



# URBAN RENEWAL AGENCY URBAN DEVELOPMENT DEPARTMENT

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178

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## WEST SALEM REDEVELOPMENT ADVISORY BOARD

### Board Members

- Nicholas Bondaug-Winn - Chair
- Jeff Miller – Vice Chair
- Annette Day
- Kathy Goss
- Dwayne Hilty
- Tim Klarr
- Robert Kraft
- Mark May
- Lyle Mordhorst
- Mike Pennington
- Paul Sturzinger

### City Staff

- Tory Banford, Project Manager
- Annie Gorski, Economic Dev. Manager
- Therese Van Vleet, Staff Assistant

Next Meeting: April 4, 2018

## MEETING AGENDA

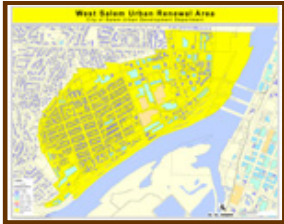
Wednesday March 7, 2018  
West Salem Public Library,  
395 Glen Creek Rd NW

1. Call to Order
2. Approval of Agenda
  - a. March 7, 2018
3. Approval of Minutes
  - a. February 7, 2018
4. Report on Committees
  - a. None
5. Public Comment  
Appearance of persons wishing to address the advisory board on any matter other than those which appear on this agenda.
6. Discussion/Information Items
  - a. FY 18-19 budget discussion (RF/TB – 15 min)
  - b. Presentation on the context for the transportation recommendations in the Business District Action Plan (SM – 15 min)
  - c. Revisit the 2<sup>nd</sup> St Craft Industrial Corridor zoning code (BC/TB – 15 min)
7. Action Items
  - a. FY 18-19 budget
  - b. 2<sup>nd</sup> St Craft Industrial Corridor zone
8. Old and/or new business
9. Adjourn

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, and source of income, as provided by Salem Revised Code 97. The City also fully complies with Title VI of the Civil Rights Act of 1964, and Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

Es la política de la Ciudad de Salem asegurar que ninguna persona será discriminada por motivos de raza, religión, color, sexo, estado civil, situación familiar, origen nacional, edad, discapacidad mental o física, orientación sexual, identidad de género, ni fuente de ingresos, de acuerdo con el Salem Revised Code Chapter 97. La Ciudad de Salem también cumple plenamente con el Title VI of the Civil Rights Act of 1964, y los estatutos y reglamentos relacionados, en todos los programas y actividades

***Remember to declare potential or actual conflicts of interest prior to each item on the agenda.***



**ACTION AGENDA/MINUTES  
WEST SALEM REDEVELOPMENT  
ADVISORY BOARD**

Wednesday February 07, 2018 – 7:30 a.m.  
West Salem Public Library  
395 Glen Creek Road NW



Action Agenda/Minutes complements the meeting audio recording attached to the online Minutes.

1. **CALL TO ORDER AND ROLL CALL** 00:00:00  
**CALL TO ORDER:** 7:30 a.m. (Hr. Min. Sec)  
**ROLL CALL:** Nicholas Bondaug-Winn-Chair, Kathy Goss, Dwayne Hilty (left 9:07), Robert Kraft, Tim Klarr (left 9:02) Mark May (arrived 7:31), Jeff Miller-VC, Mike Pennington  
**MEMBERS ABSENT:** Annette Day, Lyle Mordhorst, and Paul Sturzinger  
**STAFF:** Tory Banford, Annie Gorski, Kristin Retherford, Therese Van Vleet-UD; Bryan Colbourne-CD  
**GUESTS:** Paul Gehlar, Councilor Jim Lewis, John Hannam
  
2. **APPROVAL OF AGENDA** 00:01:00  
**Motion:** Move to approve the agenda for February 07, 2018, as presented.  
**Motion by:** Board Member Hilty  
**Seconded by:** Board Member Kraft  
**Action:** Agenda for February 07, 2018, approved as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
  
3. **APPROVAL OF MINUTES** 00:01:15  
**Motion:** Move to approve the minutes for January 03, 2018, as presented.  
**Motion by:** Board Member Kraft  
**Seconded by:** Board Member Miller  
**Action:** Approved the January 03, 2018, minutes as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
  
