

Meeting Minutes

Meeting Date 17 November 09
 Project Name TGM – Newport South Beach Study
 Project Number 26547-04

Meeting Number 01
 Purpose Stakeholder interview: Oregon Coast Aquarium
 Location

Attendees	E-mail Address	Company
Derrick Tokos (DT)	D.Tokos@theCityofNewport.net	City of Newport
Matthew Crall (MC)	Matthew.Crall@state.or.us	Oregon DLCD/TGM Program
Matthew Arnold (MA)	matthewa@serapdx.com	SERA Architects
Eric Ridenour (ER)	ericr@serapdx.com	SERA Architects
Gary Gamer (GG)	gary.gamer@aquarium.org	Oregon Coast Aquarium
Gary Walker (GW)	gary.walker@aquarium.org	Oregon Coast Aquarium

Distribution		
Matt Hughart	MHUGHART@kittelson.com	Kittelson Associates, Inc.
Robin Craig	robinc@greenworkspc.com	GreenWorks

To the best of our knowledge, this is an accurate summary of the discussions and decisions that occurred during this meeting. Notification of exceptions to this summary is to be made within **seven days** of its receipt.

Start Time: 1:00 p.m.

- Issue
- 01.01 DT gave an overview of the purpose of the meeting and asked about Aquarium's growth plans.
- 01.02 GW indicated that Aquarium is undertaking new strategic and master planning. Any short / mid-term improvements will be contained within the current property. No big projects are planned for the foreseeable future; the Aquariums will be focusing on 'shoring up what they have.' The previous master plan calls for new developments to estuary side of existing facilities rather than road side.
- 01.03 Current visitation is approx. 490,000 annual visitors. This peaked around 1.2 million during Keiko's residence. Currently, peak weekends fill parking lots and see some overflow. Daily visitation of 2,000-3,000 during summer is not uncommon, and daily peaks in range of 4,000-5,000 do occur. Satellite / overflow lots are open from April through September. Staffing is approx. 100 employees, with 50-60 staff cars in the lot at a time, typically.
- Aquarium parking lots are often used by visitors to "Seafood & Wine" festival. Aquarium does not have concerns about this current pattern, wants to encourage visiting multiple destinations within the study area.
- 01.04 GW indicated signage is 'the most critical transportation issue' and noted potential for confusion with 101SB traffic getting conflicting messages from Aquarium sign and ODOT signs.
- GG & GW indicated that Aquarium has good relations with the Aquarium Village to the south.
- Some congestion on the east-west leg of Marine Sciences Drive is the main congestion they have experienced. Aquarium staff perceive a pattern of circulation where visitors will park at the Village, thinking that they have arrived at the Aquarium itself, but feel that otherwise, wayfinding from the south is not a concern.
- 01.05 With regard to streetscape issues, GG&GW thought a separate bike path would be good, and would like to see bike and ped improvements along Ferry Slip, particularly on the west side of the street. Pedestrian access through the parking lots and to adjacent destinations also could be improved.

Connections could also be improved to the neighborhoods both south and west.

Recorded By: Eric Ridenour & Matt Arnold
Date of Report: 25-Nov-09

Meeting Minutes

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Meeting Number 02
 Purpose Stakeholder interview: Port of Newport
 Location

Attendees	E-mail Address	Company
Derrick Tokos (DT)	D.Tokos@theCityofNewport.net	City of Newport
Matthew Crall (MC)	Matthew.Crall@state.or.us	Oregon DLC/D/TGM Program
Matthew Arnold (MA)	matthewa@serapdx.com	SERA Architects
Eric Ridenour (ER)	ericr@serapdx.com	SERA Architects
Ginny Goblirsch (GG)	ginny.goblirsch@gmail.com	Port of Newport (Board)
Patricia Patrick-Joling (PP)	msdolphins@charter.net	City of Newport (Council, URA)
James Lewis (JL)	jlewis@glas-arch.com	gLAs Architecture (NOAA facility arch.)

