

From: [Christine Chute](#)
To: [citycouncil](#); [CityRecorder](#); [Chris Hoy](#); [Vanessa Nordyke](#); [Linda Nishioka](#)
Subject: Bush's Pasture Park and Willamette University Baseball
Date: Wednesday, June 19, 2024 12:15:27 PM

Dear mayor and city councillors,

I oppose expansion of the footprint for the Willamette University baseball stadium into Bush's Pasture Park. I am a frequent user of and visitor to the park, although I do not live on the park. My husband and I also volunteer in the park and I participated in the development of the Cultural Landscape Management Plan (CLMP). I have raised or contributed tens of thousands of dollars to park improvements and preservation. Bush Park is very important to me, as it is to so many in Salem.

Please do not give it away to Willamette and Salem Baseball, LLC. Please do not ignore the CLMP and all the hard work and public funding that went into creating it. There are other options for expanding the availability of baseball and baseball fiends in Salem.

I'm told that the council has already made up its mind to approve the proposal and the new agreement with Willamette. If that is the case, please make sure that Willamette reports annually on the number of high school baseball teams that (1) actually request use of the field and (2) actually use the field. Then you can tell whether the new agreement is working better than the previous failed agreement. Please also ensure that if Salem Baseball, LLC, folds or moves, Willamette must return the park land to the park. If, in fact, there is no way to return the land, please make sure that Bush's Pasture Park gets something for the land, the peace and quiet, and the public access that will inevitably be sacrificed to this bad idea of a project.

Sincerely,

Christine Chute

--

Christine Chute
ward 2

From: [Linda Nishioka](#)
To: [CityRecorder](#)
Subject: FW: Baseball Filed at Willamette University
Date: Thursday, June 20, 2024 4:34:08 PM

Please add to testimony for 5.a agenda item.

Thank you,

Linda Nishioka (She/Her)

City Councilor - Ward 2

lnishioka@cityofsalem.net | 971-707-2112

From: Toskovic, Ernesto <Ernesto_Toskovic@KeyBank.com>

Date: Thursday, June 20, 2024 at 2:05 PM

To: Linda Nishioka <LNishioka@cityofsalem.net>

Subject: Baseball Filed at Willamette University

Hello Linda,

I am writing to express my private support for the proposed expansion and improvement for Willamette University Baseball Field. The following are my reasons for the support:

- The project will bring millions in investments into a large facility in the City that needs improvements and rehabilitation
- Increased activity resulting from the improvements will bring more consumers to the downtown and will benefit small businesses
- Increased visits to Bush Park will promote Salem as a viable place to visit
- The City's parking revenue will increase
- Salem's youth will benefit having more options to pursue sports.
- Willamette Track and Field already hosts large events without material disruptions, indicating the capacity for additional events.
- Willamette University will increase its appeal to the out of the City / State students and everyone benefits from that

Best regards,

Non nobis solum nati sumus

Ernesto Tošković, SVP, Enterprise Banker

KeyBank Commercial Banking

PORTLAND: 1211 SW Fifth Avenue, Ste. 500, Portland OR 97201

SALEM: 416 State Street, Salem, OR 97301

C. 503-871-3884 P. 503-399-2238 F. 216-370-6144

www.linkedin.com/in/ernestotoskovic

Alternative Contacts: Teresa_M_Disotell@KeyBank.com P: 208-364-8636
Kobee_Crown@KeyBank.com P: 503-790-7644

KeyCorp Confidential

This communication may contain privileged and/or confidential information. It is intended solely for the use of the addressee. If you are not the intended recipient, you are strictly prohibited from disclosing, copying, distributing or using any of this information. If you received this communication in error, please contact the sender immediately and destroy the material in its entirety, whether electronic or hard copy. This communication may contain nonpublic personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or redisclose such information for any purpose other than to provide the services for which you are receiving the information.

127 Public Square, Cleveland, OH 44114

If you prefer not to receive future e-mail offers for products or services from Key, send an email to <mailto:DNERequests@key.com> with 'No Promotional E-mails' in the SUBJECT line.

