019 10:19 PM
29	I may not be in The Dalles but I'm more than willing to help however I am able.	5/28/2019 10:05 PM
30	Lord Bless your efforts to save this Historic Building	5/28/2019 9:40 PM
31	I am somewhat concerned about access to the property. I once worked at Oregon Cherry. That track crossing was blind and busy.	5/28/2019 8:45 PM
32	I believe that the Waldron can serve a purpose as an historic building, and that it would be ideal for organizations that serve to bridge present to past. As an event space, it has a myriad of issues.	5/28/2019 8:19 PM

Appendix C – Lewis & Clark Festival Park Usage

47 events took place from January 1, 2018 through July 25, 2019

January 2018: No public events

February 2018:

2/7 Wednesday 4:00 p.m. – 2/8 Thursday 4:30 p.m.: Blue Bell Overnight

2/10 Saturday 6:00 a.m. – 9:00 a.m. Valentines Run

March 2018:

2/17 Saturday 6:00 a.m.- 12:00 noon St. Patty's Run

April 2018

4/8 Sunday 6:00 a.m. – 5:00 p.m. Breakaway Promotions Bike Race (Gorge Gravel Grinder Ride)

4/14 Saturday 12:00 noon to 7:00 p.m. Jessica Aguilera Birthday party

4/27 Friday 12:00 noon – 4/28 Saturday 7:00 p.m. Cherry Festival Society of Creative Anachronism Performance

4/29 Sunday 8:00 p.m.– 4/30 Monday 7:30 a.m. Blue Bell Coast Guard

May 2018:

5/7 Monday 1:00 p.m.- 5/8 Tuesday 12:30 a.m. Blue Bell Coast Guard

5/12 Saturday 8:00 a.m. - 10:00 p.m. Jose Morales Birthday

5/13 Sunday 8:00 a.m. – 9:00 p.m. Mirella Ortiz First Communion

5/14 Monday 8:00 a.m. – 5/16 Wednesday 7:30 p.m. Sector Columbia River Mass Rescue Exercise

5/19 Saturday 10:00 a.m.-12:00 noon Yoga Red Cloud

5/19 Saturday 11:00 a.m.-6:00 p.m. Michael Carrillo Birthday Party 20-30 people

5/26 Saturday 12:00 noon – 10:30 p.m. Guadalupe Ortega Birthday

June 2018:

6/2 Saturday 11:00 a.m.-3:00 p.m. Celebration of Life – Pizzola

6/2 Saturday 4:00 p.m.-9:00 p.m. Graduation Party – Roze Strassheim

6/9 Saturday 3:00 p.m.-9:00 p.m. Rita Betancourt - Family Event

6/10 Sunday 9:00 a.m. – 1:00 p.m. Lisa Hong Baby Shower

6/15 Friday 8:00 a.m. –6/16 Saturday 6:00 p.m. Hops & Hogs BBQ Competition

6/16 Saturday 10:00 a.m.-12:00 noon Yoga Red Cloud

6/23 Saturday 9:00 a.m. – 11:00 p.m. Martin Pille

6/24 Sunday 10:00 a.m. – 8:00 p.m. Mekenzie Hemstreet Birthday Party

6/28 Thursday 5:00 p.m. – 7/1 Saturday 5:30 p.m. Fort Dalles Fourth Celebration

July 2018:

7/4 Wednesday 6:00 a.m. -5:00 p.m. 4th Family Fun Day

7/21 Saturday 10:00 a.m. – 12:00 noon Yoga Red Cloud

August 2018:

8/4 Saturday 8:00 a.m. – 8/5 Sunday 12:00 a.m. Class of 1978 Reunion

8/11 Saturday 6:00 a.m.-8/12 Sunday 12:30 a.m. Vega Wedding

8/18 Saturday 10:00 a.m. -12:00 noon Yoga Red Cloud

September 2018:

