

**(NDRC) NEWBERG DOWNTOWN REVITALIZATION COMMITTEE MEETING
MINUTES
Newberg Public Safety Building - Newberg, Oregon
WEDNESDAY, JULY 16, 2003 AT 7 P.M.**

Approved at the September 17, 2003, NDRC Meeting

I. CALL TO ORDER

II. NDRC COMMITTEE ROLL CALL

NURAC Committee Members Present (6):

Luana Berens	John Bridges	Dave Daniels
Louis Larson	Dave Mehler	Sally Dallas

Absent: Lon Wall, Joan Drabkin, Kristen Horn

Staff Present:

David Beam, Economic Development Coordinator/Planner
Barton Brierley, City Planner

David Beam opened the meeting at 7:05 p.m. Mr. Beam introduced himself and welcomed the Committee members to their first regularly scheduled meeting. The Committee members then introduced themselves and shared why they joined the committee and what they hoped the Committee could accomplish in the future for the downtown area.

III. PUBLIC COMMENT: Jim McMaster of Chehalem Park and Recreation District expressed his appreciation for the work the Committee was doing regarding the Civic Corridor.

IV. REVIEW PROPOSED CIVIC CORRIDOR DESIGNS FROM UO STUDENTS: Mr. Beam introduced Rob Ribe, a professor from the UO Landscape Architecture school and one of his students, Ryan Blume. He mentioned the UO design studio created design ideas for the Corridor during the spring, and that public open houses were held to get input on the ideas. Mr. Beam then explained the process in which the Committee was going to decide on the elements that would be included in the final composite design of the Civic Corridor. Mr. Blume intended to then create the final composite drawing, which was expected to be ready for the August meeting of the NDRC. Mr. Bridges asked if the Committee members should be focusing on design styles or substance. Mr. Ribe responded that substance was most important. He also added that amount of effort that can be placed towards the final design is limited due to budget constraints.

Ms. Berens suggested that audience members be allowed to participate in the decision process for the final design elements. The Committee agreed that this was a good idea.

Mr. Ribe provided a summary of each of the 7 design ideas. The following are the highlights of each design:

- Design 1 - uses Howard Street as one-way street and incorporates overland drainage.
- Design 7 - Most closely relates to proposed budget constraints. It includes trees wells in the street and bulb-outs.

- the street and bulb-outs.
- Design 2 - It includes heavy landscaping, with emphasis on trees.
- Design 3 - It has a planter in the middle of the street and trees of various sizes.
- Design 4 - It includes red brick or stamped concrete bulb-outs. No improvements on Second and Third Street intersections.
- Design 5 - The design has minimalist landscaping. It emphasizes an open view of the Corridor to Central School.
- Design 6 - The design has angled parking spaces at PGE. It includes a pedestrian plaza in front of the library.

Mr. Ribe pointed out some of the design elements that the Committee will need to examine and decided upon, such as:

- Should Howard Street be one way or two way?
- What should the spacing of lighting be?
- Should the treatments be extended to side streets?
- What size of trees should be used?
- What width should the sidewalks be?
- What should be the spacing and numbers of benches and trash cans?

Mr. Beam reiterated to the group the design we were seeking was intended to create interest in the Civic Corridor and to be used as a marketing piece to secure grant funding. The elements included in this design process may or may not be included in any future development in the Civic Corridor. If funding is secured for the Corridor streetscape, a final design planning process will be carried out.

The committee and audience members were then given colored dots for them to place on their preferred design. Everyone was then given 20 minutes to review/discuss the design and make their selections. At the end of the exercise, the most heavily favored designs were number 5 (10 votes) and number 6 (11 votes.) The group used design number 6 as the base map to work from for further discussion and refinement.

After a lengthy discussion, the group decided through a consensus decision-making process that the following elements should be included in the final composite design:

Phase I

- Existing parking and traffic flow should remain as existing.
- Relatively smaller trees should be located on both sides of Howard Street from Sheridan Street to First Street to open a clear view of the Community Center entrance.
- Relatively larger trees should be located on both side of Howard Street from First Street to the Third Street.

Phase II

- Howard Street between First and Sheridan Street should be turned into a one-way street going north. Parking configuration and sidewalk width will be determined at a future date.
- Current trees on east side of Howard Street in front of Library should be move farther east to open view to Community Center. Current parking in this area should also be moved eastward and/or eliminated.
- Bulb-outs at the intersections of Hancock and First Street should include paver brick accents similar to the current bulb-out next to City Hall. Intersections of Second through Fifth Street should included brick crosswalks.
- Trees should be placed in the middle of the Howard Street from Third Street to Fifth Street.
- Angle parking should be constructed on the east side of Howard Street next to the PGE

substation.

Community Center

- The new Community Center should include: (1) a playground area at the east end of the site; (2) a plaza area with decorative brickwork should be constructed around the new front entrance with an emphasis on a hardscape that can be used for a variety of events; (3) an amphitheater and parking area on the west end of the site with accommodations for a future trolley stop; and (4) a landscaped parking/open space area on the north end of site.

Other Recommendations

- Preference was expressed for the new *Graphic* building to be placed with its front entrance facing towards Howard Street.
- Preference was expressed for the new development at the old Chevrolet site to be of a mixed-use type with a plaza.

V. ADMINISTRATION AND BACKGROUND INFORMATION: Deferred till next meeting.

VI. ELECTION OF OFFICERS: Deferred till next meeting.

VII. DEVELOP COMMITTEE WORK PROGRAM: Deferred till next meeting.

VIII. MEETING SCHEDULE: Deferred till next meeting.

IX. NEXT MEETING: WEDNESDAY, AUGUST 20, 2003

X. ADJOURNMENT

The meeting was adjourned at approximately 9:27 p.m.

Passed by the NDRC Committee of the City of Newberg this 17th day of Sept, 2003.

AYES: 7 NO: ABSTAIN: ABSENT: Drabkin
(list names) Behrens

ATTEST:

Peggy Hall Peggy R. Hall 9-17-03
NDRC Recording Secretary Signature Print Name Date