



IMPROVING OUR COMMUNITY

## COLUMBIA GATEWAY URBAN RENEWAL AGENCY

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## CITY OF THE DALLES

**ADDENDUM #1**  
**Request for Expressions of Interest**  
**TONY'S BUILDING PROPERTY**  
**PROJECT NO. 2024-001**

October 1, 2024

Dear Contractor,

The Columbia Gateway Urban Renewal Agency is providing this Addendum to clarify or confirm certain provisions of the *Request for Expressions of Interest* for **Project No. CGURA2024-001**. This Addendum is based on questions presented to the Agency following RFEI publication in September 2024. *None of these responses have resulted in any amendments to the existing solicitation or form of contract.*

1. **Submittal Requirements and Pages (Pages 9, 11):** Responses should not exceed 25 pages including resumes, letters of reference and samples of other projects.
2. **Lot Line Consolidation (Assistance to development team, Page 6):** The site consists of two separate 50-ft lots. Lot-line consolidation by the Agency prior to property sale may be considered in negotiations.
3. **Plans or Intent for Federal Street Plaza or Park (Page 4):**
  - a. **Draft drawings or photos:** Architectural concepts for Federal Street Plaza are included in Addendum Attachment #1. These are preliminary in nature and should not be construed as definitive or binding.
  - b. **Traffic access to plaza and alley:** Discussions by the Federal Street Plaza Ad Hoc Committee thus far envision permanent plaza closure to traffic except for emergency and sanitation access. Alley access will be limited to emergency and sanitation services, including sanitation easement for the Tony's site.
  - c. **Plaza design:** City of The Dalles anticipates contracting with an external design consultant. The Agency does not expect RFEI respondents to provide landscape design or urban planning for the Federal Street Plaza.
4. **First Street reconstruction (Adjoining Properties, Page 4):** While not directly related to Tony's site redevelopment, respondents should be aware of Agency plans to improve sections of East First street, which adjoins Federal Street. Engineered

plans (95% complete but subject to change) are included in Addendum Attachment #2. This project is anticipated to begin in 2025.

5. **Adjacent City-owned Parking Lots (Page 4):** The Agency and City currently envision continuing free public parking on City parking lots adjoining the Tony's site.
6. **Architectural Style, Material (Pages 7, 9):** The Agency offers no guidance on development style or materials except as described under "Historic District" and "Design Standards" sections on page 7 and "Selection Criteria" on page 9 of the RFEI.
7. **Neighboring Building to Southeast on E. 2<sup>nd</sup> (Page 4):** Neither the Agency nor City are aware of any plans for the privately-owned building adjoining the Tony's site, other than to note that this property is currently on the market.
8. **Vertical Housing Development Zone Schedule (Page 6):** There is no certainty that the City will be allowed to certify any VHTZ project starting construction after Dec. 31, 2025, the current statutory deadline. We are advised that the Oregon Legislature may consider extending this deadline in the 2025 Legislative Session.
9. **Land Use and Historical Review Process:** Following negotiations on overall concept development of the site between the Agency and developer, the development must proceed through the land use and historical development review. The first step in this process is a required pre-application (Site Team) meeting with City staff, local utilities, and agencies to outline the requirements for development of the site. City staff will prepare a comprehensive set of notes detailing the requirements, application material, and timelines for all associated processes required of the development, including land use and historical review.

Respectfully,

A handwritten signature in black ink, appearing to read "Joshua Chandler". The signature is fluid and cursive, with the first name "Joshua" and last name "Chandler" clearly distinguishable.

Joshua Chandler, Urban Renewal Manager