

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

### ***Council Follow-up***

After the City Council work session on middle housing, staff are conducting or compiling market analysis regarding housing development, affordable housing and how incentives are designed to mitigate market risk. In January, there will be follow-up regarding the incentives offered in the June 2021 staff report. Also, staff will be developing step-by-step guides for ADU or other single-family housing additions.

### ***COVID***

Medcor, the company who operates the City's employee health clinic, the Health Hub, hosted a COVID-19 Vaccine Q&A for City employees. Dr. McStay, the Vice President of Clinical Affairs and Associate Medical Director for Medcor, provided information to City employees.

The City's firefighter paramedics have until October 18 to comply with Governor Brown's healthcare workers vaccination mandate. We are closely monitoring the vaccination information and understand the importance of maintaining our emergency service delivery to the community.

### ***Downtown***

The level of development in the downtown is exciting, considering we are in a pandemic. Central Salem, the mixed-use development at the former Nordstrom's site has submitted plans for 162 residential units in a five-floor building that will replace the current structure. The former UGM building will be demolished this fall. The \$38.5 million hotel, The Holman, is well underway across from the convention center. The JC Penny building has been purchased.

Some questions have come in regarding parking, platform dining, and the parking tax. The parking tax is not tied to parking spaces near any individual business. It is designed to support the system as a whole – parkades and on-street spaces. There are 3,417 parking spaces in the system supported by the parking tax. The dining platform program allows for a maximum of 55 parking spaces to be taken offline - 1.6% of available parking spaces downtown and 5% of the on-street spaces. Every business within the parking district is within two blocks of a parkade with free customer parking.

### ***Historic Preservation***

The City has received state grants since the Oregon Heritage Commission was established in 1995. The grants, usually under \$10,000, help advance specific historic preservation projects and initiatives in Salem. The City has requested a \$10,000 grant to fund educational products for the Highland Neighborhood relating to the Salem Heritage Neighborhood program. Anticipated projects include: 1) Development of an architectural guidebook; 2) Installation of ten sign toppers; 3) Installation of two historic wraps; 4) Installation of one historic interpretive panel. The grant will not require any matching funds from the City. The funds must be used no later than April 30, 2023. The grant's objectives are consistent with City policy and Improving Public Outreach and Community Education is identified as Goal 1 in the 2020-2030 Historic Preservation Plan.

### ***Library***

Salem Alliance Church is not requiring the City pay the final month lease payment (\$18,647.25) because we have vacated the premises and left the building in such good condition. Kudos to Facilities! Salem Alliance Church appreciated working with the City through this very strange time.

## ***Natural Environment Stewardship***

The Mill Creek Corporate Center wetlands project has been recognized by the American Public Works Association as the 2021 Project of the Year in Oregon in the category of Environmental projects from \$5 million to \$25 million. The completion of this project has spanned many years and is the result of excellent collaboration between the City, the Oregon Department of Administrative Services, permitting agencies, and the design and construction from Otak and K&E Excavating.

Staff is gathering information from property owners to enhance the tree canopy. This effort includes sending a postcard to about 6,000 property owners to invite them to participate in our online tree survey. Information collected from this survey will be used to develop our tree planting programs as part of the City's Community Forestry Strategic Plan. The post cards are going out in English and Spanish to a group of randomly selected people who live in low tree canopy areas.

## ***Partnerships***

The City financially supports the Marion Polk Food Share through a grant and contributions of time and money from City employees. Marion Polk Food Share's Youth Farm has wrapped up their 2021 summer season. On the six-acre farm located at Chemeketa Community College, 27 youth learned about organic farming, teamwork, leadership, and communication, all while providing fresh food for their neighbors in need. Their hard work yielded 13,125 lbs. of produce that was provided in weekly shares to local health clinics for patients managing diet-related disease and those at risk of food insecurity.

## ***Sheltering and Assistance***

At the Portland and Kale encampment last week, navigators and street outreach partners were on site to help encourage campers to connect with other temporary shelter. Clean up occurred Thursday morning and the site was returned to the private property owner.

At Cascades Gateway Park work continues in the forested areas east and west of Mill Creek. The clean-up work will continue through October. Staff will then turn to the more remote, forested areas of Wallace Marine Park.

Staff are building a method to respond directly to individual complaints of camping within our community. Currently, complaints are coming into multiple places, making it difficult to respond consistently and share information about ongoing efforts in an area.

### **Updates on Shelter Sites:**

- Windows to West site at 500 Commercial St SE block will revert to City use. The site's size and slope make it unsuitable for sheltering use.
- Wallace site is in feasibility review, with no firm timeline for its use as sheltering with a preference for older women at the site.
- At the Catholic Community Services site, safe park is up and running. Pallet shelters are added as they become available. The plan is to open indoor sheltering location for warming.
- At the Hawthorne Avenue NE hotel program, Community Action Agency targets completing renovations and opening the first floor November 1.
- At 2640 Portland Road NE, the indoor shelter site for 20-25 individuals opened October.

