



March 13, 2019 - SCAN Monthly Meeting
South Salem High School Library

Board Members Present: Jon Christenson, Carel De Winkel, Victor Dodier, Delmy Edwards, Lea Hinchcliff, Bill Holstrom, Donna Irizary, Jesse Irizary, John Prohodsky, Ron Rubel, Jim Schepke, Jeff Schumacher, Roz Shirack, Carol Snyder, Brian Sund, Lorrie Walker, Mark Wigg (17). *See Exhibit A - Attendance Roster*

The meeting was called to order at 6:31 pm by President Schumacher with a quorum of 15 board members present at commencement.

1. Introductions

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

2. City and Council Report

- A. Parole and Probation Officer Tom Rohlring asked for questions about parole and probation. He said we should always feel free to contact them about people on supervision. They focus on the problem people who are involved with drugs or crime. There are about 3,000 people on supervision in Marion County.
- B. Councilor Sally Cook reported that Councilor Andersen could not attend because of illness. She reported that the City is moving into budget season. Citizens should come to the Budget Committee to advocate for what they care about. Sally is the chair of the Budget Committee. She is not aware of any critical issues in the SCAN area, with the exception of the methadone clinic issue. She is passionate about safe routes to schools, which is also part of her job with Marion County. She would eventually like to see a policy agenda for complete streets. Lea Hinchcliff commented that the crosswalks on High and Rural and Commercial and Rural are a problem. Cook offered suggestions about how this could be dealt with. Cook would be happy to work with SCAN on this issue.

3. Salem's Riverfront Carousel Presentation

Marie Bradford Blevins, Executive Director of the Salem Carousel reported on plans to construct an "artisan room" that they are calling "The Stables." It will be a 2,000 square foot addition on the west side of the current building. The addition will accommodate the thousands of school children who visit the Carousel annually. They want to have the students work with the carvers and painters. They hope to put the Peace Mosaic that is moving from the old WMCA building on the exterior. The Carousel had about 200,000 paid riders last year from all over the world. Roz Shirak asked about the timeline for the project. They are presenting at community meetings now and then will make a proposal to the City Council by end of summer. In response to a question about parking Blevins

reported that 66 additional parking spaces are planned. A volunteer at the Carousel encouraged everyone to think about volunteering there. They now have about 100 active volunteers.

4. Adoption of Minutes

Roz moved adoption of the minutes of the February 13, 2019 meeting. The minutes were approved with two abstentions.

5. Announcements & Neighborhood Concerns:

- A. Lorrie Walker served on Mayor's task force that dealt with providing food to homeless persons under the bridge. Their recommendations will go to the City Council on March 25th. Councilor Andersen volunteered with her at the warming center at the First Presbyterian Church and did a great job. She encouraged others to volunteer.
- B. Jim Scheppeke is concerned about the thousands of books that have been removed from the shelves of the Salem Public Library at the direction of library management. The project began last October and was suspended in December after concerns were raised by several Councilors with the City Manager. The Library Advisory Board has recommended that the project be resumed. The Council will hear their recommendation at their meeting on April 8th. Scheppeke worked with Shirak on a resolution for the SCAN Board's consideration that calls upon the Council to reject the Library Advisory Board recommendation and instead approve a policy of having our book collection rebuilt and maintained according to norms for Oregon public libraries. Shirak moved and Walker seconded to approve the draft resolution with one correction. The Board approved the motion unanimously, with Jon Christenson abstaining.
- C. Brian Sund announced Jessica Ramey's art exhibit at Bush Barn. He asked if we want SSHS Principal Laura Tiffin to speak to SCAN about the renovation project. Lynn Takata, the visiting President of the Northeast Neighbors, suggested we also invite Joel Smallwood who is managing the bond measure projects. Jeff will make invitations. Sund also suggested that Brian Erickson who works on the SSHS newsletter contribute an article to the SCAN annual newsletter.
- D. Carel De Winkel asked about the orange plastic fencing in Bush's Pasture Park that has been up for a long time. Jon Christenson reported that it is there because of a project to rehabilitate the ravine area. He will ask about the progress of the project and report at the next meeting.
- E. John Prohodsky would like to see better signage in Bush's Pasture Park about the oak savannah. There was discussion of his suggestion. It was remarked that in addition to signage, the oaks need to be better protected. Ellen Stevens reported that the Mission Street Parks Conservancy is making a study of the oaks and they should have a report in a few weeks. It was suggested that we have a presentation at the SCAN Annual Meeting about this.
- F. Roz Shirak reported that there now a sign in Bush's Pasture Park that says the park hours are from sunrise to sunset. What about bike commuters and others who traverse the park before dawn? She asked Jennifer Keller with the City about it. Keller said the hours were changed about a year ago because of complaints about violations of park rules (e.g., drinking, parking, leaving

