



## Meeting Summary

**Meeting:** Hwy 99/Bear Creek Greenway Visioning Project – CAC Meeting #1

**Project No.:** 18940.G

**Meeting Date:** 1/11/2023

**Attendees:** Laura Buhl, David Sacamano, Anais Mathez, Zac Moody, Johnathon Brecheisen, Hillary Rufi, Paul Kay, Anna D'Amato, Becky Petetit, Will Volpert

The purpose of this CAC meeting was to review the draft of the Existing Conditions and Opportunities Report, the online meeting and survey results, as well as the feasibility of identified opportunity areas and regions. The group discussed transportation, development, and regional opportunities. Future engagement opportunities and a development feasibility study were also spoken of. Below is a summary of their discussion.

### Existing Conditions and Opportunities Presentation

- Jonathan Brecheisen asked what kind of contributions from the CAC that we are looking for. Anais Mathez responded that we are looking for them to work as an advisory group, providing guidance and feedback on materials that we send to them.
- When discussing the Valley View Corner Subarea, Hillary Rufi noted that this has good access, views, and that it would be a good direction of the City of Talent to grow towards. Many people have started to move nearby, and many enjoy the taco stand on this lot. Hillary emphasized that this is a business that we should try to retain on that lot.
- For the Highway Transition Zone Subarea Paul Kay asked if this was going to be considered the new downtown. Anais responded by saying no but it will lead to downtown and could eventually become part of it.
- Paul also asked why the south-bound line on this subarea is drawn the way that it is. The property that it avoids was Bill Pearl's property and should be included in the subarea, it is currently being used for retail agricultural supply. This area is zoned as commercial highway zoning but could be useful to include in the development feasibility study. Zac Moody agreed with this.
- For the Urban Expansion Subarea, Paul asked if the image used was a pre-fire image. Anais was not sure but was going to check in about that. Zac also noted that they are going to create a list of properties in these subareas that have land use approvals, pending development, or developer interest. This will be helpful to know what's going on in the area as well as where the ultimate boundaries of the subareas will be located.



## Overall CAC Thoughts on Project Outcomes

- Will Volpert was curious about the slide that showed Paul's property and if the boundary expanded to across Bear Creek to the North. Will noted that there is a pedestrian bridge that is going to go in there and stated that it should be shown. Will also noted that Blackbird's as well as an RV park are moving into that area. There is also a wetland area in Downtown Phoenix that is both publicly and privately owned in different sections. Will was curious if we could differentiate between publicly and privately owned parcels on the map. Anais responded that the development feasibility assessment will identify if parcels are private or public as well as incoming development and that this would be our next task. Laura Buhl also responded by saying that this area is described like this currently but that these subareas will be better defined over the course of our work. We can expand the boundary to where the pedestrian bridge will be located.
- Johnathon also noted that he would like his property to be added in the subarea because his businesses and the plan's visions aligned. He owned a flag lot that is on South Pacific and Arnos and also hopes to purchase Mill's Automotive. He then noted that he would like to help with bike and pedestrian connections. Zac responded that these parcels are somewhat farther away from the subareas, while Anais added that this parcel could be added to a last of other vacant lots of interest. Both Laura and Zac also reassured Johnathon that new developments could be added in this area and new zoning and policy will consider this section that he is in.
- When speaking about the Phoenix/Talent Downtown Area, Paul proposed having an arts district. This area could be a space for artists to live and work and could become a destination for tourism. Property owners and developers could build live/work space for artisans with the living space being directly related to workspace and habitation. Ideally this space would utilize micro-mobility, with people parking in concentrated areas and traveling to/circulating in this region with micro mobility. Paul emphasized that this area should remain affordable for artists as to not 'price out' the industry and people.
- Paul also noted that the Bear Creek Greenway would be better for commercial frontage because it provides interest and would promote the future of non-motorized transportation. There should be certain design standards and review set in place for this area to keep it stylized. Anais agreed that art installations along the greenway in this region would be great and that code considerations for design in this area such as sign codes, arch codes, live-work space codes could be included in the plan. Zac agreed that if we can get live/work traction then it would be beneficial to research case studies of this being successful as well as research on the code. Zac would also like to pull in RVTD in more when speaking about transportation incentives for our desired transportation could be made within the code.



- Will, when speaking about the Downtown Phoenix and Talent area, noted that on the west side of south Main on first street the property is owned by an urban renewal agency and consists of six to eight tax lots. Will then noted that he would like to see more ma and pop shops on those parcels rather than one large building, he then stated that it would be a good way to incubate business and add interest in town. He would also like to see local ownership promoted. Zac responded by saying that it could be a larger building but have smaller spaces for these shops and that we could put requirements or incentives within the zoning code.
- When speaking about Valley View Corner, Anna D’Amato noted that the taco stand parcel would serve as a nice commercial space. Anna also noted that people really like the cider company that is located across the street, but crossing that street is very difficult. This difficult crossing is the intersection of Highway 99 and Valley View Road. This parcel could be better be utilized if it were safer. Mixed housing where there are currently a lot of trailers could also provide more foot traffic. Anais asked if there was not pedestrian connection in this area and Zac responded that there is a rapid flashing beacon but no completed trail.
- Hillary noted hat a crosswalk would be good in front of the Dollar General on Valley View Road. It would also be nice at the triangle parcel on Valley View Corner to have commercial that was interior-facing with a plaza in the middle. This would make the commercial spaces feel safer. Johnathon agreed with this idea and noted that he would like to see a decrease in speed on south Pacific or even traffic-slowing mitigation tools added. Anais responded by clarifying that this project is not focused on highway improvements but we could do this on other streets. Zac also responded by saying that we could increase tree canopy and raise sidewalks to decrease speeds. Zac also noted that eventually the greenway will connect across valley view road to Wagner Creek.
- Hillary was concerned with parking code issues as this area (Valley View Corner) feels very vast and that she would love to see less parking lots. This would make other mobility options possible such as the use of scooters and bikes. Anais responded that the Climate Friendly and Equitable Communities legislation will aid this vision.
- Paul also noted that there is not parking allowed on the shoulder of Highway 99.

### Next Steps

- Finalize the existing conditions report and that they will send the CAC a copy.
- Create a development feasibility study and graphics.
- Placemaking workshops will be held in the spring of 2023, the CAC will go first and the Public second. There is interest in an in-person workshop.
- No one objected to their names being displayed on the website