4. **REPORT ON COMMITTEES** 00:01:35  
None
  
5. **APPEARANCE OF INTERESTED CITIZENS–PUBLIC COMMENT** 00:01:35  
None
  
6. **DISCUSSION/INFORMATION ITEMS** 00:02:00  
**Update on the West Salem Business District Zoning Code Clean-up Project**  
**Presentation by:** Bryan Colbourne  
**Comments and questions:** Banford, Colbourne, Gorski, Kraft, Klarr, Hilty, Pennington, Bondaug-Winn, Miller, May, Goss  
  
**Motion for Consensus:** Recommendation to advance the West Salem Central Business District Zone and the Edgewater/2<sup>nd</sup> Street Mixed-Use Corridor Zone to the City Council for zoning code adoption; and revisit the 2<sup>nd</sup> Street Craft Industrial Corridor Zone during the meeting on March 7, 2018.  
**Motion by:** Board Chair Bondaug-Winn  
**Consensus:** Recommend to advance the West Salem Central Business District Zone and the Edgewater/2<sup>nd</sup> Street Mixed-Use Corridor Zone to the City Council for zoning code adoption; and revisit the 2<sup>nd</sup> Street Craft Industrial Corridor Zone during the meeting on March 7, 2018.  
**Vote:** Aye: Board members Bondaug-Winn, Goss, Hilty, Kraft, Klarr, May

**Oppose:** Board members Miller, Pennington  
**Motion:** Move to extend the meeting 15 minutes  
**Motion by:** Board Member May  
**Seconded by:** Board Member Goss  
**Action:** Approved the meeting extension.  
**Vote:** Aye: Majority                   **MOTION CARRIES**  
**Opposed:** Member Klarr

01:29:00

**Update on Property Owner Meetings Related to the West Salem Business District Feasibility Study and FY 18-19 Budget Discussion**  
**Presentation by:** Tory Banford  
**Comments and questions:** Banford, Miller, Colbourne, Bondaug-Winn

01:30:00

7. **ACTION ITEMS**  
None

00:00:00

8. **OLD/NEW BUSINESS**  
None

00:00:00

9. **ADJOURNMENT:** 09:09 a.m.

**NEXT MEETING:** March 7, 2018

01:39:06

**Transcribed by:** Therese Van Vleet | **Reviewed by:** Anita Sandoval | **Edited by:** Tory Banford



**TAX ALLOCATION IMPROVEMENT  
WEST SALEM URA  
FY 2018-19  
(265-68-90-50-00)**

**DRAFT**

#	Project	Project No.	Description	Estimated Cost	Neighborhood Association	Ward
1.	Project Coordination/Support	685000	West Salem program includes support to the West Salem Redevelopment Advisory Board and applicable subcommittees; increased efforts to seek grants and leveraging funds available to support projects in the WS URA	\$ 97,290	West Salem	1
2.	Indirect Cost Allocation plan	685000	Provides funds to reimburse the City General Fund for the cost of providing City services to the West Salem urban renewal area.	\$ 10,940	West Salem	1
3.	Grant Program	685008	Grant program for improvements to qualifying commercial and industrial properties within the West Salem Urban Renewal Area (new allocation)	\$ 700,000	West Salem	1
4.	Wallace Road/2nd Street Design	-	Initiate design of 2nd Street NW improvements and the crossing with Wallace Road NW following Agency direction regarding whether the concept is an over or under crossing.	\$ 1,500,000	West Salem	1
5.	Acquisition and Redevelopment Opportunity Fund	-	Funds set aside for opportunity purchases or redevelopment projects as they arise over the course of the FY.	\$ 100,000	West Salem	1
6.	Committed to Future Projects	-	Funds held in reserve for future projects specified in approved urban renewal plan for the West Salem Urban Renewal Area and that align with the West Salem Business District Study.	\$ 1,644,260	West Salem	1