From: [Jim Scheppke](#)
To: [CityRecorder](#)
Cc: [citycouncil](#)
Subject: Testimony on Agenda 5.a. at the June 24th Council Meeting
Date: Thursday, June 20, 2024 9:44:17 AM

Mayor and City Council:

With regards to Agenda Item 5.a. on your June 24th Council agenda, we the undersigned members of the Board of the South Central Association of Neighbors (Ward 2) wish to endorse the recommendations of the Salem Parks and Recreation Advisory Board (SPRAB) regarding the proposed amendment and restatement of the agreement for the use of John Lewis Field, McCulloch Stadium and Bush's Pasture Park. We also ask that the City Council authorize the City Manager to execute the proposed amendment and restatement of an agreement for use of John Lewis Field, McCulloch Stadium, and Bush's Pasture Park.

As residents of South Central Salem in close proximity to Willamette University's athletic facilities we are concerned about preserving the livability of our neighborhood while accommodating all of the many park activities that benefit the entire city and our region. We acknowledge the concerns that have been raised by some of our neighbors about hosting 27 games of summer league baseball at Spec Keene Stadium. However, we believe that the benefits to children, families and other residents of South Central Salem from being able to attend these games in the summertime far outweigh any concerns about traffic, event parking, noise and light pollution, and harm to the park.

We believe that Willamette University and Salem Baseball have listened to our neighbors' concerns and have made adequate plans to minimize these potential problems. Adding to that are the sound recommendations of the SPRAB at their June 13th meeting to include provisions in your agreement for Willamette University to make use of their parking lots and provide shuttle service to athletic events, and to provide parking attendants on event days, and to work with Cherriots to encourage transit use. We also hope that Salem Health will make their parking facilities available for major athletic events. We will encourage all of our neighbors to walk and bike to games. In this way, we believe that all concerns about parking can be mitigated.

We also endorse SPRAB's recommendation of an annual review of impacts on park property and on our neighborhood to address any concerns and to amend City agreements if necessary.

We concur with Parks staff's finding that plans for stadium improvements and summer league baseball are in alignment with the Cultural Management Plan for the park and do not violate deed restrictions that apply to the park. We also concur with their finding that stadium

improvements and summer league baseball will not harm the Oregon white oaks and camas fields in the park.

We look forward to the City Council's approval of agreements with Willamette University so that planning for stadium improvements and summer league baseball can continue to move forward.

Jim Scheppke

Lorrie Walker

Brian Sund

Brian Hart

Mark Wigg

Jim Scheppke

jscheppke@comcast.net

503-269-1559

From: [Linda Nishioka](#)
To: [CityRecorder](#)
Subject: FW: Support for baseball stadium improvements
Date: Thursday, June 20, 2024 4:20:01 PM

Amy or Ruthie,

Please add the testimony I am forwarding for item 5.a 24.252. I received permission from Jeff Schumacher to forward his testimony as public record.

5.a. 24-252

Amendment and restatement of an agreement between the City of Salem and Willamette University for use of Spec Keene Stadium, McCulloch Stadium, and Bush's Pasture Park.

Thank you,
Councilor Nishioka

Linda Nishioka (She/Her)

City Councilor - Ward 2

lnishioka@cityofsalem.net | 971-707-2112

From: Jeff Schumacher <jeff.schumacher@gmail.com>
Date: Thursday, June 20, 2024 at 8:32 AM
To: Linda Nishioka <LNishioka@cityofsalem.net>
Subject: Support for baseball stadium improvements

Hello Councilor Nishioka,

I'm writing to express my strong support for the proposed improvements to Willamette University's baseball stadium at Bush Park and to also express my strong support for the plans to bring summer league baseball to the stadium. I am excited by the prospect of bringing some new life to Willamette's baseball stadium, and this is a great opportunity to build a community-wide amenity for baseball players and their supporters.

I served as president of the South Central Association of Neighbors in Salem from 2016 until 2020. In late 2017, Luke Emanuel, the manager of Salem Baseball, reached out to me to discuss his ideas for starting a wood bat summer league team. He mentioned his idea about installing a turf field and he said he had reached out to Willamette University with his idea. I relayed our conversation to the SCAN board at our next meeting. Since that time, Luke has returned numerous times to discuss his ideas on improving the baseball stadium. He has answered questions posed by board

members and has spent countless hours meeting with interested neighbors and other stakeholders to address concerns. In more recent interactions Rob Passage, the athletic director for Willamette University, has also met with neighbors and answered questions.