vehicles overnight). The new rule applies to all of the parks in Salem, but it is not really being enforced. The real concern is about other park rules. She wanted SCAN to be aware of this.

- G. Mark Wigg passed out a proposal to improve the bike facilities in the 12h Street - Hoyt - McGilcrist area. The existing facilities are inadequate which is why they are not better used. He proposes that here and elsewhere bike paths are routed along streams and through parks where possible. Roz Shirack stated that her committee will consider the proposal and bring the issue back to SCAN at a future meeting.

6. Committee Reports & Chair Report:

- A. 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. Christenson would like to request time on the agenda at the next meeting to talk about Bush's Pasture Park. Jon plans to meet with Jennifer Keller of the City staff to discuss issues with Bush's Pasture Park and McKinley Park.
- B. Land Use & Transportation (contact Chair Roz Shirack with questions)
- a. Summary of current issues before Committee in *Exhibit C - Land Use & Transportation Committee Report*
 - b. Shirack's committee will be meeting this month. She encouraged attendance at the City's "Our Salem" task force meeting scheduled for April 3rd at Center 50+ from 4 to 6 pm.
- C. President Schumacher reported that he is still working with Councilor Andersen on the methadone clinic issue. There will be a meeting on March 18th. He has been asked for SCAN to have a presentation on the CERT program. It was pointed out that we had one recently; there was consensus that we don't need another. Schumacher asked if we wanted to have a forum in April for school board candidates. There was consensus to do this. He will invite the candidates. He brought up the suggestion of having a program at our Annual Meeting on Bush's Pasture Park. The Board agreed that this was a good idea. Schumacher has not gotten much interest from Councilor Andersen and Community Development Director Wright about reopening the short term rental issue that SCAN is concerned about. Wally Benson reported that the Gaiety Hill neighbors are still working on the issue. Jon Christenson will put it on the next agenda for his committee.

7. Adjourn:

There being no additional business, the meeting was adjourned by the SCAN President at 8:40 pm.

Submitted by Jim Scheppke, SCAN Secretary

EXHIBIT B - SCAN Historic Preservation, Parks, & Gardens Committee Notes & Updates for February and March, 2019

White Oaks in Bush's Pasture Date to the 1600s

One of the most important ecological studies (French-Koomjian) on Bush's Pasture, commissioned in the fall of 2018 by the Mission Street Parks Conservancy (MSPC), is about to be completed in March 2019. Initial findings are that the Oregon White Oaks in the park, some groupings in the savanna are 250-350 years old, dating back to the 1600s.

The findings affirm a Pringle Creek Watershed Council report, written many years ago, that some of the existing trees of the savanna are indeed of pre-European/American settlement, the probable progeny of an ancient stand of oaks, "flourishing when Columbus discovered America." Greater care and attention need to be given to the protection of the natural systems and biota. Very rare - exceptional for a central city park to have trees of this age still standing.

Brian French, one of the principal investigators, has numerous certifications. In 2014, he was the "Arborist of the Year" Pacific Northwest Chapter of the ISA, recipient of the McWilliams Award from the City of Vancouver WA 2015; and his work was featured on *Oregon Field Guide* October 2, 2017, OPB. Will Koomjian's work has been spotlighted at Center for Architecture (Portland), in the John Waller documentary, "*Ascending the Giants*."

Horticulturist Tom Beatty Retires

After 18 years of service to Bush's Pasture Park, horticulturist Tom Beatty is retiring. Tom's words continue to go with our work and stewardship of the historic savanna landscape. Tom cautions us, not "to love Bush Park to death." Not to overbuild and to be ever mindful of the natural processes, specific species and ecosystem, gardens and the compatibility of uses.

