

Morningside Neighborhood Association
Board Meeting 12/13/2023
Morningside United Methodist Church

Minutes

Called to order at 6:31pm

Chair Pamela Schmidling presiding

Board members present: Pamela Schmidling, Jenny Hiatt, Bennie Yows, Nathan Soltz, Janet Bubl, Liz Backer, Sue Reid, Mark Olson, Geoffrey James, Muriel Meyer, Alan Meyer, Al Tocchini; Kurtis Smith is excused

Geoffrey moves approval of minutes; seconded; approved unanimously

Pamela says she did hear from an officer who was going to come in tonight, then heard that they were unavailable due to staffing issues

Rob Romanek – Parks Planner

City owns park property, 28 acres in Fairview area to be developed into community park (Fairview Park), will be done in next 2 years, development plan completed in 2016, looking to refine the plan as the area has grown so much, they have noticed some deficiencies in the plan – some aspects that just don't add up, Rob has graphics (to be appended to minutes)*

-Muriel: met with focus group, had a good discussion, what came up was historic site of the area, learned a lot about property when she worked there; one of the things that came up in the focus group was the history and the past history, but now a lot of the buildings are gone, want to make sure that that history is not disturbed; Rob says state has already done archaeological exam of the site, have also coordinated with the indigenous tribes, there will be a lot of archaeological monitoring, they want to avoid what they know is there and if they come across something, they want to be sure to preserve and protect the artifact; Rob says in addition to focus group, there was also an event at the park, about 70 neighbors attended, with all the information/feedback, they will create at least two or three concepts to share with the community and get feedback on them, in the spring they plan to narrow and refine that to one

-Alan Meyer: part of the nearby land has been donated, is that incorporated in the current plan? Rob: in 2022, a neighbor donated some acreage to the city, that is being incorporated into the master plan, the zoning in that area requires some commercial use; Bryce Bishop (city planner) says that that area is like the "downtown" of the Fairview area, so there will be a little mixed use there

-Muriel says main concern of the park is maintenance, one of the biggest suggestions is to think of things that don't require a lot of maintenance when planning the park; overall, think of utilizing the lawn area more as opposed to cement places where you'll have to maintain them significantly

-Rob envisions something like Pringle Hall, i.e. event space, at Fairview Park

-Muriel wondering if she can already apply for grants for trails in the park; Rob says that for now, the focus is on larger improvements

-Councilor Trevor Phillips says that this is both a revisit and a refinement; there were questions before about if any of this was redundant work since so much was done before; Rob says that this park is now in a neighborhood that people live in, which is a major change that needs neighbor feedback; they also did preliminary design for the sports fields and found significant expense that would also require removal of trees to make that happen, so they need to revisit that; Rob says this is something where they need community feedback before making any decisions

-Trevor asks about money that is now available for this for a sense of scale; Rob says they'll have approximately \$4 million based on current and projected funds, initial cost estimate on original plan in 2019 was \$4.5 million, would now

be significantly more; Trevor estimates that would now be \$5-10 million; Rob says people's top priorities on feedback so far are trails and preserving trees, the city will come back to solicit more feedback

-Muriel: History Plaza at corner of Strong and Lindburg, any idea what the cost would be to develop history plaza and if it would have to wait so long to do that? Rob says that the process that it takes the city is really moving as fast as they can, they can't really break apart the project and just do that part

-Rob: celebrating the history of the park is going to be a really big theme, and they will incorporate that whatever they do

-Trevor: when can we expect to see construction on the first phase? Rob: start moving earth in summer 2025 best case, might just start at the end of the year and move into 2026

-Pam: is dog park area going to be fenced? Rob says yes, the off-leash dog park will be fenced; he adds that that's actually an example of what they learned, the master plan currently has the dog park at the lowest elevation, and that's something they're going to have to reexamine; Janet adds that they'll also have to reexamine if the dog park is necessary at all

-Pam: asks for an area for remote control toys (cars, etc.), says if you try to go to bicycle park and play with them, you get kicked out and there's no Salem park that currently has a space for this; Rob says he will take that back and he has heard from folks about this before too

-Rob: separately, the new Revenue Task Force process is moving quick

-Rob's number is 503-588-6336

Fairview Refinement Plan (slides appended to minutes)

-Jared Dusha, Holt Homes: want to hear what we want, what amenities and benefits we want future neighbors to have; they primarily work in Portland, Happy Valley, Corvallis, and Eugene, in addition to Salem; Holt hasn't sold a finished lot to another builder in at least the last 5 years; the proposed Fairview Plan has 7 different lot types, 3-5 different home types, including some duplex, alley-type entry, single story 2 and 3 car garage, 2 story 2 and 3 car garage

-Zach Pelz, AKS Engineering: Fairview Plan area was originally owned by state as a hospital facility; Governor Kitzhaber had a strong emphasis on redevelopment and building communities around livability, diversity, green buildings, etc.; dozen or so principles, three main themes/categories

-Alan Meyer: assume going to improve Reed Road at Battle Creek, but half or whole street? Michael Poissant, AKS: required by city code to do half street improvement, planning on doing a whole one

-Geoffrey: the corner of Reed and Battle Creek would be open space? Michael: that is a separate piece of property, when they scraped the orchard, there was contamination, they put it in that site, capped it, got a no further action letter from DEQ, nothing can be developed there; they have talked to the city about maybe donating it and adding trees and trails – "equitable servitude" would be the legal term; Bennie asks for further clarification, Michael says monitoring is needed of that land, but nothing further is needed

