

AGENDA ITEM

#1 Introductions

| BOARD MEMBERS: | PRESENT - <i>P</i> | ABSENT - <i>A</i> | EXCUSED - <i>E</i> | | |
|---------------------|--------------------|---------------------|--------------------|-----------------|----------|
| CHRISTOPHER BECHTEL | <i>A</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>P</i> | PAUL TIGAN | <i>P</i> |
| SADIE CARNEY | <i>E</i> | CYNTHIA KAVANAGH | <i>P</i> | | |
| TIM FRANCE | <i>P</i> | RAY QUISENBERRY | <i>A</i> | | |

Others present: Mark DeCoursey, Carol DeCoursey, Jarrod Burt, Susan Napack, Woody Dukes, Sarah Owens, Michael Livingston, Tracy Schwartz, Michael Gendel, Jill Hohnstein, Elliott Lapninel, Carolin VanOrden, Dustin Purnell, Jon W. Garrow, Marissa Theve, Nick Maselli, Elyse Crane, Jen Crane, Jason Crane, and Doug Kuzmanoff.

Paul moved that ***“We approve the May and June minutes as submitted.”*** Aaron seconded the motion. Vote was 10 in favor, 0 opposed.

#2 Councilor Update

Cara was unavailable for tonight’s meeting.

#3 RP-2 Parking on Belmont between 5th and Broadway

Jarrod Burt, a resident of Belmont Street, presented information on the neighbors’ plan to request inclusion in the RP-2 Parking Program. The proposal is to include the north and south sides of Belmont, from the mid-block alley, east to 5th Street. The portion of the block between the alley and Broadway is commercial development and does not qualify for inclusion in the residential program. Jarrod has spoken with Toney Martin at the City of Salem and was instructed to contact the neighborhood association. 5th Street, in this area, is already enrolled in the program. Jarrod was asked what is sparking the application. Is it State employees or patrons of Christo’s Restaurant? He replied that the main factor is the car lot on the southeast corner of 5th and Broadway. They park cars on the street and leave them for days at a time. He has spoken with the folks at the car lot and is told they will stop, but they never do. He has the support of all of the property owners who have lots adjacent to Belmont in the proposed area. Paul moved that ***“Grant Neighborhood Association support the establishment of RP-2 parking on Belmont Street between the alley east of Broadway Street to the 5th Street right-of-way.”*** Lola seconded the motion. The vote was 10 in favor, 0 opposed. Jeanne will compose the letter and forward it to Tony Martin. Sam asked Jarrod, “As a newcomer to the neighborhood, what is your experience with the traffic situation on 5th?” He replied that it is very fast, too fast

#4 Grant Community School Appeal

Sam recapped the relationship and hic-ups with the bus parking curb cut proposal. He has learned that the Medically Fragile Student Program has been at Hammond Elementary. He brought some photos of Cottage Street with the school children who have been a part of the tree plantings over the years. The plantings were part of an overall program addressing Earth Day and that instigated the creation of the school’s vegetable and flower gardens, and recycling and other education programs. Included in some of the photos were the former Mayor of Salem, Anna Peterson, and the City Arborist, Jan Staszewski, along with lots of parents and neighbors. He also had a photo of the current streetscape and a photo illustration of what the proposed construction would look like – lots of pavement and much smaller trees. Any buses using Cottage Street will be unable to go north due to the traffic circles at Hood Street. This will force them to turn west on Gaines and travel through more tight blocks in the neighborhood. Grant only has 8 on-site parking spots and it is confounding why they picked a school

with not enough parking for the existing use, let alone to host this program. The neighborhood is proposing that the parking lot on Winter Street be used for the loading area. It is already used by large and heavy vehicles that routinely service the school, and is currently being used by construction vehicles belonging to crews that are working on the school's interior modifications. Salem-Keizer has agreed to take a hard look at the Winter Street lot and to honestly evaluate its capability for bus use. We are also hoping that the City Council will ask them to pursue looking at the various alternatives, including still using the existing Market Street pull-out. It is very unlikely that these students will be at Grant this fall, and there may be no students here until, at least, mid-November. We have asked that they consider using Market Street this year and access via the improved ADA ramp that is being built at the Market Street entrance. This pull out allows the buses to get completely out of the street traffic. Sam commented that, like Cottage Street, Market Street had large street trees that shaded the classrooms along that frontage, before the bus pull-out was constructed. The replacement trees are never going to grow as large and shady as those earlier trees since they had to be planted too close to the building and could not be large canopy trees. This is exactly what will become of Cottage Street under the current proposal. Large trees will provide relief from the heat sink of the pavement and will cool the adjoining classroom and office spaces in the school. A neighbor asked about the effect of the bus traffic on the Winter Street side. It is thought that it would not be as severe since there is no residential use on the east side from Gaines to Market. Plus, the buses would be pulling off the street into the lot rather than lining up on the street. Tim confirmed that, for many years, Salem Alliance Church (SAC) has had an informal agreement with Grant School to allow free parking, Monday through Friday, in their 90-space lot at the northwest corner of Cottage and Hood. *(One block (approx. 400') from the northwest exit of the school)* Last year they signed a formal 10-year agreement with the District. Grant Neighborhood's appeal to city Council will be heard on Monday. It is not a technical objection, but we want all three parties, including Salem Public Works, to work together to find a resolution. We also think that there are some cost differences between the options. The staff report in favor says it meets alternate urban development standards, when the placement of the sidewalk at the curb is not in step with the surrounding neighborhood development. A neighbor commented that the portion of the District's work that is so concerning is the portion that is in the public right-of-way. Work being done in the right-of-way should have engaged with, and sought input from, both the neighbors and the neighborhood from the get-go. Another neighbor pointed out that the District would be using the public right-of-way on all three sides of its property for transportation services. They need to consider the impact that has on the neighborhood. This is why they should first consider the Winter Street lot and, secondly, the Market Street pull-out. A neighbor commented that residents in the area are planning on moving forward with a request to implement the RP-2 Parking Program in the adjacent blocks, should the bus development proceed. This will force teachers and staff to use the SAC parking lot. The fact was also brought up that this program will add a number of additional teachers and staff. Neighbors and Board members are asked to testify or submit comments to the City Council. Sam will have 10 minutes to speak on behalf of the Association. All others who sign up can speak for 3 minutes. When asked what we are asking of City Council, Sam replied that they can approve, deny, or approve with conditions. What we are hoping is that they will deny and direct the District to work towards a solution. The District can choose to extend the decision period beyond the State mandated 120 days from the date the application is deemed complete. No one else can extend that period.

