



April 11, 2018 - SCAN Monthly Meeting
South Salem High School Library

Board Members Present: Jon Christenson, Delmy Edwards, Jesse Irizary, Kathleen Moynihan, John Prohodsky, Jim Scheppke, Jeff Schumacher, Carol Snyder, Brian Sund, Lorrie Walker, Mark Wigg (11). *See Exhibit A - Attendance Roster*

Meeting called to order at 6:04 pm by President Jeff Schumacher with a quorum of 10 board members present at commencement.

1. Introductions

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

2. Adoption of Minutes

Motion by Walker with second to approve minutes from the March 14, 2018 meeting. Minutes approved.

3. City and Council Reports:

- A. Councilor Tom Andersen reported that a number of people have expressed concern about the issue with parking on the east side of Church Street south of Mission Street. He has been in contact with Brady Rogers of the City staff about this. He understands the concern of the neighbors and he will continue to work on the issue until a good outcome can be achieved. Councilor Sally Cook was not able to attend tonight because of family responsibilities. Andersen is pleased to have a new Budget Committee member from Ward 2, Kendra Mingo. She is an academic administrator at Willamette University. The Budget Committee will meet on April 25th. He encourages neighbors to attend the meeting and participate. Finally, he reported that the State Street redesign study is wrapping up and he is generally pleased with the recommendations to make part of State Street two-way and safer for pedestrians and bicyclists.

4. Announcements:

- A. Carol Snyder announced that the Salem Parks Foundation is sponsoring "Take a Walk in the Park" on Saturday, April 28th from 9 am to noon at Riverfront Park.
- B. Schumacher announced that next month he wants the Board to discuss plans for serving on the SCAN Board next year. He wants the Board to be thinking about potential new Board members. There will be a Neighborhood Chair meeting on April 26th from 5 pm to

7 pm at Pringle Hall. The Chairs will be discussing the use of communication funds and the appearance of police at neighborhood association meetings.

5. Neighborhood Concerns:

Wally Benson brought up the issue again about parking on the east side of Church Street. The neighbors have requested three hour parking, but nothing has been done. Now the City has announced the installation of parking meters. Sue Dauer also spoke about the issue. Parking meters are not appropriate in an historic district. Most of the cars parked all day now have Salem Hospital stickers on them. Carlene Benson expressed her opinion that parking meters do not belong in a residential district. Councilor Andersen brought up the issue of speed humps as a possibility for Church Street now that more have been approved for the new bikeway in north Salem. Councilor Andersen said he would organize a meeting with City staff and representatives from the neighborhood and SCAN to discuss the parking meter issue in the near future.

6. Candidates for Municipal Court Judge:

Melissa Parker and Jane Aiken, candidates for Municipal Court Judge, were given the opportunity to address SCAN as to their qualifications and reasons for running for Municipal Court Judge in the May 15th Primary election.

7. Candidate for Marion County Circuit Court Judge:

Anthony Behrens, who is one of three candidates for Marion County Circuit Court Judge, Position 5, introduced himself and spoke about his qualifications and why he is running for the position in the May 15th Primary election.

8. Forum on Salem-Keizer School District's Long Range Facilities Plan and Bond Measure:

Mike Wolfe and Karma Krause from the Salem-Keizer School District presented an overview of the school bond measure that will be on the May 15th Primary election ballot. Wolfe discussed the three-year planning process that culminated in the bond measure and the needs that the district has to expand and improve their facilities to accommodate growing enrollment, and to complete seismic upgrades of all schools. Mark Shipman who is a volunteer in the "Yes for Schools" campaign then spoke about the reasons he supports the bond measure. Following their remarks they answered questions about the bond measure from SCAN Board members and neighbors. *See Exhibit C for more information.*

9. Committee Reports:

A. Land Use & Transportation (contact Chair Roz Shirack with questions)
Chair Shirack was absent and had no report.

B. Historic Preservation, Parks & Gardens (contact Co-Chair Jon Christenson w/ questions)

- a. Summary of current issues before Committee in *Exhibit B - Historic Preservation, Parks & Gardens Committee Report*
- b. Christensen submitted a written report.

9. Adjourn

There being no additional business, the meeting was adjourned by SCAN President at 8:15 pm.