9/8 Saturday 12:00 p.m. – 11:30 p.m. Birthday Party Luisa Trejo Tomes

9/15 Saturday 10:00 p.m.- 12:00 noon Yoga Red Cloud

October 2018:

10/7 Sunday 8:00 a.m. – 7:30 p.m. PEO Sisterhood Scavenger Hunt

10/9 Tuesday 5:00 p.m. – 10/10 Wednesday 6:00 a.m. Coast Guard Blue Bell

10/20 Saturday 10:00 a.m. – 12:00 noon Yoga Red Cloud

November 2018:

No public events

December 2018:

12/15 Saturday 8:00 a.m. – 12:30 p.m. Reindeer Run & Snowflake Stroll

January 2019:

1/12 Saturday 7:00 a.m. – 12:00 noon Freeze Your Gizzard Blizzard Run

February 2019:

2/9 Saturday 9:00 a.m. Annual Trail Run/Walk Fundraiser – Colonel Wright School

March 2019:

3/16 Saturday 7:00 a.m. – 12:00 noon Annual Fun Run Colonel Wright School Fundraiser

April 2019:

4/7 Sunday 6:00 a.m. – 6:00 p.m. Breakaway Promotions

4/20 Saturday 8:00 a.m. – 1:00 p.m. Easter Egg Scramble – Bicoastal Media. Event is 11:00 – noon.

May 2019:

5/4 Saturday 10:00 a.m. – 7:00 p.m. Chaffin Baby Shower

5/25 Saturday 12:00 noon – 9:00 p.m. Carrera Baptism

5/26 Sunday 8:00 a.m. – 10:00 p.m. Morales Birthday

June 2019:

6/1 Saturday 3:00p.m. – 7:30 p.m. Nanez Graduation

6/8 Saturday 12:30 p.m. – 11:00 p.m. Child's Birthday - Avina

6/14 Friday 7:00 a.m. – 6/16 Sunday 4:00 p.m. The Gorge Hops and Hogs Festival

6/22 Saturday 5:00 p.m. – 11:30 p.m. Anniversary Celebration Luz Mondragon

6/29 Saturday 12:00 noon – 11:00 p.m. Birthday Party – Torres

July 2019:

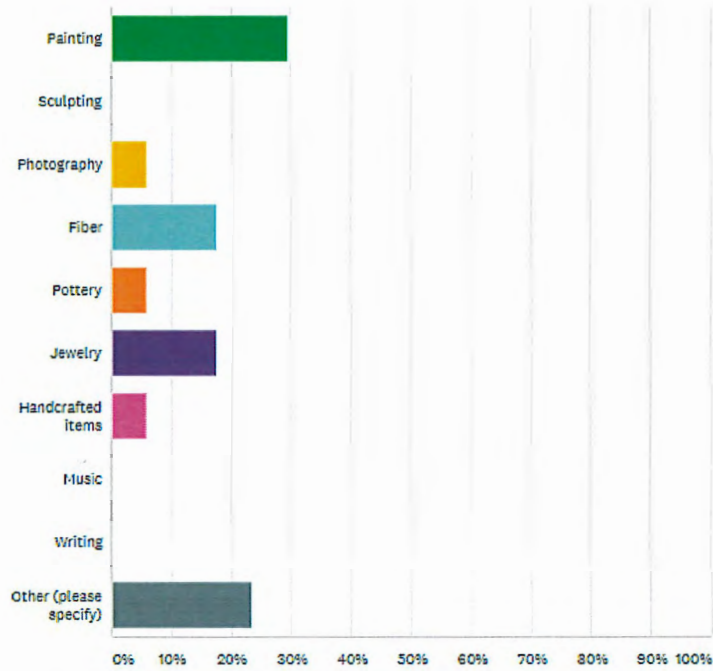
No events listed.

Source: City of The Dalles

Appendix D – Artist Survey Results re: Interest in Studio Space

What is the principal form of art with which you are engaged?

