

MINUTES

River Road Redevelopment Board

Wednesday, August 5, 1992

Keizer City Hall

CALL TO ORDER

Chairman Bauer called the meeting to order at 7:00 p.m.

ROLL CALL

The following members were present: Ed Bartlett, Tom Bauer, Mark Grenz, Mary Hardison, Bob Keilbach, Jim Keller and Tim Smith. Also present were Alan Costic, Andy Leisinger, Wayne Woosley, Dick Wolk, City Traffic Engineer and John Morgan, Community Development Director.

APPROVAL OF MINUTES

A motion was made by Bob Keilbach and seconded by Ed Bartlett that the minutes of the July 15, 1992 meeting be approved as read. Mr. Morgan noted that the Minutes should be corrected to show Board member Dawn Meier as present. The motion passed unanimously.

ANNOUNCEMENTS

Mr. Morgan updated the Board on issues relating to Urban Renewal. The Ackerley Communications Company settled out of court on the issue of their billboard on Chemawa Road. They agreed to pay a \$500 fine, change the billboard to the height it was and bring the other signs up to code. The Council declined the offer of 10 free weeks of advertising.

The traffic issue at Taco Bell will be looked at later this fall. Traffic Engineer, Dick Wolk, will also be looking at the traffic around Dairy Queen. Mr. Wolk stated that signs have to be put in place to allow Police Officers to ticket offenders. Signs will be placed in the island prohibiting left turns. The lead in line will also be changed to 90 degrees.

Mr. Morgan noted that the negotiations with the owners at Sandy Drive have reached a dead end. A traffic signal probably will not happen this year. The timing is just not right to take some other steps. Mr. Grenz requested the bushes be cut so that drivers could see to pull out. Ms. Hardison asked that the Taco Bell sign be looked at because it blocks the view exiting the driveway. She also mentioned that exiting the service station at Sandy Drive is difficult due to a banner blocking the view.

Mr. Morgan discussed the River Road Triangle and changes happening there. A staff member at Northwest Natural Gas became interested in getting the triangle landscaped. They contacted Andy

Leisinger, the Landscape Architect for the River Road project, and asked him to provide a plan that would blend with the work being projected for River Road. The City of Salem has approved the present plan. There are three faces, one saying "Entering Keizer", one - "Entering Salem" and a third undecided. There were suggestions for a reader board of community events or a sign listing donations received.

Northwest Natural Gas has donated time, Salem Sand and Gravel has donated work, Keizer Sand and Gravel has donated all the sand and Salem Electric is going to bore and put in electric and water lines. Northwest Natural Gas has committed to maintain the landscaping. Mr. Morgan said there is about \$2,000 requested from the merchants or people of Keizer. The Salem Electric Board is talking about contributing and possibly others. Mr. Keller said he was going to have his staff go to the businesses in Keizer for \$20 donations. Mr. Morgan stated that although the work is outside of Keizer, he will go to the legal counsel with a request to put Urban Renewal money in the project. Urban Renewal money usually has to be spent within the district unless it benefits the district, but this property is outside the City limits making it more difficult.

Chair Bauer asked if the staff should be directed to explore the possibility of using Urban Renewal money outside the City limits. Mr. Smith suggested that the Board wait until the results are known of the present fundraising requests before time is spent going to legal counsel. Mr. Morgan said he would make a report next time.

In answer to Mr. Keller's question regarding the status of the Staats project, Mr. Morgan said he thought they are going to be moving ahead and trying to put the project together for next year.

Chair Bauer discussed the meeting of the Keizer merchants regarding the River Road proposal. Mr. Keilbach noted he counted about 25-30 businesses represented and asked how many were along River Road. Mr. Keller said about 200-250 and that was the most merchants he had seen together in a long time.

Mr. Bill Steinke, a citizen living in a mobile home park on River Road, noted that River Road worked quite well. He said he lived on River Road and didn't understand why it should be changed. Chair Bauer noted that nothing had been decided and the business community will be consulted before they are made. Mr. Steinke commented again on how beautiful River Road was and how well the traffic flowed.

UPDATE FROM DESIGN TEAM

Ms. Hardison stated she also attended the meeting and was not surprised about the reaction. She felt technical data was needed i.e. regarding turning radiuses, etc. She did not want additional staff time to be used regarding the median unless the turning can be worked.

