Minutes
City of Keizer
River Road Redevelopment Board
Keizer City Hall Library
June 22, 1994 7:00 pm

CALL TO ORDER

Chair Hardison calls the meeting to order at 7:08 pm.

ROLL CALL

The following members are present: Tim Smith, Donald Porter, Chair Hardison, Joe Van Meter, Art Gottfried and Shannon Blake-Thiess. Also in attendance are John Morgan, Staff Liaison, Jim Keller, Council Liaison and John Spencer and Charles Kupper, Keizer attorneys.

Stan Compton will be taking the place of Judy Peterson. Mr. Compton reviews his personal history for the Board.

APPROVAL OF MINUTES

The minutes from May are not available for approval at this time.

ANNOUNCEMENTS

Paul Wittenburg and his purchase of the Hydrotube property was discussed. Mr. Wittenburg wants a zone change on this land soon so he can close the deal by August 19. The property has been planned for minimally assisted living/retirement center. Another use for this property that is being pursued is a motel.

Contracts were signed today to pave the streets near Stats Lake. Detention basins were discussed. Keizer is involved with the acquisition of land around Baker Square for coordinated access of the businesses.

The River Road cable undergrounding project is proceeding well. There have been minimal complaints from residents and businesses. Keizer has initiated conversations with PGE for similar projects along River Road. Signalization has been fouled up due to the detector loops being cut. Mr. Van Meter asks if the Board should alert the media that the loops have been cut to prevent bad publicity over this project.

The Board's budget is under review. Mr. Porter states that the proposed budget may not be reasonable due to having new Board members without having the privilege of information from Staff. Council has the final say on the budget as well as the majority of information concerning the budget. It seems as if there was a breakdown in communication from Council to Board. Mr. Porter would like to have better communication between Staff, Council and Board in the future.

Mr. Morgan discusses access management. The drive between Minit-Lube and Columbia Center is of current interest in this area. There is a problem with access to the buildings resulting from the shared drive. Mr. Morgan reviews the Access Management Ordinance submitted by the Planning Commission. This ordinance covers the application and processing of access schemes.

Skip Wendelowski has resigned. The result will be a temporary halt of some Keizer projects. There are plans to reassign the projects soon.

DISCUSSION

Cherry Avenue Design Plan

John Spencer and Charlie Kupper present the Cherry Avenue document to the Board for submission to the Renewal Agency. Mr. Kupper begins with the changes in policy. R3B has given Mr. Kupper some ideas on what they want to do in the area of driveway replacement. Chair Hardison asks if the *driveway replacement program* was the correct term. Mr. Morgan replies that the intent was to have Keizer fix what is in the right-of-way so the correct terminology may be more like *access improvement*. Mr. Smith and Mr. Morgan discuss the driveway issue and where Keizer's liability lies. Mr. Porter expresses his concern over the cost to Keizer in determining where to improve access before this is done on a voluntary basis.

Mr. Kupper discusses the specifics of the Ordinance such as property type, ownership, etc. Mr. Compton asks about the instance where the tenant of a business is more involved in access than an absentee owner. Mr. Smith clarifies that there should be no harmful effects within the Ordinance in that a driveway closure would be strictly on a voluntary basis. Mr. Morgan states that a particular 7-11 tenant wants landscaping; Mr. Smith states that the owner should still be required to give permission. Mr. Kupper continues with his review of the Plan. The monetary issues involved in granting or loaning the money were reviewed. Mr. Van Meter comments that the incentives are good but the general populace may not be interested in something this complicated. In addition, who will be handling the money? Mr. Kupper and Mr. Morgan state that this can be contracted to a third party, such as a local bank. Mr. Keller states that Council has been concerned over the City getting into the loan business.

Mr. Smith states that driveway closures can be well defined, but improvement in visual aspects are up to personal discretion. Mr. Kupper suggests having ideas go through a design review process. Ms. Blake-Thiess states that the $3,000 minimum on a grant project is a good idea for visible impact.

Mr. Smith states that south river road needs the most improvement. The south end begins, by consensus of the Board, where Cherry Ave. meets River Road.

Ms. Blake-Thiess comments that small businesses owners should be targeted and given priority. Mr. Porter agrees, being a small-business owner.

Kupper will bring back the document to the next meeting with changes. Discussion will resume next meeting on page three of the document.

Mr. Kupper suggests setting priorities for the City in terms of where they would like to see improvement. Mr. Keller suggests setting a goal or theme to the design improvement. New facades and homogenous design were discussed by the Board. Mr. Spencer states that creating consistency in design is the last thing to worry about right now. Quality materials and architecture should be focused on; consistency should occur in the right-of-way.

Mr. Spencer reviews the Plan for Existing Land Use along Cherry Ave. If the center lane is held constant, there will be right-of-way and acquisition impacts. The design will be fine-tuned to fit the corridor as there are a few inconsistencies. The Capitol Improvement Plan and land uses will be considered. The Elks, Lions and Eagles lodges are significant institutional uses of land along Cherry Ave. The character of Cherry Ave. may be changed with the installation of new buildings. This section of Cherry will maximize the visibility of improvement.

Mr. Spencer discusses the design potential of the thoroughfare. There may be some desire to have the shopping center as the area's focus to entice people to build and live in the area. Mr. Morgan states that a grocery store on the south end would be key to getting housing in this area. Mr. Spencer discusses the remainder of the corridor. As the Avenue moves south, the corridor becomes more auto-oriented. In this area, the character of the land use is different. The Board needs to decide if this character should be reinforced or changed. Mr. Morgan comments that a training center, which is a possibility, may bring in business such as lunch counters.

There exists a unique diversity along Cherry Ave. in terms of the combination of multi-family residential and commercial zones. The residential development potential is vast. There seems to be a shortage of residential and bike access. Improvement in this area will be useful when new residences are developed. Mr. Gottfried asks if a bus stop would help. Mr. Morgan states that the transit district has been helpful in this area and is working on improvement. Chair Hardison states that due to housing on the east and commercial businesses on the west, Keizer needs to provide safe facilities for pedestrians.

By August, hopefully the Board will have information that they need to finalize the Design Plan.

ADJOURNMENT

Chair Hardison declares the meeting adjourned at 9:32 pm.