

AGENDA
City of Oregon City, Oregon
WEDNESDAY, AUGUST 17, 2011

REGULAR MEETING OF THE URBAN RENEWAL COMMISSION
5:00 p.m.

Urban Renewal Commission:

Nancy Walters, Chair
Brian Shaw, Vice Ch.
Doug Neeley
James Nicita
Rocky Smith, Jr.

Betty Mumm
Kathy Roth
Graham Peterson
Philip Yates
Paul Edgar

Meeting Held at:

City Hall
Commission Chambers
625 Center Street
Oregon City, OR 97045
503-657-0891

Page

1. Convene Regular Meeting of August 17, 2011, and Roll Call
2. Citizen Comments
3. Future Agenda Items
4. Adoption of the Agenda
5. General Business
- 3-30 a. Storefront Grant for the Bank of Commerce Building, 702 Main Street
Staff: Dan Drentlaw, Economic Development Manager
- 31-47 b. Storefront Grant for the Miles Fiberglass Building, 1516 Main Street
Staff: Dan Drentlaw, Economic Development Manager
- 48-49 c. Allocation of Urban Renewal Contingency Funds
Staff: Dan Drentlaw, Economic Development Manager
6. Consent Agenda
- 50-52 a. Minutes of the May 25, 2011 Regular Meeting
Staff: Nancy Ide, City Recorder
- 53-54 b. Minutes of the June 1, 2011 Regular Meeting
Staff: Nancy Ide, City Recorder
- 55-56 c. Minutes of the July 12, 2011 Work Session
Staff: Nancy Ide, City Recorder
7. City Manager's Report
8. Adjournment

Agenda Posted August 12, 2011 at City Hall, Pioneer Community Center, Library, [City Web site](#).
Video Streaming & Broadcasts: The meeting is streamed live on the Internet on Oregon City's Web site at www.orcity.org and available on demand following the meeting.
City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City Recorder prior to the Commission meeting. Disabled individuals requiring other assistance must make their request

8. Adjournment

known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



Agenda Item No. 5a
Meeting Date: 17 Aug 2011

COMMISSION REPORT: CITY OF OREGON CITY

TO:	Urban Renewal Commission
FROM:	Dan Drentlaw, Economic Development Manager
PRESENTER:	Dan Drentlaw, Economic Development Manager
SUBJECT:	Storefront Grant for the Bank of Commerce Building
Agenda Heading: General Business	
Approved by: David Frasher, City Manager	

RECOMMENDED ACTION (Motion):

Staff recommends awarding a \$40,000 dollar grant for the facade renovation of the Bank of Commerce building at 702 Main Street.

BACKGROUND:

The applicants have applied for a grant of \$40,000, which will be used to demolish the current facade in a manner that exposes as much of the original facade as possible. New doors and windows will be added or replaced in a manner consistent with the building's original design. The total cost of the project is \$83,180. Grants are limited to \$20,000 except in situations where the applicant can demonstrate the renovation will bring the facade back to its original design. The staff believes this proposal will accomplish this, and gave the proposal an average score of 94%, well above the required score of 70%. There are sufficient funds in the program to accommodate this request.

BUDGET IMPACT:

FY(s): \$40,000 - Urban Renewal Budget
Funding Source:

ATTACHMENTS:

Staff Report
Application Materials

**STOREFRONT IMPROVEMENT
URBAN RENEWAL GRANT PROGRAM****APPLICANT/
OWNER(S):**

Bank of Commerce
Gerald Burns, Bodie Bemrose & Gary Miller (Applicants/Owners)
1430 Rosemont Road
West Linn, Oregon 97068

**GRANT REQUEST
AMOUNT:**

\$40,000 (\$83,180: 50% match = \$40,000 UR/\$40,000+ Applicant)

LOCATION:

702 Main Street

REVIEWER:

Michele Beneville, Grant Administrator
Dan Drentlaw, Economic Development Manager

RECOMMENDATION: Approval**I. BACKGROUND:**

The applicant is applying for a grant in the amount of \$40,000. Maximum grant amounts are \$20,000 or \$40,000 for projects of high value and when the applicant demonstrates that the proposed improvements will restore the façade substantially closer to its original condition. All projects require at least a 50% match.

The applicant has indicated his intent to restore the façade substantially to its original condition and is therefore, applying for the maximum grant amount. Funding is available in the program to support the application.

The site is addressed as 702 Main Street and is further identified as Tax Map 2-2E-31AB-05500. The site is zoned Mixed Use Downtown (MUD) and is located within the Downtown Urban Renewal District. The building is currently being used as an office building and retail space. The acquisition of the site by the applicant was recorded in Clackamas County deed 2007-092436, dated October 29, 2007.

The applicant proposes major exterior improvements to the building outlined in the scope of work, Exhibit B.

II. COMPLIANCE WITH APPROVAL CRITERIA:**A. Building Design and Context**

1. Sense of Place - Strengthen unique qualities

2. Building Orientation - Maximize views, public spaces
3. Outdoor Space - Designed for variety of activities
4. Historic Building Compatibility - Respects original structure
5. Locational Context - Good neighbors, compatible

The applicant proposes to remove the 1950's addition to the point shown on the scope of work (Exhibit B). This includes restoration of masonry and the addition of terra cotta moldings and cement plaster that would bring the façade back to the original design. New windows, storefront doors and an awning would be installed. "Phase two" would be completed at a later time.

B. Building Design Elements

1. Building Elements - Enhances setting
2. Color - Balances contrast
3. Human Scale - Enhances pedestrian experience
4. Building Materials - Quality, durability
5. Façade Treatment - Appropriate scale definition
6. Accessibility - Integrated ADA access

The applicant proposes to remove and replace damaged bricks with brick that closely matches the original. The existing bricks have some variation in the color which will make it easier to match. Existing cement plaster bases will be repaired and restored and terra cotta moldings will be placed on top of these cement bases as a transition to the brick. The intent is to replicate and restore the moldings as closely as possible to the original design. The structural integrity of the existing roof structure over the Edward Jones space will be determined at demolition and will affect design and attachment points of a new steel awning. A new entrance door will be added for access to second and third floor offices, along with new wood storefront windows.

C. Doors and Windows

1. Doors - Open inviting atmosphere
2. Entry doors - Locate on corners, large glass
3. Windows - Inviting, rhythmic patterns

The applicant proposes to install a new storefront door, along with a new entrance door to access the second and third floor offices, and two new windows in the Edward Jones space. The exact product type and specifications are unknown at this time but will likely be wood windows and a custom build storefront door. It is the applicant's intent and desire to use appropriate materials and design in the restoration to reflect the period and original architectural design as much as possible.

D. Roofs

1. Roofline - Interest and detail
2. Rooftop - Integrated with building design

No changes to the roof are proposed.

E. Lighting

1. Façade lighting - Integrated in façade composition
2. Street lights - Compatible with existing standards
3. Landscape lights - Appropriate highlighting, safety
4. Sign Lighting - Integrated with building design

The applicant proposes to provide accent lighting above and below the new awning. Additionally, the plans call for providing electrical service to the awning for an Edward Jones sign. This sign will be designed and provided by Edward Jones. It is the applicant's intent that the sign will be placed on the front of the awning and will be illuminated.

F. Signs

1. Wall signs - Compatible with building design
2. Blade or hanging signs - Sidewalk, pedestrian visibility
3. Window signs - Pedestrian oriented, non-obstructive
4. Awning signs - Appropriately scaled, lower level
5. Directional signs - Small scale, logical
6. Temporary Signs - Consistent with surrounding area

No new signs have been proposed.

G. Awnings

- Protect pedestrians from elements
- Well proportioned, integrated with building design and surrounding area

The applicant proposes to place a new steel awning over the storefront entrance. The design and installation of the new awning is dependent on the structural integrity of the existing entrance and may require engineering. The intent is for a steel awning with decorative metal work and a standing seam roof similar to the one shown in the sketch, not a simple canvas type awning. The applicant will be looking at multiple trades, which would include a steel fabricator/installer, sheet metal shop for the flashing and decorative metal work, electrician for the integral lighting and a roofer or sheet metal shop for the roof installation.

H. Sustainability

- Materials are durable, resource efficient, recyclable, salvaged, and safe for environment,
- maximize natural light, indoor air quality, and minimize polluted water runoff

The substantial improvements to the building should encourage best use and higher rents. This should lead to continued building improvements and extend the life of the existing building. It is assumed that all materials will be recycled to the greatest extent possible and that the improvements will maximize the natural light and indoor air quality of the building.

I. Recipient Match Value

- High owner investment

The applicant is proposing a major improvement project totaling \$83,180 and is requesting that the URC contribute \$40,000 the cost of the improvements. This is phase one of a larger remodel and restoration project being undertaken by the applicant. The applicant received a previous URC Storefront Grant in August 2008 in the amount of \$10,000 for window replacement. Additionally, the applicant made a large investment when purchasing the property in October 2007.

J. Previous Recipient

- Encourage new recipients, if previous recipient reference previous project success

This is the first application received by this applicant and the only application received for this building.

III. STAFF REVIEW

Following identified procedures; the Urban Renewal Grant request was routed through Thomas Hosey, Building Official; Nancy J.T. Kraushaar, City Engineer/Public Works Director; Christina Robertson-Gardiner, Associate Planner; and Dan Drentlaw, Economic Development Manager. City staff provided comments and scored the application for the Commission's review:

Staff Member	Comments	Score out of a possible 75 pts	Percentage (70% or greater required)
Nancy Kraushaar	None	68	91%
Thomas Hosey	Building permits will be required.	75	100%
Christina Robertson-Gardiner	Project will rehabilitate this building and keep its historic significance. Oregon State Historic Preservation Office comments attached (see attachment G)	68	91%
Dan Drentlaw	Building permits will be required.	70	93%

The average score as reviewed by staff was 93.75%.

IV. URC REVIEW

Grants shall only be awarded to those projects with an average score of 70% or better. This application has an average score as rated by City staff of 93.75%. The Urban Renewal Commission shall decide whether or not to uphold the recommendation of City staff to award Urban Renewal grant funds in the amount of \$40,000 to the applicant.

V. PROJECT COST

As required by the application process, the owner has provided proof of matching funds, is the County recognized owner of the building, and has provided three bids to perform the work:

Barry Coles Construction, Inc.	\$83,180.00
P&C Construction	\$90,952.00
Aubrey Construction	\$97,950.00

The low bid and the amount of the total grant request is \$83,180.

VI. ATTACHMENTS

- A) Letter & Application (3 pages)
- B) Scope of work (1 page)
- C) Bids
 - 1. Barry Coles Construction, Inc. (1 page)

- 2. P&C Construction (4 pages)
- 3. Aubrey Construction (1 page)
- D) Photo gallery and narrative (5 pages)
- E) Address report (2 pages)
- F) Financial match support documents (4 pages)
- G) Oregon State Historic Preservation Office notes (1 page)

June 27, 2011

City of Oregon City
Att: Kathy Griffin, Grant Administrator
320 Warner Milne Rd.
Oregon City, Or 97045

ORIGINAL

RE: Urban Renewal Grant
Bank of Commerce Building
702 Main St
Oregon City, Or 97045

Dear Kathy,

Enclosed, please find our urban renewal grant application for the Bank of Commerce building located in downtown Oregon City.

The enclosed sketch dated May 20, 2011 by Emerick Architects P.C. is the design we have chosen for the renovation of the facade. Achieving this result will require the complete removal of the 1950's addition to the point shown in the drawing. Removal and restoration of the remaining section will be "phase two" which will be completed at a later time. After demolition, damaged brick will be removed and replaced with brick that closely matches the original brick. Fortunately, the existing brick has some variation in color which will make it easier to select samples that match the existing brick. The cement plaster base will also be repaired and restored. The original architecture had terra cotta moldings on top of the cement bases at the transition to brick. It is our intent to replicate these moldings and restore them as closely as possible to the original design.

The existing roof structure over the entrance to the Edward Jones space may be removed or left in place depending on its structural integrity (to be determined at the demolition stage). This decision will impact the design and attachment point of the new steel awning and will also impact the specific design of the storefront improvements to the Edward Jones space.

The renovation will include a new entrance door to the second and third floor offices and new traditional stopped in painted sash system wood storefront windows.

If you need additional information or have any questions please contact me.

Thank you for your consideration.

Sincerely,



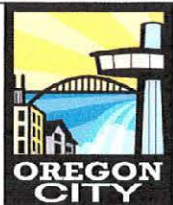
Gary R. Miller

RECEIVED

JUN 27 2011

CITY OF OREGON CITY

EXHIBIT A

	URBAN RENEWAL COMMISSION STOREFRONT IMPROVEMENT PROGRAM APPLICATION FORM	City of Oregon City 625 Center Street P.O. Box 3040 Oregon City, Oregon 97045 Phone 503.657.0891 Fax 503.657.7892 www.orcity.org
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APPLICANT INFORMATION	
APPLICANT NAME: GARY MILLER	E-MAIL: MILLERRANCH3@AOL.COM
BUSINESS NAME (if applicable):	
OWNER'S MAILING ADDRESS: 16760 S. SPRINGWATER RD	PHONE: 503-970-1010
CITY, STATE, ZIP: OREGON CITY, OR 97045	FAX:
CO-APPLICANT NAME (if applicable): JERRY BURNS	E-MAIL: JERRY BURNS1@COMCAST.NET
CO-APPLICANT'S MAILING ADDRESS: 1430 ROSEMONT RD	PHONE: 503-475-8007
CITY, STATE, ZIP: WEST LINN, OR 97068	FAX: 503-722-3451
SITE INFORMATION	
SITE ADDRESS: 704 MAIN ST.	BUILDING TAX LOT & MAP NUMBER (if known): 22631AB05500
CITY, STATE, ZIP: OREGON CITY, OREGON 97045	OWNER OCCUPIED OR LEASED? LEASED
CURRENT USE OF BUILDING: OFFICE/RETAIL	
Is the building on the local historic register or within historic overlay district? ☐ YES ☐ NO	
If yes, has the building plan been reviewed and approved by the Historic Review Committee? ☐ YES ☐ NO	
GRANT INFORMATION	
BRIEF DESCRIPTION OF PROPOSED PROJECT: REMOVAL OF 1950'S ADDITION TO THE GROUND LEVEL FACADE. RESTORATION OF THE MASONRY, CEMENT PLASTER AND TERRA COTTA TO ITS ORIGINAL DESIGN. INSTALL NEW WINDOWS STOREFRONT DOORS AND AWNING	

GRANT REQUEST AMOUNT: <u>\$40,000.00</u>	
SOURCE OF MATCHING FUNDS (i.e., savings account, line of credit, etc.): <u>CASH AND CREDIT LINES</u>	
ANTICIPATED START DATE OF CONSTRUCTION: <u>JULY, 2011</u>	ANTICIPATED FINISH DATE OF CONSTRUCTION: <u>OCTOBER, 2011</u>
DESIGN	
APPLICANT'S ARCHITECT: <u>BRIAN EMERICK</u>	E-MAIL: <u>BRIAN@EMERICK-ARCHITECT4.COM</u>
MAILING ADDRESS: <u>208 S.W. FIRST AVE SUITE 320</u>	PHONE: <u>503-235-9400</u>
CITY, STATE, ZIP: <u>PORTLAND, OR 97204</u>	FAX: <u>503-235-9310</u>
ARCHITECT CERTIFICATION NUMBER (applicant's architect fees are eligible for grant if architect is Oregon certified): <u>3999</u>	

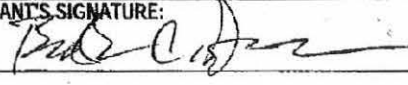
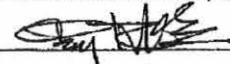
The applicant understands that the proposed improvements must be evaluated and approved by the Oregon City Urban Renewal Commission. Certain changes or modifications may be required by the Urban Renewal Commission prior to final approval.