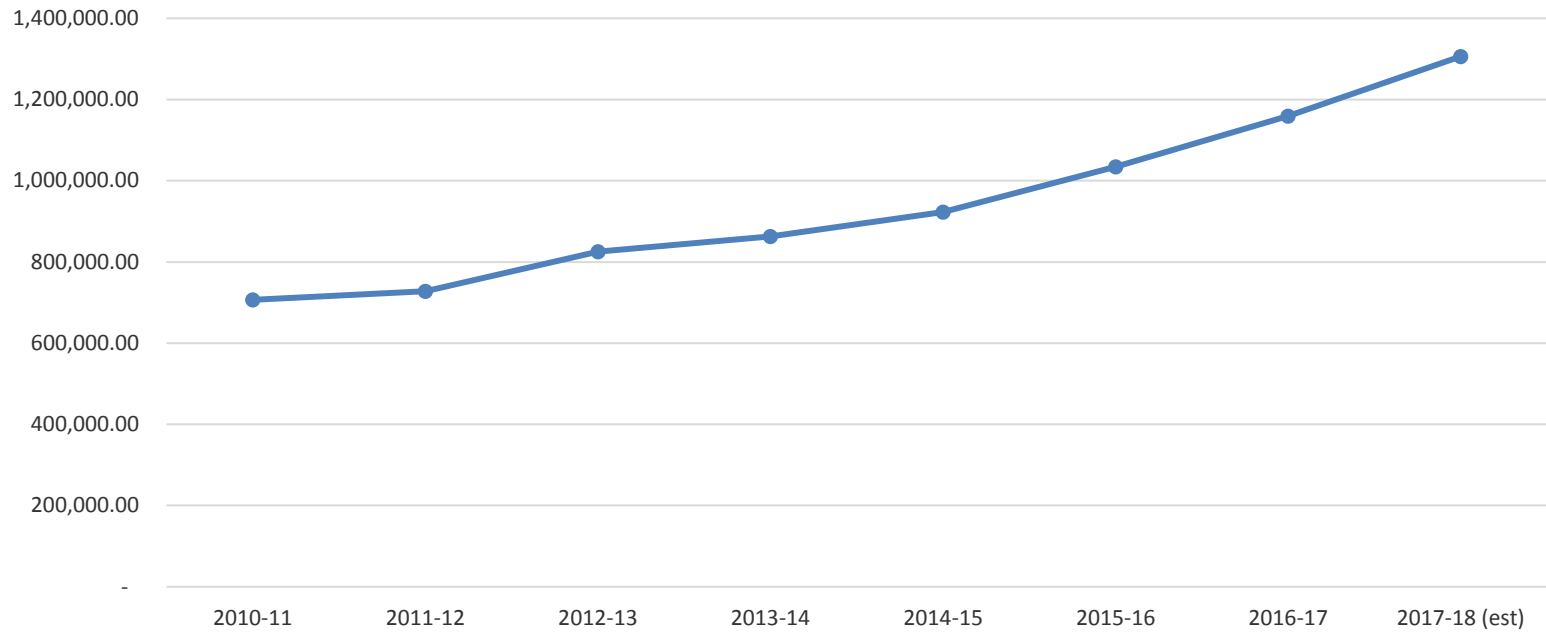
TOTAL PROJECTS

\$ 4,052,490

SOURCES OF FUNDS

Beginning fund balance	\$ 537,490
Short term bond proceeds	\$ 3,500,000
Interest	\$ 15,000
TOTAL	<u><u>\$ 4,052,490</u></u>
Less total projects	<u><u>\$ (4,052,490)</u></u>
Unappropriated balance	<u><u>\$ -</u></u>

### Total West Salem Tax Increment



# 2015 Business District Action Plan (Action Plan)

## **Transportation alternatives evaluated for the 2014-2015 Action Plan.**

During the January 2018 meeting, WSRAB requested to revisit the background into the final transportation recommendations in the Action Plan. Scott Mansur of DKS Associates has been instrumental in the Action Plan and the 2016 Engineering Feasibility Study. He will discuss the analysis in the following slides.

