

Morningside Neighborhood Association
BOARD MEETING MINUTES
December 9, 2015
Painters' Hall – Pringle Creek Community

Joint Meeting – Called to Order at 6:30 PM by MNA Chair Pamela Schmidling and SGNA Chair T. J. Sullivan;

Introductions – Members and guests from both neighborhoods introduced themselves;

Kuebler Station Retail Development (purpose of joint meeting) presentation by the developer and his architect began right after introductions, but was halted briefly to allow the visiting officer from Salem Police department to give his presentation about current law enforcement issues in our neighborhoods

Police Report – Salem Police Officer (minute taker could not hear name) - in for regular representative, Officer Mike Tangney –

Biggest issues lately are car break-ins and car thefts; also seeing more home burglaries; officer cited the importance of not keeping valuables in cars, and if you must (e.g. multi-stop shopping outings) to put them in trunk before going to next location as thieves may be watching and waiting to take items after you leave the car; Officer mentioned recent DUI arrest(s) on Fairview Industrial Drive; Pamela S. asked Officer to check on who is parking at Clark Creek Park after hours; SGNA member asked about recent burglary and suspicious activity on La Cresta Drive (people knocking on doors and asking if they need any yardwork to be done – not a good time for such work); Officer reiterated there have been lots of daytime burglaries in the area recently – but not sure if they are statistically “up”; Speaking of statistics – police department has a computer program that tracks various crime statistics and seems to be good at predicting trends and locations . . . a good tool for deployment of patrol; Question from a SGNA member about legality of smoking marijuana where the smoke is detectable by neighbors – incident in mind is renters in neighboring property Rented property is same as private domain as far as law is concerned, so this is legal also, same for inside vehicles even on public roads and lots; (upside-down from what we are used to on this matter . . . even driving while smoking MJ not illegal unless it can be proven the driver is impaired by such . . .

RESUME – Kuebler Station presentation (NOTE TO READERS – This presentation and discussion covered a wide area of issues, and several topics were discussed repeatedly throughout – so, please bear with this depiction of the process) -

Architect Jeff B_____ described the development location and conceptual plan: 32 acre site at NE corner of Kuebler Blvd and 27th Avenue; structure footprints cover less than 20% of the property; because of topography, planned development is divided into three terraces – biggest in flattest part on NW part of the property with a big “anchor” store; one on lower elevation northeast part with medium size stores, and one on south end with small retail businesses including food services and banking (which has higher visibility from Kuebler); described original and revised access configurations for 27th Avenue – and the necessary coordination with Morningstar Church traffic necessitating changing main 27th Ave route to

swing northeastward through development to intersect with Marietta Street and eliminating their proposed 4-way intersection with signal at church entrance; Jeff referred to MNA comments on the Kuebler Station (continued)

plan presented a few months ago; discussion proceeded to the aesthetic effects of building elevations, and Jeff detailed relative heights of buildings and design measures (structure and landscape) that would address such concerns, also cited acoustic considerations which would buffer church and future residential development neighbors from noise emanating from the retail development; Jeff reiterated that the current plan is conceptual, and that city will not approve the signal on 27th in the original design; some discussion of the left turn lanes at intersection with Kuebler – developer planned for two left turn lanes, but city not-yet convinced of need; Geoffrey J. asked the architect if any consideration had been given to the cumulative effects on traffic of this and other developments proposed for the area, and architect said this was outside of the scope of his function (no information from the other developers to relate all four); There was some discussion of how the original plan to tie Marietta Street with 27th might take some of the pressure off of the intersection with Kuebler; Geoffrey J. asked whether or not a design similar to Bridgeport Village was considered, and discussion concluded that topography of the site would not permit such a lay-out; Regarding topography – architect mentioned several retaining walls will be necessary; Question from SGNA member about where we are now in the process on this matter; and developer said this conceptual planning phase is necessary for consideration of zone change; Alan M. returned the conversation subject to Traffic – traffic signals and left turn lanes also round-about in development or at church driveway intersection deemed not possible due to topography; Discussion progressed to topography and water (runoff) management; question posed about at what point is a sloped site deemed “unbuildable” for commercial development (citation of proposed new zoning rules) – and that while area is within current RA zoning topography limit, it may not be such for the proposed development as far as the whole property is concerned; back to water management – proposed development includes water-permeable paving and 2.5 acre water retention area which will ensure existing newly-rerouted Pringle Creek will not be overloaded; Question was posed to developer about his intention to build and sell or build and hold – developer’s vision per current economic outlook is to “hold” – contrary to what many developers were doing during the last recession; Another question about traffic and consideration of elevated crossings (such as railroad track underpass at Keizer Station) – again, topography does not fit such design; Question about Downtown’s possible concern that one or more of its Big-Box stores will relocate there – developer said this is not at all likely to happen here; Back again to “hold or sell” question – Fed’s impending action on interest rates will ensure “hold” strategy and that facility is designed and completed for long-term service to community; Question about ODOT property (5.5 acres) in which Pringle Creek was re-routed for I-5 interchange improvement, and mitigation wetland is included in the re-route; Mention made of the slow follow-through on the Pac Trust property development, and research is necessary to see how zone change needs figured into this; Back to “Water” – mention of \$350K fee paid to tap into existing water supply (whole area is potentially water-poor without improvement to the overall system; the fee is a temporary measure to get project through the planning process and on to implementation – new pumping station and storage will eventually be needed in vicinity; Return to “Topography” – examination of map topo-lines indicate 95 feet fall in about 2000 feet run from southwest to northeast on property – amounts to less than 5% average slope – much less than the 20% slope proposed limit for

commercial development; Question about plans in SE Quadrant of I-5 & Kuebler – currently looking at combination of commercial office and/or residential – still zoned RA; (End presentation & joint meeting.)

