



# 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: May 2, 2018

## MEETING AGENDA

Wednesday April 4, 2018  
West Salem Public Library,  
395 Glen Creek Rd NW

1. Call to Order
2. Approval of Agenda
  - a. April 4, 2018
3. Approval of Minutes
  - a. March 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. Status of the West Salem Business District Zone Code Clean-up Project (TB – 5 min)
7. Action Items
  - a. Increase the West Salem Redevelopment Grant Program by \$500,000 (TB – 10 min)
  - b. Above grade or below grade separated crossing of Wallace Rd NW at 2<sup>nd</sup> St NW (additional context discussion TB/all)
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 March 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, Annette Day, Kathy Goss, Dwayne Hilty, Tim Klarr, Robert Kraft, Mark May (8:01), Jeff Miller-VC, Lyle Mordhorst, Mike Pennington  
**MEMBERS ABSENT:** Paul Sturzinger  
**STAFF:** Tory Banford, Annie Gorski, Renee Frasier, Chris Drobnicki, Therese Van Vleet-UD; Brian Colburn-CD, Julie Warncke-PW, Scott Mansur-DKS  
**GUESTS:** Dan Clem, Paul Gehlar, Herb Shaw, John Hannam, Jared Rogers, Nate (?)
  
2. **APPROVAL OF AGENDA** 00:00:35  
**Motion:** Move to approve the agenda for March 07, 2018, as presented.  
**Motion by:** Board Member Mordhorst  
**Seconded by:** Board Member Hilty  
**Action:** Agenda for March 07, 2018, approved as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
  
3. **APPROVAL OF MINUTES** 00:00:50  
**Motion:** Move to approve the minutes for February 07, 2018, as presented.  
**Motion by:** Board Member Miller  
**Seconded by:** Board Member Kraft  
**Action:** Approved the February 07, 2018, minutes as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
  
4. **REPORT ON COMMITTEES** 00:01:10  
None
  
5. **APPEARANCE OF INTERESTED CITIZENS–PUBLIC COMMENT** 00:01:10  
None
  
6. **DISCUSSION/INFORMATION ITEMS** 00:01:20
  - a. **FY 18-19 Budget Discussion**  
**Presentation by:** Renee Frasier  
**Comments and questions:** Banford, Bondaug-Winn, Miller, Frazier, Hilty, Gorski  
  
**Motion:** Move to accept the budget as presented. 00:12:05  
**Motion by:** Board Member Mordhorst  
**Seconded by:** Board Member Hilty  
**Action:** Approve budget as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
  
  - b. **Presentation on the context for the transportation recommendations in the Business District Action Plan** 00:12:35  
**Presentation by:** Scott Mansur  
**Comments and questions:** Banford, M, Bondaug-Winn, Mordhorst, Klarr, Warncke, Gorski, Hilty, Clem, Day, Shaw

**c. Revisit the 2<sup>nd</sup> Street Craft Industrial Corridor Zoning Code**

00:47:00

**Presentations by:** Brian Colburn / Tory Banford

**Comments and questions:** Banford, Colburn, Bondaug-Winn, Klarr, Miller, Goss, May, Pennington, Hilty, Gorski, Mordhorst

**Motion:** Move to approve the 2<sup>nd</sup> Street Craft Industrial Corridor Zone Code as presented.

01:19:05

**Motion by:** Board Member Mordhorst

**Seconded by:** Board Member Kraft

**Action:** Approve the 2<sup>nd</sup> Street Craft Industrial Corridor Zone Code as presented.

**Vote: Aye:** Unanimous **MOTION CARRIES**

**Abstain:** Members May (representative for RainSweet, Inc.), Pennington (representative for Truitt Bros, Inc.), and Goss (Goodwill Industries International, Inc. board of directors)

**Conflicts: Potential:** Members May and Pennington

**7. ACTION ITEMS**

**FY 18-19 Budget** (See 6a above)

**2<sup>nd</sup> Street Craft Industrial Corridor Zone** (See 6c above)

**8. OLD/NEW BUSINESS**

01:25:10

**Under/Over Crossing** (on future agendas until a decision is made)

**Comments:** Bondaug-Winn, May, Hilty, Banford, Goss, Klarr, Gorski, May, Mordhorst, Kraft

**Motion:** Move to extend the meeting 15 minutes.

01:30:00

**Motion by:** Board Member May

**Seconded by:** Board Member Kraft

**Action:** Approve meeting time extension.

**Vote: Aye:** Unanimous **MOTION CARRIES**

**9. ADJOURNMENT: 09:03 a.m.**

**NEXT MEETING: April 4, 2018**

01:33:00

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

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

**FROM:** Tory Banford  
Urban Development Department

**DATE:** March 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 be affected by the future over-crossing structure. Businesses provided the following comments.

**Property/Business Owner Comments:**

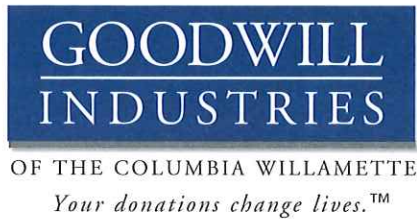
- Inconsistent with the recommendations of the Business District Action Plan.
- Physical and visual barrier to West Salem.
- Prevents access to the areas intended for redevelopment.
- Revisit the possibility of an at-grade signalized intersection.
- Significantly disrupts business operations for Goodwill.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

**Additional Considerations:**

- Acquisition costs of properties visually or physically obstructed by the structure in the range of \$2.5 million to \$7 million (Polk County Assessor reports).

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.

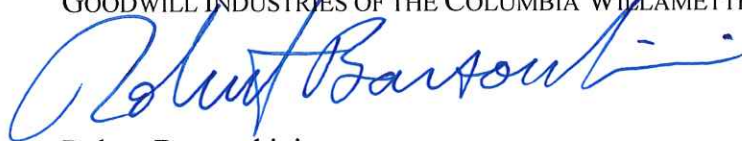
The second proposal, an underpass, while still having a potentially limiting effect on ingress/egress, particularly as it would affect our tenants, could prove acceptable as an alternative provided we retain a long-term commitment to unrestricted access on 2nd at our west ingress/egress point. This must 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