

FEDERAL STREET PLAZA COMMITTEE AGENDA

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**AGENDA**

**FEDERAL STREET PLAZA AD HOC COMMITTEE WORK SESSION**

**APRIL 9, 2025 AT 5:30 PM**  
**CITY HALL - 313 COURT STREET**

**VIA ZOOM**

<https://us06web.zoom.us/j/84700681779?pwd=wzPFo5IoCT9vRgZGcYfui0UAU2Sub5.1>

Meeting ID: 847 0068 1779

Passcode: 165113

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. Approval of March 12, 2025 Minutes
5. CONSULTANT PRESENTATION
  - A. Final Federal Street Plaza Design
6. AUDIENCE PARTICIPATION
7. COMMITTEE DISCUSSION & ACTION
  - A. Ad Hoc Committee Recommendation to City Council: Federal Street Plaza Design Approval
8. ADJOURNMENT

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This meeting conducted Via ZOOM

Prepared by/  
Amie Ell, City Clerk

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**Federal Street Plaza AD HOC Committee Minutes**  
**Federal Street Plaza Site / City Hall - 313 Court Street**  
**March 12th 2025 / 5:30**

**Attending:** Matthew Klebes, Kristen Lillvik, Richard Mays, Dan Richardson, Bets Stelzer

**Opening and Approval of Agenda/Minutes**

Meeting was called to order at 5:36. Roll call was taken by the secretary. Dan moved to approve the day's agenda, seconded by Bets and carried. Dan moved to approve the day's agenda, seconded by Bets and carried. Rich Mays made a motion to limit public comment to five minutes during committee proceedings. Dan Seconded and the motion was carried 4-0.

**Discussion**

Matthew reviewed the timeline of committee meetings and consultants. Matthew asked the committee for direction and suggestions when it came to organizing maintenance needs, and which the Transportation Building's tenant would be responsible for. Discussion included chlorination of the water feature, opening/closing checklists, incident logs, snow and alcohol. Mathew then gave updates on the transportation building and reintroduced Jean Maxwell and Cynthia Kortge to the committee.

**Public Comment**

Chair opened to public comment.

Cynthia Kortge: Introduced herself as the Director of The Dalles Main Street. She is looking to move The Dalles Main Street to help with costs, and visibility. She expressed that she was passionate about being a part of activating the plaza. She would however keep Main Street in their current building if the opportunity to be in the transportation building fell through. The Main Street Board is on board as well and programming and maintenance feasibility has been discussed by them.

Jean Maxwell: Jean believes that the transportation building would be a good location for the museum, but the museum would also stay in their current location if it fell through. She said that although their board currently has three members, she sees this location change as an opportunity to grow and expand volunteer base.

Clair Graper: Commended the committee's work and urges continual community involvement. Suggests selling bricks, helping build, and making it a community effort. She also suggested when we are in a place where we have jobs for people, reaching out via youtube and their geolocation.

**Closing**

The next meeting was scheduled for 03/26/25 at 5:30 but subject to change based on the need for the meeting.

Meeting was adjourned by the Chair at 6:50 pm.

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Submitted by/ Committee Secretary, Bets Stelzer

SIGNED:

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Richard Mays, Chair

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Bets Seltzer, Committee Secretary



# THE DESIGN OF FEDERAL STREET PLAZA

FINAL CONCEPT PRESENTATION  
4/9/25





# SOURCES OF INSPIRATION



**WATER**



**GEOLOGY**





## COMMUNITY



# EVENTS

I-84

1st ST

2nd ST

2nd ST

3rd ST

4th ST

5th ST

5th ST



LEWIS & CLARK FESTIVAL PARK  
[ALL YEAR]

CHERRY FESTIVAL  
[3RD WEEKEND OF APRIL\*]

GRANADA THEATER  
[ALL YEAR]

ROUTE 30 PUB

FIRST FRIDAY  
[APRIL-SEPTEMBER]



NATION NEON SIGN MUSEUM



THE DALLES ART CENTER  
[ALL YEAR]

CIVIC AUDITORIUM  
[ALL YEAR]

