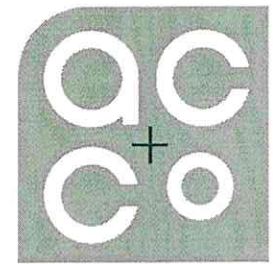


September 9, 2019

Peter Fernandez, PE
Public Works Director
City of Salem
555 Liberty Street SE, Room 325
Salem, OR 97301-3513



ARCHITECTURE
COMMUNITY

363 State Street
Salem, OR 97301-3533
P: 503.581.4114
www.accoac.com

RE: Salem Riverfront Carousel Expansion
Project Number: 2018.0040

Dear Mr. Fernandez:

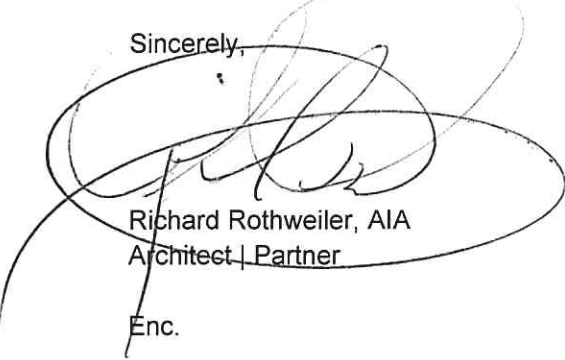
AC + Co Architecture would like to express our appreciation for your Review of the Carousel Expansion Project. We have received your current letter dated, August 7, 2019, as well as the previous review letter dated, July 2, 2019. We offer the following responses to the bulleted items that are outstanding:

- West Façade Integration to Park: The original design had a tall foundation and stair wall that did not integrate into the park area. The revised west view incorporates the following revisions:
 - Lower height of foundation wall.
 - Incorporate the Peace Mosaic to tie into the park.
 - Lower height of stair wall.
 - Curve stair wall to integrate into the park area.
- Security at Plaza Steps: This step area is envisioned as an outdoor classroom area during hours of operation. When the park is closed, to alleviate the security concerns, security gates can be added to close access, as well as overhead coiling gates hidden by the trellis beams. This area is integrated into the park as per the following:
 - Building exits onto an over-look to the playground.
 - Concrete wall lowered at over-look and stair.
 - Guardrails added at over-look and stair.
- Landscape Buffer and Paths: Please refer to the updated Site Plan which illustrates as follows:
 - ADA access to building and viewing area.
 - Park path around building.
 - Landscape buffers added.
 - Minimal open park space impacts.
- Updated West Elevation from open park area looking east now included.
- Grading Plan: Westech Engineering can develop a conceptual grading plan for a fee of \$4,000.
- Peace Mosaic Access: Park paths now shown for viewing of the mosaic, refer to updated Site Plan.

Peter Fernandez, PE
City of Salem
Riverfront Carousel Project
September 9, 2019
Page 2

The remainder of the concerns that you have noted will be covered under separate cover by Carousel Staff. We hope that our responses and revised Drawings will meet your approval. Additionally, let us know if more information is needed to progress the design to the next stages.

Sincerely,



Richard Rothweiler, AIA
Architect | Partner

Enc.

cc: Marie Bradford-Blevins



RECEIVED
AUG 08 2019
BY:.....

Public Works Department

555 Liberty Street SE / Room 325 • Salem OR 97301-3513 • Phone 503-588-6211 • Fax 503-588-6025

August 7, 2019

Marie Bradford-Blevins, Executive Director
Salem Riverfront Carousel
101 Front Street NE
Salem OR 97301

SUBJECT: Salem Riverfront Carousel Expansion Project

Dear Ms. Bradford-Blevins:

Thank you for sending us the design overlay for an expansion project at the Salem Riverfront Carousel (SRC). As you know, the Salem Parks and Recreation Advisory Board (SPRAB) approved the *concept* of the proposed structural addition at its July 11, 2019, meeting. However, you will need to go back to SPRAB with more information, including design details, visual representations from various perspectives, and a summary of the impacts to the surrounding area of the park. This second presentation to SPRAB will allow its members to make an informed decision before making a recommendation for City Council.