# Action Plan Recommendations (Context)

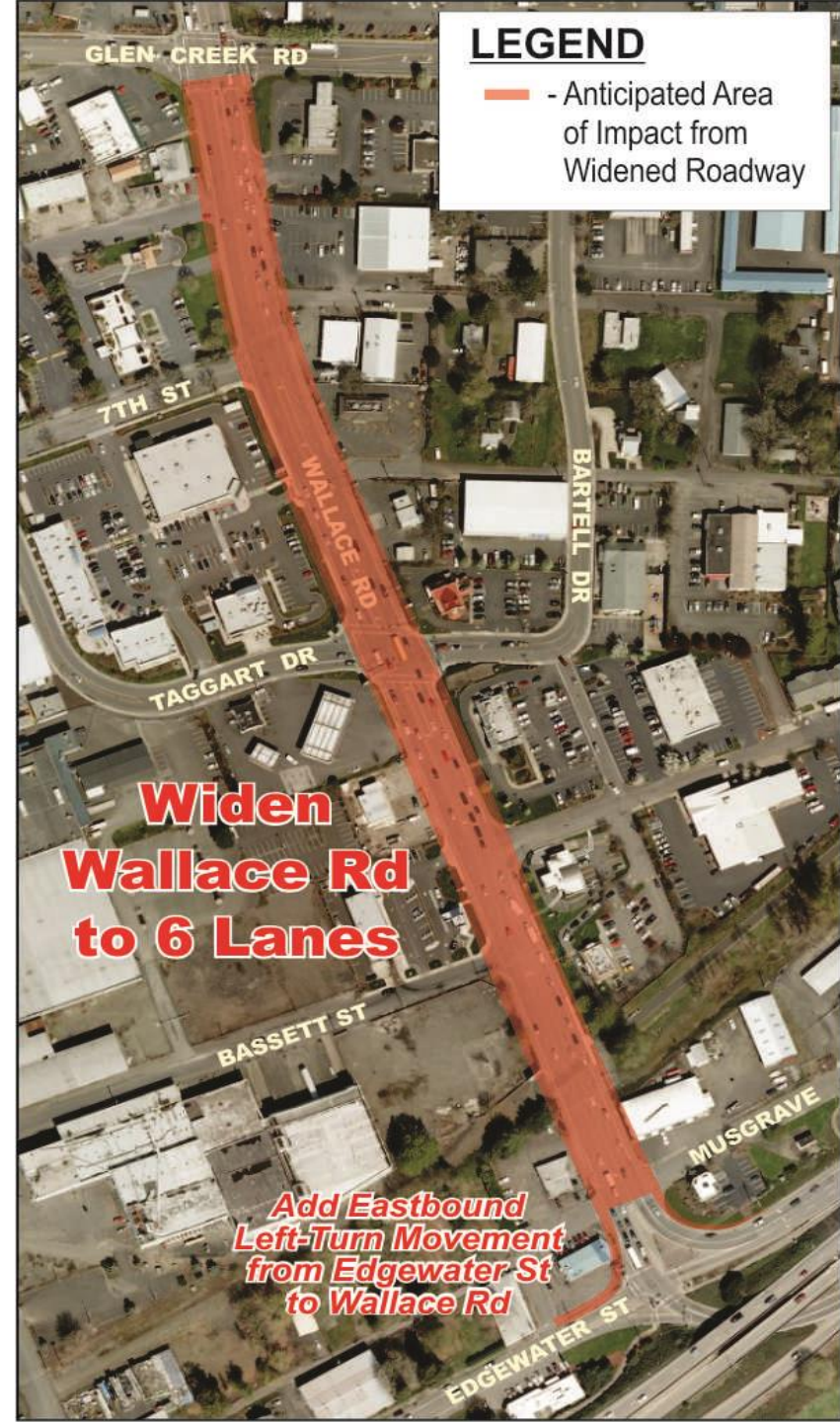
## Transportation Alternatives

### **Six Transportation Alternatives considered to mitigate impacts:**

- Widen Wallace Road to 6 lanes from Edgewater to Glen Creek
- Widen Taggart Drive/Wallace Road intersection
- Patterson Street or Murlark Avenue Extensions
- 2<sup>nd</sup> Street Connection (Grade Separated)
- Edgewater Street to Musgrave/Marine Drive Connection (Grade Separated)
- Patterson Street or Murlark Avenue Extensions & 2<sup>nd</sup> Street Connection (Grade-Separated)



