

## CITY MANAGER'S UPDATE—October 31, 2019

Prepared for Mayor and Councilors. Please contact Steve Powers, City Manager, for additional information.

### *At Your Service!*

From a grateful resident,

“We had a water main break on 5<sup>th</sup> Street between our main building and Broadway Commons last Wednesday evening at 10:30 p.m. The entire street flooded, and water was up to the steps of our building. We had a Public Works crew here within an hour and they worked through the night and early morning to get it fixed. I just want to say how much we appreciate the great service we received.”

### *Upcoming Issues*

City Council consideration of the sidewalk ordinance is tentatively planned for the November 25 council meeting.

The Planning Commission will hold a public hearing on November 19 on proposed code changes resulting from the Multi-family Housing Design project. The community provided input on the project through open houses, focus groups, and an online survey. The proposed code changes are on the project [website](#). A staff report will be available on the website next month. The proposed changes update Salem's design standards for development with three or more dwelling units. The goal is to help meet housing needs by removing barriers to the development of multifamily housing and ensuring that new development is compatible with Salem's neighborhoods. The proposed code changes implement recommendations in the Salem Housing Needs Analysis (HNA). The HNA found that Salem's portion of the urban growth boundary has a projected 207-acre deficit of land designated for multifamily housing (2,897 units) based on a 20-year population forecast.

The public hearing on proposed solid waste rate increases will be November 12. If approved, adjusted rates would become effective January 1, 2020 and January 1, 2021. The full list of proposed rates will be in the staff report that will be available no later than 5 p.m., Thursday, November 7. Staff has prepared a summary of the rate analysis done by the City's consultant and answers to frequently asked questions. A paper copy is in your mail boxes. If interested in an electronic copy, let Tami or me know.

The COSTCO remand will likely be back before City Council in January.

### *Council Follow-up*

Staff have followed up with the MUHTP applicant regarding affordable housing incentives available through the City and Housing Authority for the project approved by City Council and other projects.

Staff are responding to a letter sent to the mayor and councilors regarding parking at Riverfront Park. Operators at the park are concerned about large events' impact

to their businesses. Riverfront Park is the City's large-event park. Parking can be a challenge. Pedestrian access to Riverfront Park has been improved by the Union Street Bridge and the Peter Courtney Minto Island Bridge. Parking is available at Liberty and Chemeketa Parkades, downtown on-street parking, and the parking lots in Wallace Marine Park. City staff work with the three Riverfront Park operators to assist in their planning during large events. To mitigate the impact of large events on parking for park visitors, the City has limited the closure of the north and south parking lots. Access to parking along Water Street in front of the Children's Museum is maintained during events. During all events, general public access is provided for vehicles to drive in on Water Street and load/unload in the turn-around just north of the Tom McCall statue. Urban Development/Parking Services has provided parking passes to Salem Riverfront Carousel for their wood carvers. Willamette Queen Sternwheeler has been provided a parking spot on the lower driveway down to dock ramp. The leases with the three operators do not provide for a guarantee of parking spaces.

The City's acquisition of the 4.27-acre Dogwood Heights Natural Area is complete.

Staff will be meeting with neighborhood associations and groups in the community regarding the operating fee and payroll tax. We are in the process of confirming dates.

### ***Policy Agenda***

During this year's budget process, the Budget Committee allocated money for the development of a City climate action plan. In preparation for the plan, staff are preparing a climate actions audit. The audit will be a compilation of actions that a climate action plan should include with a list of actions the City of Salem has implemented over the past 10 years. The work is underway.

### ***Safe, Reliable and Efficient Infrastructure***

We applied deicer on October 29 on our known street slippery spots. This is the first time anyone can remember that the City has applied deicer in the month of October. The deicer will last in dry weather for about four to five days.

### ***Strong and Diverse Economy***

The wetland project at Mill Creek Corporate Center is substantially complete. During the winter months, the City's design consultant will monitor the hydrology of the wetlands. The data gathered will inform design of the fine grading, wetland planting, and irrigation. Phase II will bid late spring 2020 for later summer construction.

There have been several inquiries and site visits at Mill Creek Corporate Center over the last quarter. PacTrust continues with the construction of two new buildings that will house spec industrial space. This is the second of three phases that are planned to total six buildings. Amazon has started hiring its workforce.

The City's new land search tool is live. This online tool has been designed for residents, developers, and realtors to use to find out about potential vacant or underdeveloped land in the City or specific neighborhoods. The [Site Selection and Real Estate page](#) features the [new application tool](#). A geographical information system (GIS) application pulls public information into a user-friendly map of Salem. The map highlights industrial and commercial zoned buildable land that has a level of vacancy, or room to be further developed, based on the size of the building or buildings and the remaining property.

The State Street Streetscape is scheduled for final design in March 2020, with construction in June 2020. The schedule for two-waying of State Street between Liberty and 12<sup>th</sup> Street NE will be in final design February 2020 and construction in June 2020.

The Salem Community Market has seen over the past five years guest attendance and vendor participation drop at the Wednesday Farmers Market. The board has decided to discontinue the Wednesday market. The Salem Community Market will continue to offer the Monday Hospital Market, Thursday West Salem Farmers Market and the Salem Saturday Market. City staff will follow-up to see if there are other opportunities to partner on a market downtown.

