



MINUTES

WEST SALEM REDEVELOPMENT ADVISORY BOARD

Wednesday, August 4, 2010 - 7:30 A.M.

West Salem Public Library

395 Glen Creek Road NW



Members Present

Alan Chen - Chair
Paul Gehlar
Dwayne Hilty
Tim Klarr
Kris Nelson
Tyson Pruett

Members Absent

Warren Bednarz - E
EM Easterly - A
Lyle Mordhorst - E
Jennie Reisch - E

Staff Present

Annie Gorski – UD
Therese Van Vleet – UD
Glenn Gross - CD
Kim Moreland - CD

Guests

Joan Bennett – Truitt Bros.
Bernard Nalherbe - Kris Bistro
Janet Noakes - WSNA
Doug Detering - Oregon Food Prod.
Ray Burstedt - SEDCOR
Dan Clem - City Council

1. CALL TO ORDER AND APPROVAL OF AGENDA

Chair Chen called the meeting to order at 7:33 AM, noting a quorum of appointed members was present.

Ms Nelson **MADE A MOTION** to approve the agenda as presented. The seconded **MOTION CARRIED** unanimously.

2. APPROVAL OF MINUTES

Mr Gehlar **MADE A MOTION** to approve the minutes of June 2, 2010, as presented. The seconded **MOTION CARRIED** unanimously.

3. APPEARANCE OF INTERESTED CITIZENS

Comments provided by Councilor Clem (From e-mail received July 28, 2010) - read aloud by Therese Van Vleet

1. As you consider the WSRAB Action Plan and projects within the Plan, I would encourage you to focus on the two basic tenants of successful urban renewal districts: acquisition of blighted or undeveloped properties and/or removal of development barriers (Brownfields, utility removal, railroad easements, ROW, access, etc) for properties in this district. Our Action Plan is good - I would ask that you now consider opportunities to acquire or remove barriers to several properties on Edgewater NW which still remain undeveloped or are, plainly put, eyesores.
2. In staff's study of parking on Edgewater NW and nearby streets, I have received comments from constituents and WSBA related to: (a) converting some of Edgewater NW's one hour to two hour spots, (b) finding off-Edgewater parking capacity for employees and also allocating certain parking areas which are unlimited now to be designated for employee parking (like downtown Salem is now), and (c) keeping much of eastside of Edgewater NW as unlimited parking time spaces.
3. Mayor Taylor's motion at the July 26th Council meeting asking staff to add gateway signage to its current plan to install downtown way-finding signage aligns with the Action Plan project to install a gateway sign at the Wallace/Edgewater intersection (planned/designed about five years ago). This should be a priority, regardless of the Salem River Crossing EIS report due this winter.

4. ITEMS FOR BOARD INFORMATION (this item was taken out of agenda order)

A. SEDCOR - Business Recruitment and Expansion - Ray Burstedt

SEDCOR markets industrial property and manages the Enterprise Zone (EZ) in Salem through a contract with the City. EZ incentives include a property tax exemption for qualifying new facilities or expanding facilities which add 10 percent to their employment through the expansion. In West Salem, SEDCOR is currently marketing industrial property on Patterson Street.

Q. Have you received interest from companies wanting to locate in the West Salem URA?

A. No. The industrial market is often driven by location, in particular access to I-5 and rail lines. The lack of rail access and distance to I-5 are challenges in attracting industrial users to West Salem.

Q. Are there things that we can do inside the URA to attract companies?

A. It is important for all areas to maintain eye appeal, to look vibrant, well used, and well designed. There are several industrial users in the area that can be encouraged to expand. This may be easier than attracting new

companies by focusing on removing barriers to development and ensuring the necessary infrastructure is in place to support re-location and expansion.

Q. What types of industry you are currently trying to attract to Salem?

A. High-tech manufacturing (i.e., SANYO Solar), medical products, value added agriculture, and renewable energy manufacturing.

Q. Are there West Salem businesses that have an opportunity to expand?

A. SEDCOR does not know about company expansion unless contacted directly to assist. There are companies in West Salem that may have the opportunity to expand in the future, including West Salem Machine and Truitt Brothers.

5. ITEMS FOR BOARD ACTION

A. Streamline Zoning - Project Scope Refinement - Glenn Gross and Annie Gorski

When this project was recommended by the Board, staff believed that parking requirements would be addressed separately, with funding through an Oregon Transportation Growth Management (TGM) grant. The City did not receive the TGM grant. Parking requirements and additional outreach need to be added to the scope of the project which will likely increase the cost.

