

MINUTES
Downtown Advisory Board
Thursday, May 24, 2018–12:00 P.M.
Urban Development Conference Room
350 Commercial St NE

This Action Agenda/Minutes complements the **MP3** and WMA recording of the meeting, which may be reviewed at <http://www.cityofsalem.net/Pages/downtown-advisory-board.aspx>

1. CALL TO ORDER

Call to Order and Roll Call: 12:05 PM

Roll Call: Hillary Banks;; Chip Conrad; Jesse Hayes; Vincenzo Meduri, Laurie Miller; Jill Munger; Maria Palacio; Aaron Terpening; Dana Vugteveen;

Excused: Brad Compton; Ronald Welter

Staff: Allen Dannen; Anita Sandoval; Sheri Wahrgren; Rebecca Ziegler

Guests: Councilor Tom Andersen

2. APPROVAL OF AGENDA

Motion: Move to approve the agenda for May 24, 2018, adding an item under #6 regarding funding for the Police Facility.

Motion by: Board Member Terpening

Seconded by: Board Member Miller

Action: Approved the agenda for May 24, 2018, as amended.

Vote: Aye: Unanimous **Motion PASSES**

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes from March 22, 2018, as presented.

Motion by: Board Member Terpening

Seconded by: Board Member Meduri

Action: Approved the Minutes from March 22, 2018, as presented.

Vote: Aye: Unanimous **Motion PASSES**

4. BOARD MEMBER COMMENT

Member Meduri

Member Conrad

5. PUBLIC COMMENT on items not on the agenda - None

6. ACTION ITEMS

a. Additional Funding Request for the Salem Police Station – Allen Dannen

Handout: Memo – SP station Funding Request

Comments/Questions: Munger, Palacio, Vugteveen, Miller, Conrad, Wahrgren, Hayes; Banks

Conflict of Interest: Member Terpening, Architect working on project

Motion: Move to recommend the allocation of \$2,085,000 from FY 2018-19 Riverfront Downtown Urban Renewal Future Projects Fund budget line for onsite public components of the Salem Police Station.

Motion by: Board Member Palacio

Seconded by: Board Member Vugteveen

Action: Approved recommendation to allocate \$2,085,000 from FY 2018-19 Riverfront Downtown Urban Renewal Future Projects Fund budget line for onsite public components of the Salem Police Station.

Vote: **Aye: 8 Abstain:** Member Terpening **Motion PASSES**

7. Discussion

a. North Downtown

Comments/Questions: Munger, Wahrgren, Meduri, Terpening, Hayes

8. OLD and/or NEW BUSINESS-

a. Downtown Streetscape Design Plan Update

Comments/Questions: Wahrgren, Hayes, Meduri

b. Project Updates

- Blue and white parking signs for the parkades are ordered and should be installed in about 6-8 weeks
- Extender will be installed out from the parking garage entrance to improve signage visibility
- Oregon building at High/State Streets has been purchased
- Marion Auto Garage has changed ownership
- New development: 901 Front Street Memory Center
- Salem Center owners will not be purchasing the former Nordstrom building
- Lluminaire has purchased a ground floor condo at the Rivers
- Conditional Use for new UGM site has been approved
- Downtown Homeless Solutions Task Force Meeting #5 will be held at June 13 in the Council Chambers from 6:00 – 8:00 PM and will focus on public testimony

Council Andersen:

- Appreciated the thoughtful discussion
- Mill Creek path or a mini river walk project discussion is happening
- Trolley discussion is being revitalized

9. ADJOURN

Chair Munger adjourned the meeting at 1:34 PM. Next meeting: June 28, 2018.



MEMO

TO: Downtown Advisory Board

FROM: Allen Dannen, PE, Assistant City Engineer
Public Works Department ASD

DATE: May 24, 2018

SUBJECT: Salem Police Station
Riverfront Downtown Urban Renewal Agency (RDURA)
Additional Funding Request
Project Number 717600

Background

In May 2017, the voters of Salem approved a bond measure in the amount of \$61.8 million for the new Salem Police Station. Bonds were sold in August 2017. When all available bond revenue and non-construction costs (such as property acquisition, design fees, permits, etc.) are considered, there is approximately \$48.6 million available for construction of the new building and related improvements onsite.