After our initial review of the design overlay, we found a need for several pieces of additional information before staff can make a recommendation to SPRAB. Below is a list of items for you to address with additional details. Please include drawings or graphics that will provide a clear vision of the design intent for review by SPRAB and City Council. This includes showing the relationship to the surrounding park area.

Plaza and Exterior Grounds

In a letter to you from Robert Chandler, dated June 2, 2015, Robert addressed concerns with the overall design that are noted in the bulleted items below.

- The west-facing wall appears to draw patrons into the Carousel area rather than opening into the park as an integrated feature. Please address how the facility can be better integrated into the park without expanding further into the open turf area and provide drawings to detail your response.
- The plaza and steps between the addition and the existing building are isolated, which will become a security challenge, particularly after-hours when the park is closed. This space also seems to form an autonomous area that is cut off from the park. Please address the security challenges to this design and provide drawings as appropriate.

Transportation and Utility Operations

1410 20th Street SE / Building 2
Salem OR 97302-1209
Phone 503-588-6063
Fax 503-588-6480

Parks Operations

1460 20th Street SE / Building 14
Salem OR 97302-1209
Phone 503-588-6336
Fax 503-588-6305

Willow Lake Water Pollution Control Facility

5915 Windsor Island Road N
Keizer OR 97303-6179
Phone 503-588-6380
Fax 503-588-6387

Marie Bradford-Blevins
August 7, 2018
Page 2

- Please provide a detail drawing of the landscape buffer impacts and proposed new landscaping, including a site grading plan. Please show an ADA accessible route to and around the building and to the glass window viewing area. Please keep in mind limitations to expansion into the park. Riverfront Park's master plan calls for the maximum preservation of large open space.

Please provide the following, additional information for assessment of both physical and visual impacts.

- An elevation view looking east from the lawn toward the building.
- A grading plan to show the full extent of the area to be impacted.
- The placement of the Peace Mosaic as it may be proposed to the Salem Public Art Commission. The mosaic should be shown in a drawing within the context of the landscape and accessible paths along the building. (Note: Salem Public Art Commission must first approve the location of the mosaic and, if that location is in a City park, SPRAB's approval must be obtained.

With regard to public outreach, fund-raising efforts, and construction, please provide the following:

- Letters of support.
- Outreach conducted.
- Cost estimates and estimated timeline from fundraising to construction.
- Estimated construction timeline from start to completion.

Prior to construction, the City and SRC will need to have the following agreements in place:

- An update to the existing agreement for operations and maintenance between SRC and the City that includes the new facility. This will be done through a coordinated effort between Parks Operations' staff, SRC, and the City Manager's Office.
- A new agreement to cover construction activities in the park.

Sincerely,



Peter Fernandez, PE
Public Works Director

G:\Group\director\Judy\Director\Letter to Marie Bradford 080619.docx

cc: Kasia Quillinan, Chair Salem Parks and Recreation Advisory Board
Gretchen Bennett, City Manager's Office
Robert Chandler, PhD, PE, Assistant Public Works Director
Patricia Farrell, Parks Planning and Natural Resources Manager
Toni Whitler, Parks Planner



CITY MANAGER'S OFFICE

555 Liberty St SE / Room 220 • Salem, OR 97301-3503 • (503) 588-6255 • Fax (503) 588-6354

June 2, 2015

Marie Bradford-Blevins
Executive Director
Salem's Riverfront Carousel
101 Front Street NE
Salem OR 97301

Dear Marie:

Thank you for your preparation and invitation to view the vision of Salem's Riverfront Carousel for a stable house. The architectural rendering and the team assembled were most helpful as we learned about your ideas. From this information, we have gathered some initial staff input. Here we provide this information as well as identify the next step for City consideration of your concepts.

