



Staff Report

File #: 18-28

Version: 1

Date: 2/26/2018

Item #: 6. a.

TO: Mayor and City Council
THROUGH: Steve Powers, City Manager
FROM: Peter Fernandez, PE, Public Works Director

SUBJECT:

Transportation planning in the area of the Croisan Scenic Trail.

Ward(s): 7

Councilor(s): Cook

Neighborhood(s): SWAN and Sunnyslope

ISSUE:

Transportation planning in the area of the Croisan Scenic Trail.

RECOMMENDATION:

Information only.

SUMMARY AND BACKGROUND:

On December 4, 2017, City Council approved a motion by Councilor Cook regarding the transportation system in the area of the Croisan Scenic Trail. The motion directed staff to evaluate how existing City plans protect access to the Croisan Creek Trail (also referred to as the Croisan Scenic Trail) in light of future development. The motion further directed staff to identify potential traffic mitigation measures that may be available to improve pedestrian and bicycle safety in the area.

As detailed below, the existing Croisan Scenic Trail is adequately protected by existing policies contained in the *Salem Transportation System Plan*. Connecting pedestrian and bicycle infrastructure is also included in several adopted plans. Lack of current funding is the primary barrier to constructing missing trail connections. Additions to the existing trail system, if desired, would need to be added to the *Comprehensive Plan*, either as part of the *Salem Transportation System Plan* or the *Comprehensive Parks System Master Plan*, or both.

FACTS AND FINDINGS:

Croisan Scenic Trail

Per the Salem *Comprehensive Parks System Master Plan*, the Croisan Scenic Trail is an Interim Connector Trail located along a combination of existing rights-of-way and adjoining undeveloped park property. Attachment 1 shows the existing and proposed bicycle network in this section of southwest Salem. The Croisan Scenic Trail provides a north-south connection between Spring Street S and Croisan Scenic Way S, running roughly parallel to Croisan Creek Road S. The *Salem Transportation System Plan* (see Map 3-8) includes plans for Croisan Scenic Way S extension to serve as a north-south minor arterial street connecting River Road S to Kuebler Boulevard S. When the extension of Croisan Scenic Way S is constructed, it will include sidewalks and bike lanes that will replace the current trail and enhance the bicycle and pedestrian connectivity in this area. The Croisan Scenic Way S extension will also meet ADA requirements, improving accessibility. With the exception of ADA accessibility, the current Croisan Scenic Trail provides pedestrian connectivity and will continue to do so until the street improvement is constructed.

Bicycle and Pedestrian Connectivity

The primary obstacle to bicycle and pedestrian connectivity in this area of Salem is the lack of bike lanes and sidewalks. This is a result of historic development patterns and steep topography. The *Salem Transportation System Plan* identifies the need for sidewalk and bicycle connections, with priority given to streets with higher traffic volumes such as Madrona Avenue S, and Croisan Creek Road S. Much of the area in the vicinity of Croisan Creek Trail was originally developed in unincorporated Marion County, which did not require bicycle or pedestrian facilities as a condition of development. Over time, redevelopment may result in some isolated street improvements in this area as required frontage improvements, but full connections will likely require funding through a future bond measure.