# Alternative 1: 6-Lane Wallace

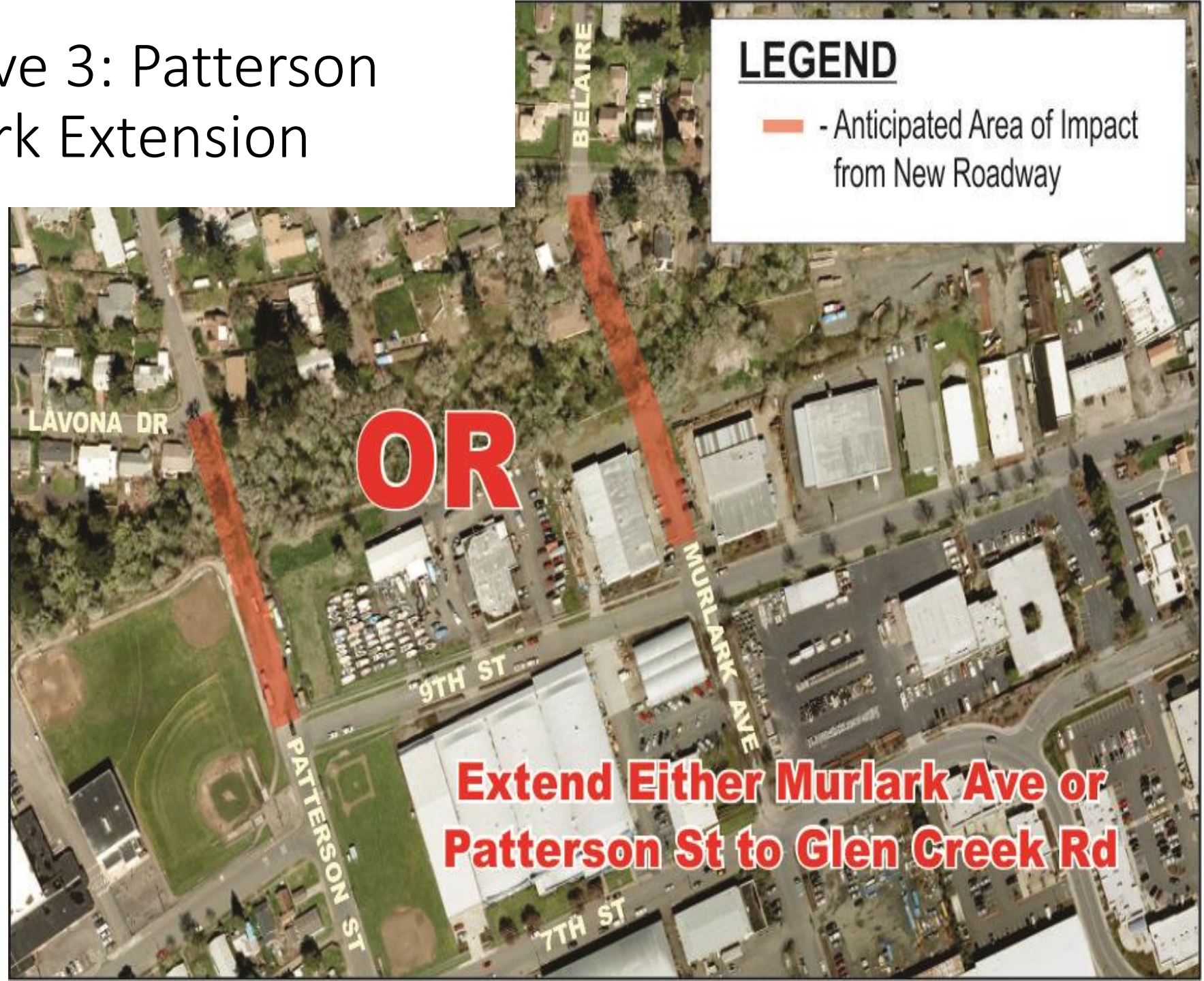


## Alternative 2: Widen Taggart





# Alternative 3: Patterson or Murlark Extension








# Alternative 4: Grade-Separated Crossing of Wallace





# Alternative 5: Edgewater Extension

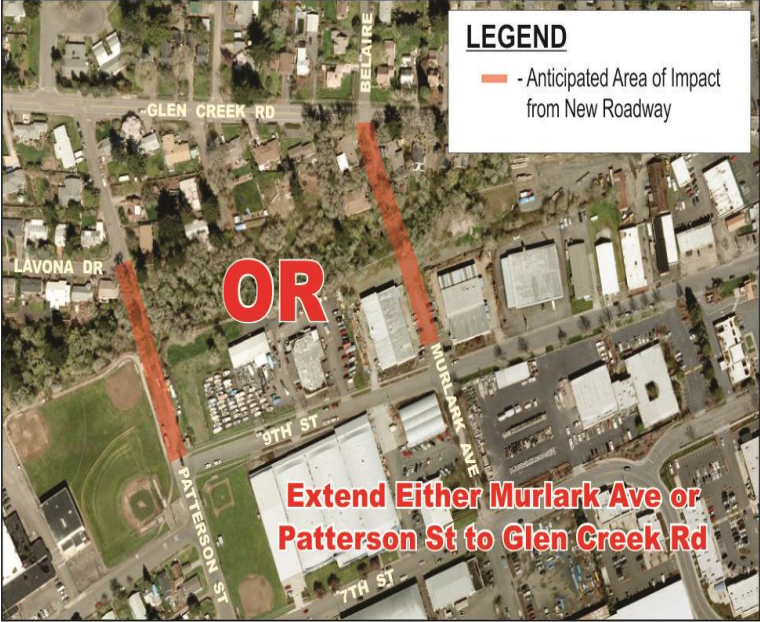
## LEGEND

-  - Anticipated Area of Impact from New Roadway
-  - Use Existing Bridges
-  - New Undercrossing