The applicant understands that a match/grant information sign must be posted 30 days prior to, during, and 30 days after the improvement's construction phase.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a 50-50 matching grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE: 	CO-APPLICANT'S SIGNATURE (if applicable) 
DATE: <u>6/20/2011</u>	DATE: <u>6/23/11</u>

Polygraph Grant Application/Urban Renewal Grant Form/2010 Update/URBAN RENEWAL COMMISSION GRANT APPLICATION (2).doc

3RD CO-APPLICANT: **BODDE BEMROSE**
P.O. Box 6114
SALEM, OR 97304
503-261-3274
BEMROSE@QUESTOFFICE.NET

X 
7/12/2011



EXHIBIT B

everett architects p.c.

BANK OF COMMERCE, DE CITY
REVISE CONCEPT SKETCH 5/20/11

Barry Coles Construction, Inc.

16321 SE Maple Hill Lane
Happy Valley, OR 97086

Proposal

BB# 120894

Name/Address
OR City Bank of Commerce Bldg.

Date
06/07/11

Description	Cost
PROJECT LOGISTICS: To include supervision, rentals, delivery, weather and dust protection, and parking.	16,980.00
DEMOLITION: Removal of framing and windows. Tile and concrete ledge removal to be done by the masonry contractor	2,600.00
CONCRETE: Replace concrete slab in entryway.	1,200.00
MASONRY: Removal of existing tile, concrete ledge, and surfaces that cover the original brick. Repair and replace brick as necessary. Install terra cotta base moulds on brick columns where needed. New cement plaster on base of columns.	20,500.00
AWNING: Steel awning installation and structural backing.	5,500.00
CARPENTRY: Rough carpentry in entry and window openings.	1,900.00
DOORS AND WINDOWS: Storefront entry, lower level windows, and single door to second level access.	28,000.00
ELECTRICAL: Signage lighting and accent lighting.	6,500.00

Total Bid *Thank you Barry W. Coles*

Total \$83,180.00

EXHIBIT C1



2133 NW York Street
Portland, OR 97210-2108
503) 665-0165
fax 503) 667-2565

Project: Oregon City Bank of Commerce Bldg Exterior Improvements
Location: Portland, Oregon

Budget

Division	Description	Option 2 Cost
1	Project Logistics	\$19,570
2	Demolition	\$4,502
3	Concrete	\$2,500
4	Masonry	\$1,500
5	Metals	\$3,670
6	Wood & Plastics	\$2,560
7	Thermal & Moisture Protection	\$0
8	Doors & Windows	\$29,424
9	Finishes	\$10,433
10	Specialties	\$0
11	Equipment	\$0
12	Furnishings	\$2,200
13	Special Construction	\$0
14	Conveying Systems	\$0
15	Mechanical	\$0
16	Electrical	\$8,000
Subtotal		\$84,359
Overhead & Profit		\$7,592
TOTAL BUDGET AMOUNT		\$91,952

Clarifications & Notes:

- [1] Price includes demo of existing wood siding and tile veneer at both elevations from sidewalk up to approximately 10 feet.
- [2] Price includes replacement of all existing windows and storefront at vacant space only.
- [3] Price includes provisions for structural backing to facilitate installation of awnings and sun shades at main entry to vacant space only.
- [4] Price includes provisions for one (1) cloth awnings with 4 foot projection and five (5) louvered sun shades. Sun shades and awnings to be mounted above storefront.
- [5] Price includes a veneer stucco finish at columns at entry to vacant space.
- [6] Price includes one (1) exterior signs
- [7] Price includes allowance for accent lighting
- [8] No provisions have been included for design drawings, engineering or permits.

EXHIBIT C2

Division	Description	Quantity	Units	Unit Cost	Option 2 Cost
1	Project Logistics:				
01000	Material Staging and Storage	2	Mos.	610	\$1,220
	P&C Delivery	12	HR	55	\$660
01000	Temporary Fence	12	Weeks	65	\$780
01000	Weather Protection	30	LF	28	\$840
	Parking	10	Weeks	50	\$500
	Project Management	50	HR	75	\$3,750
	Supervision	130	HR	64	\$8,320
	Equipment Rental and Small Tools	1	LS	3,500	\$3,500
			Subtotal - Division 1		\$19,570
2	Demolition:				
02060	Demolition	48	HR	64.00	\$3,072
	Drop Box	2	EA	715	\$1,430
			Subtotal - Division 2		\$4,502
3	Concrete:				
03000	Misc. patching	1	AL	2,500.00	\$2,500
			Subtotal - Division 3		\$2,500
4	Masonry:				
04000	Misc. patching @ canopy connections	1	AL	1,500.00	\$1,500
			Subtotal - Division 4		\$1,500
5	Metals:				
05500	Structural reinforcement for signage, awnings and sunshades	10	AL	175.00	\$1,750
	Installation	10	EA	192.00	\$1,920
			Subtotal - Division 5		\$3,670

Division	Description	Quantity	Units	Unit Cost	Option 2 Cost
6 06100	Wood & Plastics: Misc. Rough Carpentry- by onsite superintendent	40	HR	64.00	\$2,560
					Subtotal - Division 6 \$2,560
7	Thermal & Moisture Protection: Not required				\$0
					Subtotal - Division 7 \$0
8 08800	Doors & Windows: Sun Shades Awnings Storefront	56	LF	200.00	\$11,200
					\$1,200
		1 448	EA SF	1,200.00 38.00	\$17,024
					Subtotal - Division 8 \$29,424
9 09250	Finishes: Stucco at columns Wall patch	87 1	SF Allow	80.00 3,500.00	\$6,933 \$3,500
					Subtotal - Division 9 \$10,433
10	Specialties: Not required				\$0
					Subtotal - Division 10 \$0
11	Equipment: Not required				\$0
					Subtotal - Division 11 \$0
12	Furnishings: Exterior Signage- includes misc. patching for installation	1	EA	2,200.00	\$2,200
					Subtotal - Division 12 \$2,200

Division	Description	Quantity	Units	Unit Cost	Option 2 Cost
13	Special Construction: Not required				\$0
					Subtotal - Division 13 \$0
14	Conveying Systems: Not required				\$0
					Subtotal - Division 14 \$0
15	Mechanical: Not required				\$0
					Subtotal - Division 15 \$0
16	Electrical: Accent lighting	1	AL	8,000.00	\$8,000
					Subtotal - Division 16 \$8,000

Aubrey Construction

General Contractor, Licensed & Bonded in Oregon and Washington
503-505-1372 - Cyclone_83@msn.com
CCB#135523 - CCBECB#AUBRECM011P7

JOB ESTIMATE

TO:

Bank of Commerce Building
Att: Gary Miller
704 Main St.
Oregon City, Or 97045

JOB DESCRIPTION
Bank of Commerce building exterior renovation

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Demo existing tile/Block wall siding up to and including the continuous cap to the point shown in sketch.	\$ -
Concrete repair/replacement at entry to Edward Jones	\$ -
Re-construct brick veneer, install pre-cast concrete crown molding and window sills and prep area for Plaster finish.	\$ -
Plastering walls and columns	\$ -
Framing and construction of Edward Jones storefront	\$ -
Main entrance door and Edward Jones entry door installation and trim	\$ -
Windows, trim and installation	\$ -
Electrical and fixtures	\$ -
Steel frame awning with ornamental sheet metal work design, engineering and installation	\$ -
Construction management/supervision equipment rental, parking, staging, etc.	\$ -
TOTAL ESTIMATED JOB COST	\$97,950.00

This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation.

Mike Aubrey
PREPARED BY

June 16, 2011
DATE

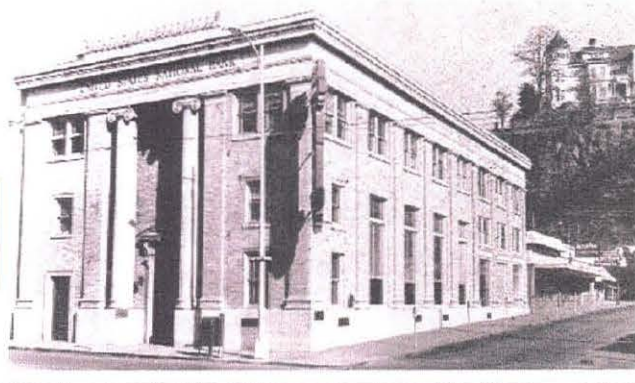
EXHIBIT C3

Early photos of this site show a livery stable and feed lot at the corner of 7th and Main, extending two-thirds of the way north on the block toward the alley.



circa 1940s-1950s

By 1900, two buildings housing a restaurant and a hotel had been built at this site. The livery stable was still operating to the north and east of this building.



FIRST STEPS WALKING TOUR: Location 37 of 38

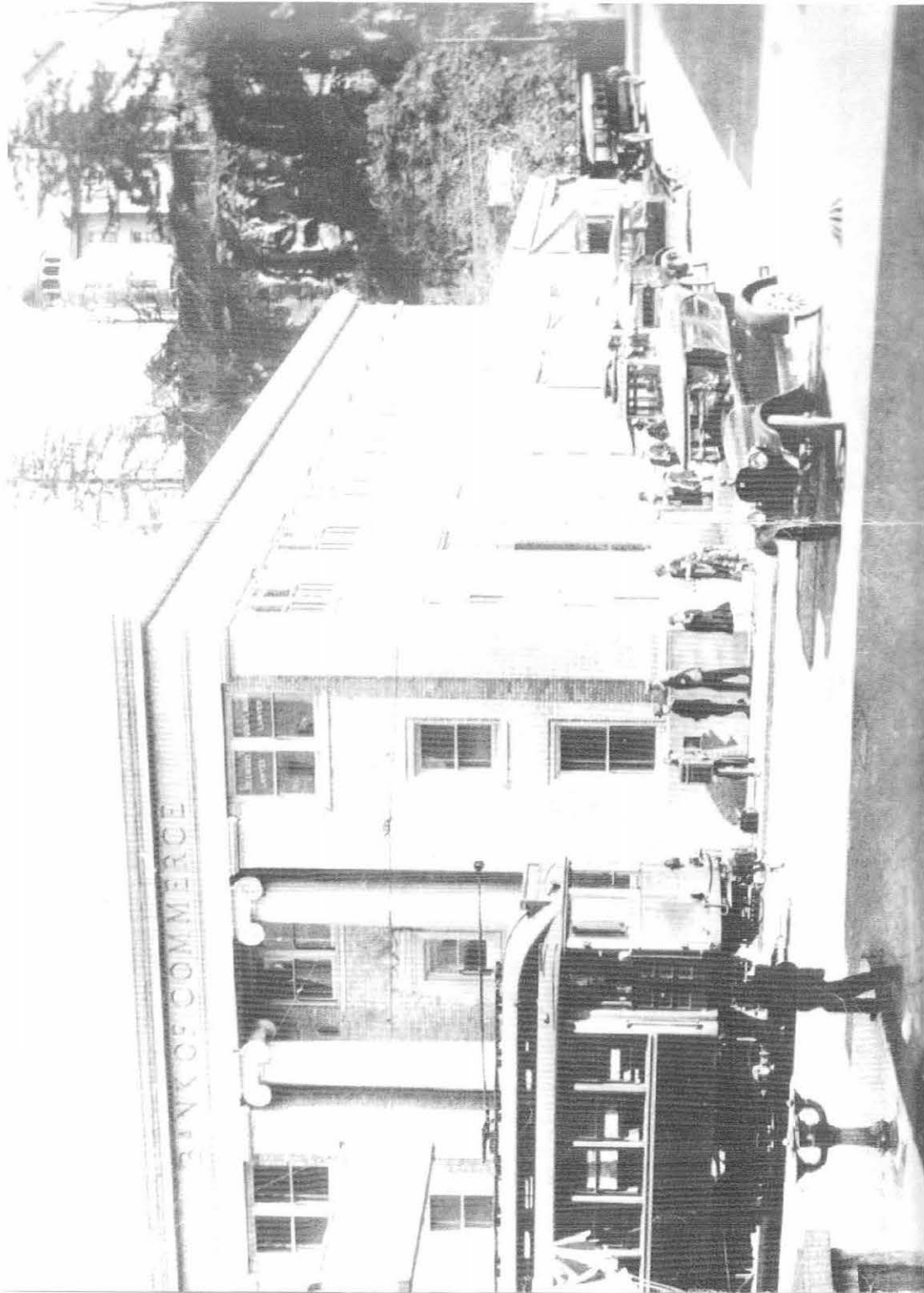
702 MAIN STREET

In 1921, the Bank of Commerce (founded in 1915 by several prominent Oregon City residents) began building at this site, finishing in 1922. The building was designed by A.E. Doyle, designer of the US Bank, Central Library, and Meier & Frank buildings in Portland. The Commercial Bank was purchased in 1931 by the Bank of Oregon City. It was later purchased by US National Bank, which remained at this site until 1956.

