

CITY OF KEIZER MISSION STATEMENT
KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY
PROVIDING CITY SERVICES TO THE COMMUNITY IN A
COORDINATED, EFFICIENT AND LEAST COST FASHION

AGENDA

URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, October 30, 1995

6:00 p.m.

Robert L. Simon Council Chambers
Keizer, Oregon 97303

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC TESTIMONY**

This time is provided for citizens to address the Urban Renewal Agency on matters not on the agenda.

4. **ADMINISTRATIVE ACTION**

a. Frontage Improvements as Part of Undergrounding Project

5. **OTHER BUSINESS**

This time is provided to allow Urban Renewal Agency members the opportunity to bring matters before the Agency which are not on tonight's agenda.

6. **WRITTEN COMMUNICATIONS**

To inform the Urban Renewal Agency of significant written communications and petitions.

7. **EXECUTIVE SESSION**

Pursuant to ORS 192.660(1)(e) - Acquisition of Real Property

8. **ADJOURN**

Upon request, auxiliary aids and/or special services will be provided to participants with disabilities. To request services, please contact us at 390-3700 at least two working days (48 hours) in advance.

URBAN RENEWAL AGENCY MEETING: Oct. 30, 1995

AGENDA ITEM NUMBER: 4a

TO: MAYOR AND AGENCY BOARD MEMBERS

THROUGH: DOTTY TRYK, *Dottry*
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: FRONTAGE IMPROVEMENTS

ISSUE:

Should the Urban Renewal Agency take the opportunity to replace sidewalks as part of the undergrounding project in accordance with redevelopment design goals, and to what degree should Renewal funds be used to carry out this effort?

DISCUSSION:

The Urban Renewal Plan, the River Road Design Plan, and all the recent studies of the River Road corridor all call for two changes in the physical characteristics of River Road; moving sidewalks back to create planting strips, and closing and consolidating driveways. These changes are intended to enhance the aesthetic appeal of the corridor and enhance safety while reducing congestion. The documents call for these standards to apply to new construction, and to be retro-fitted into existing developments working in partnership with the property owners and using renewal funds as appropriate.

With the current phase of the undergrounding project, an opportunity has become available to implement these design elements on certain properties. The PGE portion of the project involves placing the conduit under the western sidewalk. The sidewalk is being removed and then replaced after the conduit is in place.

The opportunity is to replace the sidewalk in the desired location and configuration when the original location is not in keeping with the design goals. St. Edward's Catholic Church, the specific property being immediately considered, presents a good example of how these changes can take shape.

Attached to this report is a site plan of the St. Edward's frontage. Three changes are proposed. Each of these is described below along with a brief analysis of their impacts and a cost estimate for carrying out the work.

- Project One - Sidewalk Relocation

The site plan shows the sidewalk being moved five feet back from the curb so that an intervening planting strip is created. In the case of St. Edward's, there is adequate right-of-way to do this move within the right-of-way north of the Claggett Street centerline. South of the line additional right-of-way or a sidewalk easement will be required.

Moving the sidewalk is more expensive than replacing it in its existing location since with the relocation the curb will need to be replaced. Plus, the planting strip needs to be landscaped with ground cover and trees.

Cost estimates are given below.

Sidewalk Option	Cost Estimate
Option One - Carry out existing construction without any changes	\$6,000
Option Two - Move sidewalk creating 5' planting strip with landscaping	\$15,000

- Project Two - Southern Driveway Relocation

A signal is planned to be located at the intersection of River Road and Claggett Street. This signal is keyed to the development of the Wittenberg property which means it is anticipated to be constructed within the next two or three years. With the signal, the existing southern driveway to the Church will need to be either closed or moved to align with the new signal. This is because of its proximity to the signal site, where turning movements from the driveway would conflict with safe traffic movement through the signalized intersection.

The proposed plan shows the driveway realigned with Claggett Street, taking advantage of the current opportunity. This results in a need to realign the internal drive, which includes removing the old drive and the loss of four pine trees.

There are two alternatives for the new drive. The first is a "curb-return" design, which is typical of a street intersection. This is shown on the engineer's design. The advantages are that it is better able to carry heavier amounts of traffic. Not knowing how the back of the St. Edward's property will development led the

engineer to design this type of intersection so that it could accommodate a higher traffic generating future use of the property. The disadvantage is that this is more expensive due to construction requirements and the need for storm drainage.

The second option is a "drop-curb" design. This is like a conventional driveway. This cost is less due to lesser construction requirements and no need for additional storm drain improvements.

The costs are given below.

