



NOTES
WEST SALEM REDEVELOPMENT ADVISORY BOARD
 Wednesday, February 2, 2011 - 7:30 A.M.
 West Salem Public Library
 395 Glen Creek Road NW



Members Present	Members Present	Staff Present	Guests
Warren Bednarz - Chair	Lyle Mordhorst	Annie Gorski – UD	Janet Noakes - WSNA
Alan Chen	Kris Nelson	Therese Van Vleet – UD	
EM Easterly	Tyson Pruett	Tony Martin - PW	
Chris Fischer	Jennie Reisch	Ralph Lambert - PW	
Paul Gehlar	Members Absent	Keith Kever - PW	
Tim Klarr - Vice	Dwayne Hilty		

1. CALL TO ORDER AND APPROVAL OF AGENDA

Chair Bednarz called the meeting to order at 7:31AM, noting a quorum of appointed members was present.

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

2. APPROVAL OF MINUTES

Mr Gehlar **MADE A MOTION** to approve the minutes of January 5, 2011, as presented. The seconded **MOTION CARRIED** unanimously.

3. APPEARANCE OF INTERESTED CITIZENS

The Board welcomed new member Chris Fischer.

4. ACTION ITEMS

Recommend Wallace Marine Park Trail Design

Staff summarized results of outreach completed to date and requested the Board make a recommendation for a preferred trail design.

Q. Does the \$150,000 include paving the parking lot and construction new restrooms?

A. The \$150,000 is for trail project only and includes completion of design, construction, and lighting. Improving the adjacent parking lots and adding additional pedestrian paths, including to the restrooms, would require additional funding.

Mr Gehlar **MADE A MOTION** to approve the recommended trail design between the Railroad Bridge and the river for the FY 2011/12 budget, and leave the other improvements to be considered as future projects. The motion was seconded by Mr Easterly.

Ms Nelson offered a **FRIENDLY AMENDMENT** to start the trail to the river from the south side of the railroad trestle. Mr Gehlar and Mr Easterly accepted the amendment.

Mr Chen called the question. The **MOTION CARRIED** unanimously.

Mr Easterly clarified than the motion expanded the project cost from \$150,000 to \$190,000 to include the addition of \$40,000 for construction of a pedestrian connection to the existing restrooms to the south, near the existing boat ramp.

Recommend Second Street Design

The Second Street median, between Gerth and Rosemont Street, was acquired from the Union Pacific Railroad on February 1, 2011. Staff summarized the feedback received to date on the three design alternatives for Second Street improvements, including:

- Majority of residents and businesses favor Alternative 1.
- Residents expressed concern for dedicated customer parking, fearing it would eliminate on-street availability for residents. This issue could be addressed with signage.
- Residents favored parallel parking over angled parking.
- Some expressed concern that the designs lacked adequate facilities for bicycles, including dedicated bike lane.

The project is estimated to cost \$225,000 for completion of design, survey, and engineering.

Q. Can ten foot travel lanes be considered? Can wide sidewalks accommodate bikes?

A. Ten foot lanes could be considered. Bikes should not be on sidewalks. Wide sidewalks could be used for sidewalk cafés. Staff would like WSRAB to approve a general design concept. Signage, sidewalks, and lane sizes can be adjusted in the next level of design.

Mr Chen **MADE A MOTION** to approve the Second Street design based on Alternative 1, with the addition of evaluating ten foot wide travel lanes. Mr Gehlar seconded the motion.

Mr Klarr noted there could be more alternatives than these three, with consideration to bikes and maximizing parking. He expressed concern with a ten foot sidewalk on the residential side of the street.

Mr Pruitt noted the biggest issue is that the design will set a precedent and opined if the goal of the Board is to redevelop the area, encourage new businesses, and have a festival street, more parking is needed.

Mr Gehlar noted Alternate 1 would serve the current development, but more off street parking will be needed to accommodate future development.

Mr Easterly called the question.

Yea:	Mr Chen	Mr Easterly	Mr Fischer	Mr Gehlar	Ms Reisch
Nay:	Mr Klarr	Mr Mordhorst	Ms Nelson	Mr Pruett	Chair Bednarz

Chair Bednarz cast the tie vote. The **MOTION FAILED** due to lack of a majority.

Q. Why not use narrower sidewalks, as in Alternative 3? Could just the residential side have narrower sidewalks?

A. While the City sidewalk standard is five feet that normally includes an additional planter strip between the sidewalk and the road. Alternative 3 does not have street trees, or a buffer area, which places pedestrians closer to vehicles. An additional ten feet would be needed to accommodate bike lanes.

Mr Klarr asked if Alternate 3 could be designed with corner pedestrian bulb outs and one diagonal parking space mid block used for trees and motor cycle parking. He opined the majority of bicycle traffic will remain on Edgewater Street because it is the most direct route.

The item was tabled until the March meeting.

5. **INFORMATION ITEMS**

Draft FY 11-12 West Salem URA Budget

Handout: *Draft FY 2011-12 Budget*

Ms Frazier noted projects are coming in on budget and expects there will be funds carried over into FY 2011-12 for the *Toolbox*, the *Pedestrian Crossing at Edgewater*, the *Opportunity/Acquisition Fund*, and the *Gateway Monument Sign* projects.

Q. What will the \$5,000 staff costs be used for in the Bike/Pedestrian Signage/Way-finding project?

A. Costs include outreach and consultant fees; the estimate is based on the level of effort for the Downtown way-finding project.

- Q. Since permanent parking is a concern, could surplus funds from the *Toolbox, Opportunity*, and other underutilized funds be combined to find a permanent parking solution? Can land be purchased for a parking lot?
- A. The Board has options after the budget has been approved. Money can be reallocated mid-year with Agency approval. Staff suggested waiting to consider parking lot purchase and/or construction until reviewing the results of the Streamlining Zoning study, which includes a parking utilization study and parking management strategies.

Mr Easterly **MADE A MOTION** to extend the meeting by 10 minutes. The seconded **MOTION CARRIED** unanimously.

CONSENSUS was to wait for the zoning recommendations to take action.

Action Plan Project Updates and Discussion

The next meeting of the Edgewater/2nd St NW: Streamline Zoning and Parking Study Community Advisory Committee is February 24, 2011. Project information is available online on the Community Development website (the link was sent via e-mail after the meeting <http://www.cityofsalem.net/Edgewater2ndStreetStudy>). A postcard will be sent to all businesses in the study area highlighting the Action Plan projects underway and directing them to an online survey regarding parking, zoning, and future commercial uses in the area. Ms Gorski will circulate a draft survey to WSRAB.

Way-Finding Sub-Committee Report

\$11,040 of FY 2010-11 funding will be utilized to initiate the project this fiscal year with the help of a consultant, plus an additional \$3,000 in contingency funding. A draft Welcome Information Center map will be on display at Travel Salem for February First Wednesday event. Feedback on recommended sign locations and destinations will be solicited at a future meeting.

Second Street

University of Oregon students are evaluating opportunities, constraints, zoning, transportation, and market analysis to inform property redevelopment on Second Street. There will be a mid-course review next week in Eugene. Ms Gorski will circulate details. WSRAB members are encouraged to attend.

6. APPEARANCE OF INTERESTED CITIZENS

Ms Noakes asked the Board to be mindful of community concerns when taking away parking spaces.

7. NEW BUSINESS

None

8. ADJOURNMENT

Chair Bednarz adjourned the meeting at 9:13 AM. The next meeting is scheduled for March 2, 2010.

Department web site: www.cityofsalem.net/UD

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

Reviewed by: Anita Sandoval

Edited by: Annie Gorski