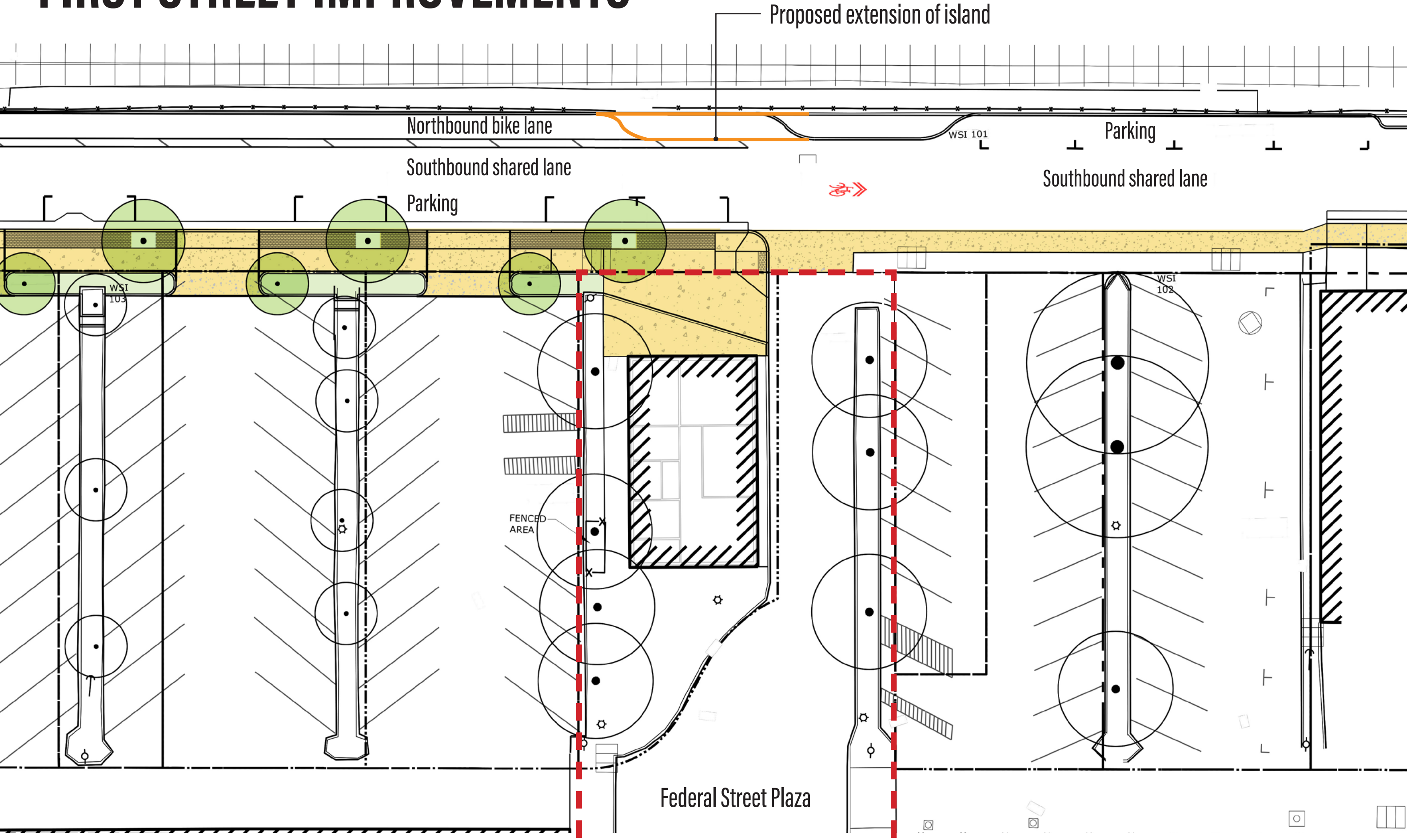
STARLIGHT PARADE  
[NOVEMBER]

NEON CRUISE  
[AUGUST]

THE DALLES FARMERS MARKET  
[JUNE-OCTOBER]  
HARVEST FESTIVAL  
[OCTOBER]



