



CITY OF BAKER CITY, OREGON

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AGENDA

Leo Adler Memorial Parkway/Central Park Advisory Committee

Monday March 17, 2008

6:30 p.m.

Baker City Council Chambers

1. **Call to Order/Roll Call**
2. **Approval of Minutes: February 6, 2008**
3. **Public Comments (3 minutes per speaker)**
4. **Recap of Progress to Date**
5. **Review of Property Owner Discussions**
6. **Preparation for City Council Work Session:**
7. **Meeting Schedule**
8. **Other Business**
9. **Adjourn**

Accomplishments

As of 2-8-08

“Central Park” Theme

Urban Oasis

- œ Consider holding a contest to “Name the Park”

Public Relations Plan

- œ First meet with stakeholders for feedback;
- œ Re-evaluate plans based on stakeholder input;
- œ Next, meet with civic leadership for input; and
- œ Present conceptual plans to the public at large for feedback.

Public Comment Policy

- œ Place an item on each agenda for public comment at the beginning of each meeting allowing three minutes per person; and
- œ Allow any comments and questions within reason during the specific agenda item.

Considered Park Amenities

- œ Water Feature (10)
- œ Art (5)
- œ Interpretive Gardens (5)
- œ Baker City Archway (5) – dismissed
- œ Amphitheatre with multiuse stage (5)
- œ Access to the river (granite blocks, sandy beach)(4)
- œ Bonfire pit next to the river (4)
- œ Amplification area (3)
- œ No commercial and/or residential development on the public property (2)
- œ Pocket Parking (2)
- œ Gates (2)
- œ Formal and informal connecting paths (1)
- œ Picnic Shelter (1)
- œ Drinking fountains (1)
- œ Brick “patio” (like Crown Courtyard) (1)
- œ Lighting (1)

- œ Sound system throughout the park (1)
- œ Children's play area
- œ Christmas tree
- œ Seating and conversation arrangement
- œ Garbage cans

Maintenance Statement

- œ This Committee does support maintenance of the entire system and would like the City to have a Master Plan for its development; and
- œ Anything that this Committee develops needs to be designed with maintenance in mind, and the City need to accept that responsibility; and
- œ This Committee also encourages the involvement of the Lion's Club and other civic organizations to work with the City on continued maintenance of the project.
- œ The Committee recommends that the newest section of the Parkway be constructed to include infrastructure such as water and conduit for power to allow for more current and future maintenance. If there is not funding to incorporate this into the current project, the Committee recommends that this infrastructure be added as soon as funding becomes available.

Public Outreach

- œ Open House held in September 2007 to debut conceptual plans
- œ Over 50 people gathered to view the presentation of our conceptual plan. Below are the comments we received:
 - Look closely at the bicycle/pedestrian interaction in the area behind Dollar Tree. It doesn't need to be too confining.
 - Outline phases that include only the City-owned property.
 - Identify parking areas on plan.
 - Reconsider "moat" around performing arts stage due to safety concerns for small children.
 - Consider safety when looking at stepped access into river. Perhaps closing it securely during certain times of the year would work.

- Know that kids may not be deterred from getting into the water no matter what precautions are taken.
- Consider making the area a sandy beach instead.
- Make sure irrigation district is on board.
- Identify loading/unloading access for performing arts stage.
- Consider routing Parkway along Resort Street between Madison and Washington.
- Stay next to the river with the Parkway, but create another connection to Resort Street and improve the sidewalks.

œ Property owners invited to attend every meeting; great participation to date

Parking Statement

The members of the Leo Adler Memorial Parkway/Central Park Committee recognize that the creation of parking at or near the project site is desired by several interests. The committee members also desire to see the project contribute to benefiting existing business and building owners by providing sufficient parking.

The Baker City Council did not specifically task our committee with the responsibility for developing a parking plan. Additionally, most of the funding acquired by the City to date is not eligible for investment in parking improvements.

Nonetheless, the Committee has discussed the need and desirability of parking, and has identified an option that would not only create parking, but also provide direct access to the proposed performance area associated with the park.

The conceptual plan for parking would entail the construction of a 20-foot wide road that would connect to Resort Street at Court Street, proceed approximately 200 feet to the east, and then turn 90 degrees to the north and travel 300 feet before it would meet Washington Street. Such a road should have benefits in terms of emergency vehicle access to the park. If the road accommodated parking on one side, it would create 10 parking spaces. If the road accommodated parking on both sides, it would accommodate 24 parking spaces.

Also, the committee also sees an opportunity for a land exchange between two or more property owners which would be beneficial to the project, businesses, and the community at-large. The Committee has been made aware of a possible land exchange between two property

owners. Should this exchange take place, approximately 30-60 additional parking spaces would be created at the northwest corner of Washington and Resort.

Finally, the Committee recommends that the City Council consider developing a follow-on effort to this Committee's effort by creating a Phase B Comprehensive Parking Plan.

Parkway Alignment

œ Washington to Broadway on east side of Powder River.