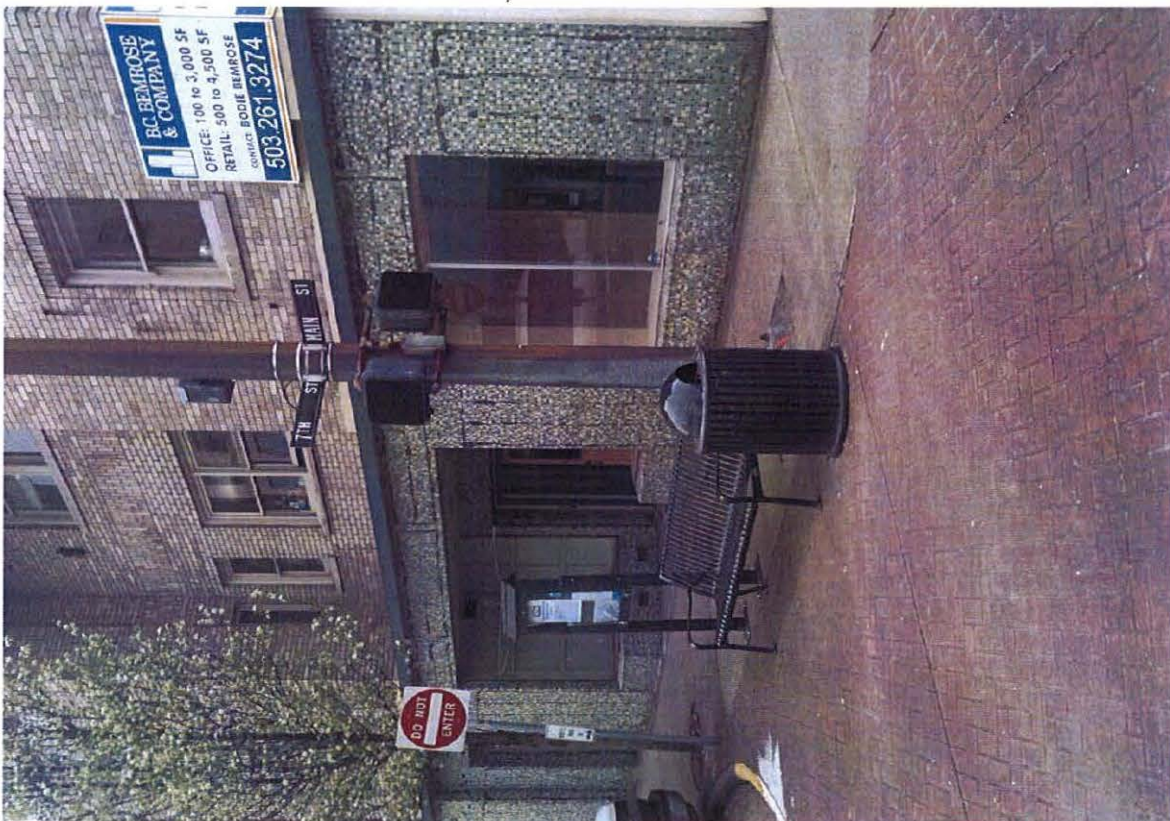
EXHIBIT D



FIRST STEPS IS PRODUCED BY MAIN STREET OREGON CITY AND SUPPORTED BY THE OREGON CITY CIVIC IMPROVEMENT TRUST.
FOR MORE INFORMATION, VISIT www.OregonCityMainStreet.org.



5a. Storefront Grant for the Bank of Commerce Building, 702 Main Street
Staff: Dan Drentlaw, Economic Development Manager



5a. Storefront Grant for the Bank of Commerce Building, 702 Main Street
Staff: Dan Drentlaw, Economic Development Manager

702 Main Street - Bank of Commerce

This is a sizable, three-story building on the northeast corner of Main and 7th Streets. The building faces west. The light colored brick structure has a distinct cornice with a wide frieze below on which "Bank of Commerce" appears on both the front (west) and south elevations. A belt course and band separate the frieze from the tops of the third floor windows. Windows are paired, 1:1 double hung wood sash on the second and third floors, each pair separated by brick pilasters topped with simple capitals. The portion of the pilasters that were located on the ground floor have either been obscured by the recent siding addition on the ground floor or were removed, except for three pilasters at the east end of the south elevation. Two large columns with Ionic capitals (removed) flanked the recessed entrance on the main facade. The main entrance and first floor windows have been "modernized" with fixed pane metal sash windows and contemporary doors. There has also been some minor modifications to the south side entrance.

Statement of Significance: The Bank of Commerce was incorporated in 1915 with several prominent residents of Oregon City as stockholders and on the board of directors. Thomas F. Ryan, who was vice-president of the bank when it was incorporated, was a local lawyer who served a city recorder, mayor, judge, deputy state treasurer, and state senator. Hugh and Guy Mount, both of whom served as vice-president of the bank during its 15-year life, were brothers and physicians who owned and operated the Oregon City Hospital. The bank was originally located in the Weinhard Building (in the 1916 directory). Construction on the building began in 1921 and was completed in 1922. The building was designed by A.E. Doyle, an architect from Portland whose buildings are often cited among the most notable buildings in Portland. Among these are the Portland Central Public Library, the U.S. National Bank, the Benson Hotel, the Meier & Frank Department Store, and the Pittock Block. The principal contractors were Murry and Frieberg of Portland. Oliver E. Lutz, also of Portland, installed the interior marble. The bank was liquated in 1931 at which time it was purchased by the Bank of Oregon City, which was soon after bought by U.S. National Bank (listed at this address in the 1947 and 1953 directories). It has more recently been used as office space for county offices. Although the building has been somewhat altered (most of the changes appear to be reversible), it still retains a high degree of historic integrity and would, therefore, be considered eligible as a contributing resource in a historic district.

5a. Storefront Grant for the Bank of Commerce Building, 702 Main Street
Staff: Dan Drentlaw, Economic Development Manager

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Gerald W. Burns

GRANTEE'S NAME:
Gerald W. Burns
Bodie C. Bemrose
Gary R. and Laura L. Miller

SEND TAX STATEMENTS TO:
Gerald W. Burns
1430 S. Rosemont Rd.
West Linn, Or 97068

AFTER RECORDING RETURN TO:
Same as above

Clackamas County Official Records Sherry Hall, County Clerk	2007-092436
	
\$41.00	
01158461200700924360030039 10/29/2007 10:25:34 AM	
D-D \$15.00 \$16.00 \$10.00	Cnt=1 Str=6 KARLYNWUN

Escrow No: 20070008469-FTPOR03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gerald W. Burns, Grantor, conveys and warrants to Gary R. Miller and Laura L. Miller, husband and wife, as to an undivided one-third interest, Gerald W. Burns, as to an undivided one-third interest, Bodie C. Bemrose, as to an undivided one-third interest, all as tenants in common, Grantees, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

See Attached Exhibit "ONE"

Subject to and excepting: See Attached Exhibit "TWO"

See Exhibit

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 639,210.04 (See ORS 93.030) *which a portion has been paid by an accomodator pursuant to a IRC 1031 Tax Defferred Exchange
DATED: October 25, 2007


Gerald W. Burns

State of OREGON
COUNTY of Multnomah

This instrument was acknowledged before me on 10/25, 2007
by Gerald W. Burns.

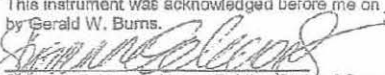

Suzanne E. Krantz, Notary Public - State of Oregon
My commission expires: 06/15/09



EXHIBIT E

Order No.: 20070008469-FTPOR03

EXHIBIT "ONE"

That portion of Lot 5, Block 24, OREGON CITY, in the City of Oregon City, Clackamas County, Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 5, at the intersection of Main and Seventh Streets, in said Oregon City; thence Northeasterly along the Southeasterly line of Main Street and the Northwestern line of said Lot 5, a distance of 50 feet to a point; thence Southeasterly parallel with the line of Seventh Street and the Southwesterly line of said Lot 5, a distance of 105 feet to the Southeasterly line of said Lot 5; thence Southwesterly along the Southeasterly line of said Lot 5, a distance of 50 feet to Seventh Street, and the Southwesterly line of said Lot 5; thence Northwesternly along the Southwesterly line of said Lot 5, a distance of 105 feet to the point of beginning.

FDOR0213.rdw

2

Account Number	Page
[REDACTED]	1 of 5
Statement Date	
05/31/11	



GARY R MILLER
LAURA L MILLER
16760 S SPRINGWATER RD
OREGON CITY OR 97045



1225

SEE CREDIT LINES
ON NEXT PAGE...

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STATEMENT SUMMARY					
Suffix	Account Type	Beginning Balance	Withdrawals/Advance	Deposits/Payments	Ending Balance
2	CHECKING PLUS	7,678.36	-9,224.49	7,000.24	5,454.11
142	OVERDRAFT LOC	0.00	0.00	0.00	0.00
145	BUSINESS LOC	68,593.22	0.00	0.00	68,593.22
147	BUSINESS LOC	0.00	0.00	0.00	0.00
148	BUSINESS LOC	0.00	0.00	0.00	0.00
149	BUSINESS LOC	30,000.00	0.00	0.00	30,000.00

CHECKING PLUS	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SUFFIX:2	7,678.36	-9,224.49	7,000.24	5,454.11

ACCOUNT PERIOD 05-01-11 THRU 05-31-11

Effect	Trans	Transaction Description	Amount	Balance
		PREVIOUS BALANCE		7,678.36
	05-01	PAYMENT SHR TRANSFER 145	-259.34	7,419.02
	05-01	PAYMENT SHR TRANSFER 149	-152.88	7,266.14
	05-03	CHECK 3519	-1,800.00	5,466.14
	05-03	PAYMENT SHR TRANSFER 172	-2,175.27	3,290.87
	05-05	EFT ACH MASTER Pacific NW FCU Transfer	7,000.00	10,290.87
	05-06	TRANSFER 37450 2	-4,500.00	5,790.87
	05-10	TRANSFER 37427 2	-337.00	5,453.87
	05-31	DIVIDEND	0.24	5,454.11
		*** ANNUAL PERCENTAGE YIELD EARNED FROM 05-01-11 THRU 05-31-11		
		ON AVG. DAILY BALANCE OF 5,630.76 WAS 0.05% ***		
	05-31	NEW BALANCE		5,454.11

DETAILS OF CHECKS PAID

Check #	Date Paid	Amount	Check #	Date Paid	Amount	Check #	Date Paid	Amount
3519	05-03	1,800.00						

* INDICATES THE CHECK NUMBER IS OUT OF SEQUENCE

OVERDRAFT LOC	PREV LOAN BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING LOAN BALANCE
SUFFIX:142	0.00	0.00	0.00	0.00

ACCOUNT PERIOD 05/01/11 THRU 05/31/11

PAYMENT DUE DATE: 06/08/11 NEW BALANCE: 0.00

PAYMENT DUE: 0.00 CREDIT LIMIT: 500.00

ANNUAL PERCENTAGE RATE (APR): 12.000% PAST DUE AS OF:

AVAILABLE CREDIT: 500.00

Effect	Trans	Transaction Description	Principal	Amount	Balance
	05-09	LOC LOAN CHANGE	0.00	0.00	0.00
		CYCLE DATE 05-09-11			0.00

EXHIBIT F

Account Number	Page
██████████	3 of 5
Statement Date	
05/31/11	

INTEREST RATE DETAIL

Effective Dates	Annual Percentage Rate	Balance Subject To Interest Rate
05/01/11 - 05/31/11	6.000%	68,593.22

BUSINESS LOC	PREV LOAN BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING LOAN BALANCE
SUFFIX:147	0.00	0.00	0.00	0.00

ACCOUNT PERIOD 05/01/11 THRU 05/31/11

PAYMENT DUE DATE: 06/01/11 NEW BALANCE: 0.00

PAYMENT DUE: 0.00 CREDIT LIMIT: 100,000.00

ANNUAL PERCENTAGE RATE (APR): 6.000% PAST DUE AS OF:

AVAILABLE CREDIT: 100,000.00

Effect	Trans	Transaction Description	Principal	Amount	Balance
	05-01	PREVIOUS BALANCE			0.00
		REQPMT THIS CYCLE 0.00, MINPMT 0.00,	0.00	0.00	0.00

FEE SUMMARY

Date	Description	Amount
	TOTAL FEES FOR STATEMENT PERIOD	0.00

INTEREST CHARGED

Date	Description	Amount
	TOTAL INTEREST FOR STATEMENT PERIOD	0.00

YEAR-TO-DATE TOTALS

TOTAL FEES YEAR-TO-DATE	0.00
TOTAL INTEREST YEAR-TO-DATE	0.00

THE BALANCE USED TO COMPUTE INTEREST IS THE UNPAID BALANCE EACH DAY AFTER PAYMENTS AND CREDITS TO THAT BALANCE HAVE BEEN SUBTRACTED AND ANY ADDITIONS TO THE BALANCE HAVE BEEN MADE.

INTEREST RATE DETAIL

Effective Dates	Annual Percentage Rate	Balance Subject To Interest Rate
05/01/11 - 05/31/11	6.000%	0.00

BUSINESS LOC	PREV LOAN BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING LOAN BALANCE
SUFFIX:148	0.00	0.00	0.00	0.00

ACCOUNT PERIOD 05/01/11 THRU 05/31/11

PAYMENT DUE DATE: 06/01/11 NEW BALANCE: 0.00

PAYMENT DUE: 0.00 CREDIT LIMIT: 100,000.00

ANNUAL PERCENTAGE RATE (APR): 6.000% PAST DUE AS OF:

AVAILABLE CREDIT: 100,000.00

Effect	Trans	Transaction Description	Principal	Amount	Balance
	05-01	PREVIOUS BALANCE			0.00
		REQPMT THIS CYCLE 0.00, MINPMT 0.00,	0.00	0.00	0.00

FEE SUMMARY

Date	Description	Amount
	TOTAL FEES FOR STATEMENT PERIOD	0.00

000 00002 01
ACCOUNT: [REDACTED]

PAGE: 1
05/31/2011

GERALD W BURNS
GARY R MILLER
PROPERTY OPERATING ACCOUNT
1430 ROSEMONT ROAD
WEST LINN OR 97068-2933

30-0
0
0

=====

BENEFIT BANKING INTEREST CHECKING ACCOUNT 971472022

=====

MINIMUM BALANCE	16,619.57	LAST STATEMENT 04/29/11	18,726.71
AVERAGE BALANCE	17,430.56	5 CREDITS	12,724.48
		11 DEBITS	9,337.15
		THIS STATEMENT 05/31/11	22,114.04

- - - - - DEPOSITS - - - - -			
REF #	DATE	AMOUNT	REF #
05/09	565.00	05/12	250.00
05/09	6,571.00	05/31	5,337.00

- - - - - OTHER CREDITS - - - - -		
DESCRIPTION	DATE	AMOUNT
INTEREST	05/31	1.48

- - - - - OTHER DEBITS - - - - -		
DESCRIPTION	DATE	AMOUNT
BLAKE MILLER ONLINE PMT CKF328318341POS	05/02	675.00
PORTLAND GE ONLINE PMT CKF328318341POS	05/05	29.97
NW NATURAL ONLINE PMT CKF328318341POS	05/05	676.49
PORTLAND GE ONLINE PMT CKF328318341POS	05/05	725.68
CENTRIC ELEVATOR ONLINE PMT CKF328318341POS	05/09	137.84
KACI HALL ONLINE PMT CKF328318341POS	05/09	150.00
UMPQUA BANK ONLINE PMT CKF328318341POS	05/09	5,075.87
OREGON CITY GARB ONLINE PMT CKF328318341POS	05/10	74.55
CITY OF OREGON C ONLINE PMT CKF328318341POS	05/10	191.75
CITY OF OREGON C ONLINE PMT CKF328318341POS	05/12	1,300.00
BLAKE MILLER ONLINE PMT CKF328318341POS	05/26	300.00

- - - - - I N T E R E S T - - - - -			
AVERAGE LEDGER BALANCE:	17,430.56	INTEREST EARNED:	1.48
AVERAGE AVAILABLE BALANCE:	16,927.34	DAYS IN PERIOD:	32
INTEREST PAID THIS PERIOD:	1.48	ANNUAL PERCENTAGE YIELD EARNED:	.10%
INTEREST PAID 2011:	6.75		