# FIRST STREET IMPROVEMENTS

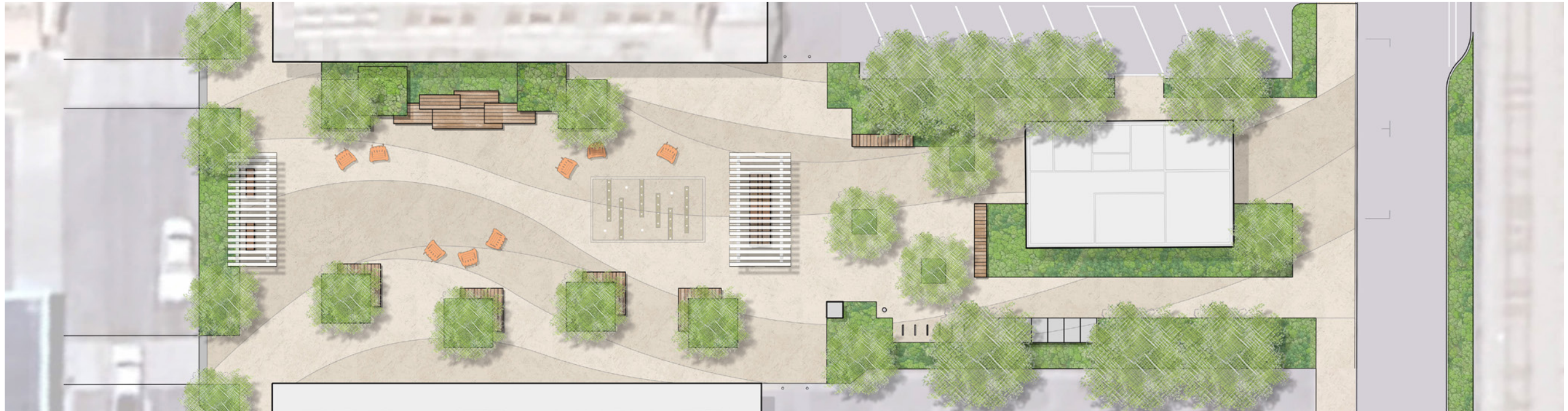




# SITE ELEMENTS







**CONCEPT A - RIVER CITY**



**CONCEPT B - BASALT**



# WALKER MACY RECOMMENDATIONS - 2/24/25

## NEXT STEPS FOR DESIGN REFINEMENT:

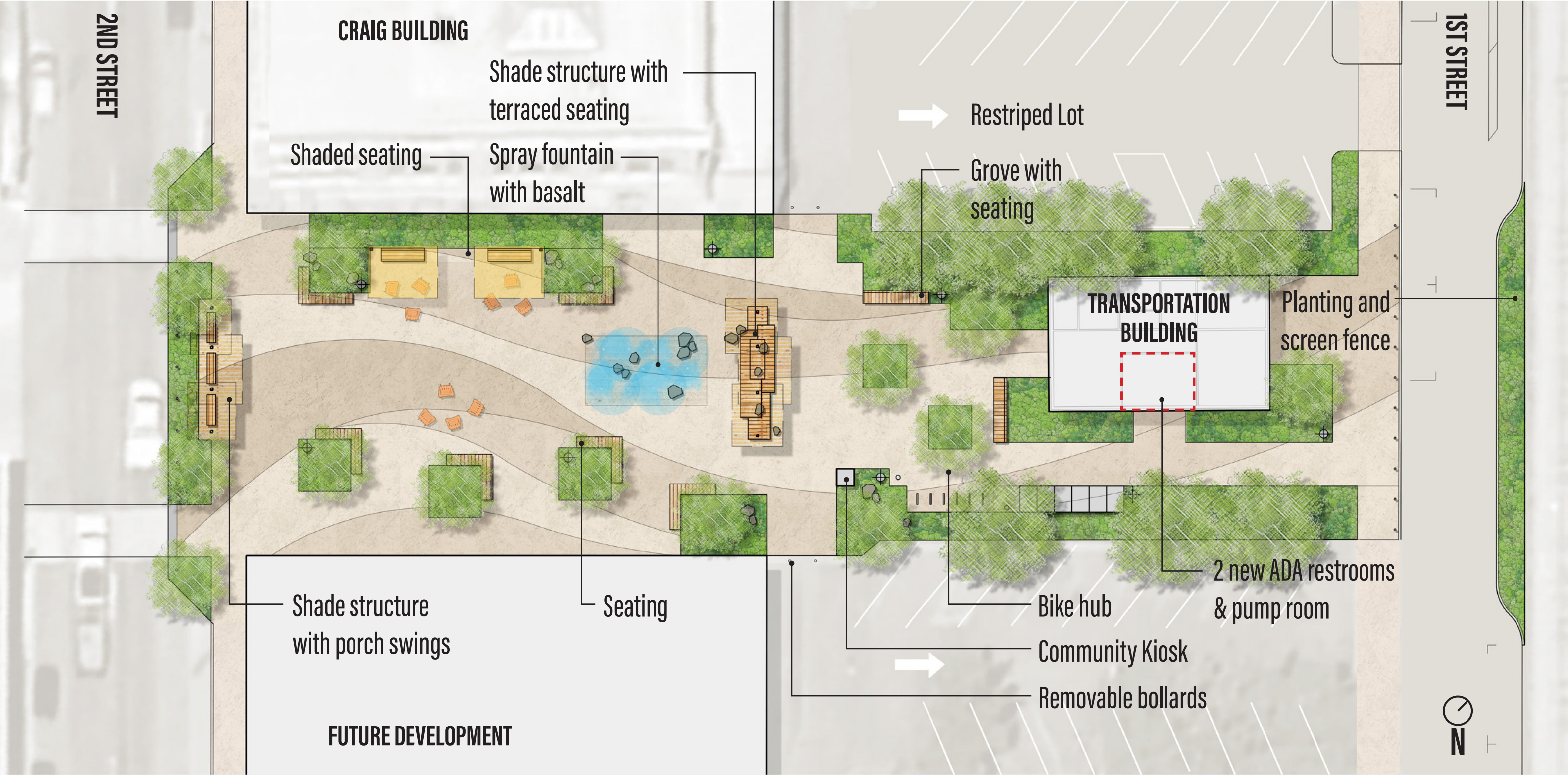
- USE THE RIVER CITY SCHEME AS A BASIS OF DESIGN.
- INCORPORATE ELEMENTS FROM THE BASALT SCHEME LIKE THE BASALT SEATING, ORGANIC FORMS, WHERE APPROPRIATE
- CONSIDER THE RELATIONSHIP OF FUTURE FERMENTATION HUB AT TONY'S LOT AND THE PLAZA AS PART OF THE FINAL CONCEPTUAL DESIGN.
- INCORPORATE 1.15.25 COMMITTEE DIRECTION
- DETERMINE WITH COMMITTEE HOW TO PRIORITIZE AND INCORPORATE COMMUNITY INPUT.