-Mark: will there be on-street parking? Zach: there will be parking on one side; Michael: there will be a mix of the narrower streets and some standard local streets too

-Nathan: what is the breakdown of how many of the homes will be the more affordable homes like townhomes and on which lots? Jared: refers to the presentation data

-Nathan: street names have been a concern for our board in the past with new developments, we want to be sure that new street names are appropriate for the area and honor the area and the community; Jared commits that they will work with the community on that and that we can send them feedback and they will come back to us as things develop

-Nathan: asks about the timeline for getting this done? Jared: Holt cares about the communities, can and will do the project; they will come in for the refinement plan and would like our support, plan to start moving ground in spring/summer 2025, the group is prepared to do that and do it in phases, roughly 6 phases, one phase every year, depending on market; they could combine 2 phases if the market is particularly good; part of timeframe is refinement plan, want to go through refinement plan and work with us

Bennie: what is the price range of the homes in present market? Jared: it varies, home builders looking at specifics, haven't made those final decisions, expecting low-to-mid 400s and upwards

-Steve Skeen (guest): how do you get in and out? Zach: referred to map, Battle Creek will have center turn lane the whole way down

-Jenny asks Alan Meyer if the new development would help the case to lower the speed limit; Alan says maybe, would be a good case; Nathan adds it might help the city take action on it using new delegated authority from state

-Trevor asks about developing Reed; Zach: different developers are also developing that area around the same time, and hopefully, they and Holt can work together to develop the road at the same time, share costs

-Trevor: city is entering into transportation plan updates now, city is hoping to get physical divider between bike lanes and the road, would like to see Holt do that along Battle Creek; Michael says that is well-taken and they should be able to incorporate that

-Mark: asks if Salem-Keizer School District plays into this at all, if they are using this to start planning around it; Zach says that the school district has no official role in this, can and will submit public comment; Bryce says that the school district has said they have no intention of acquiring any of the land in/around that area; Zach says it also won't be an issue for any planes

-Trevor: are they considering a big earthquake when building homes? Jared: they do look at seismic issues in design process, it's all built off the international building code and state/local requirements, Holt is always looking into that though; consultant did look into geologic and soil aspects and made recommendations based on that

-Jeff Davis (guest): doing anything to protect the view? Michael: homes will partially block view

-Jeff (guest): is there any evidence to support that developments like this actually result in folks working and recreating in the area? Michael: don't know yet

-Sue: asks about the water tower; Michael: that would be in the bottom left corner of their plan map, still working on development plans around there in particular

City Councilor report: Trevor Phillips

-Revenue Task Force going to be established; budget committee will be tasked with budgeting within the constraints, the revenue task force is just about finding potential sources of revenue; membership done by middle of January, 20-25 people, 2 from each ward, 2 at-large, another 5-7 stakeholder representatives and reaching diversity and equity goals; email Trevor if interested and if you want the links; council approved undeveloped park in East Salem, approved grants and grant funding for things like safe routes to school; big thing for council is the revenue task force

-Alan Meyer: asks if there is also task force looking at reducing costs? Trevor says just the standard budget committee

-Trevor: library hours will be reduced based on usage, very data-driven; the city is down about 300 more city staff than we should have, total staff is about 1300, Eugene has about 1000 more staff than Salem has

-Trevor: still interested in doing as many traffic safety studies as possible, would like to lower speed limits in at least a couple places

-Bennie: MNA had a meeting with the city 4 or 5 years ago on his street (Albert) to lower the speed limit; Trevor: it depends on how Albert is categorized, but would cost about \$3 million to do that citywide, the council already passed "20 is plenty" to lower the speed limit on certain residential streets; Jenny says Kehoe (developers) has to put in speed bumps on Albert and Mandy if the Meyer Farm development proceeds; Trevor says for ordinary speed bump requests, those come through the neighborhood association; Bennie says they got approval to lower speed limit and do speed bumps, but there was no money for it

-Geoff: Morningside needs to have some streets listed in the sidewalk development project; Trevor says there is some money from the bond, Alan Meyer says he thought that includes some streets off Pringle; Trevor says there is also some open-ended money that intentionally is not all locked up to be flexible

-Janet: streets near her don't have sidewalks, the streets are not wide enough for sidewalks and doesn't want property taken for sidewalks, so there are some places that sidewalks just don't make sense

-Trevor: the \$15-20 million currently available for sidewalks wouldn't even finish the list of safe walk to school goals

Committee reports

Traffic – Alan Meyer: got copy of Olsen Communities newsletter; talking about Strong Road, there have been giant trucks and trailers bringing gravel in, he thinks they've got it all down and are just waiting for it to settle to put down asphalt; predicting by May 1 will have it completed and start building homes; regarding speed limits on Commercial and Trevor's previous request, he thinks it would make sense to do it at 35 instead of raising it to 40 at Madrona; biggest problem is Royvonne, there should be no left turn allowed there, unfortunately Kurtis isn't here tonight and he lives there, we'd like to hear his thoughts

Alan Meyer moves that we support lowering the speed limit on Commercial between Madrona and Kuebler to 35 mph, and that left turns south off of Royvonne onto Commercial be prohibited; seconded; approved unanimously

Land Use – Geoff James: nothing new except new Carpenters Hall has submitted application, change of use to have a small coffee shop in the bottom

Parks – Muriel Meyer: none

CERT – Pamela Schmidling: nothing

Liquor License Applications – Pamela Schmidling: none

Transit – none

Hours – Muriel Meyer: 5; Liz Backer: 1; Alan Meyer: 1; Jenny Hiatt: 1; Geoff James: 1; Pam Schmidling: 5; Nathan Soltz: 3