-  - Modified Undercrossing





# Alternative 6: Patterson or Murlark Extension & Grade-Separated Crossing of Wallace



&



# Comparison Results

**Key: Comparison with West Salem Business Plan (WSBP) Conditions**

improves WSBP conditions
same as WSBP conditions
worse than WSBP conditions

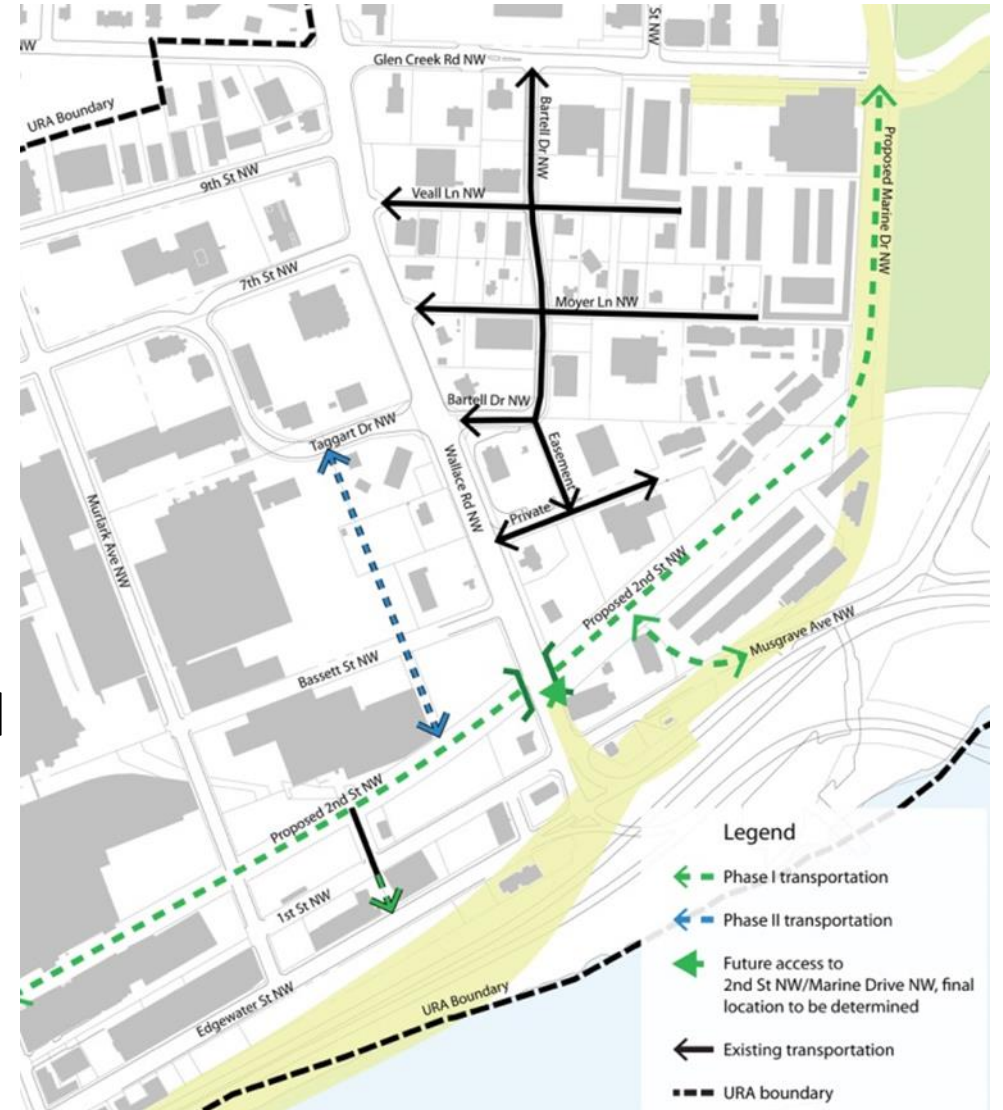
Alternate 4 provides the greatest transportation benefit to the study area intersections

