

AGENDA ITEM

#1 Introductions

BOARD MEMBERS:	PRESENT - <i>P</i>	ABSENT - <i>A</i>	EXCUSED - <i>E</i>		
CHRISTOPHER BECHTEL	<i>E</i>	CHRISTOPHER HACKETT	<i>P</i>	SAM SKILLERN	<i>P</i>
JEANNE BOATWRIGHT	<i>P</i>	LOLA HACKETT	<i>P</i>	AARON TERPENING	<i>P</i>
ERIC BRADFIELD	<i>P</i>	TINA HANSEN	<i>A</i>	PAUL TIGAN	<i>P</i>
SADIE CARNEY	<i>P</i>	CYNTHIA KAVANAGH	<i>A</i>		
TIM FRANCE	<i>P</i>	RAY QUISENBERRY	<i>A</i>		

Others present: Scott M., Brahdon Fahlman, Tracy Schwartz, Dustin Purnell, Virginia Stapleton, Erin Dey, Carol DeCoursey, Mark DeCoursey, Brook Edmonds, Nick Beleiciks, Adam Dallimore, Teresa Joslin, Cara Kaser, Brad Box, Elyse Crane, Nick Maselli, Jen Crane, and Jason Crane

#2 Councilor Update

Cara commented on how very upset folks in Salem and elsewhere around the country are about the death of another Black man by a police officer. The protests that have been going on in Salem are appropriate until they cross the line and escalate into a threatening situation. Unfortunately, there are some in the crowd who are looking for an opportunity to cause trouble. Additionally, questions are being asked about “open carry” gun policies and what can be done about them. Sam commented that the first two protests were a little tough. After those, there was a Zoom meeting held w/the NAACP that resulted in the Monday and Tuesday marches being more organized and without incident. Questions were asked about Chief Jerry Moore and how to address incidents that are bigger than what happened this week. They need to deal with what structures are in place to hold officers accountable when civil rights are violated; even when there are no videos. Chief Moore’s response of “I wasn’t informed” is not acceptable. Mark and Carol referred back to the issues with the use of force in the Summer Street incident in January 2019. Their reports/letters were put into the chat box for others to access. Moving on to the budget, Cara said that the Council adopted it as proposed. While other government agencies have had to make adjustments as a result of the Covid-19 pandemic and loss of income, Salem operates off of property taxes so it has not been hurt in the same way. What have suffered are the community services that use the Transient Occupancy Tax (TOT) revenues, which have been hit hard by the State mandated no-travel and no-gathering event orders from the epidemic. The City is back-filling some of the TOT coffers from the general fund to prop up the Willamette Heritage Center, the Gilbert House Museum, etc.

#3 905-925 Cottage Street NE Zone Change

Erin Dey and Adam Dallimore were in attendance and representing DevNW, the contract purchaser and developer of the project. Erin apologized for remarks made at the Open House that implied that the Grant Neighborhood was considered a blighted community. The comment was not meant to refer to Grant, but to other work they have done elsewhere. Dev NW is a conglomerate of two service providers in Eugene and Corvallis that merged to form the new organization. They have worked on projects in Corvallis, Eugene, Oregon City, Springfield and Salem. Their focus is on: 1) Real estate development to create affordable housing and condominiums for ownership for families in the \$30,000 to \$60,000 income bracket; 2) Provide community help by providing case managers, school lunch programs, and advocacy at the state legislature; 3) Small business startup loans, often for women and minority owned businesses. They are interested in the Evergreen Church because it is located in a beautiful neighborhood, they love the building architecture, and it is close to downtown Salem. To make it work, they have to have the office space, too. DevNW and a residence would be located in the parsonage building. There would be no rental space. They reiterated that it was important to have both housing and the office. The property

is zoned SF and the Church use is a “special” use allowed in the zone. They need a CO zone to allow both uses that they are proposing. The application has been submitted to the City. They are not yet the owner of the property. They need to figure out costs and understand what the building department will require. Right now they have “educated” guesses. No changes will be made to the façade or the footprint of the building. Windows will need to provide fire accessibility. They will add parking by removing the play area behind the house. Their funding is a combination of public and private sources. One is from HUD, through the City of Salem. Others are lending organizations for construction. Some of these sources have restrictive conditions attached that are beyond engineering or architectural requirements. They will work with the GNA subcommittee.

