

March 19, 2019
Fresh Start Market

7:00 PM Meeting called to order by Chair Mike Beringer.

1. Welcome, Introductions, Announcements, Approval of Minutes: Mike Beringer, Chairman

Mike welcomed all in attendance and invited everyone to introduce themselves and tell where they live. A motion to approve the meeting minutes of the February 19 was made and seconded. Motion carried.

2. Police Officer Report:

Officer Renz

- Officer Renz invited everyone to join Salem PD at Coffee With A Cop being held Wednesday, March 20 at the Dutch Bros at 1330 Barnes SE, 9 – 10:30 AM.
- He has been checking on Thorpe Park for the issues previously mentioned. The new fencing put up by Fred Meyer seems to have stopped most of the homeless camping as well as the shopping cart issue.
- There have been quite a few package thefts from porches around the 24th St. NE area. The thieves have been caught by video camera and there are warrants out for 2 individuals.
 - It was suggested that a video surveillance called Ring is a good system and is relatively inexpensive.
- Neighbor concern mentioned a probable drug house at 1485 25th NE. A lot of traffic and issues. Officer Renz said he is aware of the house.

3. Code Enforcement

Anthony Hinkle

- Officer Hinkle apologized for not having stat information available for us tonight but did add there hasn't been a lot of activity in our area.
- The house at 1195 Park is now boarded up and is considered as "derelict." Officer Hinkle passed along that the house has been sold and will apparently be demolished. We will need to watch this property for illegal activity, squatters, etc. in the meantime.
- Warmer weather usually brings more calls about junk, old furniture, etc. on the curb.
- Coming into the time of year with calls for tall weeds and grass. Anything 10" or higher is considered "tall" and needs to be tended to by property owners.
- If any questions, call and staff will be happy to help.

4. City Councilors' Reports:

Tom Anderson

- Budget Season
 - Standard issues of expenditures rising faster than revenues.
 - Budget hearings will be held at 6 PM:
 - 4/24
 - 5/1
 - 5/8
- Peace Mosaic. A motion has been made that the mosaic is Public Art and should be saved. Public Works has offered a place to store the artwork. The City has proposed \$10-20K seed money to begin this project.

4. City Councilors' Reports:

Chris Hoy

- Red Light Cameras. Existing.

- Three cameras have been in place since 2008 at 1) Commercial & Marion; 2) Mission & 25th SE; and 3) Silverton Road and Fisher Road, the #1 red light crash site in the city.
- Since the cameras have been installed, the city has seen a **92% reduction** in crashes at those intersections.
- Red Light Cameras. New.
 - Three new cameras will be installed at 1) Commercial & Madrona; 2) Kuebler & Commercial; and 3) Center & Hawthorne.
 - The cameras will also include speed cameras.
- Library Retrofit is underway. Chris is on the committee to oversee the project. The library will be housed in a temporary location for about a year. Currently looking at possible locations around town. Options will be known next week.
- McKay Park
 - A check was received on 3/11 from Parks for new playground equipment.
- Safety improvements
 - Sunnyview & Scotsman
 - Lancaster & Sunnyview
 - Lancaster & Market
 - Lancaster & D
- Plastic shopping bags are banned in the city.
 - Effective 4/1 Large retailers (10,000 sq. ft +)
 - Effective 9/1 Smaller retailers
- Pictsweet Property (Mushroom Plant)
 - Now “East Park Estates” is beginning construction. Total of 875 new units
- Cherriots
 - 7/1 New Youth Passes
 - 9/7 New hours, including extended weekend hours.
- Nothing new to report on the new police department building. Construction is in progress.

4. City Councilors’ Reports:

Cara Kaser

- Garen Island treatment plant is working on permanent improvements to eliminate water problem issues associated with algae bloom.