Distribution	Attendees, plus:	
Don Mann	portman@portofnewport.com	Port of Newport
Matt Hughart	MHUGHART@kittelson.com	Kittelson Associates, Inc.
Robin Craig	robinc@greenworkspc.com	GreenWorks

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Start Time: 2:30 p.m.

Issue

02.01 JL gave an overview of the NOAA facility plans, which are in schematic design. Facility is to be secured, including a single point of access with no pass-through paths and a fence on the shore line. The office building will be 2-story and the warehouse building will be a single story.

The design includes 178 parking spaces, though the project team estimates that only 150 are needed' the remainder are to meet local code. The potential to reduce the number of parking spaces is being discussed with the City of Newport. There is also a question about whether or not some parking could be shared with HMSC, although security would be a concern.

JL offered to provide a digital site plan for coordination and inclusion in the base map for this study.

GG pointed out that although NOAA is not indicating a planned expansion, ability to expand was an explicit requirement in the RFP, and the Port is contemplating expansion strategies for the facility, with the sites to the south and the west both being considered.

02.02 NOAA facility is pursuing LEED Silver certification, and would like to attain a LEED credit related to public transit, which requires nearby availability of two bus lines. Plan to accommodate a stop for Lincoln County Transit adjacent to the new NOAA facility. Team recommended investigation of Valley Retriever shuttle –which runs to Corvallis - as a potential second service that could be expanded and may qualify under the LEED guidelines. GG offered to do some research into this avenue.

02.03 GG described RV park use patterns and indicated that these users are generally interested in visiting other facilities within and adjacent to the peninsula. These users would be interested in alternative mobility options, such as bikes, walking, and potentially even a water taxi service to the opposite shore of Yaquina Bay (Bay Blvd. area).

02.04 Traffic patterns were discussed, such as the peaks around events like the opening of a fishery, "Seafood and Wine" festival, and SeaFest. These events bring congestion along Marine Sciences Drive

and informal parking along the road's shoulders. During these peaks, some traffic is observed to cut through the Aquarium's private road / driveway as an alternative to Ferry Slip Road.

- 02.05 Public access to the water was discussed. A few years back, the Port opened a new boat launch adjacent to the new parking facility they built on the west side of the peninsula. When this new launch was opened, the existing, southern launch was closed as a mitigation measure. This closed launch could potentially be reopened with further mitigation, thereby allowing for kayak access, water taxi, or potentially full public boat access in the future.
- 02.06 The group discussed general pedestrian circulation on the peninsula, and a desire was expressed to improve pedestrian connectivity between the new NOAA facility and the HMSC, as well as to destinations to the south.

Recorded By: Eric Ridenour & Matt Arnold
Date of Report: 25-Nov-09

Meeting Minutes

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 Project Name TGM – Newport South Beach Study
 Project Number 26547-04

 Meeting Number 03
 Purpose Stakeholder interview: Hatfield Marine Sciences Center
 Location

Attendees	E-mail Address	Company
Derrick Tokos (DT)	D.Tokos@theCityofNewport.net	City of Newport
Matthew Crall (MC)	Matthew.Crall@state.or.us	Oregon DLC/D/TGM Program
Matthew Arnold (MA)	matthewa@serapdx.com	SERA Architects
Eric Ridenour (ER)	ericr@serapdx.com	SERA Architects
George Boehlert (GB)	george.boehlert@oregonstate.edu	HMSC
Janet Webster (JW)	janet.webster@oregonstate.edu	HMSC

Distribution	Attendees, plus:	
Matt Hughart	MHUGHART@kittelson.com	Kittelson Associates, Inc.
Robin Craig	robinc@greenworkspc.com	GreenWorks

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Start Time: 4:00 p.m.

- Issue**
- 03.01 HMSC master plan does not address transportation or circulation issues. MP calls for new buildings to the south of the existing campus, including marine mammal and genomics lab facilities. Center would like to move facilities to site south of existing housing, to reduce truck conflicts with students and other visitors that result when trucks come to the core of the campus. (In fact, they would like to reduce traffic generally in the core of campus.)