Adam Dallimore put the current plans up on the screen. They do not have a final count for the number of units; it could be as high as 15. Adam was asked what kind of company DevNW is and he responded that it is a 503c non-profit. It is possible that the residents will be young adults that have aged out of the Foster Care system without being adopted. This is an unaddressed population that often ends up homeless. Housing would be provided at a reduced cost and they would receive support to get grounded. They have a home in Eugene for this service that has 12 occupants. However, they are not committed to this population until funding is secured. When asked about the office space, Adam said that it is crucial and they need 1200 square feet. There would be 3 to 4 full time workers and, about once a month, there would be a meeting, or gathering, of about 6 to 12. Questions were raised about the buildings structural integrity. Erin said that they had a structural and a civil engineer lined up. She was then asked about what the procedure would be if they found something that made the use of the buildings cost-prohibitive. She said that they would not proceed with the project. She was asked if the structural engineering report would be completed prior to the zone change being decided. Erin said they would have information to share with contractors in June to get estimated costs by the beginning of July. They are planning on providing ADA access to the main floor but not to the basement or third floor. They will add a door at the northeast corner of the Church. The sanctuary has a sloping, theater style floor, that will remain but they will be covering it to create a level floor. They will try to preserve the windows on the south façade, but the north ones will not be saved.

The next question was about the church building/use not fitting the underlying zoning. Erin said that it is allowed under a “special” zoning provision. The structure has a limited size and limited parking. The ADA accommodations are not met since the restrooms are in the basement. It would take an ADA ramp and ADA restrooms on the main floor to bring it into compliance. These modifications are too costly for the church. Erin was asked if, under the transportation aspect of the development there is no obligation to provide parking, why do they plan so many (12) on-site spaces? She said it was for staff and it is the best way to use that space since folks will still have cars and will drive. When told that the Church currently rents those spaces during the week, and asked if they would do the same, she said they might, but it is not likely. She did say that if they do utilize the housing for foster care kids, they usually do not have a car and do not drive.

Erin was asked for more information about the foster care kids and, also, what other populations might they consider housing? The neighbor has worked with the foster care population and said they have extremely different issues. Erin said they do not know what population will be housed there and a specific group may not use the entire housing facilities. DevNW would provide more robust management programs for certain populations and, if it is not a good fit, they would move them. Paul said the GNA will continue to work with DevNW and thanked them for their transparency. At this point Erin and Adam left the meeting.

Paul told those neighbors in attendance that the policies of the Grant Neighborhood Plan dictate the starting point for addressing zone changes like this. We operate under the assumption that all agree with that plan and we need to know if that is the consensus. No one present disagreed. The following comments, questions, and clarifications were brought up by neighbors:

- Does the 1979 plan need to be updated?

- Concern about the zone change and not the use. The change would send a signal to others that the CO zone is an acceptable use. The neighborhood has always had serious concerns about higher use zoning crossing D Street.
- The proposal is at cross purposes with the plan. Would it set precedent? The consensus appeared to be that it would.
- The residential portion of the proposal looks like a good use – no concerns about that. Concerns about the office space are legitimate. The neighborhood plan is important. The neighborhood is already squeezed by State offices, major thoroughfares, and industrial development.
- The strong voice of the neighborhood is the 40-year old plan. Is it still the best plan? However, CO zoning is not thrilling and is a bridge too far.
- The Our Salem project will address the Comprehensive Plan and is an opportunity to address the Neighborhood Plan.
- The applicant says they need a zone change to make the project work versus the project is in the right place and the right zone.
- The Planning Department has three choices to recommend: 1) Approve; 2) Deny; 3) Approve with conditions. Any letter we write to the Planning Commission needs to address this process.
- If the applicant can't change the zone to what they are asking for, they may ask for something different.
- Is there an amount of office square footage that could be allowed without the zone change? Not sure. Maybe create a community room that is only used for a conference room infrequently.
- Could the office go in the church basement and keep the parsonage a house?
- The stated estimated cost to complete the project is \$2-\$5 million.
- There is not enough "clear painting in this picture."
- Under the current zone and property configuration, the church could only have a maximum of 4 units. If the properties are combined, it may be 9 units. They are asking for more units than that and office space.
- The house could be set up for 1 or 2 families with no zone change.
- The proposal is set on getting the zone change. If it is granted the CO zone will never go away and any use could be made of the property that is allowed outright in that zone.
- Does a letter opposing the CO request need to cite conditions that we would want included if this is approved?
- The application submitted to the City is about 150 pages.

Paul moved that we ***“Write a letter to the Planning Commission stating the Grant Neighborhood Association opposes the project, as proposed, which includes rezoning the lots to Commercial Office.”*** Sadie seconded the motion. Vote by the Executive Board was 9 in favor, 0 opposed. Paul will draft the document with the assistance of the subcommittee members.