Additions to the Trail System

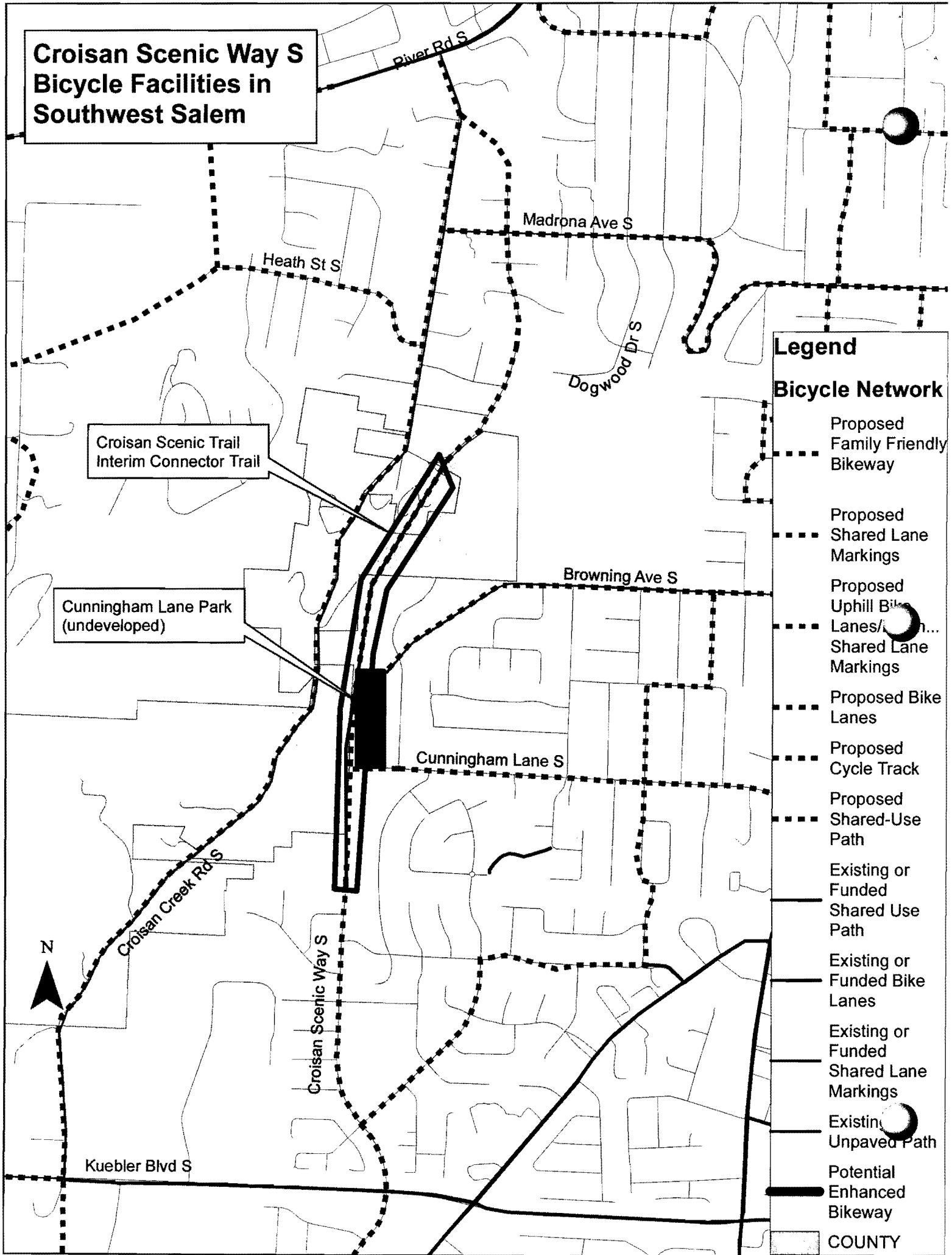
In addition to the Croisan Scenic Trail, there is an informal trail connecting Dogwood Drive S to Croisan Scenic Trail. This trail is commonly referred to as the "Cemetery Trail" and is located approximately as shown on Attachment 2. This trail crosses over private property and is not included in adopted City plans. The City is negotiating possible purchase of a portion of two tax lots that are traversed by this informal trail (see Attachment 3). In addition to crossing through these tax lots, this trail traverses two additional private properties before joining with the Croisan Scenic Trail. To formalize the Cemetery Trail, Council would need to include it in the *Salem Transportation System Plan* or the *Comprehensive Parks System Master Plan* or both.

Robert D. Chandler, PhD, PE
Assistant Public Works Director

Attachments:

1. Croisan Scenic Way S, Bicycle Facilities in Southwest Salem.
2. Cemetery Trail Map
3. Letter of Intent to Negotiate, December 27, 2017

Croisan Scenic Way S Bicycle Facilities in Southwest Salem



Croisan Scenic Trail
Interim Connector Trail

Cunningham Lane Park
(undeveloped)

