

**MINUTES**  
**Downtown Advisory Board**  
Thursday, October 24, 2019–12:00 P.M.  
Urban Development Conference Room  
350 Commercial St NE

**1. CALL TO ORDER**

**Call to Order and Roll Call:** 12:02 PM

**Roll Call:** Brad Compton; Joshua Kay; Vincenzo Meduri; Laurie Miller; Linda Nishioka; Aaron Terpening; Dana Vugteveen

**Absent:** Maria Palacio; Scott McLeod

**Staff:** Jamie Corff; Michael Miller; Anita Sandoval; Julie Titchbourne, Sheri Wahrgren; Rebecca Ziegler

**Guest:** Lamont Smith; Ian MacKenzie, Tyson Giza

**2. APPROVAL OF AGENDA**

**Motion:** Move to approve the agenda for October 24, 2019, as presented

**Motion by:** Board Member Meduri

**Seconded by:** Board Member Miller

**Action:** Approved the agenda for October 24, 2019, as presented.

**Vote:** Aye: Unanimous **Motion PASSES**

**3. APPROVAL OF MINUTES**

**Motion:** Move to approve the Minutes from September 26, 2019, as presented.

**Motion by:** Board Member Miller

**Seconded by:** Board Member Nishioka

**Action:** Approved the Minutes from September 26, 2019; as presented.

**Vote:** Aye: Unanimous **Motion PASSES**

Member Kay introduced Tyson Giza as his guest. Mr Giza has applied for an appointment to the Board.

**4. PUBLIC COMMENT on items not on the agenda –**

- a. Lamont Smith and Ian MacKenzie presented information and renderings for the Holman Riverfront Park Hotel.

Comments/Questions: Wahrgren; Meduri; Vugteveen; Terpening

**5. ACTION ITEMS**

- a. **November and December Holiday Meeting Dates**

Comments/Questions:

**Motion:** Move to combine the November and December meetings and meet on December 5.

**Motion by:** Board Member Miller

**Seconded by:** Board Member Meduri

**Action:** Approved combining the November and December meetings and meet on December 5.

**Vote:** Aye: Unanimous **Motion PASSES**

- b. **Communication to URA Board**

Comments/Questions: Kay

**Motion:** Move to approve the communication to the Agency Board sharing highlights of the DAB 9/26/19 public meeting

**Motion by:** Board Member Vugteveen

**Seconded by:** Board Member Miller

**Action:** Approved approve the communication to the Agency Board sharing highlights of the DAB 9/26/19 public meeting

**Vote:** Aye: Unanimous **Motion PASSES**

## **6. INFORMATION REPORTS**

- a. Downtown Streetscape Update - Michael Miller, Senior Engineer, PW**  
Comments/Questions: Kay; Wahrgren; Terpening, Meduri; Nishioka  
Downtown Streetscape Implementation Phase 1
- b. Central Salem Mobility Study One-Way to Two-Way Conversion – Michael Miller, Senior Engineer, PW**  
Comments/Questions: Vugteveen; Meduri; Kay; Wahrgren  
State Street Two-Way Conversion Project
- c. Alley Lighting Project Update - Michael Miller, Senior Engineer, PW**  
Comments/Questions: Wahrgren; Miller  
Downtown Alley Lighting Improvements between Chemeketa and Court Streets
- d. North Downtown Zoning Code Review Update – Rebecca Ziegler**  
Comments/Questions: Meduri; Wahrgren; Terpening  
North Downtown Salem Focus Groups
- e. Commercial Street Undercrossing Update – Julie Tichbourne**  
Comments/Questions: Meduri; Wahrgren; Terpening  
Pringle Creek Demolition and Restoration

## **7. “WHAT’S HAPPENING DOWNTOWN?”**

- i. Oregon Oncology, 5000 sq foot lease at Equity Center
- ii. Knit Shop – Equity Center opening Nov 1
- iii. La Familia Cider and Tacos – 245 Court St
- iv. Marcos Italian Bistro and Buffet– Grand Theater
- v. Barber Shop going in next to Court Street Dairy

## **8. ADJOURN – 1:35 p.m. Next Meeting: December 5, 2019**



# Downtown Streetscape Plan Implementation 1 Project

DAB Update 10/24/2019

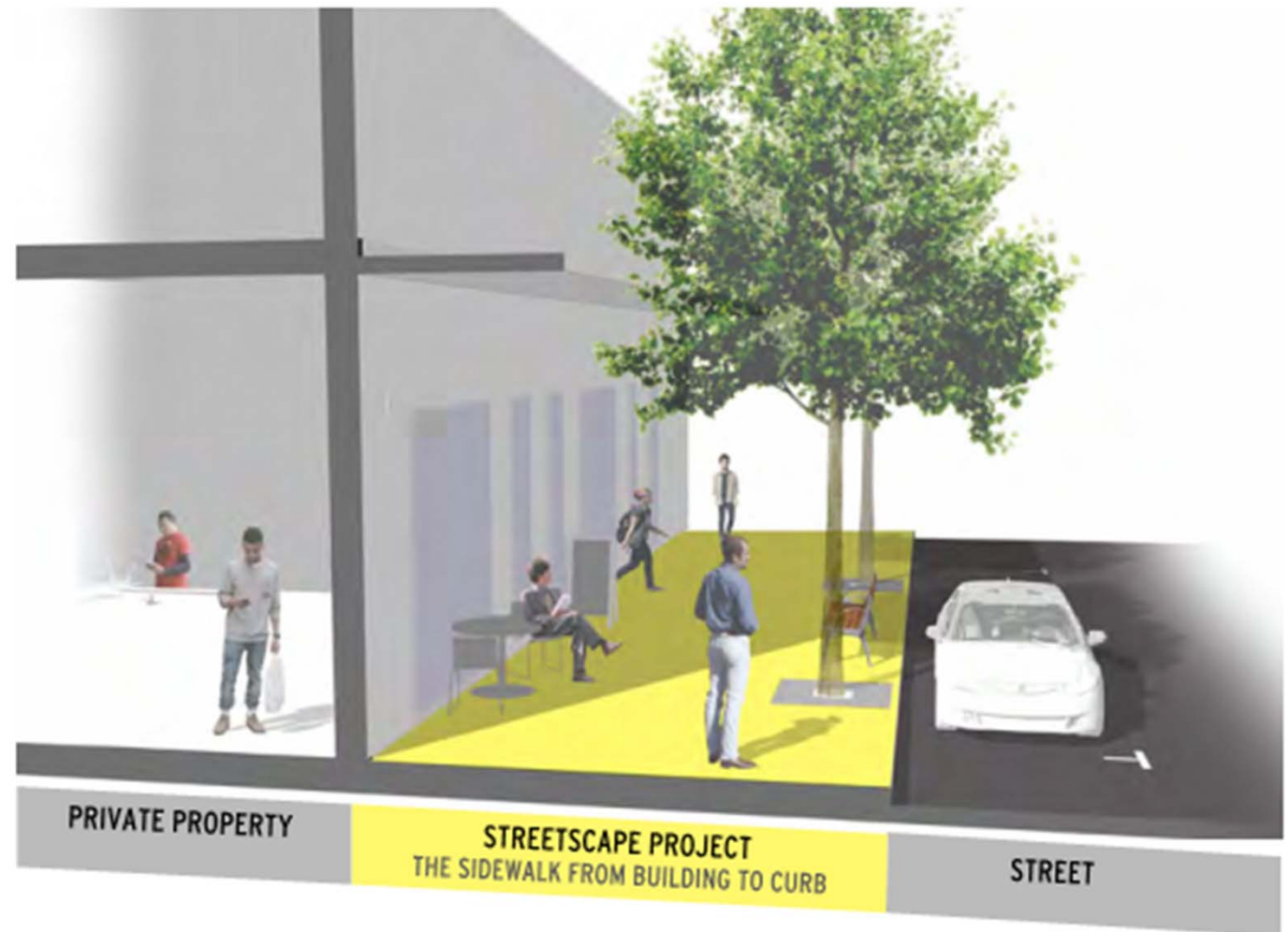
Michael Miller, P.E., Senior Project Manager