Buildings on the east side of HMSC are owned by NOAA, EPA, other jurisdictions, not OSU. About 180 staff are in federal agencies, and about 120 for OSU.
 - 03.02 ODF&W is interested in expansion. HMSC is negotiating with them; needs to evaluate in light of master plan purposes and lease terms with the Port. Two sites have been discussed, both near the existing ODF&W building.
 - 03.03 The OSU ship berth requires double-rigged fuel trucks for service, and this pier needs to be fenced for security. Any pedestrian traffic would need to be routed south of this element.
 - 03.04 GB and JL are very supportive of ped/bike components – suggest the creation of a separate multi-use path on Marine Sciences Drive. This should be accompanied by pedestrian-scale lighting that is “dark skies” friendly. (Perhaps a consistent lighting fixture could be used around whole peninsula.) That said, they would like to maintain and enhance existing (natural) landscaping. They would also like to see ped/bike connectivity across Port parking lots. Also suggested a floating pedestrian esplanade adjacent to the Rogue brewing facility and an extension of the Yaquina Estuary Trail.

Recorded By: Eric Ridenour & Matt Arnold
 Date of Report: 25-Nov-09

Meeting Minutes

Meeting Date 17 November 09
 Project Name TGM – Newport South Beach Study
 Project Number 26547-04

Meeting Number 04
 Purpose Stakeholder interview: City of Newport
 Location

Attendees	E-mail Address	Company
Derrick Tokos (DT)	D.Tokos@theCityofNewport.net	City of Newport
Matthew Crall (MC)	Matthew.Crall@state.or.us	Oregon DLC/D/TGM Program
Matthew Arnold (MA)	matthewa@serapdx.com	SERA Architects
Eric Ridenour (ER)	ericr@serapdx.com	SERA Architects
Lee Ritzman (LR)	l.ritzman@thecityofnewport.net	City of Newport
Patricia Patrick-Joling (PP)	msdolphin@charter.net	City of Newport (Council, URA)

Distribution	Attendees, plus:	
Matt Hughart	MHUGHART@kittelson.com	Kittelson Associates, Inc.
Robin Craig	robinc@greenworkspc.com	GreenWorks

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Start Time: 8:30 a.m.

Issue

04.01 DT described process and summarized the City of Newport’s goals:

- Marine Sciences Drive streetscape, with a focus on sidewalks and bike facilities
- Access points to properties and cross-connections between uses
- Addressing the public access at the end of Marine Science Drive
- Wayfinding and signage locations
- Preliminary cost estimate information
- General policy language on agreements between users (joint resolution)
- Addressing the transportation issues beneath and adjacent to the Yaquina Bay Bridge
- Secondary system of bike/ped connections around the peninsula (and potentially through existing parking lots)

04.02 LR discussed potential improvements at 101 off-ramps, including a potential ‘pork-chop’ to address ambiguity at turn from Marine Sciences Drive toward 101NB.

LR indicated that the right-of-way west of the Aquarium Village that has no street, does have utilities.

04.03 Intersection of Ferry Slip and Marine Sciences Drive was discussed – this area needs particular attention. City has contemplated a staffed information kiosk in this area, if pull-over/parking could be accommodated.

Recorded By: Eric Ridenour & Matt Arnold
 Date of Report: 25-Nov-09

Meeting Minutes

Meeting Date 18 November 09
 Project Name TGM – Newport South Beach Study
 Project Number 26547-04

 Meeting Number 05
 Purpose Stakeholder interview: Inter-Governmental
 Location Newport City Hall

