



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

Board Members Present: Jon Christenson, Carel De Winkel, Jesse Irizary, Kathleen Moynihan, John Prohodsky, Ron Rubel, Jim Scheppeke, Jeff Schumacher, Roz Shirack, Carol Snyder, Brian Sund, Lorrie Walker, Mark Wigg (13). *See Exhibit A - Attendance Roster*

The meeting was called to order at 6:32 pm by President Jeff Schumacher with a quorum of 10 board members present at commencement.

### **1. Introductions**

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

### **2. Adoption of Minutes**

Motion by Shirack with second to approve minutes from the February 14, 2018 meeting. Minutes approved with one abstention.

### **3. City and Council Reports:**

- A. David Davis reported for Marion County Parole and Probation. His office will be relocated to a new county building that is being built on Aumsville Highway. It will enable them to combine two offices into one. Roger Heusser commented about contracting out parole and probation as is done in California. He asked about the cost and funding of the new facility. Davis said the cost was around \$40 million but he is not sure about the funding sources. Mark Wigg asked if we provide temporary housing for people coming out of prison. Davis said that they try to do this. Carel De Winkel asked why people are released at 12:01 in the morning. Davis said that people are released the minute they are eligible. Lorrie Walker commented about a man who was released and then hit and killed by a car because he was legally blind and mentally ill.
- B. Officer Conwell reported for Salem Police Department the on the open house on March 21<sup>st</sup> at Broadway Commons from 6:00 to 7:30 pm to gather input on the new police facility. March 22<sup>nd</sup> is Coffee with a Cop from 2:30 to 4:30 pm at McDonalds on Broadway. He also reported on the dogs that have joined the canine team.
- C. Councilor Tom Andersen reported on the new Homelessness Task Force that was created after his motion at the City Council. It is chaired by Councilor Cara Kaser. Andersen is an alternate. The task force has met twice. He hopes at their next meeting they will start developing concrete solutions. He next reported on the Congestion Task Force that he has been attending. Andersen believes there are many things that could be done to decrease

peak hour congestion at our two Willamette River bridges. Anderson mentioned the demolition at the site of the new police facility that will begin on Friday, March 16th. He noted that the City Budget Committee will begin meeting soon and anyone is welcome to come and make proposals to the Budget Committee. Andersen will run unopposed for reelection to his seat on the City Council in the May 15<sup>th</sup> Primary Election. He appreciated the support he has gotten from his constituents in Ward 2. Andersen responded to questions about homelessness. He hopes people come to the Budget Committee with their ideas to address this problem.

#### **4. Announcements:**

- A. Stephen Jamison reported that his CPA firm is purchasing the commercial building at 2150 Commercial St. and plans to tear down an existing building to add parking. There are currently only 12 parking spaces to serve the building and they need 29 parking spaces. He hopes that SCAN will support this.
- B. Jim Scheppke announced that SCAN's new website is live under the SCAN domain name scansalem.org. He thanked Irma Dowd from the City for helping with the transition from the old site to the new. He also stated that his idea of inviting local historian Virginia Green to speak at our Annual Meeting in June was well-received by the Board and that he can confirm that Ms. Green has agreed to do this.
- C. Brian Sund reported that on April 5<sup>th</sup> from 10-11 a.m. there will be a Chinese Shrine ceremony at Pioneer Cemetery. Everyone is invited.
- D. President Schumacher announced that the SCAN Annual Meeting will be on Tuesday, June 12<sup>th</sup> at Pringle Hall. The hall was not available for our normal Wednesday evening meeting so we are moving it up a day. Next month SCAN will hold an election forum. We will hear from proponents for the school district bond measure and from the two candidates for Municipal Court Judge. Our May meeting will feature an update on the new police facility. A new Thai restaurant at 2916 Commercial St. has applied for a liquor license. Schumacher has received files of old SCAN newsletters from Irma Dowd. Jon Christenson volunteered to store them. The City will continue to be the archive for SCAN minutes.
- E. Jon Christenson commented on Representative Brian Clem's \$500 donation to SCAN. The Board voted to send a thank-you letter to Representative Clem with Christenson abstaining (copy of letter attached as *Exhibit D*). Christenson proposes to use the money for the SCAN annual newsletter and for matching funds for the McKinley School bench project. Schumacher would like to discuss this more at our May meeting. Christenson noted that McKinley School is having a spaghetti dinner on Friday and the Lord and Schryver Conservancy is having a fundraiser at Salem Cinema. On Saturday from 10 to 1 p.m., anyone can volunteer at the McKinley Community Garden.

## **5. Neighborhood Concerns:**

Schumacher presented a request for a Restricted Parking zone in the 1800 and 1900 blocks of West Nob Hill. He commented that with the South Salem High School's plans to increase enrollment, the problem will just get worse. Scheppke moved approval and the motion was seconded. After discussion a vote was held and the motion passed unanimously with Walker abstaining.