Southern Driveway Option	Cost Estimate
Option One - Construct driveway with curb return, including internal realignment	\$20,800
Option Two - Construct driveway with drop-curb, including internal realignment	\$15,600

It must be noted that approximately \$13,000 of this cost is for improvements on the St. Edward's property to realign the drive to meet the new driveway and to remove the old drive and restore the site with top soil. At question is the degree of the Renewal Agency's responsibility or desire to assume this cost for improvements on private property.

- Project Three - Northern Driveway Consolidation

Also proposed is a consolidation of the northern driveway with the adjacent drive serving the office complex and apartment immediately to the north. The design "tees" the existing St. Edward's driveway into the office/apartment driveway. Plus, since the existing driveway is only approximately 18 feet wide, it includes widening the driveway to accommodate three lanes allowing a left turn lane, plus removing excess existing asphalt and restoring the site with topsoil. Tim Smith, the property manager for the properties to the north, is favorable to the consolidation. Cost estimates follow:

Northern Driveway Consolidation	Cost Estimate
Consolidate northern driveway with driveway on property to the north including creating three lane section	\$27,750

To carry out all these projects will cost the Renewal District between \$52,350 and \$57,550 depending on the southern driveway design.

Other Projects

Other opportunities to relocate the sidewalk exist, however none are as involved as the St. Edward's situation. The Grande Ronde Tribe Treatment Center, Schoolhouse Square, and other sites present additional opportunities to relocate the sidewalk. However, none of these involve driveway relocation and consolidation issues.

Funding

Funding for the St. Edward's improvement, as well as future similar projects, can come from the Underground project funds. Since the PGE estimate came in approximately \$500,000 under budget, there are adequate funds to carry out this work, especially as it is directly related to the underground project. In addition, funds for improvements on private property can be granted or loaned through the Property Improvement Program, which has a budget of \$90,000 with no funds expended to date. R3B is scheduled to begin work on defining a program design for the Property Improvement Program at its October 25 meeting with a recommendation coming to the Agency Board for approval within the next few months.

St. Edward's Concerns

Staff met with the St. Edward's Parish Council and the property manager for the Archdiocese of Portland to discuss the proposals. While the response was generally supportive, several specific concerns were raised including:

- Is the Agency willing to bear the \$13,000 cost to realign the driveway on the St. Edward's property or will that be the Church's responsibility?
- Will the Agency grant or loan funds through the Property Improvement Program to landscape around the relocated southern and northern driveways?
- Will the Agency and/or City take the responsibility of maintaining the planting strip, or agree to replace landscaping including trees if damaged or destroyed?

RECOMMENATION:

It is recommended Council consider the following questions, giving staff direction on how to proceed on each:

1. Should the southern St. Edward's driveway be relocated to align with Claggett Street as part of and paid for by the Undergrounding project?
2. If so, should the design involve a drop-curb or a curb-return driveway?

3. Should the Agency bear the cost of realigning the internal drive on the St. Edward's property as part of and paid for by the Undergrounding project?
4. Should the sidewalk be replaced so that a 5' planting strip is created and landscaped as part of and paid for by the Undergrounding project?
5. Should the northern St. Edward's driveway be consolidated with the driveway to the north as part of and paid for by the Undergrounding project?
6. Should a grant or loan be given to St. Edward's for landscaping the areas around the new driveways?
7. Should Staff pursue sidewalk relocations for other existing developed properties as part of the Undergrounding project and/or as other opportunities arise?

URBAN RENEWAL AGENCY MEETING: October 30, 1995

AGENDA ITEM NUMBER: 4a

TO: MAYOR AND AGENCY BOARD MEMBERS

THROUGH: DOTTY TRYK, *Dotty*
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SUPPLIMENTAL REPORT ON FRONTAGE IMPROVEMENTS

DISCUSSION:

At its regular meeting on October 25, 1995, the River Road Redevelopment Board reviewed the staff report to Council concerning frontage improvements. R3B considered at length the issues involved as outlined in the primary report. Members of St. Edward's and the Arch-Diocese participated in the discussion and concurred with the actions.

R3B prepared recommendations for the Agency Board's consideration on each of the seven questions presented in the staff report. The results are given below. Members of R3B will be at the Board meeting to discuss the background of why each recommendation is made.

Number	Issue	Recommendation
1	Relocate southern driveway	Yes
2	Driveway design	Drop-curb
3	Agency pay for realignment	Yes
4	Relocate sidewalk	Yes
5	Consolidate north driveway	No
6	Landscaping grant or loan	Table
7	Pursue other relocations	Yes