



City of Salem Downtown Advisory Board

August 24, 2023
Noon -1:30 p.m. In-Person
350 Commercial St NE

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178

PARTICIPANTS

Board Members

Joshua Kay, Chair; Kirk Sund; Allan Pollock; Charles Weathers; Quandary Robertson; Chrissie Bertsch; Rory McManus; Rian Fechtel; Sara Ngo

Staff

Sheri Wahrgren, Shelly Ehenger, Lynda Rose

AGENDA

1. Welcome and call to order
2. Approval of agenda
3. Approval of minutes from July 27, 2023
4. Public Comment - Appearance of persons wishing to address the Board on any matter other than those which appear on this agenda
5. Action Items
 - a. Recommendation of Riverfront-Downtown Urban Renewal Plan Amendment approval
6. Information Reports
 - a. Angie Villery, Executive Director, Travel Salem
 - b. Marion Parkade Project, Teresa Smalley, UD Program Manager
7. Adjourn

Next Meeting: September 28, 2023

This meeting is being conducted In-Person only. No virtual participation is possible. Interested persons may view the meeting online on [YouTube](#), and the public may attend in person. Please submit any written comments on agenda items no later than 5 p.m. one day prior to the day of the meeting at DAB@cityofsalem.net.

Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503-540-2371 (711 for Relay) at least two business days in advance.

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, source of income and housing status, as provided by Salem Revised Code 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

MINUTES
Downtown Advisory Board
Thursday, July 27, 2023 @ Noon
350 Commercial St. NE
[YouTube](#)

1. CALL TO ORDER

Call to Order and Roll Call: 12:02 p.m.

Roll Call: Kirk Sund; Charles Weathers; Allan Pollock; Rory McManus; Joshua Kay; Sara Ngo; Quandary Robertson

Excused: Chrissie Bertsch

Unexcused: Rian Fachtel

Staff: Sheri Wahrgren, Gretchen Bennett, Lynda Rose

Guests: Councilor Linda Nishioka, Bill Putney, Emily Embleton

2. APPROVAL OF AGENDA

Motion: Move to approve the agenda for July 27, 2023, as presented.

Motion by: Board Member Sund

Seconded by: Board Member Pollock

Action: Approved

Vote: Aye: Unanimous **Motion PASSES**

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes from May 25, 2023, as presented.

Motion by: Board Member Sund

Seconded by: Board Member McManus

Action: Approved

Vote: Aye: Unanimous **Motion PASSES**

4. PUBLIC COMMENT

- a. Councilor Nishioka discussed the status of the proposed employee-paid payroll tax.
- b. Mr. Putney noted his concern about no on-site requirement for parking for the Block 50 site and trash in the alley once built.

5. ACTION ITEMS

Motion: Move the approval to recommend two Downtown Advisory Board members, Sara Ngo and Rory McManus, to the Block 50 Downtown Salem Opportunity Evaluation Committee (former UGM/Saffron/ABC Music sites).

Motion by: Board Member Robertson

Seconded by: Board Member Pollock

Action: Approved

Vote: Aye: Unanimous **Motion PASSES**

6. INFORMATION REPORTS

- a. Revised SRC – City Camping on Public Property Gretchen Bennett
Comments/Questions: Robertson, Sund, Pollock, Weathers, Wahrgren

- b. Downtown Strategic Plan Sheri Wahrgren
Comments/Questions: Sund, Pollock, Wahrgren

7. ADJOURN @ 1:30 p.m.

Next Meeting: August 24, 2023

Memo

To: Downtown Advisory Board

From: Sheri Wahrgren, Assistant Director Urban Development

Date: August 24, 2023

Re: Minor Amendment – Riverfront-Downtown Urban Renewal Plan

Minor amendments are needed to add a project to the Riverfront-Downtown Urban Renewal Plan. On August 28, the Urban Renewal Agency Board will be reviewing for approval consideration, a minor amendment to the Riverfront-Downtown Urban Renewal Plan to add Paid Parking Technology Infrastructure, Financial and Communication Outreach Consulting Services as a project to the Plan to support the demand for downtown residential development and retail/commercial parking needs in downtown. A paid parking technology project is consistent with several objectives stated in Section 400 in the Plan, including 1) to maintain the central core area as the dominant center for regional retail and office development, and 2) to increase the total housing supply adjoining the retail core.

In order to meet objectives outlined in the RDURA Plan to maintain the central core area as a dominant center for regional retail and office development, as well as support increased housing, the management of on-street parking resources needs to be changed from the current Parking District Model to a performance based on-street paid parking system, which requires purchasing and installation of parking technology, financial and communication consulting services.

The Urban Renewal Agency Board approved Downtown Advisory Board's recommendation for a budget allocation of \$2.1M to support projects outlined in the Climate Action Plan, which includes implementation of a paid parking system in downtown. The addition of a Paid Parking Technology Infrastructure Project in the Riverfront-Downtown Urban Renewal Plan will allow Riverfront-Downtown Urban Renewal funds to be used to support costs to implement an on-street performance-based system, including financial analysis and community outreach consulting services, which will help meet the objectives of the Plan that downtown be the dominant retail center for the City. Urban Renewal funds cannot be used to cover eligible RDURA expenditures unless it is an approved project in the Plan.

Staff is requesting DAB's support to recommend Agency Board approval of a minor Plan amendment.

Memo

To: Downtown Advisory Board
From: Teresa Smalley, Project Manager
Date: August 24, 2023
Re: Marion Parkade Improvements

Marion Parkade is located at the corner of Union and Liberty streets. It has three entrances and connects via skybridge on the second floor to Kohl's. It was built to support Salem Center Mall, Kohl's (formerly Mervyn's) and the former Nordstrom building. The roof is also the location for juror parking needs.

Marion Parkade was built in 1987 and is the largest parkade within the downtown parking district with 1,059 parking spaces.

Until recently, due to its proximity to the RiteAid building, the Marion Parkade has been a focal location for the homeless in downtown. The stairwells, elevator and interior walkways have experienced significant vandalism and increased cleaning demands, which have impacted the structural integrity of the building.

Due to Marion Parkade being in a key location to support development in north downtown, in February 2023, the city engaged JRMA Architects and Engineers to complete a condition assessment. The report indicated deterioration in a significant number of structural elements (Stair Towers/Seismic Upgrades, and Post Tension Slab).

During the 2023-24 budget process there were discussions, and a recommendation was made, for an allocation of funds to continue the evaluation of the structure to determine the costs to mitigate the key items outlined in the JRMA report and include in the scope exterior façade improvements that could positively change the look and feel of Marion Parkade.

The City has finalized a scope of work with City contractor of record CBTwo Architects for three (3) design concepts, which includes façade changes resulting in increased visibility and appeal to encourage increased usage, along with incorporating solutions to all the recommended non-maintenance improvements from the condition assessment completed in early 2023.

The designs are to include recommendations to discourage vandalism and graffiti, improve safety and security, and reduce cleaning and sanitation; they are anticipated for completion in early 2024.