

NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION
MINUTES

SPECIAL MEETING

OCTOBER 6, 1982

7:30 PM

City Council Chambers

Members Present:

LeRoy Benham, Chair
Quentin Probst
Alan Halstead

Hal Grobey, Vice-Chair
Art Moffat
Bruce Breitling

Members Absent:

Tommy Tucker

Staff Present:

Michael Warren, Executive Director
Clay Moorhead, Executive Secretary
Lyle Stewart, Consultant
Vicki Pflaumer, Consultant
Arvilla Page, City Recorder/Finance Officer
Bob Sanders, City Engineer

A motion was made by Alan Halstead and seconded by Quentin Probst to approve the minutes of September 29, 1982. Motion carried by a unanimous vote of the members present.

A communication from Al Blodgett was read into the record by the Executive Secretary. The communication voiced objections from Mr. Blodgett specifically toward the re-routing of Highway 99W traffic from First Street down to Second Street. Director Grobey indicated his concerns that the uptown area would have difficulty improving unless the traffic were moved down to Second Street. He further indicated that the Traffic Re-Routing Committee was looking at a short term and a long term objective to re-route traffic. Chair LeRoy Benham presented an invitation to those citizens present at the hearing to participate in the discussion of matters before NCRC.

Lyle Stewart, consultant, presented a listing of projects that may be considered as part of the Redevelopment Plan. He indicated that there appears to be a need within the community for a dynamic retail type of generator within the uptown area and that the site identified within the packet material as "R" in the vicinity of Naps Grocery was a reasonable location for this type of use. Mr. Stewart then explained the project activities under three schemes identified as A, B and C. "A" would have no dynamic retail use or civic center, "B" would have a civic center and "C" would have both a civic center and a dynamic retail use. Mr. Stewart indicated that tax increment funds could be used to acquire property for the civic center, but the construction of the center itself should be completed by use of other funds such as a bond issue.

Mr. Stewart indicated that the "Report" which identifies all the proposed project activities and costs will also be presented to the City Council. In order to complete the adoption process, the City Council must adopt the Redevelopment Plan and accept the "Report" which accompanies the Plan.

Vicki Pflaumer, consultant, indicated that she hand-delivered approximately 200 surveys to business people within the proposed redevelopment boundary. Most of the surveys had been picked up by this meeting but adequate time was not available to tabulate the results.

An individual from the audience asked why it was necessary to re-route traffic onto Second Street as it would not solve the overall City re-routing problems. Director Breitling indicated that the traffic couplet, which would redirect the traffic from First Street down to Second Street, is not intended to be a solution for traffic, but rather it is intended to be a solution aimed to stimulate revitalization of the uptown area.

An individual from the audience asked whether loading areas would be restricted on Second Street if traffic were redirected. Specifically, Buckley's Locker requires the use of a loading/unloading area to bring meat into the building for cutting and wrapping. Mr. Stewart indicated that only general designs have been prepared as of this time and that specific designs would not be prepared until increment monies were available to initiate the project. Mr. Stewart indicated that tax increment monies could be used to help redesign the function of certain buildings if their use is severely limited or restricted because of the implementation of a project proposed within the Plan.

An individual from the audience indicated that it was his understanding that the businesses need to be located adjoining traffic flow and that a mall might not be in the best interest of the business community. Chair Benham indicated that the Redevelopment Commission has not considered the use of a mall (eliminating traffic flow on First Street) because studies have shown that malls do not function in the best interest of the community or the businesses. Chair Benham indicated that certain street improvements are being proposed to provide convenient parking, vehicular access and to improve the general aesthetics of the uptown area. Mr. Stewart indicated that parking areas should be scattered throughout the uptown area rather than locating a parking structure at one particular site, as people prefer to park closer to the buildings at which they shop.

Chair Benham indicated that, because of the time, it is not appropriate to review the prioritization of projects. Motion was made by Art Moffat and seconded by Alan Halstead to adjourn. Motion carried by a unanimous vote of those members present.