Minutes
River Road Redevelopment Board
Keizer City Hall - Library
Wednesday, June 26, 1996

1. CALL TO ORDER

The meeting was called to order by Chairman Compton at 7:09 p.m.

2. ROLL CALL

The following members were present: Tim Smith, Manny Martinez, Shannon Blake-Thiess, June Abbott, and Stan Compton. Rick Curry arrived at 7:11 p.m.

Also present were: Council Liaison Carl Beach, Community Development Director John Morgan, and Recording Secretary Nona Oxe'.

3. APPROVAL OF MINUTES

It was moved by Ms. Abbott that the minutes of May 22, 1996 be approved. The motion was seconded by Mr. Smith and carried, all present voting aye except for Mr. Martinez and Ms. Blake-Thiess who abstained from voting inasmuch as they were not present at that meeting.

4. APPEARANCE OF INTERESTED CITIZENS

Keizer Fire Marshal Joel Stein thanked Mr. Morgan for notifying him of the meeting. He indicated that when notified, he would attend any future meetings to discuss River Road and Cherry Avenue street improvements. He noted the Fire Department's particular interest in the proposal for median islands along River Road. Mr. Stein conveyed his willingness to provide input, answer questions, and offer solutions throughout future discussions.

Mr. Stein distributed copies of a Fire Department log of calls on River Road for the years 1992 through April, 1996. He noted that the log represents calls with a potential for use of a fire hydrant. He suggested the possibility of working together to develop a plan for River Road to increase the number of hydrants and perhaps provide for better spacing and placement. When asked about hydrant spacing on Cherry Avenue, he noted that spacing and access is currently superior to that on River Road. He indicated his interest in being involved in planning for future improvements on Cherry Avenue as well as River Road.

Ms. Abbott requested that Mr. Stein provide the Board with a map of existing hydrants on River Road and Cherry Avenue, and a recommendation for how far apart they should be spaced. Mr. Stein indicated that the information is readily available. He will provide copies to the Board. Councilor Beach suggested that a copy also be given to Public Works Director Mull for budget planning purposes. Mr. Stein noted his close working relationship with Mr. Mull on those types of issues.

Mr. Stein responded to questions about hydrant installation responsibilities. Mr. Compton pointed out the importance of at this time addressing the issue of additional hydrants on River Road because of the work now taking place. Mr. Stein also addressed concerns expressed by Ms. Abbott about the failure of moving vehicles to respond to engine alarms. Ms. Abbott's specific concern was with regard to engines departing the station in an alarm situation. It was Mr. Stein's feeling that there was no problem at this time. Mr. Stein also responded to questions about how center islands might affect engine responses. He reiterated his willingness to work on solutions.

Chairman Compton noted the presence of Mr. Paul Wittenberg, and suggested that item 6.1 be taken out of order at this time.

6. DISCUSSION

6.1 Property Improvement Program Grants

Paul Wittenberg, Wittenberg Plaza, Keizer, was present in support of his property improvement grant request.

Community Development Director Morgan reported that the City Council sitting as the Urban Renewal Agency Board, last Monday, approved the recommended Property Improvement Grant Program design with some modifications. The primary modification was the removal of loans for building facades. Mr. Morgan called attention to a copy of the resolution establishing a process for review and approval of funding requests, included in the agenda packet.

Mr. Morgan stated that at the same Agency Board meeting two funding requests were submitted for approval--a request from John Hyder for landscaping for property frontage for the Seven-Eleven store at 4380 River Road, N.E., and a request from Paul Wittenberg for sidewalk and landscape improvements for the Bray's-True Value frontage (the Old Albertson's building) at the corner of River Road and Chemawa Road. Because both requests did not conform with the just-adopted program design in that they did not include multiple bids and had not been specifically reviewed by R3B, the Agency referred the requests to R3B for development of a recommendation prior to again considering them on July 1.

