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SWAN Meeting Minutes

July 6, 2021 SWAN Neighborhood Meeting

WELCOME: Jeanine Stice, SWAN Chair.

BOARD MEMBERS in Attendance: Jeanine Stice, John Lattimer, Becky Miner, Alison Houck, Pat Norman

MINUTES APPROVAL for May and June, 2021. There was no quorum so approval scheduled for August.

POLICE REPORT: Officer Mark Jantz, Public Relations, states there are not trends in our area but there were a couple of break-ins at commercial businesses on Liberty Street. There were also fraud and forgery incidents reported from neighbors but not necessarily occurring in this area. And there were a couple of vandalisms reported. Jeanine also reported her receipt of the report by a person biking in Minto Brown and attacked by a man with shears. Officer Jantz states he did not hear "attack" but the person was followed. He recommends going through the park in pairs or more for safety.

Officer Jantz cautions shoppers against leaving their purses/bags in their shopping cart. Recommends having bags attached to you at all times.

SPD will be participating in National Nite Out. All neighbors having events are welcome to sign up at cityofsalem.nno.

Alison reports there was a crash on Homestead Road resulting from car racing.

Question: is there a minimal monetary loss amount for reportability? Jantz: no limit, but the charges may vary depending on circumstances.

CITY COUNCIL UPDATE: Councilor Nordyke reports 169 dispatch calls over July 4th weekend with 85 fireworks related, and police responded to 10.

Homeless issue: Federal and State money to purchase building for navigation center run by Community Action Agency, which will have financial support for 2 years. Managed camps is another plan. Councilor has volunteered at the camps and asked campers about their needs. They've responded: need employment opportunities and help with transportation; and want structured camps with rules. Salem lacks affordable housing. The Market Street overpass homeless camp is a large concern for the

community. It is ODOT property and they have been approached by the city, state, legislators and governor. The Union Gospel Mission is expected to open this month.

Q: the parks are cleared out, where did they go? Councilor: it's a gradual move. Doesn't know the numbers but can see the different at Cascades Gateway Park. YMCA has VET housing in the works.

Q: any results from SPRAB on rules for parks? Councilor: no, but will check with them. Permits are now restored and required for group space in the parks.

Q: complications when asking for public records? Councilor: the process does take time as agencies are not funded for that job so process is slow.

Q: can we discuss land use issues? Councilor: city councilors cannot be involved in this discussion. Land use issues work through the neighborhood associations which presents to city council. They require public meeting process. The subcommittee process will address hubs through a zoom meeting that all can access. Any hubs approved there will go to the commission with more public hearings.

Bill Dixon clarifies there are no land use issues on our agenda, just the hubs. Councilor states she can stay for further discussion.

SALEM'S CLIMATE ACTION PLAN: Guest speaker, Rob Romanek, City of Salem. Their document of focus is on 2 main issues: 1. Reduce greenhouse gas emissions and 2. Build resistance by mitigating circumstances. This began in 2017 with a strategic plan, and a climate action plan was funded in 2019. The plan is to reduce greenhouse gases by 50% by 2035, then reach carbon neutral by 2050. In 2020, the task force was established and our area is represented by Rob Thrasher, Councilors Nordyke and Anderson. Their strategy is to establish a long list of ideas for addressing the issue and they want the public's input.

The main causes of greenhouse gases: 1. 53% transportation, mostly single vehicles; 2. 26% electricity; and 3. 16% stationary, natural gas. Evidence of climate change: very hot temperatures going from 7 days per year to 33 days; more flooding in winter – landslides, flash flooding; more drought even though we can anticipate more rain, the hotter weather evaporates the moisture; and wildfires. These issues will not impact climate change equally. You can access and review the task force's documents at salemclimateactionplan.com. Use this access to sign up, get emails and participate in the process. There are 7 categories of strategies, or action areas. The final draft is currently scheduled to be presented to City Council in December, 2021.

Q: how is the task force and Salem Vision working together? Rob: both groups are constantly talking to each other. They obviously effect each other.

Q: is your planning also working with others, such as the transportation plan? Rob: ours will be brought into transportation, which will be reviewed and reworked next year.

Q: is Salem considering light rail? Rob: not light rail but there will be designated bus lanes and safe sidewalks. Cherriots picked up 4 electric buses.

Rob: any questions on parks? Candalaria can take limited items that can be removed when the reservoir is expanded.