Communications – Jenny Hiatt: turkey post was very popular about Albert Dr; newsletter will be out next week and will include AKS presentation information; would like information from Geoff about update on Meyer Farm, Geoff says they can include that in the newsletter; will work on getting hybrid set up for next month

Neighborhood Issues and Concerns

Announcements

-Bennie: asks about stipend for city councilors, where will the money come from? Trevor says it's simply an equity issue for councilors and is unethical to ask for so much work with no compensation

-Bennie: need people on revenue task force who know about revenue issues

-Pam: got email from former board member, noticed Fairview Park was on the agenda, and was wondering if the old metal slide that they took out of Morningside Park might be put in the new Fairview Park or another park; Pam will send him Rob's number, and also believes that that slide was deemed unsafe

Adjourned at 8:21pm

Respectfully submitted,

Nathan Soltz

Board Secretary, Morningside Neighborhood Association

**note: the graphics referenced in Rob Romanek's report were never received so are not appended*

APPROVED

FAIRVIEW HILLS

MONRINGSIDE NEIGHBORHOOD ASSOCIATION MEETING

December 13, 2023

AKS
ENGINEERING & FORESTRY

Project Team

APPLICANT

Holt Homes

Jared Dusha, P.E. – Project Manager, Land Development

John O'Shea – Director of Architecture and Planning

TRAFFIC ENGINEERING

Kittelson and Associates, Inc.

Diego Arguea, P.E. – Traffic Engineer

LAND USE PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, AND NATURAL RESOURCES

AKS Engineering and Forestry

Zach Pelz, AICP – Land Use Planner

Michael Poissant, P.E. – Civil Engineer

Mark AuClair – Project Manager

Grace Wolff – Land Use Planner

Mariah Taylor – Civil Designer

Julie Wirth-McGee, PWS – Natural Resources Scientist

Kirsti Hauswald, RLA – Landscape Architect

Nancy Pierce, RLA – Landscape Architect

Presentation Overview

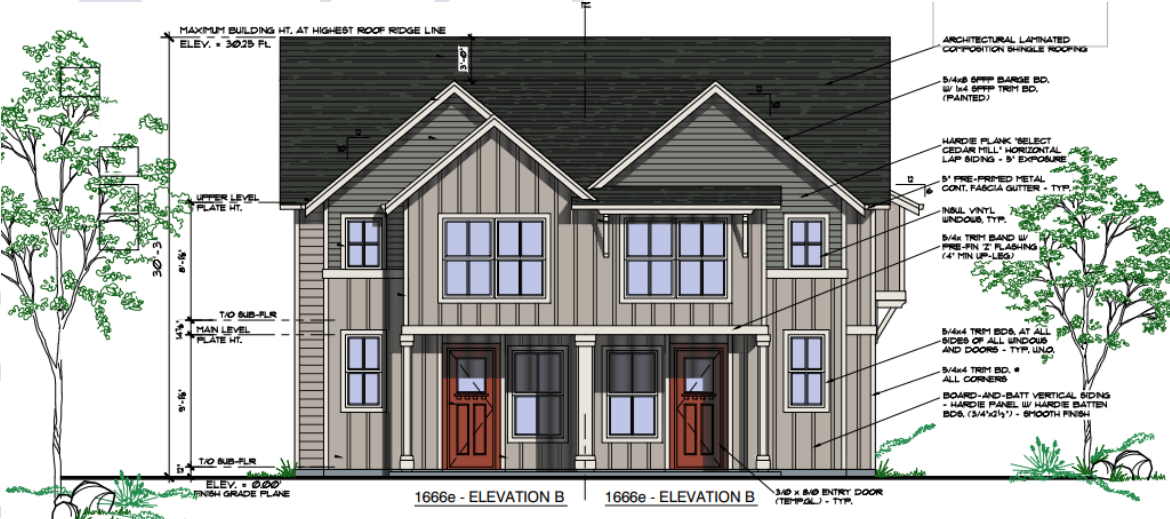
1. Fairview Master Plan and Refinement Plan Process
2. Fairview Hills Concept Plan
3. Neighborhood Feedback/Q&A

HOLT HOMES: WHO ARE WE?