* * * C O N T I N U E D * * *

□

[https://bankonline.umpquabank.com/Umpqua/af\(Ivk0ywB8p6XU8sZLQhaX\)/Accounts/St...](https://bankonline.umpquabank.com/Umpqua/af(Ivk0ywB8p6XU8sZLQhaX)/Accounts/St...) 6/20/2011

000 00002 01
ACCOUNT: [REDACTED]

PAGE: 1
05/31/2011

GERALD W BURNS
GARY R MILLER
1430 ROSEMONT ROAD
WEST LINN OR 97068-2933

30-0
0
0

=====

T-SERIES PERSONAL MONEY MARKET ACCOUNT 971147327

=====

MINIMUM BALANCE	22,876.48	LAST STATEMENT 04/29/11	41,021.31
AVERAGE BALANCE	33,776.15	1 CREDITS	14.81
		2 DEBITS	18,144.83
		THIS STATEMENT 05/31/11	22,891.29

- - - - - OTHER CREDITS - - - - -		
DESCRIPTION	DATE	AMOUNT
INTEREST	05/31	14.81

- - - - - CHECKS - - - - -					
CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT			
113*05/02 5,644.83	995001 05/27 12,500.00				

(*) INDICATES A GAP IN CHECK NUMBER SEQUENCE

- - - - - I N T E R E S T - - - - -			
AVERAGE LEDGER BALANCE:	33,776.15	INTEREST EARNED:	14.81
AVERAGE AVAILABLE BALANCE:	33,776.15	DAYS IN PERIOD:	32
INTEREST PAID THIS PERIOD:	14.81	ANNUAL PERCENTAGE YIELD EARNED:	.50%
INTEREST PAID 2011:	81.62		