## Study Area

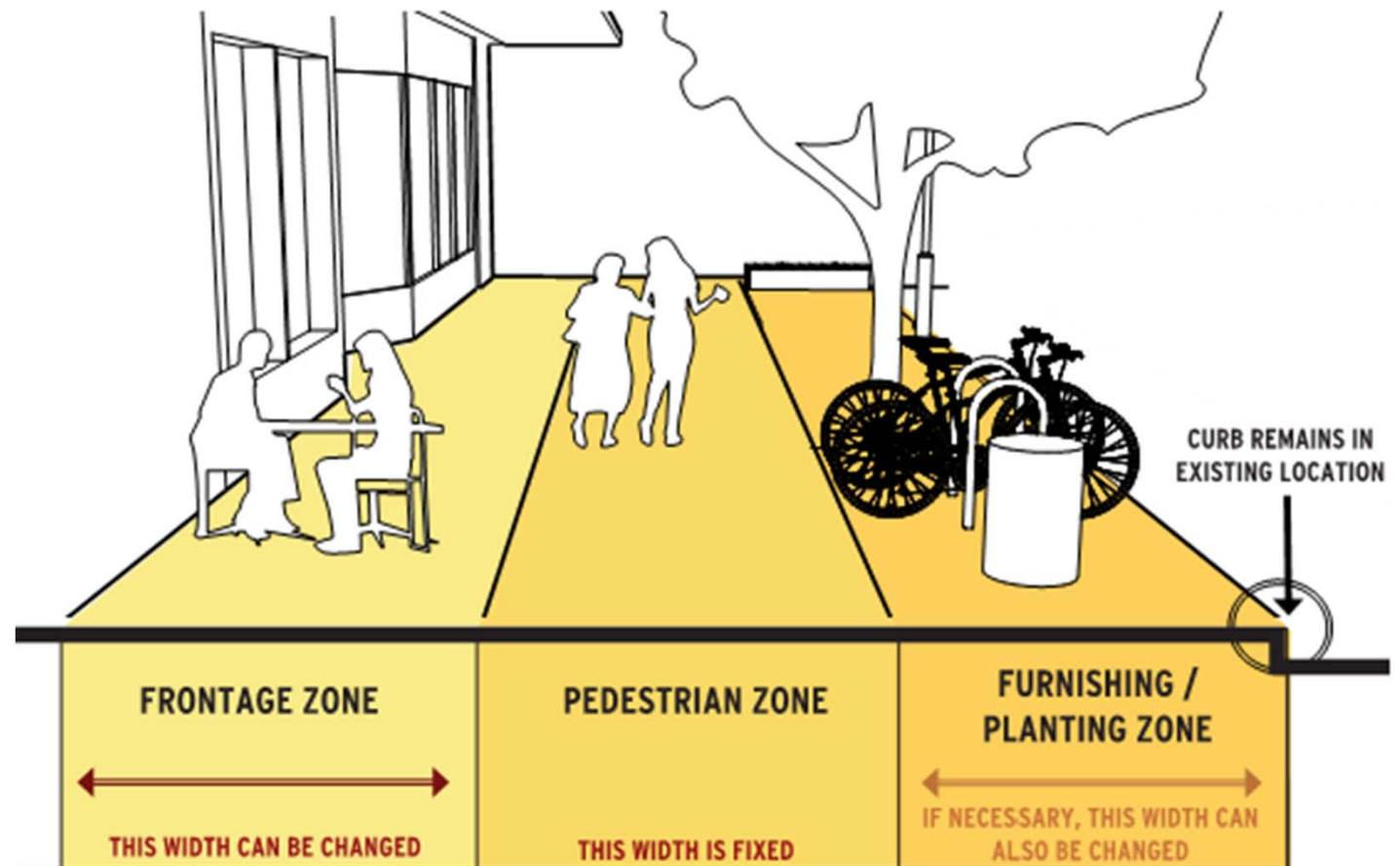




Area of  
Focus

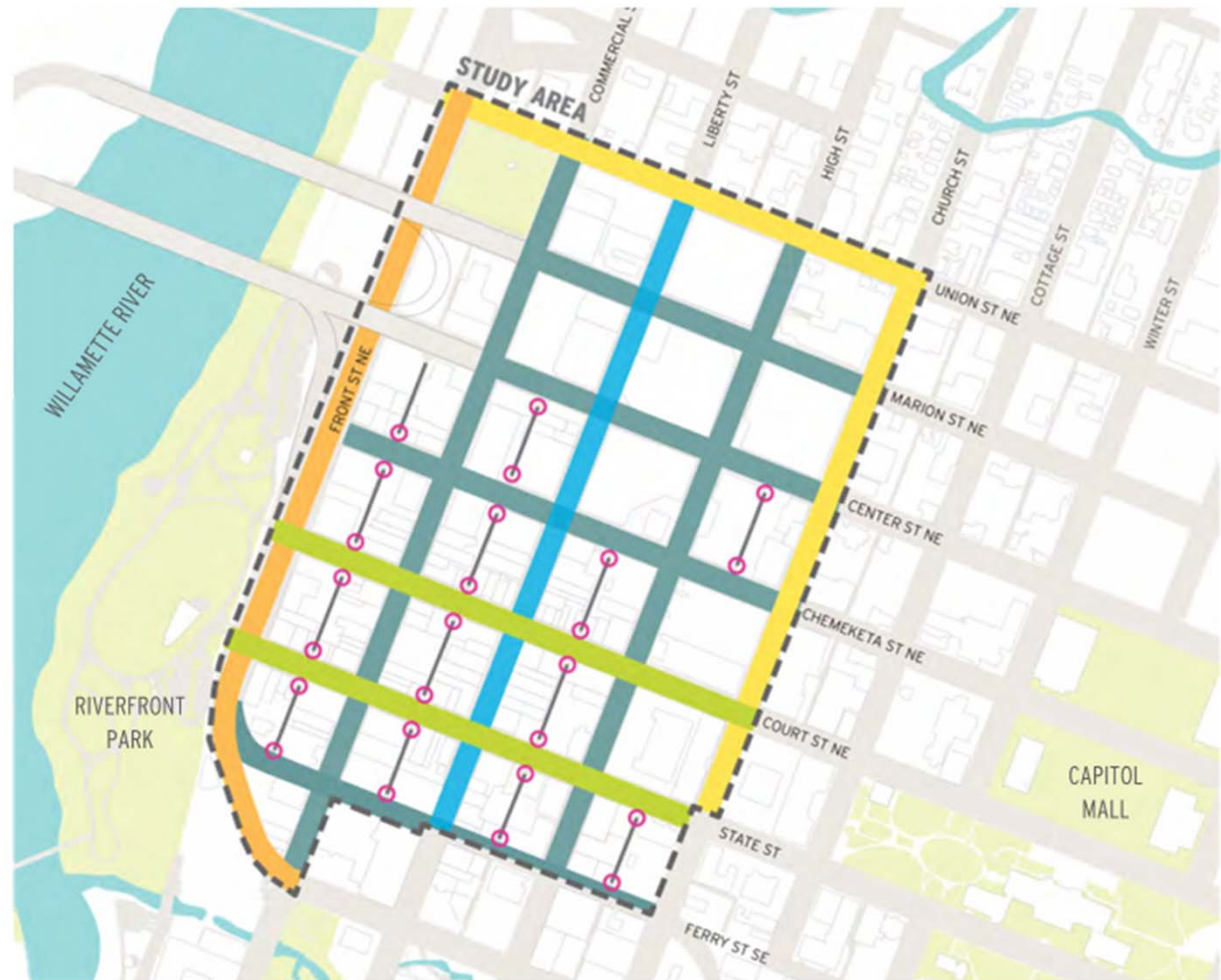


## Sidewalk Widths

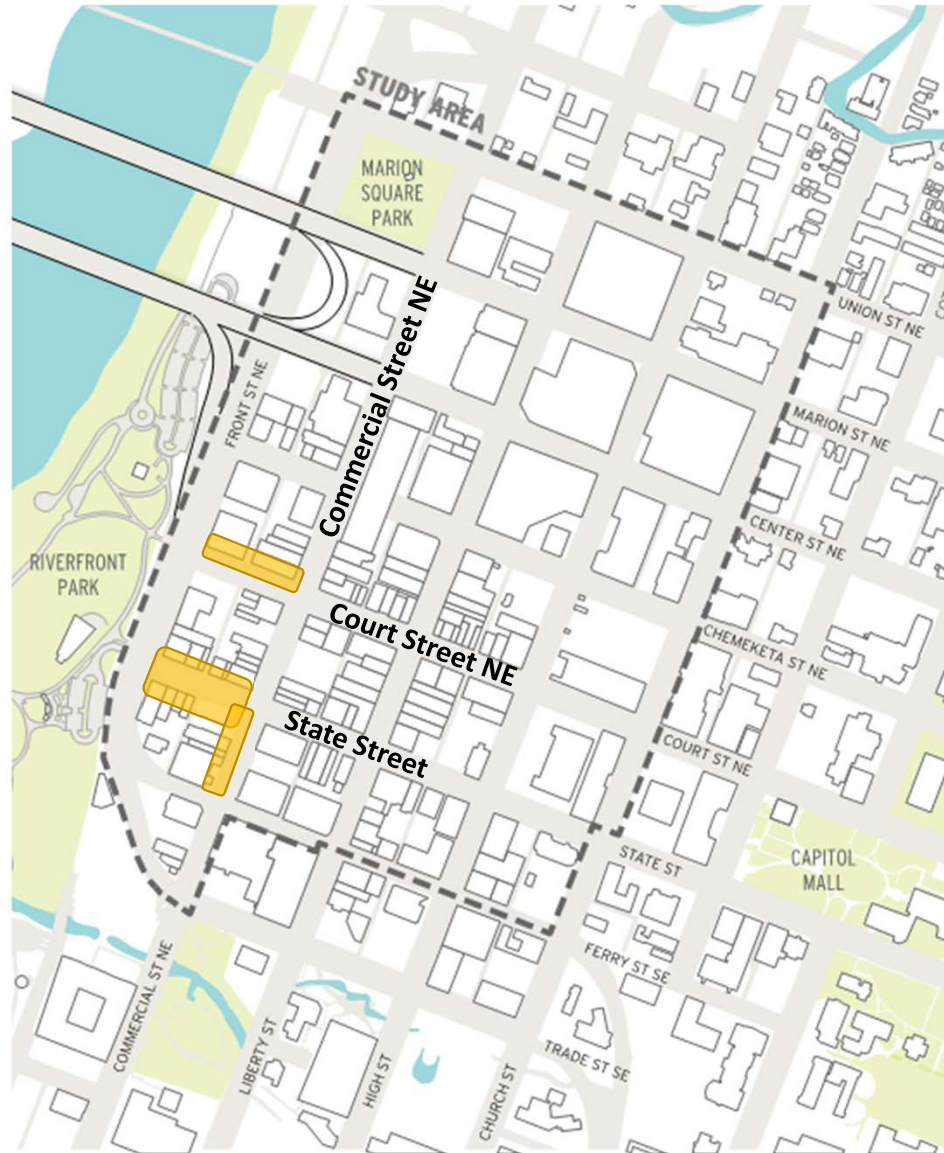


# Streetscape Types

- Promenade
- Civic
- Urban
- Parkway
- Front

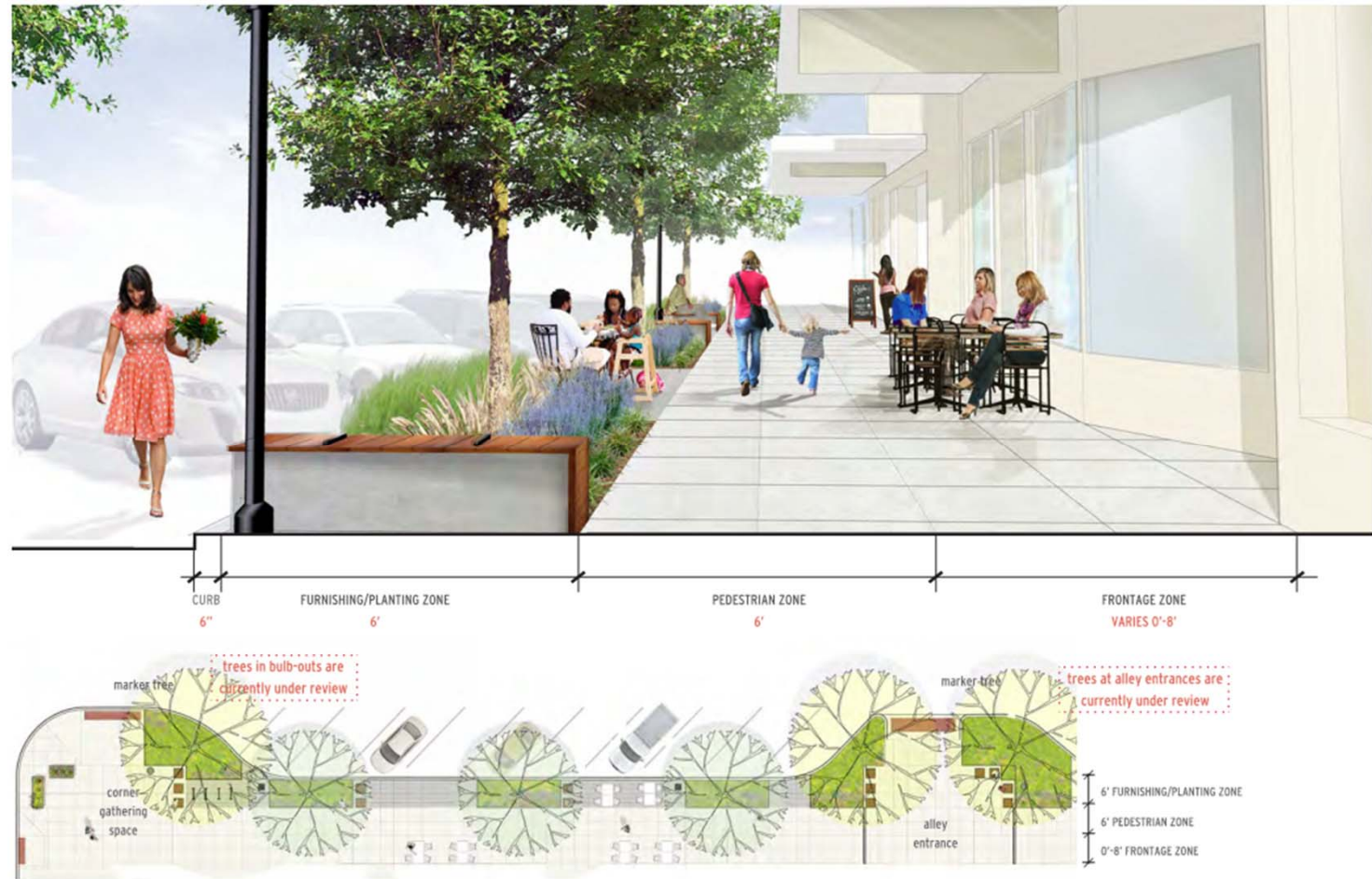


# Project Area 1



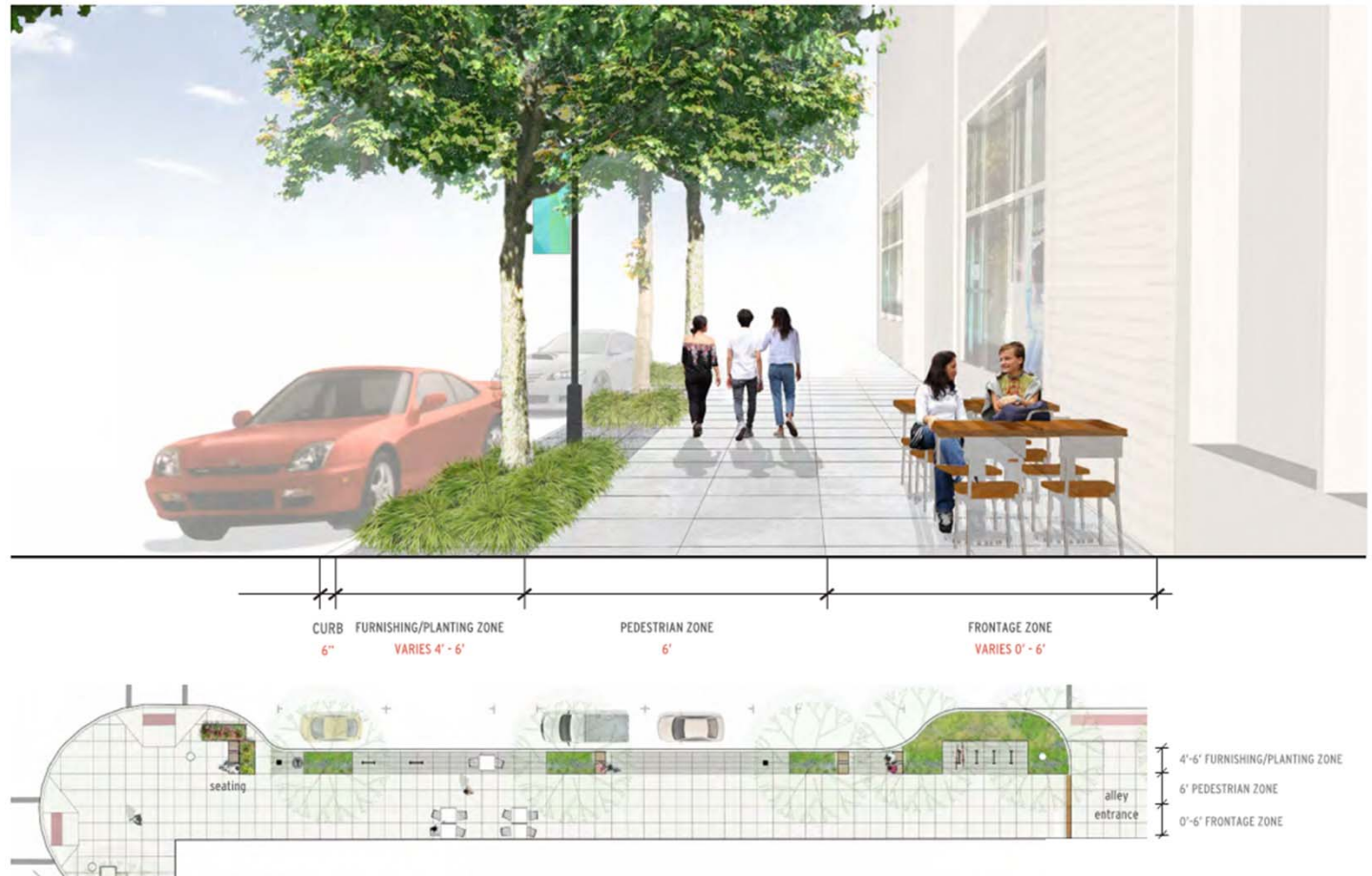


# Civic Streetscape State/Court Street






# Urban Streetscape Commercial Street



# Engineering Design





## What to Expect

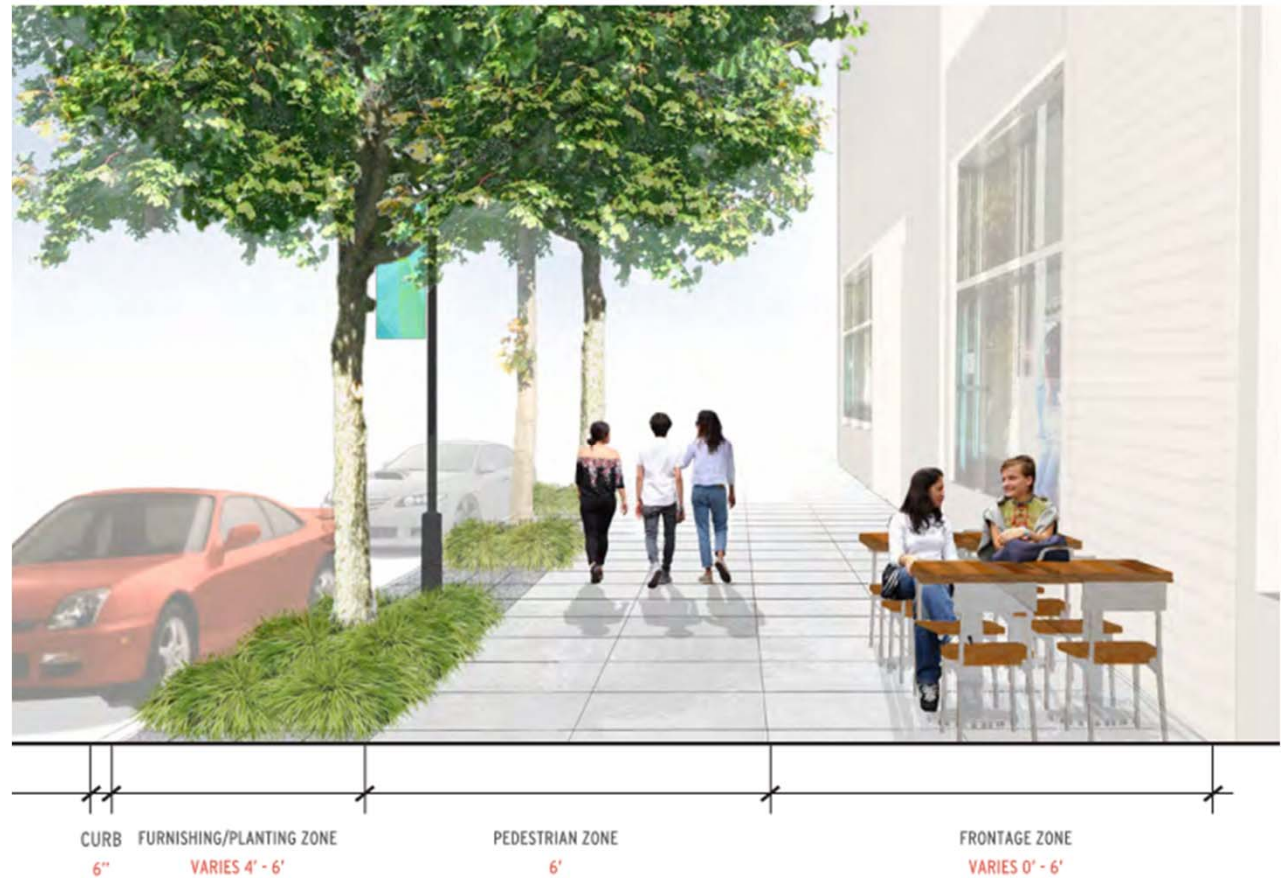
