



February 14, 2018 - SCAN Monthly Meeting
South Salem High School Library

Board Members Present: Jon Christenson, Carel De Winkel, Delmy Edwards, Jesse Irizary, John Prohodsky, Jim Scheppke, Jeff Schumacher, Roz Shirack, Carol Snyder, Lorrie Walker, Mark Wigg (11).
See Exhibit A - Attendance Roster

Meeting called to order at 6:30 pm by President Jeff Schumacher with a quorum of eight board members present at commencement.

1. Introductions

Everyone present introduced themselves including Board members, neighbors and guests.

2. Adoption of Minutes

Motion by Roz Shirack with second to approve minutes from the January 10, 2018 meeting. Minutes approved.

3. Salem Parks Foundation Report: Carol Snyder reported for the Foundation. They are launching a new round of competitive grants to improve parks. SCAN already has a grant for the McKinley Park bench, so we would not be very competitive for a new grant. At present the Foundation is working on two major projects: improving the dog park at Cascades Gateway Park and providing a new playground at McKay Park.

4. City and Council Reports:

A. Officer Pinkerton reported for the Salem Police Department. They are seeing some crime problems around High and Vista Streets. The food truck at the Fussy Duck was broken into. They are not seeing a lot of other crime problems in SCAN. The officer was asked about the recent school lockdown and why this wasn't reported to neighbors on Nextdoor. The officer said he would take that suggestion back to the public information office at SPD. Delmy Edwards asked about a house on Roger Lane that has a dog that often gets loose in her neighborhood. The officer replied that Marion County Animal Control deals with loose dogs – the SPD can only deal with crime. Dogs barking continuously for 10 minutes is a crime. Neighbors should call Marion County Animal Control for a dog at large. Lorrie Walker commented that she has not seen police patrolling SCAN. It seems to her like crime is up in SCAN. The officer replied that SPD is reactive, not proactive. Tonight there are only five patrol officers working south of State Street. Edwards brought up the problem of a homeless camp at Marion St. near the Gilbert House. The officer replied that that is ODOT property and the SPD does not have authority to do anything unless a crime is committed. There was further discussion of the problem of homelessness in Salem.

- B. Ward 7 City Councilor Sally Cook made a report. The Library bond got a very good rating from Moody's. The Mill Creek Corporate Center has a new development. The Council has exempted low income housing run by non-profit organizations from property taxes to provide an incentive for more to be built. A homelessness coordinator has been hired by the Mid-Willamette Valley Council of Governments with partial funding from the City. A sobering center is being developed for alcohol only at the new ARCHES facility. The City's homeless housing initiative received a \$150,000 grant from the Meyer Memorial Trust. The police facility pre-design phase has been completed. The City was surprised by the announcement that Nordstrom's is closing downtown. Roz Shirack asked about the property tax exemption for low income housing and it was clarified that only non-profit organizations are eligible. Mark Wigg asked about housing for workers near the Mill Creek Corporate Center and suggested there may need to be incentives for housing. There was discussion about whether incentives for developers really provide a benefit to citizens. The recent example of the failure of a developer to complete Lone Oak Road was cited.

5. Announcements:

- A. Melissa Parker who lives in SCAN announced that she is running for the office of Municipal Court Judge. She made a brief presentation of her qualifications and her plans.
- B. Schumacher announced that we will be having a community forum on the school bond issue at our April meeting. After discussion it was decided to have a candidate forum for Municipal Court Judge candidates at the April meeting as well.
- C. Jim Scheppke announced that we need to make a decision about continuing the SCAN website on the current platform or not. He favors moving to a new platform. He is will to continue to work on this unless someone else from the Board wants to take it on. He was given the go-ahead to pursue a new website on a new platform.
- D. Schumacher announced that SCAN has received a donation of \$500 from State Representative Brian Clem, who lives in SCAN. It will go into our communications fund at the City.
- E. Walker announced that the Mayor's Task Force on Homeless Issues met last week. She is pleased with the representation on the committee. Toilets are an issue. March 6th and 20th are the dates of the next two meetings in the Anderson Room at the Library. The Warming Shelter will reopen soon for the upcoming cold weather. Got to the ARCHES website to volunteer. She attended the Streetscape Open House on February 13th. Cherriots also had an open house at the same time. She was pleased to learn that buses will start running nights and weekends again in September of next year.

6. Neighborhood Concerns:

Schumacher reported that a neighbor in SCAN on West Nob Hill Street plans to bring forward a request for a Residential Parking zone. Scheppke reported that his new zone on East Nob Hill is working very well.

7. Discussion of Salem's Housing Needs

Shirack led discussion of questions that we want to pose to the the new Community Development Director, Norm Wright, when he meets with SCAN next month. The Land Use and Transportation Committee drafted questions at a meeting that were sent to the Board. The Board discussed the draft questions and offered suggestions. The Committee will finalize the questions at their next meeting. Schepcke suggested that in preparation for the meeting, Board members should watch the presentation that Norm Wright made at a recent work session of the City Council. He will send a link to the YouTube video to the Board.