Chair Bauer reported that he and Tim Smith met with the Design Team and he felt a lot better regarding the work that is being done. Mr. Costic stated that after the Merchants meeting, the team basically backed off and he wanted the entire committee to receive more of the information that the team has been generating. He stated packets will be given to each board member, including such things as a map of the changes, design standards and rejected ideas.

Mr. Costic stated that he hoped in tonight's meeting the Board could come up with a game plan on the median issue. The Team is limited in what they can do until that decision is made. If the median is not to occur, then the elements planned for it need to be pulled to the outside, i.e. landscaping, etc.

He said if the plan is a good one, and if the Traffic Engineer says it is going to make Keizer a safer, easier community to move through then it needs to be pursued, even against opposition. Mr. Costic suggested Phase I of a median would need to impact as few people as possible. A possible location would be the north end of River Road, north of Lockhaven.

Mr. Costic noted that one of his concerns regarding the median was the radius needed for a U-turn. He said that if a median is placed up north there is a possibility there would be enough right of way but in the south, probably not. He suggested that Mr. Wolk needed to be asked where U-turns could be made safely. The Board would then need to decide how they would like to proceed.

Mr. Keilbach asked if the information could be given so that the Board could answer the questions. Mr. Wolk said that basically in the area south of Chemawa Road, if the road was reduced to one lane each direction, a design vehicle could be turned around. In some places a normal delivery route could not be done. Mr. Morgan pointed out the Board had been considering 2 lanes of 12 feet each. Mr. Wolk noted that a U-turn could not be done south of Chemawa with that setup unless right of way was acquired and the curbs were widened.

Mr. Keller said he had been generally supportive of placing medians in places where businesses would not be affected. Chair Bauer

noted that the 7-11 owner was concerned about a median in front of his property on River Road which would limit left turns into his business. It was suggested that the median could begin about 400 feet north of Lockhaven.

Mr. Costic stated that the team had analyzed all the businesses and out of the 200+ they discovered only 1 business that would not be able to function with a median. He suggested members of the Board be invited to come to work sessions at his office where details are discussed. The team has begun working on specific design standards on areas such as public landscaping, sidewalks, private property and access control. The team will need to know how specific the Board wishes to be, the wording of the standards and the degree of detail to be included.

Mr. Keller stated that based on the input from the business community he would have a hard time supporting median strips where U-turns have to be made. He also commented on his concern about the increase of governmental recommendations for businesses with the design standards. Mr. Morgan stated that he believed that standards could be written so that businesses would know the standards and variances would only be required in extraordinary situations.

Mr. Smith stated he thought Iris Lane would be a great place to have a median in the south. Chair Bauer noted that two other possible sections might be Garland Way to Apple Blossom and Hollyhock to Bever. Mr. Costic noted that Mr. Smith's suggestion was the safest. Mr. Keller asked about from the City Limits to Apple Blossom and Chair Bauer noted left turns could not be made into those businesses.

In answer to a question from Ms. Hardison, Mr. Wolk noted that River Road is about 62' wide to Chemawa Road. Mr. Grenz said that north of that intersection it is about 5 feet wider. Mr. Wolk said that only a passenger car could U-turn at the intersection of Portland Road and Hyacinth. Through calculations, it was decided that about 86' would be needed, curb to curb, for U-turns of delivery vehicles. Mr. Morgan pointed out that the median would not work on River Road if the curbs remain in the same location.

Regarding the Lockhaven intersection, Mr. Wolk stated that the Staats property was anticipating an entrance would be about 400 feet north of the intersection which would be the first break for the median and the second break would be 700-900 feet north for the McNary entrance. Those would be left turns and not U-turns.

Mr. Morgan asked the group to reach some consensus regarding what areas should be explored for placing a median. Mr. Keilbach said the median could be considered any place where fire trucks would not be impeded. Mr. Costic stated a median would not work. Mr. Wolk said that in the last 5 years River Road has averaged 67 accidents a year and the majority pertain to turns on River Road. He said a turn lane helped to get turning traffic out of the way of other traffic. Mr. Keller was curious about the percentage that would be directly related to the turning lane.

Ms. Hardison asked that the Board look at signalized intersections. Chair Bauer wanted to look at the signals that are going to be present on River Road. He said it seemed like right of way near those signals should be acquired so that a future median could be put in. Mr. Costic suggested that the corners be protected by acquiring the land to perhaps make green space now and then have it available for the future. Chair Bauer noted there was not a lot of opportunity to buy space but on the intersections where things were planned he thought acquiring right of way would be a win-win situation. Mr. Morgan noted that a lot of the intersections have buildings to the corner.