- Topographic Survey
- Right-of-Way Determination
- Basement Vault Coordination



## Next Steps

- Base Map Completion – Early November
- Draft Design – Mid December
- Final Design – March 2020
- Advertisement – April 2020
- Construction – June 2020

Questions?



Urban Streetscape Concept



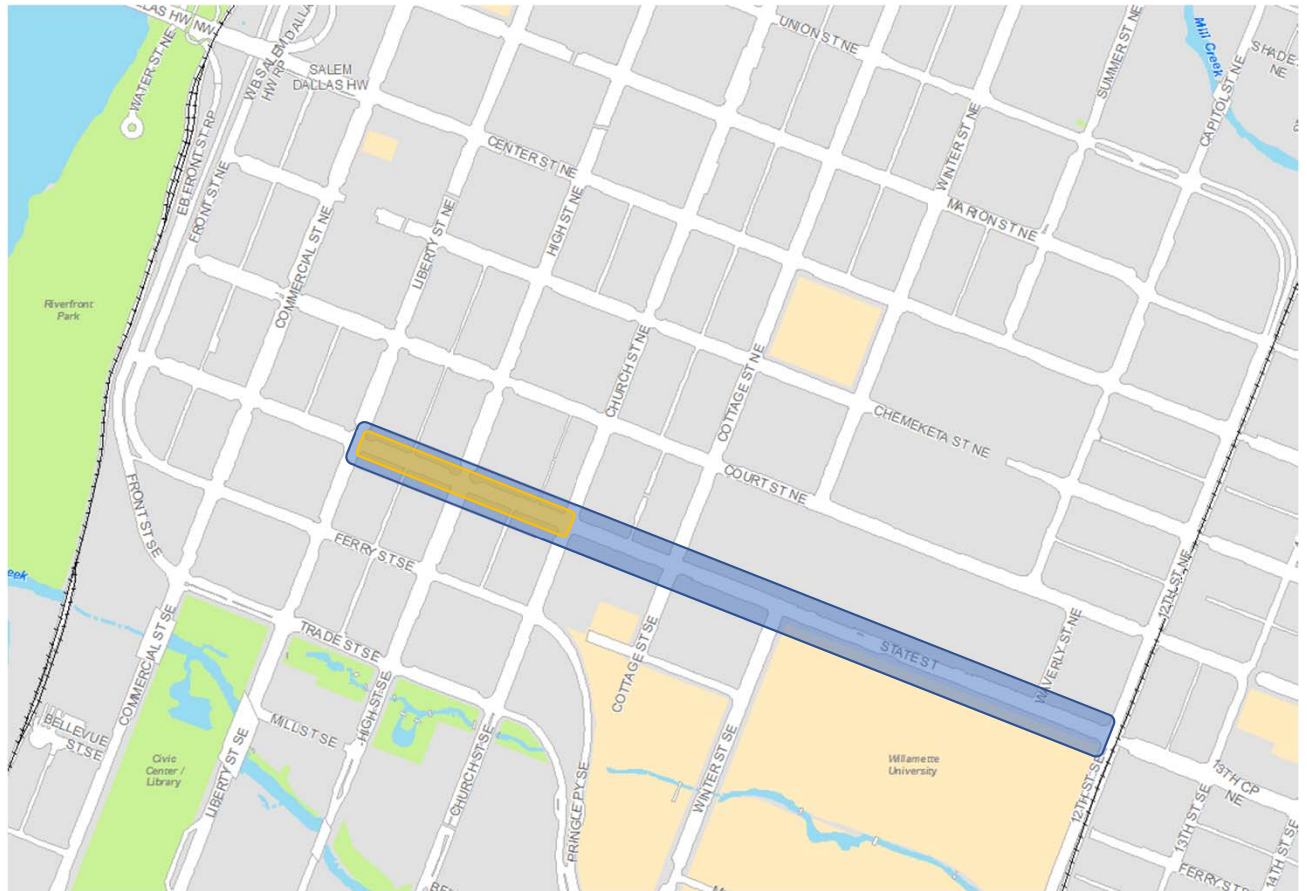
DAB Update 10/24/2019

Michael Miller, P.E., Senior Project Manager