LAND USE UPDATE AND REPORTS: 1. Salem comprehensive plan – Jeanine states the planners are revisiting the hub ideas. Our area probably will be changed but we won't know until fall; planners are leaning toward changing the mixed use plan on Huckleberry. Councilor Nordyke requests our written requests so she can pitch them to others. She can see hubs in some areas such as NE which has food desert areas. She doesn't see hubs in our neighborhood. Jeanine read Ted's written notes from his meeting with Eunice Kim (attached to minutes). Planners will probably withdraw hubs from SWAN but it is not final at this point.

Update on Salem Heights Advisory Work and Wren Heights Trees: Jeanine states Anthony Gamala will be our guest speaker next meeting. Anthony works with our advisory group which has been proactive on what the street will look like. There was outreach requesting input and 194 responses were received. The advisory group wants 1 sidewalk and the city supports 2.

Work day at Salem Pioneer Cemetery this Saturday, July 10 from 9 to noon.

Guests in attendance:

Brenda Glodt

Rowna Chandler

John and Jean Anderson

Bill Dixon

Wayne Davidson

Albert Chira

Rob Thrasher

Officer Jantz

Councilor Nordyke

Minutes taken by Pat Norman, SWAN Board Member

RE: SWAN POSITION ON PROPOSED MIXED USE & R4

The Southwest Association of Neighbors is opposed to specific mixed use adjacent to Huckleberry Court and River Road as well as increased commercial activity proposed along Madrona from Crestview to Liberty South. These are both established residential areas and neighbors wish for them to remain single family residence homes. Additionally, and there is significant safety risk associated with increasing density along Madrona without necessary improvements in infrastructure for pedestrian and bike safety.

- **Putting mixed use in established residential areas that are within walking distance of established commercial activity is not necessary. The negative impacts of the proposed mixed use within these residential areas 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 its vision of increased commercialization within future developments, requiring any large new residential development to include commercial activity within walkable proximity.**

- **We are concerned much of the area proposed for rezoning (estimated 105 acres out of estimated 280 acres) is within south central region, rather than distributed more equitably throughout the city. Especially since some of the area's largest employers are located more central to Salem (Salem Health & State of Oregon)**

- **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 residential areas such as R4. An inclusive neighborhood driven process is important for existing residents of neighborhoods to maintain the quality of their neighborhood, especially in neighborhood associations with established neighborhood plans for their area.**

SWAN's Vision:

The following explains SWAN's vision of commercial activity within existing neighborhoods:

- The mixed-use zone or R4 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.

- Additional commercial activity 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 allowing increased commercial activity.

- Design standards must be adopted to match and/or be consistent with style & height standards of existing neighborhood structures within the adjacent single family residence area (ex 35 feet height restriction).

Problems with proposed Mixed Use along Huckleberry Court:

SWAN neighbor Albert Chira and SWAN Land Use Committee reviewed the proposed zone change along Huckleberry Court. SWAN supports the concerns brought forward in Mr. Chira's letter to city staff.

Problems with proposed R4 along Madrona from Crestview to Liberty:

Sight distance and excessive speed are also major issues for traffic descending Madrona toward Liberty. Increased traffic movement uphill on Madrona 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 Madrona have been noted as neighbor concern frequently with parking along the street reducing visibility near a school zone (Salem Heights).

The R4 zone is a new zone within residential neighborhoods of single-family dwellings. Conversion of nearly 40 lots along Madrona to R4 would add additional traffic and congestion in an area of Madrona that has already received concerns from area neighbors on its safety for pedestrians. Placement and stringent design guidelines which are consistent with height and the style of the surrounding neighborhood 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 news 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.

- R4 and mixed use should be integrated into new developments - not established neighborhoods that are quite close to existing commercial zones.
- If an existing residence is redeveloped as a neighborhood business such as R4 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.
- Any R4 should be located on routes that are safe and easily walkable, bikeable and wheelchair accessible and not rely on street parking for access. Sites near transit would be a plus. Locating commercial activity along steep grades or hills that would require major modification to the topography should not be allowed.
- Mixed use and R4 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 must exist prior to the zone change adoption within single family residence areas. Make sure there is transit, sidewalks, pedestrian or bicycle access as well. Street parking in a residential neighborhood should not be allowed and parking on the sides should be eliminated as well.

The Southwest Association of Neighbors (SWAN) invites your questions regarding our rejection of proposed zoning of mixed use within Huckleberry Court and R4 along Madrona between Crestview and Liberty. We also welcome comments and questions regarding our concerns.

Respectfully submitted on behalf of SWAN,
Jeanine Stice, Chair
Ted Burney, Land Use Chair