Mr. Morgan noted that since that time, Mr. Hyder has withdrawn his request. Since he is not the owner of the property, he had hoped for a 100% grant rather than the dollar-for-dollar match required by the program. Mr. Hyder suggested that the City approach Mr.

Sammy, the owner of the property, regarding the improvement. He, as well, will do what he can to persuade Mr. Sammy to participate.

Mr. Morgan reviewed Mr. Wittenberg's proposal to fund, dollar-for-dollar, installation of new sidewalks set back five feet with an intervening planting strip. Mr. Wittenberg interjected that the request also proposes the closure of four driveways, and widening of the main entrance between U.S. Bank and Wittenberg Plaza to 45 square feet in width. Mr. Morgan called attention to design drawings depicting the proposed improvements, included in the agenda packet.

Mr. Morgan distributed copies of additional quotes obtained by Mr. Wittenberg. He requested that after hearing Mr. Wittenberg's presentation, the Board, by motion, recommend to the Agency Board how they ought to proceed with the proposal. He noted that adequate funds are in the budget to fund the request.

Mr. Wittenberg first reviewed the proposals from Emery & Sons ($17,000) and Gelco Construction ($25,012.82) for the sidewalk construction and driveway reconstruction work. He recommended that the low bid from Emery & Sons in the total amount of $17,000 be accepted.

Mr. Wittenberg reviewed the bids for landscaping improvements. Bids were received from Cascade Landscape Management, Inc. in the amount of $18,876; Russell's Landscape Services, Inc. in the amount of $13,400; and, Greer Bros., Inc. in the amount of $17,000.

Mr. Wittenberg noted that Russell's normally works on a time-plus basis. Their bid was less complete than the others in that a breakdown of the work to be done was not included. He perceived that they were unsure of precisely what was wanted. Mr. Wittenberg felt that Russell's bid would likely require change orders which would bring the total closer to $17,000.

Mr. Wittenberg pointed out that the bid from Greer Bros. bases final pricing on a time and material basis, leaving it unclear if they would cap at the estimated $17,000.

Mr. Wittenberg felt most comfortable with the bid from Cascade in that the work was completely spelled out and the $18,876 cap was firm.

Mr. Wittenberg responded to questions about the credentials of the bidders. He felt that all were reputable businesses, but reiterated his concerns about the incompleteness of the bids from Russell's and Greer Bros. His preference was to award the two bids to Cascade Landscaping and Emery & Sons for a total of approximately $35,000.

> <u>It was moved by Mr. Smith that R3B forward a positive recommendation to the Urban Renewal Agency Board to work with Mr. Wittenberg in a joint venture on</u>

the improvement project, and that the Agency contribution to the project be in an amount not-to-exceed $18,000. The motion was seconded by Mr. Martinez.

Mr. Smith expressed concern that the Urban Renewal Agency Board, when considering the request, would look at the lower estimates of Greer Bros. and Russell's and question why greater detail in their bids was not pursued to get a firmer figure.

Mr. Wittenberg stressed that he had not realized at the time of the first submittal to the Agency Board that additional bids were necessary. He again pointed out the short time since the Agency Board meeting that he had to solicit the additional bids.

Councilor Beach asked if the project specifications had been made clear to Greer Bros. and Russell's. Mr. Wittenberg acknowledged that they had not been given much time to prepare their bids. However, he had given them the same information given to Cascade.

It was pointed out that R3B was not recommending any specific award, merely setting a dollar cap on the Agency's contribution. Councilor Beach felt that the not-to-exceed recommendation would allow room for Mr. Wittenberg to go back and negotiate.

Mr. Wittenberg responded to questions about the project. He anticipated that work on the improvements would start within two to three weeks. He also answered questions about his ideas for improvements at the corner. Mr. Morgan pointed out how coordinating the street lighting project with Mr. Wittenberg's improvements will save the City money.

Chairman Compton called for a vote on the motion on the floor.

The motion carried, all present voting aye.

Mr. Morgan noted that the funding request and R3B recommendation would go to the Agency Board next Monday, July 1.

