

MINUTES OF THE PROCEEDINGS OF THE CITY OF COOS BAY URBAN RENEWAL AGENCY

September 20, 2011

The minutes of the proceedings of the City of Coos Bay Urban Renewal Agency, held immediately following the City Council meeting held at 7 p.m. in the Council Chambers, 500 Central Avenue, Coos Bay, Coos County, Oregon.

Those Attending

Those present were Chair Gene Melton and Board Members Jennifer Groth, Joanie Johnson, Stephanie Kramer, Crystal Shoji, John Muenchrath and Mike Vaughan. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Acting Finance Director Susanne Baker, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Library Director Carol Ventgen, Fire Chief Stan Gibson, and Police Captain Cal Mitts.

Public Comments

Anna Marie Larsen, Coos Bay: Stated closing north and southbound Highway 101 for the Fun Festival parade was a mess, disruptive, and difficult for retail and restaurant owners; and encouraged the Council not to change the City's logo.

Consent Calendar

Chair Melton reviewed the consent calendar which consisted of 2a: approval of the minutes of August 16, 2011; 2b: acceptance of the August 2011 URA combined cash report; and 2c: adoption of Resolution 11-06 a supplemental budget to create a special payment category. Board Member Muenchrath moved to approve consent calendar approving the minutes of August 16, 2011, accepting the August 2011 URA combined cash report, and adopting Resolution 11-06 a supplemental budget to create a special payment category. Board Member Shoji seconded the motion which passed with Chair Melton and Board Members Groth, Johnson, Kramer, Shoji, Muenchrath and Vaughan voting aye.

Discussion on the Downtown Traffic Pattern Parking

Economic Revitalization Administrator Joyce Jansen stated there was a very long history, back to the 1950s, of the City working together with the retail owners in the downtown area to address their needs to attract business. This commenced with the development of plans; construction of a pedestrian friendly mall; creation of the urban renewal district to revitalize the downtown core area; and development of parking lots. Over time the needs of the downtown changed and the pedestrian mall was removed; new traffic and pedestrian needs were addressed through studies; public input in the process was received which also included the Downtown Association, the Oregon Department of Transportation (ODOT), and Council. The most recent planning process was adopted by the Urban Renewal Agency in 2007 utilizing the committee process to address requests made by the downtown businesses with those plans being implemented this last year.

Public Works and Development Director Jim Hossley stated as a result of public comments received regarding parking problems in downtown associated with the recent traffic revision,

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staff asked Civil West Engineering to review the revisions and provide alternative suggestions for returning the traffic to one-way on 2nd and 3rd Streets. Civil West provided the following three models: Option A would return 2nd Street to a one lane northbound, one-way with parallel parking along both sides of the street; pros were Option A would provide 25 parking space; cons were the difficult parking layout with parallel parking typically being more difficult and a tighter fit, no loading zones, and no bus stop. Option B would also return 2nd Street to a one lane northbound, one-way, but with nose in parking only along the east side of the street; Option B pros were ease of parking; cons were fewer parking places (13), a narrow travel lane, no loading zones, and no bus stop. Option C was similar to Option A, returning 2nd Street to a one lane northbound, one-way, but with fewer parallel parking spaces along both sides of the street; Option C pros included 18 parking spaces, loading zones, spacing for parallel parking, and a single lane reducing vehicular speed; cons were parallel parking being more difficult than nose in parking.

Board Member Kramer suggested moving the bump-out on 2nd Street to allow parking on 2nd Street. Board Member Muenchrath suggested a convex mirror angled west on Anderson might be a solution to view traffic travelling east on Anderson at the 2nd and Anderson intersection. Board Member Vaughan asked if parking could be permitted on the east side of 2nd Street while maintaining two-way traffic and modifying the bump-out wherein Mr. Hossley stated it may be possible.

City Manager Rodger Craddock stated a temporary worker was hired to collect data on the use of downtown parking lots and parking spaces. The information was compiled and presented on the 11 city owned parking lots; 700 off-street parking spaces; 18 privately owned parking lots, which represent over 60% of the downtown land; for a total of 1,222 available parking spaces. From the data obtained, if analyzed as a point-in-time snap shot, and considering the weather was favorable: Wednesday was the most utilized day downtown for parking; Parking Lot B was found to be in use most of the time; Parking Lot E had 7% usage; and the parking lot north of Rife's was in demand by the residents of the Chandler and other downtown businesses; all which seem to indicate that the parking lots are not at maximum capacity and there does not appear to be a demand for parking.

Board Member Vaughan stated the results were during a time period with a large downtown vacancy rate. Board Member Johnson stated she like Board Member Muenchrath's suggestion to place parking back next to the Hair Company and make the intersection of Anderson and 2nd safer. Board Member Shoji stated businesses need accessibility to parking and visibility by those driving by. The two-way street was an improvement and she did not want to return to a one-way street. Board Member Groth stated a letter had been received from Checkerberry's which stated they did not want parking on the east side of 2nd the street because it would negatively impact their business. Chair Melton stated there have been many studies and changes in the parking and traffic issues throughout the years and regardless of what was done, there would be those who would be negatively impacted.

