

Board Members Present: Jon Christenson, Christine Chute, Victor Dodier, Bill Holmstrom, Jesse Irizary, John Prohodsky, Jim Scheppke, Roz Shirack, Brian Sund, Carol Snyder, Lorrie Walker and Mark Wigg (12). Guests were present as well. **See Exhibit A - Attendance Roster**

President Lorrie Walker called the Zoom meeting to order about 6:35 pm with a quorum present.

1. Approval of Minutes

Jim Scheppke moved approval of the April 14, 2021 SCAN minutes. Jesse Irizary seconded the motion. The minutes were approved unanimously with Roz Shirack abstaining.

2. City Reports

Deb Romano, City of Salem Code Enforcement, reported on changes within the staff. The Code Enforcement Officer 1s have been promoted and another has been moved into Planning. While the Officer 1s normally specialize in abandoned vehicles and tall weed cases, all the officers are handling all types of cases. Also, the City is implementing a new system, AMANDA, to report complaints. It is the same system that Planning uses.

On another front, Romano reported that there are no derelict / dangerous buildings in S. Salem.

Jim Scheppke asked if there would be better enforcement of the sign code. **Resp.** Yes, the Code Enforcement Officer who moved to Planning will focus on signs.

Jim noted that the trees at the Gatti property that were illegally topped and cut down have not been replaced. **Resp.** Public Works handles street trees; Romano was not aware of the status.

Chris D'Arcy asked if boats and boat trailers could be parked on streets. **Resp.** Boats / boat trailers cannot be parked on streets. And there is an open case at the corner of Washington and Fir.

3. Announcements and Neighborhood Concerns

Jim thanked Lorrie for her efforts to have speed humps installed on Howard Street near the new SSHS parking lot.

Lorrie announced that Chris Perry, Salem-Keizer Public Schools Superintendent, would be our speaker at the June SCAN annual meeting. There was discussion on the amount of time and topics for Perry's presentation.

There was also a discussion of when the board members elected at the May 18 election would take their seats. Christine Chute looked it up on the district's web site ... newly elected board members take their seats July 1st.

John Prohodsky commented that he had served on the SSHS site council when his children were there. He said that he intended to ask Perry about the charter given to site councils and the training given to site council members.

Brian Sund reported on Pioneer Cemetery. It is looking good. Tree companies and volunteers have cleaned up hanging and broken branches. He said that there would be a volunteer work party

at the cemetery on Saturday, May 22nd, and that the Eugene Rose Group would also be touring the cemetery Saturday.

Lorrie asked that SCAN Board members submit volunteer hours. While time that Roz reports for Park Patrol is sufficient to claim the full amount (\$250) of Communications Fund money offered for volunteer hours, other hours fill out the picture of SCAN Board members' participation.

4. Councilor Vanessa Nordyke

Councilor Nordyke shared a brief PowerPoint presentation. She discussed her advocacy for mental health awareness. She had devoted her year as president of the Oregon Bar Association working to bring awareness of mental health issues to members' attention. She noted that May is Mental Health Awareness month and that there would be a socially distanced walk on May 22nd.

On city-related matters, she talked about grant funding for downtown businesses that have been struggling during the past pandemic year. She thanked Roz for her service on the Citizen Budget Committee and highlighted key points in the committee's recommendation:

- \$135,000 for a Mobile Response Unit. While the amount is not sufficient, she expects state matching funds and, perhaps, federal money as well for this purpose.
- Body cameras as a police accountability measure. She said that the police union was supportive.
- American Recovery Plan (ARP). This is federal money from the most recent COVID legislation. We don't know what guidelines will be set out but expect that the money would mostly go to filling in the holes in the budget that resulted from the COVID-19 pandemic.

Councilor Nordyke commented that the Marion County budget affects Salem as much as it does rural Marion County. She said that homelessness, a county-wide problem, is budgetted to receive about \$465,000 during 2021-22. For perspective, dog control is budgetted for \$1.7 million. Marion County is expected to receive \$67 million in federal funds that must be spent before Jan. 1, 2025. The public comment session for the County budget would be held May 19 at 2:00 PM.