MNA Board Meeting Resumed with quorum present (See attendance sheet for who was present)

Minutes to November 9 meeting – Approved with correction of possible hours for closure of Kuebler at I-5 for intersection construction;

Hillcrest Home Facility Closure Update – Rex Emery, Facilities Manager for Oregon Youth Authority – Rex reviewed the details of the property and planned process for closure of the 10 acre facility and shifting of the facility’s functions and clients to McClaren property in Woodburn – cited current under-use of O.Y.A. capacity making the move more feasible than continuing with this facility which is in need of seismic and other upgrades to conform to new requirements; As for the planned disposition of the property:

- 1) An assessment of historic significance (property not currently on either State or Federal historic registry) is necessary before considering any demolition or significant changes to the property – this could take about 18 months to complete;
- 2) Property is being listed as “Surplus” and will first be offered to other State agencies, and if refused, then to County and then City/local at fair market rate;
- 3) Affordable Housing – procedure rules require consideration;

Entire property is about 45 acres in size, includes 19 buildings – most built in the ‘50’s and early ‘60’s, not ADA compliant, and have some asbestos (and lead) issues despite extensive removal of such; Intent is to sell the property “As-is”; Rex mentioned our board’s stated concern that the facility be maintained and not allowed to deteriorate between closure and disposal, and assured that such will include continued heating, basic building and landscape maintenance and security presence; Geoffrey J. asked about what recreational facilities there were on the property (given plans for nearby Fairview Park progressed too slow to save existing facilities for inclusion in the park), and Rex said they have an excellent gymnasium, outdoor basketball courts on pavement, a large in-ground swimming pool (donated to school in 1970’s by local women’s organization; Geoffrey alluded to possibility of such facility being used to house and serve homeless population; Discussion returned to facility history – Administration building is a brick structure built in 1927 (other structure built at that time burned down and was not replaced); Lloyd C. asked for clarification of timeline for final move, and Rex stated this will occur in June 2017; Rex said that he would like to return in about nine months to provide board with update on progress; Question was posed as to availability of the facility plans, and certain information on the plan to move the operation to McClaren – and Rex said he will be stationed at current office at Hillcrest for several more months, and could provide plans for anyone interested in the facility, etc.; One last question from Lloyd C. – about “where are the formerly incarcerated youths now (given the facility’s population is so far below capacity and or historic level)” – Rex cited improvement in focus of type treatment to individual needs, and discontinuance of “correctional/penitentiary” approach adopted in 1990’s and return to original model. End of presentation.

City Council Report – No report – Brad N. needed to be at budget session this evening);

Committee Reports –

Traffic – Alan Meyer – nothing new, except that Kuebler at I-5 work is continuing with construction of long southbound acceleration lane; Question posed about when will work start at Kuebler/Commercial intersection – due to be underway by summer 2016; Question about Madrona and S. Commercial – FM gas station approved by City Council per Staff recommendation; otherwise, we are in good shape transportation-wise;

Land Use – Geoffrey James – nothing new to report;

Parks – Pamela Schmidling –

Re-use of old slide from Morningside Park at Clark Creek Park – City (Risk Management) rejected the idea - citing safety concerns with advanced age of metallic slide; some discussion of possible appeal of idea to City Council; Lloyd C. mentioned that the Historic Landmarks Committee declined to endorse the idea of using the old slide (they felt they had no role to play in the matter);

Fairview Park – Sam H. – some discussion of planning meeting scheduling not convenient for several MNA board members – not much MNA representation at the last meeting – next one is on Dec. 16 at 6:30 PM at Pringle Creek Hall, Downtown;

Return to Clark Creek Park – Things at a standstill; Muriel mentioned past situation in which park was not meeting ADA standards as cause for not receiving a grant; Pamela S., said that the park now DOES meet the standards with ADA access to new play area;

Pringle Creek Watershed – Chap Milbank – Last meeting was cancelled due to weather – nothing else to report;

Community Emergency Response Team (CERT) – Pamela Schmidling – “Running strong” lots of recent activity – sandbags, etc.; upcoming class at Sumpter Elementary School;

Liquor License – Pamela Schmidling – no new applications this past month;

Announcements – None;

Concerns –

By-Laws – Muriel M. concerned about clarity – particularly the part describing boundaries of the Neighborhood, and asked if we want to work on amending/updating them – which by our discussion can do it monthly as part of board’s agenda between now and the Annual Meeting in May; – Chap M. (in jest) – “Just add ‘More or Less’”;

Good of The Order – Question about publicity of CERT cache, Pamela S. said it is on Website, and most CERT cache sites are keyed to individual neighborhood Websites;

Meeting Adjourned – 8:09 p.m.