Submitted by Jim Scheppke, SCAN Secretary

Ex. B

Historic Preservation, Parks & Gardens Committee Report for April 11, 2018

I. BACKGROUND

Church Street SE in Gaiety Hill is considered the gateway to the residential National Historic District. In documentation submitted to the U.S. Secretary of Interior, U. S. National Park Service and the Keeper of the National Register of Historic Places, the 600 Church Street Bridge "sets the tone and feeling for entrance into a fashionable Salem residential area...

-- the most architecturally embellished of the bridges from the period...it had the personal touch of Conde McCullough, Oregon's noted state bridge engineer."

The world renowned engineer Conde McCullough lived on the 600 block of S. Church Street, with his young wife and son in a modest bungalow the 1920s. He often played baseball along the street with his son, John.

From the **National Register of Historic Places**,

"...the intact innercity neighborhood associated with a segment of the sense of an early residential area in its streetscapes and architecture...the neighborhood retains the scale and ambiance of an earlier Salem...a sense of a connected and unified space..."

"Gaiety Hill..provides the district with the front line of defense against commercial encroachment from the downtown core in the north upon a distinctive, intact residential neighborhood."

The 600 block, bordering Pringle Creek, the elegant bridge, the cascading steps into Pringle Park and the modest 1920s bungalows is vital to sustaining the residential feeling and period of significance (1878-1938) in the NHD.

II. CHANGES IN GAIETY HILL SINCE 2012-2013

Need for shorter term, up to 3 hours has increased since 2012-2013. A major million dollar play area has been built on the east side of Church Street. A new Hospitality House has been built on the east side (in a bungalow style)(Case No.SPR-VAR-14-07). Gaiety Hollow has now become a museum and center under the approved adaptive reuse zoning (Case No.HAR-ADJ-SPR15-01) with events and group visits, rentals, researchers. RP parking has been approved on Leslie.

Pedestrian patterns have changed. It is not uncommon to see families with children parking on the west side of Church Street and on Leslie and crossing from the west side of Church to reach the play area. The all day parking by employees at the hospital on the 600-700 block on east side of Church Street, despite Salem Health encouraging employees not to park on adjacent streets, continues.

Despite the changes, the two block grassy median and streetscape on the east side retains an uncluttered appearance lined with mature starleaved American Sweetgums (*Liquidamber styraciflua*) suggested by Salem "First Citizen" (1980), architect and City Councilor, J. Warren Carkin (1922-2015). City Councilor Carkin lived at the corner of Leslie St SE and the 600 block.

III. PARKING

Ex. B

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In February 2017, Salem Health (Hospital) requested 3 hour limit parking on the east side of [Church Street SE \(600-700 blocks\)](#).

On March 8, the SCAN Board unanimously supported the Salem Health request for 3 hour limit parking on the east side of [Church Street SE \(600-700 blocks\)](#).

On March 13, 2017, Salem Health and SCAN, in concert, reported the request to the City Traffic Engineer Kevin Hottmann PE.

Leilani Slama, Vice President for Community Engagement at Salem Health, and Jeff Schumacher, president of SCAN, wrote to Mr. Hottmann.

IV. THE SCAN POSITION ADOPTED MARCH 8, 2017

The City Traffic Engineer, Kevin Hottman PE, and Tony Martin PE, Assistant Traffic Engineer, were advised (email, March 13, 2017, 8:51 AM signed by SCAN president Jeff Schumacher).

"At our March 8th meeting, the SCAN Board unanimously supported Salem Health's request that the parking on the east side of Church Street between Mission and Pringle Park be changed to a three hour time limit (which aligns to time limits downtown)."

Three hour downtown is free.

V. MARCH 27, 2018 LETTER

Twelve and a half months after SCAN and Salem Health and SCAN made the request, a letter was sent to select property owners on Church Street that the City was moving to install 10 hour paid parking on the 600 block of Church Street from Pringle Park to Leslie Street SE.

No notice or letter was sent to SCAN.

There has been no prior discussion of 10 hour paid parking previously with neighbors or the SCAN Board or work committees.

Metered parking or pay stations have not been historically in residential NHDs in Salem. The residential Chemeketa-Court NHD near the State Capitol does not have meters or pay station parking.

VI. SCAN HISTORIC PRESERVATION, PARKS & GARDENS COMMITTEE WORK SESSION - APRIL 2, 2018

On April 2, 2018, the Historic Preservation, Parks & Gardens Committee which monitors livability in the National Historic District, a residential district, met and discussed the proposed 10 hour paid parking change on the 600 block. Also attending was Ms. Dauer, a resident and property owner on the 600 block. Ms. Dauer shared her materials and maps from the City with the Committee.