On other matters, the *Our Salem* process is continuing to gather public input. On May 19, the topic is the proposed zoning map.

She said that the Market Street interchange homeless camp is a real eyesore. It's ODOT property so the City cannot act. She complained that ODOT has been unresponsive to City requests to do something about the camp.

She reported that City Council had unanimously passed the motion to adopt best practices and policy in City Parks. The Salem Parks and Recreation Advisory Board (SPRAB) will draft recommendations. She said that no single group should be able to monopolize the City's parks for the entire summer.

Councilor Nordyke is one of 40 members of the Climate Action Task Force. The Task Force has a collection of 211 actions so far. She gave a couple of examples (expand public transit infrastructure and plant more urban trees) from the list of 211.

June 1 is the day when the City will begin to move campers out of Cascades Gateway Park and Wallace Marine Park. It will be a huge undertaking, she said. There are some hopeful signs. The new UGM facility will open later this summer. And there is a design for a tiny house that can be built for less than \$5,000.

She commented that the City's Human Rights Commission has a survey out. She encouraged us to respond. <https://www.cityofsalem.net/Pages/help-us-better-understand-discrimination-in-salem.aspx>

Lorrie commented that the Marion County mental health staff is not out on the street. She said that MC Mental Health has an awesome, but small staff.

Jim asked how much money CAHOOTS has in Eugene. **Resp.** Not sure about the amount, but enough for 3 teams. Salem's proposal is for 2 teams of 2 people each for \$540,000. Salem PD does not expect much difference in the number of calls, about 100. There may be a larger response, she said.

Carol Synder asked if Richard Reid's letter in the Statesman Journal about the budget for the neighborhood associations should be of concern. **Resp.** Councilor Nordyke asked if we'd seen a reduction in support. Roz added that she could not recall any reduction in staffing for the neighborhood association program.

Mark Wigg noted how much work is required of Salem's volunteer city council members. Could the City provide a paid intern for each councilor? **Resp.** She said that she has 3 volunteer interns: a law student, a WU film student, and a SSHS student. She feels that she is well supported. She noted that her SSHS student will be graduating soon. Since she will be looking for another intern, she put out a call for another high school student volunteer.

Mark commenting that painting more lines on streets is unlikely to increase walking / biking. There are alternatives: paths thru parks, for instance. There is a proposal for a new park at the Myers Farm. **Resp.** She referred to one of the ideas on the Climate Action Plan list.

He asked if there was any news concerning the path thru Pioneer Cemetery. **Resp.** No.

Jim noted that the garbage rates will come up again. He recalled that Council did not start working on the issue until November last time the rates came up for review. What's being done to start earlier? **Resp.** She will start raising the issue and will reach out to Councilor Andersen.

Lorrie said that she'd heard that Pringle Park and Pringle Community Hall are on the list of possible places for locating campers. She said that she's also heard that the City may be subject to DEQ fines for the encampments in the parks. **Resp.** Councilor Nordyke said that she's not heard about either Pringle Park or possible DEQ fines.

5. Committee Reports & Chair's Report

Land Use. Roz distributed the Land Use committee report, including the committee's motion on Mixed Use zoning in the Commercial / Liberty corridor from Mission to Vista, prior to the meeting (see Exhibit B). See the committee report for the motion. Roz spoke to the motion.

Victor Dodier commented on the realities of development. While City staff may encourage mixed use, the corridor between Commercial and Liberty has shifted over from housing to commercial office / medical office during the last 30 years with no housing and little retail. What houses remain in the corridor are being used as offices. Roz responded that the zoning for the area is Commercial / Retail and that is what we are getting.

Bill Holmstrom commented that he would be a No vote on the motion. It's too timid. In his opinion, the staff recommendation of 65 feet (4-5 stories) may be sufficient to get mixed use development.