# State Street Two-Way Conversion Project



# Study/ Project Area



Engineering  
Design





## What to Expect



- Sign Inventory
- Initial Design





## Next Steps

- Draft Design – Early November
- Final Design – February 2020
- Advertisement – March 2020
- Construction – June 2020



## Questions



DAB Update 10/24/2019

Michael Miller, P.E., Senior Project Manager

# Downtown Alley Lighting Improvements



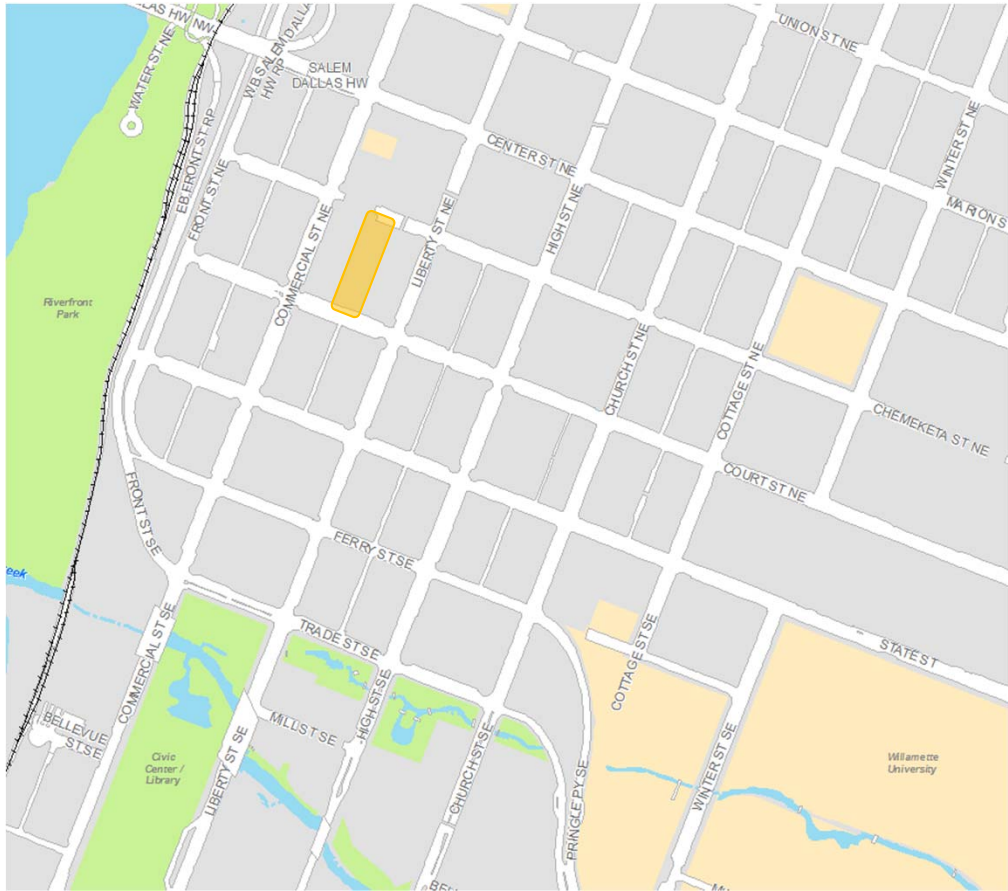
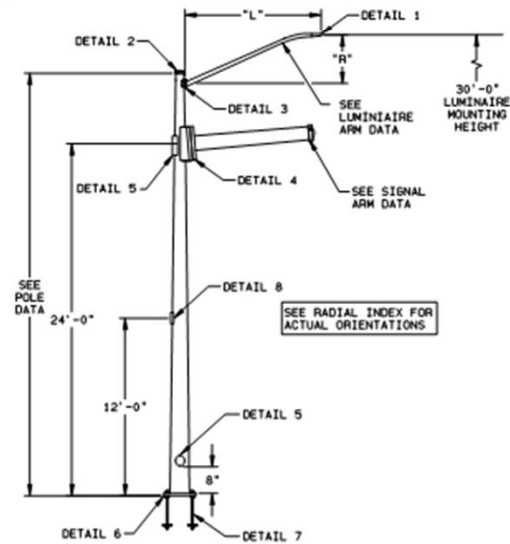


