(NDRC) NEWBERG DOWNTOWN REVITALIZATION COMMITTEE MEETING MINUTES
Newberg Public Safety Building - Newberg, Oregon
WEDNESDAY, August 20, 2003 AT 7 P.M.

Approved at the November 19, 2003, NDRC Meeting

I. CALL TO ORDER

The meeting was called to order at 7:15 p.m.

II. NDRC COMMITTEE ROLL CALL

NDRC Committee Members Present (9):

John Bridges	Kristen Horn
Louis Larson	Lon Wall

Absent:

Joan Drabkin	Luana Berens	Dave Daniels
Sally Dallas	David Mehler	

Staff Present:
Barton Brierley, Planning Manager
Peggy Hall, Recording Secretary

Mr. Brierley opened the meeting at 7:15 p.m. Mr. Barton Brierley noted that there was not a quorum. No action would be taken. The Committee decided to review information presented by Ryan Blume.

III. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

Due to lack of quorum, no action on the adoption of the minutes was taken.

1. Approval of NDRC Meeting minutes from the July 16, 2003 meeting.

V. REVIEW CIVIC CORRIDOR FINAL DESIGN

Mr. Ryan Blume, 21323 SW Martinazzi, Tualatin, OR 97062 (503) 692-3696. Mr. Blume presented the review of the civic corridor design.

Mr. Bridges asked for his benefit of having parallel parking on the side of the thrift store with diagonal parking on the other side of the street.

Mr. Bridges said you get more cars in the diagonal parking - by having diagonal parking, why not close the parallel parking on the thrift store side and still allow sidewalks on both sides of the street.

Mr. Blume said he would have to move over the sides and it would not align up through the meridian. The markers are dead center with the community center. There would have to be some major shifting and not easily in view.

Mr. Blume said that he allowed for flower beds and additional buffers toward the street.

Mr. Wall said to keep the parallel parking at the thrift store donation area. If it was not there - they would have to carry things across the street.

Ms. Horn said it would seriously hamper the donations to the thrift store. Discussion was held concerning what the thrift store felt about the situation and design. They may have a bigger problem of items being dumped there after hours. Discussion was held concerning planning around the thrift store and the possibility that they may be moving to a different location.

Mr. Blume said there is a middle median to deal with.

Ms. Horn said the thrift store may have a 5-10 year plan for a different location. It is best to talk with them. The City owns the property in which the thrift store is located.

Mr. Blume said they are differentiated by diagonal parking and there are bulb-outs on one option than the other. The trees will be next to the street.

Mr. Bridges said the street and road repair was more toward the long range design. Even though the playground was donated for the playground. The Community Center is shorter term than the civic corridor.

Mr. Brierley said the playground will go in soon. The amphitheater will go in soon. Carnegie court is planned for grass. It could be short term also. The community center is a much short-term project than the plans for the civic corridor.

Discussion was held concerning the amphitheater facing residential property. Also, there was a concern expressed for the number of required parking 96 spaces (with 27 in the front). There is street parking on the outside of the parking lot.

Mr. Blume said he is not sure if the street is wide enough unless they take a parking space on the side. Discussion was held concerning the amphitheater that this is the right spot for the amphitheater and most activities would be at a typical time in the evening and create the least amount of problems.

Ms. Horn said that she has attended meetings at the location that is now known as Carnegie Court and it is wonderful.

Mr. Bridges said that Carnegie Court is owned by the City (Library) and may have different ideas about the location.

Mr. Wall said the original proposal for the amphitheater was to the left of the building so it was to be protected by residential. Different students: amphitheater in NE corner and also SE corner with different designs. Discussion was held concerning acoustics.

Mr. Blume said that there would be a central celebration spot to show it better (more positive).

Mr. Bridges said that it would take up a large chunk of the open space. Would it short circuit the design by having such a small space?

Mr. Blume said that booths have been designed with a drop down affect around the amphitheater.

Ms. Horn said she feels there would be logistic problems. She said the amphitheater on the Carnegie Court side would alleviate an issue with noise.

Mr. Wall addressed making changes in consideration of the neighbors and making them happy.

Ms. Horn said she did not feel the neighbors would object to it. However, some may. There may be a reasonable assumption that some might.

Mr. Wall said where he lives near the armory it bothers some neighbors and don't want to be doing things like that - avoid it if they can.

Mr. Brierley said the improvements should be in Phase 1 - move amphitheater to Carnegie Court. Discussion was held concerning parallel parking (Phase 2).

Mr. Bridges said there is probably a more preference to diagonal parking than parallel parking.

Mr. Brierley said on Phase 1 - bulb-outs at first and Hancock. Without the bulb-outs, the trees are closer which matches up better with pedestrians.

Ms. Horn said the bulb-out plantings is proven that it tends to slow down traffic.

Mr. Bridges said he is in favor of Option 2.

Mr. Wall said he is not in favor of bulb-outs but does not really have a problem with them. Angle parking at PGE at Phase 2 - Option 1 has it. Option 2 does not.

Mr. Wall asked for major advantage of not having it. Rich said it would be mainly used for big functions. If this is a really good restaurant and all parking spaces are full, that would be the next best location. Mr. Wall said what is the argument for not having diagonal parking. Rich said that no sidewalk would be on one side - possibly in the center. Discussion was held concerning removal of trees and limited landscaping. There are plans for screened/tree landscaping. There are mature trees now, but new ones would be installed. The sidewalk would be a bold step to be in front. Discussion was held concerning railroad service.

Consensus is to go with bulb-outs and the diagonal parking.

Mr. Blume said there would be speed bumps on the surface streets. It would be on the north bound lane of travel- the fire trucks would virtually not go on those streets anyway. Discussion was held concerning the placement of a plaza.