Ex. B

Historic Preservation, Parks & Gardens Committee Report for April 11, 2018

Ms. Dauer explained her concerns, for children and families crossing the street to the east side, the all day parking on the east side by hospital employees and construction workers blocking wider use, her support for the concurrent Salem Health and SCAN request for a 3 hour parking limit. When families and residents have gatherings, servicemen (electricians, etc) come, there is frequently no parking because all day parking is taking place by Hospital employees.

Paid parking on the east side of the street will increase pressure on street parking in Gaiety Hill and the parking lot at Pringle Park.

Ms. Dauer explained that 10 hour limit was unknown to nearby residents until the March 27 letter. For years, neighbors have worked hard to keep a residential character to the area. Metered parking is not common in residential areas.

Brought forward by Committee members was the request made in 2017 for a 3 hour limit to the City from the Hospital and SCAN.

After an extensive discussion and review of materials, prior SCAN communications to the City, the

Historic Preservation, Parks & Gardens Committee adopted the recommendation:

(1) paid pay station parking stop on S. Church Street north of the bridge; and

(2) that street parking on the east side of S. Church Street, 600 and 700 blocks, be free -- with a maximum 3 hour limit. Parking on the east side should be a consistent 3 hour maximum limit from the historic Church Street Bridge (1929) to Mission Street SE.

VII. GENERAL RECOMMENDATION AND ANALYSIS

Somewhere in the system, this relatively simple reputable has request hit some form of an administrative bottleneck and should have been made directly to Ward 2 Councilor Tom Andersen, not the Assistant Traffic Engineer Tony Martin or Traffic Engineer Kevin Hottmann.

Kevin Hottmann reports the decision rests with City Council, -- and the request has not been taken to Council or reported to Ward 2 Councilor Tom Andersen.

Councilor Andersen is very familiar with the street, has worked with Salem Health very successfully in the past, and is keenly aware of the rising uses pressuring parking in Gaiety Hill and along the street. He frequently bicycles on Church Street.

Recommendation:

Ask Tom Andersen to make this request for limited 3 hour parking on east side of Church Street on behalf of Salem Health and SCAN.

Councilors are elected to reduce bottlenecks when staff can not do it or have the authority.

The equipment, pay station has not been installed. A benefit is the City can use the equipment elsewhere. Installation would also need approval under the Historic Preservation code, SRC Chapter 230.

Ex. B

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The hours of parking can be adjusted to a 3 hour limitation. It is not yet "in stone": nothing has been installed.

Simple change of signage is less expensive, addresses the need for shorter term parking on the east side of the street next to the play area, reduces the risk to children and families crossing Church Street to the playground, and supports the Salem Health goal and neighbors preference not to have employees all day park on adjacent streets in the neighborhood, and releases additional space for shorter term on-street parking for events and activities at Gaiety Hollow, and visitors to the vicinity.

Within a block or less of 600-700 Church Street, are -- a major million dollar children's play space, -- three public parks (Pringle Linear Trail, Pringle Park, Bush's Pasture, -- and two museums (Gaiety Hollow and the Bush House). It is a residential area, with homes, families, children, and the normal flow of visitors, guests, friends and intact neighborhood life.

This is a reasonable -- common sense -- request and there is solid rationale for the 3 hour parking limit.

City Council Parking Task Force Policy adopted January 22, 2013, Rec #4 directs *Establish On-Street Parking Restrictions*. The request of Salem Health and SCAN for an uniform 3 hour parking limit on the east side of [600-700 Church SE](#) conforms with that policy,

Jon Christenson, MURP
Chair, SCAN HPPG

Exhibit C - Info from Salem Keizer School District



Fast Facts About Ballot Measure 24-429

What's included in the proposed \$619.7 million bond? Following are highlights of the package:

General Classrooms

170 new general classrooms — Approx. 204,930 gross sq. ft.

Science Labs

39 science labs in middle and high schools — Approx. 76,596 gross sq. ft. (new and/or repurposed)

Cafeteria/Commons

22 cafeteria additions/expansions — Approx. 83,180 gross sq. ft. in (new and/or repurposed)

Multipurpose Fitness Rooms

Nine elementary and middle school multipurpose fitness rooms — Approx. 23,000 gross sq. ft. (new and/or repurposed)

Career-Technical/Vocational Education Spaces

12 new career-technical education program spaces at the high schools — Approximately 71,820 gross sq. ft.

