



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Local Historic Resource Designation Case No. HIS22-30
PROPERTY LOCATION:	555 Liberty St SE, Salem OR 97301
SUMMARY:	A proposal to designate the Civic Center as a Salem Local Historic Resource.
HEARING INFORMATION:	<p><u>Historic Landmarks Commission, on January 19, 2023 at 5:30 PM held virtually via Zoom</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><i>Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</i></p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>the date of the hearing at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com.</p>
STAFF REPORT:	<p>The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission</p>
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 230.010 Designation of local historic resources</p> <p>Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src. Type in the chapter number(s) listed above to view the applicable criteria.</p>

OWNER(S):	City of Salem
APPLICANT / AGENT(S):	Historic Landmarks Commission, City of Salem
PROPOSAL / REQUEST:	Class 4 Legislative Major Historic Review of a proposal to designate the Civic Center (c.1972), as a local historic resource, zoned PS (Public Service), and located at 555 Liberty Street SE 97301; Marion County Assessors Map and Tax Lot numbers: 073W27BD00100 and 073W27BA03200.
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either virtually or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22 119756. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	December 30, 2022

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>

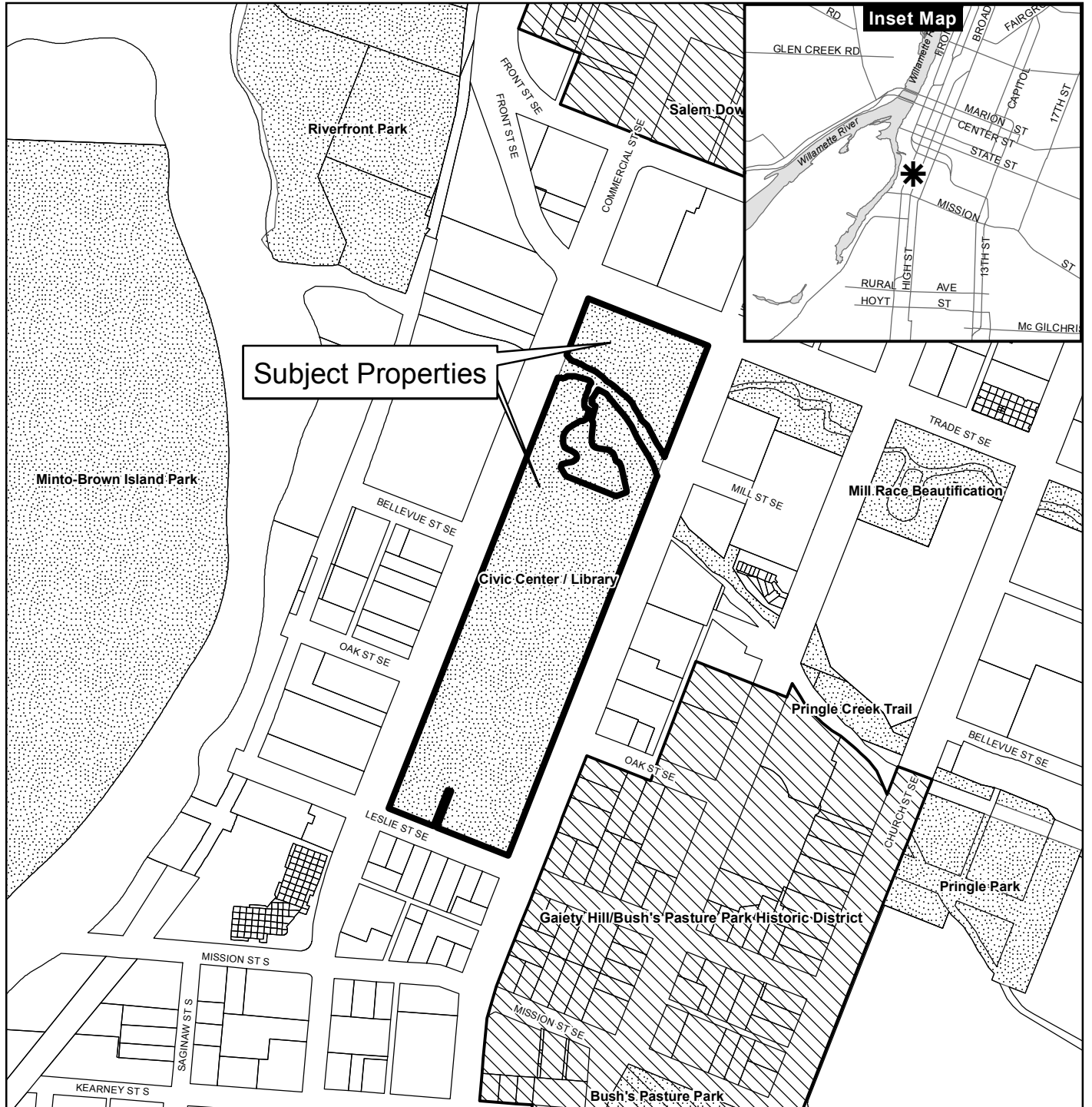
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7