HOLT HOMES
Built for the Pacific Northwest

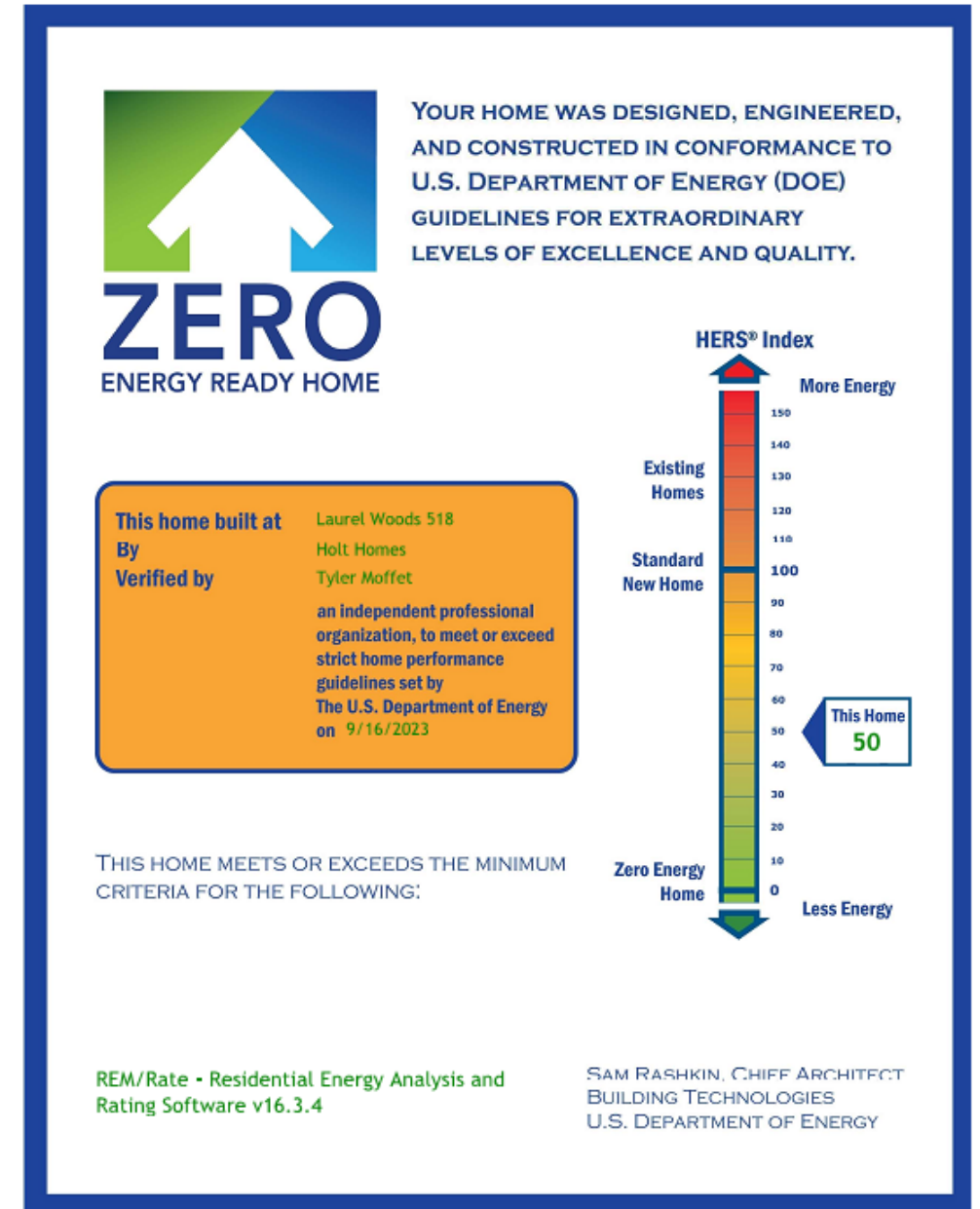
- Pacific Northwest – Community Focused Local Regional Homebuilder
- Building Homes in the PNW for 40 year
- Community and Sustainability Focused
- Holt is a Concept to Community Land Developer and Home Builder
- We provide diverse Home offerings to meet a wide variety of Homeowner needs

HOLT HOMES: WHAT WE BUILD?



Sustainability and Energy Efficiency

- Holt Homes provides ALL home buyers with a “Zero Energy Ready Home” certificate
- Average Holt Home uses 50% less energy than the Standard New Home
 - ENERGY STAR
 - Building Envelope (ceiling, walls, floor, etc)
 - Ducts, Water Heater, Heat Pump, HVAC
 - Lighting & Appliances
 - Indoor Air Quality
 - Renewable Ready
 - EV Ready



Fairview Master Plan: Principles – Three Main Themes

- 1. Economic and Social Diversity:**
Accommodate residents across a broad demographic spectrum
- 2. Reduce Automobile Dependency:**
Create a mixed-use neighborhood where homes, jobs, and services are in close proximity
- 3. Reduce impacts to the environment**



Fairview Master Plan: Principles – Economic and Social Diversity

- 1. Economic and Social Diversity:**
Accommodate residents across a broad demographic spectrum
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Fairview Master Plan: Principles – Economic and Social Diversity

- Implemented through four districts:



Fairview Master Plan: Principles – Economic and Social Diversity

- **Implemented through four districts:**
 - Village center (VC)



Fairview Master Plan: Principles – Economic and Social Diversity

- **Implemented through four zones:**
 - Village center (VC)
 - Adaptive use (AU)
 - Mixed-intensity (MI)



