

NESCA MEETING MINUTES

January 18, 2022

ZOOM Meeting

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

Mike opened the meeting shortly after 7 PM and welcomed all who had checked in.

A motion was made and seconded to approve the November 16th meeting minutes as provided by email. The motion carried.

2. Salem Police Officer Report: Lt. Debbie Aguilar

- The Strategic Plan is nearly complete and should be released in early February and will be on the City website. Everyone is encouraged to look at it. Lt. Aguilar said if there are specific questions about anything in the plan, she will be glad to return to a meeting to answer those questions.
- The 35th Annual Salem PD Toy Drive was very successful, serving 136 families with children from newborn to age 14. Planning is currently in process for the 2022 drive.
- Catalytic Converter Thefts had a bit of spike from September through November. Current legislation that went into effect January 1st regulates the scrap metal companies that buy the converters and should slow these thefts down to nearly nothing. Some rather strict rules have been implemented.
 - People will no longer be able to just drop off a converter and get paid cash for it.
 - Converter must be attached to a car
 - ID will be required from the person selling to the scrap metal company
 - No cash can be paid to the seller. Payment must be in the form of a money order or check that can be traced back to the individual.
- Lt. Aguilar asked neighbors if the new stop signs at D and 23rd Streets NE, after being in place awhile, were being observed and were having a positive impact on the neighborhood. The general feeling is drivers have become aware of the signs and everyone is stopping. The stop signs on D have also helped slow traffic down a bit. Before the signs went in, there was nothing to stop traffic from 17th to Park Avenue.

3. City Councilor Report:

Due to a City Council Work Session this evening, no City Councilors were able to attend this meeting. The Work Session will be on two topics, 1) the Financial Impact of Unsheltered Response Activities and 2) the 2022 City Council Policy Agenda. A written report was received from Councilor Virginia Stapleton and is included here:

“On January 5th we had our first Budget Committee meeting and looked at our 5-year forecast. I encourage those who are interested, or budget minded take a look and stay engaged in the process. My latest motion, passed on January 10th, was about amending our code to list ‘housing status’ as a protected class and to look at removing gendered sections of the code to make it as inclusive as possible. This was brought forward by the Human Rights Commission, and I am grateful for their time and energy on this important matter.

Our work continues with the Steering Committee on the Infrastructure Bond. I just got out of our meeting and am encouraged by what I am hearing. We are conducting a poll right now and will hear back on that at our February meeting. I hope you all have heard from staff about when they plan to attend your meetings. Have your project wish list ready! You can also provide feedback via the City website. <https://www.cityofsalem.net/Pages/salem-infrastructure-bond.aspx> The ballot measure developed will be before the City Council in August 2022 and, if approved, to Salem voters in November 2022.

I continue to encourage folks to participate in the Point in Time count happening at the end of the month as well as in our Warming Network, when possible. There has also been an urgent need for blood donations, so if you are able and willing, I encourage you to reach out to the Red Cross. MLK day is often seen as a day of service. I hope to be working at Englewood Park, planting native plants with other community members. Covid continues to be a concern and I hope that whatever you do to celebrate or help out, that you do so with safety in mind.

I have a couple of motions in the works. One is the 20 is Plenty program which I hope to move on 2/14. I am also working with staff to start in Intersection Art Program which would include updates to our sign code. I was hoping to move that at the 1/24 meeting, but it could be pushed back. If you are interested in either of these motions, please reach out. I would love to hear from you.” Virginia Stapleton, City Councilor – Ward 1, City of Salem

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4. Guest Speaker: Austin Rose, Long-Range Planner, City of Salem

Austin has been with the Our Salem project as a long-range planner and was invited this evening to answer questions about the future development on the North Campus area that fronts onto Center Street, between Park and 25th St. NE. One of the major concerns for the neighborhood is maintaining mature trees. There is a proposal for the increased protection of large trees (other varieties than the currently protected white oak) that will be before City Council on Monday. It is hoped this will pass and more trees can be protected. Austin did point out, however, that the City is not a developer and would not be directing any specific development or site plans for the Center Street property. The City can only apply zoning requirements when a developer provides a proposal. It was suggested to Austin that the neighborhood would really like to see, and would support, the development of food carts (somewhat like The Yard on State Street). He reminded everyone that the City cannot influence the type of development but the MU1 zoning (Mixed Use 1) does allow for restaurants and mobile food units. The MU1 zoning is geared toward pedestrian development, having buildings close to the street, usually 0-10' set back. Typically, the parking would be in the back with structures facing onto the sidewalk. With any protected trees, configuration of the building will depend on the developer's proposal for the site and what the City will allow.