John Prohodsky commented that the City has not used the existing mixed-use zones it has. There aren't incentives for this type of development. He saw the allowed height as inappropriate when it is adjacent to historic areas.

Jim Scheppke said the City needs to make radical change in order to react to climate change and that he opposed the motion.

The Committee motion passed on a vote of 7 YES to 5 NO.

Victor commented that he and Jim had been regular attendees at the Wednesday *Our Salem* zoom meetings. He encouraged other board members to attend.

Historic Preservation, Parks and Gardens. Jon Christenson emailed the HPPG committee report to Board members prior to the meeting (See Exhibit C). The committee report includes information about the City of Salem / Mission Street Park Conservancy project to repair the focal-point sundial in the Mae Tartar Old Rose Collection. The sundial focal-point is part of Schyver's 1950s design for the rose garden. The sundial, brick pavers and bench have fallen into disrepair over the years.

Jon moved that:

SCAN endorse the Restoration Project.

Christine Chute spoke to the motion. Victor seconded the motion.

The Board adopted the motion unanimously.

Transportation. Victor Dodier emailed the April 28 Transportation Committee report to the Board. It is attached as Exhibit D. He announced that the next meeting will be May 19th at 5:00 PM.

Roz added to the discussion of sidewalks on Fairmount Hill streets in the Committee report. She recalled that Fairmount Hill residents were strongly opposed to putting sidewalks on Fairmount Hill streets that don't have sidewalks. Residents have incorporated the boulevard strip into their landscaping. This was important to many who have small residential lots. She did not want that history lost. Victor replied that he was aware of the opposition that came forward the last time that the City proposed a sidewalk fee attached to the monthly utility bill. What he was trying to say in the Committee report is that he does not know whether streets on Fairmount Hill were originally laid out with sidewalks or not. Only historical photos could answer that question. Jon added that some streets in the McKinley area were also not developed with sidewalks.

Chair's Report. There was no Chair's report.

6. **Adjournment**

Lori adjourned the meeting about 8:40 pm.

After Meeting Board Actions

There were two motions submitted for SCAN Board action by email following the meeting.

Use of Communications Funds

SCAN President Lorrie Walker moved that:

\$500.00 from Communication funds be used to make a SCAN newsletter.

Lorrie said that Jon Christenson has graciously agreed to make it as he has done in the past.

Jon seconded the motion. The motion was passed unanimously by email vote (13 SCAN Board members voting).

Support for an application to the Salem Parks Foundation for the Sundial Repair Project

During the May 12 meeting, the Board supported the Historic Preservation, Parks and Gardens Committee motion to endorse the MSPC's project to repair the sundial focal-point in the old rose collection in Bush's Pasture Park.

After the meeting, Jon Christenson moved that:

SCAN make application for \$1,100-1,500 to the Salem Parks Foundation to assist the Mission Street Parks Conservancy (MSPC) Project.

The sundial project would be within the scope and purposes of SPF program, he wrote.

Brian Sund seconded the motion.

The motion passed in electronic voting with 10 Board members in favor, 1 opposed and 2 abstaining (13 SCAN Board members voting).

Submitted by Victor Dodier, SCAN Secretary

Exhibit A

Attendees for May 12, 2021 SCAN Zoom Meeting

Board Member	Email Address	Present?	Board Member	Email Address	Present?
Christenson, Jon	edscannewsletter@gmail.com	X	Rubel, Ron	ronrubel@comcast.net	
Chute, Christine	cachute@gmail.com	X	Scheppke, Jim	jscheppke@comcast.net	X
DeWinkel, Carel	cdewinkel@comcast.net		Schumacher, Jeff	jeff.schumacher@gmail.com	Exc.
Dodier, Victor	vjdodier@teleport.com	X	Shirack, Roz	rozshirack7@gmail.com	X
Edwards, Delmy	ride2myhouse@yahoo.com		Sund, Brian	sund60@icloud.com	X
Holmstrom, Bill	williamh@gmail.com	X	Snyder, Carol	snyder2858@comcast.net	X
Irizary, Jesse	irizaryj@gmail.com	X	Walker, Lorrie	dakotalor@msn.com	X
Prohodsky, John	johnmpro@gmail.com	X	Wigg, Mark	mark_wigg@hotmail.com	X