Vicinity Map

555 Liberty Street SE

(073W27BD00100 and 073W27BA03200)



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



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HLC RESOLUTION NO. 2022-02

A RESOLUTION INITIATING THE LOCAL HISTORIC RESOURCE DESIGNATION FOR THE CIVIC CENTER, LOCATED at 555 LIBERTY ST. SE (MARION COUNTY ASSESSOR'S TAX LOT NUMBERS 073W27BD00100 and 073W27BA03200).

Whereas, a Council priority is *Welcoming and Livable Neighborhoods* which includes ensuring that Salem residents have access to historic and cultural opportunities by supporting Salem's historically and culturally significant buildings and sites; and

Whereas, the Salem City Council adopted the updated 2020-2030 Salem Historic Preservation Plan (Plan) as components and support documents to the Salem Area Comprehensive Plan in 2020; and

Whereas, the Plan's adopted Goal 6 is: *Survey and Designate Historic Resources*; and

Whereas, the City of Salem is a Certified Local Government and has a historic preservation program that includes a preservation ordinance and a local Historic Landmarks Commission (HLC) that meets regularly and maintains a register of locally designated historic resources; and

Whereas, the National Park Service designated the Salem Civic Center on November 2, 2022 as an important local example of the Brutalist architectural style as well as an excellent representation of the ideals of Salem's community planning and development in the late 1960s/early 1970s; and

Whereas, A local historic resource designation may be initiated by the Historic Landmarks Commission by resolution pursuant to SRC 230.010(c)(1)(B); and

Whereas, the Historic Landmarks Commission is required to provide appropriate public notice, consider the matter at a public hearing and make a recommendation regarding the findings relating to the applicable criteria for local historic resource designation in SRC 230.010 to the City Council pursuant to SRC 300.1110; and

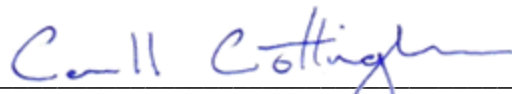
Whereas, a 35-day notification to the Department of Land Conservation and Development is required under SRC 300.1110(d).

NOW THEREFORE, BE IT RESOLVED THAT THE HISTORIC LANDMARKS COMMISSION OF THE CITY OF SALEM, OREGON RESOLVES AS FOLLOWS:

Section 1. The Historic Landmarks Commission hereby initiates the local historic resource designation for the Salem Civic Center located at 555 LIBERTY ST. SE (Marion County Assessor's Tax Lot 073W27BD00100).

Section 2. The Historic Landmarks Commission shall consider the matter at a public hearing at their December 15, 2022 meeting and will adopt findings and a recommendation to the City Council for their consideration and final decision at a public hearing which will be set for a future date.

ADOPTED by the Historic Landmarks Commission this 17th day of November, 2022.



Carroll Cottingham

Chair, Salem Historic Landmarks Commission



Photo 3 of 40. Central Fire Station #1 north and east elevations, looking southwest.



Photo 4 of 40. Central Fire Station #1 south elevation, looking northwest.



Photo 5 of 40. Overview of the Salem Civic Center, looking north.

