



NOTES

WEST SALEM REDEVELOPMENT ADVISORY BOARD

Wednesday, January 5, 2011 - 7:30 A.M.

West Salem Public Library

395 Glen Creek Road NW



Members Present

Warren Bednarz - Chair
Alan Chen
EM Easterly
Dwayne Hilty
Paul Gehlar
Tim Klarr - Vice Chair

Members Present

Lyle Mordhorst
Kris Nelson
Tyson Pruett
Jennie Reisch

Members Absent

Chris Fischer - E

Staff Present

Annie Gorski – UD
Allen Dannen - PW
Therese Van Vleet – UD

Guests

Joan Bennett - Truitt Bros.

1. CALL TO ORDER AND APPROVAL OF AGENDA

Chair Bednarz called the meeting to order at 7:32 AM, noting a quorum of appointed members was present.

Mr Easterly **MADE A MOTION** to approve the agenda as presented. The seconded **MOTION CARRIED** unanimously.

2. APPROVAL OF MINUTES

Ms Nelson **MADE A MOTION** to approve the December 1, 2010, minutes as presented. The seconded **MOTION CARRIED** unanimously.

3. APPEARANCE OF INTERESTED CITIZENS

None

4. ACTION ITEMS

Election of Vice Chair

Mr Easterly **MADE A MOTION** to hold an election for Vice Chair. The seconded **MOTION CARRIED** unanimously.

Mr Pruett nominated Mr Tim Klarr for Vice Chair. Mr Klarr accepted the nomination. Mr Chen nominated Mr Gehlar for Vice Chair. Mr Gehlar declined the nomination. Chair Bednarz called for other nominations. There were none.

Mr Easterly **MADE A MOTION** to elect Mr Klarr as Vice Chair. The seconded **MOTION CARRIED** unanimously.

FY 11-12 Project Proposals

Hand-outs included project proposals for each project listed below.

Ms Gorski expects that approximately \$850,000 will be available for West Salem URA projects in FY 11-12. The draft project proposals total \$835,000. Following WSRAB's feedback on the proposals, Ms Frazier will incorporate the projects into a recommended FY 11-12 budget and present this to WSRAB in February.

Wallace Marine Park River Path Project Proposal

Outreach to select a preferred design option continues into February. The project proposal includes an allowance of \$300,000 for path construction in FY 11-12 contingent upon selection of a preferred design and final scope, expected in March. Proposal assumes construction of a 12 foot wide, paved, handicapped accessible trail with lighting, from the Railroad Bridge path to the river.

Mr Gehlar said this Board's concept was to provide access to the river, increase safety, and open views. Mr Chen said the consultant's idea expanded beyond the Board's expectations of access and safety. He supports a scheme to minimize impact to the park. Chair Bednarz agreed, the idea is for a safe trail from the bridge to the river; paving the parking lot is a new project. Mr Mordhorst agreed the idea was to clear the under growth for safety, but maintain the tree canopy.

Q. If this proposal is adopted, will the Board have a chance to provide more input? Can it be done in phases?

A. WSRAB will be asked to recommend a preferred design option in February, following the conclusion of outreach. Once a design has been selected, WH Pacific can provide more detailed cost estimates for the path and any other elements WSRAB wishes to recommend for FY 11-12. Phasing is possible, other elements can be recommended for the future.

Mr Chen **MADE A MOTION** to scale back the design, budget \$150,000 for the trail to the river, with lighting, brush and limb removal. Mr Gehlar seconded the motion.

Mr Klarr noted while this phase does not include paving the parking lot and the path to the restrooms they should be included in the design.

Mr Easterly offered a **FRIENDLY AMENDMENT** to phase the project. The Amendment was seconded and Mr Chen accepted the amendment. The **AMENDED MOTION**, to include phasing the project, carried unanimously.

Opportunity Fund

Mr Klarr offered the Opportunity Fund Sub-committee report which proposed: 1) Acquiring smaller parcels to encourage larger developments; 2) Omitting (in the Plan): the Old West Elementary School and GNB Batteries Site and adding: 1172 Edgewater Street; and 3) Future: purchase property on Patterson and Edgewater.

Mr Easterly **MADE A MOTION** to support the proposal for \$172,000 in Opportunity Fund as recommended for FY 11-12. The seconded **MOTION CARRIED** unanimously.

Edgewater Bulb-outs

The project proposal includes \$322,500 for design and construction of pedestrian bulb-outs on Edgewater Street, four on the north and two on the south, in a two block area between Rosemont and Gerth.

