



# NOTICE of FILING

## 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.*

<b>CASE NUMBER:</b>	Minor Historic Design Review Case No. HIS21-25
<b>PROPERTY LOCATION:</b>	116 Marion St NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	November 10, 2021
<b>PROPOSAL SUMMARY:</b>	A proposal to construct phase two of the Inventors Yard within the Gilbert House Children's Museum.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, November 10, 2021</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. 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.</b>
<b>CASE MANAGER:</b>	<b>Kimberli Fitzgerald, Historic Preservation Officer</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: <a href="mailto:kfitzgerald@cityofsalem.net">kfitzgerald@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: <a href="mailto:mbbaird@hotmail.com">mbbaird@hotmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) SRC 230.060(h) – Alterations and Additions  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	City of Salem
<b>APPLICANT(S):</b>	Alicia Bay
<b>PROPOSAL REQUEST:</b>	Class 2 Minor Historic Design Review of a proposal to construct phase two of the Inventors Yard within the Gilbert House Children’s Museum campus, which includes the A.C. Gilbert House (1887), individually listed on the National Register, the Rockenfeld-Bean House (1883), and Parrish House (1860), all designated Salem Local Landmarks, located at 116 Marion St. NE, 97301 (Marion County Assessor Map and Tax Lot number: 073W22DB 07400).
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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>
<b>MORE INFORMATION:</b>	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City’s online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 21 120112

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

# REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173*

**REGARDING:** Minor Historic Design Review Case No. HIS21-25  
**PROJECT ADDRESS:** 116 Marion St NE, Salem OR 97301  
**AMANDA Application No.:** 21-120112-DR  
**COMMENT PERIOD ENDS:** November 24, 2021

**SUMMARY:** A proposal to construct phase two of the Inventors Yard within the Gilbert House Children's Museum.

**REQUEST:** Class 2 Minor Historic Design Review of a proposal to construct phase two of the Inventors Yard within the Gilbert House Children's Museum campus, which includes the A.C. Gilbert House (1887), individually listed on the National Register, the Rockenfeld-Bean House (1883), and Parrish House (1860), all designated Salem Local Landmarks, located at 116 Marion St. NE, 97301 (Marion County Assessor Map and Tax Lot number: 073W22DB 07400).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m. Wednesday, November 24, 2021**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Kimberli Fitzgerald, Historic Preservation Officer, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2397; E-Mail: [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