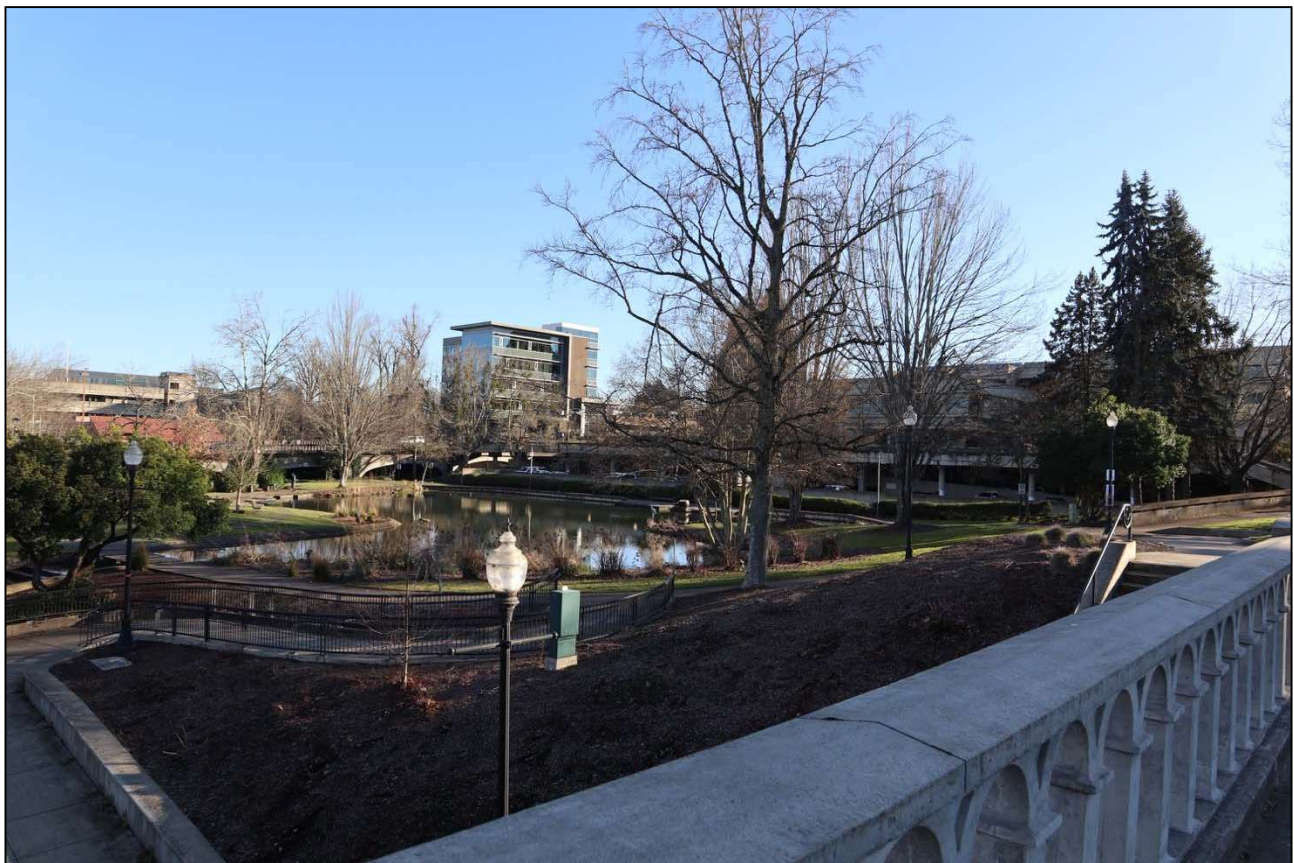


Photo 6 of 40. Overview of Mirror Pond and City Hall Parking Garage, looking southeast.

**Salem Civic Center
Marion County, OR**



Photo 15 of 40. City Hall north elevation east bay, looking south.



Photo 16 of 40. City Hall north elevation west bay, looking southeast.

**Salem Civic Center
Marion County, OR**



Photo 17 of 40. City Hall west and south elevations, looking northeast.



Photo 18 of 40. City Hall south elevation, looking northwest.