Attendees	E-mail Address	Company
Derrick Tokos (DT)	D.Tokos@theCityofNewport.net	City of Newport
Matthew Crall (MC)	Matthew.Crall@state.or.us	Oregon DLC/D/TGM Program
Matthew Arnold (MA)	matthewa@serapdx.com	SERA Architects
Eric Ridenour (ER)	ericr@serapdx.com	SERA Architects
Marguerite Nabeta (MN)	marguerite.nabeta@state.or.us	Office of the Governor
John DeTar (JD)	john.g.detar@odot.state.or.us	ODOT
Vivian Payne (VP)	vivian.b.payne@odot.state.or.us	ODOT
Dean Fuller (DF)	Dean.m.fuller@odot.state.of.us	ODOT
Matt Spangler (MS)	matt.spangler@state.or.us	Oregon DLC/D
Claude Crocker (CC)	claudio.crocker@state.or.us	Oregon State Parks
Distribution	Attendees, plus:	
Matt Hughart	MHUGHART@kittelton.com	Kittelton Associates, Inc.
Robin Craig	robinc@greenworkspc.com	GreenWorks

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Start Time: 10:00 a.m.

- Issue
- 05.01 MN spoke in support of NOAA’s efforts to attain LEED certification and asked the team to help with the transit issues in any way possible.
 - 05.02 State Parks supports increased connectivity to the study area from S Beach State Park, especially the campground. SBSP is adding 50-60 new tent spots to the north of existing camping this winter. They would prefer to see the path along the jetty be behind the jetty rather than on it. Campers are of all ages and abilities, so an off-road path for biking is preferable to on-street bike lanes.

 State Parks would like to see signage and wayfinding extend to their facilities to tie SBSP into area attractions. The possibility of connecting Abalone Street to the Park entrance was mentioned, and Parks would support this in order to enable a second means of vehicular egress from the campground.

 Connections to / from Oregon Coast Community College are also important.
 - 05.03 JD indicated that ultimately, ODOT plans to eliminate access to NB 101 for vehicles at current ramp from Pacific Way. Pacific Way would serve exiting NB traffic - and bikes - only. This change would be made to reduce safety concerns and congestion caused trucks and other vehicles entering the highway on a relatively slope without adequate distance to accelerate to highway speed.

 ODOT has funds available through the ‘quick fix’ program to connect the sidewalks along Pacific Way to the existing bridge stairs. The bridge also needs appropriate ADA-compliant access as well.
 - 05.04 VP pointed out that state Transportation Enhancement (“TE”) and bike/ped grants could be used to supplement some of the projects being discussed, and believes that the new cycle will start in coming months. The City, the Port, and State Parks would all be eligible to apply for these grants. MA

proposed that this project's deliverables could be aligned with those application requirements to facilitate the City's seeking those grants.

Recorded By: Eric Ridenour & Matt Arnold
Date of Report: 25-Nov-09

Meeting Minutes

Meeting Date 18 November 09
 Project Name TGM – Newport South Beach Study
 Project Number 26547-04

Meeting Number 06
 Purpose Stakeholder interview: Rogue Brewery
 Location Rogue Brewery

Attendees	E-mail Address	Company
Derrick Tokos (DT)	D.Tokos@theCityofNewport.net	City of Newport
Matthew Crall (MC)	Matthew.Crall@state.or.us	Oregon DLC/D/TGM Program
Matthew Arnold (MA)	matthewa@serapdx.com	SERA Architects
Eric Ridenour (ER)	ericr@serapdx.com	SERA Architects
Rick Prest (RP)	rick@rogue.com	Rogue Brewery
Tom Lauritzen (TL)	tom@rogue.com	Rogue Brewery

Distribution	Attendees, plus:	
Matt Hughart	MHUGHART@kittelson.com	Kittelson Associates, Inc.
Robin Craig	robinc@greenworkspc.com	GreenWorks

To the best of our knowledge, this is an accurate summary of the discussions and decisions that occurred during this meeting. Notification of exceptions to this summary is to be made within **seven days** of its receipt.

Start Time: 11:00 a.m.