## **6. City of Salem Housing Needs Analysis Discussion:**

Norm Wright, Community Development Director and Lisa Anderson-Ogilvy, Deputy Community Development Director were invited to address questions about affordable housing developed by the Land Use and Transportation Committee. Both made introductory remarks. They acknowledged the shortage of land zoned for multi-family housing, about 200 acres in 20 years. The city has taken some steps to address affordable housing like recent code changes to allow Accessory Dwelling Units. As part of the new Strategic Plan the City will undertake a data driven process to create a shared vision for growth and development in the City. SCAN's concerns may be premature because they have to do with implementation issues and implementation cannot occur until the new shared vision is completed. They promised to answer SCAN's questions as best they could. Some information will be sent to SCAN. There were questions and discussion with Wright and Anderson-Ogilvy. Shirack asked why there was not more urgency about rezoning for multi-family housing. Wright and Anderson-Ogilvy said progress is being made. Over 2,000 multi-family units have been approved recently. There are plans to rezone State St. between 12<sup>th</sup> and 25<sup>th</sup> Streets. Also rezoning is planned in West Salem between Wallace and the River. This year's permitting for multi-family units has been one of the highest ever. Wright commented that the Planning Department is short-staffed right now which slows down the process. Also, it seems that approvals are often delayed because of neighborhood concerns.

## **7. 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. Shirack reported that her committee was going to meet tomorrow, but she will cancel the meeting and meet in April when we have received the written responses to questions from Anderson-Ogilvy. There are no development applications to consider.
  
- 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. Christenson submitted written reports in February and March. The March report is about plans for the demolition of Leslie Middle School. His committee will meet on April 2<sup>nd</sup> and bring their concerns to the Board for consideration. Besides plans to demolish Leslie Middle School there are concerns about traffic and parking related to the expansion of South Salem High School.

#### **8. Adjourn**

There being no additional business, the meeting was adjourned by SCAN President at 8:34 pm.

Submitted by Jim Scheppke, SCAN Secretary



## **Exhibit B**

### **SCAN Land Use and Transportation Committee Report**

**March 14, 2018**

The Land Use and Transportation Committee met February 15, 2018. Present were Carol Snyder, Mark Wigg, Lorrie Walker, John Prohodsky, Carel De Winkle, Roger Heusser, and Chair Roz Shirack.

The Committee discussed the draft housing policy questions the board wants to send to Norman Wright and his staff in advance of his attendance at the March 14 SCAN meeting. The Committee sent a final document to the board for Jeff to send to Mr. Wright.

**The next Committee meeting is this Thursday, March 15 at 4:00 pm. We will discuss Mr. Wright's response to the housing policy questions and next steps.**

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 State of Oregon Department of Administrative Service building, historic Garfield School; Reed Opera House and a number of buildings on the Willamette University campus. The State of Oregon Department of Administrative Services building retained key parts of the historical exterior and interior features and added new elements to the south to address solar radiation, the additional space and entrance to the east and new parking.

#### **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 style 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.

## Exhibit C

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

In addition to Oregon Governor Hatfield, another distinguished graduate of Leslie Junior High is the educator, Rhodes Scholar Thomas Bartlett, former Chancellor of the Oregon State Board of Higher Education, and 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 24-J 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. Nearby is the also the largest and first National Register Historic District in Salem, Gaiety Hill/Bush's Pasture NHD, created in 1986.

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.

An option could be for the School District 24-J to solicit conceptual proposals retaining the historic school or portion there of, from architectural firms. A similar request for conceptual designs prior to selection was made in 2017 by the Salem Downtown Rotary Club very successfully for the new amphitheatre near the downtown Salem Historic District. The new amphitheatre incorporates historic and contemporary thematic elements compatible to the City's history and location.



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.





South Central *SCAN* Association of Neighbors  
Salem, Oregon

March 14, 2018

Representative Brian Clem  
900 Court St. NE, H-478  
Salem, Oregon 97301

Dear Rep. Clem,

Thank you for your recent donation to the South Central Association of Neighbors! We have not yet decided on a use for these funds, but we expect them to help us continue our outreach efforts to our neighbors through Nextdoor and our new and improved website (scansalem.org). We may also be able to use some of those funds for the McKinley School Park improvement efforts currently underway.

Salem's neighborhood associations can play a key role in shaping City policies and priorities, but the associations need active members. Your donation to SCAN will help us continue getting the word out about our association's activities and also help us continue attracting new board members and other interested citizens. Again, thank you for the donation.

Yours truly,

Jeff Schumacher  
SCAN President, 2017-18