5. Fisher Road Extension

Andrea Mather, City of Salem Project Manager

- Andrea provided a large rendering of the new extension showing 2 lanes in each direction with bike lanes and sidewalks.
- PGE currently installing underground utilities.
- Construction will continue into the Fall with completion planned for mid to late October.
- New trees will be planted along part of the new road as well as landscaping on the Market Street corner.
- Questions about possible upgrading Fisher to Silverton Road were discussed. Currently two new 3-way stops and speed signs have been added which have helped. Due to the configuration of the street/homes, right of way purchases to widen and further the improve the street will be very expensive. The City is not prepared at this time to begin acquisition of properties for any further improvements.
- See Attachment A. Fact Sheet/Map

Committee Reports:

- Land Use Ian Johnson
 - i. Included with f) Oregon State Hospital Campus Redevelopment
- Transportation Julie Redden
 - i. No report
- Parks Eli Brody & Marilyn Moritz
 - i. No report

- Hoover School Liaison Teri Lupoli
 - i. Linda Hernandez-Munguia, representative from Hoover School presented information on the boundary change for NESCA. Formerly Hoover was a feeder to Parrish and South Salem High School. Beginning this Fall, those entering 9th grade will go to North Salem High School. Allowances are made for siblings to be able to attend the same school. Parents do have the opportunity for in-district transfers, but March is the only month in which to request those transfers for the Fall term.
 - ii. There have been concerns voiced about the North Campus development and what that will do to population at Hoover School. Linda said that the school has actually had some decline in student population over the last four years. In addition, in 2020 the portable buildings will be coming down and four additional rooms will be added and also expansion of the gymnasium and cafeteria. Currently there are four shifts for lunch, with the last group of students eating at 1 PM, a very long time for little ones since their breakfast time. The expansion will eliminate that problem.
 - iii. Safety concerns regarding street lighting has been provided to the Council.
 - iv. Linda mentioned that there are parent workshop groups that meet every Friday at 8:30 AM when school is in session. All are welcome to stop by to visit and see what good things are happening at Hoover School.
- Watershed Gary Pullman
 - i. The effort to preserve trees along Division Street has been successful. Parks & Recreation also supported saving the trees.
- OSH North Campus Ian Johnson
 - i. Report and information on presentation from Mountain West (Richard Berger) below. Prior to the presentation, Councilors Hoy, Anderson, and Kaser excused themselves from the meeting. As this topic will be before the council, they cannot participate in further community discussions.
 - ii. The NESCA Board had a meeting on 3/4 to discuss the property, the upcoming zoning change request, and any recommended changes the NA would like to submit to the developer.
- Other: Hawthorne Street Cleaning Project
 - i. Neighbors were invited to participate in our first street cleaning project for 2019 this coming Saturday, March 23. Meet at 8:30 AM at the north end of the Park and Ride east of the Holiday Inn. Entrance is off Hawthorne.
- **North Campus**
 - **Richard Berger, Mountain West Investment**
 - The company's first presentation was made to NESCA in September 2017 with the initial thoughts for developing the property.
 - In order to develop the property, the zoning must first be changed from the current Hospital Zone. The City Council meeting for this zoning change was originally scheduled for this evening but has been rescheduled for April 16.
 - i. The land is not yet sold but is under contract.
 - Rental Information
 - The company will be renting the apartment units with a mix of "affordable" and "market rate". Currently planned are 1, 2, and 3-bedroom units with rents ranging from \$1,000 to \$1,400 per month. Looking at 75% of the units at Market Rate and 25% at subsidized Affordable rates. "Affordable" will be income based.
 - Since the original plan, the company has made several changes based on neighborhood input. Additional changes were just made based on the March 4 NESCA Board recommendations.
 - i. Main points adopted from the NESCA recommendations include:
 - I. Single-family dwellings will be on the property all along D Street as well as the full length of Park Avenue (to Fredrick).