## NEXT STEPS FOR THE COMMITTEE:

- REACH OUT TO COMMUNITY ORGANIZATIONS LIKE THE HIGH SCHOOL ART PROGRAM, THE COLLEGE, ETC. TO GAUGE INTEREST IN COLLABORATION FOR INSTALLATIONS AND PROGRAMMING.
- REACH OUT TO COMMUNITY ORGANIZATIONS WHO MAY BE INTERESTED IN SPONSORING PARTS OF THE PROJECT LIKE THE SHADE STRUCTURES, BENCHES, AND THE FOUNTAIN.
- EVALUATE THE CITY'S ABILITY TO MANAGE THE VARIOUS USES DISCUSSED, BOTH PROGRAMMATIC AND SECURITY/ MAINTENANCE, AND ASSESS WHAT IS REALISTIC TO PROVIDE.
- DISCUSS USES FOR THE TRANSPORTATION BUILDING THAT SUPPORT THE PLAZA'S GOALS AS A COMMUNITY GATHERING SPACE AND GATEWAY TO THE DALLES.



# SITE PLAN





# SHADE STRUCTURES: INSPIRATION



PHOTO CREDITS: COLUMBIA RIVER INTER-TRIBAL FISH COMMISSION, SCOTT SUTTON



# CANOPIES





# COST ESTIMATE - SUMMARY

## **\$2.5M - DIRECT CONSTRUCTION COSTS**

- \$365,000 - DEMO AND SITE PREP
- \$1,576,000 - SITE IMPROVEMENTS
- \$505,000 - UTILITIES & LIGHTING

## **\$2.0M - GENERAL REQUIREMENTS & CONTINGENCIES**

- DESIGN AND ESTIMATING CONTINGENCIES
- CONSTRUCTION CONTINGENCY
- CONTRACTOR PROFIT & OVERHEAD
- INSURANCE
- ESCALATION
- TARIFFS AND ECONOMIC UNCERTAINTIES
- TIMING OF CONSTRUCTION
- MOVABLE FURNISHINGS (OFCI)

## **ADD ALTERNATES:**

- \$615,000 - UNDERGROUND POWER
- \$136,000 - TWO NEW ADA RESTROOMS
- \$(35,000) - PUMP ROOM INSIDE TRANSPORTATION BUILDING

## **\$4,500,000 - ESTIMATED TOTAL PROJECT COST**



# SITE PLAN