Anna Marie Larsen, Coos Bay: Stated there have been many traffic studies over the years, traffic studies are expensive, and if something works leave it alone. Gary Rifkin, Coos Bay: Stated it was great the City has tried to change the traffic pattern and a business would be foolish if they did not want that too; two-way traffic was most beneficial to businesses; suggested moving the crosswalk and stop sign a bit farther south on 2nd Street and placing

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concrete on Anderson at 2nd in place of the striping to create an entrance into “Old Marshfield”; suggested there were new developments in the downtown area; the parking lots are not set correctly for the businesses; and suggested the Lockhart Building property provide some parking. Mike Gerber, Coos Bay: Asked if a traffic light could be placed at 2nd and Anderson wherein Board Member Johnson and Kramer stated ODOT restricted such a placement. Ron Manous, Coos Bay: Stated he recently observed the intersection of 2nd and Anderson and noted over 60 people cut the corner; suggested Option A was preferable; and witnessed a large RV vehicle cut the corner, taking up both lanes. Beau Morgan, Coos Bay: Stated he represented Umpqua Bank and expressed concern regarding the reduction of S. 2nd Street on street parking due to the recent traffic revisions and provided a letter on behalf of Umpqua Bank requesting S. 2nd Street be returned to its original configuration. Paul Bright, Coos Bay: Stated he liked the two-way configuration; witnessed City staff removing some of the new infrastructure due to an accident; and suggested placing the parking in front of Checkerberry’s as they requested and parking in front of the Hair Company as they requested. Andy Osborn, Coos Bay: Stated the current traffic configuration does not compliment the City of Coos Bay’s vision statement and goals; the Hair Company would like to partner with the City; stated their clients have expressed problems with entering onto Anderson from 2nd Street; presented a petition which the Hair Company circulated regarding the traffic revisions; and requested the traffic configuration be returned to one-way and add more parking along 2nd Street. Gayle Christiana, Coos Bay: Stated she was a client of the Hair Company and expressed concern about not having parking close to the business; and suggested Checkerberry’s has a parking lot next to their building wherein the Hair Company did not. Barbara Gunnell, Coos Bay: Stated she opposed the changes made to the downtown traffic configuration; wondered why there were no meetings or information provided before the changes occurred; stated her business would soon be downsizing and moving into her home; and hoped it did not take three years again to make changes. LeeAnne McDonald, Coos Bay: Stated she was a massage therapist at the Hair Company and the majority of her clients have a disability or health issues that make it difficult to park far away from the Hair Company. Ray Penny, Coos Bay: Stated if the Umpqua and Chandler buildings were filled to capacity the parking issue would be critical; expressed concern about the elimination of on street parking due to the recent traffic revisions in downtown; and going back to one-way would provide the needed parking. Colleen Barbee, Coos Bay: Stated Option A was her preferred option; questioned why no one downtown was informed prior to the traffic changes; and stated she was not asked if she did or did not support the traffic revision changes when Joyce went into the businesses wherein Joyce stated she did not solicit comments and only reported what was given unsolicited. Megan Osborn, Coos Bay: Stated September was the worst business month for the Hair Company; she was frightened to walk to the parking lots in the dark; she instructed her employees to park in the parking lots until 5:00 p.m.; and has difficulty unloading supplies.

Board Member Johnson asked Ray Penney if there were guidelines for downtown property manager’s that employees and owners should park in the parking lots and not in front of the buildings. Mr. Penney did not know of such and thought it made sense. Chair Melton closed the public hearing.

Board Member Muenchrath suggested staff provide information to return to the original configuration on 2nd Street, to look at the possibilities of two-way versus one-way, and make a decision at the next meeting. Board Member Shoji stated she would like to see a written proposal before a decision was made. Board Member Vaughan stated he would like to see the

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cost involved to make the changes. Consensus was for staff to bring back a report on the feasibility of placing parking back on the east side of 2nd Street as one option and another option creating a one-way street with parking on both sides of the street with suggestions for loading zones.

Consideration on Approval of the Proposed Traffic Revision for 7th and Central Avenue Intersection

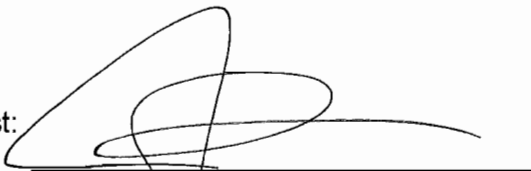
Public Works and Development Director Jim Hossley stated at the August 16, 2011 Urban Renewal meeting the City's Engineer of Record proposed revisions to 7th and Central Avenue intersections to improve traffic and pedestrian safety. Cost estimates for the proposed traffic revisions on 7th Street and Central Avenue totaled \$68,457.02. Mr. Hossley noted at the Downtown Association meeting on September 12th, committee members voted in favor of the proposed revisions to 7th Street and Central Avenue intersection improvements with one exception; no turtle or road delineators be placed on road surface separating the traffic lane on 7th Street. Board Member Melton suggested adding a crosswalk from the Laundromat to McKay's. Board Member Groth and Muenchrath stated adding a crosswalk would not be beneficial. Board Member Groth suggested the community may be suffering from traffic change fatigue. Board Member Vaughan stated pedestrian safety was a concern. Board Member Shoji moved to not make any adjustments to the 7th and Central Avenue intersection at this time. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Groth, Johnson, Kramer, Shoji, and Muenchrath voting aye. Board Member Vaughan voting no.

Board Member Johnson reminded everyone to shop local.

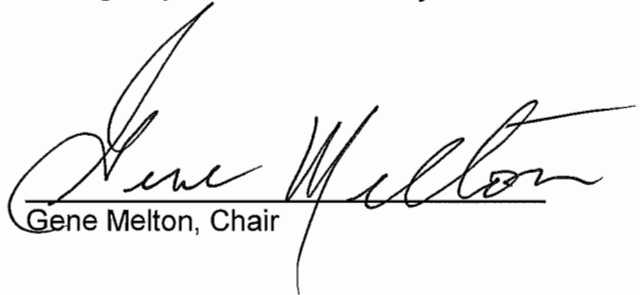
Adjourn

There being no further business to come before the Agency, Chair Melton adjourned the meeting.

Attest:



Jennifer Groth, Secretary



Gene Melton, Chair