

**(NDRC) NEWBERG DOWNTOWN REDEVELOPMENT COMMITTEE MEETING
MINUTES**

**Newberg Public Safety Building - Newberg, Oregon
WEDNESDAY, MARCH 16, 2005 AT 7 P.M.**

Subject to Approval at the April 20, 2005, NDRC Meeting

I. CALL TO ORDER

2. NDRC COMMITTEE ROLL CALL

NDRC Committee Members Present (4):

Diane Ferranti	Lon Wall
Kristen Horn	David Mehler

Absent: John Bridges Bart Rierson Emily Chlumak John Estrem

Staff Present:

David Beam, Economic Development Coordinator/Planner
Ruth Graham, Recording Secretary

3. David Beam opened the meeting at 710 p.m.

MEETING MINUTES – Approval of February 16, 2005 minutes

Minutes were not approved due to lack of a quorum.

4. Public Comment: None

5. Former Chevrolet Dealership site – Block party

David Beam – At the last meeting, we decided to do a block party in July to celebrate clean-up of the Butler property and gather public input regarding potential future uses for the property. We'll also send out a survey to civic clubs & collect their input. Potential artist renditions of uses include mixed use, apartments (not possible), drive-thru for the post office, government office space, park (traditional, public square or water fountain), or a parking lot. Bob Foster can do the renditions for us.

Lon Wall – The rendition stating annexation of post office or drive-thru...what type of drive-thru are we talking about?

David Beam – A drive-thru where the postmaster will be at a window to provide a wide range of services.

Lon Wall – According to a Newberg Postmaster, the City of Newberg did not allow them to expand their facilities in the past. They may not be very receptive to putting in a drive-thru. Recently, the City Council did change the development code regarding allowable uses of drive-thrus in the C-3 zone.

Dave Mehler – The new code changes now allow for a drive-thrus for already operating businesses. Drive-thrus for temp businesses are banned. Oregon Federal credit union wanted to do a drive-thru & it was granted.

Lon Wall – The Planning commission wished to ban all drive-thrus in a C-3 zone a while back when the Code was being revised. However, they wanted to allow drive-thrus for banks. Why allow them only for banks?

David Beam – There have been changes made in our ordinance recently regarding drive-thrus. Does the post office even want a drive-thru? I'm not sure we can get an answer from them in time for the block party.

Kris Horn – The Post Office is under a budget crisis & struggling. I'm not sure you'll get an answer in the time frame we need.

David Beam – Recommendation from the Committee to drop the drive-thru?

It was decided to drop the Post Office drive-thru concept.

David Beam – Does anybody have any other land use options they want to add to the list?

No response was given.

Lon Wall – For mixed-use, the lower level could lease out small spaces & the second level could theoretically be a park. Small retail spaces are not common. They provide spaces for businesses with small space needs at a relatively low cost. Like Pike's Market in Seattle. Do whatever you want to second floor: residential, office, park, or whatever.

David Beam – One option is commercial below & government above.

Lon Wall - Small places & small overhead make it easier for businesses to survive. Like a mall.

David Beam – what I'm hearing is you'd like one option to be large commercial space on first floor and one option to be small commercial spaces on the first floor.

Kris Horn -- Does the City need more space? Will people vote for it? Reed Opera House, in downtown Salem, is a very busy and alive place. They have some larger businesses too. But many spaces are small. Yamhill Showcase was a concept vision for the Butler property in the last downtown master plan.

David Beam – Should the building be at least 2 stories?

Discussion was held regarding single story versus multi story. Renditions should show some two-story options.

Kris Horn – I'd like to see renditions w/ 3 stories too, so we can see what that option would look like.

Lon Wall – Two stories would fit the look of downtown better than 3.

David Beam – I'm hearing that you would like to see 2 mixed use renditions with commercial below. One 3 story, one 2 story. Show parking in the rendition. Maybe underground parking if there isn't enough room on the lot.

Lon Wall – commercial needs to have parking too. Parking is an issue there.

David Beam – We can say that parking will be below grade. Do you want to do that?

The Committee agreed.

Kris Horn – I'd like to see some outside activity on the sidewalks or in a courtyard. Possibly on the corner or wider sidewalks. This activity will draw people in.

Diane Ferranti – We need outside places for people to sit & eat.

Kris Horn - I'd rather that we have only 3 rendition options & let Bob Foster do a great job on them.

Diane Ferranti – If a park is an option, people will vote for it because it is appealing.

David Mehler – How about a fountain in the middle of a horseshoe shaped building?

David Beam – We may be short on space for that type of design. Outdoor activity will be limited to a small space.

If we provide limited options, people are going to ask why.

Lon Wall – One rendition probably should be a park.

David Beam – What type of park?

Kris Horn – We could incorporate a public square and a fountain into the park easily.

David Beam – What I'm hearing is that you want to see a park rendition with water feature and public square. Should the water feature be located in the middle or side of the lot? A focal feature but off to the side to allow for public use in open space. Brick work. That's one rendition.