Q. Can other enhancements be included, like pedestrian islands?

A. This estimate is for bulb-outs and lighting. But islands could be considered.

Q. Would these bulb-outs be impacted by a future utility undergrounding project?

A. Undergrounding utilities or upgrading utilities on Edgewater, Second Street, and connecting streets cannot be funded with cash on hand in FY 11-12. Both projects could be considered in FY 12-13. Ms Gorski will consult with Public Works to determine how future utility improvements in the area may affect bulb-outs.

Mr Easterly **MADE A MOTION** to adopt the proposal to pursue bulb-outs with the condition to look at minimizing the impact on parking and future utility improvements, and spread the bulb-outs over a larger area. The motion was seconded.

Mr Gehlar offered a **FRIENDLY AMENDMENT** to adopt the proposal to pursue enhancing pedestrian safety and convenience, for example bulb outs. The amendment was seconded and Mr Easterly agreed to amendment. The **AMENDED MOTION** carried unanimously.

Way-finding Signage

The project proposal includes \$35,000 for ten way-finding signs and four WICs (Welcome Information Centers), similar to those being installed in downtown Salem. Initial sign design and materials will be purchased with \$11,040 allocated for bicycle-pedestrian signage in FY 10-11. FY 11-12 funding will be used to expand the program.

Mr Easterly **MADE A MOTION** to support the proposal as presented. The seconded **MOTION CARRIED** unanimously.

5. INFORMATION ITEMS

Review Designs for Path from Railroad Bridge to Glen Creek Road

Mr Dannen, Public Works Engineering Program Manager, said the 800 foot long, 12 foot wide paved path would enhance pedestrian access through the park to downtown. While the project stands alone, it complements the river access path and provides a link from Glen Creek Road to the bridge and to downtown. The trail location is outside the proposed Marine Drive foot print. Some of the trees will be removed to open the space for visibility and safety. The total cost of the project is \$247,000, the majority of which is federally funded. \$21,000 in West Salem Urban Renewal Area funding was

provided as match for the project in FY 09-10. The path is in the preliminary design phase; environmental clearances and archaeological assessments are being conducted.

Sub Committee-Wayfinding

The sub-committee recommended ordering two WICs and four poles with sign posts in conjunction with the downtown sign order and hiring BAM Agency as a consultant to design the signs and maps and assist with site selection. Funding for the project would come from the \$11,040 allocated in FY 10-11 for bicycle and pedestrian way-finding signage. An additional \$3,000 would be required to complete this first phase of the project and if approved, come from a portion of the approximately \$260,000 in unspecified funding for FY 10-11. The program could be expanded with the \$35,000 recommended for way-finding signage in FY 11-12.

Mr Easterly **MADE A MOTION** to recommend \$3,000 in West Salem URA funding to hire BAM Agency to complete initial sign design. The motion was seconded.

Q. Is this in addition to the \$35,000 voted on above? Does it include products and installation?

A. \$11,040 was budgeted this fiscal year. The additional \$3,000 this year would allow the purchase of two WICS and four poles and blades to get started. Getting started this fiscal year allows for some cost savings, given West Salem signs can be designed and ordered along with those for downtown. This would get the project off the ground.

Chair Bednarz called question. The **MOTION CARRIED** unanimously.

Mr Easterly **MADE A MOTION** to extend meeting five minutes. The seconded **MOTION CARRIED** unanimously.

Public Art Policy

The policy was adopted by the Agency and included in the packet. Ms Gorski noted there is currently no mention of construction of public buildings over \$100,000 within the URA Plan, so she does not anticipate the policy will impact West Salem URA at this time.

Action Plan Project Updates

OTAK is now under contract for the Streamline Zoning Project, and a Citizen Advisory Committee (CAC) has been established and is scheduled to meet in January.

Sustainable Cities Initiate (SCI) Update

The U of O architectural and planning students will be evaluating the zoning, market analysis, utility study recommendations, and more for properties along Second Street, from Rosemont to Gerth. The intent is for them to take the pieces completed to date, plus some additional analysis to generate visual representation of what the area could look like if the vision for the area is implemented.

6. NEW BUSINESS

Appointments

The Agency Board appointed Mr Chris Fisher to the recently vacated Business position. Mr Chen and Mr Bednarz were appointed to a second term.

7. ADJOURNMENT

Chair Bednarz adjourned the meeting at 9:06 AM. The next meeting is scheduled for February 2, 2011.

Department web site: www.cityofsalem.net/UD |

Transcribed by: Therese Van Vleet: 503.588.6178, tvanwalt@cityofsalem.net | tape recorded.

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