Diagram illustrating a cable-stayed bridge structure with four poles (Pole 1, Pole 2, Pole 3, Pole 4) and cables supporting the bridge deck. The diagram shows the following dimensions and labels:

- Pole 1:** Height 24'. Cable to Pole 2 labeled "CABLE + 10 LIGHTS".
- Pole 2:** Height 15'. Cable to Pole 3 labeled "CABLE + 6 LIGHTS".
- Pole 3:** Height 11'. Cable to Pole 4 labeled "CABLE + 6 LIGHTS".
- Pole 4:** Height 15'.
- Distances between poles:**
  - Between Pole 1 and Pole 2: 21'
  - Between Pole 2 and Pole 3: 21'
  - Between Pole 3 and Pole 4: 14'
- Other labels:** "ALLEY" (between Pole 2 and Pole 3), "Pole 1", "Pole 2", "Pole 3", "Pole 4".
- Source:** INFORMATION FROM BKS 2/5/2018



**DKS**

# Engineering Design



- Underground Work

What to  
Expect



- Underground Work – Completed by end of October
- Poles – Scheduled Delivery early November
  - Cabling
  - Lights
- Contractors required completion by end of January

Next Steps



# North Downtown Salem

## Focus Groups



**u r b s w o r k s**

## AGENDA | 09/23

- » Project Purpose and Background
- » How Zoning Works in Salem
- » Key Barriers
- » Zoning Ideas
- » Discussion

## Key Issues

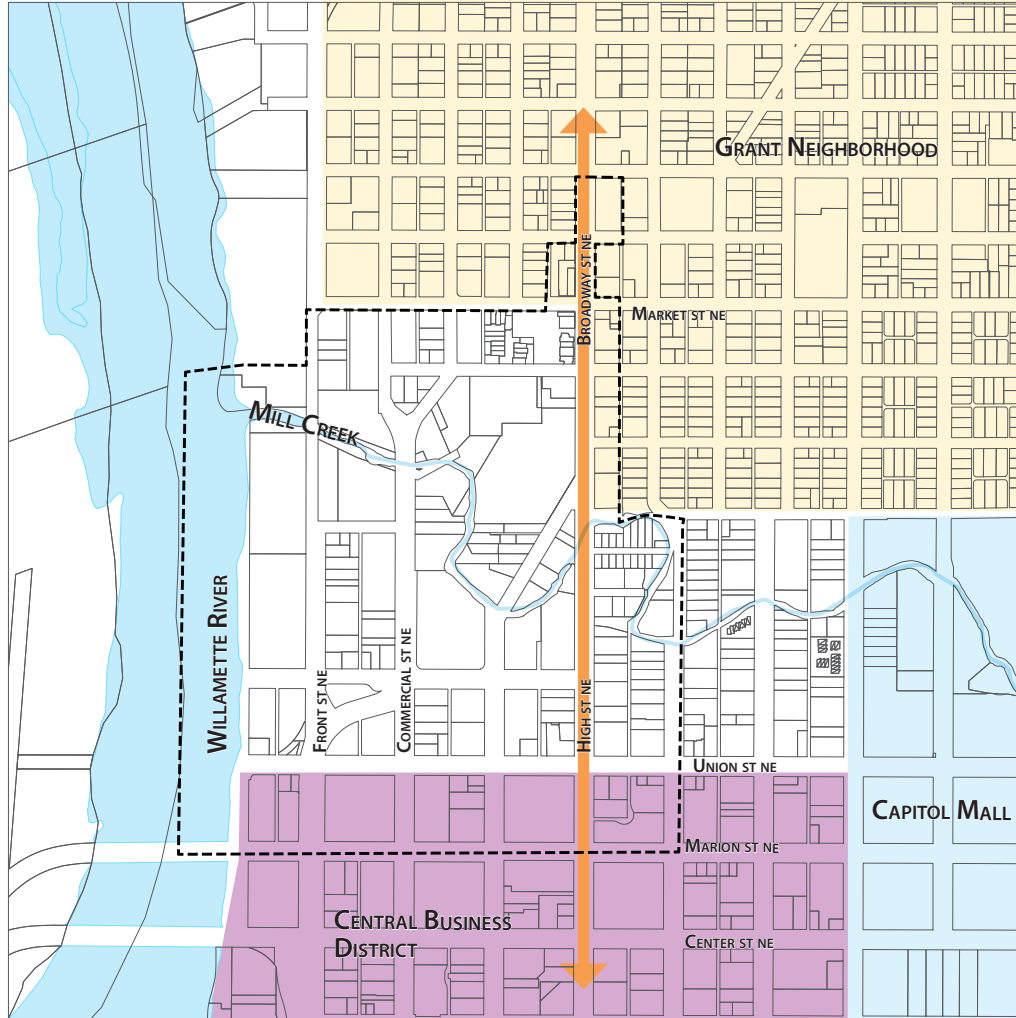
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- » 9 Base Zones
- » 9 Overlay Zones
- » Additional zoning chapters also apply
- » Complex system creates barriers to development

## Project Goals

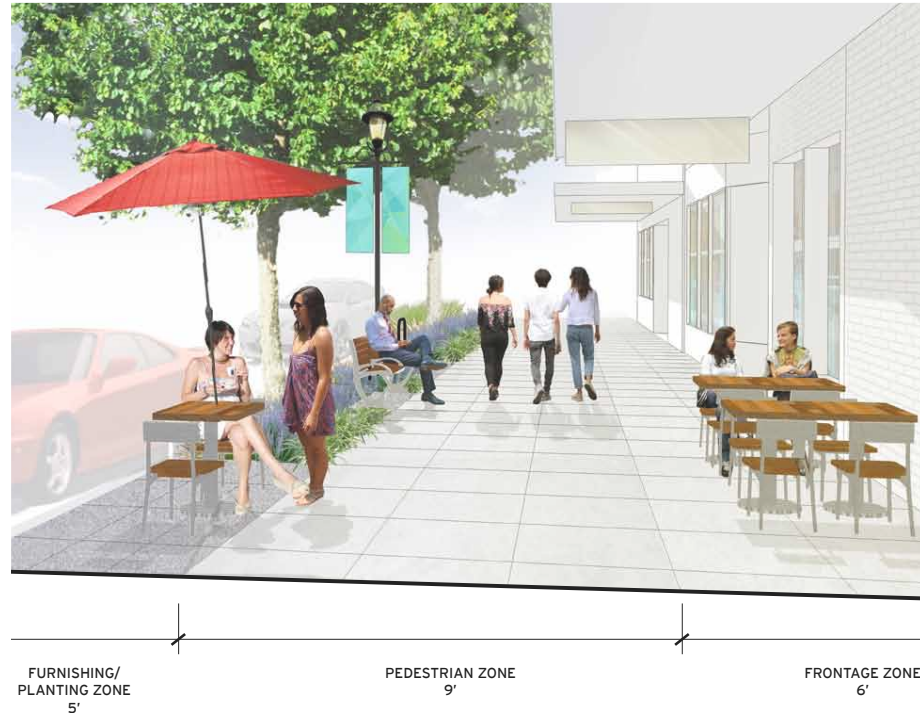
- » Identify code barriers
- » Investigate potential changes to zoning

# Vision



- » Like downtown but more residential in character
- » Strengthen connections to CBD, Capitol Mall, and surrounding neighborhoods
- » Take advantage of access to Willamette River and Mill Creek
- » Front Street and Broadway/High Street more pedestrian friendly

# Vision



- » Residential over retail uses
- » Higher intensity housing
- » Lively streets, retail/restaurant destination for surrounding neighborhoods

