

AREA PLAN
OREGON STATE SCHOOL for the BLIND

Prepared for the Capitol Planning Commission in cooperation with the
Oregon State School for the Blind

OREGON STATE SCHOOL FOR THE BLIND
LAND USE PLAN

ADOPTED BY THE
CAPITOL PLANNING COMMISSION

SEPTEMBER 24, 1984

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PLAN PURPOSE AND USE

The purpose of the Area Plans is to coordinate the development of state-owned property in areas defined by ORS 276.028. The Plans are designed to accommodate the needs of State Agencies located within the statutory purview of the Capitol Planning Commission. The Area Plans are the result of an examination of: the existing and surrounding development and land; the type and level of building uses; the transportation network serving and on the property; and the views of affected agencies, groups and individuals. The Plans establish development opportunities, limitations and constraints, and project potential State Agency uses that could be accommodated on the sites and under what circumstances. As a part of development of the Plans, development standards are adopted to enhance and preserve the beauty and dignity of the areas, to secure them from encroachment and for the protection of the surrounding community environment. These plans are established, adopted and implemented by the Capitol Planning Commission.

HISTORY AND OTHER STUDIES

HISTORY

A School for the Blind was established in Oregon in 1873 but was not moved to the present seven acre site until 1895. The School has been maintained under its original premise which was to operate as an educational facility. Over the past 20 years, the Oregon State School for the Blind has experienced pressure from various concerns to relocate the School and/or modify its program. There has been a great deal of interest in making the site available for other land uses given its location. The 1983 Legislative session produced a directive that the Blind School Program be evaluated, statewide, to determine the best organization of program delivery. The results of that study will be available in 1984 and possible legislative action will follow in 1985.

OTHER STUDIES AND PLANS

Central Salem Development Program (CSDP)

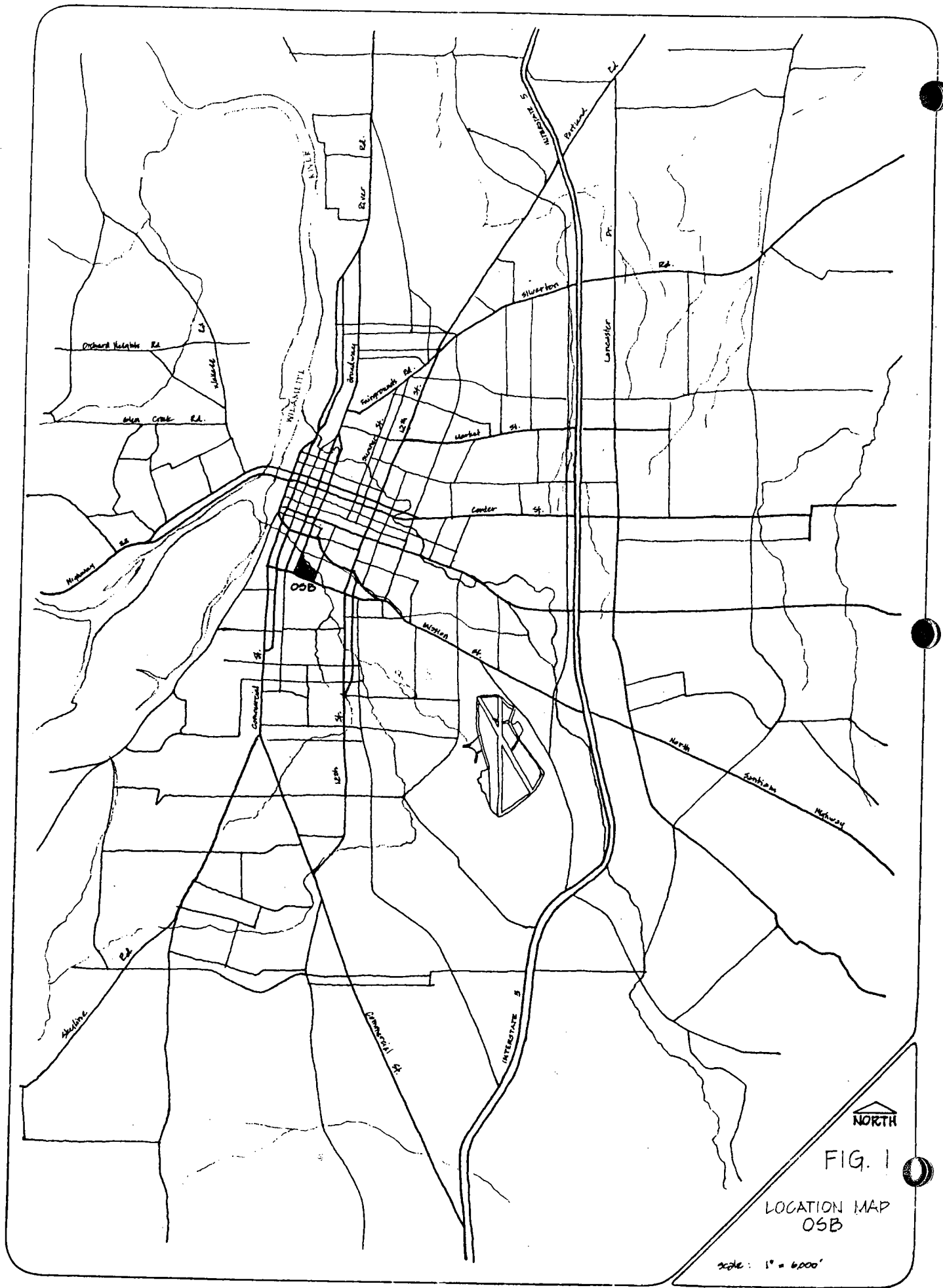
Prepared by the Urban Renewal Agency with consultants, Rockrise, et al (ROMA), the CSDP is an officially adopted implementation program for the development of the downtown. Residential uses near the retail core area are recognized as important consideration in generating business activities. It also is undergoing revisions in cooperation with the CAN-DO neighborhood group at this time.

Park and Recreation Comprehensive Study - Salem and the Urban Growth Area

The City of Salem has developed 6.8 acres near Clark Creek as a neighborhood park for south end users. Additional development is occurring at Pringle Park as a result of the Memorial Hospital expansion.

Salem Area Comprehensive Plan

This is the overall guide for development in the metropolitan area. It reflects the current use of land in the study area. Since the initiation of LCDC goals and guidelines, the Comprehensive Plan has undergone the process of updating. Neighborhood Plans are possible detailed elements of the larger scale plan. The CAN-DO Neighborhood Plan has been adopted as a detailed element and the SCAN Neighborhood is considering developing a plan for review by the Salem City Council.



NORTH

FIG. 1

LOCATION MAP
OSB

scale: 1" = 6000'

Oregon Educational Coordinating Commission

A study is being conducted by the OECC at the direction of the legislature to examine programs for the visually impaired and multihandicapped population served in settings including the School for the Blind, Fairview and community programs. Recommendations included in this report may ultimately affect legislative decision-making regarding future uses for the Blind School site.

EXISTING AREA CHARACTERISTICS

TOPOGRAPHY

The study area lies at the northern base of the gradual but definite elevational rise of the Salem Hills. The site is located at the foot of two prominent topographical features, Bush's Pasture Park and Frye Hill (see Fig. 1a). Both of these are significant landmarks in the community. The OSB campus is marked by approximately 15 feet of elevational difference, accompanied by a range of steep to gradual slopes. (see Fig. 1b. which depicts the gross topography of the site).

HYDROLOGY

Four distinct waterways flow northwesterly in the area to drain into the Willamette Slough: the Mill Race, Shelton Ditch, Pringle Creek and Clark Creek (see Fig. 2a). The 100 year flood boundary was updated in 1984 by the Federal Emergency Management Agency. The flood plain for Pringle Creek and Shelton Ditch as it affects the Blind School is shown on Figure 2b. The floodway for both channels has not yet been defined. Before new development can occur at the site, the floodway must be defined by the land owner and approved by the City of Salem. Pringle Creek forms the northeastern boundary of the state property. During the wet season, the water table is high, in the range between three to five feet below ground surface.

SURFACE GEOLOGY & SOILS

Two geologic formations occur in the area: Columbia River Basalt (TCR) and Willamette Silt (Qw) (USDOT 1975: B-4). The soils are identified in Fig. 3a. Building limitations are confined to areas where perched water tables are likely to occur. Clackamas gravelly loams (Ck) are the one class of soils identified on the site. These are generally poorly drained soils. Detailed on-site soil investigation would be required before specific engineering constraints for certain structures could be identified. Listed below are the soils and their general characteristics found in the study area. For further information, refer to the Soil Surveys of the Marion County Area, OR by the Soil Conservation Service (USDA-SCS: 1972).