5. PROJECT UPDATES

Development Activity

Mr. Morgan reported on some of the new commercial development taking place along River Road and Cherry Avenue.

Ms. Blake-Thiess felt that the green color on the new Sharis Restaurant did not respond to the color pallet approved by R3B. Mr. Morgan pointed out that the pallet was accepted, but not adopted. Later in tonight's agenda Mr. Morgan would be presenting refined information on the proposed River Road zoning. The color pallet is included in that work. Mr. Morgan hoped that the zoning would go to the Planning Commission no later than August.

Mr. Morgan reported on the Staats Lake project, and projects along the frontage of the McNary Golf Course. He responded to questions from Mr. Martinez about City-owned property near the corner of Manzanita at the gas station site.

River Road Redevelopment Project

Undergrounding Project

Mr. Morgan reported that all wires have been removed from the poles along Chemawa Road. PGE has indicated that all of the work will be done by August.

Banners

Ms. Abbott reported on ideas and issues discussed by the Banner Committee. Some concern was expressed that unsightly bands to hold the banners would be exposed if banners were not up year-round. Mr. Morgan responded to questions about banner bars and how they are attached to the poles. He noted the intent to order the decorative poles with banner bars already attached.

Ms. Abbott noted that whether or not existing banners and Christmas decorations owned by the Chamber of Commerce will be used is still unclear. Mr. Compton was concerned about combining new banners with old. The issues of putting up and taking down banners, and where they will be stored is also still unsettled. Ms. Abbott noted that the Chamber has offered to store the banners once they relocate to the Old School House.

Ms. Abbott had been under the assumption that only $10,000 was allocated in the budget for banners. Mr. Morgan clarified that $100,000 is allocated for signage and identity. He noted that those funds were intended to pay for the banners and another gateway sign. $50,000 would provide five banners for the year for the entire length of River Road.

(Councilor Beach left the meeting at 7:55 p.m.)

After further discussion, Mr. Compton suggested that the committee bring back a written report with recommendations.

Lighting

Mr. Morgan reported that PGE's price to do the decorative lights and eight more cobra head lights was approximately $126,000. The price seemed high, so staff called each of the vendors and was able to save about $26,000. On Monday Mr. Morgan will do a purchase order which will put the project in at about $95,000, bypassing PGE. Mr. Morgan noted that the same prices will be extended to Mr. Wittenberg. It is anticipated that the lights will be up by Fall.

River & Chemawa corner project

Mr. Morgan reported that the owners of the three corner properties (excluding UNOCAL) have talked and have faxed ideas for corner landscaping back and forth. The project meets the criteria approved by Council for 100% grant funding. Mr. Morgan noted that the landscaping installed at Sharis' corner is temporary, until a coordinated design is agreed upon.

Old Keizer School move

Mr. Morgan noted that the school has been moved to the new City Hall site and is now sitting up high on blocks.

FY 96-97 Urban Renewal Agency Budget

Mr. Morgan reported that the Urban Renewal Budget was passed last Monday night and goes into effect July 1. He distributed copies of the adopted budget. He called particular attention to a $25,000 increase in contractual services. It will allow hiring of a project manager who will be responsible for the Cherry Avenue project. Mr. Morgan went into greater detail about the work that will be done, and responded to questions about federal grants.

Mr. Morgan noted the increase for legal services due to sign code implementation and legal work for right-of-way acquisition. He also explained the adjustments made in the Capital Outlay budget to put more money into the Cherry Avenue Reserve account.

Finally, Mr. Morgan called attention to resolutions adopting a supplemental budget for 95-96, and transferring appropriations for 95-96. He noted that the accelerated undergrounding project had caused an over-expenditure in this year's Capital Outlay making the transfer necessary. The effect was that work and expenditures occurred this year instead of next.

Sign Grant Process - One Last Push!