# History

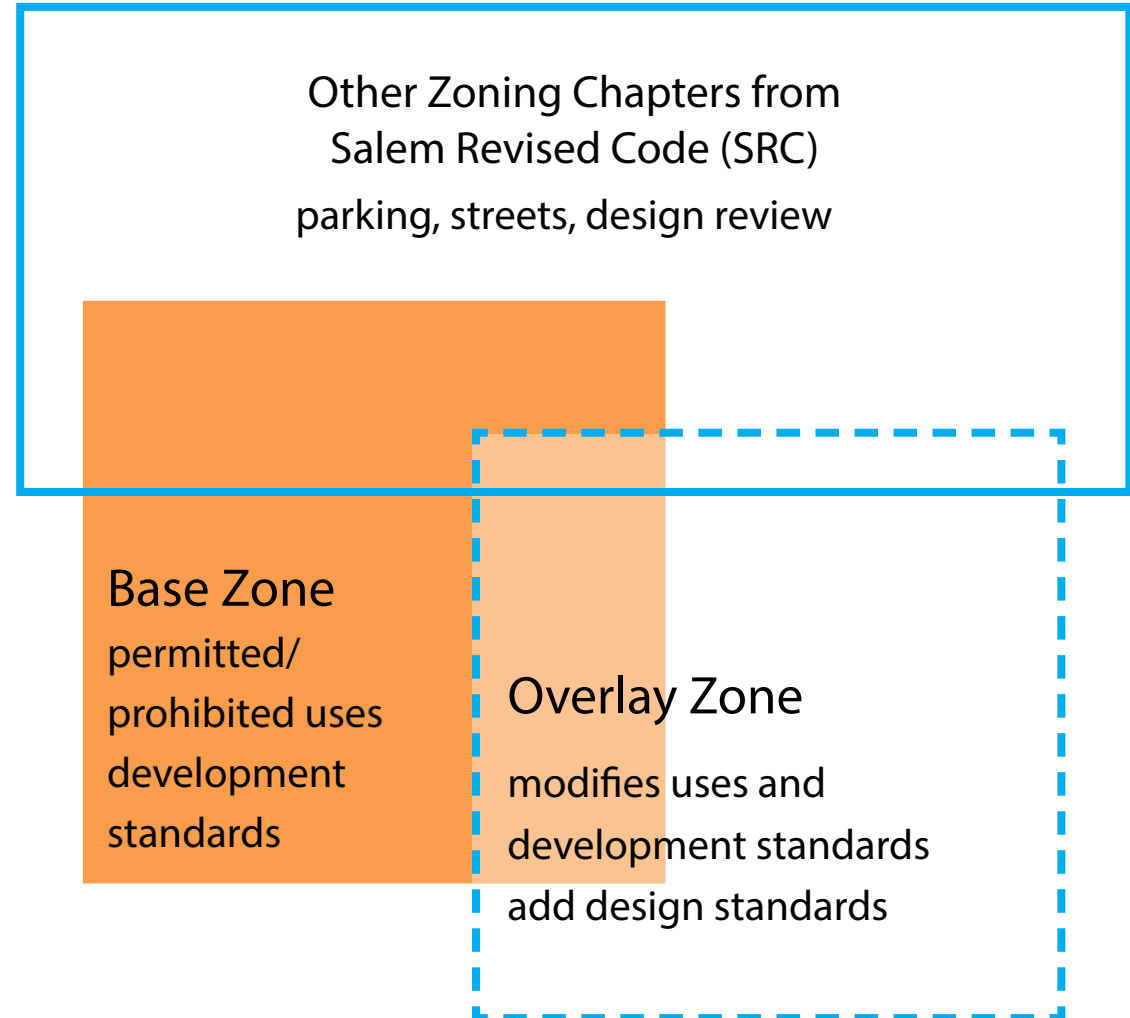


- » Streetcar along Broadway/High Street
- » Site of Salem's founding
- » Historic importance of Mill Creek
- » Grew alongside downtown with industry/commerce



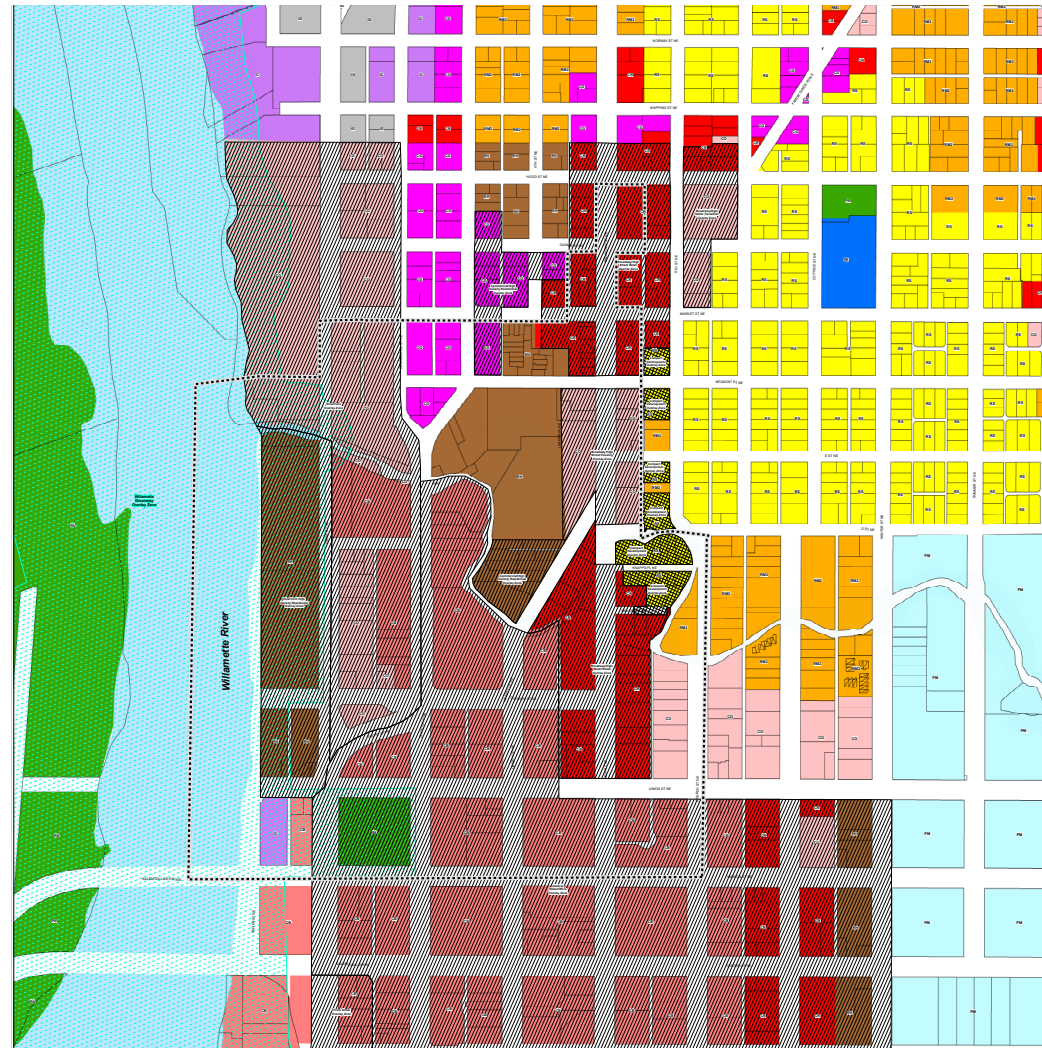
# How Zoning Works in Salem

Each parcel has up to 3 elements of the code that regulate its development



# Base Zones

- » CB - Central Business District
- » CO - Commercial Office
- » CR - Commercial Retail
- » CG - General Commercial
- » RS - Single Family Residential
- » RM-II - Multiple Family Residential II
- » RH - Multiple Family High-Rise Residential
- » IC - Industrial Commercial
- » PA - Public Amusement



## Legend

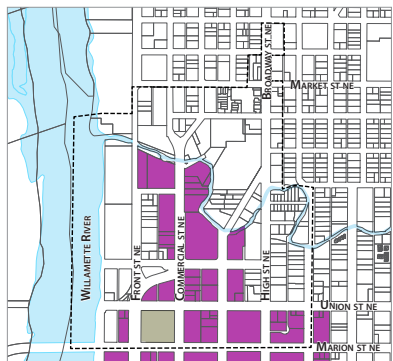
<span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></span> RS - Single Family Residential	<span style="display: inline-block; width: 10px; height: 10px; background-color: purple; border: 1px solid black;"></span> IC - Industrial Commercial	<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Overlay Zones
<span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> RD - Duplex Residential	<span style="display: inline-block; width: 10px; height: 10px; background-color: grey; border: 1px solid black;"></span> IG - General Industrial	<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Compact Development Overlay Zone
<span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black;"></span> RM2 - Multiple Family Residential 2	<span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black;"></span> PA - Public Amusement	<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed black;"></span> Historic Districts
<span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> RH - Multiple Family High-Rise Residential		<span style="display: inline-block; width: 10px; height: 10px; border: 1px dotted black;"></span> Willamette Greenway Overlay Zone
<span style="display: inline-block; width: 10px; height: 10px; background-color: pink; border: 1px solid black;"></span> CO - Commercial Office		<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed blue;"></span> Willamette Greenway Boundary
<span style="display: inline-block; width: 10px; height: 10px; background-color: magenta; border: 1px solid black;"></span> CR - Retail Commercial		<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed red;"></span> North Downtown Boundary
<span style="display: inline-block; width: 10px; height: 10px; background-color: cyan; border: 1px solid black;"></span> CG - General Commercial		<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black;"></span> Taxlots
<span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> CB - Central Business District		

# Overlay Zones

- » Broadway/High Street Housing
- » Broadway/High Street Retail
- » General Retail Office
- » Riverfront High Density Residential
- » Riverfront
- » Commercial High Density Residential
- » Compact Development
- » Flood Plain
- » Willamette Greenway

