



NOTES

WEST SALEM REDEVELOPMENT ADVISORY BOARD

Wednesday, March 2, 2011 - 7:30 A.M.

West Salem Public Library
395 Glen Creek Road NW



Members Present

Warren Bednarz - Chair
Alan Chen
EM Easterly
Chris Fischer
Paul Gehlar
Tim Klarr - Vice Chair
Kris Nelson
Tyson Pruett
Jennie Reisch

Members Absent

Lyle Mordhorst
Dwayne Hilty

Staff Present

Annie Gorski – UD
Renee Frazier - UD
Therese Van Vleet – UD
Ralph Lambert - PW

Guests

Joan Bennett - Truitt Bros.
Jim Cook - ODOT

1. CALL TO ORDER AND APPROVAL OF AGENDA

Chair Bednarz called the meeting to order at 7:33 AM, 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

Ms Nelson **MADE A MOTION** to approve the minutes of February 2, 2011, as presented. The seconded **MOTION CARRIED** unanimously.

3. APPEARANCE OF INTERESTED CITIZENS

None

4. ACTION ITEMS

Second Street Design

Handouts: *Second Street Design Alternatives, Community Feedback; West Salem Edgewater 2nd Street Zoning & Parking Study Area (color maps).*

The Board reviewed the three alternate designs presented in February along with the above handouts. Community feedback to date favored Alternative 1. The parking analysis, completed by Rick Williams, shows an adequate supply of parking for current uses; all of the off-street parking is privately managed; and new parking on Second Street may not address all future parking needs.

Ms Gorski provided items for WSRAB to consider:

- Improving the area to attract new development
- Thinking long term, what design will fit the area; what design will be duplicated on the remainder of Second Street (to the east)
- Consider objectives in the adopted Action Plan, Wallace Road Overlay Zone, and URA Plan, which call for mixed use, pedestrian friendly zone

Mr Klarr **MADE A MOTION**, to support Alternative 3. Ms Nelson seconded the motion.

Mr Klarr suggested the sidewalks be larger on the retail side to allow for tree wells. Chair Bednarz said the residential side would be the side with trees. Mr Gehlar favors larger sidewalks, and would approve of a wider sidewalk on the residential side. Ms Reisch agreed the residential side would rather have green areas.

Mr Chen called for Mr Klarr to abstain, because of a conflict of interest, if his business would be directly impacted. Mr Klarr responded that while his business is located near Second Street it would not be directly impacted by parking on Second Street. Mr Chen did not agree with Alternative 3, as it "dilutes the vision."

Chair Bednarz called the question. Mr Chen and Mr Gehlar voted against. The motion **CARRIED**.

Budget

Ms Frazier reviewed the recommended FY 11-12 budget included in the packet. The only changes are based on last month's motion to include the additional \$40,000 path for the Wallace Marine Park River Path project and reduction in funding for the pedestrian bulb-out project. Project scopes can be refined later and funding can be moved between projects with Agency approval. Ms Frazier noted that the Agency approved \$125,000 for the Sustainable Cities Initiative (SCI) in FY 10-11, of which \$5000 will be absorbed by the West Salem URA. These costs are included in the project coordination and support line item. There are several projects which will benefit the URA, including the City Growth and Design course, identifying redevelopment scenarios for Second Street. Final student work will be presented March 14, 2011, in Eugene. SCI project information is available online www.cityofsalem.net/SCISalem.

Mr Gehlar declared a potential conflict of interest for the Toolbox program as he may participate in the future.

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

Project Proposals

Bulbout placement and pedestrian connectivity east/west and north/south and to trails and parks was discussed. Mr Gehlar declared a potential conflict of interest as he owns property at Patterson.

Mr Klarr edited (new text in underline) the *Pedestrian Safety and Access Project Proposal* to read: ..."Funding assumes four bulb-outs are placed on the north side of Edgewater located at the northwest corner on McNary Street intersection and northwest corner on Patterson Street intersection, at the Kingwood and Gerth Street intersections, along with ADA access connections adjacent to the 4 bulbouts to from the south curb of Edgewater to the multi-use path and existing sidewalks at the intersections of Kingwood, Gerth, McNary, and Patterson Streets. Construction to improve or add curb ramps on the north side on Edgewater Street between Rosemont to Patterson Streets on northeast corners of the four intersections. Project includes an allowance for pedestrian lighting and miscellaneous sidewalk improvements and curb ramps in the four block area."

Ms Gorski recommended refining the project scope in July, as part of the design phase. She would like Public Works staff to review the modifications proposed.

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

5. INFORMATION ITEMS

Glen Creek/ Wallace Road Imp

Handouts: ODOT Wallace Rd & Glen Creek Road Intersection (map) and Wallace Road NW at Glen Creek Road NW Intersection Project Information (English and Spanish).

Mr Cook, ODOT project leader, and Mr Lambert, City of Salem Public Works engineer, noted vehicle traffic in this intersection is congested. Key proposed changes include widening Wallace Road to include two northbound left turn lanes onto Glen Creek and widening Glen Creek to include two eastbound lanes right off Glen Creek onto Wallace, one through lane, and one left turn land. This will also include an additional west bound left turn lane onto Wallace Road. Several low medians are proposed to prevent cross traffic.

Q. Can signage guide access to businesses on 9th street and businesses east of the intersection?

A. Signage will be considered, but the improvements will semi-isolate some of the businesses in the area.

Q. How will bike traffic be impacted?

A. There will be bike lanes along the curb going east and one eastbound through the intersection. North bound bikers can choose to go with traffic or choose to be pedestrians and use the pedestrian crosswalk

Q. Will emergency vehicles be able to cross the medians?

A. Yes, the medians will be low enough for emergency vehicles to cross.

FY 12-13 Bond Project Ideas

Handout: West Salem URA Projects

Ms Gorski presented a summary of URA projects completed or proposed for FY 10-11 through FY 12-13 to assist the Board in reviewing projects to be completed with bond proceeds in FY 12-13. The bond project list must be presented to the Agency for approval in October. WSRAB is asked to recommend a project list this summer to allow staff time to complete any necessary URA Plan amendments.

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

Q. Can the Toolbox criteria be expanded to include residential? Would it require a Plan amendment?

A. The Board can recommend extending the Toolbox to include residential. This will require a staff report and approval by the Agency to amend the program guidelines

Mr Chen suggested the Board consider a future project to extend the path from the railroad bridge across Wallace Road.

Streamline Zoning Project Updates

More information about the project, including the full parking analysis report, is available on the City's website. The citizen advisory committee will meet to discuss parking code and parking management strategies March 3, 2011, at 9:00 AM in the West Salem Library conference room.

6. NEW BUSINESS

Chair Bednarz reported the Salem River Crossing Committee met in March. Graphics illustrating the eight proposed alternatives are available on the web. The draft Environmental Impact Statement (EIS) will be available to the public in July and it will have a 60 days comment period. Then six months to develop a preferred alternative. After that it will be an additional 18 months to allow for the preparation of the final EIS. After the final EIS is published funding sources for the project can begin to be identified.

7. ADJOURNMENT

Chair Bednarz adjourned the meeting at 9:10 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