

MINUTES
City of Newport
Planning Commission Work Session/Site Visit
Phase 1 of Wilder Community and OCCC central campus site
Monday, March 9, 2009

Commissioners Present: Jim Patrick, Dawn Newman, Jim McIntyre, John Rehfuss, Teresa Atwill, Mark Fisher, and Dick Beemer.

Citizens Advisory Committee Members Present: Kathy Cleary.

Citizens Advisory Committee Members Absent: Glen Small.

City Staff Present: Community Development Director (CDD) James Bassingthwaite, Senior Planner Meredith Savage, City Engineer Lee Ritzman, and Senior Administrative Assistant Wanda Haney.

A. New Business

1. Work session/site visit to property that is under consideration in File No. 1-PD-09/2-PD-09/3-PD-09/1-SUB-09 at a public hearing at the regular 7:00 p.m. Planning Commission meeting.

Site visit to the mixed-use planned development within Phase 1 of the Wilder Community Master Plan site located on approximately 86 acres, including the Oregon Coast Community College (OCCC) property currently identified as 550 SE 40th Street, all of which includes Tax Lots 100 & 101 of Assessor's Tax Map 11-11-20 and a portion of Tax Lot 700 of Assessor's Tax Map 11-11-21. The site is located in the South Beach neighborhood directly east of Mike Miller Park and south of 40th Street.

The Planning Commission, Citizens Advisory Committee, and members of City staff departed City Hall at approximately 3:50 p.m. and proceeded to the OCCC central campus site to tour the college facilities and the Landwaves Wilder Community Phase 1 property. The group was greeted by OCCC President Pat O'Connor, several other representatives of the college, Will Emery (President of Landwaves), Eric Ridenauer (Sera Architects), and Mike Miller (MGH Associates). The group donned hard hats, and Chair Patrick called the meeting to order at 4:10 p.m. He turned the proceedings over to CDD Bassingthwaite who handed out site maps and introduced Pat O'Connor to conduct the tour. Standing in front of the college building, O'Connor explained the campus layout. Groundbreaking was in 2007. He stated that the building is approximately 80,000 square feet situated on 24.5 acres with room for expansion to the east and north. He noted that the college property went out to the gate where the Commission had entered the campus and that the Wilder development will be on the other side. O'Connor said that they are starting with a single building. It is a green construction building with a Silver LEED certification. Todd Construction is the general contractor with several local subcontractors. O'Connor noted that there is also plenty of parking. They are also working on bus transportation not only city wide, but also county wide. Entering the building, O'Connor pointed out the uses assigned to the different parts of the building. Standing in the student commons, the use of natural light was evident. The plans do not currently include a cafeteria or housing. They are trying to encourage students to live in housing provided by the private sector. O'Connor noted that the central campus is about four times the size of the north campus in Lincoln City. He added that the campuses are the right size for the communities they serve. O'Connor mentioned the multi-use path along Wilder Avenue that will encourage walking and biking. He noted the connectivity the college has to HMSC [Hatfield Marine Science Center] and the Aquarium without getting onto Highway 101. O'Connor further explained that the building has two elevators, one entrance, and a lot of exits. Current student population is 2,000 mostly part time; but the proposed population could be 6,000. Transfer students account for about 35-40%. They hope to increase the number in professional and technical trades such as nursing. There is a science lab that will compliment HMSC. Future expansion could include an auditorium, trades and technology (welding, electronics, etc.), and aquarium sciences. Wireless connection, internet phone, and fiber optics are all available. The college is working with Oregon Health Network on increasing the size of the piping. O'Connor said that the building should fill up over time. They think this should be an area of growth for Newport and want it to be an economic driver as well. Explaining the HVAC system, Russ Engle, OCCC Facilities Maintenance and Safety, noted that the boilers were up and running this week. The boilers will run the radiators. The same boilers will take outside air and move it through the building. The windows throughout the building also open.

The group then moved back outside, and Will Emery took over the presentation. Emery explained that some 80 acres were annexed. Of that, the college has 24 acres, and 30 acres is buildable property, the rest is set aside. He

noted that there is a future industrial area down by the City's wastewater treatment plant. He said that they thought of the area as a village. This small area is Phase 1, which is the application currently before the Planning Commission. Emery said that they have people interested in building 60 to 80 apartments. These would be affordable to students. They plan cottage homes that would be 1,200-1,500 square feet. These would be modular and would sell for less than \$250,000. There will also be a number of larger estate lots. They would like to have the housing under way when the college opens. There is the commercial center next to the college, then the higher density residential. The estate lots are to the north and have views of Kings Slough. Emery noted that it will take a long time to build out. There is one park in Phase 1. After working with Central Lincoln PUD, the existing power transmission lines will be moved to the east side of the road. These are the transmission lines for everything south of the bridge. There will be a path through the development to Mike Miller Park, which will lead to City property and down to 35th. In order to hit their target time frame, they need to get building approval for Phase 1. The group walked down College Way to Wilder Avenue to view the commercial corner, the higher density residential; and then walked on down to where the single-family homes will begin. They observed the pervious surface of the multi-use path and the bio swales, which Mike Miller briefly explained. The light standards were observed and it was noted that the style changes from the town center outward, with smaller village styles in the center and taller more open area standards going further out. Both standards incorporate the downward lighting. The group had some further discussion and walked back to the college parking lot.

B. Adjournment. The meeting then adjourned at 5:50 p.m.

Respectfully submitted,

Wanda Haney
Sr. Administrative Assistant