Other Attendees
Councilor Vanessa Nordyke
Deb Romano, City of Salem
Mary Anne Spradlin
Ellen Stevens
Donna Irizary
Chris D’Arcy

Exhibit B

SCAN Land Use Committee Report May 12, 2021

The Committee met April 19, 2021, via Zoom to discuss the proposed mixed use zoning of Commercial St. SE from Mission St to Vista Ave through SCAN. Present were Jeff Schumacher, Jon Christenson, Carol Snyder, Ron Rubel, Lorrie Walker, and Roz Shirack.

Staff is proposing to rezone both sides of Commercial St from Mission St to Meyers as Mixed Use-I; Meyers to Superior as Mixed Use-II; and Superior to Vista as Mixed Use-III (a new zone not yet drafted).

Committee members previously walked Commercial St to assess current development and the use of properties adjacent to properties facing Commercial St. As a result of this assessment the Committee agreed the mixed use zone most appropriate for this stretch of Commercial St. is Mixed Use-II. The Committee's recommendation was sent to the SCAN Board May 4 for adoption at its May 12 meeting. That recommendation is copied below.

The Committee thinks the Mixed Use-II Zone is most appropriate because it allows a more moderate-scale of development, which would be more compatible with adjacent residential zones. The zone has a maximum height of 55 feet (other zones are higher) and no minimum height requirement. Developments of four to five stories (up to 55 feet) would provide a significant increase in housing and commercial density. Even the 35-foot exception to the maximum height where adjacent to residential zones would allow a two-story apartment building, similar to many of the existing small apartment buildings in the area.

SCAN Land Use Committee Recommendation for Mixed Use Zoning of Commercial St. SE

Premise: SCAN has evolved over the last 100 years from a “suburban” single family area to a vibrant, mixed use neighborhood. Old homes along Commercial St. gave way to commercial uses, but some single family uses remain today. Old and newer homes remain adjacent to commercial uses, especially on the west side of Commercial St. The vast majority of residences throughout SCAN are less than a 1/2 mile from commercial goods and services. Many small, older homes provide affordable housing (many lots are smaller than the current 4,000-foot minimum lot size). SCAN has a number of “middle housing” developments (two stories) and welcomes more of that scale. SCAN already meets the City's goal of walkable, mixed use neighborhoods and wants to avoid significant changes that could undermine its current livability.

Recommendation: The SCAN Land Use Committee recommends the Mixed Use-II zone (MU-II) be applied to Commercial St SE from Mission St to Vista Ave within the SCAN boundary. The Committee further recommends the MU-II zone on this section of Commercial St have a maximum height restriction of 35 feet *when adjacent to residential zones*, consistent with the five existing overlay zones along Commercial St. in SCAN. All of these overlay zones have the purpose to minimize the impacts of nonresidential development on existing residential uses (both single family and multi-family) and have a maximum height of 35 feet.

This could be accomplished by:

- 1) Amending the current MU-II zone to add an exception to the maximum height of 55 feet where the zone is adjacent to a residential zone, *including when separated by an alley*; or
- 2) Extending the five existing overlay zones to cover the west side of Commercial St from Mission St to Rural Ave (eight additional blocks); and the east side of Commercial St from Liberty St to Vista Ave (four additional blocks).

The 55-foot maximum height in the MU-II zone is much higher than the predominately one and two story commercial and residential buildings along Commercial St. New mixed use development on the west side of Commercial St. would have access to parking from the narrow alley that runs along the back of the properties. Residences, including multi-family buildings, on the west side of this alley also use it for access. This alley does not have the capacity to handle a large increase in the number of commercial uses or dwellings that would use it. The same is true for the slightly wider alley that bisects each block on the east side of Commercial St, south to the Liberty St. split. The existing commercial uses on both sides of that alley are predominately one to two stories high. All rely on the alley for access to parking.