While it is clear these proposed stadium improvements and plans for more baseball games have concerned some neighbors, I think it is important to acknowledge the commitment from Luke to communicate regularly with SCAN and others. Good communication with a neighborhood association shouldn't guaranty approval of a project, but it should negate complaints from some that this project has lacked opportunities for public input.

During my time as SCAN president I also worked with several people who are passionate advocates for Bush's Pasture Park to push for added protections to the Oregon White Oak trees in Bush Park. We met with the City of Salem and urged department heads and staff to work with the Salem Art Association on moving some parts of the annual Art Fair in Bush Park to prevent vendors from driving over tree roots or pounding tent stakes into those same roots. I too care about Bush Park, and I care about protecting its resources.

But I also care about building community. There has been a lot of talk about historic preservation and having subject matter professionals weigh in on various issues concerning the improvements of Willamette's baseball field. But we should not let historic preservation be the tail that wags the dog. It is telling that some in the historic preservation community would suggest Willamette should relocate its athletic facilities away from Bush Park. The Cultural Landscape Management Plan with its historic preservation focus actually refers to the Willamette facilities as an intrusion and some opponents of the stadium improvements have latched onto that language.

Yet the same family that gave us Bush Park also gave Willamette space for its athletic facilities. Historic preservationists may consider the Willamette facilities an intrusion, but the Bush family obviously felt otherwise. Perhaps the family's goal was to have a place the entire community could enjoy, and only now is Willamette able to fully realize that goal and create a space which more people can use and enjoy.

Yes, the City of Salem needs to make sure Bush Park is cared for and protected. Having a parking plan and some enforcement mechanisms may be needed so that other park users, such as those parking near the Bush Art Center and Crooked House playground, have appropriate access on game days. But the City should also

feel a responsibility to see that our parks are used and enjoyed, and that our large and diverse community has family-friendly amenities. This proposal to upgrade Willamette's baseball stadium would allow our community to use and enjoy this space like never before and that is a great thing. I hope you will support and approve the agreement between Salem and Willamette University.

Thank you,
Jeff Schumacher
Ward 2

From: [Kim Davis](#)
To: [citycouncil](#); [CityRecorder](#); [Chris Hoy](#); [Deanna Gwyn](#)
Subject: Comments re Proposed Bush Park expansion and planned use
Date: Wednesday, June 19, 2024 3:59:42 PM

Dear mayor and city councillors,

I oppose expansion of the footprint for the Willamette University baseball stadium into Bush's Pasture Park, the commercialization of a public space, and the horrific idea of spreading toxic "artificial turf".

Not only is Bush Pasture Park an outdoor community space enjoyed by citizens of all ages, it provides critical wildlife habitat to a large variety of plant and animal species. The value of these elements within our community are unmeasurable. Per the City of Salem's website: "Public parks are here for your enjoyment. Visit, play, relax, appreciate nature, improve your health, and interact with your community." Where does it say exploit, commercialize, chip away, suffocate and trample"?

While this proposed plan might help area businesses profit from increased visitors to games, a city park's function cannot be to make profits for ball game corporations, including Salem Baseball, LLC or local businesses.

Further, artificial turf (aka synthetic turf) contains numerous toxic chemicals harmful to the environment and to human health (for further information: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10262297/#:~:text=Numerous%20studies%20have%20shown%20that,%2C%20mutagens%2C%20and%20endocrine%20disruptors>). In addition, the escalating risks of microplastics that will be released through its use are phenomenal. Is it a meaningful use of our public park to increase the release of microplastics and toxic chemicals into the center of our city and to knowingly expose our residents to these???

Please ditch the plan. Players can play in a commercial stadium that will not involuntarily commit Salem residents and wild life to unnecessary exposures.

Kim Davis
Ward 4

From: [Rob Kimmich](#)
To: [CityRecorder](#); [citycouncil](#); [Chris Hoy](#); [Virginia Stapleton](#); [Linda Nishioka](#); [Trevor Phillips](#); [Deanna Gwyn](#); [Jose Gonzalez](#); [Julie Hoy](#); [Vanessa Nordyke](#); [Micki Varney](#)
Subject: Proposed Commercial Baseball in Bush Park
Date: Friday, June 21, 2024 10:36:16 AM

Dear Mayor and City Councilors,

I am presenting this written testimony to request that you reject the proposal for commercial baseball on the Willamette University field in Bush Park.