Mr. Brierley said it would be grass and sidewalk and ultimately would be available for shops/restaurant/office/housing. Mr. Brierley said he has been talking with the Newberg Graphic and the drawings and it is good to have the building on the civic corridor. They are amenable to having the building on the civic corridor.

Ms. Horn said she does not want to see the Newberg Graphic to leave the area.

Mr. Brierley said they were committed to being downtown There is a transition to the location of the new building in the same area.

Discussion was held concerning residential rentals.

Mr. Brierley said Mr. Blume was given the permission to complete the design.

How does Leah Griffith (Library Directory) feel about the parallel parking versus the diagonal?

Mr. Larson said that there is a public parking area across the street - easier access for parking. Straight in parking is not as visible - it would be easier and safer for diagonal parking. Does it make any difference space -space.

Rich said that he has not actually measured the distance - but appears to be the same. Diagonal parking is more usable.

VI. DEVELOP COMMITTEE WORK PROGRAM

1. Recommend Projects to enhance downtown

Mr. Brierley reviewed the list of duties the Council thought would help the Committee better define the program. Mr. Brierley said there is a general thought of what needs to be done. He can see the Committee talking about the list and refining it - short and long term.

2. Recommend and develop designs of improvements

Mr. Brierley said the Committee reviewed the design improvements.

3. Research *& Recommend funding sources

Mr. Brierley said there is a wide variety of funding sources. They have been investigating several grant sources both public and private. They can look into local fund raising. In the past, they have had a pretty good response. There are local improvement districts, economic improvement districts, business improvement district, business tax and other general funding sources. They could draw out of existing funds (city/county/state) sources. They can work over several meetings- originally laying out options, do research and then take one-two main funding sources and work on that. Then they can do a proposal to the Council.

Tape 1- Side 2:

4. Make recommendations on an annual work plan

Mr. Wall said that item 3 drives everything. He would like to see more in terms of private and public funding, what is potentially available and what strengthens the funding. Without money, no project plan has real substance.

Ms. Horn said she too agreed, given the history of the urban renewal district. Discussion was held concerning without funding sources. It should make us push forward with plans, but also provide for funding options.

Discussion came in concerning actual monies available. Mr. Bridges said he would like to see a general time-plan which would move the program through short and long term goals.

Ms. Horn said that it is difficult to get past the lack of financial funding sources. There are things that can be done without money. It is a good idea to have a parallel plan while working on the financing. Part of the problem is making a definitive choice of what the funding source would be. It is easy to convince people to say "no" on aggressive actions. We cannot put aside what needs to be done in the short-term.

Mr. Bridges said that they are asking for donations as a source of funding along the way.

Mr. Wall said that it will take some original and creative ideas.

Ms. Horn said some of the award winners of the downtown association. There are some developers that do public and private partnership funding. Knowing how to work out funding sources is critical.

Mr. Bridges said that the city could receive revenue on the long term lease - a large portion of the revenue stream come back to the redevelopment. It is an idea within the urban renewal district.

Discussion was held concerning creating time lines for #3 and #4. The committee asked what is the time each year that would be appropriate for the Council to receive the appropriate work plan (2 months in advance of budget approval). The goal is to have by April, 2004 an annual work plan for 2004/2005. It would have a small component of #3 and as part of the work plan, they are going to work on what are the top five funding sources (mid and long term) - with recommended projects to be done in that year.

Ms. Horn said there are several inexpensive ways that could seriously help businesses downtown. Signage is a good low cost item. They could fund raise in a month or two to help capture the expenditures.

Mr. Brierley said that it is possible to items in the budget.

Mr. Bridges said they should always be asking the City Council to provide funding, even though some may be income generated (LID's).

Discussion was held concerning making a presentation at the first meeting of the Budget Committee (February/March).

Mr. Bridges said that he thought the Committee should keep a constant request to have the budget requests every year for a number of years. Consistency is important. Discussion was held concerning backing up the time line to February, 2004.

Ms. Horn said that there may be some safety issues in conjunction with other department's expenses that could be included.

Mr. Larson said there should be a comprehensive design to show what the end result would be. Discussion was held concerning formulating a work plan. Discussion was held concerning out-of-pocket expenses incurred by Ryan Blume.

The next meeting should have a more comprehensive discussion of funding sources in order to pare it down. Also, a discussion about what their annual work plan should look like by February, 2004. The work plan will encompass #1, #2, and #3. They would appreciate having materials in advance of the meeting.

Mr. Brierley said the Committee would be receiving homework.

Ms. Horn said she would suggest the various types of funding sources.

VII. ELECTION OF OFFICERS

Mr. Brierley noted that due to the lack of a quorum, the election of officers could not be done.

VIII. OTHER BUSINESS

Mr. Larson said he would like to see how to get a public view on this in order for the citizens of the town to have an idea of what is going on so they will not feel surprised.

Mr. Bridges said he would like to see an education/publicity forum for them to review the design. People need to know that the ideas are not set in stone, but it would give them an idea of how it would look. Part of the idea is that it would cascade out to other areas.

Mr. Wall said that once we know the direction, we can get more people involved via a notice in the Graphic.

Ms. Horn said that most people will be surprised at some things.

IX. NEXT MEETING: September 17, 2003

X. ADJOURNMENT

The meeting was adjourned at approximately 8:25 p.m.

Passed by the NDRC Committee of the City of Newberg this 19th day of ~~October~~ November, 2003.

AYES: 6 NO: 0 ABSTAIN: 0 ABSENT: 3 Berens
(list names) Larson Mehler

ATTEST: Peggy R. Hall

NDRC Recording Secretary Signature

Peggy R. Hall 11-19-03

Print Name Date