



City of Dallas  
Urban Renewal District Advisory Committee  
Council Chambers – City Hall  
March 3, 2009, 5:30 p.m.

Present: Chair Brian Dalton, Ron Dodge, Mayor Jim Fairchild, Ken Jacroux, Chelsea Pope, Wes Scroggin, and Ken Woods, Jr. Late: Randy Hunter and Penny Cox.

Absent: Nancy Adams and Sue Rohde.

Staff: City Manager Jerry Wyatt, Community Development Director Jason Locke, Planner John Swanson and Recording Secretary Laurie Roberts.

Guest: Kristen Ramstad

## MINUTES

### CALL TO ORDER

Chair Dalton opened the meeting at 5:30 p.m.

### APPROVAL OF MINUTES – February 3, 2009

The minutes of February 3, 2009 presented. A correction was made to the date of the minutes of December 9, 2008. The minutes were approved as corrected.

Dalton reminded the committee that they will meet more often and have shorter meetings.

### PUBLIC COMMENTS

Chair Dalton called for public comments. There were none.

### OLD BUSINESS

#### Discussion of paver stones

Dalton reviewed the stone paver selection. Jacroux stated there were 7 or 8 members at the vendor site and they came up with a group consensus.

#### Update on Mill Street demonstration project

Locke reported they are proceeding with the demonstration project that is about an 80' section on Mill Street for sidewalk and curbs. We received bids and quotes for the concrete flatwork and are proceeding with that in addition to the choice of the pavers the committee made on site. Public Works and Planning will be meeting with Greenworks to go over specifics for them to spot any potential issues and staff is keeping them on to walk us through any issues. He advised that it's looking like the end of March or April to start the project considering the weather, getting accommodation from property and business owners for access, etc. He noted there were some recent issues with NW Natural Gas and we need to make sure that is resolved first. Dalton invited any interested members to get involved in the demo project.

Scroggin asked about the stone selection and if the stone choice was smooth and ADA compliant. Dalton stated yes adding that they are nice and look like bricks, not rough concrete. In response to a question, Locke clarified the general project scope as new concrete and pavers. They don't know if the existing cherry tree caused the sidewalk lifting and that tree may be replaced with one recommended in the final report. He added that other items such as street furniture would be brought up in the future, and more tree placements aren't possible due to the theatre canopy going out to the edge of the sidewalk. A larger 5x3 cast iron tree grate is to be used to give the tree more room to grow, and they are not extending the sidewalk. Dalton noted this is a not a full width sidewalk like on Main, rather a condensed version.

Jacroux asked about the light fixture. Locke explained the existing light may be swapped out. Dalton stated one session might be just about lighting. Woods asked about underground wiring for lights. Locke explained we are planning for at least one underground conduit and are undergrounding what we can there. Wyatt confirmed the site is 12' wide. Dalton confirmed it's located in front of the coffee shop / theatre building, which is one building under one ownership.

#### Update on diagonal parking

Locke reported we are still in negotiation phase for the exception for diagonal parking and he is still moving forward with ODOT on what should be submitted to state traffic engineers.

Scroggin asked about the County's position on the parking plan. Dodge acknowledged the County approval. Dalton confirmed there is no net loss of parking spaces.

## NEW BUSINESS

### Urban Forester – Kristen Ramstad

Dalton introduced Ms. Ramstad, who has worked with the Oregon Department of Forestry for 17 years and is a tree expert. He noted they took a two-hour tour of the trees downtown. The following is a summary of the presentation.

Ms. Ramstad referred to handout of a recent article from the Statesman Journal and information about the benefits to merchants from the public perception of trees. She shared her education and Peace Corps experience in the Philippines and that the farmers took the best care of animals as their success depended on that. She noted the same pattern with cities that pay attention to their trees, and they appear to see in the long-term, and they are usually Tree City USAs. It tells her wonderful things about the city and she congratulated Dallas on their designation. She complimented the many wonderful trees we have in Dallas and noted she has reviewed the Greenworks plan.

Ramstad gave a slide presentation regarding the needs of trees.

- Space: try long rectangular shaped spaces and expand it along the curb and use pavers if it can't be left open. Other ideas: trenches, rubber sidewalks, soil mixtures with aggregate that can compact for sidewalk but still allow root penetration.
- Tree Crowns: get tall enough that they don't block signage at lower level; tall trees draw your look up to notice architecture and not just obscure. The worst is when you lose the vision and start topping the trees.
- Watering: Very critical for the first 3-5 years. Mulch around roots. Avoid grates which are limiting, expensive, lift, collect debris. If you use them, expand them. Flowers can limit the moisture for the trees and can introduce pathogens to the tree roots.

- Pruning: Early pruning is important and should be done right when the tree is young (3-5 years) and can heal from wounds. Don't top trees.
- Work and Attention: Can be minimal if cared for properly as outlined.
- Smarter choices- choose the right trees to start with.

She explained no city does tree management the same way. Some ideas are to use seasonal employees, have/rent equipment, volunteers, maintenance contracts, property owners. She helps manage groups and can train on proper tree care. She shared one city that had a self-imposed downtown owner code of conduct for awnings and trees. She shared awning information. City's that care for their trees send the message that they care about their citizens. She shared her response to the Greenworks plan. Ms. Ramstad suggested classes at the Community Tree Management Institute. The next class is in 2011. She explained that root barriers don't really work. Dalton noted the importance of a good source for tree suppliers to get healthy strong trees. Ramstad noted the shade on the west side is very good for the maples. Ramstad confirmed she would be happy to help and give input on the Greenworks design. Ramstad responded positive to the grape arbors stating it is very nice and unique as she has not seen another city use this design.

#### MEMBER COMMENTS

Chair Dalton called for member comments. There were none.

#### STAFF COMMENTS

Chair Dalton called for staff comments. There were none.

#### OTHER BUSINESS

Dalton announced there would be a goal session workshop of the Council tomorrow and goal items would be the historic district/building designations, more code enforcement downtown and signage, and any ideas for Council goals for a 12-month time span should be shared.

In response to a question regarding tree recommendations for 2<sup>nd</sup> & 3<sup>rd</sup> floor residential, Ramstad advised that placement is important, shade, if close to the building, finer leaves for an open crown, it depends on if the area is protected vs. non-protected, and fast-growing trees tend to be more brittle.

There being no other business the meeting was adjourned at 6:25 p.m.