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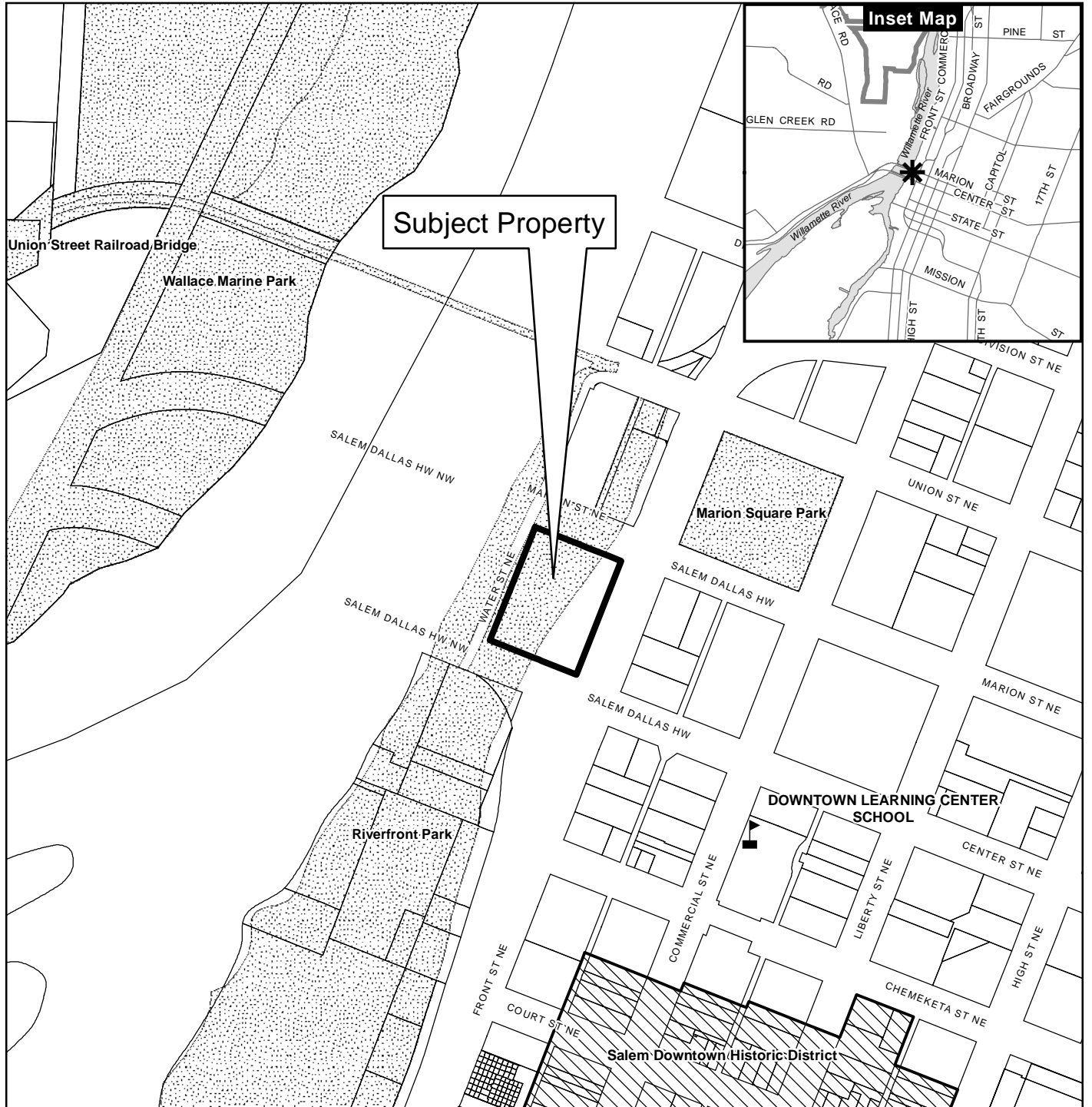
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CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907








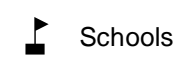

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# Vicinity Map 116 Marion St NE



## Legend

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



0 100 200 400 Feet



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### Wheels & Water - City Building Area

- 1 Concrete Water Channel
- 2 Hand Water Pump
- 3 Extended Downspout with Dumping Bucket
- 4 Extended Downspout with dripping shower basin above and truck wash below
- 5 Painted Road
- 6 Moveable Wood Bridge
- 7 Truck Ramp and Storage Cubbies
- 8 Shoe Cubbies
- 9 Loose Parts Storage Cubbies
- 10 Benches (x2)

### Dig & Discover - Sand Area

- 11 Existing Fossil Structure
- 12 Play Sand
- 13 Turning Sand Crane and Wood Deck
- 14 Elevated Sand Table for ADA access
- 15 Sand Building Structure with Pulley and Track
- 16 Excavator
- 17 Elevated Platform with sand funnels and shoots

### Rain & Rainbows - Sensory Garden

- 18 Willow Dome with Colorful Window Panels
- 19 Vertical Prism
- 20 Rain Maker Instrument
- 21 Pendulum
- 22 Rain Drums (x3)
- 23 Cafe Tables (x3)
- 24 Crushed Rock Surfacing
- 25 Stepping Stone Path

### Sticks & Fabric - Fort Building Area

- 27 Wood Platforms and Building Posts
- 28 Moveable Fabrics
- 29 Loose Parts Building Materials: Sticks, Planks, and Crates
- 30 Storage Bins
- 31 Low Wood Fence
- 32 ADA Accessible Building Platform
- 33 Engineered Wood Fiber Surfacing
- 34 Boulder Edge

