

AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

Meeting Minutes

January 4, 2022, 5:30 PM

NEWBERG CITY HALL

Meeting held electronically due to COVID-19 pandemic

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)

Chair John Bridges called the meeting to order at 5:31pm

ROLL CALL

Members Present: John Bridges, Chair
Francisco Stoller, Vice Chair
Stephanie Findley
Molly Olson
Cassandra Ulven
Don Clements
Luke Neff
Philip Higgins

Members Absent: Rick Rogers, excused
Lonnie Parish

Staff Present: Doug Rux, Community Development Director
Brett Musick, Senior Engineer

CONSENT CALENDAR:

MOTION: Member Olson and Member Higgins, Motion to approve the Ad Hoc Urban Renewal Citizens Advisory Committee Meeting Minutes for November 30, 2021, Motion carried 8/0
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CDD Rux introduced two new members of the Committee. Luke Neff is representing the School District and Philip Higgins is representing the Chamber of Commerce.

NEW BUSINESS:

A. Review of Updated Projects:

CDD Rux noted the new 2022 project cost amount is just a little over \$70 million dollars. There have been increases in the assessed value. There was some new development, which were houses in the Riverrun subdivision, and an apartment project that is completed. He noted both projects started back when they started doing the Urban Renewal work.

CDD Rux noted they would follow the hierarchy that the Committee had established and what they would do for public infrastructure.

1. Industrial Development
2. Commercial Development
3. Mixed Use Development
4. Multi-family Development
5. Single-family Development

He noted first is Industrial Development and all the work that the Committee has done is the real driver in this. Then Commercial Development, which is both in the Riverfront area and Downtown area. Mixed Use Development is also in

both the Riverfront area and Downtown area, the Multifamily development is also in the Riverfront area and Downtown area and lastly Single-family Development.

CDD Rux noted they have gone through some annexations. The City Council adopted the ordinance annexing 5 parcels that were south of Fourteenth Street, annexed portions of the properties of the Mill Site that are within the Urban Growth Boundary and portions of the Bypass that were outside the city limits.

CDD Rux noted there were some parcels that did not get annex. One off Waterfront Street, the old landfill site, Rogers Landing, the Richardson property off Weatherly and College, another off College Street and one off Wynooski Rd. He noted they had to drop about 600 lineal feet of Blaine Street because it's outside the proposed Urban Renewal Area. He noted for Sub-Area B the esplanade, the portion along the frontage of landfill site going to the end of the cul-de-sac will be removed but they kept the price in. He talked with Brett about the slope, and stability analysis so they left the dollar value in. Brett went back through the Seattle Engineering News Record and did the inflationary cost from 2020 to 2022 which was a 9.6% increase in project cost roughly over the 2-year period.

CDD Rux noted Sub-Area A supports Industrial Development. The additions are related to Dog Ridge Road on the southeastern boundary of the Mill Site property with three components, the roadway itself, which is a little under \$1.6 million, stormwater a little over \$697,000 and some stormwater in Wynooski Road that they were not able to capture the first time has been added. He also shared a map showing the proposed changes in Sub-Area A.

CDD Rux noted Sub-Area B supports the Commercial and Mixed Use Multi-Family Development. He noted they deleted the western most portion of the esplanade but did keep the dollar value the same to address the issues with the slope in which they are going to evaluate.

Chair Bridges noted while talking about the southern area it might be easier if someone has a question first. He asked on Sub-Area A for an explanation on how adding Dog Ridge Road promotes the Industrial Development.

CDD Rux responded they have been working with CDC and have created a 4-lot pattern and showed on the map where the different lot locations were. He showed where one of the lots can have access that would come out to get to Wynooski Road. He showed some multiple ways to get in and out for trucks, employees, and greater transportation connectivity with more ways to move traffic in and out. He showed it all goes back to Wynooski Rd which then goes out to Highway 219. He noted they have been working with ODOT as a part of the Bypass Phase 2 ensuring that the realignment of Wynooski Road occurs, and it will line up with the intersection of Highway 219 and Wilsonville Road. He noted for example they did not want to get caught in a situation that once development starts and ODOT wants a temporary traffic signal at Wynooski and Highway 219 with a cost of \$1 million dollars. Therefore, they are covering all the bases and having several conversations with ODOT.

CDD Rux continued with Sub-Area B and shared the map showing the area where the esplanade would be removed but is still retained in the Transportation System Plan, which means that it would be delayed until some activity occurs with the old landfill for some repurposing, redevelopment, or park, which ever it may be. He noted there is one parcel that was not annexed but there is room on the top of the slope for a path on the adjoining property that was annexed, to get out is Waterfront Street.

Member Olson asked if this was because they had to remove the county property due to their lack of willingness to move ahead.

CDD Rux responded yes, the old landfill is not annexed, and the esplanade route would have gotten wider on the south side which is outside of the proposed Urban Renewal Area.

Member Olson asked what the cost is of the esplanade path since it is not coming from Urban Renewal, but from CPRD, the County or somewhere else.

CDD Rux responded it would be approximately in the range of \$170,000 and Brett agreed.