# Base Zones

» Primarily regulate uses and form of development



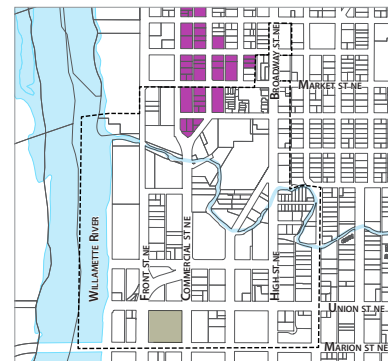
CB – Central Business District



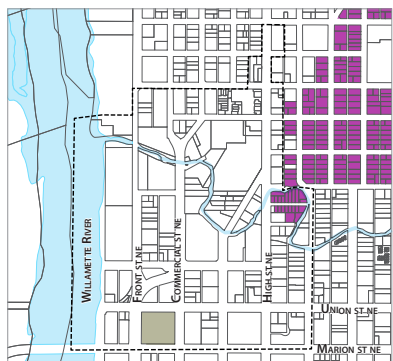
CO – Commercial Office



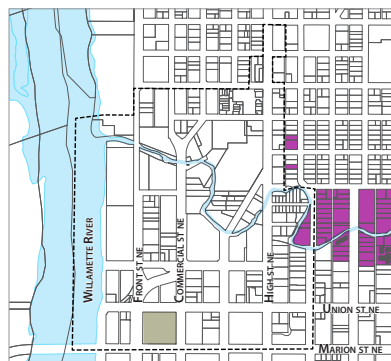
CR – Retail Commercial



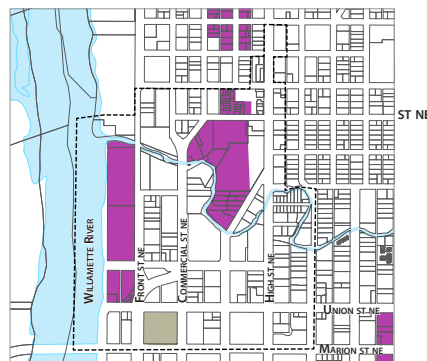
CG – General Commercial



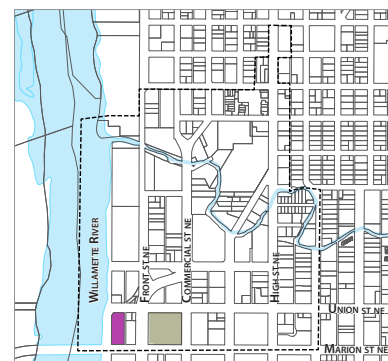
RS – Single Family Residential



RM-II – Multiple Family Residential II



RH – Multiple Family High-Rise Residential



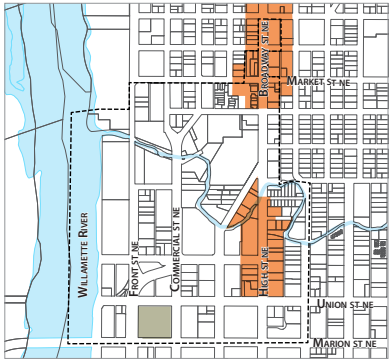
IC – Industrial Commercial



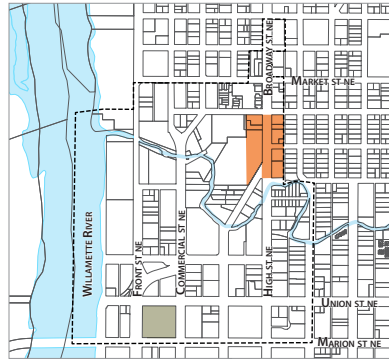
PA – Public Amusement

# Overlay Zones

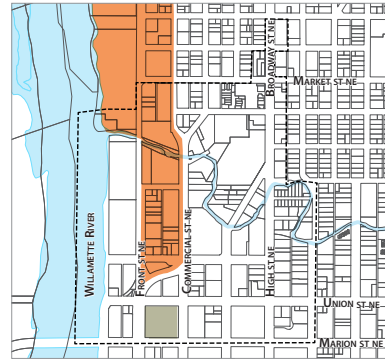
» Primarily modify uses and add design standards



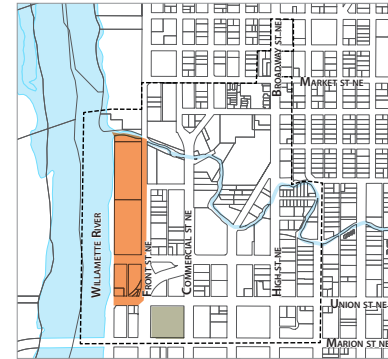
Broadway/High Street Retail



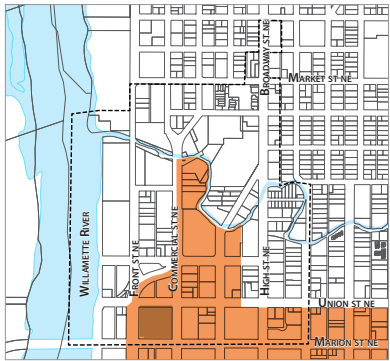
Broadway/High Street Housing



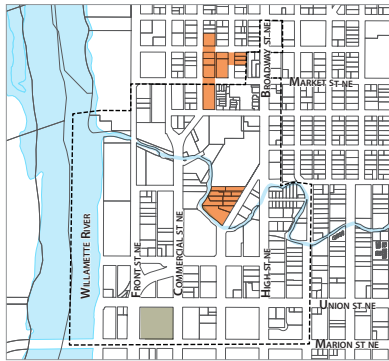
Riverfront



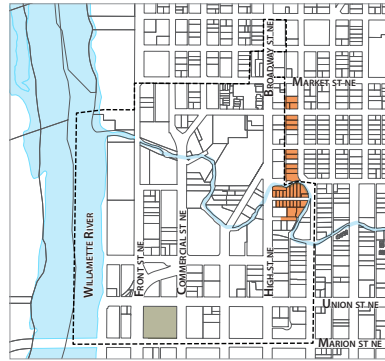
Riverfront High Density Residential



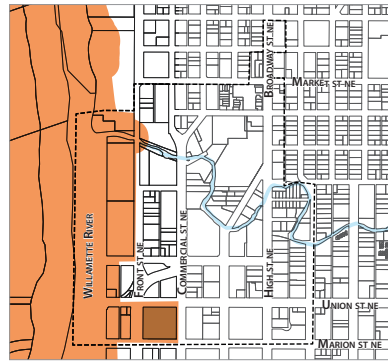
General Retail Office



Commercial High Density Residential



Compact Development



Willamette Greenway



Flood Plain



## Example Barriers



The types of barriers to achieving the desired vision for North Downtown include:

- » Restrictions/limitations on mixing uses within a building
- » Limitations on types of uses (retail, higher intensity residential, etc.) that are desirable
- » High requirements for on-site parking reduce amount of site you can develop
- » Special setbacks push buildings further away from street
- » Gas stations/car sales permitted uses in some base zones





## Example Barriers

### Base Zone: Commercial + Overlay

- » Base Zone limits retail sales/service uses.
- » Base Zone restricts size of limited retail uses.
- » If you develop townhomes or zero-lot line residential, face extra public process
- » Overlay Zone regulates uses you can mix within a building, their location, and size
- » Overlay Zone requires design review, which increases cost and uncertainty

# Zoning Ideas

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- » **Replace multiple base zones** that micro-manage land uses and promote suburban character **with MU I/ MU II Base Zones** that are already in place in Salem
- » **Consolidate overlay zones** to simplify combinations
- » **Add continued use provisions** to allow continued residential uses in base zones

# Discussion



## Questions:

- » Are there other barriers?
- » Have you had a development idea that wasn't feasible because of the current zoning?
- » Would any of the zoning ideas help and how?