Fairview Master Plan: Principles – Economic and Social Diversity

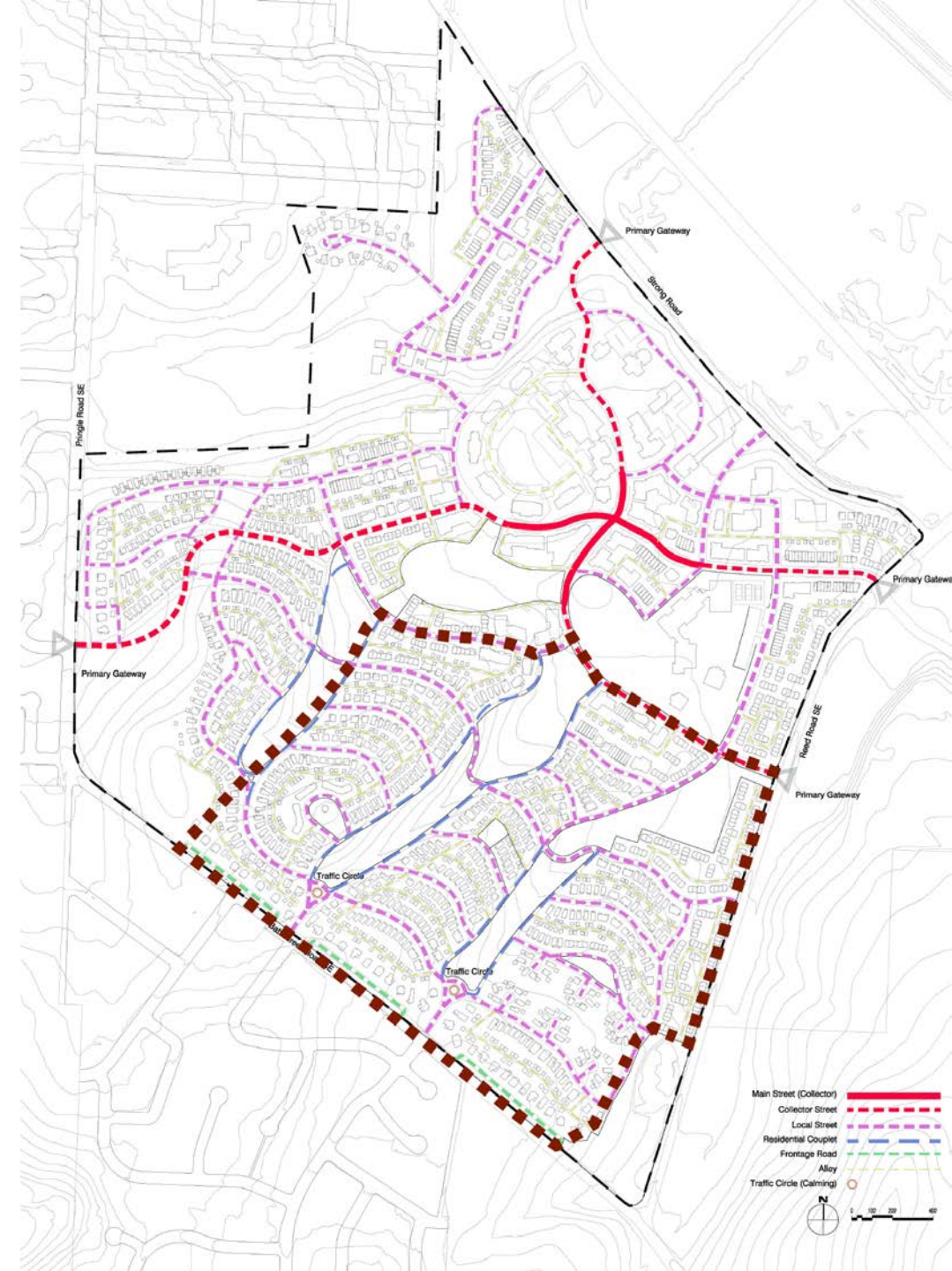
- **Implemented through four zones:**

- Village center (VC)
- Adaptive use (AU)
- Mixed-intensity (MI)
- Low-intensity residential (LI)



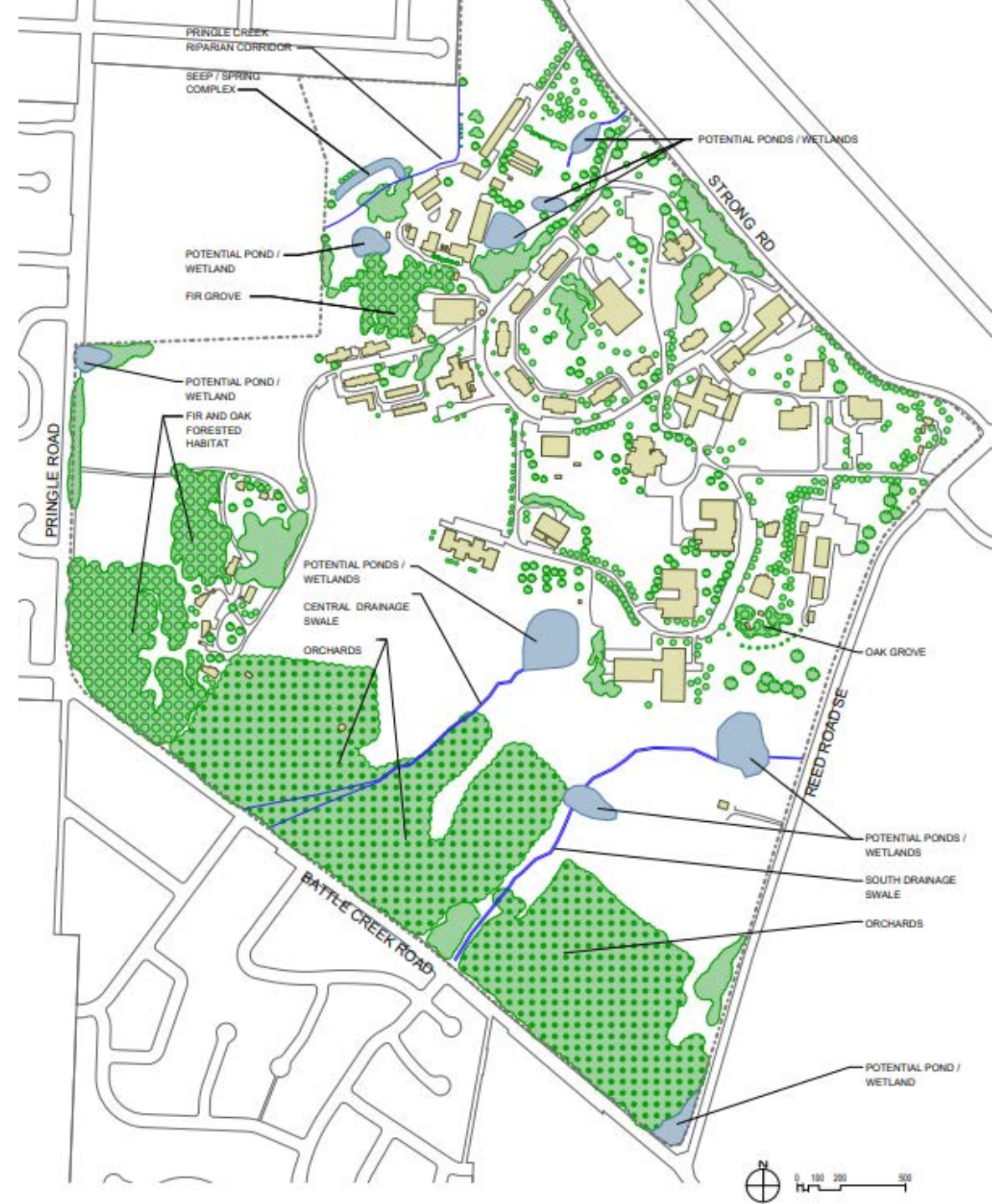
Fairview Master Plan: Principles – Reduce Automobile Dependency