- - - ITEMIZATION OF OVERDRAFT AND RETURNED ITEM FEES - - -

```
*****
*                               | TOTAL FOR | TOTAL *
*                               | THIS PERIOD | YEAR TO DATE *
*-----|-----|-----|
* TOTAL OVERDRAFT FEES:      | .00 | .00 *
*-----|-----|-----|
* TOTAL RETURNED ITEM FEES:  | .00 | .00 *
*****
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* * * C O N T I N U E D * * *

□

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PAGE: 2

[https://bankonline.umpquabank.com/Umpqua/af\(Ivk0ywbB8p6XU8sZLQhaX\)/Accounts/St...](https://bankonline.umpquabank.com/Umpqua/af(Ivk0ywbB8p6XU8sZLQhaX)/Accounts/St...) 6/20/2011

Christina Robertson-Gardiner

From: Joy Sears [joy.sears@state.or.us]
Sent: Thursday, July 07, 2011 5:08 PM
To: Christina Robertson-Gardiner
Subject: Re: Speaking of the Bank of Commerce.....
Attachments: Joy Sears.vcf

Well, having seen the tile facade of this building uncovered sure was eye opening and I can see why they don't want to leave it that way.

The new design looks good overall and will not affect the significance of the building any more than it already has been. Ian and I agreed that it would be hard to nominate individually unless you can make a good argument about JC Penney's changes to the building are significant but it definitely would be contributing as part of a downtown historic district either as it was previously or as presented in the proposed plan.

A few suggestions for the proposed plan -- make the proposed terra cotta or GFRC base mold over the plastered base a simple band with little or no detail (don't try to make it look historic), if not removing the horizontal trim piece over the first floor but don't add to this trim piece and simplify the design for the new metal awning so it does not look so much like a historic metal marquee.

It was nice to chat and the pizza was excellent paired with the salad.

Take care,
Joy

Joy Sears
Restoration Specialist

Oregon State Historic Preservation Office (SHPO)
725 Summer Street NE, Suite C
Salem OR 97301

Phone 503-986-0688
Fax 503-986-0794

Email: Joy.Sears@state.or.us
Website: www.oregonheritage.org

"it is better to preserve than to restore and better to restore than to reconstruct"
-- A.N. Didron 1839

>>> Christina Robertson-Gardiner <crobertson@ci.oregon-city.or.us> 7/6/2011 5:09 PM >>>
Got this in the mailbox today.

This is not locally designated but the URA will want to know if this will further adversely affect the significance of the building or not. An email from you for the file would be helpful. Let me know if you need more information.

Glad we had a chance to talk at lunch and share some pizza-

CRG



Agenda Item No. 5b
Meeting Date: 17 Aug 2011

COMMISSION REPORT: CITY OF OREGON CITY

TO:	Urban Renewal Commission
FROM:	Dan Drentlaw, Economic Development Manager
PRESENTER:	Dan Drentlaw, Economic Development Manager
SUBJECT:	Storefront Grant for the Miles Fiberglass Building, 1516 Main Street
Agenda Heading: General Business	
Approved by: David Frasher, City Manager	

RECOMMENDED ACTION (Motion):

Staff recommends approval of a storefront grant for Miles Fiberglass located at 1516 Main Street in the amount of \$4,425.

BACKGROUND:

The applicant proposes to paint the building at 1516 Main Street for a total cost of \$8,850. The body of the building would be painted a khaki color and the trim would be dark blue. Color samples will be available at the meeting. The staff reviewers generated a composite score of 76%. A score of at least 70% is required, thus staff has recommended approval of the grant application.

BUDGET IMPACT:

FY(s): \$4,424 - Urban Renewal Budget
Funding Source:

ATTACHMENTS:

Staff report
Application materials



Urban Renewal Agency

625 Center Street | Oregon City OR 97045
Ph (503) 657-0891 | Fax (503) 657-7892

STOREFRONT IMPROVEMENT URBAN RENEWAL GRANT PROGRAM

**APPLICANT/
OWNER(S):**

Miles Fiberglass & Composites, Inc. (Applicant/Owner)
Lori Luchak
8855 SE Otty Road
Happy Valley, Oregon 97086

GRANT REQUEST

AMOUNT: \$4,425 (\$8,850: 50% match = \$4,425 UR/\$4,425 Applicant)

LOCATION: 1516 Main Street

REVIEWER: Michele Beneville, Grant Coordinator
Dan Drentlaw, Economic Development Manager

RECOMMENDATION: Approval

I. BACKGROUND:

The applicant is applying for a grant in the amount of \$4,425. Maximum grant amounts are \$20,000 or \$40,000 for projects of high value and when the applicant demonstrates that the proposed improvements will restore the façade substantially closer to its original condition.

The site is addressed as 1516 Main Street and is further identified as Tax Map 2-2E-30DD-00100. The site is zoned Mixed Use Downtown (MUD) and is located within the Downtown Urban Renewal District. The building is currently being used for manufacturing.

The applicant proposes painting of exterior, along with repairing cracks as needed. Paint samples are shown in Exhibit B.

II. COMPLIANCE WITH APPROVAL CRITERIA:

A. Building Design and Context

1. Sense of Place - Strengthen unique qualities
2. Building Orientation - Maximize views, public space
3. Outdoor Space - Designed for a variety of activities.
4. Historic Building Compatibility - Respects original structure
5. Locational Context - Good neighbors, compatible

The applicant is not making any structural or design changes to the existing building as part of this application.

B. Building Design Elements

1. Building Elements - Enhances setting
2. Color - Balances contrast
3. Human Scale - Enhances pedestrian experience
4. Building Materials - Quality, durability
5. Façade Treatment – Appropriate scale definition
6. Accessibility – Integrated ADA access

The applicant proposes to repaint exterior of building using latex paint. The body of the building will be “Universal Khaki” and the trim will be “Naval” blue. Prior to painting the building will be pressure washed and cracks repaired as needed.

C. Doors and Windows

1. Doors - Open inviting atmosphere
2. Entry doors - Locate on corners, large glass
3. Windows - Inviting, rhythmic patterns

No door or window changes are proposed.

D. Roofs

1. Roofline - Interest and detail
2. Rooftop - Integrated with building design

No changes to the roof are proposed.

E. Lighting

1. Façade lighting - Integrated in façade composition
2. Street lights - Compatible with existing standards
3. Landscape lights - Appropriate highlighting, safety
4. Sign Lighting - Integrated with building design

No lighting changes are proposed.

F. Signs

1. Wall signs - Compatible with building design
2. Blade or hanging signs - Sidewalk, pedestrian visibility
3. Window signs - Pedestrian oriented, non-obstructive
4. Awning signs - Appropriately scaled, lower level
5. Directional signs - Small scale, logical
6. Temporary Signs - Consistent with surrounding area

No new signs have been proposed.

G. Awnings

Protect pedestrians from elements
Well proportioned, integrated with building design and surrounding area

No new awnings are proposed.

H. Sustainability

Materials are durable, resource efficient, recyclable, salvaged, safe for environment, maximize natural light, indoor air quality, minimizes polluted water runoff

This improvement to the building should extend the life of the existing building and it is assumed that all materials will be durable.

I. Recipient Match Value

High owner investment

The application averaged 2.25 on a 5 point scale by staff reviewers for this category. While low in owner investment, this small scale project enhances a highly visible building on the north end of Main Street, thereby improving the marketability of the district.

J. Previous Recipient

Encourage new recipients, if previous recipient reference previous project success

This is the first application received by this applicant and the only application received for this building.

III. STAFF REVIEW

Following identified procedures; the Urban Renewal Grant request was routed through Thomas Hosey, Building Official; Nancy J.T. Kraushaar, City Engineer/Public Works Director; Christina Robertson-Gardiner, Associate Planner; and Dan Drentlaw, Economic Redevelopment Manager. City staff provided comments and scored the application for the Commission's review:

Staff Member	Comments	Score out of a possible 45 pts	Percentage (70% or greater required)
Nancy Kraushaar	None	30	67%
Thomas Hosey	None	42	93%
Christina Robertson-Gardiner	This project will have a big impact on the North end. Would like the body to be a deeper hue.	33	73%
Dan Drentlaw	None	32	71%

The average score as reviewed by staff was 76%.

IV. URC REVIEW

Grants shall only be awarded to those projects with an average score of 70% or better. This application has an average score as rated by City staff of 76%. The Urban Renewal Commission shall decide whether or not to uphold the recommendation of City staff to award Urban Renewal grant funds in the amount of \$4,425 to the applicant.

V. PROJECT COST

Based on the grant amount requested, three competitive bids were required, however, the owner provided the following four bids to perform the work:

Can-Do Painting LLC	\$ 8,850.00
In Line Painting	\$12,360.00
All Seasons Painting & Remodeling	\$13,000.00
Randal C Wood	\$14,995.00

The low bid and the amount of the total grant request is \$8,850.

VI. ATTACHMENTS

- A) Application (2 pages)
- B) Paint Color Samples (1 page)
- C) Bids
 - 1. Can-Do Painting LLC (1 page)
 - 2. In Line Painting (1 page)
 - 3. All Seasons Painting & Remodeling (1 page)
 - 4. Randal C Wood (1 page)
- D) Building Photo (1 page)
- E) City Business License (1 page)
- F) Umpqua Bank statement (1 page)
- G) Commercial Lease (2 pages)



**URBAN RENEWAL
COMMISSION STOREFRONT
IMPROVEMENT PROGRAM
APPLICATION FORM**

City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, Oregon 97045
Phone 503.657.0891
Fax 503.657.7892
www.orcity.org

ORIGINAL

RECEIVED

FEB 23 2011

APPLICANT INFORMATION CITY OF OREGON CITY

APPLICANT NAME: <i>Lori Luchak</i>	E-MAIL: <i>lluchak@milesfiberglass.com</i>
BUSINESS NAME (if applicable): <i>Miles Fiberglass & Composites</i>	
OWNER'S MAILING ADDRESS: <i>8855 SE Otty Rd.</i>	PHONE: <i>503-775-7755</i>
CITY, STATE, ZIP: <i>Happy Valley OR 97086</i>	FAX: <i>503-774-2561</i>
CO-APPLICANT NAME (if applicable):	E-MAIL:
CO-APPLICANT'S MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:

SITE INFORMATION

SITE ADDRESS: <i>1516 Main St.</i>	BUILDING TAX LOT & MAP NUMBER (if known):
CITY, STATE, ZIP: <i>Oregon City OR 97045</i>	OWNER OCCUPIED OR LEASED? <i>leased</i>
CURRENT USE OF BUILDING: <i>manufacturing</i>	
Is the building on the local historic register or within historic overlay district? ☐ YES ☒ NO	
If yes, has the building plan been reviewed and approved by the Historic Review Committee? ☐ YES ☐ NO	

GRANT INFORMATION

BRIEF DESCRIPTION OF PROPOSED PROJECT: <i>Painting the building located at 1516 Main Street. Repair cracks if needed.</i>
--

EXHIBIT A

GRANT REQUEST AMOUNT: \$4,425	
SOURCE OF MATCHING FUNDS (i.e., savings account, line of credit, etc.): Cash	
ANTICIPATED START DATE OF CONSTRUCTION: April 1 st , 2011	ANTICIPATED FINISH DATE OF CONSTRUCTION: April 20 th , 2011
DESIGN	
APPLICANT'S ARCHITECT:	E-MAIL:
MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:
ARCHITECT CERTIFICATION NUMBER (applicant's architect fees are eligible for grant if architect is Oregon certified):	

The applicant understands that the proposed improvements must be evaluated and approved by the Oregon City Urban Renewal Commission. Certain changes or modifications may be required by the Urban Renewal Commission prior to final approval.

The applicant understands that a match/grant information sign must be posted 30 days prior to, during, and 30 days after the improvement's construction phase.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a 50-50 matching grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE: Lori Luchak	CO-APPLICANT'S SIGNATURE (if applicable): Lorel L. Miller
DATE: 1/14/11	DATE: 1/14/11

P:\kgriffin\Grant Applications\Urban Renewal Grants\Forms\2010 Update\URBAN RENEWAL COMMISSION GRANT APPLICATION (2).docx

BUILDING



EXHIBIT B

TRIM ↑

CAN-DO Painting LLC

CCB# 180772

SHERWIN THINGVOLD

Owner

16811 S. Creekside Ct.

Oregon City,

Oregon 97045

Office: 503-908-0268

Cell: 503-810-3587

Fax: 503-387-5229

E-mail: sthingvold_50@msn.com

PROPOSAL

PROPOSAL NO.

4

SHEET NO.

DATE

Jan. 23, 2011

WORK TO BE PERFORMED AT:

Miles Fiberglass and Composites

ADDRESS

8855 SE Otty Rd

CITY, STATE

Portland OR 97266

PHONE NO.

503-775-7755 FAX 503-774-2561

ADDRESS

1516 Main St.

CITY, STATE

Oregon City, OR 97045

DATE OF PLANS

ARCHITECT

EMAIL: lluchak@milesfiberglass.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Task: Repaint exterior of manufacturing plant. approx 23,280 wall sq. Ft.

1. Pressure Wash entire building to clean, remove loose paint2. Scrape/Prime all areas of loose paint. Prime with concrete block sealer.3. Repair small cracks with vulchem caulk, prime.4. Recoat with Sherwin Williams Weather Clad exterior latex enamel, ext satin sheen.
Spray, back roll/back brush, spray again to minimum 6-8 dry mils.5. Trim all multipane windows, exterior doors, accent stripe on west wall etc.6. Can Do Painting to supply all paint and materials for this project and is included in the bid.7. Job duration, depending on weather to take approx 6-8 days.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total bid, labor and materials

Dollars (\$ 8850.00)

with payments to be as follows

\$2000.00 down

balance upon completion/inspection

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Per

Sherwin Thingvold

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE

DATE

SIGNATURE

9450

EXHIBIT C1

PROPOSAL IN LINE PAINTING

WALLY WRIGHT - GENERAL CONTRACTOR
3407 SE 77TH AVE.
PORTLAND, OR 97206
OFFICE & FAX: (503) 788-9636

MILES FIBERGLASS CORP.
Lori-Miles-Luchak
8855 SE Otty Road
Portland, OR 97266

1/27/2011

EXTERIOR WORK TO BE PERFORMED:

@ MFC - 1516 Main Street, Oregon City, OR

EXTERIOR OF BLDG:

- Power wash
- Mask to protect all areas not being painted
- Spot prime all bare concrete
- Prime all exposed metal with a rust inhibitor called Red Ox
- Re-paint building by spraying and backrolling

Labor	\$8,200.00
Materials	\$1,580.00
Total	<u>\$9,780.00</u>

Note: I will need a JLG (high reach) for 1 week. The rental for the machine is \$1,200.00

MASONRY REPAIRS:

- Caulk and Patch where necessary

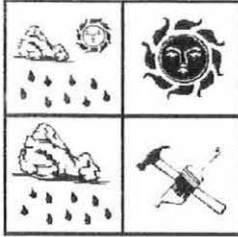
Labor	\$1,200.00
Materials	\$ 180.00
Total	<u>\$1,380.00</u>

Note: We would use a caulking product called "Big Stretch" used primarily to fill large spaces, up to 1" wide and allows flexibility without failure. For the larger holes and gaps, we would use a product called Thinsit.

\$12,360

OR CCB #141255 - WA LIC. #INLNP*982JB
PLEASE FEEL FREE TO E-MAIL US AT inlinepainting@msn.com

EXHIBIT C2



All Seasons Painting and Remodeling

Residential & Commercial