Gymnasiums

Two new high school auxiliary gyms and one new main gym — Approximately 42,560 gross sq. ft.



If passed by voters on May 15, 2018, the proposed \$619.7 million bond would increase the current property tax levy rate by an estimated \$1.24 per \$1,000 of assessed property value, or approximately \$248 per year on a home valued at \$200,000. If the bond does not pass, the additional tax would not be levied and the listed projects would not be completed. The Community Facilities Task Force reviewed all funding methods available to the district and recommended the School Board place a general obligation bond on the ballot for voters to consider. The district would receive an \$8,000,000 grant from the state if bonds are passed.

Find more information at <https://bondinfo.salemkeizer.org>

February 2018

Exhibit C - Info from Salem Keizer School District



If passed by voters on May 15, 2018 the proposed \$619.7 million bond would increase the current property tax levy rate by an estimated \$1.24 per \$1,000 of assessed property value. If the bond does not pass, the additional tax would not be levied and the listed projects would not be completed. The Community Facilities Task Force reviewed all funding methods available to the district and recommended the School Board place a general obligation bond on the ballot for voters to consider. The district would receive an \$8,000,000 grant from the state if bonds are passed.

South Salem High School

South Salem High School is a multi-story facility originally constructed in 1954. The building is currently shared with Howard Street Charter School; the lease has not been renewed to allow for capacity needs at the high school. The identified expansion projects would demolish the oldest section of the facility and construct a new addition that would increase the capacity of the main school building to 2,200 students by adding approximately 12 new general classrooms, two (2) science labs, flexible learning space, two (2) career technical education (CTE) program spaces, and Special Education (SPED) offices. Additionally, the instructional spaces currently used by South Salem High School that would be lost in the demolition would be replaced, including general classrooms, music rooms and the theater. Administrative and support areas would increase to serve the larger student population. Kitchen/servery renovation would be implemented.

If the bond passes:

Timeframe

2020 (construction start date)

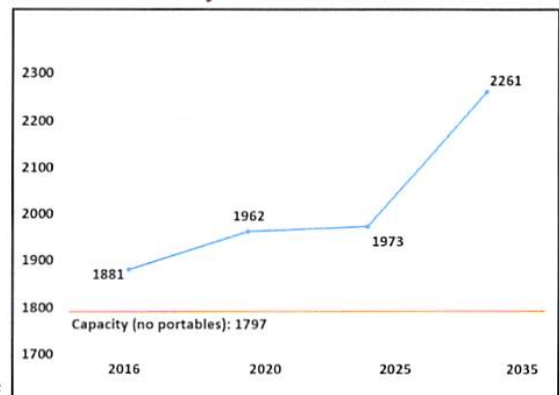
Additional/Expanded Space

- 12 new general classrooms
- Replacement of 12 demolished classrooms
- Two (2) new science labs
- Flexible learning space
- Two (2) CTE program area spaces
- Spaces to support Special Education
- New theater & music rooms
- Expanded admin & support areas
- Parking expansion

Improvements

- Exterior seal
- Select flooring replacements
- Elevator replacement
- Plumbing
- Roofing replacement
- Replacement of partition walls
- Removal of old pool
- Intercom system upgrades
- Card access system upgrades
- Expanded wireless capacity
- Seismic improvements
- Security improvements to increase visibility of main entry from office

Enrollment Projections 2016-2035*



FEBRUARY 2018

*Portland State University's Population Research Center, Charles Rynerson, August 2016

BRIC
ARCHITECTURE, INC.



Salem-Keizer Public Schools

Proposed \$619.7 Million Bond For School Construction, Renovations, Expansions to Address Crowding/Safety

May 15, 2018 | Ballot Measure 24-429

SPACE TO ADDRESS CROWDING*, PREPARE FOR ENROLLMENT GROWTH** – \$442.2M

- Add or expand career-technical (vocational) education spaces at seven high schools
- Add or expand general education classrooms, science labs, special education classrooms
- Renovate or expand libraries, gyms and cafeterias
- Expand five high schools to 2,200 student capacity and one to 2,100 student capacity
- Add space for music programs

SEISMIC RENOVATIONS – \$67M

- Address areas rated very high for earthquake collapse
- Design additions constructed under the bond to re-occupancy standard, which means the building could be used as a community shelter