Mr. Morgan reported that the Council agreed with R3B's recommendation to set a moment in time for closing the sign grant program. They directed staff to accept applications till September 1, and fund the first $15,000. Mr. Morgan will be sending a new letter to everyone not yet in compliance advising that the remainder of the grants will be on a first-come-first-served basis.

With regard to the previously-considered request from Boucher's Jewelers, Mr. Morgan noted that they will be eligible for the lesser amount.

Chemawa Activity Center Plan

Mr. Compton advised that he attended the June 17 City Council continued public hearing for the Chemawa Activity Center Plan. He reported on the issues discussed at the hearing, and noted the opposing views expressed with regard to the amount of land to be designated for commercial use. The property owners would like to have 30 acres designated for retail space, creating greater opportunity for sale of the land. The Planning Commission recommended that only 15 acres be designated commercial. It was their feeling that limiting retail development at Lockhaven and Chemawa would be necessary to preserve the development of River Road and Cherry Avenue. The Chamber of Commerce supported the Planning Commission recommendation.

Mr. Compton reminded the Board of all the work and money directed toward bringing vitality to the core of Keizer with the improvements to River Road and Cherry Avenue. In light of possible impacts on existing businesses and future development in the downtown area, Mr. Compton indicated that he would like the Board to take a position on the Chemawa Activity Center Plan. He would carry the R3B recommendation to the July 15 continued public hearing.

Mr. Compton indicated his personal preference for light industrial, and no retail other than the proposed hotel and supporting services. He also could envision regional or corporate office uses. It was his opinion that retail would not only detract from River Road and Cherry Avenue, but would create part-time, low-paying jobs that would provide no support to the City.

Ms. Abbott stated that as a member of the Planning Commission she had originally opted for 10 acres commercial designation, and then had compromised for 15, a number that all the members "could live with." She indicated that she also had concerns about the impact on River Road. She could see a need for a hotel, and hoped that any development would be directed toward freeway traffic or be light industrial with supporting services. She felt that the existing ball fields could be marketed for tournaments if a hotel were close by.

Mr. Morgan posted three conceptual drawings depicting alternative amounts of commercial acreage. He responded to questions about single-use square footage allowances, and about the Planning Commission's compromise for 15 acres of commercial, which would include the proposed hotel. Mr. Morgan also answered questions about marketing prospects based on the greater amount of commercial as alluded to by the developer-interest, and comments made by them that there would be a higher infrastructure contribution with commercial development.

From a developer's standpoint, Mr. Smith agreed with the developer-interest concept for more open development choices. Noting the Planning Commission and Chamber compromise for 15 acres commercial, he could not see why R3B would want to recommend less than what the Planning Commission recommended after putting in so much work. Ms.

Abbott confirmed that agreement on the compromise had come after long and hard deliberation.

There was further discussion about what would be best for Keizer, and what would be a realistic figure for commercial designation. Mr. Morgan responded to questions about the acreage that would be taken up by the proposed hotel, and the ability to do some type of retail in the IBP zoned land.

Mr. Martinez pointed out that as a member of the Planning Commission he had been critical of the project from the beginning. He was deeply concerned about possible impacts on River Road. He also felt that the City Council should be aggressive in pursuing alternative development ideas.

(Councilor Beach returned at 8:47 p.m.)

As an example of other alternatives the Council might pursue, Mr. Martinez suggested that they reach out to other development interests with the idea of possibly bringing corporate offices to the area. Another example was the possibility of the City doing a joint venture to develop a golf course at the site. Mr. Martinez' was concerned that Council might be rushing to reach a decision in order to appease the property owners, and not exploring all possible opportunities.

A discussion followed regarding Mr. Martinez' comments. It was pointed out that uses for the land had been under discussion for several years. Also that zoning must be in place in order to attract potential developers. When asked by Mr. Compton if he had anything to add, Mr. Morgan said only that he saw this as the single most important decision to be made by the Council since incorporation. Mr. Morgan also responded to questions about traffic issues and the proposed requirement for a developer-generated master plan which would include provisions to meet traffic performance standards.