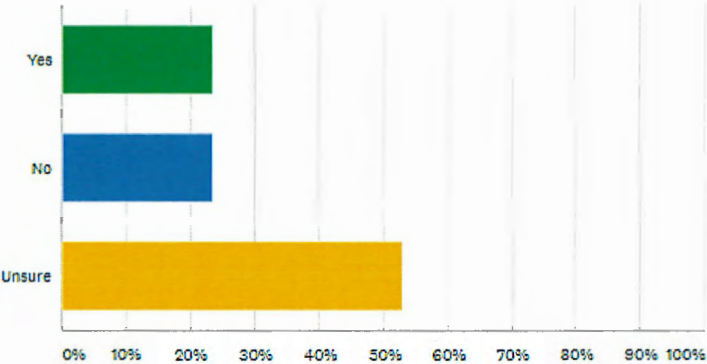
Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Painting	29.41% 5
▼ Sculpting	0.00% 0
▼ Photography	5.88% 1
▼ Fiber	17.65% 3
▼ Pottery	5.88% 1
▼ Jewelry	17.65% 3
▼ Handcrafted items	5.88% 1
▼ Music	0.00% 0
▼ Writing	0.00% 0
▼ Other (please specify)	Responses 23.53% 4
Total Respondents: 17	

One scenario for artist studios at the Waldron is 12 or more private studios of 200+ sq. ft. each + a larger shared working space for larger projects. Other amenities may include: retail space, wifi, gallery/performance space, etc. Would you be interested in becoming a member of a community like this and leasing a studio on a monthly basis?

Answered: 17 Skipped: 0

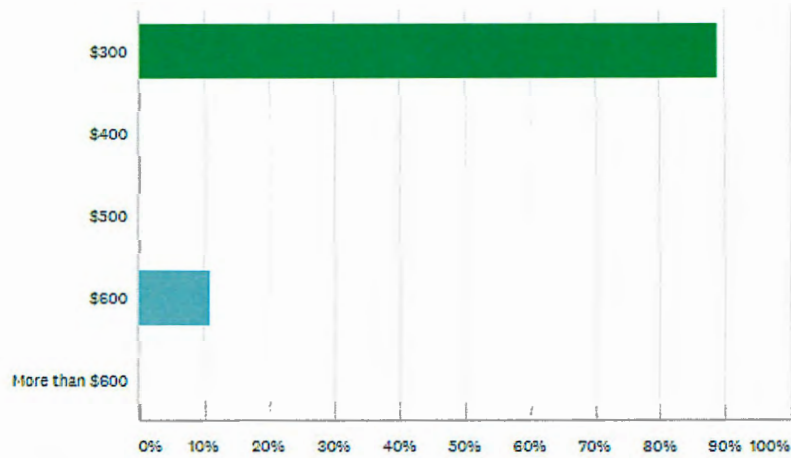


ANSWER CHOICES	RESPONSES
▼ Yes	23.53% 4
▼ No	23.53% 4
▼ Unsure	52.94% 9
TOTAL	17

[Comments \(11\)](#)

If you answered Yes to the question above, what is the most you would be willing and able to pay on a monthly basis for a private studio space. If you answered No, skip to the next question.

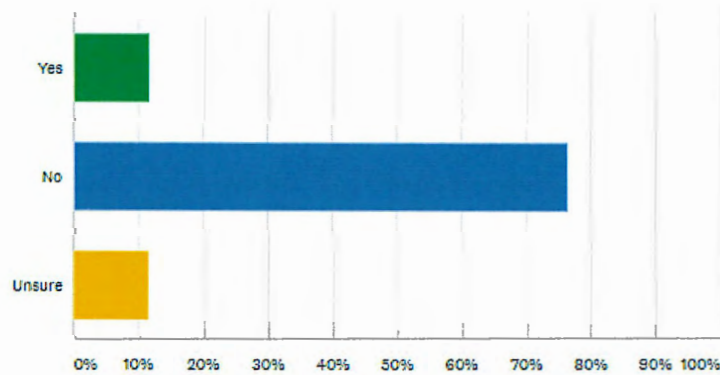
Answered: 9 Skipped: 8



ANSWER CHOICES	RESPONSES	
▼ \$300	88.89%	8
▼ \$400	0.00%	0
▼ \$500	0.00%	0
▼ \$600	11.11%	1
▼ More than \$600	0.00%	0
TOTAL		9