CCB # 175742

Kurt Tomaszewski 503-348-7235

Dave Jenson 503-515-9115

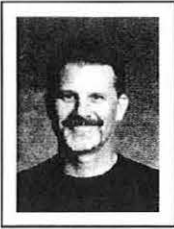
Bid Memo

JOB NAME	BID # 1473
JOB DESCRIPTION Exterior Painting	DATE 1/27/11
CLIENT NAME Miles Fiberglass Att: Lori Luchak	PREPARED BY Kurt
ADDRESS 8855 SE Otty Rd Portland, OR 97266	APPROVED BY
EMAIL ADDRESS	PHONE #

WORK INCLUDED	AMOUNT OF BID
Pressure wash areas to be painted	
Scrape and prime with block-filler	
Brush two coats of latex enamel on 10 windows and frames	
Brush two coats of latex enamel on exterior doors	
Spray two coats of latex enamel, back rolling in first coat on walls	
Paint one foot stripe along west side	
Clean up	
TOTAL BID	\$13,000.

EXCLUSIONS AND QUALIFICATIONS
All Labor and materials included

EXHIBIT C3



Randal C. Wood

The "Referral" Painter

205 W. Berkeley St.
Gladstone, OR 97027
Cell: 503/810-5801
Email: randalcurtiswood@yahoo.com
Web Site: randalcwood.com

Owner:

Miles Fiberglass & Composites
8855 SE Otty Rd.
Portland, OR 97266

Exterior Painting Estimate

Labor

Power wash exterior
Scrape loose paint
233,280 square feet of wall space to paint
210' x 1' strip on front of building
6 doors
10 paned windows

Total for Labor

\$11495.00

Materials & Supplies

\$3500.00

Total for Exterior Painting

14995.00

Time Schedule: 25 days

Payment Schedule:

1/3 to start
1/3 halfway thru,
1/3 upon completion

EXHIBIT C4



EXHIBIT D

2011
Expires **12/31/2011**

CITY OF OREGON CITY

Incorporated 1844

Business Name: MILES FIBERGLASS & COMPOSITES
Primary Address: 1516 MAIN ST
OREGON CITY, OR 97045



BUSINESS LICENSE

License #: 0861
Date Issued: 1/1/2011
of Employees: 26

Must be placed in public view

MILES FIBERGLASS & COMPOSITES
8855 SE OTTY RD
PORTLAND, OR 97086

EXHIBIT E

**Overview****CD Balance Display Issue**Welcome, you have [3 new messages](#).

Viewing your CD Balance on this page is not working. Please use the fully functional **Summary** page while we fix this problem.

Balances		
Account	Outstanding	Available
PRESTIGE SWEEP MONEY MARKET	\$0.00	\$0.28
GENERAL CHECKING	\$0.00	\$282,258.30
PAYROLL CHECKING	\$0.00	\$0.00
MEDICAL INSURANCE ACCOUNT	\$0.00	\$2,734.09

Recent Activity
Please select an account and click on list or graph or 3-D to view recent activity
-- Choose an Account list graph 3-D
There is no information to display.

Scheduled Payments & Trans
There is no information to display.

Bills & Notices
Bills to Pay There is no information to display.
Notices There is no information to display.

Quick Pay / Transfer
Payments Transfers
Enroll in Bill Pay

1-866-4UMPQUA(1-866-486-7782) www.umpquabank.com [Privacy Policy](#) Member FDIC Equal Housing Lender SBA Preferred Lender

EXHIBIT F

A140-10
R140-04

COMMERCIAL LEASE

This lease is made between **Miles Holdings, LLC**, of 8855 SE Otty Rd. Happy Valley, OR 97086 herein called Lessor, and **Miles Fiberglass & Composites, Inc.**, of 8855 SE Otty Rd. Happy Valley, OR 97086, herein called Lessee. Lessee hereby offers to lease from Lessor the premises situated in the City of _____, County of **Clackamas**, State of **Oregon**, described as **1516 Main Street Oregon City, OR**, upon the following TERMS and CONDITIONS:

1. Term and Rent. Lessor demises the above premises for a term of **two (2)** years, commencing **May 1, 2010**, (year), and terminating on **April 30, 2012**, (year), or sooner as provided herein at the annual rental of **One hundred eighty thousand \$15,000/mo.** Dollars (\$ **180,000.00**), payable in equal installments in advance on the first day of each month for that month's rental, during the term of this lease. All rental payments shall be made to Lessor, at the address specified above.

2. Use. Lessee shall use and occupy the premises for **manufacturing and related use**. The premises shall be used for no other purpose. Lessor represents that the premises may lawfully be used for such purpose.

3. Care and Maintenance of Premises. Lessee acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Lessee shall, at his own expense and at all times, maintain the premises in good and safe condition, including plate glass, electrical wiring, plumbing and heating installations and any other system or equipment upon the premises and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Lessee shall be responsible for all repairs required, excepting the roof, exterior walls, structural foundations, and:

_____, which shall be maintained by Lessor. Lessee shall also maintain in good condition such portions adjacent to the premises, such as sidewalks, driveways, lawns and shrubbery, which would otherwise be required to be maintained by Lessor.

4. Alterations. Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvements, in, to or about the premises.

5. Ordinances and Statutes. Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the use thereof by Lessee.

6. Assignment and Subletting. Lessee shall not assign this lease or sublet any portion of the premises without prior written consent of the Lessor, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be void and, at the option of the Lessor, may terminate this lease.

7. Utilities. All applications and connections for necessary utility services on the demised premises shall be made in the name of Lessee only, and Lessee shall be solely liable for utility charges as they become due, including those for sewer, water, gas, electricity, and telephone services.

8. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same, and will permit Lessor at any time within sixty (60) days prior to the expiration of this lease, to place upon the premises any usual "To Let" or "For Lease" signs, and permit persons desiring to lease the same to inspect the premises thereafter.

9. Possession. If Lessor is unable to deliver possession of the premises at the commencement hereof, Lessor shall not be liable for any damage caused thereby, nor shall this lease be void or voidable, but Lessee shall not be liable for any rent until possession is delivered. Lessee may terminate this lease if possession is not delivered within _____ days of the commencement of the term hereof.

10. Indemnification of Lessor. Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the demised premises or any part thereof, and Lessee agrees to hold Lessor harmless from any claims for damages, no matter how caused.

cannot be made within sixty (60) days, this lease may be terminated at the option of either party. In the event that the building in which the demised premises may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this lease whether the demised premises be injured or not. A total destruction of the building in which the premises may be situated shall terminate this lease.

14. Lessor's Remedies on Default. If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within 30 days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence such curing within such 30 days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this lease on not less than sixty days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as hereinafter provided. If this lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects. No failure to enforce any term shall be deemed a waiver.

15. Security Deposit. Lessee shall deposit with Lessor on the signing of this lease the sum of _____ Dollars (\$.00) as security for the performance of Lessee's obligations under this lease, including without limitation the surrender of possession of the premises to Lessor as herein provided. If Lessor applies any part of the deposit to cure any default of Lessee, Lessee shall on demand deposit with Lessor the amount so applied so that Lessor shall have the full deposit on hand at all times during the term of this lease.

16. Tax Increase. In the event there is any increase during any year of the term of this lease in the City, County or State real estate taxes over and above the amount of such taxes assessed for the tax year during which the term of this lease commences, whether because of increased rate or valuation, Lessee shall pay to Lessor upon presentation of paid tax bills an amount equal to NA % of the increase in taxes upon the land and building in which the leased premises are situated. In the event that such taxes are assessed for a tax year extending beyond the term of the lease, the obligation of Lessee shall be proportionate to the portion of the lease term included in such year.

17. Common Area Expenses. In the event the demised premises are situated in a shopping center or in a commercial building in which there are common areas, Lessee agrees to pay his pro-rata share of maintenance, taxes, and insurance for the common area.

18. Attorney's Fees. In case suit should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

19. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

20. Notices. Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at the premises, or Lessor at the address specified above, or at such other places as may be designated by the parties from time to time.

21. Heirs, Assigns, Successors. This lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

22. Option to Renew. Provided that Lessee is not in default in the performance of this lease, Lessee shall have the option to renew the lease for an additional term of 24 months commencing at the expiration of the initial lease term. All of the terms and conditions of the lease shall apply during the renewal term except that the monthly rent shall be the sum of \$ To Be Determined . The option shall be exercised by written notice given to Lessor not less than thirty (30) days prior to the expiration of the initial lease term. If notice is not given in the manner provided herein within the time specified, this option shall expire.

23. Subordination. This lease is and shall be subordinated to all existing and future liens and encumbrances against the property.

24. Radon Gas Disclosure. As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in N/A . Additional information regarding radon and radon testing may be obtained from your county public health unit.

25. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this lease before the parties' execution hereof:

Signed this 30th day of April , 2010 (year).

By: Lowell H. Miles Lessor
Miles Holdings, LLC
Lowell H. Miles, Managing Partner

By: Joe A. Luchak Lessee
Miles Fiberglass & Composites, Inc.
Joe A. Luchak, CFO

EXHIBIT G2



COMMISSION REPORT: CITY OF OREGON CITY

TO:	Urban Renewal Commission
FROM:	Dan Drentlaw, Economic Development Manager
PRESENTER:	Dan Drentlaw, Economic Development Manager
SUBJECT:	Allocation of Urban Renewal Contingency Funds
Agenda Heading: General Business	
Approved by: David Frasher, City Manager	

RECOMMENDED ACTION (Motion):

Consider funding two projects from urban renewal contingency funds: Repair of the Ermatinger House and a downtown alley pedestrian study and associated construction.

BACKGROUND:

Two requests for the use of urban renewal contingency funds have been made :

1. An amount of \$125,000 to match equal amounts from the general fund and a grant from the City of Portland to pay for repairs to the historic Ermatinger House.
2. A total of \$105,000 for the study and the construction of pedestrian alleyways in downtown Oregon City.

Downtown businesses and Main Street Oregon City are interested in implementing the Pedestrian Alleyway element of the 2010 Downtown Circulation Refinement Plan. This plan element states: Improved downtown walkability and new activity spaces can be created by converting alleys to pedestrian walkways. The design should consider:

- Lighting along building walls
- Active edges along the sides of buildings with entries and windows
- Clear sitelines from parking to Main street
- Limiting access to delivery and service vehicles

The work task associated with this element states "Project team coordinates the development of pedestrian alley concepts and works with affected property owners to identify a preferred concept."

As part of the project, three alleys between 5th to 10th, off of Main street, will be closed to vehicular access. Adjacent businesses and other stakeholders will be involved in the development of plans that will identify the full potential of these alleys to provide active and vibrant spaces.

Staff proposes using \$30,000 for planning and design fees for the three alleys, and \$75,000 for construction of the 800 block alley consistent with the Circulation Refinement Plan. This alley is the site of a building that has just been rehabilitated and reoriented to have an additional entrance and new window openings along the alley.

The adopted FY 2011/2012 Urban Renewal Budget has an adopted contingency amount of \$193,000. The total proposed for both projects is \$230,000.

BUDGET IMPACT:

FY(s): Urban Renewal Budget - \$230,000
Funding Source:

ATTACHMENTS:

**City of Oregon City
Urban Renewal Commission Minutes
May 25, 2011**

**City Hall – Commission Chambers
625 Center Street
Oregon City, OR 97045**

1. Convene Regular Meeting of the Urban Renewal Commission and Roll Call

Chair Walters called the meeting to order at 7:30 p.m.

Commissioners Present:

Doug Neeley
Nancy Walters
Paul Edgar
Graham Peterson
Philip Yates
Betty Mumm
Rocky Smith, Jr.
James Nicita

Staff Present:

City Manager David Frasher
Community Services Director Scott Archer
Finance Director David Wimmer
City Recorder Nancy Ide
City Engineer and Public Works Director Nancy Kraushaar
Community Development Director Tony Konkol
Economic Development Manager Dan Drentlaw

Absent:

Kathy Roth
Brian Shaw

2. Citizen Comments

None.

3. Future Agenda Items

Commissioner Nicita announced a tour of a Fab Lab at Portland Community College's Sylvania campus on May 26.

Commissioner Peterson suggested having an urban planner give a presentation on what the potential halo or spinoff effect would look like. Nancy Kraushaar, City Engineer and Public Works Director, said there was an economic development document that described different types of developments.

Mr. Edgar wanted to know the impacts, especially the financial and transportation impacts.

David Frasher, City Manager, stated staff would send a link to the map in the document and any supportive documentation and the Commission could have an open discussion at a future Work Session.

Commissioner Peterson also requested a presentation on tax increment financing and how it affected bonding. He suggested a summary of the DEQ mitigation points.

Commissioner Edgar asked for analysis of the financial assumptions of the Rivers project based on the current economy.

Mr. Frasher did not want to use too much staff time on the Rivers project until negotiations had progressed further.

4. Adoption of the Agenda

The agenda was adopted as presented.

5. General Business