CDD Rux continued with Sub-Area D which supports Multi-family and Single-family development. They included sidewalks along Ninth Street between Blaine and River Street. This is the multimodal pedestrian connectivity component of \$95,000. Also, the ADA Curb Ramps along the same road which is a little over \$800,000. He noted they adjusted the

project by removing 600 lineal feet of Blaine Street which will be funded with system development charges in the future or contributions from development when that property develops. He noted there is a possibility later if that the property wants to annex, the Urban Renewal Agency could consider if they want to include it within the Urban Renewal District, which would take a different financial analysis for the 600 feet of roadway, where something else would have to be given up. He noted in discussions with Brett where there are a couple of other potential funding sources to help fund that 600 lineal feet. He shared the map showing Sub-Area D and roughly where the 600 lineal feet of Blaine Street that was removed out of the cost estimates. He shared where the sidewalks and ADA Curbs connect along S Blaine Street, along College St and the improvements along River Street from Ninth Street which all feeds into the multimodal transportation piece in the Riverfront area.

CDD Rux continued with Sub-Area G which is over on S Blaine Street. He noted when working through this last spring, they had to do adjustments with the reassessed value of the Mill Site. They had to scale back the projects which were various elements of Blaine Street. They kept the storm water project with the new numbers, added back improvements along Blaine Street, and the waterline improvements along Blaine Street. This supports multi-family density redevelopment and infill opportunities. He noted the other component is stormwater in Blaine Street, sidewalks and ADA ramps along Blaine Street between Third Street and Ninth Street.

CDD Rux noted one of the things important to remember is there are 3 primary transportation corridors coming in and out of the Riverfront Area, Winooski Road, S River Street and Blaine Street. He noted these multimodal transportation improvements along Blaine Street from downtown all the way to College Street, is to be able to move workers, and residents in and out of the Riverfront area of the proposed Urban Renewal District.

Member Stoller noted anecdotally that Blaine Street has the heaviest use in terms of foot traffic.

CDD Rux noted they also have a lot of students and Brett has a separate project he is working on which is the safe routes to schools, where they received some grant money to do some work for sidewalks.

Brett noted that project is sidewalks between Fifth Street and Sixth Street on the east side where they have a lot of students from Edwards elementary.

CDD Rux noted school properties which were part of that. There are also a lot of pedestrians that move back and forth along Blaine Street. at night.

CDD Rux continued with Sub-Area H which supports Commercial, Mixed Use and Multi-family Development. He noted they had a lot of conversations about the Road Diet on First Street where there were not available funds to do. The other portion of the Road Diet was Hancock Street from College Street to the east end of the west end couplet. He noted with the new numbers they were able to propose to put back in the Road Diet portion between College Street and the west end of the couplet. There is a water line that goes along with that, and some ADA Curb ramps on Blaine Street between First and Third Street for the transportation corridor. He noted on the map of these areas.

CDD Rux noted the staff recommendation is that the Urban Renewal project list presented and an attachment to the agenda packet be voted on or recommended as the proposed revised project list for the Urban Renewal Plan.

CDD Rux noted they have this one night to go through the revised project list and update so they can get the material back to the consultant team who are revising the Plan and waiting for the final project list. He noted he needs to work with GIS to redo the maps based upon markups that have been done, so they have the quality maps to go back into the Plan and the Report. The full packet can be back in front of the Commission at the January 25th meeting and to get a recommendation. The recommendation would be consistent with the one that was done last spring to recommend to the Urban Renewal Agency that they start the confer consult process with the Taxing Districts and that the City Council adopt their current legal plan.

Member Olson asked of the additional cost to revise the package to the city.

CDD Rux noted it is around \$20,000 which is for the consultant services to redo the Plan and Report. And for the surveyor to completely redo the legal description boundary. There will be donuts in this District between S River Street and Blaine Street. He shared on the maps where donuts will be located on different properties.

Chair Bridges noted he would like to move on to a discussion about the recommendation and is interested in hearing everyone's points of view.

Member Stoller noted he doesn't have an opinion after they have gone through this entire process, and he agrees with the updates.

Member Ulven agrees it looks good and feels the way the city didn't go to a vote and went ahead to do the annexations was excellent. She would entertain a motion if there was no other discussion.

MOTION: Member Ulven and Member Higgins, Motion to recommend to the City Council to move forward for implementation and Conference of the overlapping Taxing Districts,

Chair Bridges suggest an amendment to the motion.

AMENDMENT TO MOTION: Member Ulven and Member Higgins, Motion to approve the Urban Renewal Project list as the list for the proposed revised Urban Renewal Plan. Motion carried 8 / 0

PUBLIC COMMENTS:

None

ITEMS FROM STAFF:

None

ITEMS FROM COMMITTEE MEMBERS:

Chair Bridges thanked staff for the work redoing the project list. He is pleased that the Hancock Road Diet is a part of this which is his favorite piece. He noted the underground items will do great things for the Industrial Development.

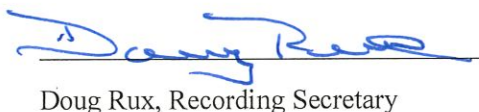
ADJOURNMENT:

Chair Bridges adjourned meeting at 5:58pm

**APPROVED BY THE AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE this
January 25, 2022**



John Bridges, UR CAC Chair



Doug Rux, Recording Secretary