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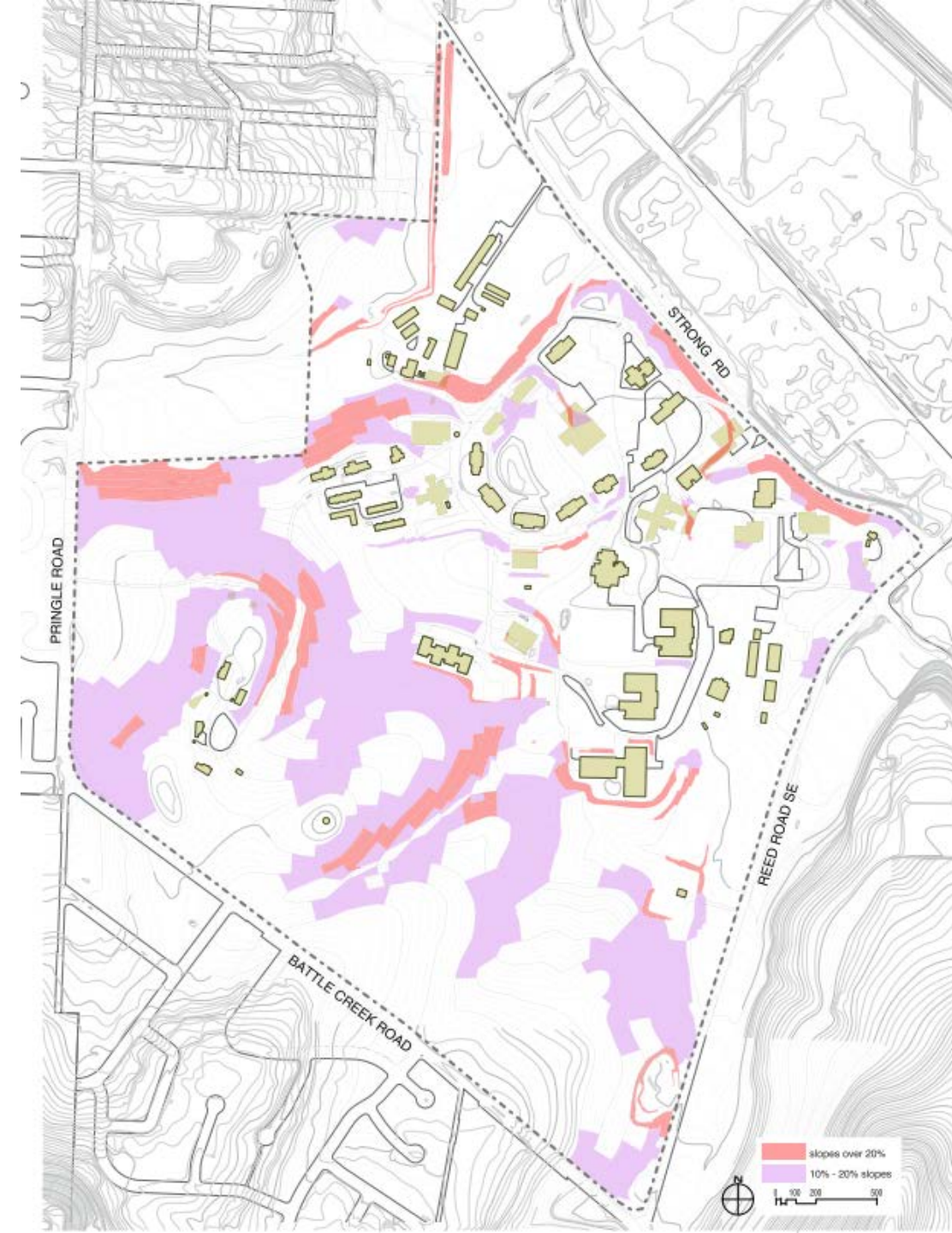
Fairview Master Plan: Principles – Reduce Environmental Impacts