Intersection	Alternative 1 6 Lane Wallace	Alternative 2 Widen Taggart	Alternative 3 Patterson or Murlark Extension	Alternative 4 Grade- Separated Crossing of Wallace	Alternative 5 Edgewater Extension	Alternative 6 Grade-Separated Crossing of Wallace and Patterson Ext.
Wallace Rd / Edgewater St	Worse than WSBP conditions	Same as WSBP conditions	Same as WSBP conditions	Same as WSBP conditions	Same as WSBP conditions	Same as WSBP conditions
Wallace Rd / Taggart Dr	Improves WSBP conditions	Improves WSBP conditions	Same as WSBP conditions	Improves WSBP conditions	Same as WSBP conditions	Improves WSBP conditions
Wallace Rd / Glen Creek Rd	Worse than WSBP conditions	Same as WSBP conditions	Improves WSBP conditions	Improves WSBP conditions	Same as WSBP conditions	Improves WSBP conditions
Wallace Rd / Orchard Heights Rd	Worse than WSBP conditions	Worse than WSBP conditions	Same as WSBP conditions	Improves WSBP conditions	Worse than WSBP conditions	Improves WSBP conditions

2035 No-Build and Land Use Alternative 3 Intersection Operations

# Action Plan Transportation Recommendations

- 2<sup>nd</sup> Street extension and under-crossing
- Local street connections
  - Musgrave Ln
- Spot intersection improvements
  - Edgewater/Wallace right turn lane
  - Edgewater/Patterson traffic signal
  - Edgewater/Rosemont right turn lane
- Additional local connections to existing street grid
  - Veal Ln
  - Moyer Ln
  - Others





**TO:** West Salem Redevelopment Advisory Board (WSRAB)

**FROM:** Tory Banford  
Urban Development Department

**DATE:** February 28, 2018

**SUBJECT:** **WSRAB and Property/Business Owner Feedback: Over-crossing of Wallace Rd NW at 2<sup>nd</sup> St NW**

During the January 2018 WSRAB meeting, board members received preliminary findings from staff regarding the feasibility and cost of an over-crossing structure. Board members engaged in an initial brainstorming session about the benefits and challenges of an over-crossing, compared with an under-crossing. These comments are listed below.

**WSRAB Comments:**

- Concern with bicycle and pedestrian access; access expected to be adjacent to vehicle travel lanes and not grade separated (as with under-crossing).
- Perceived lack of openness; discourages community cohesion; walls/ramps may create dark, underutilized space.
- Huge wall that is unwelcoming as an entrance/exit; could be an open canvas for graffiti
- Concern about access to the Goodwill Industries' site; delivery access and driveway likely impacted by an over-crossing.
- Structure is less expensive than the under-crossing option.
- No pumps or other flood management systems likely needed in large storm events

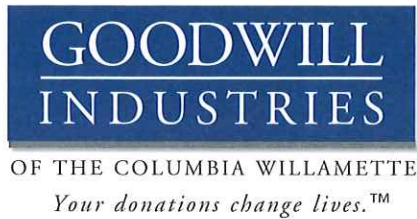
Multiple meetings were conducted in January and February with owners and businesses whose properties would abut the future over-crossing structure. Businesses provided the following comments.