#4 1795 Fairgrounds Road SPR-ADJ-DR20-021

Brandon Fahlan is the property owner and was present to speak about his proposal. The neighborhood is familiar with his application, having received copies of the plans and an overview of his project at last month's meeting. Brandon said he plans to upgrade all of the sidewalks on the block. He restated that there is no onsite parking provided, as it is not necessary for properties located within ¼-mile of a dedicated transit line. A neighboring resident, who was unable to attend the meeting, had contacted Eric and expressed concerns about the sight lines at this 6-way intersection. Brandon said they meet the City's code for vision clearance at each site corner. Paul suggested that they be very aware of this potential problem when they are planning landscaping. The units will have full kitchens. The exterior will be metal sheet siding. Bicycle storage will be provided. The garbage area will be lockable and each unit will have its own space. Paul asked about other street and pedestrian improvements, since crossing Fairgrounds Road can be a little like playing "Frogger". Will there be crosswalk improvements? Brandon said that the ADA ramps will probably have to be upgraded, but nothing outside the curbs is planned. The Class 2 Adjustment request is for the increase in density from the

allowed 3 units to the proposed 6 units. When asked about the siding choice, he said that he likes that look. The metal will be pre-painted and have a 50-year life. Tim moved the “Grant Neighborhood Association write a letter to the Planning Department supporting the proposal.” Paul seconded the motion. Some concerns were raised about the density changes. A neighbor floated the possibility of closing the Winter Street side at Fairgrounds Road to improve the traffic flow at this intersection, where the acute angles make seeing approaching traffic difficult. The vote was 9 in favor, 0 opposed.

#5 Grant Community School Site Plan Review

Sam reported that we are waiting to hear back from the District following the meeting on May 27th that included: 2 Bond Review staff; The District’s COO; the Project Manager; 3 District Board members; Superintendent Christy Perry; Sam; Paul; Tim; and, Jeanne. The Neighborhood asked that they use market Street or explore the feasibility of using the Winter Street Parking lot. At the meeting there was lots of sharing of information. The 3 board members and Superintendent Perry were very receptive to our comments and request to consider our options. We were told that they would look seriously at the alternatives and not let process play out in the hands of City staff. Neighborhood members at the meeting are concerned that the District totally flubbed the introduction of this program and the students in it at Grant. The community does not know it is coming. The brunt of it may be that, when families return to cut-down trees and screwed up traffic, neighbors and parents will not be happy and the Board and Supervisor may have to address the flop. We were told that, currently, only 1 full size bus delivers the school children to Grant. A neighbor asked why they are so insistent on using Cottage Street. It is assumed that the District made the decision with the students in mind. Cottage was close and they probably spent \$100,000 for the 17 pages of architectural and engineering design work. Now they are too far into it to want to back out. A neighbor commented that these programs move constantly, but the neighborhood will have to live with the cutout forever. The District would not provide reports on why Grant was chosen and what the process was that eliminated other sites. It will not be good for the District, or the City, if we end up in a fight over this. The work on the interior is already happening and what’s left is the decision about what happens on the exterior. A neighbor thanked the Association for looking into this on behalf of the nearby residents. Like all applications, planning decisions can be for approval, denial, or approval with conditions. There is a petition circulating around the immediate neighborhood to oppose the District’s plan.

#6 New Salem-Keizer Tennis Courts on D Street CU-SPR-ADJ-DAP20-04

This is another District Bond project that will change the open field on the north side of D Street, west of the railroad tracks, to tennis courts and parking lot to replace the courts and parking lost with the expansion of the high school. There will be one ingress-egress driveway with tight turns onto D Street. The property will be completely fenced. The elimination of setbacks for landscaping along several interior lot lines and along the street right-of-way is part of the proposal. 31 trees will be planted. Neighbors are sorry that the tennis courts are not likely to be available to the community for use.

#7 Board Member Reports

Sadie, Salem Keizer Transit District Board – The buses are still operating for essential trips only. They are taking extraordinary efforts to keep the buses clean and personnel protected. They have received a federal grant to purchase five electric buses that will operate in the Lancaster Drive corridor. Right now, the CDC is recommending that folks do not take public transit. The District is receiving federal funding for multi-modal improvements.

Lola, CERT – The first on-line CERT training course will commence on June 17th.

#8 Other Business

Virginia Stapleton - brought up some information about the crosswalks at Grant School. She asked if the flashing light could remain on through the completion of after-school activities. She was told that

the flashers cannot operate without a crossing guard present. She asked if anyone had any ideas. Paul said he has submitted both Market Street crosswalks to the City for multi-modal upgrades.

Jeanne – said that we have not received our Annual Review request from the City. Sadie commented that the DLCDC is assisting local governments during the Covid-19 crisis and it would be best if we just proceeded as usual and provided the information to the City. Jeanne will collect the information based on the format the City used last year and will need information from the Board.

Eric- Do we want to meet in July? The consensus was “yes” but we will move it from July 2nd to the 9th to avoid the Independence Day holiday and to have Paul available, since so many current issues are land use related.

Meeting adjourned at 9:10 pm

Respectfully submitted by: Jeanne Boatwright