8. Committee Reports:

- A. Land Use & Transportation (contact Chair Roz Shirack with questions)
 - a. Summary of current issues before Committee in *Exhibit B - Land Use & Transportation Committee Report*
 - b. There is one new partition proposal that the Committee will deal with at their meeting tomorrow.

- B. Historic Preservation, Parks & Gardens (contact Co-Chair Jon Christenson w/ questions)
 - a. Summary of current issues before Committee in *Exhibit C - Historic Preservation, Parks & Gardens Committee Report*
 - b. Jon Christenson will send a written report. There have been two recent administrative decisions within SCAN. The Mission Street Parks Conservancy is forming as 501c3. Their purpose would be to augment what is being done in Bush's Pasture Park and Pringle Park. It will be headed by Gretchen Carnaby.
 - c. Christenson gave an update on the McKinley Park bench replacement project. He is now meeting with City staff to plan the project. The City is considering a new bioswale that would be near where the bench is located. We have commitment for donated wood for the bench. He is determining who to work with in the Parks Department and there still needs to be a consensus of all parties on the design.

13. Adjourn

There being no additional business, the meeting was adjourned by SCAN President at 8:30 pm.

Submitted by Jim Schepcke, SCAN Secretary

Exhibit B

SCAN Land Use and Transportation Committee Report February 14, 2018

As a follow-up to the Committee's earlier discussion of Salem's housing policy, SCAN has invited Norman Wright, Director of Community Development, to our March 14 SCAN meeting. He and Lisa Anderson-Ogilvie, Deputy Director, plan to attend.

Below are draft questions we would like Mr. Wright and Ms. Anderson-Ogilvie to discuss. The Committee is asking for SCAN Board discussion and feedback on these questions.

Board Discussion

These questions are primarily based on concerns about the projected shortage of multi-family zoned land and the current shortage of affordable housing that the Committee discussed at its October meeting.

The Committee is seeking the Board's ideas and comments on these and other housing policy questions it would like our guests to address. We want to send our questions to Mr. Wright shortly after our February 14 SCAN meeting.

DRAFT Housing Policy Questions:

- Given the projected shortage of 207 acres of land zoned for multi-family housing, why isn't the City making rezoning of land to multi-family a priority, instead of delaying the rezoning effort to last in the 3-phase implementation plan? Salem must address this shortage to comply with State Housing Goal 10, so why not make the rezone effort part of phase 1?

(Housing Needs Analysis (HNA) states, "The biggest opportunity to address the deficit of Multi-Family land will be through re-designating land from SF to MF." p. 15.

HNA found a projected shortage of 207 acres (2,900 housing units) of multi-family zoned land and a surplus of about 2,000 acres of single-family zoned land, over the next 20 years.)

- Is Salem's housing policy comprehensive enough to house everyone, not just those who can buy or rent market rate housing? How will it increase affordable housing—housing that costs less than 30% of gross income?

(HNA found 39% of Salem households spend over 30% of their gross income on housing and that 52% of renters are in that category.

There is a 1% rental vacancy rate of affordable housing (per Jimmy Jones, Exec. Dir of ARCHES).

- Does Salem's housing policy consider the location of large employers and the transportation system (all modes)? For example, is residential zoning adequate near the Mill Creek Industrial Park and other job centers to give employees a choice of housing, if they want to live near their employment?

Exhibit B

- Does Salem have tools to encourage the development of vacant residential-zoned land? Is there an ownership inventory of vacant residential-zoned land to determine if it is held by a few or many owners, which could affect the price of vacant land?
- Salem now allows an accessory dwelling unit on a single-family lot as part of phase 1 to address the shortage of multi-family units. What are the early results of the number of new units added through accessory dwelling units?

(HNA states that the City should monitor and report on the deficit of multi-family land and multi-family development to track its progress in meeting the shortage, p. 15.)

- Is Salem tracking how many housing units are diverted to the short-term rental market (not including *accessory* short-term rentals) -- both licensed and unlicensed?

See <https://www.cityofsalem.net/CityDocuments/econorthwest-housing-needs-analysis-and-economic-opportunities-analysis-2015-2035-summary.pdf> to learn more about the Housing Needs Analysis—see p. 1-17.

See <http://www.cityofsalem.net/CityDocuments/housing-needs-analysis-work-plan-2016-02-08.pdf> to learn more about Phase 1, 2, and 3 in the staff's work plan to implement the HNA.

The Land Use and Transportation Committee did not meet in January. There are no development applications currently under review.

Submitted by Roz Shirack, Chair

Exhibit C

Historic Preservation, Parks & Gardens Committee Report - March, 2018

Proposed Demolition of Historic Leslie Junior High

The School District is proposing to demolish historic Leslie Junior High, and building a new addition to the high school. The parking lot is to be expanded to where Leslie Pool is. Enrollment at SSSHS is projected to increase to 2261.

Please see the attached pdf: **17-0928 HS - South Salem HS1.pdf**.

The pdf is preliminary. It does not address circulation patterns, the number of parking stalls, what would be circulation on Howard Street, and outcome traffic eastward. Available documents do not explore adaptive use, or re-use or a design incorporating a portion or elements of the historic Leslie Junior High structure, or options or cooperative community uses, e.g. CET, (Children's Educational Theatre), community center.

