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## Feature Of The Day

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### Grocery store building to be renovated

By JILL AHO  
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The former Market Basket grocery store in Campus Square may soon get a makeover.

The Klamath Falls planning commission heard from an architect and an engineer last week about plans to renovate the dilapidated building and add a second story.

The Market Basket closed in 2001 and no retailer has occupied the 18,923-square-foot storefront since then. It shares a parking lot with Abbys Pizza and Campus Drug Retail. The building has several small shops and salons.

Campus Investments developers told city staff they plan to market the first floor space to another grocer and the second story as office space.

A grocery store would be an asset to the community, said Joe Slaughter, an associate planner with the city's development office.

Cindi Ambers, owner of Duo Designs, said after Market Basket closed people kept coming to her salon, but that there was far less foot traffic in the parking lot.

Its very missed, she said. Most of the clients tell us they want a grocery store here.

A customer in Ambers salon said she lives in the area and doesn't like shopping at the nearest store, the downtown Safeway.

Theres no more grabbing a tomato or milk, said Susan Asbridge. Its very inconvenient.

Plans call for a building that would exceed city regulations for commercial development within the Campus Planned Unit Development zone, established in 1977. The proposed building would contain 19,110 square feet of retail space and 15,745 square feet of office space, both which exceed the allowed 10,000 square foot maximum. The proposed building also exceeds the maximum height by 6 feet 4 inches.

Architect Tomas Pedersen explained this addition allows the mechanics of the building, such as the heating and cooling system, to be in between the first and second floors, as well as allowing more natural light to enter the building.

In respect to the height, Pedersen said, one of the things we are trying to do is not tear the building down. Were going to build over it.

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### Sidewalks part of planning commission discussion

By JILL AHO  
H&N Staff Writer

Scott Souders, general manager of ZCS Engineering, attempted to convince city planning commissioners not to require the developer of the former Market Basket building to construct sidewalks on all sides of the property.

The city requires that any new development or renovation project include public improvements such as sidewalks.

Souders told commissioners the sidewalks would have a major financial impact on this development specifically because there are utilities where sidewalks logically would go and the terrain would require a retaining wall on at least one side of the property.

They really are sidewalks to nowhere, Souders said, stating that on two streets the sidewalks would not connect to any other sidewalks.

Souders offered a trade-off. He said Campus Investments was willing to complete a sidewalk on the opposite side of the road, and even extend it beyond the property boundaries.

After much discussion, commissioners decided to require the developers to build sidewalks on the developers side of the road on all but Shallock Street.

This should not be a surprise, Commissioner Mark Neupert said. The longer they wait, the more expensive its going to be.

Joe Slaughter, an associate planner with the citys development office said he was satisfied with the commissions decision.

I do understand that there is a high cost involved with installing sidewalks at any location. In this circumstance there are some constraints that would make it more of an expense, he said. The concerns raised by the developer were legitimate. We do try to be consistent with requiring public improvements adjacent to any development.