Another option for artist work space is a shared area or group room where your "desk space" is along side 2-3 other artist? (Ex. Undisturbed project space such as an 8 ft table per artist). The estimated monthly price is \$100. Would you be interested in this option?

Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Yes	11.76% 2
▼ No	76.47% 13
▼ Unsure	11.76% 2
TOTAL	17

Comments (6)

What amenities would be most important to you in an artist studio setting?
Please share your top three.

Answered: 13 Skipped: 4

1) light 2) clean and open 3) quiet

7/25/2019 11:03 AM

Just basic utilities and wifi.

7/25/2019 10:46 AM

Space, light, cost

7/25/2019 10:32 AM

Access to water, good light, quiet

7/25/2019 7:47 AM

good light, access to large utility sinks, privacy

7/25/2019 7:31 AM

Table space, wall space, storage cabinet

7/25/2019 7:17 AM

Water source, 220 v outlets, disgnated crcuits

7/20/2019 12:14 AM

Large work bench, Sink, Lockable Storage space

7/19/2019 7:34 AM

private studio sink, shared kitchen, group shows and events within the group

7/16/2019 9:00 AM

Natural light, quiet, views


7/15/2019 6:57 PM

Wifi, shared work area, restroom

7/15/2019 6:48 PM

electricity for kiln work

7/15/2019 6:06 PM

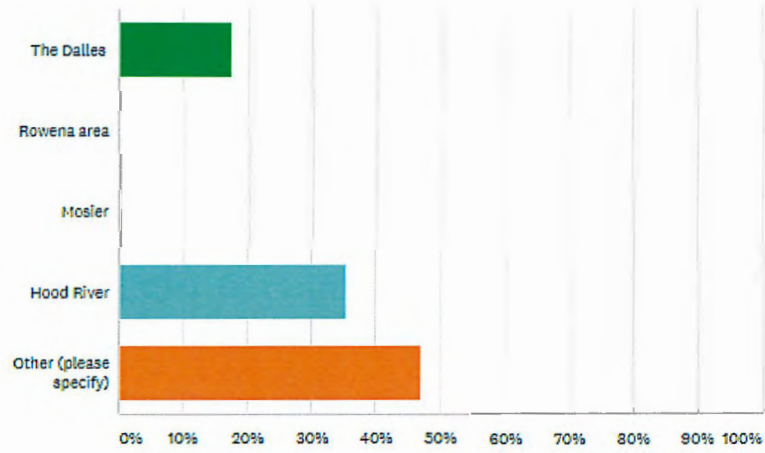
Light  natural and artificial. Preservation of original architecture. Bathrooms and slopsink area.

7/15/2019 12:59 PM

[View](#)

Where do you currently reside?

Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ The Dalles	17.65%	3
▼ Rowena area	0.00%	0
▼ Mosier	0.00%	0
▼ Hood River	35.29%	6
▼ Other (please specify)	Responses 47.06%	8
TOTAL		17

If you would like to receive updates about the progress of the Waldron's revitalization or get involved in forming an artist studio center, please share your name and email address below:

Answered: 11 Skipped: 6

Joy333@embarqmail.com

7/25/2019 10:46 AM

Kristine knpskristine@gmwil.com

7/25/2019 10:32 AM

Ellen Vorster ellenvorster@yahoo.com

7/25/2019 7:47 AM

chelsea@wildcraftstudioschool.com

7/25/2019 7:31 AM

Kristine Dombroski krisvader@gmail.com

7/25/2019 7:17 AM

Director@thedallesartcenter.org

7/20/2019 12:14 AM

jinxie3946@yahoo.com Jinx Griswold

7/19/2019 7:34 AM

Joanne Ward jandmward@gmail.com

7/16/2019 5:56 PM

sarah@whitesalmonarts.org

7/16/2019 9:00 AM

charfort@gmail.com

7/15/2019 6:06 PM

llbalmuth@gmail.com

7/15/2019 12:59 PM

Please share any other comments.

