



MEETING NOTES

WEST SALEM REDEVELOPMENT ADVISORY BOARD

Wednesday, April 6, 2011 - 7:30 A.M.

West Salem Public Library

395 Glen Creek Road NW

www.cityofsalem.net/WSRAB



Members Present

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

Members Absent

Dwayne Hilty - E
Lyle Mordhorst - A
Tyson Pruett - E

Staff Present

Annie Gorski – UD
Therese Van Vleet – UD
Mark Bechtel - PW
Kim Moreland - CD

Guests

Anna Peterson - Mayor
Robert Kraft
Joan Bennett
Chuck Grimshaw

1. CALL TO ORDER AND APPROVAL OF AGENDA

Chair Bednarz called the meeting to order at 7:35AM, 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 March 2, 2011, as presented. The seconded **MOTION CARRIED** unanimously.

3. APPEARANCE OF INTERESTED CITIZENS

Salem Mayor Anna Peterson, opined that West Salem is the “jewel of Salem,” and would like to see more attention devoted to this part of the City. As a downtown resident she views West Salem as an extension of her neighborhood.

4. ACTION ITEMS

Second Street Design

The design recommended by the Board in March is inconsistent with the City’s Transportation System Plan (TSP) and therefore cannot be approved by the City Council or the Agency Board. The TSP specifies local streets include trees, which were not included in the design approved by WSRAB. Staff and consultant prepared several revisions to the recommended design (Option 3) consistent with the TSP. Mr Bechtel, Parks & Transportation Manager, presented the new options, 3A, 3B, and 3C. These options maintain existing trees and sidewalks on the north side of Second Street and add trees and wider sidewalks to the south side. Mr. Bechtel suggested the parallel parking spaces on the north side could remain un-striped to accommodate additional parking.

Q. Can the street trees be planted more than 40 feet apart, i.e. 100 feet?

A. Yes, but planting trees 100 feet on center does not maintain the tree canopy; 40 feet is optimal.

Q. Has a survey been completed and, if so, do we know how many existing trees are located in the right of way?

A. A survey has not been completed. This will be included in the next phase of design.

Q. Could the existing trees on the north side of the street be accommodated in the easement?

A. Yes, this is an option. This shift could create space in the right-of-way for travel lanes wide enough for sharrows.

Ms Reisch declared a potential conflict of interest as she owns property abutting Second Street.

Mr Easterly **MADE A MOTION** to adopt Option 3b, seconded by Ms Nelson.

Discussion included comparison in the number of parking stalls per design (Option 3 offers more parking); accommodating pedestrians and bicycles (minimum of 11 foot travel lanes needed to accommodate sharrows); possible impact of a third bridge (higher traffic volumes on Edgewater); needs of the residents of the street; and consistency with the Edgewater-Wallace Road Overlay Zone, West Salem Neighborhood Plan, and Edgewater-Second Action Plan to create a pedestrian and bicycle friendly environment.

Mr Klarr declared a potential conflict of interest as he owns property in the overlay zone.

Mr Easterly **MODIFIED HIS MOTION** to include the potential modification of the location of the tree strip on the north side of street to increase the width of travel lanes and accommodate existing trees via an easement.

Chair Bednarz called the question. The revised motion vote: Mr Gehlar, Mr Easterly, and Mr Chan against. Ms Nelson, Mr Klarr, Mr Fisher for the motion. Ms Reisch abstained. The Chair broke the tie in favor of the motion. The **MOTION CARRIED**.

Mr Easterly stated he voted against his motion because he was moved by the discussion and concluded the original intent and overall goal of the Board would best be served by Option 1.

Mr Becktel noted that Public Works will install a thin overlay of pavement in the center of Second Street (between Rosemont and Gerth) sometime this summer to improve conditions until the full street improvements are constructed.

5. INFORMATION ITEMS

Streamline Zoning Project Updates

Ms Moreland noted the project seeks to recommend code changes that remove barriers to redevelopment in the Wallace – Edgewater Overlay Zone, including parking requirements, the definition of development, and more. The project also includes recommendation of parking management strategies to improve the efficiency of the on-street parking supply.

Q. Will transitional uses, such as a temporary parking lot, be considered? Could a limited permit be issued?

A. Staff will consider the idea. Generally speaking the project will not recommend changes to the accepted uses in the Overlay Zone.

Edgewater-Second Street Survey Results

Post cards were mailed to property owners in the Edgewater-Second Street area to raise awareness about Action Plan projects and to direct people to an online survey. Currently, only six people have responded online. Staff will continue outreach to raise awareness, including regular attendance at business and neighborhood association meetings.

6. APPEARANCE OF INTERESTED CITIZENS

Ms Bennett stated current zoning includes more than parking requirements and asked if all competing overlay requirements were being examined as part of the streamline zoning project. Staff assured her all aspects were being examined. Mr Klarr noted a distinction is needed between the requirements for small and large developments.

Mr Grimshaw noted he has been losing potential tenants in his existing building on Edgewater Street because of ADA and overlay parking requirements. Staff suggested his challenges related to parking requirements may be addressed through the streamline zoning process. Planning staff will evaluate what options are available to Mr Grimshaw and get back to him.

Mr Easterly **MADE A MOTION** to extend the meeting until 9:06 AM. The seconded **MOTION CARRIED** unanimously.

7. NEW BUSINESS

Tyson Pruett was appointed to the Budget Committee and will no longer be eligible as a Board member and Ms Nelson is leaving West Salem. Several members have expiring terms and are eligible for reappointment and should communicate with Ms Gorski if they would like to be considered for re-appointment.

Mr Chen suggested two future studies, including: 1) A pedestrian sky-bridge over Wallace Road near the terminus of the railroad bridge path, and 2) Removal of the raised pavement on Wallace Road, created by the railroad tracks.

8. ADJOURNMENT

Chair Bednarz adjourned the meeting at 9: 07 AM. The next meeting is scheduled for May 4, 2011.

Department web site: www.cityofsalem.net/UD Board web site: www.cityofsalem.net/WSRAB

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