What about a parking lot?

Discussion was held concerning parking lot. It was agreed that parking was not a good use. Space is too small. Parking underground should be for mixed uses.

David Beam - So we have three recommended renditions. Next week we will have the full committee look at these ideas. If we get a consensus at the next meeting on the types of renditions we want, I can get the ideas to Bob Foster for him to start drawing them up.

When will we do the block party? After July 4th but before old fashioned festival?

Our next topic is food at the block party.

Kris Horn – A popcorn stand would be fun.

David Mehler – During the summer you'd want a cold drink. Not hot coffee.

Diane Ferranti – What time of day should we have the block party? Mid-day?

David Mehler – You'll want snow cones or cold drinks. Iced drinks. I don't have a set-up to do coffee at such an event. It would be difficult for me. Contact Cathy of the Coffee Barn. She can do espresso & iced drinks. Plus ice-cream or snow cones for the kids.

David Beam – How about a main food. Should we ask Gem 100? Should there be just one main food available or different kinds? Should we provide entertainment?

Kris Horn – There are plenty of groups such as high school bands which we could ask to perform.

Diane Ferranti – Music is a good idea to help draw people.

Kris Horn – Chuckles the Clown. I'll ask how to get a hold of Chuckles the Clown.

Tasks were assigned to the committee members. Kris Horn will check on the availability of Chuckles the clown and a popcorn stand. David Mehler will contact Cathy from the Coffee Barn for drinks. Lon Wall will talk to Gem 100 to see if they are available to provide hamburgers and ice cream. David Beam will contact CPRD and the Graphic regarding the use of tables and chairs.

The time was decided – 11:00 am to 2:00 pm on a weekday during the week of July 11 through July 15, 2005.

Kris Horn – Should we get the Newberg Graphic on board to participate by handling the publicity? David Beam will talk to the Graphic.

6. Civic Corridor Streetscape Survey update

David Beam – I sent out a press release by email about the survey. The Chamber Forum survey was cancelled. The date for the static survey at the senior center has been changed to the middle of April. The City IT Department is still having problems getting the survey up on the website. Three presentations are being done next week, then a presentation will be done with the City Planning Commission in April.

Lon Wall – Seems to me that at last budget negotiations, money was designated to get a web person. It shouldn't be that difficult to get the survey up on the City website.

7. Downtown Banner Project update

David Beam – The target date to getting the banners up on April 4th is still holding. Five extra banners and sets of brackets were also ordered. We are thinking of asking the County if we can use the grant money left to purchase a bucket truck to maintain the banners. The fall banners will have a dark green background instead of the maroon color. GFU is ordering these soon for the fall.

Kris Horn – I am still raising money for the summer banners. A competition is underway for the design. At the end of March, a final recommended design will be chosen. Finalist will be on display at 'First Friday Art Walk' in April. Council gets final say on the summer design.

8. Gateway property

David Beam – This item goes before council on Monday. The Gateway property is located at the east end of town between Center Street, Hancock Street, and First Street. The concept is to do a 'Welcome to Historic Downtown Newberg'. Page 46 of the handout has a map and renditions. The staff's opinion is that this would be the best use of this property.

Lon Wall – An argument could be made that this property is useless because of access requirements.

David Beam – If it is a usable/buildable property, then the amount of money ODOT is asking for the property may not be too far off the mark. The property's access off highway is ODOT's control.

Kris Horn – The property is contaminated, right?

David Beam – Any further cleanup of the property required by the State would be financed by the prior owner. You're welcome to attend the City Council meeting on Monday night. It is a downtown issue.

9. Other business – Dave Daniels resignation/ NDRC vacancy:

David Beam - Dave Daniels resigned. If you know of anyone interested in the NDRC please have them call City Hall for an application. Bridges went to Council on February 22 to present to them what the NDRC is doing and has done. John said they asked about the EID/BID survey for downtown. John said you need someone who passionate and persuasive if financing programs like urban renewal are to be successful.

Lon Wall – This committee should keep in mind that people downtown are all in favor of us doing something to help the downtown as long as they don't have to pay for it.

Kris Horn – Many feel that if somebody wants to improve my street, they can use my tax dollars. But asking for more money is double taxation. I've already been taxed for those things.

Lon Wall – The EID/BIC poll got dismal results. They don't want to pay for a downtown manager.

David Beam – David handed out a Newberg Graphic article about tonight's NDRC meeting. He pointed out the many factual errors in the article. He handed out copies of the article, with the errors underlined. .

10. Next meeting – April 20, 2005

11. Adjourn @ Lon Wall closed the meeting at 8:55 pm

Passed by the NDRC Committee of the City of Newberg this 20th day of April, 2005.

AYES:

NO:

ABSTAIN:
(list names)

ABSENT:

ATTEST:

Ruth Graham

NDRC Recording Secretary Signature

Ruth Graham 4/20/05

Print Name

Date