On February 28, friends and City staff gathered to honor Tom, including Tibby Larson, Woody Dukes, Sofia Schwarz, Gretchen Carnaby (MSPC), Nancy Sanchez, and many others. Thank you Tom from SCAN.

Historic Design Review Case No.: HIS19-03 Bush Barn (c.1878/1960)

Administrative approval has been given to a non-original door at the rear of the Bush Barn. There is no physical or pictorial evidence indicating the style and material of the original door in this location. Proposed is to replace the existing door, which was damaged as a result of a break-in, with a door that replicates the style and material of the doors that are currently in place at the rear of the Bush Barn Annex. Following a review of SRC 230.025 (c) *Standards for Contributing Resources in Residential Historic Districts*, the City Historic Preservation Officer determined the standard has been met.

Historic Design Review Case No.:19-04 Rehabilitation of Lower Terrace at the Historic Deepwood Estate (1894)

EXHIBIT B - SCAN Historic Preservation, Parks, & Gardens Committee Notes & Updates for February and March, 2019

Administrative approval has been given for rehabilitation of the Lower Terrace (1929) at Deepwood (1894), a historic contributing resource in the Gaiety Hill/Bush's Pasture Park National Historic District. SRC 230.020(f) requires Historic Design Review for any alterations to historic resources as defined by code. The original lower terrace within Deepwood's Scroll Garden was designed and constructed by Elizabeth Lord and Edith Schryver for Alice Brown, included a grape arbor with pavement that extended to the northwest to make a landing for stairs at the bottom of the curved rose arbor walk.

The Lord & Schryver Conservancy will be restoring the patio, pavers, lower brick steps, reconstruct a retaining wall and the grape arbor. Criteria SRC 230.025 (I) Site Features (Materials, Design) have been met, based on physical evidence and Lord & Schryver plans and photographs.

Deepwood Plant Sale - Fri March 15-Sat March 16th - 9 AM to 3 PM

Featuring Native and companion plants. Guided tours of the Nature Trail: Home/Museum tours at 9, 10, 11 AM + 12 noon both days. Sale at Deepwood Greenhouse located at 12th & Lee Street SE (Gaiety Hill/Bush's Pasture Park National Historic District).

Benefit Concert in National Historic District to Conserve the "River of Peace" Mosaic

Plans are underway to hold a Benefit Concert featuring Native American flute musician, **Jan Michael Looking Wolf on May 10, 2018, at the First Church of Christ, Scientist at 935 High Street SE**, across from the Rose Garden in Bush's Pasture. The Concert is to assist the preservation and conservation of the Peace Mosaic on the historic Court Street Apartments (1915) -Y buildings scheduled to demolished in September 2019.

Comprised of 26,000 pieces, the Peace mosaic is the work of Lynn Takata, current "Artist-in-Residence" at McKinley School. Her artistic work can be found also above the community garden at McKinley School, in the park in Portland (OR) along Johnson Creek, in Lake Oswego, Minneapolis, and Chicago. The Board of Directors of the Carousel in Riverfront Park has requested the Peace Mosaic be relocated and incorporated into the west exterior wall of new Stables Addition being proposed for artists and craftsmen. Alan Costic's firm, AC + Co: Architecture/Community are the architects for the overall project.

Marie Bradford Blevins, Executive Director, of Salem's Riverfront Carousel, will be giving a presentation on the Stables Addition to the SCAN Board on March 13.

March 23 Delgani String Quartet Concert

The Delangi String Quarter has relocated its primary performance site from West Salem to First Church of Christ, Scientist. On March 23, at 7:30 PM, the Quartet will perform a program, "*Memories of Prague*," the music of Czech-American Oregon composer, Tomas Svoboda, *String Quartet, No. 6*.

Jon Christenson, HPPG Committee Chair

SCAN Land Use and Transportation Committee Report March 13, 2019

The Land Use and Transportation Committee met February 21 to discuss testimony for the Planning Commission's hearing on amendments to the Uniform Development Code. Present were Lorrie Walker, Carol Snyder, Brian Sund, and Roz Shirack.

The next Committee meeting will be Thursday, March 21.

Urban Development Code (UDC) Amendments

The Committee approved draft testimony and recommended the SCAN Board approve it by email. SCAN board approved the testimony 16-0. President Jeff Schumacher signed and sent the testimony to the Planning Commission for its February 26 hearing (attached).