Broadway to Madison: Still in draft form and needs to

MINUTES
LEO ADLER MEMORIAL PARKWAY/CENTRAL PARK ADVISORY
COMMITTEE
WEDNESDAY FEBRUARY 6, 2008

Call to Order/Roll Call. The meeting was called to order at 6:13 pm by Chair Brian Cole.

Roll Call			
X	Brian Cole		Dallas Defrees
	Randy Dodson	X	Alyson Ogan
	Susan Dowling		Logan Ermovick
X	Chris Folkman		Rachael Livingston
X	Blake Marlia		Monica Boyer
X	Ann Mehaffy	X	Jackson Clarke
X	Wayne Sieg	X	Robin Harris Anderson-Perry (Engineers)
X	Jennifer Watkins (staff)		Doug Wright ODOT
X	Tabor Clarke (LAMP)		

Also present were John Harmer, and Brian Addison of the *Record Courier*.

Approval of Minutes. The Committee then reviewed the minutes of October 17, 2007. Mr. Harris stated that he remembered at the last meeting that an agreement was reached by the group to focus the alignment on the east side of the river behind the Dollar Tree building. The Committee agreed to amend the minutes to include such an agreement. Upon the MOTION by J. Clarke, seconded by Dodson, with all in favor, the minutes of the previous meeting were APPROVED.

Public Comment. Cole then asked for any comments from the public. Mr. Harmer indicated that he and his wife had recently traveled to San Antonio and enjoyed walking on the River Walk in that city.

Recap of Progress to Date. Cole then went over the document that summarized the group's accomplishments to date. These included the creation of a theme for Central Park, the public relations plan, the public comment policy, the park amenities, the maintenance statement and public outreach. Still to be accomplished are the parking statement and the parkway alignment. Cole indicated that this document will serve as the basis of the group's presentation to the City Council.

Recap of Band Shell Committee Meeting. Cole explained that the Band Shell Committee invited him to a meeting to discuss similar projects with outdoor performance areas. This included the Central Park project, Crossroads, Eastern Oregon Regional Theatre and the Band Shell. Though each project has similarities, it appears that all of these projects will actually provide a different product for the Community. After

discussing each of the projects the attendees of the meeting passed a motion to support each other's projects.

Discussion of Skate Park Proposal. Watkins explained that for several years a group of volunteers worked to build a new skate park in the community. This group was led by Dorothy Wooters. Ms. Wooters is still very committed to the development of a new skate park and has been searching for a location that will be more visible than the current facility at Sam-O Springs. She approached Watkins and Tabor Clarke about possibly purchasing the property owned by Alex and Mary Lou Sackos on the east side of the Powder River. She understands that some of this property would be needed for the pathway and would like to know if this Committee would be supportive of developing a skate park on the rest of the property. Tabor Clarke explained that the parkway project may need to purchase all of the property from the Sackos. Another option would be to find a partner to purchase some of the property for development. Most likely, if a private party were to purchase the rest of the property they would want to develop housing. He continued that he will be meeting with the Sackos next week to see what the window of opportunity may be for this project.

In response to a question from Cole, Mr. Harmer indicated that residential development would certainly be preferable to the residents in that area, but much depends on the design of a public facility.

Tabor Clarke indicated that Ms. Wooters has always been very supportive of the skate park and is willing to donate some funding toward this solution. Dodson asked what the problem is with the current location of the skate park. He added that he is not sure he could support the skate park in any residential location and feels that there may be a better location for it. Ogan indicated that she has heard the ground is not real stable in the current location at Sam-O Springs. Folkman added that many people in the community would like to have the skate park in a more central location to allow small children to get to and from the facility easily.

Cole summarized that the group really has four options to consider:

1. To indicate that they are not in support of this proposal;
2. To indicate support for the proposal and suggest that Ms. Wooters pursue the development of the project;
3. To support a skate park somewhere along the Leo Adler Memorial Parkway but not on the Sackos property;
4. To support the project and incorporate it into this project.

The Committee discussed these options and agreed that they would perhaps support a skate park somewhere along the parkway, but not on the Sackos property (option 3).

Review the Property Owner Discussions. Watkins then summarized the meetings that Stephanie Anderson of ODOT had with the property owners. She indicated that these meetings were only to cover the basics of the right-of-way acquisition process,

not to delve into any specific negotiations. Cole stated that it seemed that the meetings were very positive, and he believes that there is a way to accomplish the parkway along the river.

Mr. Harmer indicated that he felt his meeting with Ms. Anderson went very well. He added that he appreciates this Committee's thoughtful consideration of their issues.

Folkman asked if any progress had been made with the Flanagans. Watkins stated that they were not interested at this time.

Mr. Harmer asked if the electrical poles next to his home could be relocated. This would allow for landscaping and trees that would give them some privacy should the pathway go between their home and the river. Watkins indicated that she and Harris will review that situation and see what could be done. Mr. Harmer stated that the only other issue for them is their need for a garage. He stated that he feels the next step is for the Committee to finalize their plan and begin the negotiation process with the affected property owners.