- Issue
- 06.01 Land and buildings used by Rogue are owned by the Port. Rogue considers them a good fit and does not have major plans or desires to change them. There is no particular agreement regarding an assigned number of parking spaces. Many vehicles parked at east end of lot are for the public pier, in addition to Rogue. Staff are encouraged to park west of the first drive aisle.
- 06.02 Truck traffic can be up to 100 trucks/month, total – i.e. in or out. The majority of Rogue truck traffic comes from, and goes to, the north. Rogue has about 3,500 car trips/month, with seasonal peaks in the summer. Most Rogue-owned trucks use the Pacific Way on-ramp to Hwy 101. Other carriers typically go to 32nd. RP would have concerns with closing the Pacific on-ramp, due to congestion during summer on both Marine Sciences and Ferry slip and the potential conflicts with pedestrians.
- 06.03 One significant concern is the occasional conflict near the Rogue loading dock, with loading of the Discovery Tours boat immediately to the east. RP and TL are especially concerned about the potential for safety issues with school groups in the parking area while truck loading is occurring.
- 06.04 RP & TL do not perceive much use of bike and pedestrian modes in the area, except some walk-overs from the Marina.
- 06.05 Miscellaneous topics:
 Rogue would not have general concerns with intersection concepts such as roundabouts, assuming they meet truck access needs. They would also be open to aligning their primary parking lot access with Ferry Slip road.
- Potential routing of fuel trucks along Abalone Street to Marine Science Dr. seems to be a potential conflict with adjacent residential.
- RP believes there is an opportunity to utilize parking in the study area to supplement Bayfront parking on the north side of the Bay, using a water taxi.

Recorded By: Eric Ridenour & Matt Arnold
 Date of Report: 25-Nov-09

Meeting Minutes

Meeting Date 25 November 09
 Project Name TGM – Newport South Beach Study
 Project Number 26547-04

Meeting Number 07
 Purpose Stakeholder interview: OR Dept of Fish & Wildlife
 Location Conference call

Attendees	E-mail Address	Company
Caren Braby (CB)	caren.e.braby@state.or.us	OR Dept of Fish & Wildlife
Eric Ridenour (ER)	ericr@serapdx.com	SERA Architects

Distribution	Attendees, plus:	
Derrick Tokos (DT)	D.Tokos@theCityofNewport.net	City of Newport
Matthew Crall (MC)	Matthew.Crall@state.or.us	Oregon DLC/D/TGM Program
Matthew Arnold (MA)	mathewa@serapdx.com	SERA Architects
Matt Hughart	MHUGHART@kittelson.com	Kittelson Associates, Inc.
Robin Craig	robinc@greenworkspc.com	GreenWorks

To the best of our knowledge, this is an accurate summary of the discussions and decisions that occurred during this meeting. Notification of exceptions to this summary is to be made within **seven days** of its receipt.

Start Time: 8:30 a.m.

- Issue**
- 07.01 CB described ODF&W's Newport facilities. The ODF&W building on the HMSC campus currently houses 40-45 regular staff, and seasonal staff. A leased facility north of the bridge has an additional 15, with space for up to 20 staff. ODF&W is investigating a facility near the Aquarium Village that would house an additional 12 staff.

 Vehicular traffic includes staff commuting and public visitors, including those coming for licenses. This visitation goes up by roughly 100% May-August, and again in December and January, with new year license purchases. Facility gets UPS-type deliveries but no regular semi-trucks.
 - 07.02 ODF&W is working with a design team on a preferred expansion plan, which would ideally consolidate 2 of - or all 3 - current facilities, and could mean up to 100-120 staff at capacity, in the future.

 Current vehicular circulation is poor, but ODF&W intends to address this as part of new facility planning.
 - 07.03 CB sees potential for improved access for bike and ped modes to other parts of HMSC – Library and conference rooms - and to the Aquarium Village site, while that is in use. Multi-use path seems like a good streetscape solution, though sidewalks would also be good – understands desire to accommodate shoulder parking for events and agrees it's a real need in the area. Parking is very tight during short fishery opening periods.