### Climbing & Contours - Play Area

- 35 Poured-in-Place Rubber Surfacing with Topographic Design
- 36 Climbing Poles (x3)
- 37 6' Use Zone Around Climbing Elements
- 38 Ball Run Tubes. Tubes zigzag through open space, beginning of channels are placed at difference elevations along the existing climbing structure walls.
- 39 Pour-in-Place Rubber Surfacing
- 40 ADA Accessible Ramp with Built-in Storage Unit

### Chutes & Channels - Ball Run Area

### Lunch & Lounge - Relax Area

- 41 Picnic Tables (x5)
- 42 Hammocks
- 43 Planting Area, typ
- 44 Accent Tree (x4)
- 45 Concrete Seat Wall, typ
- 46 Surface Grate (x3)
- 47 Existing Tree
- 48 Existing Walkway Overhead Structure
- 49 Existing Structure
- 50 Raised Planting Area between Existing Boulder Scramble and Wall
- 51 Concrete Pathway

### General Site



### Historic Alteration Review Worksheet

Site Address: 110 MARION STREET NE, SALEM, OR 97301

Resource Status: Contributing  Non- Contributing  Individual Landmark

Type of Work Activity Proposed: Major  Minor

Chose One: Commercial District  Individual Resource  Public District   
Residential District  Sign

#### Replacement, Alteration, Restoration or Addition of:

**Architectural Feature:**

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: \_\_\_\_\_

**Landscape Feature:**

- Fence
- Streetscape
- Other Site feature (describe)  
PLAYGROUND STRUCTURE

**New:**

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way?  Yes  No

Project's Existing Material: WOOD Project's New Material: WOOD, CONCRETE & METAL PRODUCTS

#### Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

PLEASE SEE ATTACHED PROJECT DESCRIPTION AND NARRATIVE SUMMARY TO SUPPORT A CLASS 2 MINOR HISTORIC DESIGN REVIEW.

Signature of Applicant

Date Submitted/Signed



# Gilbert House Children's Museum - Playscape Concept Images

Salem, OR

June 30, 2021









# Gilbert House Children's Museum - Playscape Concept Images

Salem, OR

June 30, 2021

## **PROPOSAL**

The applicant is proposing to remove portions of the existing 1998 Outdoor Discovery Area playground and install a new adventure play area that focuses on hands-on STEM exploration, sensory stimulation and physical play. The new design will offer a more inclusive play experience to all visitors by balancing sensory and imaginative play with physical play. The main areas of the new space include a sand play area, water play area; contoured climb area; loose parts play and fort platforms, gravity tubes and a new 'rain and rainbow' sensory exploration area. The areas proposed for removal are all of wood and include: the small playhouses, play globe, play train, ship and platform. The depth and amount of footings removed will be similar or less than the amount of new excavation and footings. The features proposed for installation have the following materials, design and dimensions:

### **Sand Play Area (Dig & Discover)- Concept Plan #11-17**

**Play area Features:** Existing fossil structure; play sand; turning sand crane and wood deck; elevated sand table for ADA accessible play opportunities; sand building structure with pulley and track; excavator; elevated platform with sand funnels and shoots.

**Materials:** The main decking and features will be made out of wood. Many of the components with movement and for a particular sand play function will be stainless steel.

**Play Area Dimensions:** 700sf

**Design Statement:** The sand play area expands on the existing small sand pit and giant fossil structure. Science storylines tie to the idea of, 'what use to be here?' Exploring the idea of native use of land, extinct animals, archeology and construction of cities on top of native landscapes will be explored.

### **Wheels and Water (City Building Area)- Concept Plan #1-10**

**New Play Area Features:** Concrete Water channel; Hand Water Pump; Extended Downspout with Dumping Bucket; Extended Downspout with dripping shower basin; Painted Road; moveable wood bridge; truck ramp with storage cubbies; loose parts storage cubbies; benches (x2)

**Materials:** Concrete surface, wood, stainless steel shelving and water play details.

**Play Area Dimensions:** 775sf

**Design Statement:** This is a high activity area sure to delight our youngest users. Based mostly on loose parts play this area will transition from city and truck play in the summer to rainwater play in the winter. Painted on roads, lots of blocks and stones and construction materials make this the ultimate place to build a tiny city. In the summer months a water pump fills the 'river and provides water to the truck wash area. In the winter rainwater is captured from surrounding roofs and funneled into two interactive play features. Visitors can capture rain in buckets, position drums to make sounds and use the force of water to move loose parts. The connection to the existing roof structures will be a few of the only connection to existing buildings are intended to improve drainage issues (dripping edges) and slow overflow by using water in the exhibit before it overflows.