SCAN supports locating commercial uses within walking distance (and frequent bus service) of residential uses. However, the City has provided no evidence that extensive use of mixed use zones with maximum heights of 55 ft and 65 ft are needed to meet its projected need for more multi-family housing or commercial development.

Submitted by Roz Shirack, Chair

Exhibit C

HISTORIC PRESERVATION, PARKS & GARDENS -- Updates -- May 2021

I. HISTORIC DESIGN REVIEW CASE NO. HIS21-04 - RESTORATION OF THE BRICK PADS AND REPLACEMENT OF THE BRICK SUNDIAL FOCAL POINT IN THE MAE TARTAR OLD ROSE COLLECTION IN BUSH'S PASTURE PARK

Copies of Case No. HIS21-04 Notice, preliminary (2018) Scope of Work and application were received, distributed and reviewed by the HPPG Committee.

Comments were provided to the City Historic Preservation Officer in support and endorsement of the project. finding the project compatible in materials and design and compliance with SRC 230.025.

For your perusal, attached is a copy of the application for a design review, and approval by the City of Salem Historic Preservation Officer.

RECOMMENDATION:

A. a MOTION be made (5/12): the full SCAN Board endorse the Restoration Project.

In conferral with Christine Chute, Christine thanked the HPPG Committee for its timely support and endorsement, and Christine and I agreed to request full support and an endorsement from full SCAN Board.

II. UPDATE ON THE BUSH PASTURE PARK/DEEPWOOD CULTURAL & LANDSCAPE MANAGEMENT PLAN:

The Draft Cultural & Landscape Management Plan will be available on the City website next week, and OPEN FOR PUBLIC COMMENT for two weeks.

At least 3 public presentations will be available on ZOOM, prior to going to City Council:

1. before the City of Salem Historic Landmarks Commission (HLC) on Thursday May 20, 2021, contact kfitzgerald@cityofsalem.net;
2. before the Salem Parks & Recreation Advisory Board on Tuesday June 8, 2021, contact pfarrell@cityofsalem.net; and
3. before the SCAN Board on Wednesday July 14, 2021, contact Lorrie Walker, SCAN President, dakotalor@msn.com

Copies of the City Staff Report to HLC should be available this week; and to the SPRAB on June 1.

Jon Christenson
chair, HPPG

application attachment, next 2 pages



Land Use Application

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)

Permit #:

Application type

Please describe the type of land use action requested:

Authority to repair a brick sundial focal point and create or replace brick pads for 3 benches in the Mae Tarter Old Rose Collection

Work site location and information

Street address or location of subject property	Bush's Pasture Park, 600 Block of Mission Street SE, Salem, OR 97302
Total size of subject property	Park is 90.5 acres; sundial is 20' in diameter; bench pads are 6' x 10'
Assessor tax lot numbers	073W27D000100
Existing use structures and/or other improvements on site	Bush House; Bush Barn; Conservatory; utility building; tennis courts; restrooms
Zoning	PA (Public Amusement)
Comprehensive Plan Designation	POS
Project description	Construct/replace brick pads for 3 benches and remove and replace (in-kind) circular brick sundial focal point in Mae Tarter Old Rose Collection in Bush's Pasture Park, a historic cultural landscape garden.