a. Declaration of Covenants and Restrictions Subjected to the City Property Granted from Stimson Lumber Company in 1996, Located Between I-205 and UPRR Tracks Near the Metro South Transfer Station. Declaration Required as a Condition of the Approvals for the Land Use Decision WR 10-02 Natural Resource Overlay District (NROD)

Ms. Kraushaar stated this was Urban Renewal property and gave a background on the purchase of the parcels and the reasons for the purchase. This declaration was for two of the four Stimson parcels to be used for wetland or flood plain mitigation. This also satisfied Condition 5 of the Jughandle project. She recommended approval.

Commissioner Edgar thought the property should be transferred to the City and a trade be made for something of similar value, such as the two parcels near Kentucky Fried Chicken on Main Street.

Ms. Kraushaar said the covenant ran with the land and the parcels could be transferred at a later time.

Mr. Frasher said the covenants could be approved and the motion could include a recommendation that it be transferred to the City. Staff could then report back on the issue.

Tony Konkol, Community Development Director, stated there was about 22,000 cubic yards of excess capacity in the basin that could be used at a later date and could be a benefit to the Urban Renewal Agency in the future.

Motion by Commissioner Neeley, second by Commissioner Nicita, to adopt the declaration of covenants and restrictions and direct staff to investigate the transfer of the lands in question to the City in trade for the City parcel at 12th and Main.

Motion passed unanimously with the following vote: Commissioners Nicita, Yates, Smith, Mumm, Neeley, Peterson, Edgar, and Walters voting "aye." [8:0]

b. Contingency Fund Expenditures from F/Y 2011-12 Budget

Dan Drentlaw, Economic Development Manager, stated on June 1 the Urban Renewal budget would be discussed and there was a question regarding how to spend contingency funds. Staff proposed three major programs in addition to the existing storefront program: a marketing and developer recruitment program, rehabilitation adaptive use program, and development incentive program. The development incentive program was not recommended and that money was moved back into contingency. The contingency fund had \$393,000 in it. He also provided a sample application form for the rehabilitation adaptive use fund. A subcommittee of the Urban Renewal Commission could work out more of the details.

Commissioner Nicita thought there were other funds for storefronts and returning historically significant buildings back to their original state, such as using state and federal Historic Investment Tax Credits. He thought all of the contingency funds should be used for a community visioning process. He proposed taking the next five weeks to scope out the process and then decide on the other programs if there were remaining funds.

Mayor Neeley thought one of the focuses should be on the Regional Center.

Commissioner Smith suggested the previous visioning document be reviewed.

Commissioner Nicita proposed a Work Session to discuss with the staff planner from the City of Beaverton the process for Beaverton's visioning and invite Denise McGriff and Sha Spady.

Chair Walters also recommended the Housing Authority of Clackamas County be included in the discussion.

David Wimmer, Finance Director, explained the proposed budget. He thought \$200,000 could be put into contract services for the visioning process.

Commissioner Yates said the visioning needed to include a process for how the ideas could be implemented.

Mr. Frasher reported on a meeting he attended regarding Blue Heron. He thought there would be opportunities that had been underestimated and the City may have assistance that was not expected. He also suggested taking something off the work plan if the visioning was added. He thought a two year budget process would help.

The visioning discussion would take place during the goal setting.

Mr. Konkol explained Senate Bill 766 regarding industrial lands.

6. Consent Agenda

Motion by Commissioner Neeley, second by Commissioner Smith, to approve the consent agenda.

Motion passed unanimously with the following vote: Commissioners Nicita, Yates, Smith, Mumm, Neeley, Peterson, Edgar, and Walters voting "aye." [8:0]

7. City Manager's Report

Nancy Ide, City Recorder, gave a report on the retention of Executive Session minutes. The recordings for executive sessions of the Urban Renewal Commission had been kept permanently.

Commissioner Nicita wanted to set a policy of permanent retention of Executive Sessions as an official policy of the Urban Renewal Commission.

Mr. Frasher said it was not necessary as the resolution passed by the City Commission would apply to all the City's boards and commissions. He would have the City Attorney look into it.

8. Adjournment

Chair Walters adjourned the meeting at 9:32 p.m.

Respectfully submitted,

Nancy Ide, City Recorder

**City of Oregon City
Urban Renewal Commission Minutes
June 1, 2011**

**City Hall – Commission Chambers
625 Center Street
Oregon City, OR 97045**

1. Convene Regular Meeting of the Urban Renewal Commission and Roll Call

Chair Walters called the meeting to order at 5 p.m.

Commissioners Present:

Doug Neeley
Nancy Walters
Paul Edgar
Graham Peterson
Philip Yates
Betty Mumm
Rocky Smith, Jr.
James Nicita
Kathy Roth

Staff Present:

City Manager David Frasher
Assist to the City Manager Teri Bankhead
Finance Director David Wimmer
City Recorder Nancy Ide
Economic Development Manager Dan Drentlaw
Community Development Director Tony Konkol

Absent:

Brian Shaw

2. Citizen Comments

None.

3. Future Agenda Items

Commissioner Edgar discussed the document he created regarding future agenda items which could be included in the goal setting.

Commissioner Yates suggested an evaluation of the storefront grant program.

4. Adoption of the Agenda

The agenda was adopted as presented.

5. Public Hearing

a. Resolution No. UR11-01, Adopting the Urban Renewal Budget and Declaration of Tax Increment for Fiscal Year 2011-2012

David Wimmer, Finance Director, explained the changes to the budget that occurred through the Budget Committee process as well as the \$200,000 that had been moved from contingency to materials and services for visioning.

Chair Walters opened the public hearing. There was no public comment.

Chair Walters closed the public hearing.

There was discussion about the \$200,000 being moved from contingency, timing of the McLoughlin Boulevard project, and the \$35,000 for the Amtrak station.

Commissioner Neeley suggested another line item for \$5,000 for grant writing purposes for the Ermatinger House.

Mr. Frasher suggested not restricting it to only grant writing.

Commissioner Nicita thought those funds could come out of the rehab program line item.

Commissioner Yates stated a line item did not need to be added, but the money could come from other existing line items.

Commissioner Neeley thought it was sufficient to use existing funds.

Motion by Commissioner Edgar, second by Commissioner Nicita, to approve Resolution No. UR11-01, adopting the Urban Renewal Budget and declaration of tax increment for fiscal year 2011-2012 as amended to include the \$200,000 for visioning.

Motion passed unanimously with the following vote: Commissioners Nicita, Yates, Smith, Mumm, Neeley, Roth, Peterson, Edgar, and Walters voting "aye." [9:0]

6. City Manager's Report

Mr. Frasher said regarding the records retention policy, the resolution passed by the City Commission applied to all the City boards and commissions. Records were being retained the same for all.

Dan Drentlaw, Economic Development Manager, updated the Commission on the Cove apartment and condo site and Rivers project. The developer for the Cove was proposing instead of building apartments first to build the condos first which would require Urban Renewal approval. He asked if the Commission wished to do a feasibility study.

Mr. Konkol explained the land use process for this request in light of the reinstatement of the development agreement deadline of October 1. The developer was proposing to change the phasing and the Concept Plan would need to be amended to make Phase 3 be the condos.

Commissioner Edgar thought this might be an opportunity to better put into place environmental protections.

Mr. Drentlaw said more details would be brought back and the developer would come to the next Urban Renewal Commission meeting. The Commission wanted to wait on the appraisal until further discussion took place.

7. Adjournment

Chair Walters adjourned the meeting at 5:42 p.m.

Respectfully submitted,

Nancy Ide, City Recorder

**City of Oregon City
Urban Renewal Commission Work Session Minutes
July 12, 2011**

**City Hall – Commission Chambers
625 Center Street
Oregon City, OR 97045**

1. Convene Regular Meeting of the Urban Renewal Commission and Roll Call

Chair Walters called the meeting to order at 4:40 p.m.

Commissioners Present:

Doug Neeley
Nancy Walters
Paul Edgar
Graham Peterson
Philip Yates
Kathy Roth
Betty Mumm
Brian Shaw
Rocky Smith, Jr.
James Nicita

Staff Present:

City Manager David Frasher
Finance Director David Wimmer
Community Services Director Scott Archer
City Recorder Nancy Ide
City Engineer and Public Works Director Nancy Kraushaar
Community Development Director Tony Konkol
Economic Development Manager Dan Drentlaw
Library Director Maureen Cole
Consultant Jeannette Launer

2. Discussion Items

a. Goal Setting

Dan Drentlaw, Economic Development Manager, went over the packet of information which included the meeting agenda, City Commission goals related to economic development and urban renewal, excerpts from the tenth amendment to the Urban Renewal Plan, and Commissioner Edgar's list of issues.

Jeannette Launer, Urban Renewal Attorney, reviewed the agenda.

The Commission introduced themselves and gave their reasons for being an Urban Renewal Commissioner.

Ms. Launer discussed the goals for the meeting.

Commissioner Neeley read from a letter he received from Clay Benson from Austin, TX, regarding the condition of Oregon City, his disappointment over the facilities and services offered at the End of the Oregon Trail Interpretive Center, and how the City needed to put it back on the map.

There was discussion regarding the role of the Urban Renewal Commission.

Commissioner Edgar thought the Commission should be more a part of the process in Urban Renewal projects for fact finding and decision making.

Chair Walters suggested a weighted value decision process for projects.

Commissioner Shaw wanted to make sure the Urban Renewal Commission remembered they were representing the citizens.

David Frasher, City Manager, agreed there should be criteria for what it would take for a project to be approved.

Dan Fowler, resident of Oregon City, gave an example of how as a former Mayor he dealt with approaching a company to come to Oregon City. He never left staff out of the loop and the responsibilities were divided between staff and the elected officials. They had to trust staff for negotiations. Criteria and multiple offers would work on land they owned, but it did not work for land that they did not own.

Ms. Launer said there was a need for more specific direction on how to do business as a Commission and needed criteria for investing money.

Commissioner Nicita recommended as a goal to retain a new economic development consultant to advise the Commission on the economic reality of today and what they could do based on that reality. He thought they should amend the Urban Renewal Plan based on that new information and what came out of the community visioning process for the Urban Renewal District.

Commissioner Yates thought the two important concerns were to keep the burden on staff as low as possible and not spend more money on consultants that were not needed. He thought the vision was good, but they needed to figure out how to implement the vision.

Mr. Drentlaw reviewed the Urban Renewal goals and implementing projects.

There was discussion regarding the north end development and zoning.

Commissioner Yates thought there should be a zoning analysis rather than an economic analysis.

Commissioner Edgar suggested using Portland State University as a resource to do the analysis.

Chair Walters wanted to look at the relationship between the Cove and Oregon City Shopping Center, leveraging energy credits, and Metro programs for community investment.

Commissioner Edgar wanted to work on solving the downtown parking issue.

Ms. Launer summarized the next steps for the Commission including looking at updating the economic development strategy based on current economics, looking at criteria for spending Tax Increment Financing, settling on how they did business, and putting an emphasis on the north end development.

Mr. Frasher suggested a project of looking at design solutions for three downtown alleys and constructing one of them.

3. Adjournment

Chair Walters adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Nancy Ide, City Recorder

COMMENT FORM



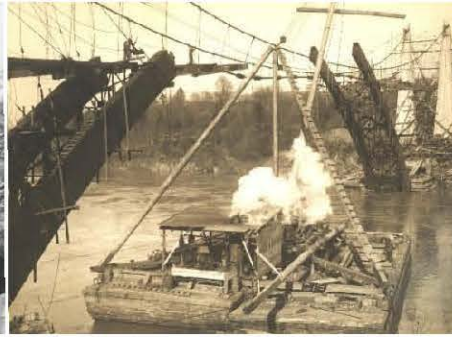
PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 8/17/2011

Item Number From Agenda 3a

NAME: Gary Miller, one of the owners
ADDRESS: Street: of the Bank of Commerce Bldg
City, State, Zip: Oregon City
PHONE NUMBER: _____
SIGNATURE: _____



Oregon City's

Francis Ermatinger House
1845 – 2011?





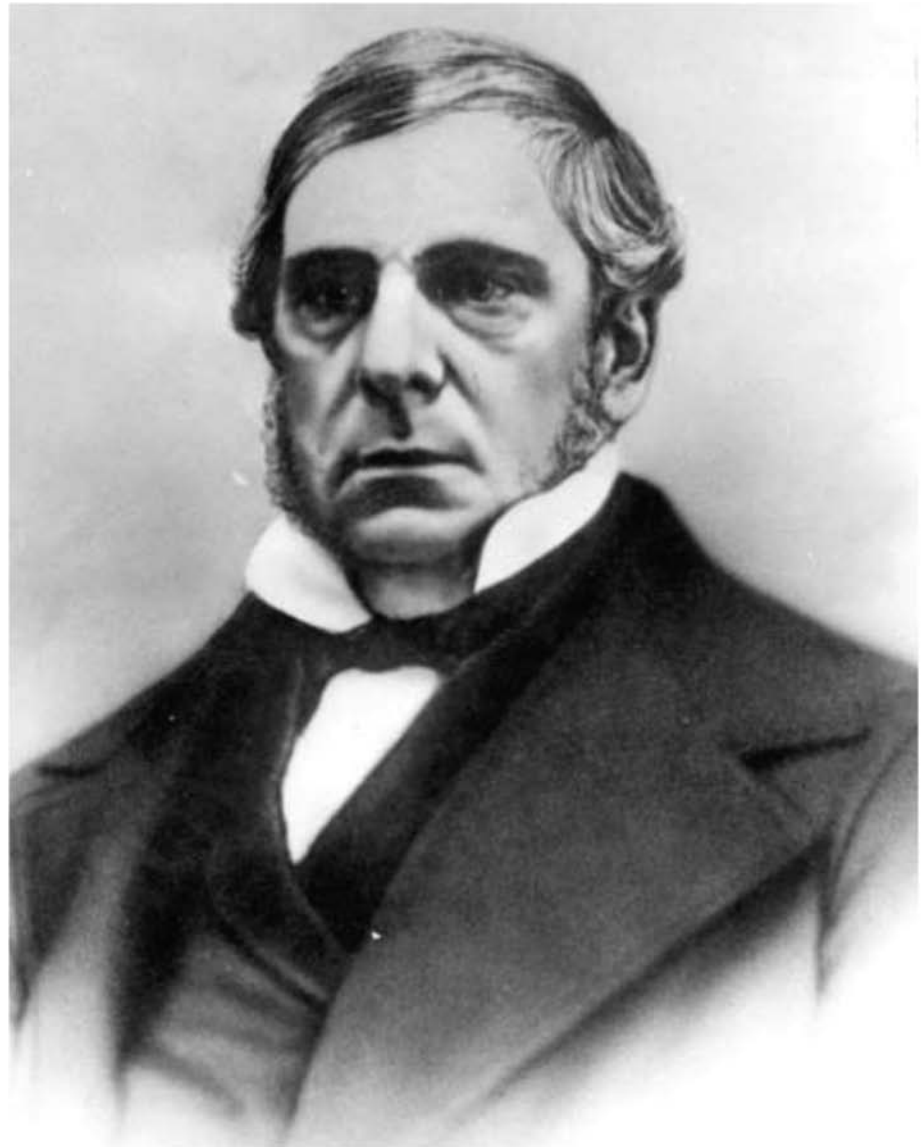
Ermatinger House Built 1845

Ermatinger House Today



Francis Ermatinger 1798 - 1858

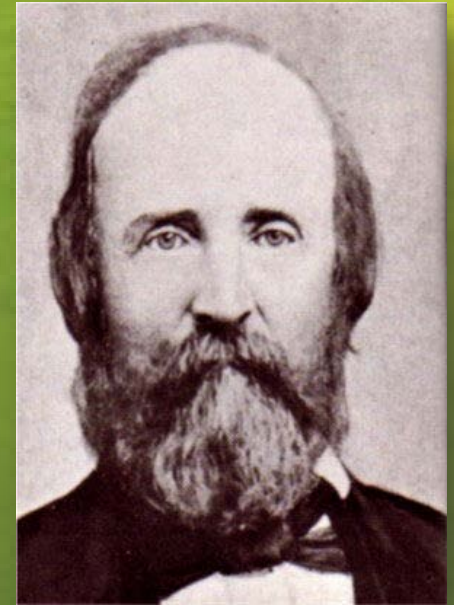
- **1798** – Born in Lisbon, Portugal
- **1818** – Appointed clerk at Hudson Bay Company (HBC)
- **1841** – Leads a party to Fort Vancouver and marries Catherine Sinclair, granddaughter of Dr. John McLoughlin, the “Father of Oregon”
- **1844** – John McLoughlin establishes an HBC branch store in Oregon City with Ermatinger in charge and gives land to Francis and Catherine Ermatinger to build a house
- **1845** – The Ermatinger House is completed and Francis Ermatinger is appointed treasurer of the territory



The naming of Portland in 1845 was decided by a coin toss



Francis Pettygrove

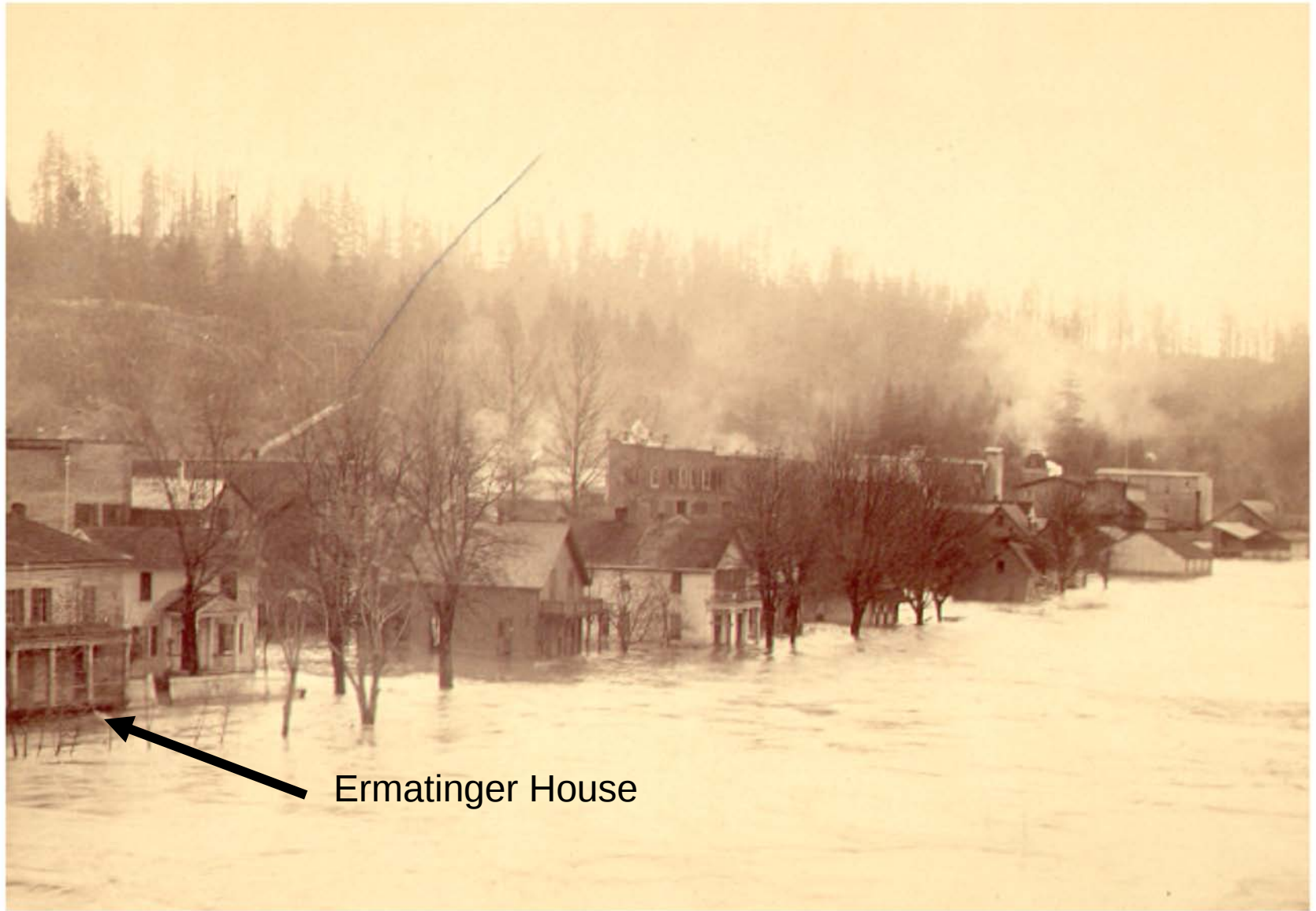


Asa Lovejoy



This event
occurred in the
left parlor of
Ermatinger
House

Flood of 1890



Flood of 1890



Ermatinger House

Original
Location
1845 - 1910

2nd Location
1910 - 1986

Ermatinger House Move c. 1910

Location #2
11th & Center
1910 – 1986
(private residence)



In 1986 ...



Raised on a platform called cribbing, the Ermatinger House is prepared to make the journey to a new location near 6th and John Adams. Built around 1845, it is the oldest house in Oregon City.

Ermatinger House finds new home

By DANIEL MCMILLAN

The Francis Ermatinger House finally made it home.

Finding a location for the house has been a long and sometimes controversial process for all involved.

Wednesday at 2:30 p.m., however, the Ermatinger House was sitting in the parking lot at the corner of 9th and John Adams streets.