- Am (Amity) - *Poorly drained soils that have formed in mixed alluvium: slow permeability; low stability; good top soil. Moderate impacts for most developed land uses. Severe for septic tanks.*
- Ck (Clackamas) - *Poorly drained soils formed in gravelly mixed alluvium: permeability slow, unsuitable top soil. Moderate hazards for most developed land uses. Severe for septic tanks.*
- JoB (Jory) - *Well drained soils formed in colluvium from tuffs and basalts: fine-grained soils; slow permeability; moderate stability. Severe impacts for septic tanks. Moderate hazards for other developed land uses.*
- Sa (Salem) - *Well drained soils formed in gravelly alluvium: fair top soil; excessive gravel; moderate permeability; low stability. Hazards are slight for most developed land uses. Severe for sewage lagoons.*
- WuA (Woodburn) - *Moderately well drained soils formed in silty alluvium and loess: good top soil; low stability; slow permeability; perched water table. Severe hazards for septic tanks; moderate for other developed land uses.*

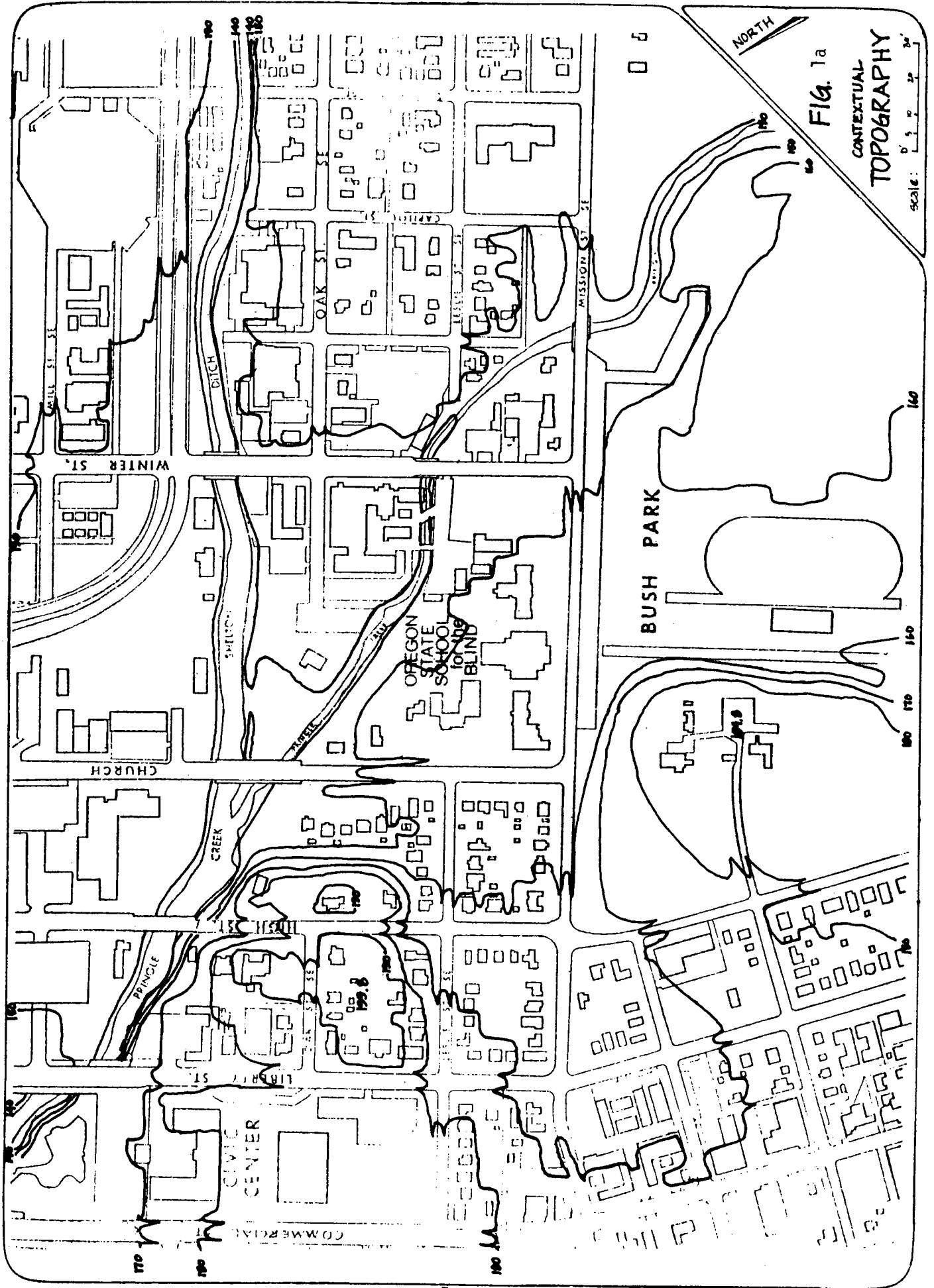


Fig. 1a
CONTEXTUAL
TOPOGRAPHY

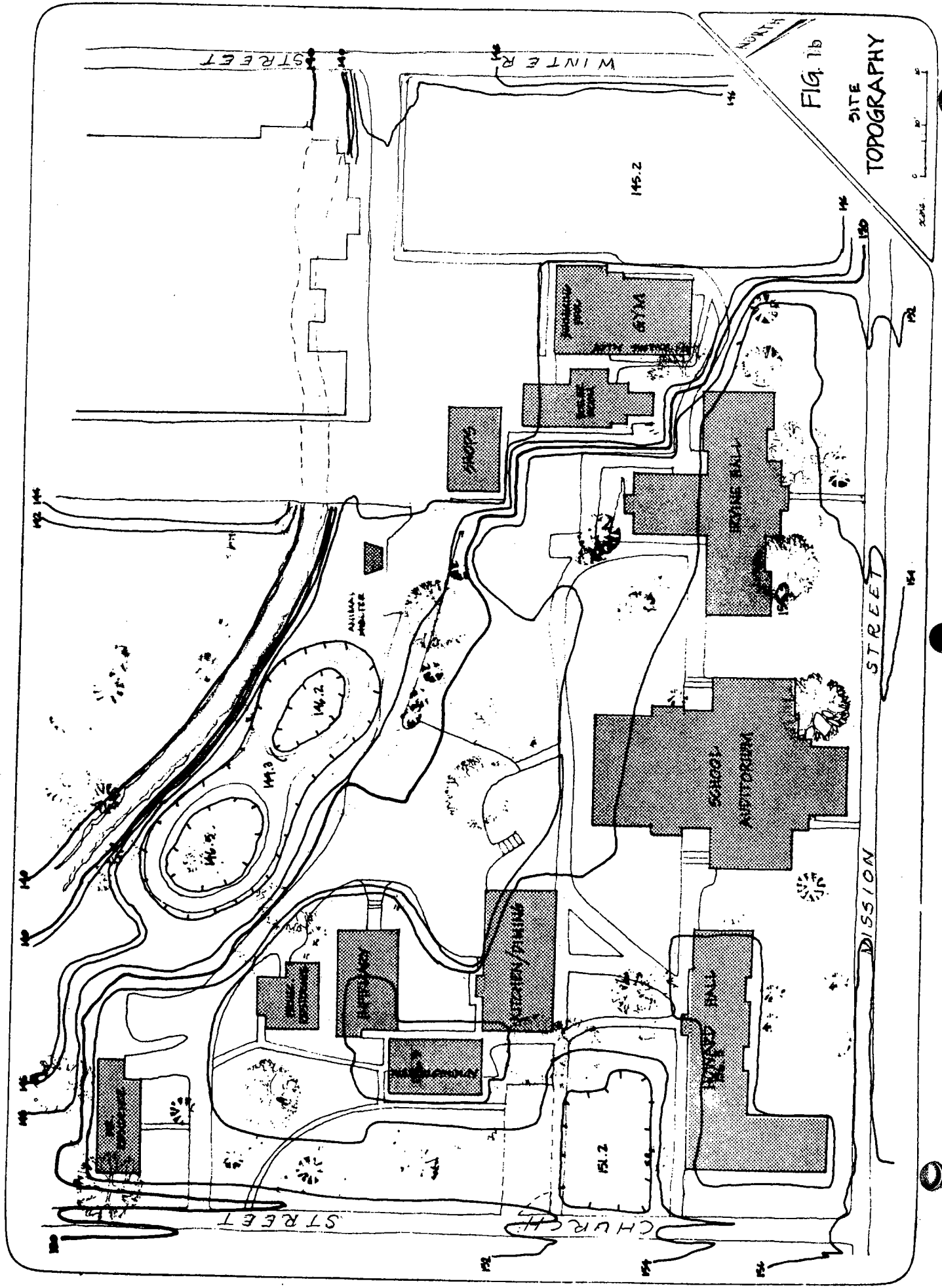
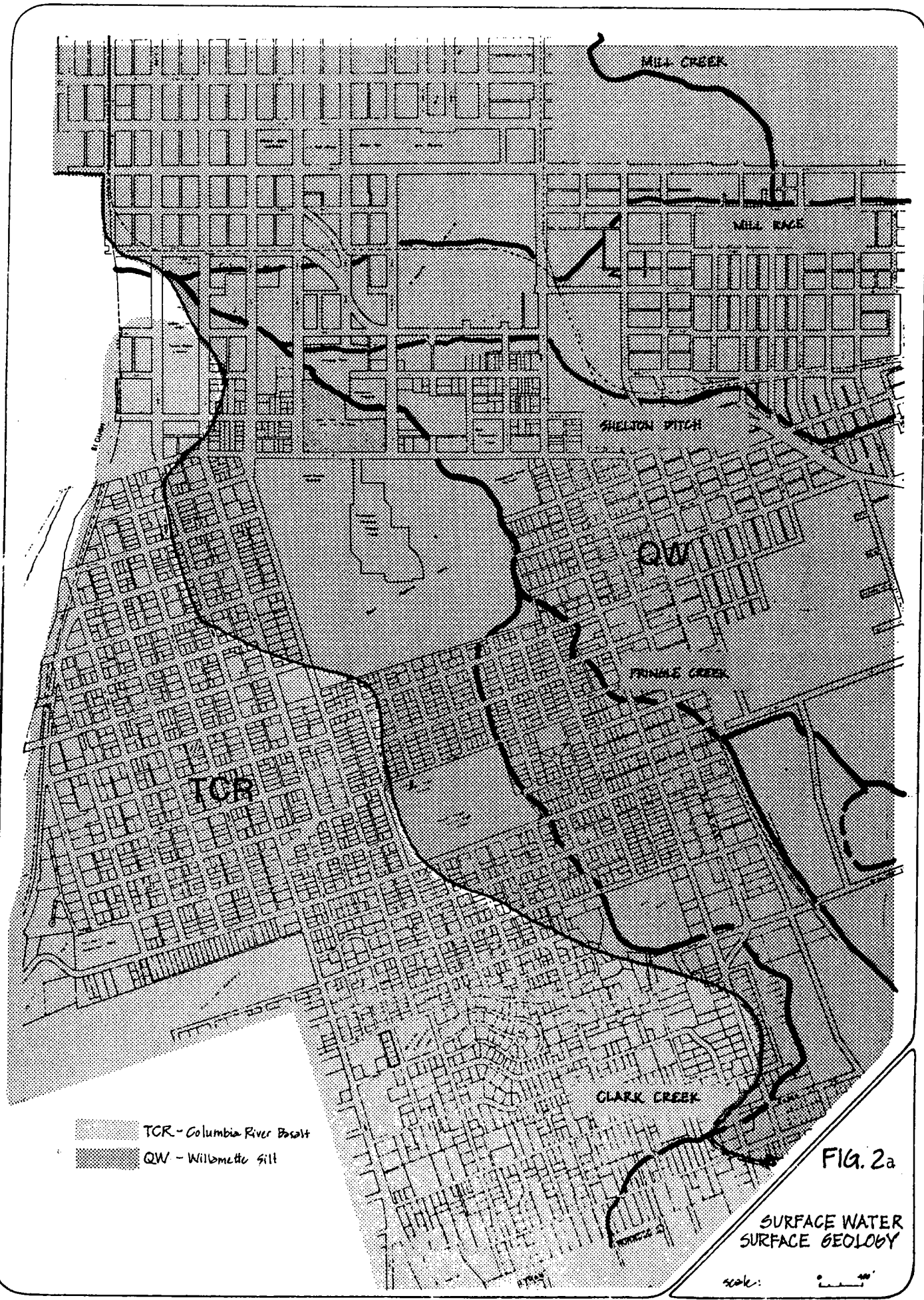