Answered: 11 Skipped: 6

While the Dalles is a little far for me to travel, I strongly support the idea of transforming old buildings into vibrant working spaces.

7/25/2019 11:03 AM

[View respondent's answers](#)

[Add tags](#) ▼

This is a great idea!!!

7/25/2019 10:46 AM

[View respondent's answers](#)

[Add tags](#) ▼

If it is something I, personally, may not take part in, it's a fantastic idea. For me, the distance would be the issue and need something closer to my home. Thank you for putting energy into this!!

7/25/2019 10:32 AM

[View respondent's answers](#)

[Add tags](#) ▼

So glad to hear about this potential development!

7/25/2019 7:31 AM

[View respondent's answers](#)

[Add tags](#) ▼

- Thank you. I'm hoping to hear about times to view/tour the building.
7/25/2019 7:17 AM [View respondent's answers](#) [Add tags](#) ▼

- I am interested in learning more about the project and if you are interested disseminating the information to other artists.
7/20/2019 12:14 AM [View respondent's answers](#) [Add tags](#) ▼

- This is a great idea. I just wish it was not such a long drive on a daily basis for me. Good Luck with it.
7/19/2019 7:34 AM [View respondent's answers](#) [Add tags](#) ▼

- For historical reasons I feel it is imperative to save the Waldron Bldg.
7/16/2019 5:56 PM [View respondent's answers](#) [Add tags](#) ▼

- This is exciting! Best of luck.
7/15/2019 6:57 PM [View respondent's answers](#) [Add tags](#) ▼

- glass studios are really more costly to set up and maintain. There would be cost to electricity for kiln work. This would need to be considered in setting the cost of rental
7/15/2019 6:06 PM [View respondent's answers](#) [Add tags](#) ▼

- There is a lack of support to artists and connection with the greater art community together with an emphasis on production of arts and crafts for the retail and tourist trade. Art is important for community and personal development and skill development in individual art practice. Inexpensive shared workspace is important for artists.
7/15/2019 12:59 PM [View respondent's answers](#) [Add tags](#) ▼

Appendix E – Event Center Case Studies

The examples that follow illustrate a number of publicly-owned historic buildings operating as event or multi-purpose spaces.

1. Hollinshead Barn at Hollinshead Park: 1235 NE Jones Road, Bend, Oregon:

<https://www.bendparksandrec.org/rental/hollinshead-barn/>

About: Homestead that operated from 1939 – 1983. Owners offered to BP&R in 1974 for visitors to learn about the history of central Oregon, BP&R acquired it in 1982. Associated ranch house and tack shed have been restored as a house museum.

Used for: Weddings, corporate retreats, meetings.
Two floors for rent. Has enclosed outdoor area for dedicated event space. Capacity: 55 people.