The Planning Commission made a number of changes in the original staff recommendation, including:

Require a conceptual plan, rather than a full site plan, to be provided by applicants for required neighborhood association contact, open houses, or neighborhood association meetings in-lieu of open houses.

The Committee may recommend the SCAN board revise its testimony, accordingly.

Next step: Council will consider Planning Commission's recommendation at a future meeting.

For details see: <https://www.cityofsalem.net/meetingdocs/ca-19-01-recommendation-to-council-2019-03-08.pdf>

Salem Health Replat Request

Salem Health has requested a replat to consolidate 8 lots (9.5 acres) into 1 lot to facilitate future development. The lots are north of Mission St. and Pringle Creek. Lots **do not** include the playground at the corner of Mission St. and Church St. Comments are due to staff by March 15.

Multifamily Housing Design

Staff is working with a consultant to revise the city's existing design standards for multifamily housing developments. Current design standards apply to all multifamily developments of 3 or more units. Staff is considering 1) creating new design standards tailored to small multifamily developments; and 2) giving more flexibility for how large multifamily developments can meet standards. This project deals only with design standards, not with rezoning land for multifamily or allowing multifamily in single family zones.

Staff held a public workshop February 27 to get input on six concept areas:

- **Size:** Should developments of 3-4 dwelling units have the same development standards (setbacks, height, lot coverage, etc) as single-family and duplex dwellings? Should developments of 5-10 (or 5-12) units be subject to a set of limited design standards compared to larger developments?

Exhibit C - Land Use & Transportation Committee Report for March 13, 2019

- **Compatibility:** If multi-family zone is adjacent to a single-family zone, how should it be buffered (setback, height, landscaping, balconies, etc)? Should current buffering standards be relaxed?
- **Open Space:** How much and where on site should open space be required. Should private open space also count toward required public open space?
- **Off-street Parking:** Should required off-street parking be reduced to 1 space per unit for small developments of 3 to 4 units? Should it be reduced for affordable housing? Should it be tied to number of bedrooms rather than per dwelling unit?
- **Review Procedures:** When design standards cannot be met, what can be reviewed by staff, and what should require a public hearing?

Staff plans to put a survey on its webpage to allow additional input, but it is not up yet.

Another workshop in April is planned. Recommended code amendments are due by June 30. The Committee will continue to follow this project and recommend a SCAN board position on proposed amendments after June 30.

For details see www.cityofsalem.net/Pages/Updating-multifamily-housing-design-requirements.aspx

Especially see Project Documents on the project webpage.

Hillcrest Surplus Property Acquisition

No further Council action (see February 13 Land Use Committee Report)

Submitted by Roz Shirack, Chair

Attachment



To: Salem Planning Commission

Date: February 26, 2019

Subject: Unified Development Code Amendment Case CA19-01

South Central Association of Neighbors (SCAN) supports many of the proposed amendments to the UDC. A few items we are particularly interested in are:

- **Support** requiring a grading plan in the several SRC chapters proposed.
- **Support** proposed changes to SRC Chapter 300, especially the new requirements for applicant to contact the neighborhood association before submitting certain applications; or to sponsor an open house before submitting certain applications.
- **Support** the clarification that if a development requires historic design review, it shall only be subject to design review under SRC chapter 230.
- **Support** the new pedestrian access standards for connectivity through and to non-housing development sites (SRC 800.065).

Approved by the SCAN Board by a vote of 16 to 0.

Thank you for your support of these proposed changes.


Jeff Schumacher, President
SCAN



Carousel Campaign - New Dream Annex - "The Stables"

About Us

Since 2001, Salem's Riverfront Carousel has been a leading attraction in the Salem area. It is often called a "Jewel of the Willamette Valley." The Old-World-style Carousel is housed in a beautiful 11,000 sq. ft. building in Riverfront Park on the banks of the Willamette River.



Inspired by the dream of one woman, founder Hazel Patton, with the help of co-founders, Dave Walker (Master Carver & Project Manager) and Sandy Walker (Artistic Director) hundreds of Salemites joined together in our city, making the dream - reality.