FIG. 1b
SITE
TOPOGRAPHY

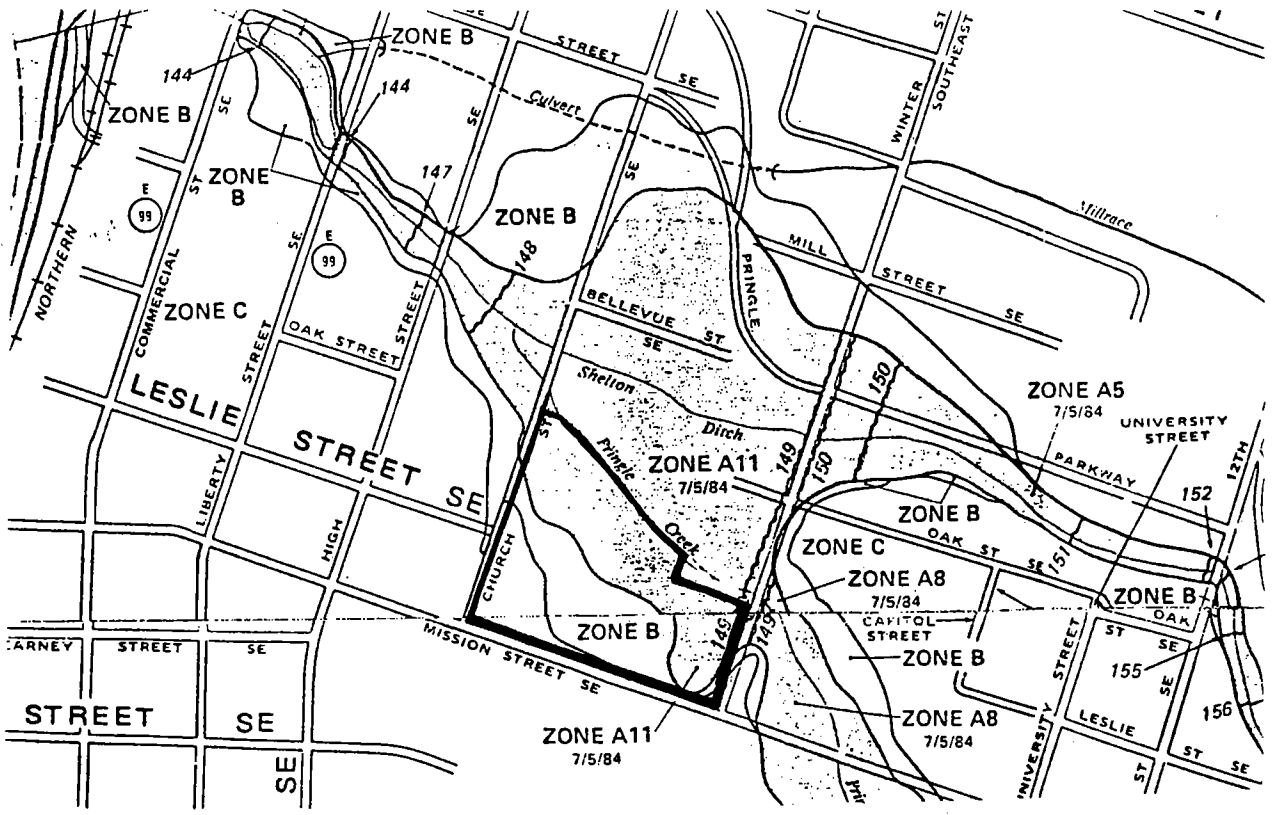


TCR - Columbia River Basalt
 QW - Willamette sill

FIG. 2a

SURFACE WATER
 SURFACE GEOLOGY

scale: 1" = 100'



**Federal Emergency Management Agency
KEY TO MAP**

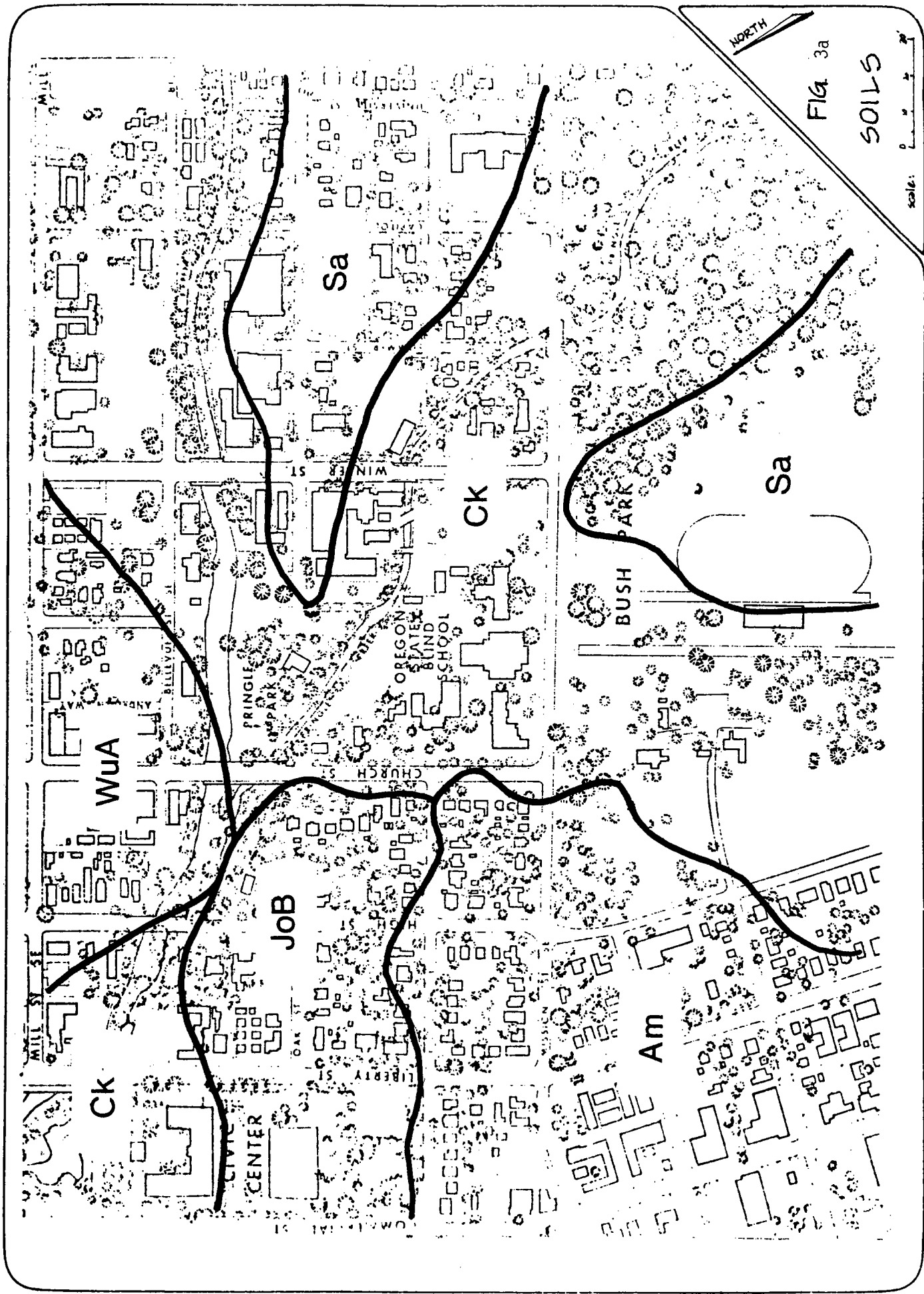
500-Year Flood Boundary	-----
100-Year Flood Boundary	-----
Zone Designations* With Date of Identification e.g., 12/2/74	ZONE B ZONE A1 DATE ZONE A5 DATE
100-Year Flood Boundary	-----
500-Year Flood Boundary	-----
Base Flood Elevation Line With Elevation in Feet**	~~~~~ 513 ~~~~~
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 967)
Elevation Reference Mark	RM7x
Zone D Boundary	-----
River Mile	•M1.5

** Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

FLOOD PLAIN MAP Fig. 2b



SURROUNDING AREA DEVELOPMENT

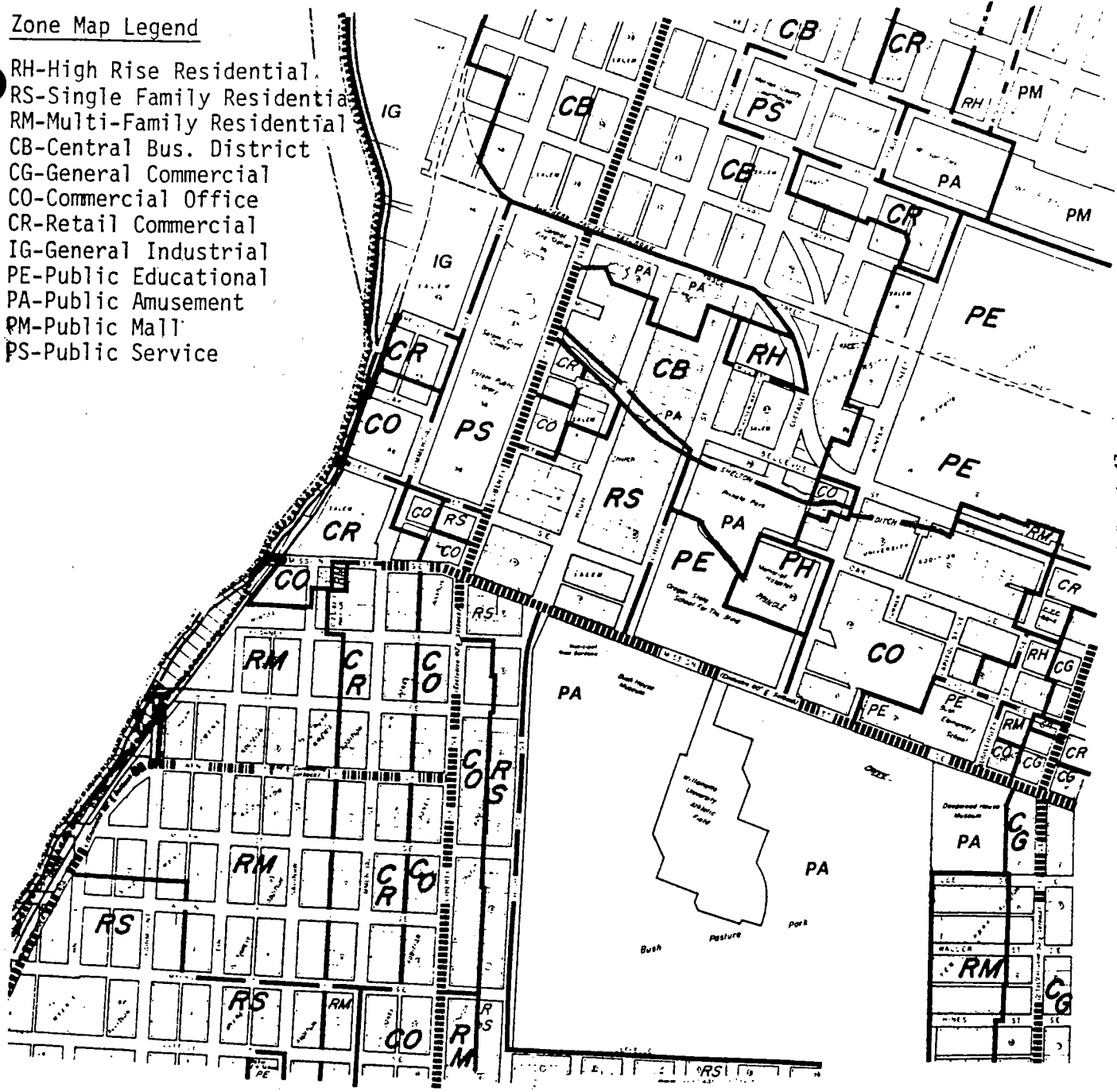
There is a variety of land uses in the study area. The Central Business District (CBD) and its retail and commercial activities lie a short distance to the north. Very fine older residences are located to the south and west along with a prominent city landmark, Bush's Pasture Park. Predominant activities to the east are medical offices which gravitate around Salem Memorial Hospital. Other uses in close proximity are retail businesses, public schools, and governmental services. Zoning classifications are mapped in Fig. 4a.

The major influence on land use in the area in the future will be Salem Memorial Hospital and associated medical facilities which lie northeast of the Oregon State School for the Blind. The Hospital is now expanding the Memorial unit site. The addition will extend North from the existing hospital toward Shelton Ditch and will house 200,000 square feet of ancillary services and beds in a six-story structure. The Hospital is constructing a multi-level parking structure for 900 automobiles next to Bush School across Winter Street and bordered by Mission, Leslie and Capitol Streets. The Hospital has indicated they are interested in acquiring the Blind School property. A map depicting the Salem Memorial Hospital's Development Plan for the future is found on Fig. 4b.

The area is quite significant from a historical perspective. Two properties are listed on the National Register of Historic Places: 1) Asahel Bush House (circa 1878), and 2) Dr. Luke A. Port House, also known as Deepwood (circa 1894). This designation is a national assurance of protection against possible threats to their character.

Zone Map Legend

- RH-High Rise Residential
- RS-Single Family Residential
- RM-Multi-Family Residential
- CB-Central Bus. District
- CG-General Commercial
- CO-Commercial Office
- CR-Retail Commercial
- IG-General Industrial
- PE-Public Educational
- PA-Public Amusement
- PM-Public Mall
- PS-Public Service



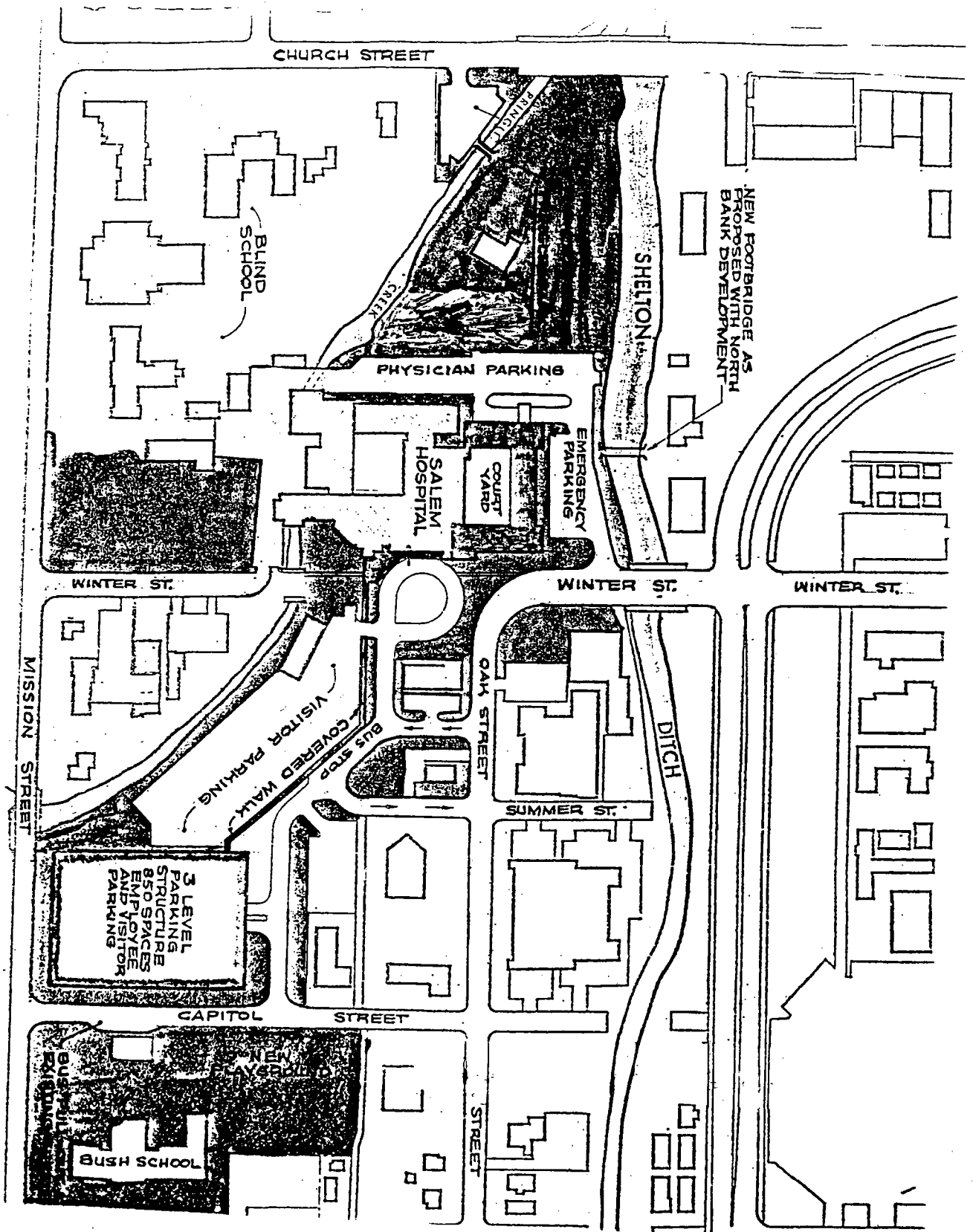
See Page No. 47

The users should be cautioned that this map is not the official zone map of the City. Although we made every effort to ensure accuracy, there may be isolated differences with the official zone maps. Zone changes effective since February 1, 1983, will not be reflected in these maps.