A team of employees from Rainbow Construction of Salem spent about a week getting the house ready, reported Dan Fowler, co-owner of F and F Structures along with Mark Foley. Rainbow Construction has moved several historic homes including the Mission Mill in Salem.

They built a cribbing out of timbers and steel I-beams, and constructed a series of ramps out of what appeared to be old railroad ties.

Using a winch attached to a truck, the crew inched the house down the ramps onto 11th Street.

Once the house was facing uphill, two trucks, with winches capable of pulling around 60,000 pounds each, were anchored at the top of the hill on the other

side of Washington Street.

The Ermatinger House was then pulled up the hill and towed to the 6th and John Adams streets location.

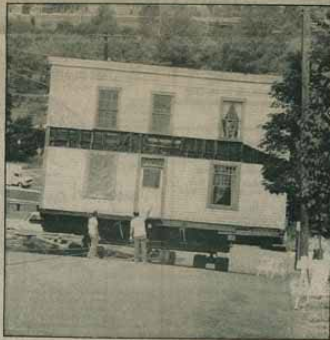
Although the moving went smoothly and slowly, a few prayers were said before the moving, Fowler commented.

Ruth McBride-Powers asked Fowler to call her when the move was over, rather than watch herself.

Powers, who has restored a number of historic homes throughout the state, is paying for the moving and renovating of the house. F and F Structures coordinated the move and is serving as general contractors for the whole project.

Now that the house is moved, a new foundation will be built under the house. Fowler expects construction to start in early September.

See Home, page 2



The Ermatinger House starts an uphill trip. Winching cables were used at this point of the transfer to move the structure.

By Dick Metzger

OREGON CITY - What started out as a trip home from having lunch with a friend, and her car serviced, turned out to be an experience Shelly McDaniel, 33, of Oregon City, is having trouble understanding completely.

On Aug. 23, Shelly, who is eight and one half months pregnant, was driving her black Trans Am, with custom license "Bandit 2",

for assistance vehicle.

Once the vehicle was blocked was she McDaniel car situation.

The use of situation is pa officers have r they are dea plates are in a noted that cri

Bid made for oldest Oregon City house

By LINDA MCCARTHY 4-22-86
Correspondent, The Oregonian

OREGON CITY — The oldest house in Oregon City, built in 1845, is tucked away on a side street, vacant and run-down.

City resident Ruth McBride Powers wants to buy the Francis Ermatinger home and turn it into a showcase for tourists. Powers said she would purchase the house and restore it if the city would find a site for it in a historic neighborhood.

The City Commission will review a proposal to move the house to a spot near the Senior Center at the corner of Sixth and John Adams streets in the McLoughlin neighborhood when it meets in a special session at 7 p.m. Wednesday in City Hall, 320 Warner-Milne Road.

Listed on the National Register of Historic Places, the Ermatinger House is believed to be the third-oldest house in the state. Ermatinger was a chief trader for the Hudson's Bay Co. and a close associate of its chief factor in the Oregon Territory, Dr. John McLoughlin.

The house is believed by some to be the location of the famous coin toss between Asa Lovejoy and Francis Pettygrove that determined the name of the city of Portland. A



The Francis Ermatinger House, the oldest house in Oregon City, has been prepared for a new home.

tersection of Washington St., Shelly was stopped by a patrol roadblock which consisted, according to her, of several patrol cars.

Some of the patrol vehicles had two officers. Shelly then said she realized she had shotguns and handguns pointed at her and she was asked to get out of the car.

According to McDaniel, an officer restrained her hands behind her back. When she asked what was going on, she was told her plates were reported stolen.

During the course of the roadblock, Shelly indicated the lawmen must have realized there was a mistake, because she said she heard one officer allegedly say "we really screwed this one up."

Sheriff's Department spokesman Russ Williams said that while the incident may have been nerve-shaking for Mrs. McDaniel, it was determined, following an internal investigation, that patrol officers followed correct procedures.

Williams offered the following scenario as to what transpired: The patrolling deputy, doing a routine plate check, was ad-

ment to the effi missing. The GI turn, followed reported the mi Law Enforcement LEDES.

LEDES is a network which matters as well of Motor Vehicle

The next card of events probal the personalize McDaniel car, numbered, pla sonalized plate t the plate owner same plate in n same numbers reissued.

So, even replacement is

See Missi

Inc

WHAT'S AP DAY IN COU OPINION PA SPORTS COMICS

The Ermatinger House was moved for the second time to its current location

Inside sports



Moving the Ermatinger House

- In 1910 the house was moved for the first of two times to Center & 11th Streets due to the threat of continued flooding damage
- It remained at this site until 1986, and was used as a private residence
- In 1986, the Ermatinger House was acquired by noted Oregon preservationist Ruth McBride-Powers to rescue it from an uncertain future
- The house was moved to its current location in 1986 to city-owned property in the historic McLoughlin Neighborhood
- It has operated as a public history museum by the City of Oregon City continuously at this site, until 2010 when it closed due to structural concerns

Ruth McBride-Powers 1903 - 1995

Ruth McBride-Powers saved and restored many historical houses and buildings in Oregon, but she called the restoration of the Ermatinger House her “swan song.” She invested over \$100,000 of her own money to have the house moved to a new location and restored to its original condition so that others may enjoy the historical value that the Ermatinger House provides.





Restoration Work

In 1987...

Oregon City, Gladstone, West Linn, Milwaukie and Clackamas

Tuesday, Aug. 11

Historic Ermatinger House to open for public tours

By RAY PITZ

OREGON CITY - After nearly a year of remodeling and fixing up, the historic Francis Ermatinger House will be open to the public beginning next week.

According to owner Ruth McBride-Powers, tours of the home, located on 6th and John Adams, will begin on Tuesday, Sept. 1 at 11 a.m. A private reception that will include local officials is scheduled for Sunday.

Since last August, the home was moved to its present location, and has been remodeled and refurbished. The renovation was completed by F and F Structures.

"I am delighted," said Powers. "It's beautifully restored."

Powers, who has collected furniture for the last 30 years,

said the home has been redecorated with English-style furniture.

"The furniture just makes it perfect," she said. "It is definitely of the period." She added that a facsimile of the original front yard porch also was built.

She noted that the flat roof on the home is part of a Federal-style of architecture that is relatively unique to Oregon City.

Unfortunately, Powers said she was unable to secure any of the original items from the home because she knows of no Ermatinger descendants in the area.

Built in 1845, the Ermatinger House is the oldest house in Oregon City. It once belonged to Francis Ermatinger who was a chief trader in the Hudson's Bay Colony.

Born in 1798 in Portugal, Ermatinger was a close personal friend of Dr. John McLoughlin, the founder of Oregon City. Ermatinger later became the first British subject to hold a public office in the Oregon Provisional Government.

After working for Hudson's Bay Company for 35 years, he retired in 1853. He died in 1858 and is buried in Canada.

In August of last year, the home was moved from 1018 Center St. to its present location by placing the structure on steel I-beams and dragging it up Washington Street with the help of two trucks.

However, last year's move was not the first. In 1910, the house was moved from its 5th Street and McLoughlin

See House, page 2

The Ermatinger House opens to the public as a museum

Old home revived as new museum in Oregon City

The exterior of the Ermatinger House before its relocation to the new location. The house was moved eight blocks to its new site at 6th Street.



Photo by BOB LEE The Oregonian

By LISA MCCARTHY The Oregonian

OREGON CITY — The oldest house in the city has been revived as a new museum.

The Francis Ermatinger House, built in 1845, is the oldest house to have survived the pioneer period in the city. It is being moved to its new location on 6th Street.

The house is being moved to its new location on 6th Street. It is being moved to its new location on 6th Street.

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At far left, Ruth McBride Powers sits beneath a painting of John McLoughlin in the living room of the house. At left, the house was moved to its new location on 6th Street a year ago.



Above, the dining room, like all the rooms in the Ermatinger House, is furnished with antiques from Powers' collection. At right, the original wooden floor has been retained in rooms the house was built on. It is a "half a story," as one of the owners put it.

Flat Roofed Federal Style

- The Ermatinger House nicely compliments its contemporary, the McLoughlin House. Both are Federal Style architecture, but the Ermatinger is distinguished by its original flat tin roof
- Believed to be the only Federal Style house built with a flat roof
- It is the birthplace of the naming of the City of Portland, Oregon
- Listed on National Register of Historic Places in 1977
- It is the 3rd oldest house in Oregon



Where are We Now?

- The house is currently boarded up and closed to the public due to urgent structural concerns
- The City paid for a master plan in 2002 that identified numerous structural issues
- Over the last decade the City has attempted to address many of the urgent items, however funding limitations have hindered our ability to completely deal with these items
- In late 2010 the City discovered the structural issues have advanced to an immediate threat level, and the building had to be closed for safety reasons
- In May of 2011 the Ermatinger House was added to the Historic Preservation League of Oregon's "Most Endangered" list
- Without further intervention the house may be so structurally compromised that it could fall in on itself

Ermatinger House Among Oregon's Most Endangered Places

HISTORIC
PRESERVATION
LEAGUE • OF
OREGON

Support
Us

Home

Easements

Education

Advocacy

Community

Resources

Endangered Places 2011
generously sponsored by:



Bremik Construction

is proud to support the Historic Preservation
League of Oregon.

CRAFTSMANSHIP
GENUINENESS

Oregon's Most Endangered Places

The most strikingly ornate house in town. A bridge that has crossed your favorite stretch of river for a century. The oldest grocery store in the county. A landscape that has been home to human activity long before settlers arrived. A brick apartment building that was once the studio of a famous author.

Any given map of Oregon is dotted with places that tell stories of the past; places that continue to live on not only in memory but in reality. Everyday places that people have occupied, visited, and loved for 40, 100, 200 years. But even today, with our appreciation of history, culture, and sustainability, significant places regularly disappear from the map due to blatant neglect, unnecessary demolition, zealous development, and natural factors. In most cases, these places could have been saved and communities made richer through their preservation and continued use.

The 2011 List

- [Baker City Middle School, Baker City](#)
- [Josiah Burnett House, Eagle Creek](#)
- [Civic Stadium - Eugene](#)
- [Dr. Pierce's Barn - Cottage Grove](#)
- [Egyptian Theatre, Gear Bay](#)
- [Ermatinger House - Oregon City](#)
- [Tillamook Bay Lifesaving Station - Barview](#)
- [Petersen Rock Garden - Redmond](#)
- [Watson-Price Barn - Philomath](#)
- [Kirk Whited Farmstead - Redmond](#)



Structural Damage



Structural Damage



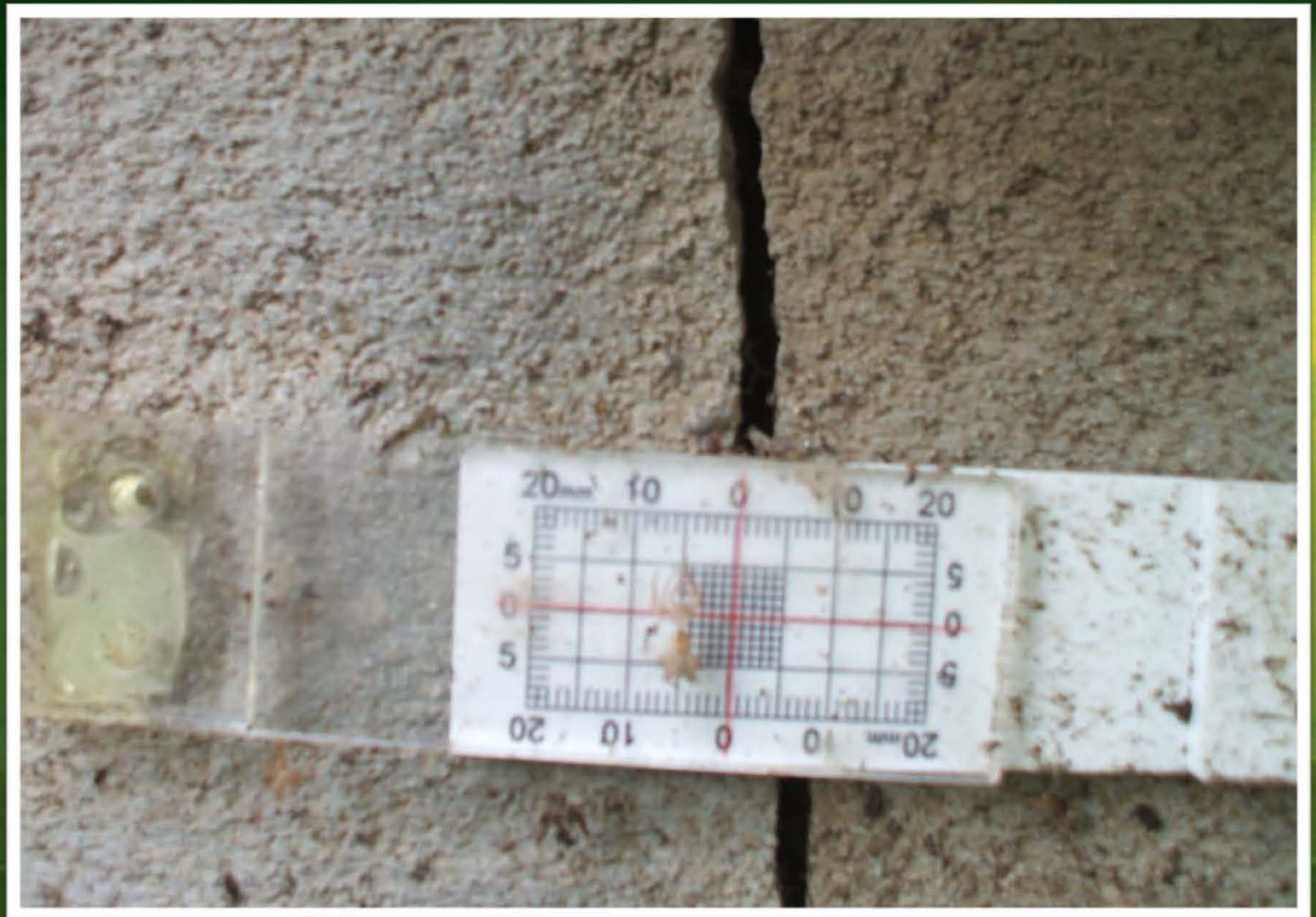
Structural Damage



Structural Damage



Structural Damage





Cost Estimates to Save the Ermatinger House at \$700,000+

The City of Oregon City has
recently committed \$125,000
to the preservation of the
Ermatinger House

A two-story white wooden house with horizontal siding. The second floor has three windows, all of which are boarded up with plywood. The first floor has a front porch with white columns and a railing. A large, white, diagonal sign with a black border and red text is superimposed over the house. The sign reads "CLOSED TO PUBLIC". An American flag is flying on a pole in the background. There are green trees and bushes in the foreground and background. The sky is blue with some clouds.

CLOSED TO PUBLIC

Today

How Do We Save the Ermatinger House?



How Do We Save the Ermatinger House?

- Working on forming a consortium of partners interested in saving the Ermatinger House
- Includes: Oregon City, Portland, Clackamas County, National Park Service, Congressman Schrader, Senator Wyden, Senator Merkley, and others
- Oregon City has pledged \$125,000 in fiscal year 2011-12. This is approximately .14 of one percent of the City's total budget
- One of the first frame built homes in the Oregon territory, and the third oldest remaining home in Oregon
- The future of the Ermatinger House is in crisis
- Oregon City has been responsible for the management and operations of the house since 1986
- This is no longer sustainable – we must find partners to preserve one of the most historically important houses and structures in the state



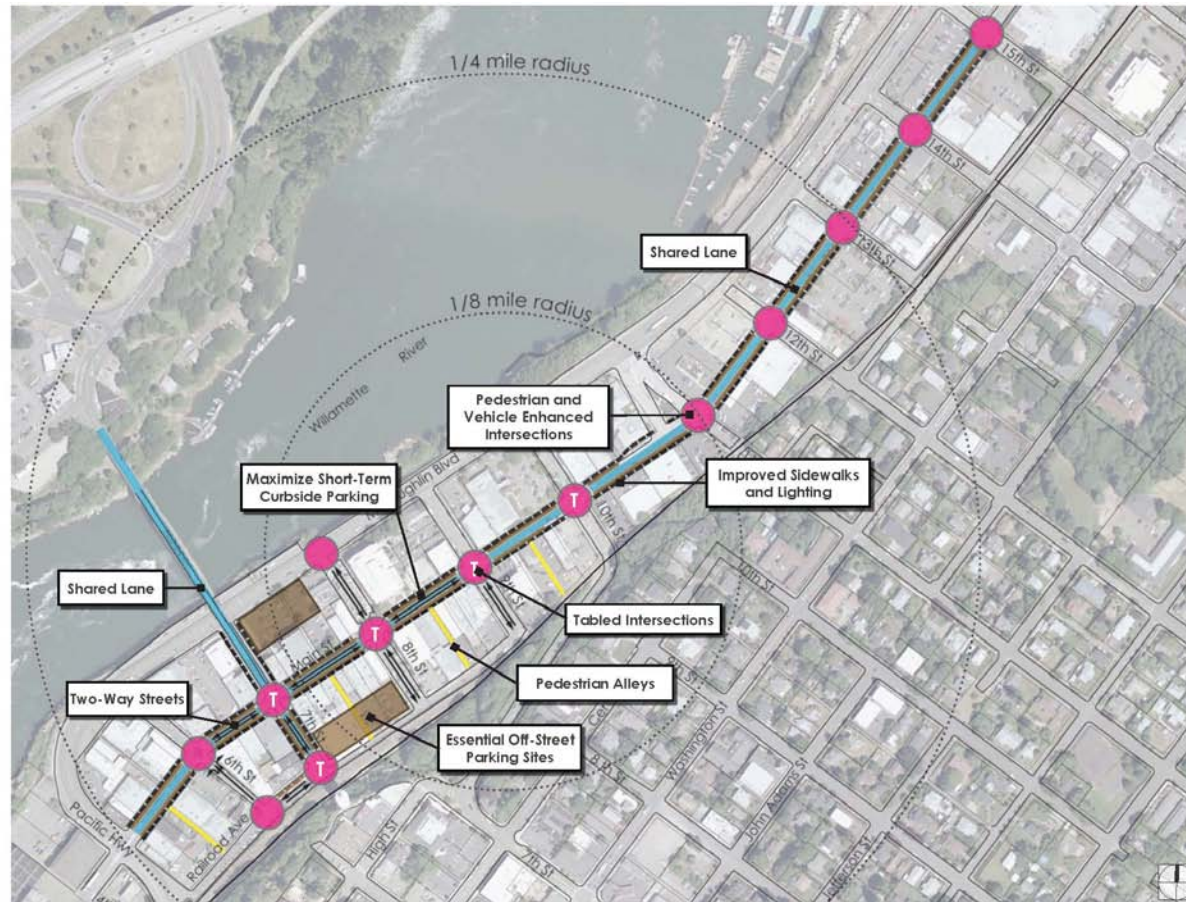
PEDESTRIAN ALLEY DEMONSTRATION PROJECT

TRANSFORMING ALLEYS INTO PEDESTRIAN-FRIENDLY PLACES

700 Block – 800 Block – Under the Arch Bridge

Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces



Refinement Plan Elements Considered Diagram

Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces

- Existing Alley Conditions between 7th & 8th, Railroad & Main



Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces

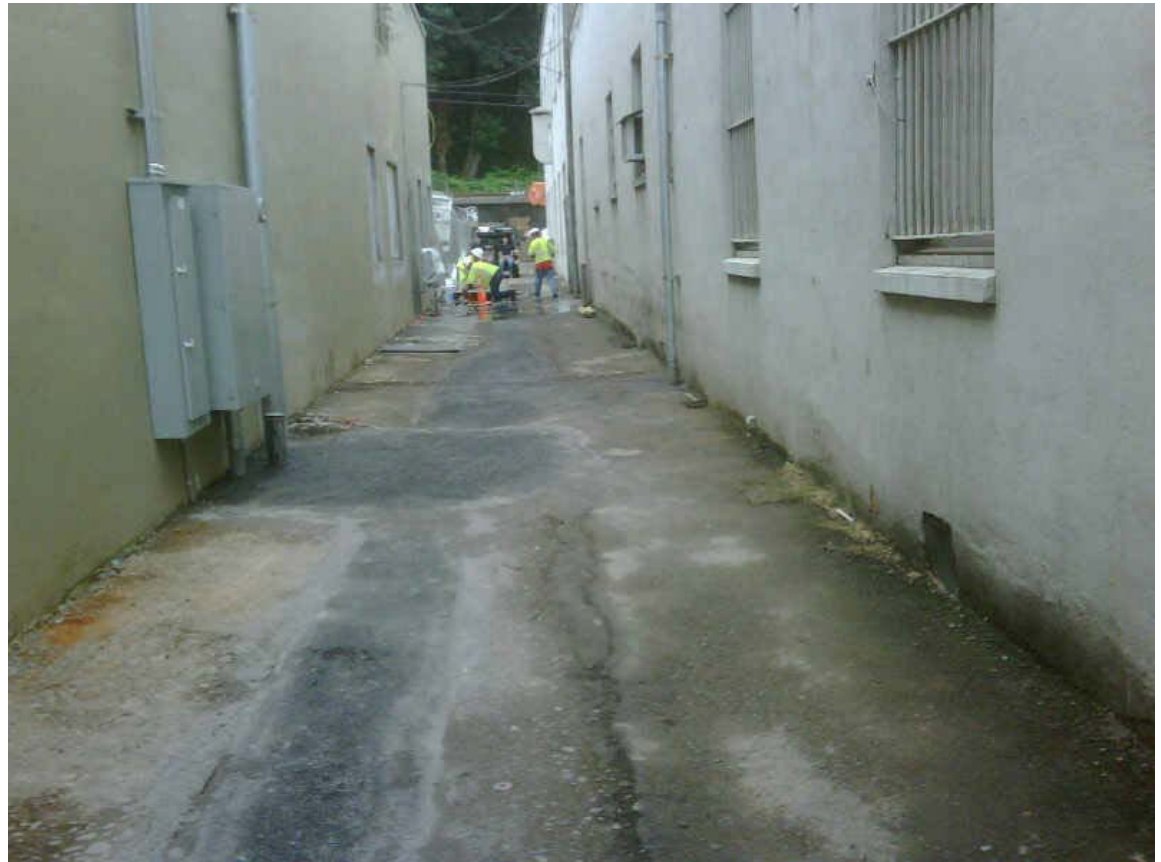
- Existing Alley Conditions between 7th & 8th, Railroad & Main



Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces

- Existing Alley Conditions between 8th & 9th, Railroad & Main



Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces

- Develop concept drawings for alleys
- One design does not fit all alleys
- Consider multiple needs for each alley

Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces



Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces



Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces



Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces



Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces



Pedestrian Alley Demonstration Project

Transforming Alleys into Pedestrian-Friendly Spaces