The City would bear tremendous costs if commercial baseball began in Bush Park. Salem Baseball and Willamette University have assumed that the City would be responsible for such things as park cleanup and adequate numbers of restrooms. With an impending major budget crisis, the City would not be able to ensure that Bush Park would remain a viable public park that is not overrun by garbage and damage.

Sincerely,
Rob Kimmich
Ward 2
Salem, Oregon

From: [Claudia Howells](#)
To: [CityRecorder](#); [citycouncil](#)
Subject: Testimony on 6/24 Agenda item 5.a.
Date: Friday, June 21, 2024 2:47:34 PM
Attachments: [City Council Written Testimony 6 24 24-2.pdf](#)

Thank you

Salem City Council Meeting June 24, 2024

Mayor Chris Hoy, and the Full Council Membership

Thank you for the opportunity to comment on the Proposed Amendment and Restatement of an agreement between the City of Salem and Willamette University for use of Spec Keene Stadium, McCulloch Stadium and Bush's Pasture Park.

We, the undersigned residents of Salem and nearby communities are strongly opposed to moving forward with this proposed change in how Bush's Pasture Park will be used going forward.

The crux of the amendment and restatement of the agreement is this: Willamette University wishes to expand its footprint further into Bush Park for the sole purpose of leasing the baseball stadium to a commercial enterprise. And, that private business will essentially control the usage of Bush Park for a minimum of 27 evenings in June, July, and August, when the park is at its highest use by the public.

Willamette University(WU) was recently gifted with \$3 million of public money to "enhance opportunities for Salem youth to play baseball and softball". Willamette University said it needed that public gift primarily for the purpose of installing artificial turf. Willamette University now has that money and can use it to install artificial turf, "to enhance the opportunities for Salem youth to play baseball and softball". WU got what it asked for.

The only reason now for WU to encroach further into Bush Park is to provide the amenities needed to have a for-profit baseball business call Bush Park its home.

We, the signers of this document, believe 4 documents need to be reviewed.

1. The Salem Cultural Landscape Management Plan
2. The Deed that created Bush's Pasture Park
3. The Pre-Application Plan between Willamette University-City of Salem-Salem Baseball filed in December 2023
4. The 1982 Agreement between the City of Salem and Willamette University

1. Salem Cultural Landscape Management Plan (CLMP) adopted by the City of Salem on 9/21/21

- The 4 Major Goals (Executive Summary i)

Deliver an enriching park experience for Salem residents centered on the cultural landscape

Build awareness, understanding, and appreciation of the significance of this landscape to the Indigenous People of this area

Support and protect the legibility of the historic character of the park

Enhance the ecological health of the Oregon white oaks, camas, wildflowers and Pringle Creek

- The Vision Statement (p2)

Protection and enhancement of oaks, wildflowers, and Pringle Creek

Natural exploration

Active play

Family gatherings

A sense of history

Areas for reflection

*Neither the 4 Major Goals nor the Vision Statement are even remotely compatible with expanding Willamette University's footprint further into Bush Park to **provide a home for a commercial baseball franchise**.*

- Intensive Engagement of Community Members (Table 2, p 49) of the CLMP

350 respondents said they valued the following top 5 activities:

Walking (78.8%)

Viewing Gardens/wildflowers (52.5%)

Salem Art Fair (32.6%)

Relaxing (23.7%)

Dog walking (22%)

Number 13 of 14 total choices was Watching/playing baseball (1.3%)

The public has weighed in, and there is a clear message to us all: the public wants the park to be respected as a public park for the entire community to enjoy; not a professional baseball venue.

- Overall Management Guidelines (p58) in the CLMP

Maintain and protect the historic spacial organization, patterns, and character of Bush Park

Maintain ecological health and resiliency of the cultural landscape

Consult the Tribes on how to incorporate traditional cultural practices into White Oak and camas field restorations

Support and advance a varied set of recreational activities across the park

Management activities and decisions should protect and preserve the contributing resources of the site and be compatible with adjacent historic portions of the Gaiety Hill Neighborhood and respect the deed restrictions.