**Property/Business Owner Comments:**

- Inconsistent with the recommendations of the Business District Action Plan.
- Physical and visual barrier to West Salem.
- Prevents access to the areas intended for redevelopment.
- Revisit the possibility of an at-grade signalized intersection.
- Significantly disrupts business operations for Goodwill.
- Devalues property.

Attachments:

1. Goodwill Letter



February 9, 2018

Kristin Retherford  
Urban Development Director

[kretherford@cityofsalem.net](mailto:kretherford@cityofsalem.net)

Tory Banford  
Urban Development Department

[tbanford@cityofsalem.net](mailto:tbanford@cityofsalem.net)

RE: 2nd Street NW and Wallace Rd. NW proposed crossing

Dear Kristin and Tory:

Thank you for the opportunity to meet and discuss the impact the proposed Wallace street crossing would have on Goodwill Industries of the Columbia Willamette's (GICW) West Salem Retail store and its tenants.

You invited written follow up outlining our specific concerns. It is important to recognize that GICW welcomes future improvements to the public infrastructure in the West Salem area which will further alleviate the blighted conditions that we understand to be the basis for the urban renewal program. Further, we believe our development has gone a long way to improve the area and attract new business, as well as contribute to the tax increment funding which will facilitate such infrastructure improvements.

We understand that Urban Development Department is considering a study, at significant expense, to review two proposals, an underpass and an overpass, connecting the east and west sides of Wallace Road at 2nd Street. We also understand that this particular proposed project is many years out and without a reasonable expectation of funding at this time. Therefore, we are concerned about committing to the expense of a study and/or engineering and design until such time as the project becomes more of a reality.

In any event, at our meeting we discussed the two proposals to connect the east and west sides of Wallace Road at 2nd Street NW. GICW's site between 2nd and Edgewater Road includes a retail store with loading docks that can only be accessed from 2nd Street, as well as tenants along Wallace Road. Further, it is important to underscore the fact that our tenants, at the east end of our development utilize the ingress and egress on 2nd closest to Wallace.

As presented, an overpass development across Wallace Road, and the grade changes resulting from the construction along 2nd, would completely eliminate our two ingress/egress points on 2nd. This would prohibit our trucks, which service our store on a daily basis, from access, thus effectively causing operational impossibility. We do and must continue to oppose this proposal in the strongest terms since, as is apparent, this loss of easement access would significantly compromise our continued activities at this location.

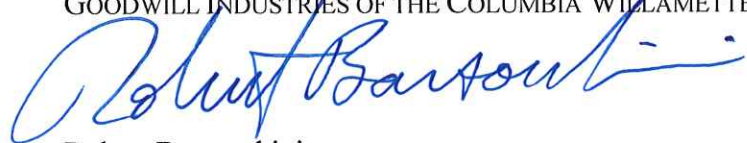
The second proposal, an underpass, while still having a potentially limiting effect on ingress/egress, particularly as it would affect our tenants, could prove acceptable as an alternative provided we retain a long-term commitment to unrestricted access on 2nd at our west ingress/egress point. This must include the continued and committed ability of traffic heading west on 2nd from Wallace to make a left turn into the GICW site, as well as a left turn outbound. We cannot overstate the importance of truck access from 2nd Street to our loading docks. The entire facility was designed with this access in mind, and our legal commitments to our tenants include such minimum access over time.

In conclusion, the **overpass** proposal is completely unworkable and operationally prevents our business from functioning. The underpass, while still creating some inconvenience, would be an acceptable alternative, particularly with the general urban improvement it presumably would engender, subject to the provision of continued full access at the western curb cut as described above.

GICW supports continued urban development in the West Salem district. However, as stated here, the potential impact of the proposed development project must be factored into the development plans.

We are available to discuss this further and provide additional information as you may request.

Very truly yours,  
GOODWILL INDUSTRIES OF THE COLUMBIA WILLAMETTE



Robert Barsocchini  
General Counsel

cc: Steve Pfeiffer, Esq.  
Cathy Hannam  
Todd Silbernagel  
John Hannam