Legend

Bicycle Network

Proposed
Family Friendly
Bikeway

Proposed
Shared Lane
Markings

Proposed
Uphill Bike
Lanes/
Shared Lane
Markings

Proposed Bike
Lanes

Proposed
Cycle Track

Proposed
Shared-Use
Path

Existing or
Funded
Shared Use
Path

Existing or
Funded Bike
Lanes

Existing or
Funded
Shared Lane
Markings

Existing
Unpaved Path

Potential
Enhanced
Bikeway

COUNTY

**Cemetery Trail
(Informal Trail)**

Nelson
Park

Croisan Scenic Way S

Croisan Creek Rd S

Spring St S

Dogwood Dr S

Belcrest
Memorial
Park
Cemetery

Croisan Scenic Trail
Interim Connector Trail

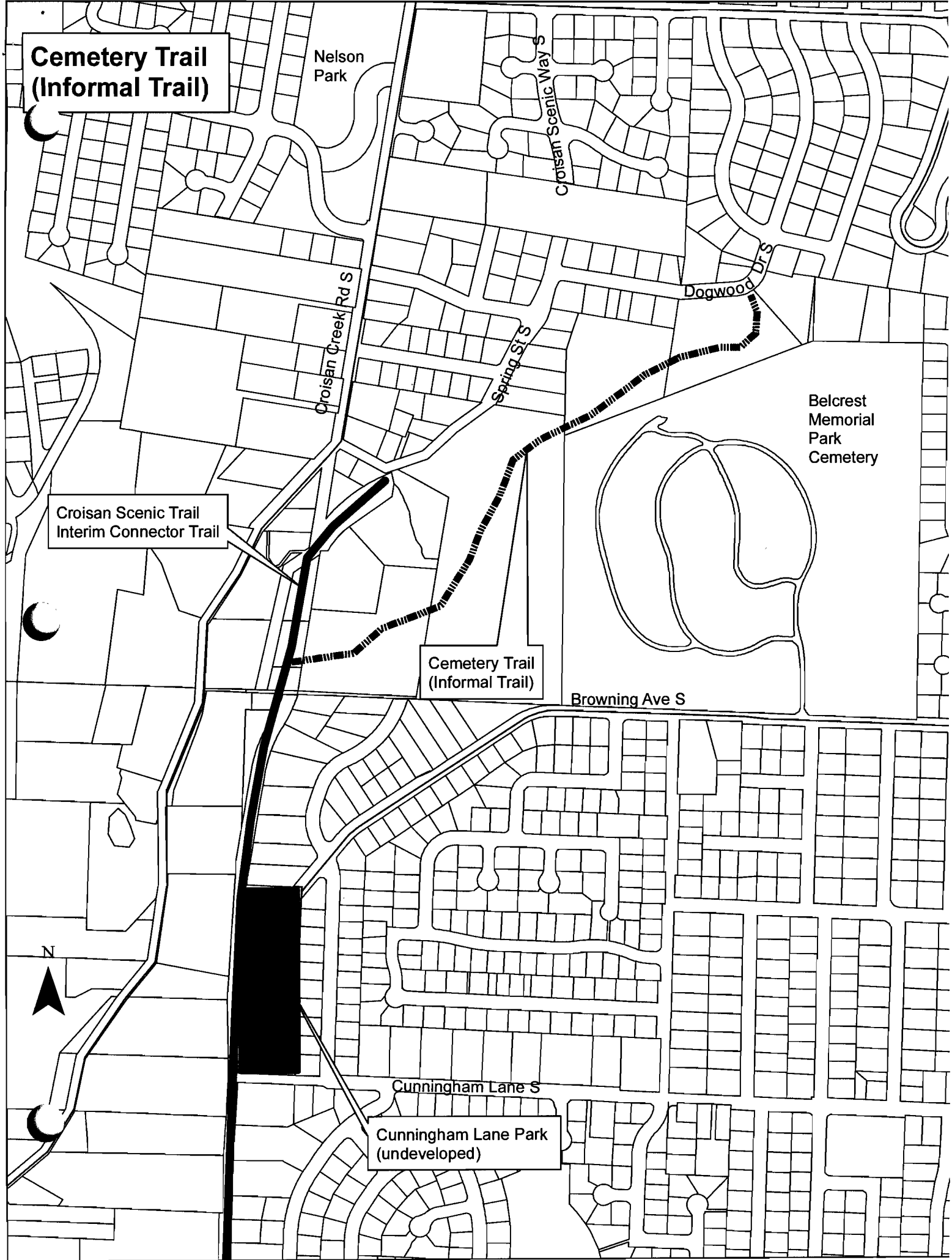
Cemetery Trail
(Informal Trail)

Browning Ave S

N

Cunningham Lane S

Cunningham Lane Park
(undeveloped)





December 27, 2017

Eric Jensen
Dogwood Heights, LLC
381 State Street
Salem, OR 97301

RE: Letter of Intent to Negotiate
Purchase of portions of tax lots 083W04C00100 and 083W04C00200

Dear Eric:

On behalf of the City of Salem, please accept for your consideration the following Letter of Intent to negotiate for the purchase a portion of the above referenced tax lots. Final agreement for purchase subject to City Council approval.

1. Buyer: City of Salem
2. Acreage: Approximately 4.25 acres as generally depicted on Exhibit A; provided, however, the parties acknowledge that the actual size is to be determined.
3. Price: The price is to be determined; however, the parties agree, subject to an executed Purchase and Sale Agreement, that Buyer shall order an appraisal from a certified appraiser, subject to the parties' mutual review and approval, to determine the fair market value of the property. Additionally, the parties agree that the Buyer shall instruct the appraiser to value the property at its highest and best use.
4. Use: City of Salem park/open space
5. Sale Contract: City and seller to enter into a Purchase and Sale Agreement on or before February 26, 2018.
6. Conditions: Buyer acknowledges, in the event there is an appeal of the Decision, the Seller shall not enter into an Agreement. Seller acknowledges, any Agreement shall be subject to review and approval of the City Council for the City of Salem prior to execution.