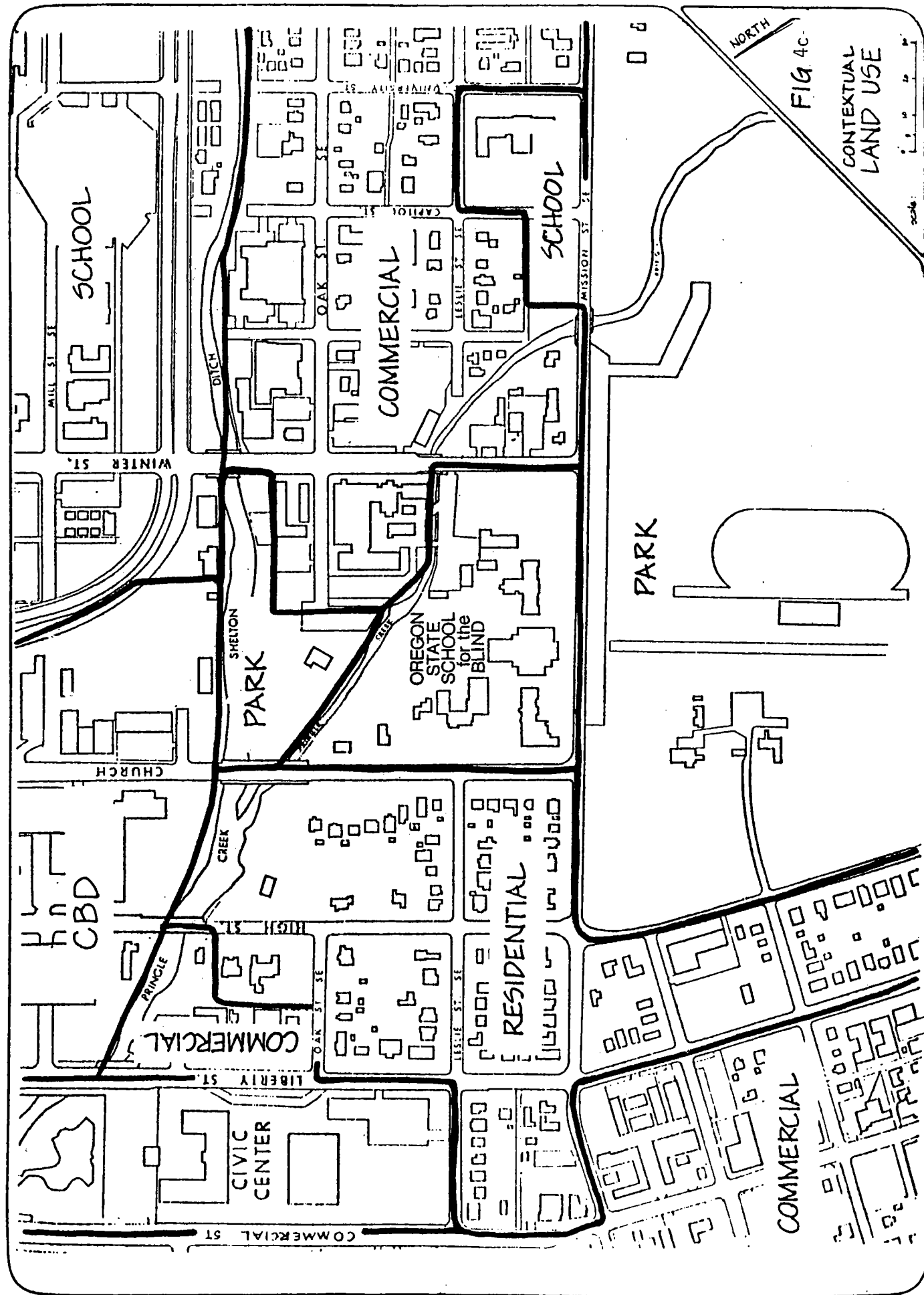
- WILLAMETTE GREENWAY BOUNDARY
- FLOODWAY
- ▨ FLOOD PLAIN
- ▬ CITY LIMITS
- ▬ CURRENT DEVELOPED AREA

<p>ZONE MAP</p> <p>Scale: 100 0 200 400 FEET</p> <p>SOURCE: ASSESSOR'S MAPS</p>		<p>T. <u>7</u> S. R. <u>3</u> W. SEC. <u>27</u></p> <p>COUNTY, OREGON</p> <p>Salem and Vicinity</p> <p>Date: November, 1976</p> <p>Revised: FEB. 1, 1983</p>	<p>File #</p> <hr/> <p>Page</p> <p>48</p>
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Fig. 4a



SALEM HOSPITAL EXPANSION PLAN Fig. 4b

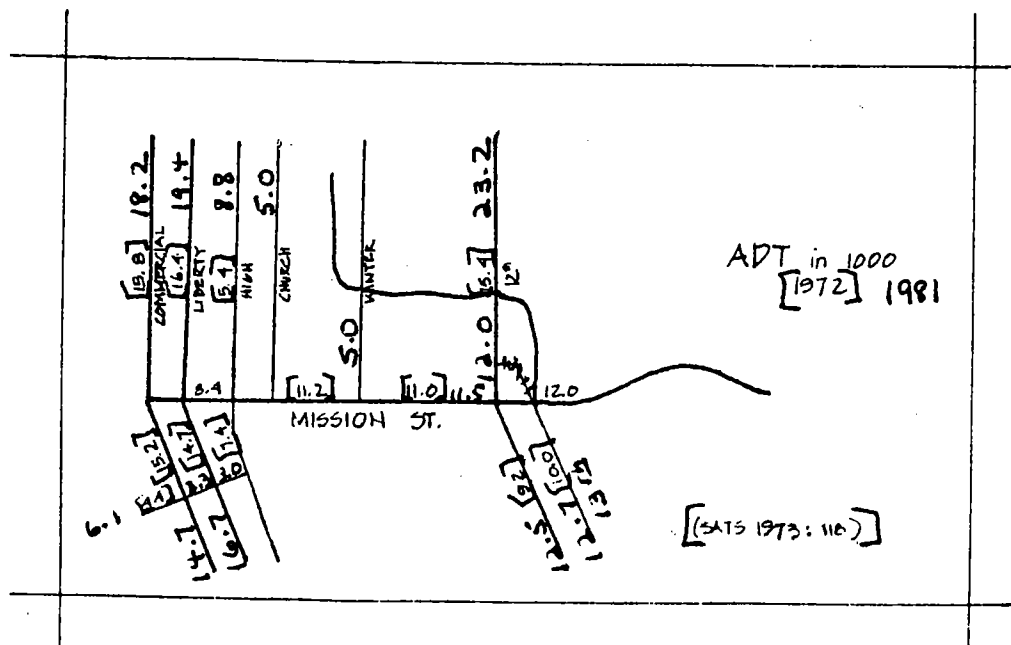


CIRCULATION

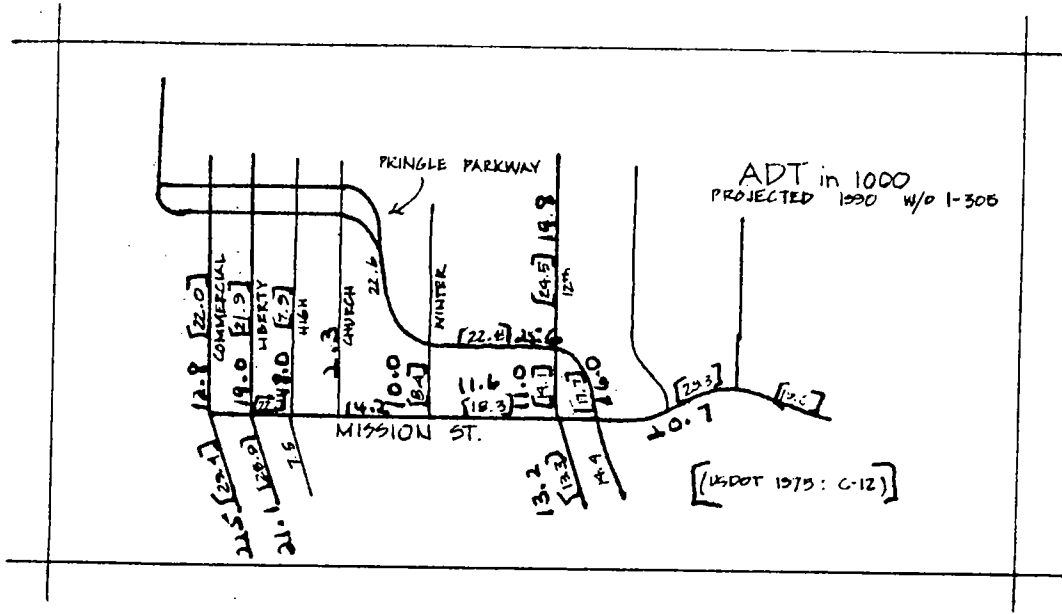
Vehicular Traffic and Parking

Mission Street is the dominant arterial abutting the Oregon State School for the Blind. Mission Street was chosen as one of six possible site locations for a third bridge over the Willamette River (USDOT 1974). Since that investigation, lack of funds for bridge construction has made the project unlikely in the foreseeable future. It is anticipated that Mission Street will require widening to four or more lanes in the future regardless of whether it is chosen as a bridge location site.