- II. All single-family homes will be front facing to the neighborhood streets (D and Park Avenue) with all garages and access to the properties from inside the development. There will be no driveway access to the houses from either D or Park Avenue.
- III. All multi-story apartment buildings will be in the interior of the property with parking.
- ii. With the NESCA changes the number of available rental units will be increased from 211-217 to 246 apartments. The new plan is showing 46 single family homes.
- iii. Intersection improvements
 - I. There is a planned 4 way stop for either 23 or 25th (Richard apologized for not know which one). 25th has not yet been improved so work will need to be done on this main arterial for the complex.
 - II. There will be a new intersection that will align with Knox Street on Park Avenue.
- iv. Other:
 - I. Street Trees: It is the company's desire to maintain all trees possible. The only exception will be if a tree is proven to be diseased. If a need to remove is determined, the tree will be replaced.
 - II. Sidewalk: A sidewalk will be added on D Street and on Park Avenue. It will be behind the tree line.

Following the presentation, NESCA Chair Mike Beringer asked for a straw ballot of neighbors in attendance to determine their feelings on the general principle concept presented. 18 voted for the concepts provided, 2 opposed.

Also following the presentation, a motion was made and seconded that, pending the final staff hearing, the NESCA Board approve the plan as presented which included the Board recommendations (letter dated 3/5 to Aaron Panko, City Planner). Motion carried. As Mike will be leaving town on vacation, Ian Johnson will write a letter to the city stating the Board's approval of the plan as presented by Richard Berger, Mountain West.

Aaron Panko said the next Planning Commission meeting will be 4/16. Additional comments will be accepted for that hearing.

Mike thanked everyone for attending this evening. **Our next scheduled meeting will be April 16, 2019.** There being no additional regular meeting business, Chair Mike Beringer closed the meeting at 9:00 PM.

Submitted by: Teri Lupoli
Secretary/Treasurer
NESCA

Attending:
Mike Beringer*, Eli Brody*, Teri Lupoli*, Diane Wilke*, Marilyn Moritz*, Lynn Cardiff*, Ian Johnson, Gary Pullman, City Councilor Chris Hoy, City Councilor Cara Kaser, City Council Tom Andersen, Officer Renz Salem PD, Andrea Mather City of Salem, Aaron Edelman City of Salem, Aaron Panko City of Salem, Anthony Hinkle City of Salem, Linda Hernandez Munguia Hoover School, William Parks, Nathan Wynn, Casey Knecht, R & K Eichelberger, Tom John, Elizabeth Seibert, Shelley Hauser, Nate Own, Lindsey Jones, Clifford Eiffler-Rodriquez

Attachment A: Fisher Road Handout

FISHER ROAD NE STREET EXTENSION IMPROVEMENTS



PURPOSE

- Extend Fisher Road NE 700 feet from its current terminus to Market Street NE.

PROJECT FEATURES

- Build 700 feet of new roadway including sidewalk, bike lanes, streetlights, and landscaping.
- Reconstruction of the traffic signal at Market Street NE/Fisher Road NE (Fred Meyer driveway).
- Green water infrastructure swale at the corner of Market Street NE/Fisher Road NE.

BUDGET

- \$4,450,600 from Transportation System Development Charges (TSDC).
- \$275,000 from Water Rates.

SCHEDULE

- Utility construction late winter/early spring 2019.
- Road construction is expected to begin in May 2019, and the new road will be opened to the public by November 2019.

TRAFFIC IMPACTS DURING CONSTRUCTION

- People should use caution while in the area.
- Intermittent night (9:00 pm – 6:00 am) lane closures on Market Street NE.
- Access to business will be maintained during construction.