In conjunction with the bond approval, RDURA funding was committed in the Salem Capital Improvement Plan (CIP) for offsite transportation improvements associated with the project. Initially, the programmed funding for those improvements was just under \$1.1 million for traffic signal improvements at Liberty Street NE and Division Street NE. Further analysis of the offsite work revealed an opportunity to improve neighborhood traffic circulation, parking, pedestrian, and bicycle facilities with a larger scope of work. The expanded scope now includes converting segments of Division Street NE and Liberty Street NE to two-way traffic along with three traffic signal improvements, and the addition of on-street parking, bike lanes, and new sidewalks. Currently, \$4.3 million in RDURA funding is proposed in the recommended 2018-19 budget and 2018-2023 CIP for this work.

Project Budget Status

The project team recently completed the schematic design phase for the project, which provided more detailed information for cost estimating by both the design team and contractor. The contractor's current estimate for construction of the building and other onsite improvements is just under \$56 million, leaving a substantial funding gap from the available \$48.6 million construction budget. The project team has worked to develop a list of potential scope and cost revisions to maintain the existing construction budget. Many of the changes on the list will be achievable without noticeable impact to project quality but it is unlikely that the entire gap can be closed without a significant reduction in building size. Reducing the building size at this point would mean the loss of critical program functions and/or limiting the amount of future growth available in the building.

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MEMO

Additional Funding Alternative

There are several public components of the building and onsite improvements that are potentially eligible for funding under the current RDURA plan for public art and public improvements associated with North Downtown Redevelopment. Those components and their estimated construction cost are as follows:

Community Room and Associated Facilities:	\$1,197,000
Public Restroom Facilities:	\$ 398,000
Public Plaza:	\$ 250,000
Public Art:	<u>\$ 240,000</u>
Total:	\$2,085,000

These public components of the project will contribute toward the goal of North Downtown redevelopment by providing vibrant public space and amenities such as flexible meeting space for community events and public restrooms. The recommended 2018-19 budget has \$4,086,540 in funds committed to future projects, which could be made available for the onsite public components of the Salem Police Station. With concurrence from the Downtown Advisory Board, staff would take a staff report to the Salem Urban Renewal Agency Board in July to authorize the funding for these public components.

Recommendation

Staff recommends the Downtown Advisory Board pass a motion in support of allocating \$2,085,000 from Funds Committed to Future Projects in the RDURA 2018-19 budget for onsite public components of the Salem Police Station.

JJV/MD:GGE\Projects\CIP\717600_Police Facility\Project Budget\20180524_MEM_DAB Funding.docx

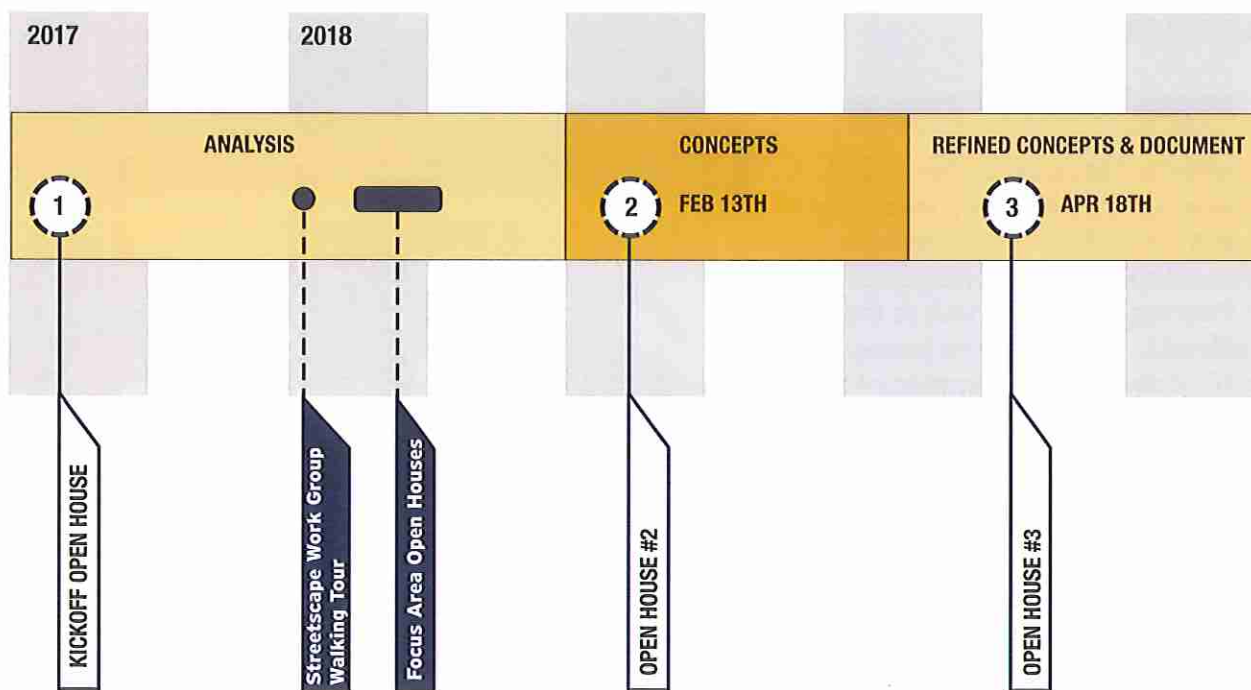
cc: Ricardo Becerril, Day CPM
 Luis Mendoza-Landa, Day CPM
 Kristin Retherford, Urban Development Director
 Ben Bales, Police Lieutenant
 Steve Bellshaw, Deputy Chief of Police
 Renee Frazier, Financial Services Supervisor
 Sheri Wahrgren, Downtown Revitalization Manager
 Brian D. Martin, PE, City Engineer
 Allen Dannen, PE, Assistant City Engineer
 Luke Gmazel, PE, Project Manager
 File: PN 717600, Budget