Mr. Compton requested that by formal motion, the Board take a stand as to how the City Council should proceed on the activity center. He indicated that by written report he would carry the Board's position to the Council on July 15. Mr. Compton also named developers and River Road property owners he planned to contact regarding their perception of the possible impact on River Road by commercial development at the activity center.

> It was moved by Mr. Smith that the River Road Redevelopment Board support the position taken by the Chamber of Commerce and by the Planning Commission to limit the retail acreage to 15 acres in the Chemawa Activity Center, and that the 15 acres include the land allocated for the hotel. The motion was seconded by Mr. Curry.

Councilor Beach agreed with Mr. Morgan's assessment of the importance of Council's decision. He noted that Council had heard considerable testimony from both sides of the issue, and had considered the results of the traffic analysis and other impact studies. He felt that Council now wished to pause, consider all aspects, and with reasoning talk the issues through. He felt that Council had to be sensitive to the concerns of both sides in order to ensure successful urban renewal at River Road and successful development at the Chemawa Activity Center.

A lengthy discussion followed regarding the impact of the activity center on urban renewal efforts on River Road and Cherry Avenue. Ms. Abbott again recalled that many hours were spent by the Planning Commission weighing all the issues before coming up with its zoning recommendation. Mr. Smith reiterated his support for the Planning Commission's compromise recommendation for 15 acres commercial. Mr. Morgan responded to questions about infrastructure financing. He perceived that a variety of financing tools would be used. He will be recommending to Council to disregard the financing issue until after a land use plan is adopted.

Chairman Compton called for a vote on the motion on the floor.

<u>The motion carried, all present voting aye.</u>

Mr. Wittenberg had high regard for Mr. Stubbs as a sales person "fighting" for the Chemawa property owners. He indicated that he would like to see R3B "fight" for River Road and Keizer. He felt that what was being proposed represented a fair arrangement.

6.2 River Road Zone

Mr. Morgan distributed copies of the draft Commercial Mixed Use Zone. The current draft was incomplete, however Mr. Morgan anticipated having a complete draft by the next meeting.

Mr. Morgan noted that the CM zone is intended to replace the existing Commercial Retail, Commercial Office and Residential Multi-family zones, and will be placed all along River Road and parts of Cherry Avenue. He briefly reviewed the draft, and pointed out some sections that will be changed in the final draft. He also called attention to sections requiring further discussion. He noted that the proposed design standards reflect points considered by R3B.

Mr. Morgan called particular attention to proposed revisions that would prohibit automotive-related uses. He noted that the emergency ordinance adopted by Council prohibiting such uses near River Road and Chemawa Road sunsets in two months. Council would like R3B to consider whether the prohibition should be permanent.

Mr. Morgan responded to questions from Ms. Blake-Thiess about vision clearance provisions in the code. He also answered questions about access management provisions.

Mr. Morgan confirmed for Councilor Beach that a similar document would be done for the IBP zone for the Chemawa Activity Center.

7. ANNOUNCEMENTS AND AGENDA INPUT

7.1 Regular Meeting - July 24, 1996

Mr. Morgan distributed copies of the draft Cherry Avenue Design Plan prepared by John Spencer. Mr. Spencer will be leading the discussion of the draft plan at the July 24 meeting. Mr. Morgan will be out of town. Copies of the draft will be mailed to Board members not present tonight.

Mr. Morgan noted that 35-40 people attended the Cherry Avenue Design Plan public workshop. Two major issues to be resolved are how to handle parking impacts, and what to do with Cade Drive. Mr. Spencer will be asking for a specific decision on the draft at the July R3B meeting. He will then finalize the draft for consideration by R3B at a public workshop. It will then go to the Planning Commission for a formal public hearing. It is anticipated that the Plan will go to the City Council by Fall.

8. ADJOURN

The meeting was adjourned by Chairman Compton at 9:40 p.m.