The group then discussed what options would they have at Broadway. Watkins indicated that either side of the river poses a problem. However, the Erlandsons, who own the second house in on the west side of the Powder River, would rather have the pathway come across the river from the east side with a bridge as this would allow them to keep some of their river-front property intact.

Mr. Harmer asked if something could be done to enhance the west side of the river behind the Dollar Tree now that the group was considering locating the pathway on the east side. He feels that this would enhance the experience of anyone using the pathway by cleaning up the area behind the Dollar Tree that is dilapidated. Harris cautioned that the group would not want to do a lot of work in order to limit the liability of the City. He believes that cosmetic changes could be done to clean up the area. Ogan suggested getting the youth groups involved in the cleanup projects as this is a requirement for many of the high school clubs.

Cole asked if there needs to be a meeting between ODOT and the property owners on the east side of Powder River at Broadway. Harris suggested that the Committee come to a decision on the route in order to have a serious discussion with these property owners. Folkman indicated that he had talked to Pat Flanagan about the possibility of purchasing their property. Mr. Flanagan had indicated to him that he would want to replace the rental. Tabor Clarke stated that he would like to have a conversation with the Flanagans just to make sure that they really are not interested in discussions. Folkman agreed that he would call Pat Flanagan to see if a visit could be arranged.

ADDITION: Cole's conversation with Councilor Duman and Councilor Calder. Cole stated that he wanted to bring the group up to date on a meeting that he had with Councilors Gail Duman and Beverly Calder about some of their concerns. Ms. Duman had indicated that she was concerned about the lack of public meetings that the

group has held. She believed that the group was going to have an open house at each elementary school. Cole stated that he had told her that he had never been involved with more public meetings and more public input. Ms. Duman also expressed a suggestion for the group to move the route of the pathway down Resort Street should any potential conflicts with property owners arise. Ms. Calder agreed and stated that she believed that the preferred route should actually be along Resort Street. Cole said that he emphasized that the group had discussed this option at length but did not feel that the parkway should be located on Resort Street. In fact, the Committee had strongly supported keeping the parkway next to the river if at all possible.

Watkins explained that the two Councilors were speaking on their own behalf not on behalf of the entire Council. There had not been any discussion or recommendation from the Council about the two points above. Harris also reminded the group that Doug Wright of ODOT had repeatedly indicated that this project must be a bicycle/pedestrian *path*, not a sidewalk.

The Committee agreed with Cole's response to the two Councilors. Mehaffy stated that she had had the same conversation with Ms. Duman. Mr. Dodson indicated that he too felt that this Committee has made a strong effort to gather public input. He also feels that this Committee has a wide diversity of opinions from all walks of life in the community. Mehaffy also stated that Ms. Duman had asked her why the Committee is not addressing parking. She would like to talk about this more when the group discusses the parking statement.

Preparation for the City Council Work Session. The group first discussed maintenance of the pathway. Although the Committee had adopted a maintenance statement earlier in this process, this is an issue that comes up in discussions with property owners. Watkins explained that when the pathway was originally put in there was a decision made as to the level of landscaping and other amenities installed at that time. The decision makers then felt that the grounds around the pathways should be kept very natural with almost no maintenance required. However, Watkins feels that the public sentiment may be shifting. She asked the group if they would wish to prepare for more maintenance, such as installing some basic infrastructure for water and power in case it's needed in the future. The group reached CONSENSUS to add this to the maintenance statement only if current funds allow for this expense. If the funding is not currently available, the Committee would encourage the installation of such infrastructure as soon as funding is available. Mr. Harmer asked if the City would need to install a railing along the path. Watkins indicated that there are some areas where the path comes fairly close to the river bank and would need to have a railing. Other areas do not need a railing. The City would need to be careful and consider any liability issues when making that decision.

The group then discussed how to proceed with public outreach. Cole asked if the group would like to hold another open house or meet with the City Council. Watkins explained that the group needed to have the conceptual plans adopted rather soon in order

for ODOT and Anderson Perry to begin the environmental review and land acquisition process.

Dodson said that he does not feel there should be another open house until there is something new to show the public. There was agreement from the group.

Harris suggested having some sort of an agreement from the property owners before the Committee goes to the Council. There was a discussion about this aspect. Watkins will talk with Doug Wright to see if the City can gather letters of intent from each of the property owners.

After a brief discussion, the group agreed to holding a work session with the City Council and the Committee to review all aspects of the proposal and answer any questions. The Council could then adopt the conceptual plans at the following Council meeting.

The Committee then discussed the parking statement that was proposed at the last meeting. Upon the MOTION by Dodson, seconded by Mehaffy, with all in favor, the draft parking statement was approved.

Mehaffy stated that she has heard from a couple of City Councilors about parking. She has a lot of information about parking and why large parking lots are not necessary in a downtown. She would like to provide this group with that information in order to answer some of the questions that come up about this issue. There was CONSENSUS from the Committee to have Mehaffy do so.

Watkins explained that she is also putting together a public safety statement from the Police Department to address these concerns about enforcement along the parkway.

Adjourn. With no further business to discuss, the meeting was adjourned at 7:55 pm.