### ***Welcoming and Livable Community***

The City, Salem Housing Authority, and Urban Renewal Agency serve people. Staff often share numbers and statistics and not many stories about serving people. HRAP has many stories. A person in the Homeless Rental Assistance Program died this month. She was with HRAP from almost inception, and was one of the hardest to house, yet one of the most rewarding placements. When she was approved for her unit, it took a community to find her. She was placed in her home on November 11, 2018 and passed there. Because of HRAP, she was not a homeless statistic.

Following this year's Hispanic Heritage event and city open house, staff are planning the 2020 event to be multi-cultural with the city services information and open house.

Following last spring's grant cycle, the City's HOME funds were underused by \$193,000. Urban Development is launching a brief, informal solicitation for community interest in these funds for Tenant Based Rental Assistance for use this winter to keep people housed.

Completion of the ARCHES dayroom and storage project is planned for early December. The project includes the space originally set aside for the sobering center, an expansion that will allow ARCHES to serve more individuals experiencing homelessness.

For residents unable to attend the Our Salem open houses and forums, they can provide input by participating in an [online workshop](#) available in English and Spanish.

## ***Natural Environment Stewardship***

The City's Erosion Prevention and Sediment Control (EPSC) program works with contractors, developers, and engineers to develop and implement measures that minimize sediment and pollutants from entering Salem's streams. This collaboration happens from plan review through construction. This last fiscal year the EPSC program successfully completed 132 development plan reviews (not including the 772 single family residential over-the-counter reviews), 8,865 site inspections on 1,025 projects, and 223 enforcement actions. All deficiencies noted in the enforcement actions have been corrected.

The Boise slab removal project is completed. The \$2 million project daylights Pringle Creek and returns the creek to its natural route.

## ***Partnerships***

The SKATS Policy Committee has made their recommendations for federal funding in the regional FY21 to FY26 Transportation Improvement Plan. SKATS recommends that the City receive funding for:

**Pedestrian Safety Improved Crossing Package** (two on State Street; two on Lancaster; one on River Road N near River Road Park). Construction 2024. Federal funds \$1.2 million.

**Orchard Heights Road NW**, south side sidewalks infill and pedestrian crossing median at Parkway. Construction 2024. Federal funds \$1.35 million.

**McGilchrist Street – 22<sup>nd</sup> Street Realignment Phase**. Construction 2023. Federal funds \$4 million.

**Commercial Street – Vista to Ratcliff** sidewalk infill and signal. Construction 2026. Federal funds \$3.26 million.

SKATS removed the Marine Drive project from the regional Transportation Improvement Plan as there are no construction funds identified in the timeframe of the TIP. Marine Drive remains in the City's Transportation Plan. SKATS has added \$792,789 to the Salem Industrial Drive Northeast Rail Crossing project to combine two crossings into one and have one set of train activated flashing lights and gates. The project will address safety issues by synchronizing the activation of automatic gates on the spur track and the main line track to eliminate trapping vehicles between the tracks when trains are present.

The Cultural and Tourism Promotion Advisory Board approved The Sentinels sculpture installation and awarded Transportation Occupancy Tax funding for the installation at Bush's Pasture Park. The installation was approved by the City of Salem's Public Arts Commission and the Salem Parks Advisory Board. Unfortunately, The Sentinels was installed in Bush's Pasture Park without first obtaining historic design review approval from the Salem Historic Landmarks Commission. Bush's Pasture Park is a historically significant and contributing feature to the Gaiety Hill/Bush's Pasture Park National Register Historic District. The project has subsequently caused an adverse effect to the surrounding National

Register Historic District. Staff are working with the State Historic Preservation Office to mitigate the impact. State statute authorizes establishing the public mitigation required for adverse effects.

The Salem Parks and Recreation Advisory Board has approved the placement of the Salem Peace Mosaic (SSPM) at the Riverfront Carousel's Addition's west-facing exterior wall. Included in the design and site plan will be a park path for viewing the mosaic. Removal of the mosaic is planned for late November. The City will store the mosaic until it can be placed at the Carousel. The grant funds from the City have been received and are being used by the SSPM board.

Peter Fernandez, Kristin Retherford, and I met with congressional staff regarding public housing, homelessness, McGilchrist, drinking water, and other city issues with federal involvement or funding. The staff were appreciative of the information.

I attended the Marion County work session regarding the North Santiam Joint Wastewater Project. The cities and Marion County have been studying the feasibility of a regional sewer system. Salem has been asked to work collaboratively with Marion County and canyon cities. I have asked Public Works to provide a staff person as a liaison to the project to protect the City's interests. The North Santiam is the City's water source. Any changes to the North Santiam River, such as discharges from a regional sewer system, need to be closely monitored and evaluated. The project has a \$50 million estimated funding gap between what the canyon communities can borrow and the very preliminary cost to design and construct a system. How will the gap be funded? This is a slow-moving project; mayor and councilors will be updated.

Thanks for reading,  
Steve