LEGAL EFFECT OF THIS DOCUMENT: This document is not contractual in nature nor a binding contract on either party, and is intended only to provide a basis for negotiations of an agreement between Buyer and Seller. The undersigned acknowledges that this letter is intended to outline initial terms for consideration only and is in no manner intended to obligate any party contractually and no such obligation shall arise unless, and until a mutually satisfactory legally binding Agreement is fully executed by and delivered to all parties.

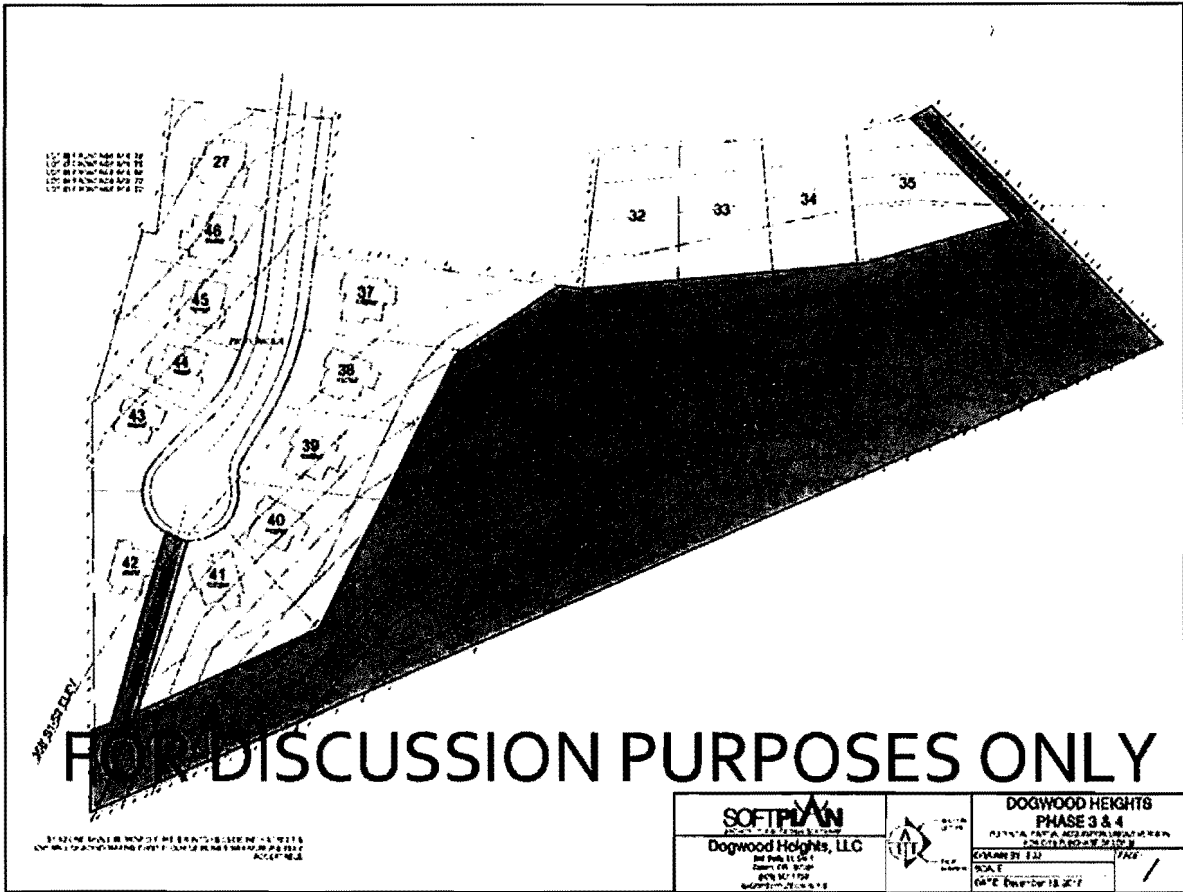
AGREED AND ACCEPTED
City of Salem

Steven Powers
By: STEVEN D. POWERS
Its: CITY MANAGER
Date: 12/27/2017

AGREED AND ACCEPTED
Dogwood Heights, LLC

Eric J. Jensen
By: ERIC J. JENSEN
Its: MANAGER, DOGWOOD HEIGHTS LLC
Date: 12/27/17

Exhibit A
General Depiction



STATIONING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF HIGHWAYS, 2003 EDITION, AS AMENDED BY THE 2005 SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF HIGHWAYS, 2005 EDITION, AND THE 2007 SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF HIGHWAYS, 2007 EDITION.

SOFTPLAN Dogwood Heights, LLC 1000 N. W. 10th St. Suite 100 Fort Lauderdale, FL 33304		DOGWOOD HEIGHTS PHASE 3 & 4 PLANNING AND ACCESSORY IMPROVEMENTS PRELIMINARY SITE PLAN	
		SCALE: 1" = 40'	DATE: 08/18/2017