Currently there are three lanes of vehicular traffic on Mission Street with a 60' right-of-way (ROW). Existing peak hours are between 7:30-8:30 a.m.; 11:30 a.m. - 1:30 p.m.; and 4:00-5:30 p.m. There are conflicting opinions regarding noise and air quality. Some sources state that with a no-build option, state and federal standards would be met. Others project they would be exceeded. Existing traffic volumes (1981) are diagrammed below.



The projected 1990 traffic volumes as depicted below are subject to close scrutiny.



Vehicular traffic has also become an issue in areas around the collector streets, High, Church, Winter, and University. These are particularly due to increased traffic as a result of the new SAIF and Civic Center complexes and Hospital expansion. The increase in employees at these facilities has created pressures all through the neighborhoods.

On street parking is a problem in the residential areas since SAIF employees have added to the volume of auto traffic. The City of Salem has handled the problem through a Residential Permit (RP) Parking District. The City has posted time limits along the west side of Church Street to respond to neighborhood complaints. This has specifically affected OSB, as staff have found on-street parking on Church more and more difficult. Parking space is available in the Pringle Parking Structure four (4) blocks away.

South Commercial No. 1, 12th and Sunnyside No. 6, Boone Road No. 9, and Sunnyridge No. 14 are the transit routes that traverse the study area. Ridership was not investigated. See Fig. 5a for Cherriot's designation of routes.

Bikeways through the area are mapped in Fig. 5a. Existing right-of-ways are not well marked. There is considerable use of this system by school age children commuting to and from schools, parks and other recreation facilities.

Pedestrian Traffic

The major pedestrian circulation issue is the increasing volume of traffic not only on Mission but also on the other collectors in the area. The state will continue to work with the City of Salem in resolving pedestrian circulation problems in the area.