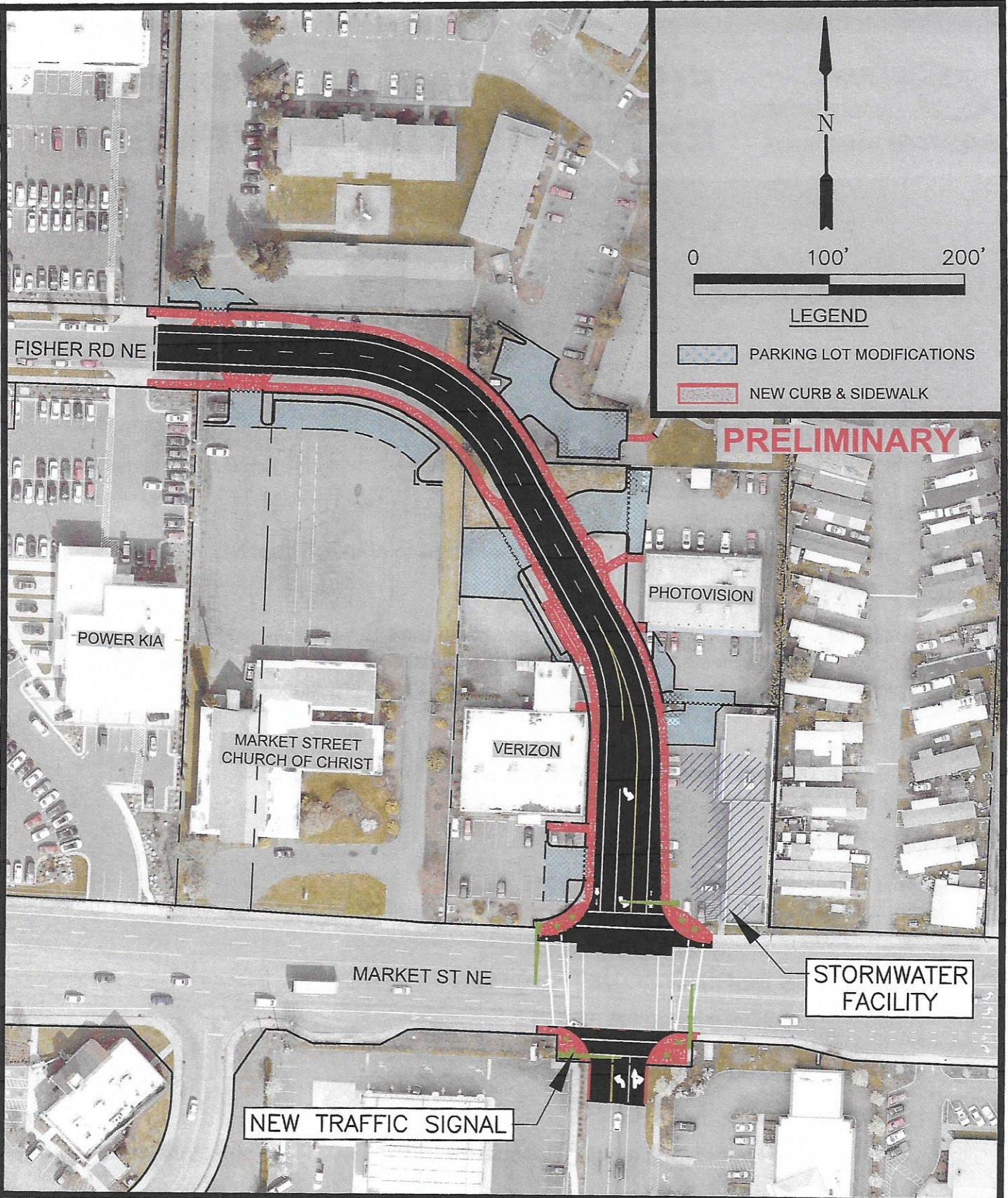
PROJECT CONTACT

- City of Salem, Andrea Mather, Engineering Associate at 503-588-6211, or amather@cityofsalem.net

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*Si necesita ayuda para comprender esta información, por favor llame 503-588-6211.
If you need help understanding this information, please call 503-588-6211.*

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FISHER ROAD NE STREET EXTENSION
(FISHER RD NE TO MARKET ST NE)
 P.N. 713500

February 2019