From 1996-2001 community artisans donated over 80,000 volunteer hours developing, carving, sanding, and painting, to create 44 hand-carved carousel horses and two Oregon Trail wagons. All of the items, including the animals were and are 'adopted' with sponsorship and support from our local community. On June 2, 2001 Salem's Riverfront Carousel opened its doors to the public.



RON COOPER

In 2018, hundreds of Volunteers continue to engage, giving an average of 10,000 hours per year. Artists, Ride Operators, Token Booth and Gift Gallery attendants give their time and talent and interact with over 150,000 visitors/riders annually, including school groups, families, local businesses, community partners, and global travelers seven days a week, year round. Awarded a 'Certificate of Excellence' in 2015 by Trip Advisor, we've grown our organization to host 10 key annual community events, and welcome visitors from 54 countries. The Carousel is truly a key economic driver at Salem's Riverfront Park.



The Carousel features an authentic carousel band organ, complete with beating drums, crashing cymbals and blowing horns. The building also houses a 1,000-square-foot gift gallery, a display annex, a carving studio, offices, storage areas and an event room. The title of the Carousel's \$2.1 million building was transferred to the City of Salem in 2002.

To maintain our nonprofit 501.c3 status the Carousel runs on a tight budget, averaging nearly equal amounts of \$400,000 in revenues and expenses. Funding relies on a healthy mix of retail sales, development grants, sponsorship and commissioned art works, individual and business financial/in-kind donors, and event registrations and reservations.





Carousel Campaign - New Dream Annex - "The Stables"

Our Amazing Volunteer Artists

A key attraction at the Carousel is the opportunity for the public to directly interact with our artists. These volunteers play an important role in attracting visitors and enhancing people's experience. Our carvers, sanders and painters delight in personal contact with visitors, especially school groups, sharing their talent, knowledge and anecdotes about the carving projects.

At peak times throughout the year we average more than 400 visitors daily to the Carousel. Artists provide exhibitions, hands-on demonstrations, and answer questions regarding the art of woodcarving and the Carousel figures. Our current carving room (420sqft) and paint studio (500+sqft) are unfortunately now consistently overcrowded by both the number of projects and the public draw. The increasing popularity in our artistic endeavors highlights how we are now more than ready to prepare for a capital campaign to expand. "The Stables" annex is a new dream that can better accommodate our mission's expectations and our growing year round public interest.

Why We Need "The Stables"

This new building will house our artistic studios exclusively, expanding our capacity to offer greater opportunities for potential woodcarving instruction and programs for school children, community members and general visitors. Designed to complement the Carousel building and park surroundings and the new outdoor amphitheater, the building will be located on the west side of the Carousel. We view this campaign as way to showcase and honor our artists and the art of woodcarving as a cultural experience. It will also expand our donor base, enhance our marketing and outreach efforts, and attract new visitors to Salem and the Carousel. The campaign is also an opportunity to expand our partnerships with others in the community. Our goal is to complete the campaign by 2023.

Resource Needs

Building Design, Construction, Permits	\$ 1,000,000
Contingency Fund	\$ 150,000
Program Expansion	\$ 50,000
Exhibits & Interpretation	\$ 25,000
Donor Recognition	\$ 10,000
Marketing & Outreach	\$ 10,000
Campaign Planning & Feasibility Study	\$ 30,000
Strategic Plan Updates	\$ 10,000
Total	\$ 1,285,000

How Can I Get Involved?

Your support will create an enduring legacy for our community that will enrich and delight our children and other visitors for generations to come.

- Consider making a tax-deductible gift.
- Include the Carousel in your estate plans.
- Explore volunteer opportunities.
- Encourage your neighbors, friends and employees to visit the Carousel.

Please call 503-540-0374 for more information.



There is something magical about climbing up on a wooden horse, waiting for the organ music to begin, and riding the horse around on its circular flight.

The pure joy and excitement of our young visitors is something we should all experience.





Carousel Campaign - New Dream Annex - "The Stables"

Visualizing the Dream



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM NORTHWEST



WEST ELEVATION



SOUTH ELEVATION

SALEM RIVERFRONT CAROUSEL STABLE ADDITION
101 FRONT STREET NE - SALEM, OREGON 97301



SRC is proposing a structural addition Annex called "The Stables", to create a space for carousel horse carving, a controlled area for painting, and room for the public to visit and learn about the craft from actual artisans. The location of the proposed addition is on the west side of the building and includes access into the park. This addition is seen as another draw for visitors who will also be using the park to recreate outdoors. The approximately 2400 sq foot (40' x 60') barn style structure is designed to be at the same floor elevation as the existing SRC facility to ease handicapped accessibility and to provide best access for tours. The "look" of the proposed addition is to resemble a carriage-

house, providing the ideal complement to the SRC building, while not detracting from the overall aesthetic features of Riverfront Park.

