MINUTES

River Road Redevelopment Board
Wednesday, September 2, 1992
Keizer City Hall

CALL TO ORDER Chairman Bauer called the meeting to order at 7:05 p.m.

ROLL CALL The following members were present: Tom Bauer, Doug Gatchett, Mark Grenz, Mary Hardison and Bob Keilbach. Also present were Alan Costic, Andy Leisinger, Eric Simonsen, Wayne Woosley, and John Morgan, Community Development Director.

ANNOUNCEMENT Mr. Morgan updated the Board on issues relating to Urban Renewal. He reported that the Pizza Hut company had once again begun asking questions regarding the property at Linda Avenue. The negotiations for a signal at Sandy Drive have been put on hold.

Chair Bauer stated that the goal is to go out for bid or start construction of the River Road project around April 1, 1993. Mr. Morgan is creating a time line, working backwards, to discover deadlines for all the actions to be taken prior to that date. The target is to have the River Road Redevelopment Plan adopted by the first Council meeting in November. A design consultant will be hired and hopefully to work by the first of December. With those target dates, the Board would need to hold their own hearing the second week of October in time to finalize the plan.

Mr. Morgan also stated that an amendment will need to be made to the original Renewal Plan to bind the Agency to never bond more than a particular amount. This requires a notice to go out to all the owners in the City. The bond cannot be sold until the amendment is passed. The amendment would need to be: discussed at two Board meetings, discussed in a publicized Public Hearing and taken to the Council. Mr. Morgan suggested that a newsletter might be the best method of getting the word out. That would need to be in the mail by the 3rd or 4th of October. Chair Bauer stated there would be a Board meeting on September 16, 1992 at 5:00 p.m.

UPDATES

FINANCING -Mr. Morgan reported that Mr. Charles Kupper would be taking over the day to day financing and work on the bond. He said the bonds would not be sold until money is needed for expenses. At present the work is being done with Security Pacific but the bond sale will go out for bids.

BICYCLE PATHS - Ms. Hardison reported that a sub committee of the Bicycle Advisory Committee met in regard to the request from the Redevelopment Board for an alternative bike path from Keizer to downtown Salem. She said no viable alternative was found to access north and south through the area, although there are complimentary routes. They recommend that where there is enough width in River Road a lane be put in and where total width is not available, the outside lane be made wider. The Committee also suggested bicycle friendly grates which would trigger signals. Cherry does have adequate shoulders for bike lanes if it were restriped. If lanes are designated, the Committee requested the surface be swept and kept clean for safety. Mr. Keilbach commented that some drivers do not seem to understand that the outside lanes are for bicycles and marking them could help. Mr. Morgan commented that orange plastic "candlesticks" are being placed between the lanes on Lockhaven to educate the public.

UPDATE OF DESIGN TEAM

Mr. Costic reported that the graphics resulting from the recent Board session at his office would be included in this evening's presentation. Mr. Simonsen showed drawings of the paving at stop light intersections, bus shelters and Iris Lane. There was discussion among Board members regarding the driveways into Iris Lane and closing off other accesses to the property.

Mr. Simonsen also showed ideas of the landscaping possibilities for areas where private property comes to the street, moving the sidewalks back and placing trees in grates where there is not enough room for landscaping. Mr. Leisinger showed a potential light fixture to be alternated up and down both sides of the street. It could hold banners, baskets and Christmas lights. There was some discussion by the Board regarding where the lights would be placed. Dick Woelk, City Traffic Engineer, will have to offer information at a later meeting regarding the requirements for lighting on the street and at intersections.

Mr. Simonsen reviewed an updated plan for the south gateway which would include a memorial, a Christmas tree and an area for an assembly. He also showed changes to the previous plan at the Creekside north gateway which would be in keeping with the gateway theme. Mr. Gatchett was concerned about the possibility of vandalism and other problems at the south gateway with the park. The team suggested trees and greenery in the area be kept open and well trimmed for easy viewing from the street. Mr. Morgan also suggested that part of the design should be to enhance people being there and the location being trouble free.

In further discussion about the unique paving at stop light intersections, the Board had several ideas concerning what to place in the center pavement of each. Possibilities were to let each elementary school pick an intersection, let citizens decide in a marketing type contest or have the Keizer "K" or an iris in each one.
Mr. Costic said the draft document needed to be cut and pasted for illustrations and hopefully would be ready in draft form at the next meeting. Mr. Morgan reported that preparatory work that can be done by the City Engineer and the City Traffic Engineer has already begun.

NEXT MEETING

The next Board meeting will be September 16th at 5:00 p.m at the City Hall.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.