Mr. Costic asked if the emergency vehicle could make a U-turn from the right lane instead of the turn lane. Mr. Wolk said yes. Mr. Costic suggested that perhaps the plan should not assume the same solution for each intersection. An alternate solution may be making all turns right hand and having a cloverleaf intersection.

Chair Bauer asked the Board to agree on some specifics for the Design Team. The Board agreed that Iris Lane is a good idea, signal interconnects will be wonderful, undergrounding the power lines is good and curb cuts should be reduced when possible. In Phase 1, approximately Cummings Lane and south, the Board would not like to have any medians.

Mr. Keilbach did not think it was wise to acquire right of way just for accommodating a median in the future since he couldn't see the justification for it then either. Ms. Hardison asked about bike lanes. Chair Bauer said there would not be enough room for a lane both directions so there could not be one. Mr. Costic said the City could approach the Biking Council to offer a solution. Mr. Morgan said that Richard Schmidt of the Council said he would bring it as an agenda item if the Board requested.

Mark Grenz made a motion for the Board to direct Mr. Morgan to take a request to the Biking Council for assistance in finding a bike

route through the City. Tim Smith seconded the motion. The motion passed unanimously.

Mr. Grenz would like to see the median explored from Lockhaven north. He said that site distances would limit some but a median might force parcels to be combined. Chair Bauer asked for a motion to have that included in Phase 1. Mr. Costic pointed out that the Phasing was an issue of the amount of dollars available. He said the team wanted to come up with an Overall Plan to show what would happen on River Road from north to south. Chair Bauer asked that Lockhaven north be explored as acceptable for a median with bike facilities.

Mr. Costic stated that the elements considered for the median will be moved to the perimeter, the team will work on signalization and access control. The Board also was in agreement on a median down Iris Lane. Mr. Smith noted that he looked forward to having something to show on the South end of the city. Mr. Costic said that the issues agreed upon by the Board will be incorporated into a working document. The Board will then need to comment upon the plan through Chair Bauer or Mr. Morgan. Chair Bauer suggested the Board have two meetings in August and have one of them a work session.

Mr. Morgan said he worked through River Road and inventoried the present situation with available opportunities. He brought up the idea of the extension of Sunset to Cherry Avenue which would widen the commercial district. He also raised the issue of Maine and Linda Avenues and their unique situations of being wonderful neighborhoods with commercial businesses fronting River Road. He shared some ideas that have resulted from the citizen input of the neighborhoods and asked for ideas from the Board. He also asked for direction from the Board to continue working on a solution there. A consensus was given by the Board for Mr. Morgan to continue investigation.

Mr. Costic commented on the lack of discussion regarding street closings. Ms. Hardison asked which streets are being considered for closure. Mr. Morgan said that Weeks Drive (west side), Menlo Drive and Evans Avenue are being considered. He thought that a culdesac would be made with the intent to put a closure between the business community and the residential area.

A work session was set up for the Board on Monday, August 17 at Mr. Costic's Office at 2:00 p.m.

Chair Bauer asked if the signal at the Elks Club could be recycled. Mr. Wolk said some of the equipment could be used but not all. Chair Bauer also asked about the extension of Sunset over to Cherry. Mr. Wolk stated a signal at Sunset would be too close to Iris Lane to provide very good traffic progression. The staff will continue to look at extending Sunset.

Chair Bauer asked where the signals would be placed. Mr. Wolk answered the intersections of Glynbrook, Iris Lane, Manbrin, Dearborn, Chemawa and Lockhaven. Signal removal will be reviewed at Cummings Lane. Mr. Wolk also suggested the Board look at building a signal on Sandy Drive based on the extension of the driveway. Mr. Morgan stated some difficulties arise with the Bob's property. The Board had some ideas which would make the Folger's property more developable.

Mr. Costic stated the next meeting would include a discussion of each piece of property and an analysis of what the changes would bring. Mr. Morgan stated it wouldn't be a bad idea to touch base with the City Council in a work session in October although the Board would hold its own Public Hearing.

NEXT MEETING

Chairman Bauer stated the next Board meeting would be August 17th at 2:00 p.m at Mr. Costic's office at 570 Liberty Road South, across from the Library.

ADJOURNMENT

A motion was made by Bob Keilbach and seconded by Tim Smith for adjournment. The motion passed unanimously and the meeting was adjourned at 10:15 p.m.