Adaptive use or reuse is applied commonly at historic sites or prominent public buildings connected to a community's history, and on university and college campuses. Reuse is more often found in larger cities, and more sophisticated design solutions. sometimes more efficient, less costly, and a fuller commitment to sustainability. Notable examples in Salem are the Old Post Office on Church Street, now the Executive Building, Historic Garfield School, Reed Opera House and a number of buildings on the Willamette University campus.

History of Leslie Junior High School

The building pre-dates South Salem High School. Historically, the Leslie Junior High structure is one of the most historic public buildings in South Central Salem. The facility opened to students on September 19, 1927 and formally to the public by the Lincoln-McKinley-Leslie parent teacher association on October 14, 1927 with program of music by Mrs. Woody's orchestra and solo numbers by the students.

Designed by **James & Bartholomew**, architects, the structure is locally, -- historically -- architecturally, -- human and culturally significant. Five generations of middle school students in south central Salem have used the facility, many to become distinguished community members, leaders and some, persons of national and international prominence. Bartholomew was considered a "Master of Brick," a material used for important buildings in the 1920-1930s.

His buildings in Salem also include the historic **Jewish Synagogue Temple Beth Sholom** (in NE Salem), and the Art Deco **Salvation Army Building** on State Street in the Downtown Historic District. These two buildings are now used for performing arts instruction..

In 1936, the Leslie Junior High building was expanded with a new auditorium and gymnasium. **Oregon Governor Charles H. Martin** was featured speaker at the dedication. The program included a welcome from student body president **Mark Hatfield, future Oregon Secretary of State, Governor and U. S. Senator**. At Willamette University today, a library, a tower and public fountain honored Mr. Hatfield. Oregon State University's world renowned Marine Science Center is named in honor of Mark Hatfield. Mark Hatfield grew up in south central Salem, lived the neighborhood in homes along High Street, most notably a modest house at High & Waldo. His mother taught at the historic Leslie Junior High.

In addition to Oregon Governor Hatfield, another distinguished graduate of Leslie Junior High is the **educator, Rhodes Scholar Thomas Barlett, former Chancellor of the Oregon State Board of Higher Education, and**

Exhibit C

Historic Preservation, Parks & Gardens Committee Report - March, 2018

first president of the Association of American Universities. Dr. Bartlett also served as head of the public university systems in New York and Alabama: president of the highly respected American University in Cairo (Egypt); president of Colgate University (NY) and Chair of the Board of Trustees of the U. S.-Japan Foundation.

In 1927, the facility was built to accommodate 450 students, --- now considered a modern model scale within the range (300-600) recommended for middle schools, based on *school climate*: scale "more successful at developing the more personal and informal relationships between school staff, students and parents which lead to better student engagement and social behavior, teacher satisfaction and collaboration, and parent involvement" (Lee & Loeb 2000); also "better attitudes on the part of school administrators" (Klonsky 2006), less negative student behaviors (Cotton 1996), even "more pronounced for low-income and minority students" (Arizona 21st Century Schools Report). Human and culturally of significance, it is a scale model that is recognized in educational literature, and recommended in two states, Arizona and North Carolina, by legislative action.

In 1997, the facility and the Salem-Keizer School District Superintendent Homer Kearns welcomed the Howard Street school, the first Title X IASA (Improving America's Schools Act) in 24-J. The program was frequently cited as a model for Oregon's later adopted statewide charter school legislation. The Howard Street program will move from the facility later this year.

The building has an unique heritage. For 90 years, the facility hosted quality middle school education in our community.

If the Salem-Keizer School District 24-J Board would consider, **adaptive use, adaptive re-use** and seriously **look at incorporating a portion of, or the existing structure in a design, new design for expanded facilities at South Salem High School or re-design is not known.**

DRAFT 9/28/17. For Discussion Purposes Only. Subject to Change.

Space Type	Qty	Net SF	Gross SF
Administration	Disbursed	970	1290
Building Support	Disbursed	4896	6512
General Classrooms (new and replacement)	24	22320	29686
Science Labs (with prep area)	2	3200	4256
Extended Learning / Small Group Areas	Disbursed	2200	2926
Special Education Classrooms and Support	TBD	1148	1527
Kitchen/Servery Renovation and/or Expansion		750	998
Replacement Theater and Performing Arts		19118	25427
CTE Program Spaces	2	9000	11970
Flexible Lab Space	1	2500	3325



Extend Parking Over Old Pool (will be filled in)

To be Demolished

Tennis Courts Expansion

Kitchen/Servery Renovation VI

Admin

- I: Expansion of administrative space to accommodate additional staff needed to serve larger student body.
- II: General classrooms, science labs, and SPED rooms. Includes new and replacement classrooms.
- III: Career Technical Education (CTE) addition (supporting one large and one small CTE program area).
- IV: Flexible Lab Space (FLS) addition.
- V: Music / Performing Arts (replacement spaces). Includes music rooms and theater.
- VI: Kitchen and/or servery renovation and/or expansion.