4. Guest Speaker: Darrin Brightman, Real Estate Services, Oregon Department of Administrative Services

Darrin provided a brief history of the North Campus, reviewing when the Oregon Health Authority determined there was no need to maintain the North Campus and when ownership was transferred to the Department of Administrative Services (DAS). The property was subsequently parceled off with Yaquina Hall being sold to the Salem Health Authority, the D Street Field to the City of Salem (both below market value), and the portion to Mountain West that is now the Jory complex. DAS attempted to sell the North Campus property “as is” with the buildings, but there was only one respondent who did not have the financial capacity to go forward with a viable project. The Legislature authorized \$8m from the DAS capital improvement fund to be used in the demolition of the buildings and the land preparation in order to sell the property.

- DAS is now working with the Leland Consulting Group, looking at possible development options for the remainder of the property owned by DAS, including the Dome Building and the undeveloped “south” portion of the North Campus. Because of the costs of demolition of the buildings on the North Campus, prior to the sale to Mountain West, and the sale of the previously mentioned properties at below market value, DAS is looking to recoup some of those costs with the sale of the Center Street property. With changes in the way businesses are now operating due to pandemic requirements, there is already an abundance of office space available in the city. It appears that many businesses will likely not be returning to full-time in-office staffing thus eliminating the need for additional offices to be built. The primary focus will likely be for housing, which is apparently most needed, with some limited commercial space. As such, DAS is looking at various multiple use options for the property.
- The Dome Building, while protected by Historic Landmark designation and being important to the citizens of Salem, is a bit of a problem. The building is unreinforced masonry which is highly seismic sensitive, it has hot-water heat, and no central a/c. It is estimated to eliminate all deficiencies will take approximately \$17m for less than 50k square feet (plus the basement area for storage). The Leland Group is looking to determine whether or not the properties would be able to bring in enough money in an Urban Renewal area with tax increment to help make rehabbing the Dome Building feasible. Darrin said the building will be sold AS IS and that no other DAS funds will be used for the building.
- Hoping to be able to issue RFQs (Request for Qualifications) to developers in mid or late March to demonstrate they have the capacity to do in-fill, mixed use projects and the financial ability to do the job. Of those who qualify, it is hoped to have RFPs (Request for Proposal) out in late spring or early summer. When those are received, they will take the proposals to the City for their determination on whether the developer's plans meet codes, requirements, etc.

- DAS will not take a very active role in direction of the development. They will, however, be sharing a few points from the NESCA 9-Points that have not yet been accomplished. DAS is still sensitive to the NESCA 9-Points document and the developer is aware of it.
- DAS hopes to have under contract either a long-term (50-99 year) lease or sale by early next year.
- Other:
 - It was suggested this would a great location for a food cart court with a lot of foot traffic from the neighborhood, the new Jory complex, and from hospital employees. Darrin, while agreeing that would be a nice addition, said that it will be up to a developer to determine use, following zoning requirements, and with appropriate approvals.
 - Concerns about current trees on the property were expressed. Austin Ross discussed the tree code amendment for additional tree preservation.
 - The agreed upon pedestrian pathway from D street (through The Jory) and to Center Street (through the south portion of the North Campus) will be included in any planning for the property. At this time, Darrin is not able to state with certainty just exactly where the pathway would go through the property.
 - The parking lot between Yaquina Hall and the D Street Field Park is still owned by DAS
 - Currently zoned as Public Health as it was providing parking for the Dome Building and Yaquina Hall. It is part of what is being offered for sale but,with MU1 Zoning, a commercial surface parking lot would not be allowed.
 - The trees surrounding the current parking lot “could go” depending on the developer and what is worked out with the City. The previously mentioned code changes regarding protecting mature trees could also have an impact on that group of trees.
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4. Guest speaker: Evan Sekulic, Neighborly Ventures – The Jory