### **Rubber Contoured Climb Area (Climbing & Contours)- Concept Plan #35-37**

**New Play Area Features:** Rubber surfacing; climbing poles (x3) or spinning elements; 6' zone around climbing elements.

**Materials:** Impact attenuating playground surfacing, stainless steel play features.

**Play Area Dimensions:** 1,100sf

**Design Statement:** This is a free form soft surfacing area with small hills and valleys. It is perfect for crawling, rolling, running, and playing games. A few simple stainless steel climbing arches can act as free form physical play or goals for games. This inclusive physical play area is

non-descript so ever user can interact with the space how they want and to their ability.

#### Engineering Exhibit Platforms (Sticks & Fabric Fort Building)- Concept Plan #27-34

**New Play Area Features:** wood platforms and building posts; moveable fabrics; loose parts; sticks, planks and crates; storage bins; simple machines low wood fence to keep loose pieces contained, ADA accessible building platform.

**Materials:** Wood decks and loose parts of many materials and types.

**Play Area Dimensions:** 900sf

**Design Statement:** This area will be completely built by young visitors. Small decks with upright posts provide a support structure for making walls and roofs. Visitors can make a fort city, a maze or a spaceship. Loose parts like rope and pullies, stretchy fabrics, wooden spools, tubing and much more spark imaginative and constructive play.

#### Gravity Tubes (Chutes & Channels- Ball Run area)- Concept Plan #38-40

**New Play Area Features:** Ball run tubes; rubber surfacing; ADA ramp and the existing erector set climber.

**Materials:** Stainless steel panels, plastic and metal tubing, aluminum ramping, rubber surfacing.

**Play Area Dimensions:** 2,200sf This includes the existing Erector Set play area and small changes will be made throughout the structure to add structural stability, accessibility, safety updates, and new impact surfacing.

**Design Statement:** Once the majority of the wooden play structure is removed access to the 'Erector Set' climbing component for visitors in mobility devices is reduced. This new exhibit area features a system of ADA access ramps that connects to the existing 'Erector set' play feature. This new ramp system also incorporates a gravity ball drop feature to add STEM play into this mostly physical play area.

#### Rain & Rainbow Nature Area (Sensory Garden)- Concept Plan #18-25

**New Play Area Features:** Willow dome with colorful window panels; vertical prism; rain maker instrument; pendulum, rain drums, café tables, crushed rock surfacing, steppingstone path.

**Materials:** Plants, paving, stainless steel and plastic in some of the sensory art pieces.

**Play Area Dimensions:** 750sf

**Design Statement:** This sensory garden features art that moves, leaves shadows, and otherwise tempts the senses. A large living willow dome is the central feature. Shaded seating is offered as a central place for care givers to relax, gather and connect.

#### Lunch & Lounge – (Relax and Eating Area)- Concept Plan #41-42

**New Area Features:** Seating and Tables

**Materials:** Wood mulch or gravel surfacing, tables and chairs, and hammocks.

**Play Area Dimensions:** 1,400sf

**Design Statement:** This area is tucked under a large existing tree. The light touch construction offers a gathering place in a shady and quiet corner of the site.

#### General Site- Concept Plan #43-49

**New Area Features:** Planting, Trees, Seat walls, walkways and support areas.

**Materials:** Soil and vegetation, concrete walks and seat walls.

**Dimensions:** 1020sf

**Design Statement:** ADA Pathways, seating and planting areas help define space and give access between areas. The space is designed to be a series of exhibits or rooms that are experienced one at a time. These features help create a sense of place and flow to the visitor's experience.