Staff identified several concerns. First, although we raised the possibility of including a basement in your design, this is not an option owing to the current cap covering soil contaminants in the park parcel. Second, the west-facing wall appears to draw one into the Carousel area—in some ways isolating the Carousel from the rest of the park—rather than opening into the park as an integrated feature. Third, the steps space between the two structures will predictably become a regular security challenge, particularly after hours when the public restrooms are closed. The space, too, seems to form an exclusive and autonomous area that is cut off from the park. Lastly, given requirements for a landscape buffer that will extend beyond the footprint of your proposed structure, the encroachment into park space exceeds what was initially conceived of during our discussion. We appreciate the due diligence you demonstrated attempting to remain in the existing footprint and only expanding into limited park area; however, given the use of the park as a large urban park host to events, the current park master plan calls for maximum preservation of large open space.

Because of the broader implications of your proposal for the rest of Riverfront Park, further consideration of your proposal will be necessary by a broader cross-section of park planners, park patrons, the Salem Parks and Recreation Advisory Board, and City Council. The next step for your organization in this regard is to be involved in the next planning process for Salem's Riverfront Park to see whether the stable house can be incorporated into the park's master plan. As you are aware, decisions for the park are guided by the concepts in the master plan and yours will likely not be the only proposal vying for limited space in Riverfront Park. In the next two years, Parks Operation's staff anticipates launching a planning process to update the guidance around Salem's Riverfront Park. City Council retains the policy-making role using the park master plan as a guiding document.

EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Women, minorities, and disabled are encouraged to apply • ADA Accommodations will be provided upon request

Marie Bradford-Blevins
May 29, 2015
Page 2

Thank you again for your articulation of the concepts and our early involvement in your discussions.

Sincerely,



Robert Chandler, Ph.D., P.E.
Assistant Director
Public Works Department



Gretchen Bennett
Staff Liaison to Agreement
Mayor/City Manager's Office

J:\G:\Group\director\Judy\Asst Dir\Letter re Stable House vision.docx
cc: File

Richard Rothweiler

From: Katie Costic
Sent: Tuesday, August 27, 2019 2:15 PM
To: Alan Costic; Richard Rothweiler
Subject: FW: Salem's Riverfront Carousel Stable Addition Renderings

It doesn't look like she cc'd you on this request...

Katie Costic
Marketing Director
AC + Co Architecture | Community

From: Marie Bradford-Blevins <marieb@salemcarousel.org>
Sent: Tuesday, August 27, 2019 12:04 PM
To: Katie Costic <kcostic@accoac.com>
Subject: RE: Salem's Riverfront Carousel Stable Addition Renderings

Hi Alan,

Love the updated rendering of the stable. Looking at it, is it possible to have the walkway also include access to the west side of the building so that park visitors can look through the windows to watch them work? I see that there is a pathway below the west wall with lawn. Can you remove that feature so we can have the walkway in front of the west windows?

Hope that makes sense. 😊

Thanks,

Marie

Marie Bradford Blevins
Executive Director
Salem's Riverfront Carousel
[Marieb@salemcarousel.org](mailto:marieb@salemcarousel.org)
503-540-0374

From: Katie Costic <kcostic@accoac.com>
Sent: Tuesday, August 27, 2019 11:22 AM
To: clynn@statemanjournal.com
Cc: Alan Costic <acostic@accoac.com>; Marie Bradford-Blevins <marieb@salemcarousel.org>
Subject: Salem's Riverfront Carousel Stable Addition Renderings
Importance: High

Ms. Lynn,

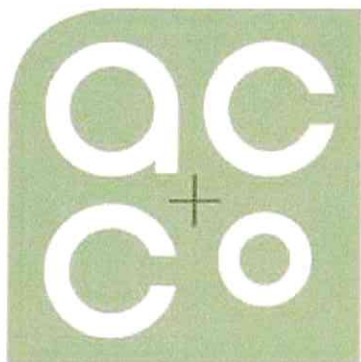
Please see the requested renderings of the Salem's Riverfront Carousel's Stable Addition. Thank you for sharing this exciting project with our community!

Best,

Katie Costic

Marketing Director

AC + Co Architecture | Community



ARCHITECTURE

COMMUNITY

363 State Street

Salem, OR 97301-3533

P: 503.581.4114

www.accoac.com