STREETSCAPE PLAN

WHEN WILL THE PLAN BE COMPLETE?

WHO APPROVES THE PLAN?

The City and consultant team kicked off the streetscape planning effort in late 2017. Between November 2017 and January 2018, the team learned from community members through open houses, focus groups, surveys, and other outreach. The ideas generated through this outreach were shaped into concepts and shared with the public in April 2018. By fall 2018, the City anticipates adoption of a plan that includes some projects identified for early funding. The Urban Renewal Agency Board made up of the Mayor and Council is ultimately responsible for adopting the plan.



WHAT HAPPENS NEXT?


- CONCEPT REFINEMENT BASED ON YOUR FEEDBACK
- CONTINUED OUTREACH TO BUSINESSES
- OUTREACH TO COMMUNITY GROUPS
- SUMMARY REPORT
- URA BOARD REVIEW OF SUMMARY REPORT
- URBAN RENEWAL AGENCY BUILDS STREETSCAPE PROJECTS AS PART OF YEARLY BUDGET

GIVE US YOUR INPUT ONLINE

Ideas for downtown streetscape improvement were shared at the final April 18, 2018 open house. **If you were unable to attend, give us your feedback online before the plan is finalized in the fall:**
www.cityofsalem.net/downtown

For more information, contact City of Salem Project Manager Sheri Wahrgren:

 SWahrgren@cityofsalem.net

 503-540-2495

DOWNTOWN SALEM STREETSCAPE PLAN

WHAT IS THE DOWNTOWN STREETSCAPE PLAN?

In late fall of 2017, the City of Salem kicked off efforts to develop a Downtown Streetscape Plan. The Downtown Streetscape Plan will help imagine and then build improvements to our City's downtown sidewalks. This project is specific to downtown and may complement other improvements being planned. Over the years, we have heard that the look and feel – the experience of downtown – is a top priority for the downtown community. Over the last six months, the City has heard from downtown businesses, property owners, and the larger Salem community. Outreach to businesses and other location-specific stakeholders will continue as the plan is refined through fall 2018.

WHAT DOES "STREETSCAPE" MEAN?

For this project, we define "streetscape" as the area in the public realm between private property lines or the exterior of buildings and the curb or street. Generally, streetscape is the sidewalk space that people see as they drive or bike, or that they experience up close as they walk or stop on the sidewalk. Businesses and properties adjacent to the sidewalk help shape the experience and can benefit from improvements to the streetscape or sidewalk area. This plan identifies ways to improve this public space to benefit downtown businesses, property owners, and current and future residents, employees, and visitors to downtown.

WHY ARE WE DEVELOPING THIS PLAN?

Streetscape Improvements are frequently suggested by downtown stakeholders to help shape an inviting downtown. In 2016, a Streetscape Plan was identified as a top priority by downtown stakeholders to positively impact downtown property values, tourism, business recruitment and expansion, and livability.

Goals of this plan and the resulting improvements for downtown:

- Transform downtown public realm
- Make improvements consistent, cohesive, unique
- Make downtown attractive, inviting, fun
- Benefit downtown businesses + properties
- Attract tourism
- Create a world-class urban environment
- Create a more livable Salem