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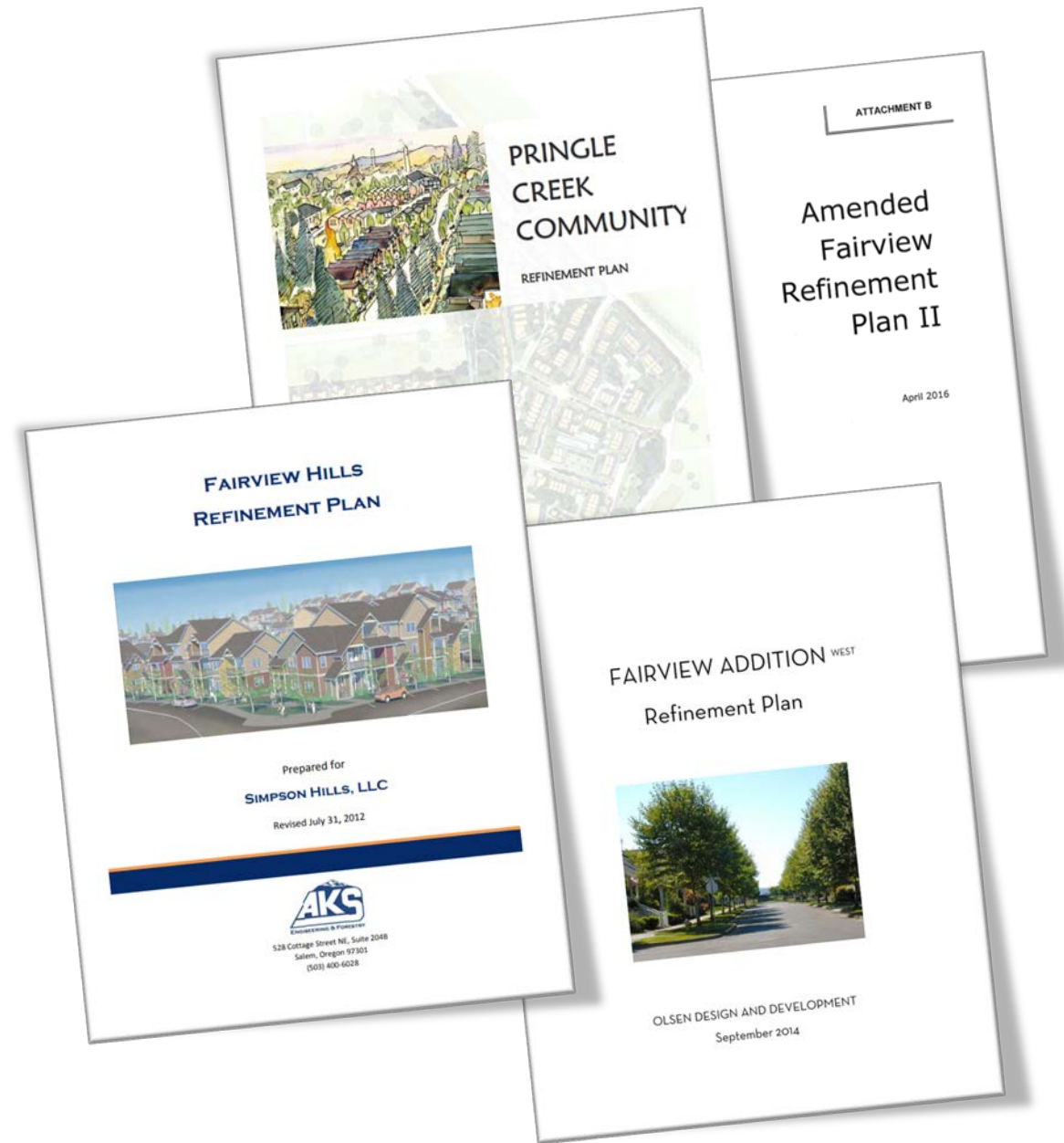
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Fairview Master Plan: Refinement Plans

- Recognize need for certain deviation from Master Plan
- Establishes development criteria for future subdivision and site plan review
- Adopted Refinement Plans and subsequent development deviate from the Master Plan



Fairview Master Plan: Development To-date

- Pringle Creek Community
- Fairview Addition West (Olsen Communities)
- Fairview Refinement Plan II (The Grove Apts)



Fairview Master Plan: Conceptual Layout

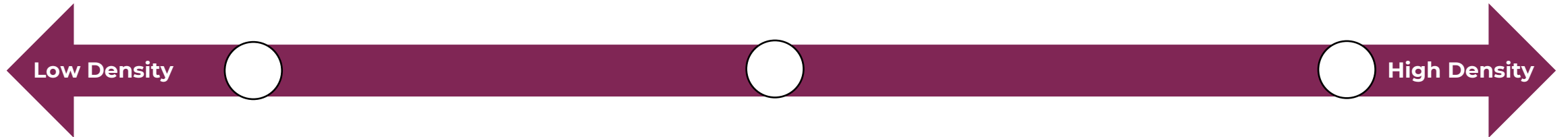


Fairview Hills Concept Plan

- ±103 acres
- ±550 residential home lots
- Lots accommodate a range of housing options/choice
- 20 acres of open space



Fairview Master Plan: Principles – Economic and Social Diversity



Fairview Addition (Light Intensity)

- SFR Detached
- Highest cost/sf
- Highest maintenance cost
- Accommodates larger HH size