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	City of Salem Public Works Parks & Rec. Department	1460 20TH STREET SE, BLDG. 14 SALEM, OR 97302	
Agent	JENNIFER KELLAR, PARKS OPERATIONS &	1460 20TH STREET SE, BLDG. 14 SALEM, OR 97302	503-588-6284 jkellar@cityofsalem.net
Paid By	CITY OF SALEM PUBLIC WORKS	1460 20TH STREET SE, BLDG. 14 SALEM, OR 97302	503-588-6284 jkellar@cityofsalem.net

Project information

Project Valuation for Site Plan Review	
Neighborhood Association	SCAN
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	3/16/2021
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Emailed correspondence and copy of job proposal to chair of SCAN Parks Committee asking for SCAN support
Have you contacted Salem-Keizer Transit?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	
Type the name and address of the Homeowners Association (If none, type "N/A".)	N/A

Authorization by property owner(s)/applicant

*If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: 

Print Name: Jennifer Kellar Date: 4/13/2021

Address (include ZIP): City of Salem, 1460 20th Street SE/Bldg #14, Salem, OR 97302

Authorized Signature:

Print Name: _____ Date: _____

Address (include ZIP):

(For office use only)		
Received by	Date:	Receipt Number:

Not using Internet Explorer?
Save the file to your computer and email to planning@cityofsalem.net.

Exhibit D

April 28 SCAN Transportation Committee

Zoom Meeting

Attendance: Victor Dodier, Jim Scheppke, Brian Sund, John Prohodsky

Agenda:

- Traffic on High Street
- Further discussion of the “family friendly bikeway” on High, Church and thru Bush’s Pasture Park
- Photo Red Light / Photo Radar?
- Other items suggested by committee members

The Committee’s meeting was postponed until April 28 during to difficulties with setting up the Zoom meeting on April 21.

Jim and I had a brief discussion of sidewalks on Fairmount Hill streets while the meeting got started. He said he was surprised that there weren’t sidewalks on Fairmount Hill streets. I said that sidewalks are hit and miss; some blocks have sidewalks (for instance, the south side of the 300 block of Washington S.) while others do not (for instance, the north side of the 300 block of Washington S and both sides of the 200 block of Washington). I do not know why. It could be this is how the area developed more than 100 years ago; it could also be that sidewalks were initially put in but removed when they deteriorated over time. However, not having sidewalks on Fairmount Hill streets is not a problem, in my opinion, because the neighborhood is a large cul-de-sac. The traffic here is mostly local traffic.

Traffic on High Street. I had shared High Street traffic counts and speed data that Kevin Hottmann sent. It is from September 2019. I said that I was surprised by the volume of traffic (close to 4,800 average daily traffic) on High Street. I thought that the long light at High and Mission would have discouraged through traffic. The 85th percentile speed is 32 MPH, about 23% above the 25 MPH speed limit for High Street. The traffic is spread thru the day, but the busiest parts of the day at the AM and PM peak hours.

High Street is classified as a collector street. It’s one block east of the Liberty-Commercial arterial couplet. The classification of High Street may be an artifact of the lack of north-south streets in South Salem.

We discussed whether a somewhat larger student body at SSHS in 2021 would further increase traffic on High Street. An unknown factor is whether as many SSHS students will return to in-person classes after the pandemic. Many students may choose to remain with remote learning.

I will draft a recommendation for the Committee to consider at its May meeting that the City consider redesignation of High Street as a residential street and designate it as a family friendly bikeway signed with sharrows. The motion would go to the SCAN Board for consideration at its July meeting.

Brian shared pictures of speed humps that he saw in use on Sanibel Island, Florida HOA streets. These speed humps are a moveable mat. While they don't look especially aggressive, the humps are sufficient to slow traffic.

We speculated whether the City might be open to experimenting with this type of speed hump. We can ask.



Photo Red-light and Photo Radar. The City of Salem's biannual report on Photo Red-light has not been posted on the legislative web site. I said that I would email Lt. Van Meter to get a copy of the report.

Jim asked about the photo red light bill. It would lower the cost of enforcement via photo enforcement. *Note: I looked up HB 3357 and HB 2530 after the meeting. Both bills remain in the Joint Committee on Transportation. As of May 11th, the last actions on the bills were the public hearings held on March 18. Since the Joint Committee on Transportation continues to meet, it remains possible that the bills could move forward during this legislative session.*

Other Matters. John expressed concern mixed use development per *Our Salem* and narrow driveways onto commercial streets. I said that this was likely a discussion for later because *Our Salem* is at a high level.