



Meetings are open to all
Neighbors & Businesses

www.salemswan.org

SWAN Meeting Notice

June 8th, 2021 6:30pm

Location: [Nelson Park](#), gazebo

This event is RAIN or SHINE: NOTE: In Marion County, we are presently in the HIGH RISK category. We are not to exceed 15% of the capacity of the park. We ask that you please maintain social distancing of 6 feet, bring a lawn chair, if you need seating, and remember to wear your mask. We typically do not have more than 25 people in attendance. If a significant crowd gathers, we may need to end the meeting. We will do our best to keep the meeting on schedule. Please address extensive questions with the presenters individually. The Nelson Park gazebo is easiest to access from Heath Street South.

<p>Welcome - Jeanine Stice, SWAN Chair nutritionetcetera@gmail.com</p> <p>Jeanine Stice P Allison Houck P Ted Burney Ron Eachus P Leonard Nelson P Pat Norman P Carol Grimwood P Darren Howard P John Lattimer P Becky Miner P Ken Freeman P</p> <p>Guest Speakers: Officer Mark Jantz, Salem Police Department. Charles Weathers: Developer for Shurman project Geoff James, Architect for forthcoming Shurman project Eunice Kim, City of Salem.</p> <p>Welcome to SWAN in Fircrest Park</p> <p><i>*Introductions</i></p>	<p>10 min</p>
<p>Police and Code Report <i>*SPD Officer Mark Jantz, Public Relations and Crime Prevention.</i></p> <p>Notes on ongoing issues: General Trends: <i>Uptick in car break-ins.</i> <i>Uptick in home break-ins.</i> <i>Our new Police Chief, Trevor Womak, is giving his first presentation to</i></p>	<p>10 min 5 Min Q+A</p>

<p>City Council on June 14th. Strategy and progress thus far.</p> <p>Question What about package thefts? Answer: These are crimes of opportunity. If you are taking delivery (Most suppliers will tell you when you are expecting a package), have a plan to prevent a problem, be it a neighbor, package re-direct or re-schedule.</p> <p>Question: When can we expect in person crime prevention efforts? The city is awaiting guidance before re-engaging in city sponsored efforts to support this. Note: Board Member noted that the Neighborhood meetings are a city supported effort.</p> <p>Best contact for the SPD is Salem Police</p>	
<p>Minutes Approval - May 2021</p> <p>*SWAN Board suggested revisions and we will approve these at our next meeting.</p>	<p>5 min</p>
<p>City Council Update Ward – not available for the June 8th meeting. Councilor Nordyke (vnordyke@cityofsalem.net)</p>	<p>10-min 5-Min Q+A</p>
<p>Land Use Report Update.</p> <p>*Geoffrey James, Schurman Drive Apartments Progress Report. 1055 Shurman update: The proposal is to re-zone and raze the property and create 18 single bedroom and 24 two bedroom apartments on the 1.9 acre property. Reports submitted to land use regarding traffic study and review from the city. Meeting with City planning, notifications are pending in the next few months. Questions concerning parking, access and validity of traffic study.</p>	<p>10 min</p>
<p>Program: Neighborhood Hubs...What's SWAN's Vision?</p> <p>*Ron Eachus, Bill Dixon, Jeanine Stice.</p> <p>A lengthy discussion of how Salem is developing and how we fit into this ensued. Salem neighbors noted that this process seems to be developing during the pandemic without much opportunity for input from the Citizens. Eunice Kim was in hand from the city to discuss and answer direct questions about the process that city is in. Citizen in attendance were alarmed while that an owner/developer needs to notify neighbors of any pending changes to zoning, the city can seemingly change the zoning for a parcels without notice. Eunice Kim indicated that the present plan os a work in progress and that no firm decisions have been made.</p> <p>Please see the included addendum of the SWAN position regarding Hubs and Future development.</p> <p>A Motion is made for recommending that the SWAN Board approve a resolution asking that the city to accept our input on the proposed Hubs and plans for re-zoning Motion Seconded. Motion Approved.</p>	<p>40 min</p>