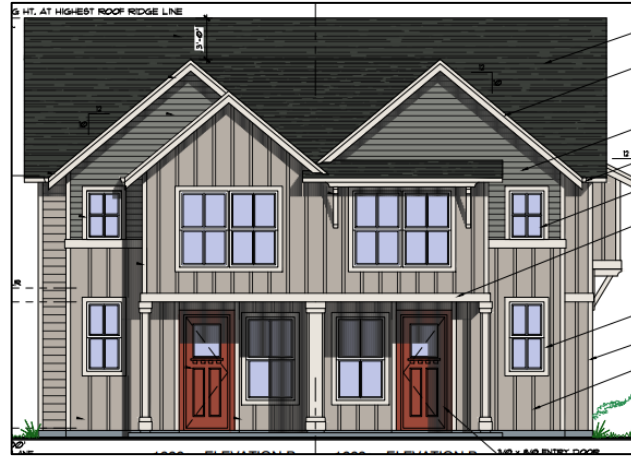
Pringle Creek Community (Mixed Intensity)

- SFR Detached
- Lower cost/sf
- Lower maintenance cost
- Accommodates mid HH size

The Grove Apartments (Village Center)

- MFR
- Lowest cost/sf
- Lowest maintenance cost
- Accommodates smaller HH size

Fairview Master Plan: Principles – Social and Economic Diversity



Low Density

High Density

Fairview Addition
(Light Intensity)

Pringle Creek Community
(Mixed Intensity)

Fairview Hills
(Mixed Intensity)

The Grove Apartments
(Village Center)

- SFR Detached
- Highest cost/sf
- Highest maintenance cost
- Accommodates larger HH size

- SFR Detached
- Lower cost/sf
- Lower maintenance cost
- Accommodates mid HH size

- Attached and Detached SFR
- Lower cost/sf
- Lower maintenance cost
- Accommodates mid HH size

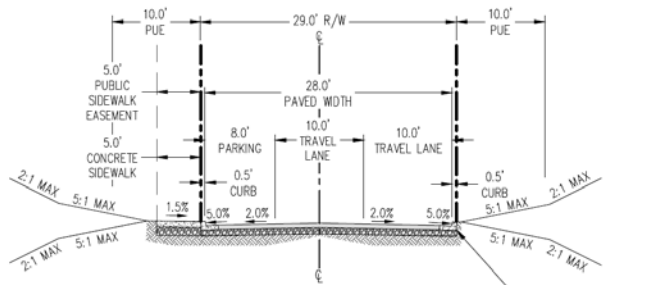
- MFR
- Lowest cost/sf
- Lowest maintenance cost
- Accommodates smaller HH size

Concept Overview: Reduce Automobile Dependency

- Homes and commercial uses nearby
- Grid network of streets/blocks
- Mid-block and off-street pedestrian and bike connections

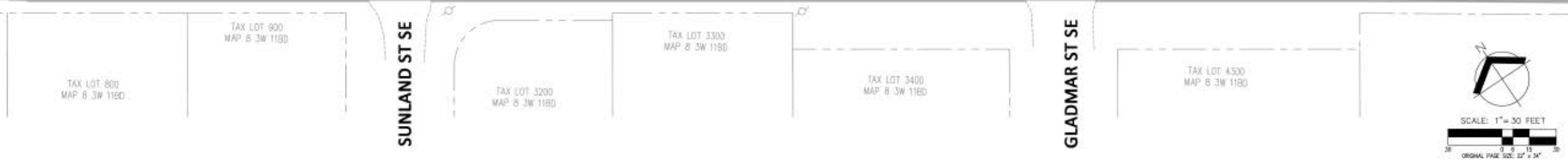


Concept Overview: Reduce Automobile Dependency



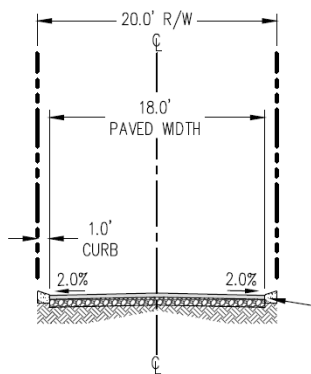
STANDARD COUPLET STREET
TYPICAL SECTION
HORZ. 1"=10'

TYPE A CURB PER CITY OF SALEM DETAIL 303 (TYP.)



Concept Overview:

Reduce Automobile Dependency



STANDARD ALLEY
TYPICAL SECTION
HORZ. 1"=10'



PRODUCT LEGEND

SYMBOL	DESCRIPTION
[Purple box]	STREET FRONT
[Yellow box]	STREET SIDE
[Pink box]	STREET REAR
[Blue box]	STREET CORNER
[Green box]	STREET INTERSECTION
[Orange box]	STREET FRONT
[Light Blue box]	STREET SIDE
[Light Green box]	STREET REAR
[Light Purple box]	STREET CORNER
[Light Orange box]	STREET INTERSECTION

LEGEND

- EXISTING CONCRETE TREE
- EXISTING DECIDUOUS TREE
- PROPOSED TREE



C STREET

EXISTING GROUND TOPOGRAPHY
TO REMAIN (TYP)

OPEN SPACE 1

NOT TO SCALE



Concept Overview:

Reduce Automobile Dependency



Concept Overview:

Reduce Impacts to the Environment

- Reduce automobile trips
- Protect streams and wetlands
- Protect the watershed
- Preserve significant trees
- Energy efficient building practices



QUESTIONS?

Zach Pelz, AICP

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CIVIL
ENGINEERING



SURVEYING



PLANNING



NATURAL
RESOURCES



LANDSCAPE
ARCHITECTURE



WATER
RESOURCES



CONSULTING
ARBORIST



FORESTRY &
FOREST
ENGINEERING



CONSTRUCTION
SUPPORT
SERVICES



GEOGRAPHIC
INFORMATION
SYSTEMS (GIS)