Owned/Operated by: Bend Parks & Recreation

Insurance: Renters need to obtain Certificate of Insurance (COI) for General Liability in the amount of \$2,000,000 per occurrence and name BP&R as additionally insured. More:

<https://www.bendparksandrec.org/wp-content/uploads/2018/07/FacilityInsuranceRequirements.pdf>



Fees:

	<i>Mon-Thu 4hrs</i>	<i>Mon-Thu 8hrs</i>	<i>Mon-Thu 9-14hrs</i>	<i>Fri-Sun 14hrs</i>
<i>Commercial ID</i>	\$280.00	\$560.00	\$770.00	\$910.00
<i>Commercial OD</i>	\$336.00	\$672.00	\$924.00	\$1,092.00
<i>Private ID</i>	\$200.00	\$400.00	\$550.00	\$650.00
<i>Private OD</i>	\$240.00	\$480.00	\$660.00	\$780.00
<i>Non-Profit ID</i>	\$120.00	\$240.00	\$390.00	\$390.00
<i>Non-Profit OD</i>	\$120.00	\$240.00	\$390.00	\$390.00

2. Barn at Barrett Park, Barret Drive, Hood River, Oregon:
<https://hoodriverparksandrec.org/barrett-park/>

About: 31.4-acre orchard zoned as High Value Exclusive Farm Use (EFU). Hood River Park District purchased the property for \$610,000. Radio Control Flying is allowed use in EFU zone. Hood River parks partners with local RC flying club, Columbia Gorge Aeromodelers.

Used for: RC Flying

Owned/Operated by: Hood River Parks District / Columbia River Gorge Aeromodelers

Insurance: AMA \$2,000,000 liability insurance policy. (AMA = Auto insurance? Academy of Model Aeronautics?)

Does not appear to be for rent by the public



3. Oaks Pioneer Church, 455 SE Spokane Street, Portland, Oregon:
<https://oakspioneerchurch.org/>

About: Built in 1851 in Milwaukie, Oregon, and moved three times to it's current location just south of Sellwood Park.

Used for: Weddings, concerts, memorials, and funerals.

Owned/Operated by: Owned by Portland Parks & Recreation, operated by (and restored by) Sellwood Moreland Improvement League (SMILE)

Insurance: N/A

Rental Fees: Wedding Ceremony Rates - \$450 (2 Hours minimum), \$550 (2.5 Hours), \$650 (3 Hours) / Rehearsal Rates - \$100 (1 hour)



4. **Community Music Center, 3350 SE Francis Street, Portland, Oregon:**

<http://www.communitymusiccenter.org/newcmc/news.events/hallrent.htm>

About: Not in a park, but owned by Portland Parks and Rec. A similar structure to the Waldron – two story masonry construction. A 1912 historic masonry firehouse renovated in 1969 to house the Community Music Center, a non-profit association.

Used for: Community Music Center and a reservable meeting room and music hall.

Owned/Operated by: Owned by Portland Parks & Recreation, operated by Community Music Center.

Insurance: N/A

Rental Fees: <https://www.portlandoregon.gov/parks/article/467552>



5. **Camas Community Center, 1718 SE 7th Avenue, Camas, Washington:**

<http://www.cityofcamas.us/lacamaslodge/communitycenter>

About: Ballroom, Reception Room, Conference Room, Kitchen

Used for: Weddings, birthday parties, anniversary parties, reunions, etc.

Owned/Operated by: Camas Parks and Recreation

Insurance: N/A

Rental Fees:



	<i>Mid-Week M - F (am)</i>	<i>Weekend F (pm) - Sun</i>
<i>Reception Room</i>	\$75/day	\$150/day
<i>Conference Room</i>	\$50/day	\$100/day
<i>Ballroom</i>	\$150/day	\$300/day
<i>Kitchen</i>	\$30/day	\$50/day
<i>Sound System</i>	\$75/day	\$75/day
<i>Sound System w/Projector and Screen</i>	\$100/day	\$100/day
	<i>Deposit</i>	\$500/refundable
	<i>Alcohol Use fee</i>	\$100/non-refundable
	<i>Key Call-back fee</i>	\$150/non-refundable

6. Alderbrook Park, 45th & Leif Erickson Drive, Astoria:

http://www.astoriaparks.com/alberbrook_park.aspx

About: Capacity of 45 people. Building from historic firehouse that used to be on the site.

Used for: Birthday parties, etc. City Councilor town halls.