Recorded By: Eric Ridenour
 Date of Report: 25-Nov-09



Meeting Minutes

Meeting Date 03 December 09
 Project Name TGM – Newport South Beach Study
 Project Number 26547-04
 Meeting Number 08 – phone meeting
 Purpose Stakeholder interview: OR Dept of Fish & Wildlife
 Location Conference call

Attendees	E-mail Address	Company
Doug Bochsler (DB)	douglas.j.bochsler@state.or.us	OR Dept of Fish & Wildlife
Jay Shoemaker	jshoemaker@srgpartnership.com	SRG Partnership
Eric Ridenour (ER)	ericr@serapdx.com	SERA Architects

Distribution	Attendees, plus:	
Derrick Tokos (DT)	D.Tokos@theCityofNewport.net	City of Newport
Matthew Crall (MC)	Matthew.Crall@state.or.us	Oregon DLC/D/TGM Program
Matthew Arnold (MA)	mathewa@serapdx.com	SERA Architects
Matt Hughart	MHUGHART@kittelson.com	Kittelton Associates, Inc.
Robin Craig	robinc@greenworkspc.com	GreenWorks

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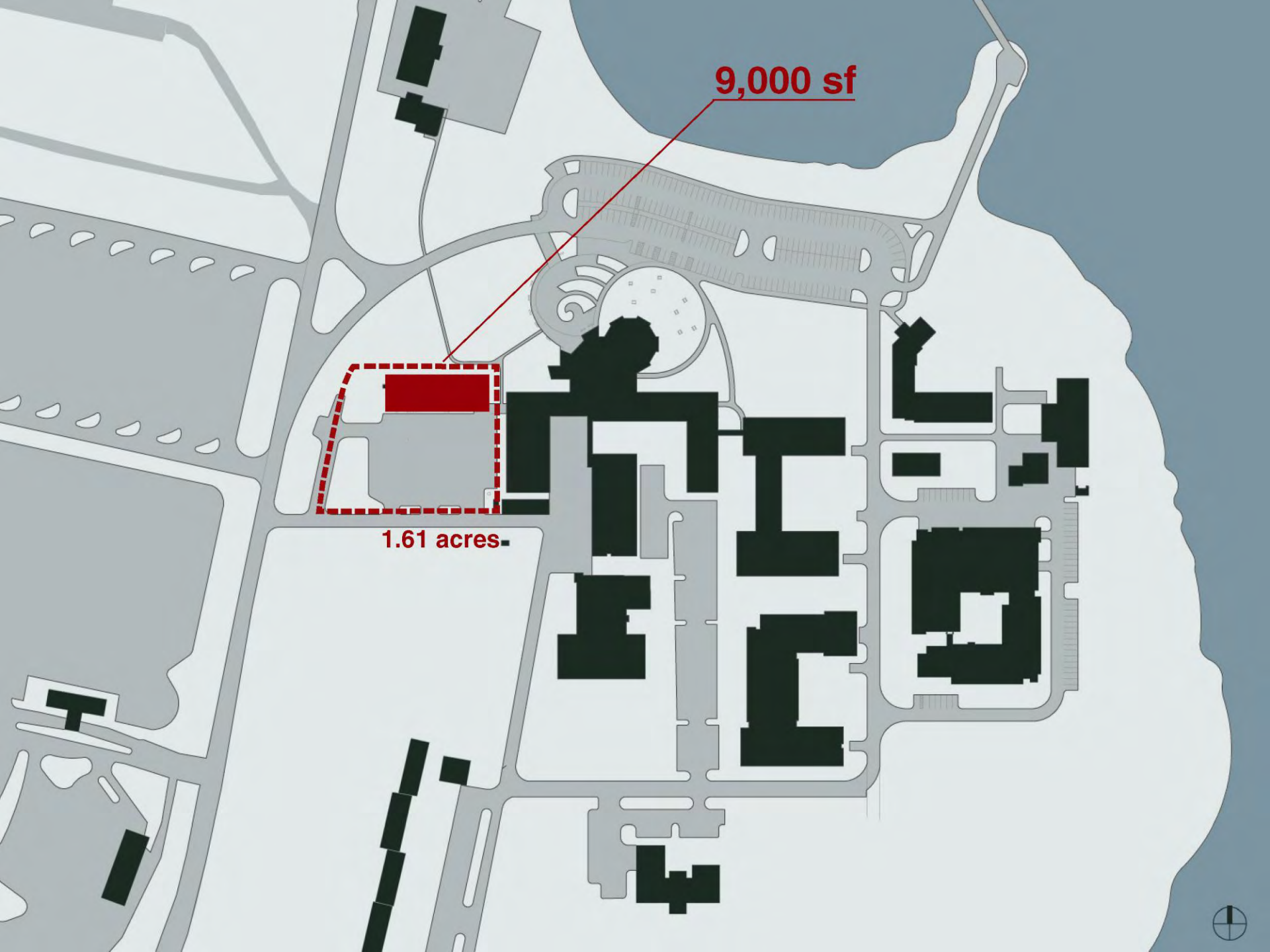
Start Time: 8:30 a.m.