The primary purpose of the Annex is to house three areas of function: a Carving area, a Painting area, and a self-guided viewing area for the public.

Carving Area

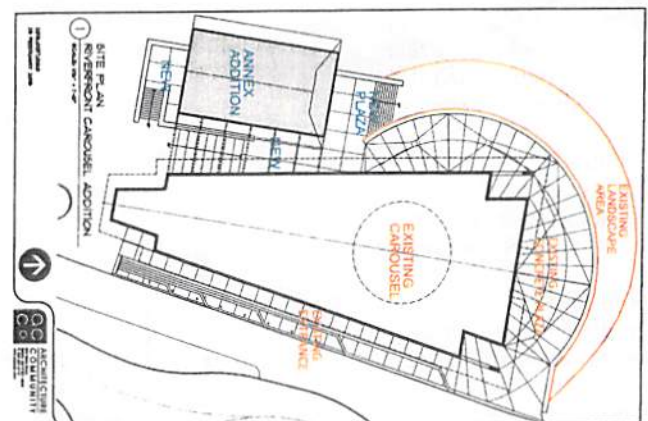
The carving area is proposed for larger scale, direct engagement between SRC volunteers and the general public. The Annex would house workshop space for approximately 12 individual carving cubicles with 1-2 larger scale collaborative carving spaces. Cabinetry will be built to house presentation and exhibition materials, trade tools and general office supplies. There will be additional floor space designated for temporary storage of woodcarving projects and to accommodate small groups of up to 30 people for interaction with the artisans.

Painting Area

The painting area will be created as space for artisans (as described above for the carving area) and also allow for direct engagement with visitors. This area will provide for controlled environment capabilities that will better protect and preserve the artworks from the elements. A sliding glass partition will allow the public to view the painting area and be protected from the materials used in creating the artwork.

Self-Guided Viewing Area

The self-guided viewing area for the public will showcase a variety of other figures and artworks of a historical or preservation nature. All of these aspects are considered and developed to expand opportunities for the general public to gather together in and around the Annex area. Wall-size windows will provide a means for the public to view in from the park, year-round, beyond the operating hours of SRC. This will increase the public's consideration for spending more time in Riverfront Park, which directly supports and enhances the primary function of the overall site by giving visitors more to see, more to explore, and more to do.





Carousel Campaign - New Dream Annex - "The Stables"

Proposed Campaign Giving Levels

\$250,000+

- Significant naming opportunities
- Significant recognition on donor wall
- Special invitation for building tour
- Tickets to dedication reception
- Life Pass to Carousel
- Special Hand-Crafted Carousel Horse ¼ Scale Replica
- Event at Carousel

\$100,000 - \$249,999

- Special naming opportunities
- Special recognition on donor wall
- Special invitation for building tour
- Tickets to dedication reception
- Lifetime Pass to Carousel
- Special Hand-Crafted Carousel Horse ¼ Scale Replica

\$50,000 - \$99,999

- Prominent naming opportunities
- Prominent recognition on donor wall
- Invitation for building tour
- Tickets to dedication reception
- Lifetime Pass to Carousel
- Miniature Hand-Crafted Carousel Horse

\$10,000 - \$49,999

- Recognition on donor wall
- Invitation for building tour
- Tickets to dedication reception
- Annual Pass to Carousel

\$5,000 - \$9,999

- Recognition on donor wall
- Invitation for building tour
- Tickets to dedication reception
- Annual Pass to Carousel

\$1,000 - \$4,999

- Recognition on donor wall
- Invitation for building tour
- Tickets to dedication reception

\$500 - \$999

- Recognition on donor wall
- Tickets to dedication reception

\$499 or less

- Listing in donor book

Special naming opportunities will be available. The area can bear your name, business, or someone you wish to honor.

Pictured here >> DRAFT version - Interior view