Owned/Operated by: Astoria Parks & Recreation

Insurance: Not needed because so few people, although insurance is necessary if someone using it is guaranteeing a service. Case-by-case basis.

Rental Fees: Depends on the amount of people, time, private, commercial.

Less than 25 people: \$29/ hour, \$89 half day, \$119 whole day

More than 25 people: \$59/ hour, \$179 half day, \$239 for full day.



Appendix F – The Dalles Event Venues

1. The Dalles Civic Auditorium: 323 East 4th St. <http://thedallescivic.com/>

Steeped in a rich historic past, the Dalles Civic Auditorium offers three rental options.

The Ballroom



6,000 s.f., can accommodate up to 400 guests. Floating hardwood dance floor, balcony. Rents for \$1,500 for the day with day-before access for personal set-up and decoration. The rental includes all tables & chairs, room set-up/break-down, use of a catering kitchen and mic & podium.

Fireside Room



940 s.f., can host up to 85 guests. \$75/hr. which includes all tables & chairs, room set-up/break-down, use of a catering kitchen and mic & podium. Typically, our clients plan for an additional hour; 45 minutes before the event to decorate and then about 15 minutes afterwards to gather any personal decorations.

Community Room



2,900 s.f., up to 200 guests can participate in activities including intermediate size banquets, birthday parties, reunions, vendor exhibitions, job fairs and art shows. \$75/hr. which includes all tables & chairs, room set-up/break-down, use of a catering kitchen and mic & podium. Typically, our clients plan for an

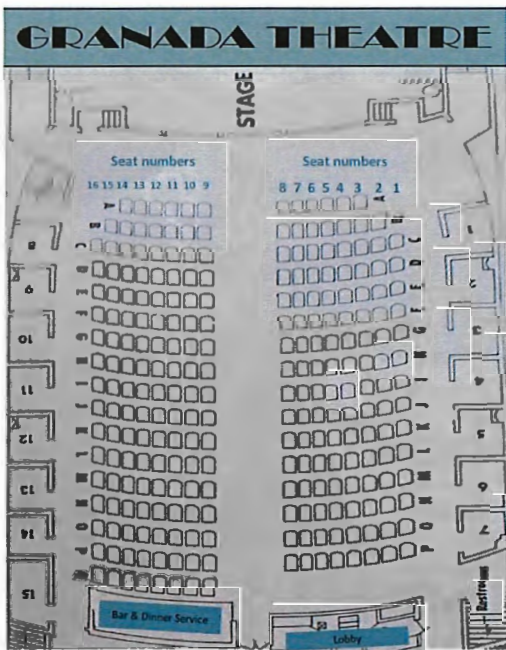
additional hour; 45 minutes before the event to decorate and then about 15 minutes afterwards to gather any personal decorations.

2) Granada Theater, 221 E. 2nd St. www.granadatheatrethedalles.com

Primarily a performance venue, the theater was built in 1929 and underwent a full restoration in recent years. It is available for meetings and weddings.

Rates: \$1,500 total for day of wedding and day prior.

Capacity: Approximately 300.



3) Old St. Peter's Landmark, 405 Lincoln St. (3rd & Lincoln Streets)

<https://oldstpeterslandmark.org/home/>

Old St. Peter's Landmark, originally known as St. Peter's Catholic Church, was built in 1897. When it was destined to be destroyed in 1970, citizens banded together to preserve the historic landmark.

Maximum capacity, 250

Rates are currently \$500 for five hours. The five hours are usually split between a

1 1/2-hour rehearsal the evening before the wedding, and 3 1/2 hours on the wedding day.



4) Columbia Gorge Discovery Center, 5000 Discovery Drive <https://www.gorgediscovery.org/>

The official interpretive center for the Columbia River Gorge National Scenic Area, the building is a 48,200 sq. ft. facility, which won an American Institute of Architects Honor Award for its appealing design. The Center is situated on a 54-acre point of land adjacent to the Columbia River and the Historic Columbia River Highway.