SAFETY AND SECURITY – \$21.1M

- Update electronic badge access systems
- Relocate or renovate front offices at 36 schools for better visibility of the front entrance

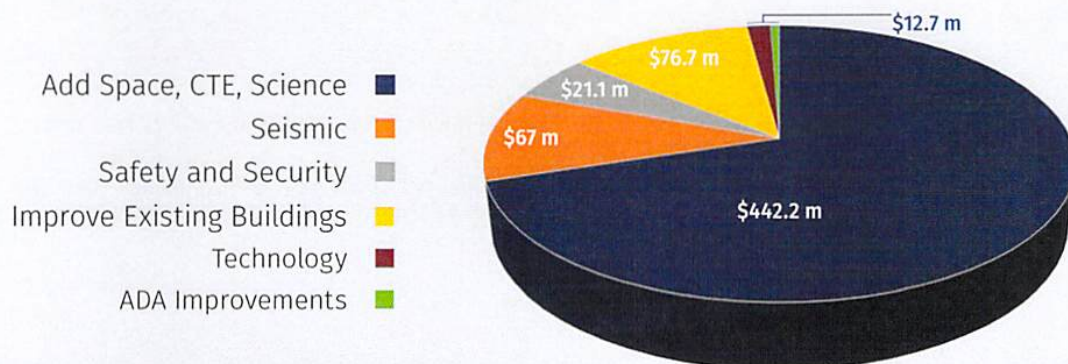
TECHNOLOGY AND ADA – \$12.7M

- Expand the wireless network for equity of access to technology
- Classroom technology infrastructure
- Heating and cooling capability of network closets
- Renovate many restrooms and general building entrances to ADA standard

IMPROVE EXISTING BUILDINGS – \$76.6M

- Future repair or replacement of roofs, floors, HVAC systems, electrical and plumbing systems, parking lots, sidewalks, exterior paint, etc. at many schools and support buildings

\$619.7 MILLION BOND BREAKDOWN



HOW WERE THE PROJECTS IDENTIFIED?

Eighteen volunteer community members served on the Community Facilities Task force (CFTF) and reviewed the Long Range Facilities Plan. The CFTF made recommendations to the School Board on the work included in the Plan and how to fund the work.

The proposed bond is based on input from the CFTF, a community phone survey and input gathered from listening sessions with staff and community members.

WHAT IS THE COST?

If passed, the \$619.7 million proposed bond would increase the current property tax levy rate by an estimated \$1.24 per \$1,000 of assessed property value. If the bond does not pass, the additional tax would not be levied and the listed projects would not be completed. The CFTF reviewed all funding methods available to the district and recommended the School Board refer a general obligation bond to the ballot for voters to consider. The district would receive an \$8,000,000 grant from the state if the bond passes.

BOND OVERSIGHT

If the bond is passed by voters, the district will appoint a Community Bond Oversight Committee (CBOC) to ensure funds would be spent in keeping with the promises made on the ballot title. The CBOC would meet regularly and provide updates to the School Board.

NEXT STEPS

To be eligible to vote in the May 15 election, you must be a registered voter and reside in the Salem-Keizer School District. Ballots will be mailed to registered voters on April 25.

You can register to vote or update your registration online at <https://goo.gl/uzpKLL>

FREQUENTLY ASKED QUESTIONS

Q. HOW CAN BOND FUNDS BE USED?

A. Bond funds can only be used for costs associated with items listed on the ballot and cannot be used for general operations like staff salaries, benefits, supplies, utilities, etc.

Q. WHEN WAS THE LAST BOND PASSED IN SALEM-KEIZER?

A. The last bond passed by voters in the district was 2008.

Q. HOW MANY YEARS WOULD WE BE PAYING ON THIS BOND?

A. The 2018 bond would be a 20-year bond.

Q: WHAT HAPPENS IF THE BOND DOESN'T PASS?

A. An additional tax would not be levied and the projects listed would not be completed.

* About half of the district's schools have capacity needs, per the district's Long Range Facilities Plan, DOWA/ IBI Group, July 2017.

** Enrollment in Salem-Keizer Public Schools is projected to increase by 1,000 students in under five years, per enrollment study performed by Portland State University's Population Research Center, Charles Rynerson, August 2016; study refined by FLO Analytics, 2017.

Exhibit C - Info from Salem Keizer School District