Community Action is administering the Oregon Emergency Rental Assistance Program. As of October 1, Community Action has allocated \$11,802,103 of the \$14,759,475 grant. The federal goal was 65 percent spent by September 30. Community Action was at roughly 71 percent.

In December, City Council will be presented with code amendments to allow managed temporary sheltering for the homeless and emergency shelters as temporary uses. The amendments would allow managed temporary shelters through a temporary use permit, where today they are not allowed at all in the zoning code (The current one on Portland Road and the one approved for Wallace Road were approved through an emergency declaration). The shelters would be allowed in non-residential zones and in residential zones only on church properties. Additional location standards include shelters must be on arterial or collector street or within one-quarter mile of transit. The types of shelter allowed will be any combination of vehicles, tents, or prefabricated non-permanent structures. The maximum capacity will be 30 shelter units with two adults per shelter unit. The duration of use will be one-year with up to four one-year renewals. The sites must be operated and managed by a local government or public or non-profit entity that has minimum two years' experience operating emergency shelters. Support services (e.g. health, hygiene, & sanitation) will be required.

The code amendments will include warming and cooling shelters and any other temporary shelter that might be needed during events such as fires, floods, etc. The annual warming shelters are not currently permitted in the zoning code and are approved through an emergency order. This code amendment will provide a simple permit process that will allow them to be more easily established. These will be allowed in most non-residential zones, including all public zones.

### Upcoming Issues

On October 18 there will be a City Council/Planning Commission work session on Our Salem. We plan to present the draft Comprehensive Plan – and associated maps and zoning code work. The draft Comprehensive Plan will not be final or effective until it goes through the formal adoption process. We expect to start that adoption process for the updated Comprehensive Plan, Comprehensive Plan Map, zoning map, and zoning code by the end of the year. That process will stretch into next year and include public hearings at the Planning Commission and City Council. The draft plan addresses a variety of community priorities, including housing, transportation, natural resources, economic development, climate change, and equity. A draft of Salem's [updated Comprehensive Plan](#) is complete and available for review.

On October 25, there will be a work session starting at 5:15 p.m. on infrastructure needs. We'll have two reports on the Council agenda to follow that evening:

1. Receive Finance Committee recommendation and direct staff to begin outreach and engagement, to include polling.
2. Resolution to transfer contingency for outreach and engagement on priorities for bond funding.

Redistricting will be on the November 8 council agenda as a special order of business *and* as an add-on for the November 15 work session if not all questions are addressed on the 8<sup>th</sup>.

The climate action plan will have a December 6 public hearing.

The Police Department Strategic plan is at the community outreach phase and a final draft will be coming to City Council in December.

A staff report is being prepared on the City's diversity, equity, and inclusion work. There will also be an update in the Community Report.

We have a large code amendment package going to the Planning Commission in October and then to the Council in December. It contains a whole host of amendments including:

- Increasing the types and numbers of poultry that may be kept in the City;

- Allowing middle housing (e.g. townhouses, duplexes, triplexes, quadplexes, and cottage clusters) within the City's residential zones as required by the passage of State House Bill HB 2001;
- Eliminating the General Retail/Office and Front Street overlay zones and incorporating their design review standards into an updated CB (Central Business District) zone with improved design and development standards; and
- Allowing self-service storage within existing commercial- business zoned buildings in the downtown, subject to limitations on location and design.

### ***Urban Development***

Under a contract with the City, the Urban Land Institute (ULI) will be convening a Technical Advisory Panel (TAP) of experts to discuss the near- and longer-term strategies to generate ideas and input for spurring redevelopment in a portion of the West Salem Urban Renewal Area, west of Wallace Road NW. There is transition occurring with some of the manufacturing businesses in this area and three buildings are currently listed for sale, and one for lease. The City is recommending a new mixed-use zone in this area, but we're hearing that the market might not yet support redevelopment of some of these buildings. We are making investments in 2<sup>nd</sup> Street NW, but traffic on Wallace Road NW and access to/from will still pose challenges for larger scale redevelopment. The focus of the TAP would be on near- and mid-term strategies to employ during this transition, attract development interest, and leverage our TIF strategically. A national ULI panel was engaged several years ago to discuss ideas for Salem's downtown waterfront, including the former Boise site. We will host the ULI panel (ULI real estate experts from Portland, Seattle, and in between), for 1.5 days, likely over the span of 1-3 weeks. This includes a tour, briefing by the City, stakeholder interviews, Q and A, and panel deliberation and recommendations. There will be opportunities for the Mayor and Council to participate as well as the neighborhood association and businesses. Example TAP report: [TAP REPORT | Tacoma Dome District Transit Oriented Development | ULI Northwest](#)

Thanks for reading,  
Steve