<p>Committee Updates & Neighborhood Concerns <i>*Emergency Preparedness - Rebecca Beaman No updates</i> <i>*Pat Norman, Parks: Candalaria Park Update;</i></p> <p><i>After a process of welcoming input and much discussion, here are 3 options we are considering for our park proposal to city parks and rec. (Ref SWAN May 4th Minutes for individual comments as recorded on April 26th, 2021)</i></p> <p><i>Concerns and discussion items with parks and rec. that were discussed and reviewed by the Parks Committee.</i></p> <ol style="list-style-type: none"> <i>1. Maintenance - who will do it and will it get done. Reservoir staff currently maintain it. Last week the grass was high except for the area someone mowed for a young soccer group. And the mutt mitt station was serviced.</i> <i>2. Fence at NE home may be inadequate. Can it be improved? Resident concern.</i> <i>3. Is it possible to make some steps from Boice up to the property?</i> <i>4. there are current issues with care as 2 trees, one on east side the other on the west, that are covered with ivy. Maybe SWAN can do a cleaning?</i> <i>5. Will designating this a park keep any housing development from this green space? Always.</i> <i>6. Logs available in other parks? we have 2 possible resources to obtain boulders - will be donated.</i> <p><i>The Parks chair presented three options for the present Reservoir in Candalaria:</i></p> <ol style="list-style-type: none"> <i>1. Leave as is - no development</i> <i>2. Develop - 2 boulders, a berm, 1 or 2 logs, bench and trash can.</i> <i>3. Develop - 2 boulders, a berm, 1 or 2 logs, bench, trash can and pollinator garden.</i> <p><i>The Swan Board was asked by a show of hands, and option #2 was selected.</i></p> <p><i>A Motion is made for recommending that the SWAN Board approve a resolution asking that the city to consider creating a park in the present reservoir area with the above guidance.</i> <i>Motion Seconded.</i> <i>Motion Approved.</i></p> <p><i>*Russ Monk. Silver Lane South Residential Parking. No Updates</i> <i>*John Lattimer, Traffic advisory committee update. No updates</i></p>	<p>15 min</p>
<p>Neighborhood Concerns Further Discussion of prior attempts to develop areas along River Road and the potential traffic impact. It was suggested that the City consider</p>	<p>10 min</p>

<p>new development as a place to site hubs and neighborhood commerce. Eunice Kim, from the Salem City, noted that the published June 11th deadline was a target to get community responses in, but that she would accept entries after this. After hearing the community response to some of the proposed changes, the SWAN team will be submitting a forthcoming document on the Huckleberry re-zoning.</p>	
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NOTE: Please email extensive neighborhood concerns or questions and additional agenda items prior to the meeting so they can be accommodated.

For more information contact Jeanine Stice: nutritionetcetera@gmail.com

Sign up for SWAN emails: www.cityofsalem.net/neighbor

Addendum

RE: SWAN POSITION ON PROPOSED NEIGHBORHOOD HUBS

The Southwest Association of Neighbors is opposed to the proposed neighborhood Hub rezoning areas within SWAN. Furthermore, we are concerned about the application of the Hub concept to existing, established residential areas, as well as the process for their approval and implementation.

- **Putting Hubs in established residential areas as currently envisioned risks merely further commercializing those areas. The negative impacts of the proposed Hubs in SWAN outweigh any assumed benefits.**
- **If the City wants to improve neighborhood livability by providing great walkable and bikeable access to services, it should focus it's vision of Hubs on future developments, requiring any large new residential development to include one or more Hub zones.**
- **We are also concerned by the direction given on SWAN Hub by City staff that we should propose alternatives if we did not support siting of Hubs in our boundary. This raises concerns over the process such as how the original sites were chosen in the first place, as well as what options citizens have to challenge sightings of Hubs and services they provide and how to appeal any zoning decisions made.**
- **There appears to be a disconnect between Salem's Transportation Plan and the Vision Plan. Both plans need to be in sync with each other prior to development or rezoning that would allow commercial expansion into existing quiet residential areas traditionally zoned single family.**
- **It is unclear what appeal or input process would be used for proposed businesses within Hub zones. An inclusive neighborhood driven process is important for existing residents of neighborhoods to maintain the quality of their neighborhood.**

SWAN's Vision:

The following explains SWAN's vision of neighborhood Hubs and our objections to the current approach and the proposed Hubs within SWAN:

Currently two locations, one taking three lots across from Candalaria Elementary School and the other rezoning four corner lots at Acacia and Camellia Streets, are proposed for neighborhood Hubs in our boundaries. We believe placement of neighborhood Hubs in either of these areas will disrupt the family-centered character of both neighborhoods and are poor choices that should not proceed. While we believe this is the case whether or not there are alternatives, we do have alternative suggestions. Our position is based on the following vision of Hubs:

- **The neighborhood Hub zone must contribute to the quality of a residential neighborhood by providing convenient walkable or bikeable services and, most importantly, must be tied to infrastructure development.**
- **Hubs should not detract from an existing residential area or create more traffic hazards for pedestrians or bicyclists. Infrastructure, allowing easy pedestrian or bicycle access as well as public transit must be in place **prior** to development.**

Problems with proposed Hubs:

Placement of a neighborhood Hub across from Candalaria Elementary School would place businesses on an already congested street with a four way stop sign, extremely limited on street only parking, in addition to the difficult, steep topography. Turning movements into and out of the Hubs would put students who are walking and biking at risk, negatively impact traffic movement to an even greater degree, particularly on school days, and create more unsafe traffic conditions in an area where sight distance problems are a known issue. In addition, currently teachers use street parking along Holiday Street that a Hub would displace. Where would the Sysco style delivery trucks unload? What type of advertisements will be allowed across from a school? Will there be promotion for tobacco, alcohol or other adult products across from a school? This placement is not well thought out and the City needs to demonstrate to the community why this placement has been chosen.

Regarding the rezoning of the corners of Acacia and Camellia as neighborhood Hubs presents several problems for a strictly residential area. Creation and access to parking alongside and behind the proposed Hubs in an area of steep hills within a block of another four way stop on an incline, will be difficult and will alter the character of the family centric neighborhood. Again, problems of delivery, advertising signage and the possibility of illuminated parking lots present problems, not to mention the lack of bike pathways and crosswalks.

Sight distance and excessive speed are also major issues for traffic descending Acacia to Camellia. Increased traffic movement uphill on Acacia with multiple unexpected turning movements in a residential neighborhood would exacerbate vehicular dangers for pedestrians, bicycle riders and families who currently walk the area. Speeding issues and increased traffic on Camellia could also be expected to occur with traffic using Camellia as a thruway to these proposed Hubs.

Azalea is a cross street similar to Camellia. It is also an area of single-family homes. Azalea was once used as a thruway between Acacia and Madrona to the extent that traffic became such a problem that neighbors supported the installation of speed humps the length of the street.

The development of a neighborhood thruway could easily occur on Camellia if the proposed four corners were rezoned for shops and services. And this is within a short distance to a Plaid Pantry. The infrastructure of Acacia to River Road is incomplete with sidewalks that end prior to the intersection with River Road. In addition, the width of Acacia decreases as you descend toward River Road which makes adding needed infrastructure for pedestrian and bike safety standards difficult.

There are minimal guidelines for future use of Hubs, and they need to be well defined in advance of any zone change proposed by City staff. The potential for possible future placement of "Dollar General" style shops and parking lots in a residential neighborhood exists. Future retail may attempt to mimic neighborhood context in an area of well-developed family homes but design factors are not well defined. These problems as well as the expected uptick in traffic hazards are negative factors for this rezoning in an established neighborhood.

There seems to be an apparent lack of equity in proposed placement of Neighborhood Hub Zones. SWAN has 7 lots proposed as neighborhood Hubs and SCAN has none showing on the current interactive map.

Alternatives:

In lieu of a neighborhood Hub zone across from Candalaria School or at Acacia and Camellia we have alternative placement suggestions. We believe that neighborhood Hubs have potential but should be placed in areas of developing neighborhoods where services are not yet in place. As residential neighborhoods develop, green space and parks should develop along with the new housing. Neighborhood Hubs should be part of the green space/parks development plans. Infrastructure supporting access to the Hubs should be in place prior to their placement. This includes access to transit, sidewalks, bike paths or off-street trail connectors. All of this should be wheelchair accessible and meet ADA standards.

To highlight SWAN's vision of Hubs we provide some examples of what we believe represent types of locations that are more appropriate for Hub zoning than the current ones.