- Construction items in progress include:
 - Landscaping (including deciduous and evergreen trees)
 - Exterior painting
 - Lighting
 - Finishing the pathway (from D Street to the southern edge of The Jory complex)
 - Dog Park
- Parking:
 - Parking is above minimum requirements for the apartments which Evan hopes will help any concerns the neighbors might have about potential parking on city streets.
 - Each of the single-family homes will have three parking stalls, at least one of which cannot be within a garage.
- Evan introduced the Manager and Assistant Manager of The Jory complex, Annie Andersen (Community Manager) and Breeze Rodriguez (Assistant Community Manager). Annie and Breeze are hoping to be able to permanently move into their offices by the end of this week. Annie said they are looking forward to being at The Jory and be sending out invitations for an Open House as soon as they can. They are moving from a Neighborly Venture complex of Affordable Income units in Monmouth. Annie said she has expectations for renters and works to ensure tenants follow the rules and maintain a clean, safe, and friendly environment. In response to a question about pending applications, Annie said they are not able to take applications at this time as there is nothing yet available and applications are only good for 30 days. There is a wait list, however, and as soon as occupancy can be started, then applications will be taken.
 - Building occupancy: Evan said the first building that will be available is a 6-unit. Once that is being moved into, they are hoping to have a rolling two-week delivery schedule for new units, moving outward from the Rec building, keeping constructions areas fenced off and maintaining safety for tenants.
 - Approximately 36 units will be low income/affordable housing. All others will be market rate with the 3-bedroom units running around \$1600/mo.
 - Two people per bedroom is the maximum amount allowed for residents in any given apartment.
 - Pets
 - Two per unit, dogs at 75-100#s maximum.
 - Deposit will be required along with monthly pet rent

- A fenced dog park, approximately 5,800 sq ft., will be along the south side of the property. Mutt mitts and trash receptacles will be included for dog waste.
 - Playground
 - There will be a tot lot/playground along the ped path in the center of the project. It will be approximately 4,000 sq ft.
 - Security
 - There will be security at The Jory. To help with security, additional street lighting has been added along Park Avenue (north or Knox).
 - Other:
 - Concern was expressed about the lack of crosswalks on D Street to the new sidewalk and the pathway across The Jory to Center Street.

5. Committee Reports:

- a. Land Use/North Campus: *Ian Johnson* (no additional report)
- b. Transportation: *Julie Redden* (no report)
- c. Parks *Eli Brody*
 - Eli mentioned the new Covid Memorial at Geer Park
 - D Street Field. We may want to rethink leaving it as is.
 - Ian stated there is nothing new from City regarding Neighborhood Association designation for the D Street Field.
 - Hawthorne Street Clean-up is scheduled for the last Saturday of March (March 26th).
- d. Hoover School *Teri Lupoli* (report provided by Ian Johnson)
 - Hoover School is currently open with new Covid protocols. The intent is to stay open unless there are staffing issues, or they are ordered to close.
 - There are new guidelines for extracurricular activities to comply with the Covid protocols.
- e. Watershed *Gary Pullman*
 - Worked planting trees at the Highland School Park.
 - Worked with Friends of Tres to plant trees at McKay School Park.
 - Helped with planting on the east side of Englewood Park.

6. Other Business:

- Ian Johnson will begin work on doing a draft for By-Law changes to be presented to the Board via email for review and comments. Proposed revised By-laws will be added to the February meeting Agenda.
- Book drive: Marilyn suggested a book drive to benefit the Oregon State Hospital. They can only accept paperback books and there are guidelines regarding the genres that are acceptable. Teri will talk to the Volunteer Coordinator at the hospital to get all needed information. More information will be provided at the next meeting.

There being no further business, Mike Beringer, Chair, thanked everyone for their attendance. The meeting was adjourned at 8:20 PM. **The next scheduled NESCA meeting will be held via ZOOM on February 15th, beginning at 7:00 PM.** The meeting link will be provided to those on the NESCA distribution list prior to the meeting. The link is also available on the city website.

Submitted by: Teri Lupoli
NESCA Secretary/Treasurer

Attending:

Mike Beringer*, Teri Lupoli*, Marilyn Moritz*, Lynn Cardiff*, Eli Brody*, Gary Pullman*, Ken Gettys*, Ian Johnson, Jim Lupoli, Julie Frasier, Debra Shafer, Lucy Beringer, Lt. Debbie Aguilar Salem PD, Austin Ross City of Salem Planner, Darrin Brightman Oregon Department of Administrative Services, Evan Sekulic, Annie Andersen, and Breeze Rodriguez Neighborly Ventures

*NESCA Board Members