# PRINGLE CREEK DEMOLITION AND RESTORATION # 717204

CITY OF *Salem*  
AT YOUR SERVICE

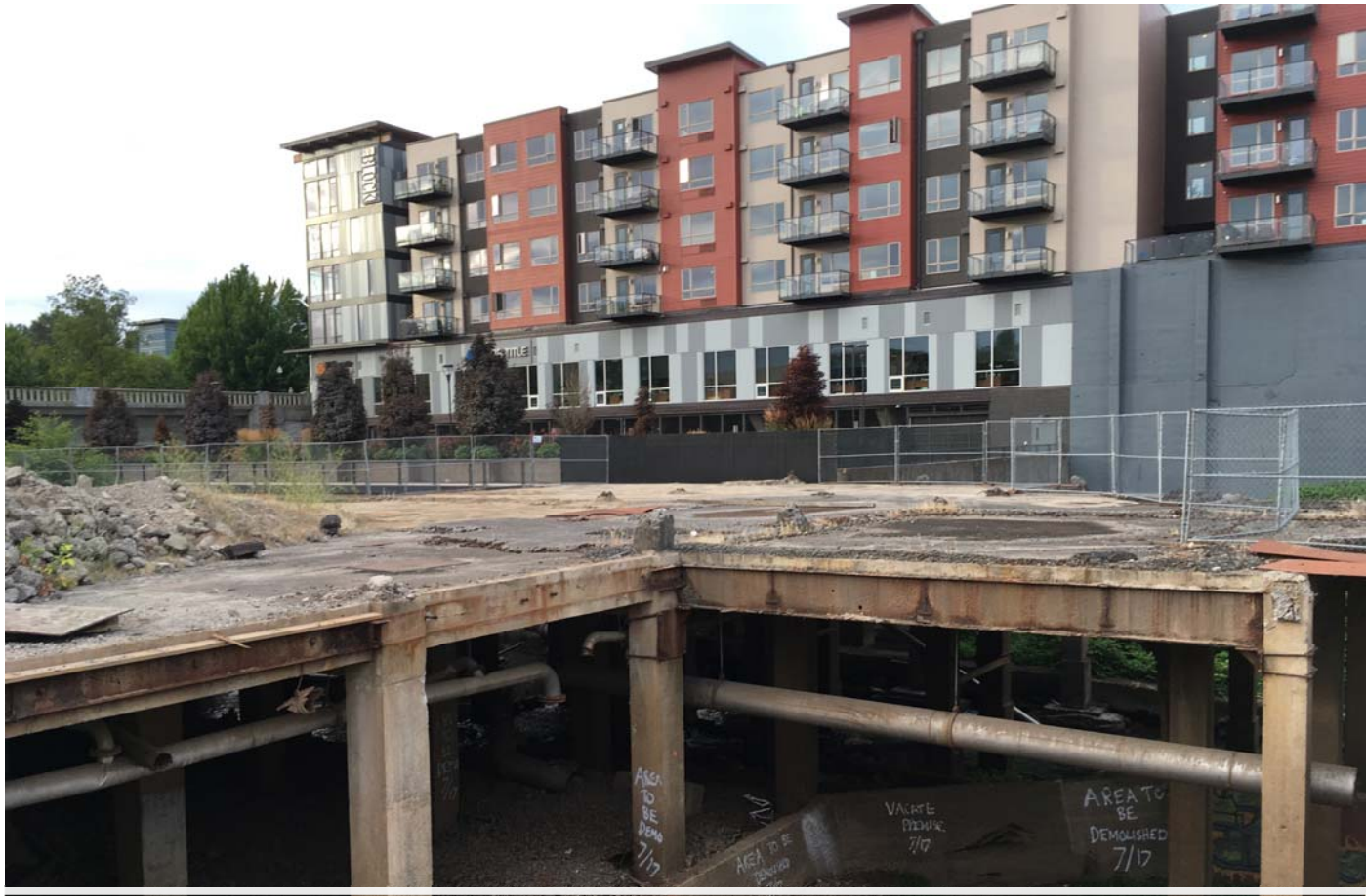




July 1, 2019 – Pre-construction Conditions







July 18, 2019 – Informing the Public



Getting Started on  
July 22<sup>nd</sup>.





July 24, 2019 -- Demolition

2019/07/24

09:02





July 26, 2019 -- Demolition and Dust Control

2019/07/26

09:47





July 24, 2019 -- Later in the Day

12:18.





July 30, 2019 -- Demolition and Embankment

2019/07/30

08:54



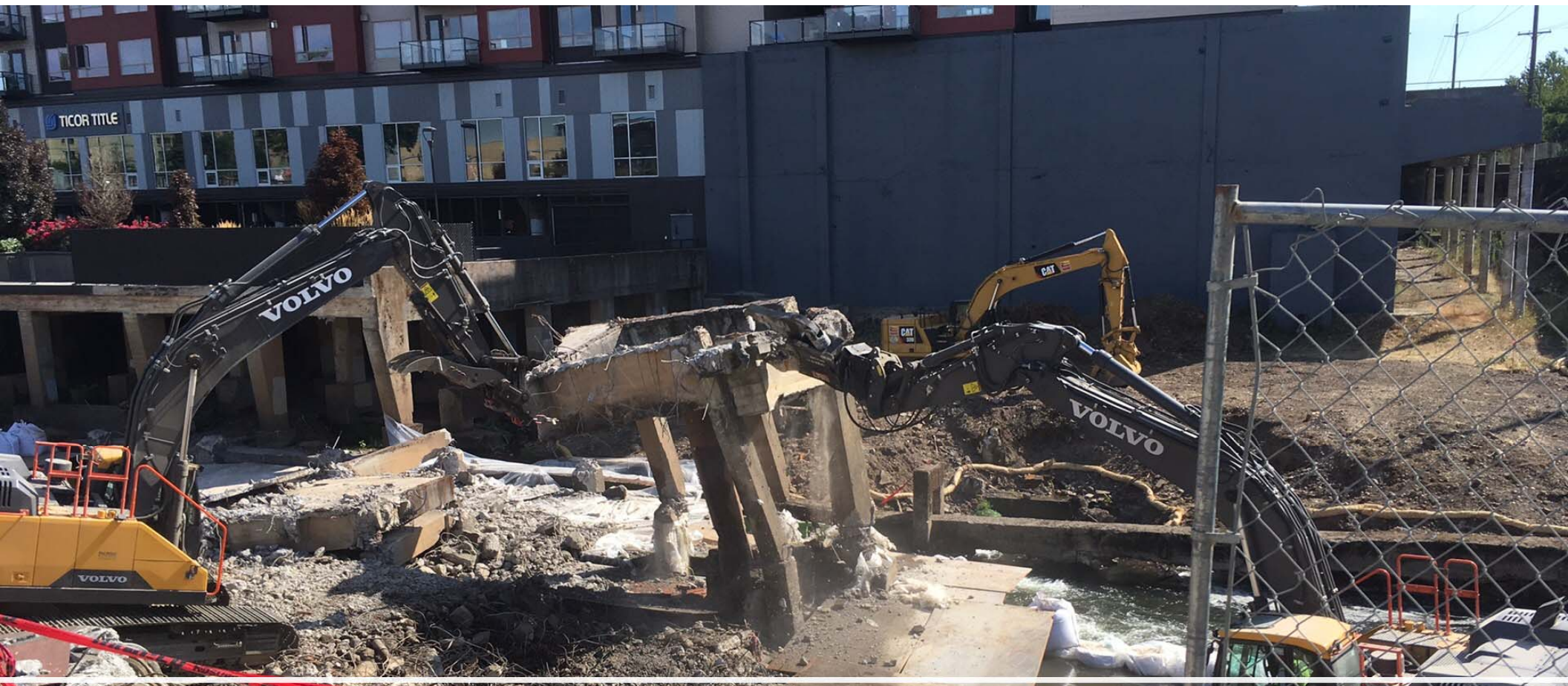


July 31, 2019 -- Contaminated Tank Soil Removal

2019/07/31

09:52





August 17, 2019 -- Elevator Shaft Spill

2019/08/17

15:57





August 19, 2019 -- Phase 1 Demolition Complete

019/08/19

14:32



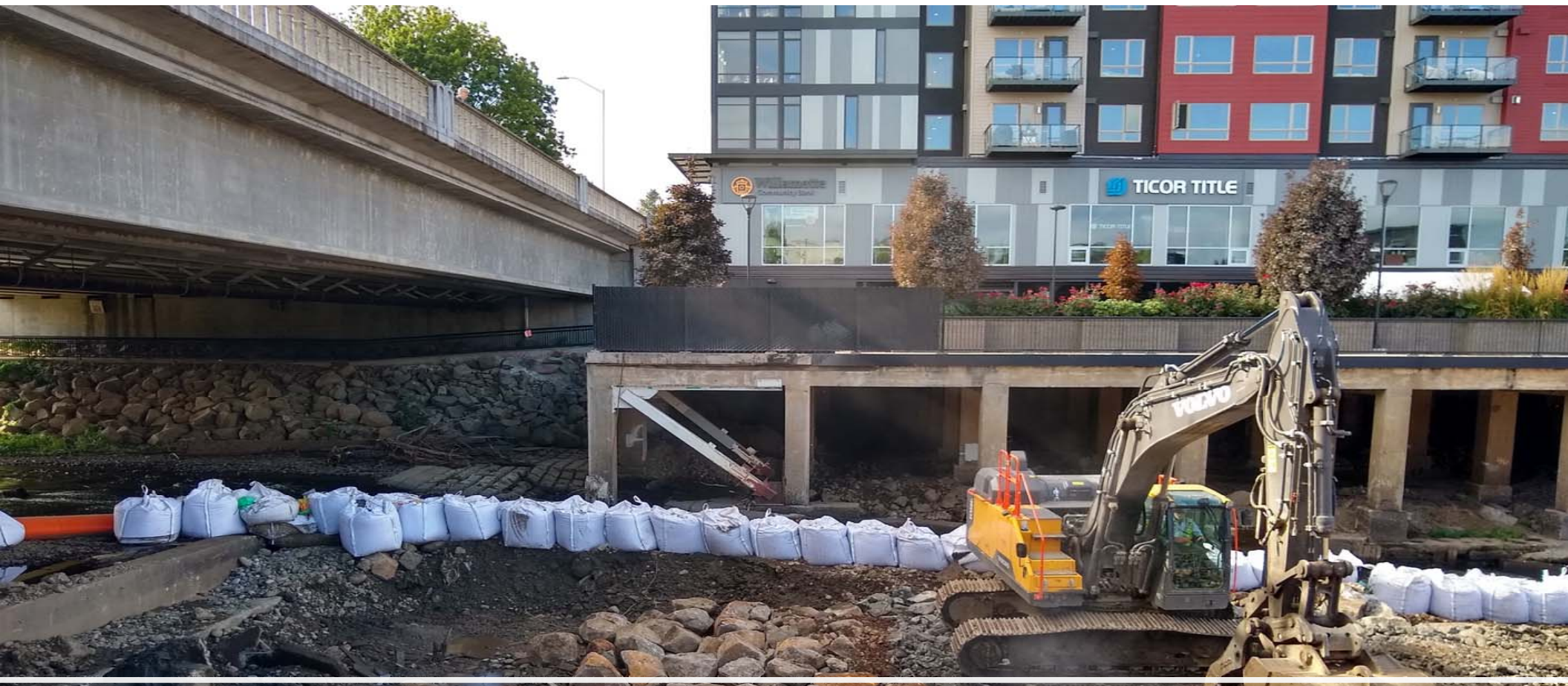


August 30, 2019 -- Phase 1 Work Isolation

2019/08/30  
07:38

2019/08/30  
11:31





September 21, 2019 -- Weir Wall Removal







September 28, 2019 -- Phase 2 Channel Change Over

2019/09/28

08:15







October 1, 2019 -- Phase 2 Channel Change Complete

2019/10/01

12:41





October 4, 2019 -- Phase 2 Fish Ladder Demolition

2019/10/04

14:24





October 10, 2019 -- Fish Habitat Boulder Placement







October 14, 2019 -- Channel & South Bank Complete







October 18, 2019 -- Future Trail Connection @ RR





October 19, 2019 -- Substantial Completion!