*Clearly the overall Management Guidelines **do not** encourage having a commercial baseball program take priority over public use of the park by individuals and families.*

At a minimum, please consult the Tribes and the Gaiety Hill Neighborhood, as the Guidelines recommend, prior to moving forward.

And, looking at the above guideline of “advancing a varied set of recreational activities across the park”, **please do not** subvert the guideline to read “a private commercial enterprise is to take priority over all other uses of Bush Park.”

The Parks Planning Manager, Mr. Romanek, suggests you can consider the above CLMP Goals, Vision, and Overall Management Guidelines as mere “suggestions” that do not need to be “strictly adhered to”. Nothing could be further from the intent of the CLMP. The CLMP was carefully created, for this exact purpose! The CLMP is the guide on how to preserve the public treasures of Bush Park and Deepwood Estate Gardens for the ages. We, the undersigned urge you to follow the CLMP and reject the notion that Bush Park is to be “sold out” to a business.

2. The Deed: The 1917 document created Bush’s Pasture Park as a public amenity in the heart of Salem for public enjoyment. The deed says the “property shall be solely used by grantee for public park and playground purposes, and for such uses incidental thereto as are public in nature.”

Nowhere in the deed is it possible to find even a shred of encouragement to think the Bush Family intended for a commercial baseball franchise to take up residence in Bush Park. Or any other type of commercial business for that matter, as it says “and for such uses incidental thereto as are public in nature”. The additional encroachments requested by Willamette University are **not** for public use, they are for the purpose of leasing the stadium to a **private** business. And, please do not equate the non-profit Salem Art Association or Salem-Keizer School Relays uses of Bush Park for singular events with a for-profit baseball franchise planning to lease the stadium for a minimum of 27 evenings during the summer months.

3. The Pre Application filed with the City of Salem on 4/10/23 (23-24/23-106633-PA)

Serious questions arise.

This request by Willamette University appears to violate the section (205.025) that prohibits creating “non-conforming units of land or development” . (Having a private business take up residence at Spec Keene Stadium would clearly be a non-conforming unit of land within the confines of Bush Park.) This section also prohibits anything that would violate the deed.

This request of Willamette University appears to violate the zoning for Bush Park. Bush Park is zoned Public Amusement (SRC 540.000). The Public Amusement zoning allows for a Major Entertainment Event, such as the Salem Art Fair, but restricts Commercial Entertainment Outdoors. Having Willamette University lease the stadium to a commercial business a minimum of 27 times during the summer months, is not a Major Entertainment Event. Any reasonable person can clearly see the commercial baseball business is indeed Commercial Outdoor Entertainment, which appears to be prohibited.

4. The 1982 Agreement between the City of Salem and Willamette University

In 1982, the City of Salem allowed Willamette University to further encroach into Bush Park by enlarging John Lewis Field in the north-east direction, and the expansion of the bleachers in the south-west direction. And the City paid \$5000 for new fencing around the enlarged footprint.

Yes, in 1982, Willamette greatly expanded its use of Bush Park public land and is now asking for a much smaller parcel at this time.

There is one dramatic difference between the 1982 Agreement and this 2024 request. It is not a mere “restatement” of the previous agreement.

In 1982, the encroachment was granted for the purpose of enhancing the experience of Willamette University athletes and fans, and secondarily to increase the usage of the facility by local recreational groups such as Babe Ruth, American Legion, and Little League teams. All the named local athletic groups were/are non-profit, amateur youth organizations.

WU’s current request is not required to provide Salem-Keizer Schools with an artificial turf field. Not at all. Because Willamette University has \$3 million of public monies to lay down that turf. And once the turf is down, WU can offer the public schools usage of their upgraded field.

What makes this 2024 Agreement different from the 1982 Agreement **is the purpose of the request.**

This request to expand Willamette University further into Bush Park is solely to enable a commercial baseball business to move into Bush Park.

- Likely forcing out many local families and individuals from enjoying their public park and creating enormous traffic congestion during evening hours.
- Likely violating City Zoning
- Without Tribal or Gaiety Hill Neighborhood formal approval
- Clearly violating the Overall Management Guidelines of the CLMP
- Most assuredly violating the intent of the deed from the Bush Family
- Ignoring that there is a commercial stadium available (Volcanoes), and ignoring the possibility of upgrading Chemeketa Community College field, both of which have ample parking.