For example, the land West of Croisan Creek Road and South of Heath might be more appropriate for a future Hub. In this example, the Hub would be close to a park, Nelson

Park, and a minor arterial. A Hub somewhere in this area would serve homes on both sides of Croisan Creek Road as well as any future new development of residential properties in that area.

Another area for consideration as the type of more appropriate location would be the fast-developing residential area along River Road South. A Hub could be placed north of River Road and West of Par Four Street South. The area is on an arterial with a collector street and will soon feature further residential development along South River Road to both the north and south sides. It is more than a quarter mile from the nearest store, a Plaid Pantry, and could be designed to incorporate the character of the residential development around it. Bicycle or walking paths could connect the proposed Hub to the already developed Golf Course Estate homes. The addition of a green space for placement of a Hub at this location would promote and encourage development of pedestrian and bicycle-oriented pathways or connections. The neighborhood Hub concept is a new zoning concept for Salem that has potential for use in undeveloped or redeveloping neighborhoods. Placement and stringent design guidelines are key to success. We believe standards that promote pedestrian oriented development and structures that reinforce community character are important. We are looking for guidelines that will keep the well-intended Hub zones of today from becoming the cigarette and vape shops of tomorrow.

Additional Considerations:

With this in mind we offer some additional guidelines and context for consideration.

- Hubs should focus on new developments - not established neighborhoods unless most of the neighborhood is undergoing revitalization or redevelopment. The Hub should mirror the character of the new development and require design standards to fit the new development.
- If an existing residence is redeveloped as a neighborhood Hub in an area going through a renaissance it should reflect the height and character of surrounding homes in the changing neighborhood. Signage and parking should not detract from the neighborhood.
- Hubs should be located on routes that are easily walkable, bikeable and wheelchair accessible. Sites near transit would be a plus. Locating Hubs on steep grades or hills that would require major modification to the topography should not be allowed. Linking Hub sitings to the transportation plan and park plans are critical.
- Hubs should take advantage of natural areas prior to development and be placed in such a manner to be context sensitive to preserving trees, creeks or other natural characteristics of an area.
- The transportation infrastructure for the Hub must exist prior to the zone change adoption. Make sure there is transit, sidewalks, pedestrian or bicycle access as well as minimal parking in the rear of the Hub prior to its development. Parking in the front of a Hub in a residential neighborhood should not be allowed and parking on the sides should be eliminated as well. Hubs should encourage pedestrian or bicycle access. Providing abundant parking defeats this concept and destroys neighborhood character.
- Hubs located on city owned land should pay income percentages, rent or lease fees to the city.
- Focus Hubs on family friendly services or activities. No marijuana, tobacco or alcohol sales (unless alcohol is served in conjunction with a restaurant or cafe meal setting), no weapon sales or service, and no lottery sales. In addition, prohibit lighted signs at Hubs, add a size limit for signs, and limit hours of operation (such as 8 am to 8 pm).
- In response to stationary commercial Hubs, we propose another option to consider, the option of creating "pop up" Hubs in existing neighborhoods on existing property that is not used daily. For example, could school parking lots or

similar venues be host to Saturday markets with food trucks, produce, or craft vendors on summer weekends when properties are not in use by the primary land or business owner? Walk-in pop up neighborhood Hubs could also break up food deserts in Salem and expand access to locally grown food, arts and vendors. This could negate the placement of commercial enterprises in existing residential areas. It would also utilize existing space in a repurposed manner.

- If permanence is critical, can Hubs be integrated into proposed mixed use areas rather than placing them in Residential Single zones? Otherwise, as stated earlier, place neighborhood Hub zoning in areas **being** developed along with the green space that could accommodate them.

The Southwest Association of Neighbors (SWAN) invites your questions regarding our rejection of the proposed zoning of neighborhood Hubs on Hanson Street across from Candalaria School and at the corner of Acacia and Camellia Streets. We also welcome comments and questions regarding our proposal on “pop up” Hubs and placing neighborhood Hubs as a community fixture in future development.

Respectfully submitted on behalf of SWAN,

Jeanine Stice, Chair

Ted Burney, Land Use Chair

A Hub in a park - serving food and beverages