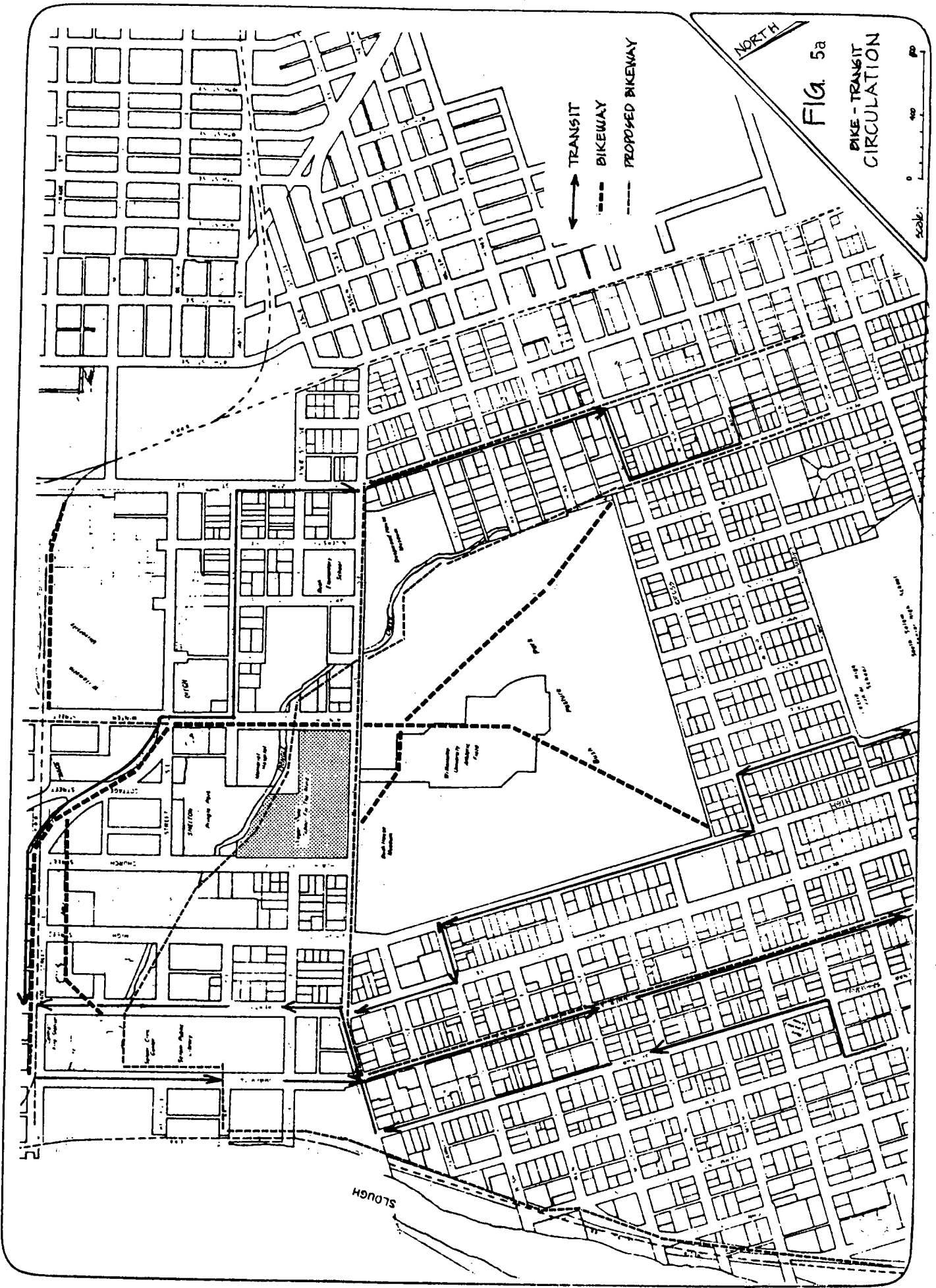


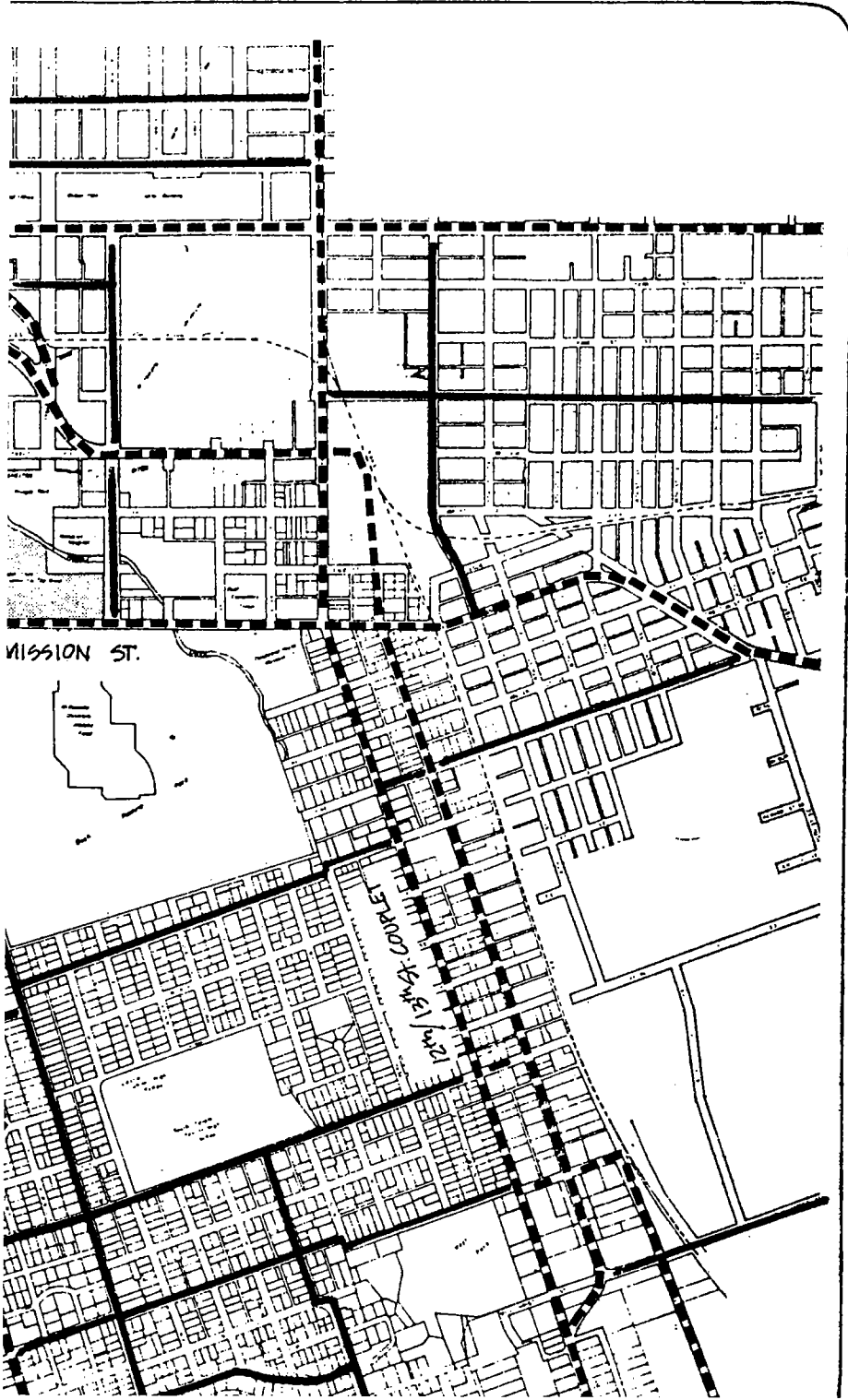
Fig. 5a
BIKE - TRANSIT
CIRCULATION

Scale: 0 100 200
feet

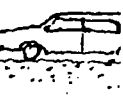
NORTH

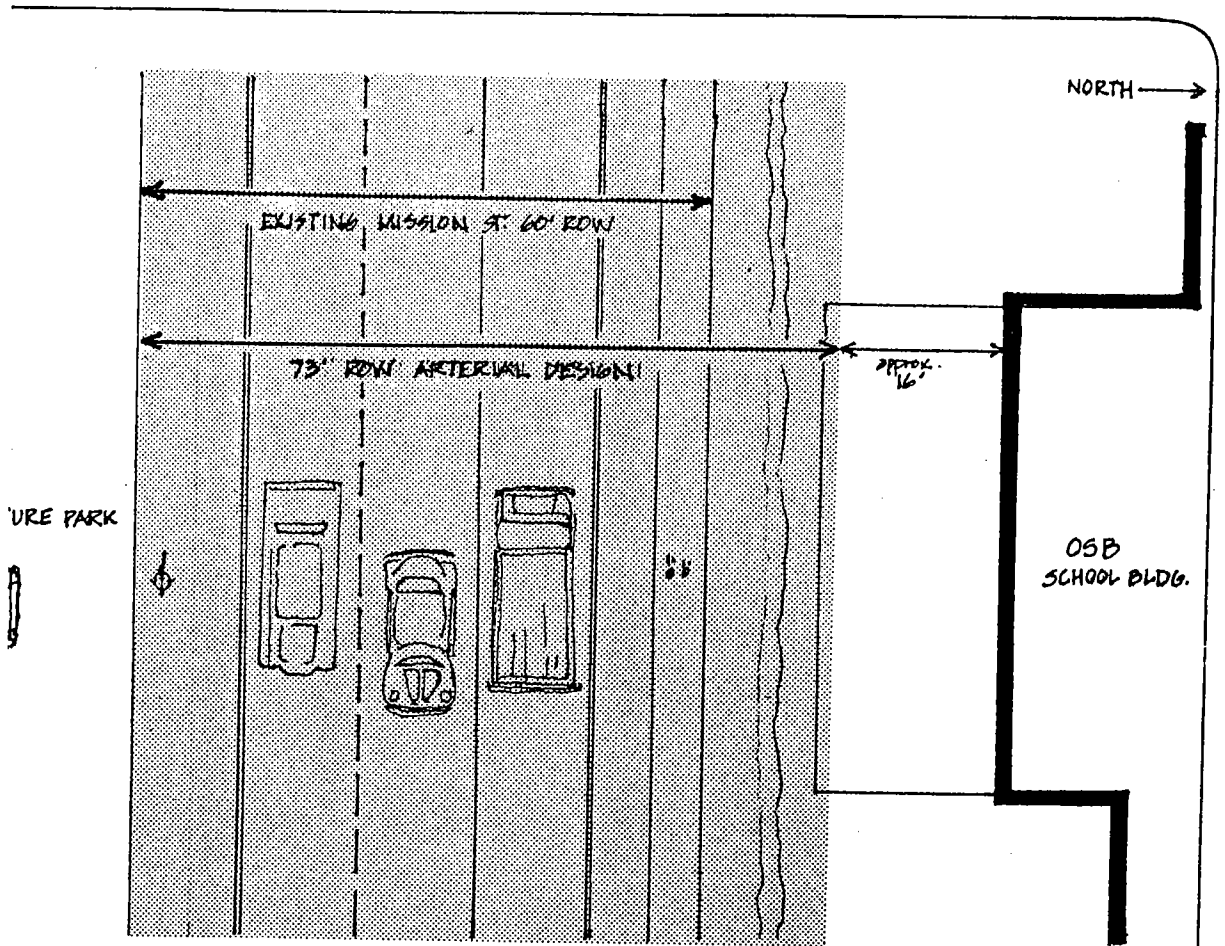
TRANSIT
BIKEWAY
PROPOSED BIKEWAY

SLOUGH

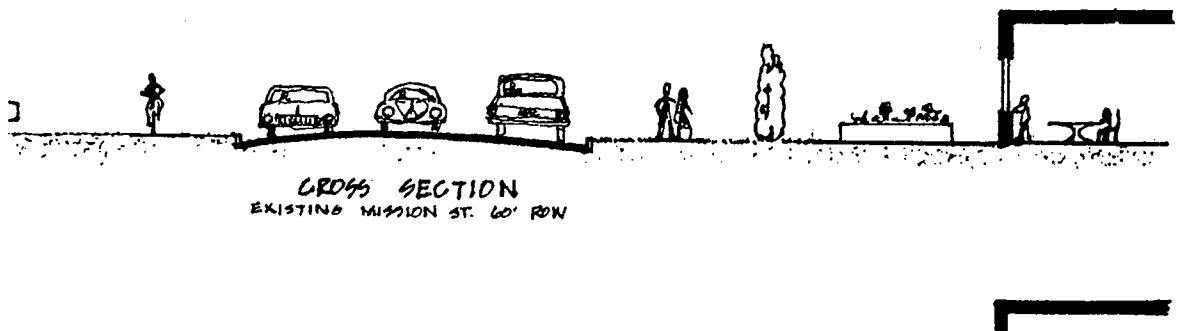


BUSH'S





PLAN VIEW



CROSS SECTION
EXISTING MISSION ST. 60' ROW

AFFECTED AGENCIES AND GROUPS

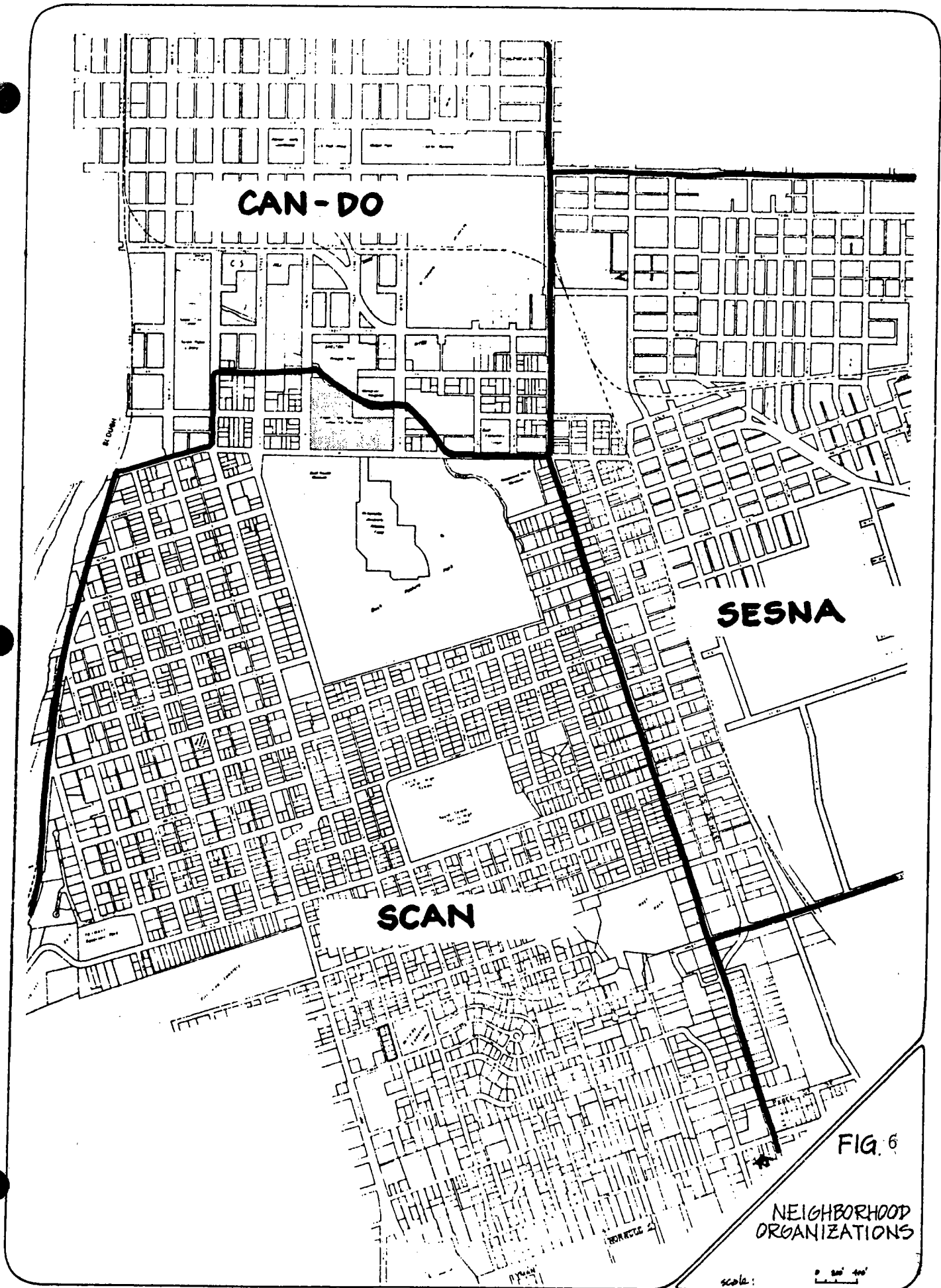
The Blind School site is currently under the ownership and control of the Oregon Department of Education.