#5 905-925 Cottage Street NE Zone Change Update

Paul recapped the land-use application and presented a summary of actions since the last GNA meeting. DevNW is the contract purchaser of the site. The original request was a zone change to CO with multi-family housing in the church and offices in the parsonage. A HOME grant was going to fund the purchase of the property. Grant NA testified against awarding the grant. City Council denied awarding the grant. The new proposal is to change the zone to RH, residential high-rise. RH has no unit per acre cap and no height limit. Last month, a straw poll of those in attendance at the GNA meeting chose not to support a zone change to RH, reasoning that, like CO, it was not a good fit at this location, and noting

the distant proximity of similar, or like, uses. Several of the subcommittee members met with representatives of Dev NW and the conversation was cordial but they are clearly invested in their project and not interested in any exchange with the neighborhood association to reach a middle ground. We have received some more information on the revised application, but it has not yet been deemed complete. When it is so deemed, public comment will reopen. From that point it will be at least 2 weeks before it will go before the Planning Commission. A neighbor commented that the building details that were submitted were not stamped by an Architect or an Engineer, so it is not known if the proposal is even viable in the existing church building. The zoning change is the most concerning aspect as the project approval is not a binding factor, but the zone change is. Eric invited Dev NW to attend this NA meeting to discuss the proposed changes to their application, but was turned down, which was disappointing. As of late they have not been very engaged with us. The sub-committee has enough input from the board and neighbors to respond and engage from the position that the NA does not support the zone change to RH. The discussion then turned to what, if any, change we could support. Paul moved that ***“We take a negotiative stance to consider a rezone to RM-2 as a reasonable compromise.”*** Under an RM2 zone, the combination of the 2 lots could yield 9 units. This would be in line with the applicant’s reference to this site as a potential “missing-middle” housing location. The term refers to the bridge between development intensities. Normally, this is defined as an RS zone next to an RM2 zone with an RH zone on the other side of the RM2 zone. The RM2 housing is the “missing-middle” piece. Aaron seconded the motion. Neighbors reiterated the concern that zoning doesn’t just apply to the current building proposal. New plans, even from the same developer, would bring a new review process that would not necessarily produce the same conditions as a previous decision. Concern was raised about the qualifications to rezone a single lot. DevNW seems to be stuck on a certain number of units. The subcommittee can only represent what the Neighborhood Association has agreed upon as a group. Grant has accepted all kinds of projects that include multi-family housing and group homes. Neighbors expressed discomfort with the proposed number of unit in the Church building. RM-1 would allow, maybe 6 units. Next year State law will change to allow 4 units on each lot for a total of 8. Under that new law, RM-1 will probably go away. If the cost of reconstruction to code is so high that the building is torn down, the density is then dependent on the square footage of the lot. A neighbor asked if the property is being purchased for \$7-800,000, could they build 9 units for \$5,000,000? The vote was called. The vote was 6 in favor w/two having reservations regarding parking, the likelihood of the building surviving and, public and non-profit dollars being spent on a project that does not maximize the return on the investment, 2 Opposed, 1 abstention. Paul went on to add that DevNW plays an important role in providing needed housing. They should be at Can-Do, SCAN, NEN, and Grant neighborhood meetings every few months to interact, get, and give, ideas and cooperation, and get buy-in for their projects.

#6 Grant Neighbors and COVID-19

Eric reported that there has been discussion amongst neighbors about establishing a code for how you engage in the neighborhood. National Night Out should have been held two days ago, but was not. Neighbors want to promote respect for other’s health and following the recommended guidelines of wearing masks and social distancing. A neighbor what is the desired outcome of having a code of ethics? Eric replied that he believes the talk is respect for those around you. The next question was how likely is it that adopting a code will just stir rebellion by some? Sam suggested that we return the question to those proposing the code and ask them to draft ideas on the how and why questions.

#7 Board Member Reports

Lola, CERT – The first on-line CERT training course has finished. She reminded all that the Grant-Highland CERT group will have a radio exercise for their August meeting on the 15th. This will utilize hand-held radios and calls will be made from homes or yards in an attempt to determine how far you can communicate from your area of the neighborhood. There will be a Zoom meeting from 9-10:00 am with callout practice from 10-11:00, followed by a short Zoom meeting to discuss how it went.

#8 Other Business

Eric reminded the board that we need to renew our authorization for certain board members to make purchases on our behalf. Aaron moved to “Authorize Jeanne to purchase printing supplies for neighborhood flyers and agendas, and to purchase plates, utensils, etc. for our general and dessert meetings, and to authorize Eric to renew our website account.” Lola seconded the motion. Vote was 10 in favor, 0 opposed.

Meeting adjourned at 8:16 pm

Respectfully submitted by: Jeanne Boatwright