Boardroom



The Boardroom offers a view of the courtyard, adjacent restrooms, and easy access to the paved walking trail.

Rates: 1/2 day: \$100 Full day: \$150 After 5:00pm: \$85/hour

Dimensions: 26' x 22'

Set-up/Capacity:

Boardroom style: 25 Classroom style: 30 "U" shape: 20 Audience only: 30
Luncheon (6' rounds): 50 (Additional fee for linens)

Amenities (included): white board, projection screen, flip chart w/ markers

Amenities (rental fee): Konftel conference phone, digital projector, and laptop

The Classroom



The Classroom offers a view of the pond with two sets of double doors that lead right to our paved walking trail.

Rates: 1/2 day: \$125 Full day: \$225 After 5:00p m: \$85/hour

Dimensions: 44' x 20'

Set-up/Capacity:

Boardroom style: 40 Classroom style: 45 U shape: 35 Audience only: 50

Luncheon (6' rounds): 75 Cabaret style (6' rounds): 42

River Gallery



The River Gallery's raw timber columns and basalt rock walls perfectly frame the 30-foot wall of windows, with views of Klickitat Hills and the Columbia River.

Rates: 6:00pm – 11:30pm: \$3,500. \$300 additional set-up fee applies to those groups opting for more than one layout throughout the course of the event. Past 11:30pm: \$300/hour

Dimensions: 145' x 32'

Set-up/Capacity Seated dinner (6' rounds): 250 - Stand-up Reception: 400

Amenities (included): Dimmable track lights, sound system w/ microphone, podium, portable screen, digital projector, laptop

Café



Basalt Rock Café with a wall of windows, lofty ceilings, and open-air patio is available for private rental after 3:00 pm daily.

Rates: \$225/hour after 3:00 pm

Dimensions: 70' x 23', flexibly configured.

Capacity: 100 for formal dinner

M.J. Murdock Theater

The 140-seat theater, conveniently located adjacent to the Basalt Rock Café is able to accommodate anything from a film premiere to a training summit, yet intimate enough to gather your family for a slideshow. The elevated stage allows the speaker or performer to be easily visible. Equipped with a projection room ready to accommodate all of your A/V needs, the M.J. Murdock Theater is the only one in the entire Columbia Gorge available for both public and private use.

Rates: \$350 per occurrence \$165/hour

5) Sunshine Mill Winery, 901 East Second Street <https://www.sunshinemill.com/>

Originally a mill built over 130 years ago, it blends history with its re-invention as a winery.

	<i>Private/Corporate Event</i>	<i>Wedding</i>
<i>Monday-Thursday</i>	\$200 per hr/\$1,000 all day (Noon-10 p.m.)	\$300 per hr/\$2,000 all day (Noon-10 p.m.) for up to 100 attendees; \$2,250 for over 100
<i>Weekend—Friday-Sunday</i>	\$300 per hr/\$1,500 all day (Noon-10 p.m.)	\$400 per hr/\$2,500 all day (Noon-10 p.m.) for up to 100 attendees; \$2,750 for over 100



6) The Dalles Readiness Center, Address, 402 E Scenic Dr



Currently no website; contact Josh at 541 490 3086 for rental information.

ABOUT: Built in 2014 and managed by the Oregon Military Department, the facility serves as a community resource with a large meeting space that can host 400 guests and a smaller meeting room which seats 60. Events range from conferences to town halls to weddings.

Rental costs are \$75 per hour for the large room with additional costs of \$7 per table and \$1 per chair. For governmental entities, the base cost is \$60 an hour. The smaller conference/classroom rents at a daily rate of \$175 per hour. These prices apply only from 8:00 a.m. -4:00 p.m. Monday through Friday. Outside of these hours, there is an additional \$25 hr. charge.

7) Riverenza

Could not obtain info online and phone call not returned.