We the undersigned thank you for your public service, and respectfully ask you to reject this Proposed Amendment.

Joan Stenbridge, Ward 2
Chris Shoji, Ward 2
Gary Pederson, Ward 2
Janet Schneider, Ward 2
Jane Manning, Ward 1
Christine Ertl, Ward 2
Valorie Freeman, Ward 2
Sarah Rohrs, Ward 1
Pete Sequeira, Ward 2
Robert Monson, Ward 2
Walter Benson, Ward 2
Don Outland, Ward 7
Tambi Hurd, Ward 2
Gale Charles Strong, Ward 2
Patricia Deminna, Ward 2
Deborah Ehlers, Ward 3
Lynn Cardiff, Ward 6
Christine Chute, Ward 2
Lynette Willcox, Ward 2
Janet Adkins, Ward 1
Connie Sims, Ward 2
Susan Tribotti, Ward 3
Margaret Thompson, Ward 8
Meera Kreitzer 97304
Sara Shatto, 97392
Julie DeMarco, Ward 2
Len Lingo, Ward 2
Josephine Hockenhull W 2
Theodore D Young Ward 2
Jo Ann Elizabeth Siebert W 8
Joanne Stern Ward 8
Joan Graves Ward 8
Ruth Holme Ward 8
Leslie Zeigen Ward 8
Ann Little Ward 7
Mary Fitzpatrick Ward 2
Nan Rittall, Ward 8
Kathleen West Ward 2
Cindy Rasmussen 97392
Janet Neuburg Ward 2

Dan Simmons, Ward 2
Deborah Emery, Ward 7
Kathy Rowell, Ward 1
Rob Kimmich, Ward 2
Gene Fewx, Ward 1
Dawn Banks, Ward 3
Jeanette Keating, Ward 2
Michael Pollard, Ward 4
Laurie Sequeira, Ward 2
Cheryl Randal, Ward 2
Carlene Benson, Ward 2
Lynn Albright, Ward 4
Joel Martin, Ward 3
Sarai St Julien, Ward 2
Roger Deminna, Ward 2
Nadene LeCheminant, W 2
Mary Anne Spradlin, Ward 1
Noor Chakravarty, W 5
Bonnie O'Connell, W 4
George Adkins, Ward 1
Randy Fishfader, Ward 2
Robert Tribotti, Ward 3
Roz Shirak, Ward 2
Ellen Stevens, Ward 8
Trudee Carter, Ward 2
Grace Smith, Ward 3
Christine Young Ward 2
James Hockenhull W 2
Georgienne P Young W 2
John Schoon Ward 8
Bobbie Dolp Ward 8
Lee Graves Ward 8
Betsy Belshaw Ward 8
Cathy Pozar Ward 2
Nancy Lindburg Ward 7
Alice Phalan Ward 2
Marion Perry Ward 8
Nancy L Sanchez W 2
Marnie Jeffers Ward 8
Stephen M Sanchez Ward 2

Tom Shoji, Ward 2
Eric Shuman, Ward 7
Joyce Huff, Ward 8
Peter Bergel, Ward 2
Walter Perry, Ward 2
John Hofer, Ward 2
Corey Keating, W 2
Patrice Pollard, W 4
Patricia Monson, W 2
Sylvia Strand, Ward 2
Kathy Outland, W 7
William Vogt, Ward 2
Bill Dixon, Ward 7
Pat Dixon, Ward 7
Robert Ehlers, W 3
Bill Hayden, Ward 1
Angela Gross, W 6
Ann L Lovejoy, W1
Roberta Cade, W 1
Herb Sims, Ward 2
Bob Muir, Ward 2
Kim Davis, Ward 4
Ron Speck 97304
Sharon Miller, W 2
Molly Dinsdale W 2
Kathy Lingo, W 2
Susan Miller W 2
Susan Abbleby W 2
Claudia Howells W2
Charile Weyant W 8
Tom Stevens W 8
Clare Diess Ward 8
Bob Zeigen W 8
JoAnn Ahmed W 2
Karen Runkel W 2
Evan White, Ward 8
Sue Everly Ward 7
Bob Rossi Ward 1
Mady Kimmich W 2
Hans West Ward 2