Community Development staff provided a handout with questions to clarify the project scope, before selecting a consultant. Discussion identified the following challenges in meeting requirements in the Wallace Road-Edgewater Overlay Zone:

- Requirements for the renovation of existing buildings are difficult and costly to achieve.
- Reference to “the alteration of the structure” applies the same requirements to non structural and structural building renovations.
- For existing buildings, satisfying the required parking may require purchase or lease of additional property. Costs cannot be supported with rental income from building tenants or future sale price.
- Multiple overlay zones in the area create confusion.
- Landscaping and buffer yard requirements are difficult to achieve, in particular for redevelopment.

Mr Nalherbe, who plans to renovate a building located at 1142 Edgewater NW for a restaurant, says four sets of requirements make permitting the renovation difficult.

Discussion identified the following possible solutions:

- Development of parking standards and a parking district similar to downtown
- Staff support for applicants in the permit process
- Reduction in the number of requirements
- More flexibility for renovation of existing buildings, compared with new buildings
- Changes to the design standards for windows located on the ground floor

Staff will obtain approval from the Agency Board for the increase in project cost and develop a RFP to select a consultant. An advisory committee will be formed to review new zoning language or other changes developed by the consultant. Contact Ms Gorski if you wish to serve on the committee.

Mr Gehlar **MADE A MOTION** to initiate the scope of work for the Streamlining Zoning RFP, not to exceed \$50,000. The seconded **MOTION CARRIED** unanimously.

6. ITEMS FOR BOARD INFORMATION

B. Councilor Motion - Edgewater 2-Hour Parking – Annie Gorski

Councilor Clem said the purpose of the Councilor Motion was to assess employee and customer parking needs on Edgewater Street, without negatively impacting shoppers. Some one-hour parking may be changed to two-hour parking.

Mr Klarr reviewed existing parking along Edgewater Street noting a mix of unlimited one-hour and two-hour parking areas. The largest employer on the street, Northwest Human Services, recently added thirty employees who maybe utilizing Edgewater Street on street parking. He noted some small businesses may need dedicated employee parking.

C. Action Plan Project Next Steps and Discussion - Annie Gorski

Ms Gorski presented an update on each of the Action Plan projects, which were in the adopted FY 10-11 budget.

Utility Analysis (\$27,030) – Otak is preparing a report with recommendations and cost estimates for utility improvements and undergrounding of electric lines. The report is expected in September. Utility upgrades will need to be coordinated with future street improvements.

River Access Path (\$25,100) – Public Works staff recommend improving the existing dirt path with a concrete surface and using signage and pavement markings to direct people from the Railroad Bridge to the trail. The budgeted funds are for developing a conceptual design for the path and conducting outreach to obtain feedback from neighborhood and parks organizations. Consensus was to proceed with the recommended path location and hire a consultant to begin trail design. Councilor Clem recommended staff coordinate with the update to the Parks Master Plan and Transportation System Plan. Mr Klarr recommended evaluating a future connection to the boat ramp, under the railroad bridge trestle.

Opportunity Fund (\$172, 690) - This project was created to identify properties for acquisition, or to remove barriers to development, including environmental clean-up. The project is on hold until a project or project(s) are identified. Staff will return in September with more information on available properties in the Action Plan area. Mr Pruetz, Ms Nelson and Ms Noakes volunteered to assist.

Second Street Median (\$105,000) – Staff will obtain direction from the Agency Board at an executive session in September. A consultant will be selected to complete a preliminary design and feasibility study for customer parking at this location.

Toolbox Program (\$290,000) – Ms Gorski will continue marketing the program. There are currently two individuals who have expressed interest and are working on applications. Since its inception, \$117,391 has been funded for Toolbox grants. No projects have been funded since the beginning of FY 10-11.

Bike/Pedestrian Signage (\$11,040) – The project is on hold until projects funded with federal stimulus are completed. *You are Here* signs, which show downtown historic buildings and bike routes, will be installed on the east side of the Railroad Bridge. Once bike routes are identified in West Salem, a similar sign could be installed on the west side of the bridge. Way-finding signage is also being designed for downtown, as part of Vision 2020. The Vision 2020 geographic boundary includes the Edgewater area of West Salem.

Gateway Monument Sign (\$20,000) – Staff will review and update previous cost estimates for West Salem gateway signage. Sign design is on hold until criteria for City-wide gateway signage is developed by a Vision 2020 sub-committee.

Chair Chen requested budgeted amounts and remaining funds be included with the monthly Action Plan project information.

7. APPEARANCE OF INTERESTED CITIZENS

Ms Noakes said the manager of Northwest Human Services would like to find creative solutions for managing employee and customer parking on Edgewater Street.

8. ADJOURNMENT

Chair Chen adjourned the meeting at 9:21 AM. The next meeting is scheduled for September 1, 2010.

Visit the Department web page at www.cityofsalem.net > Departments > Urban Development.

Transcribed by: Therese Van Vleet: 503.588.6178, tvavvleet@cityofsalem.net

Reviewed by: Anita Sandoval. | Edited by: Annie Gorski | tape recorded.