- Issue
- 08.01 DB described parking as a significant issue for ODF&W, and indicated that a significant portion of public visitors are pulling boat trailers. JS referenced projected parking levels from program spreadsheet (attached).
 - 08.02 JS noted that vehicles will need to access existing building for loading in relation to field work. This is typically by loading at bay doors.
 - 08.03 JS described the service road south of the existing ODF&W facility and indicated that under the preferred ODF&W development option, there would be an increased volume of pedestrians crossing the service road. JS described that ODF&W has talked with HMSC about long-term status of the road, and noted that utilities are routed under it.
 - 08.04 JS noted that on a traffic inventory, he has observed that there are times when the HMSC lots are under capacity when the rest of the peninsula is at peak. He also noted that parking spaces in the vicinity of ODF&W are often used by other HMSC users, in lieu of other HMSC spaces, probably out of convenience. Long-term, there may be a concern that adequate parking is available to ODF&W visitors when this occurs.
 - 08.05 JS identified an opportunity to expand the developable land within the larger HMSC area by re-configuring the intersection north of ODF&W where the driveway curves off of Marine Sciences Drive to the HMSC north parking lot.

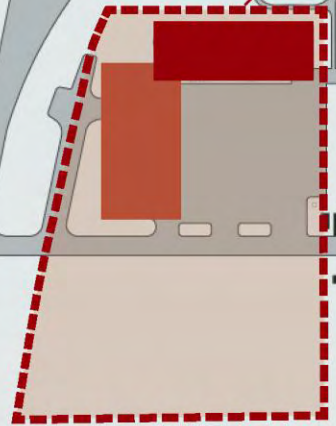
Recorded By: Eric Ridenour
 Date of Report: 03-Dec-09

9,000 sf

1.61 acres



24,000 sf



2.87 acres

option **A**



ODF&W PROGRAM

	<u>current</u>	<u>projected</u>
Building:		
Population (permanent/total)	68 / 103 people	98 / 139 people
Marine Resources Program	52 / 73	
North Coast Watershed District	11 / 14	
Corvallis Research	3 / 8	
Pacific Salmon Treaty	30 / 4	
Building	10,000 sf	37,500 sf
Footprint	9,000 sf / .21 acres	24,000 sf / .56 acres
Site:		
Entry/Service Yard	---	15,500 sf
Parking		
visitor	--- (6) spaces	3,200 sf (8 spaces)
employee	--- (64)	39,600 sf (99)
state vehicles	--- (31)	17,200 sf (43)
Open Space/Setbacks (15%)	---	24,000 sf
Footprint	60,000 sf / 1.4 acres	99,500 sf / 2.31 acres
Total	69,000 sf / 1.61 acres	123,500 sf / 2.87 acres