The School, located within the City limits of the City of Salem, is subject to the Salem Comprehensive Plan and implementing ordinances. Several City Departments have participated in the development of this Plan including the Department of Planning and Community Development; the Public Works Department and the Traffic Division. The Blind School site is located within the South Central Association of Neighbors (SCAN) and is also bordered by the Central Area Neighborhood Development Organization (CAN-DO). The CAN-DO Neighborhood Plan has been adopted by the Salem City Council as a detailed element of the Salem Comprehensive Plan. The SCAN Neighborhood is contemplating developing a detailed Plan for incorporation in the Salem Plan. Most Development proposals require referral to these neighborhood groups and the City Planning Commission for review.

The Salem Regional Parks and Recreation Agency and the Mid Willamette Valley Council of Governments have also participated in the development of this plan and are engaged in planning efforts which include areas affecting the School for the Blind site. The Salem School District on behalf of Bush School, which is in close proximity to the site, also has an interest in the future of land use in the area.

As mentioned earlier in the Plan, the Salem Memorial Hospital has indicated an interest in acquiring the School site, should it become available, to accommodate future health care services such as physical rehabilitation or long term care.

There are also many organizations which have a keen interest in the Blind School program. These include the National Federation of the Blind, Alliance for Blind Children, Oregon Commission for the Blind, and the Oregon Council of the Blind. The Lions Club, Lions Auxiliary, and the Elks have made annual contributions to the Blind School.



GENERAL STATE AGENCY NEEDS

EXISTING SITE DEVELOPMENT AND USE

Site Use.

The site currently serves administrative, educational and residential functions on approximately 7.5 acres of an open park-like site.

The School for the Blind currently shares unused space with agencies or groups who are compatible with OSB's program and activities in order to fully utilize campus space and facilities. As an example, the Oregon Commission for the Blind rents office space at the site.

In the field of education of the visually impaired, Oregon has been decentralizing the program to several regions throughout the state. The implementation of this policy has resulted in the declining population of exclusively visually handicapped students at the school. Increasingly, the School has come to provide services for the multi-handicapped blind youngster who is not able to receive the necessary special education in his home community. Where once the School accommodated approximately 100 of the more mobile visually impaired youngsters, the population now fluctuates at around 50 children, all multi-handicapped. The program emphasizes a home-like setting as opposed to a dormlife arrangement. Approximately 50-60 staff are involved in the operation of OSB. Twenty-five to thirty of these employees are on an "8 - 5" schedule. An individualized program of education and training serves multi-handicapped children from around the state.

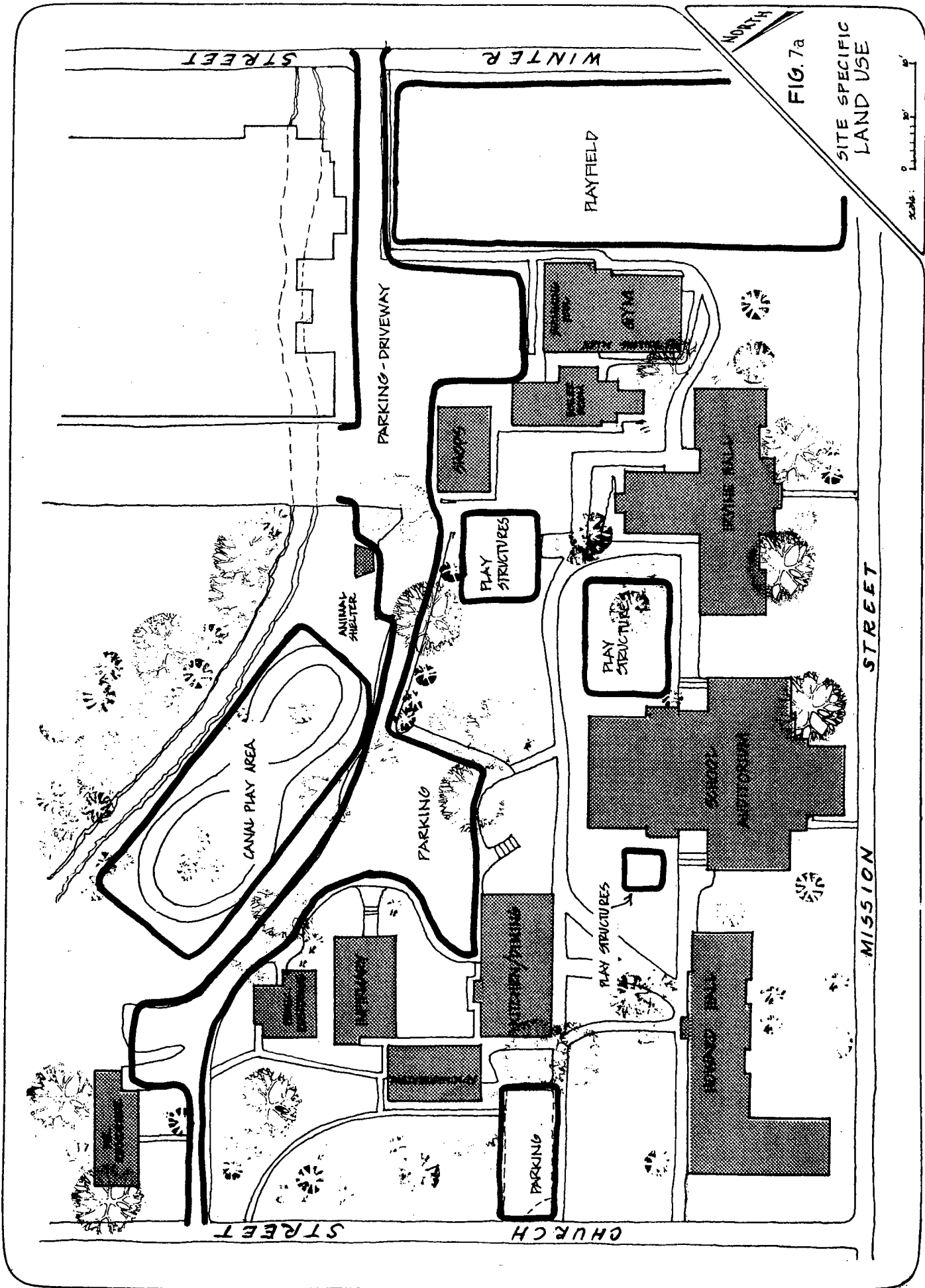


FIG. 7a

SITE SPECIFIC
LAND USE

Scale: 1" = 10'

Site Development

Land uses and site characteristics are identified in Fig.7a.

Structural space totals about 90,000 gross sq. ft. on the campus. Summarized below are some of the activities that occur in those structures:

HOWARD HALL is a brick building constructed in 1925 with an addition constructed in 1950. Most of the usable square footage is leased out to non-OSSB groups and agencies. The basement of this structure is nearly useless because of low ceilings, dampness and poor accessibility. This building is classified as being of primary historic significance by the City of Salem.

IRVINE HALL, constructed in 1935, is a three floor dormitory which houses all OSSB resident students. It contains bedrooms, sitting rooms, offices, a living skills instruction apartment, sensory stimulation center and laundry facilities as well as a multi-purpose day lounge constructed in 1968. This lounge is often used for non-OSSB meetings. This building is classified as being of secondary and tertiary historic significance by the City of Salem.

The SCHOOL BUILDING was constructed around 1950. It houses administrative offices, a media center, an auditorium, and classrooms.

The GYM BUILDING is utilized for a number of physical therapy classes as well as for recreation activities such as bowling and basketball. A variety of equipment is located upstairs such as a tread-mill and balance beams. In addition to swimming, canoeing and boating are taught in the swimming pool. Use of this facility is shared with other groups within the Salem community.

ADMINISTRATION AND SERVICES buildings include the Administration Building, Infirmary, Kitchen and Dining Operations, and Maintenance Shops.

RESIDENCES: There are two residences on the site: one housing a supervisory staff person and the other is rented to the Commission for the Blind.

PARKING: On site parking is available for 65 cars. This amount is adequate to meet the City of Salem parking standards for the current use of the property.

PLAY FIELD: The State Department of Education has declared the 1.1 acre play field located at the corner of Mission and Winter Streets, as surplus to the needs of the Oregon State School for the Blind.

STRUCTURE INVENTORY

	HOWARD HALL	IRVINE HALL	SCHOOL	GYM	SERVICES	SHOP/BOILER	STAFF RESIDENCE	PRIN. RESIDENCE
HISTORY	1925 1950 West Wing Addition	1935 1968 Lounge Addition	1950	1950	1956	Shop 1970 Boiler	1948	1954
USE	Rented	Dorms Living Skills Shop Sensory Stimula- tion Center	Classrooms Offices Auditorium Media Center	Physical Therapy Room Swimming Pool Bowling Alley	Administra- tion OSB, Special Ed. Kitchen, Dining Laundry Infirmary	Garage Maintenance Steam Plant	Staff	Rented
SIZE	Total: 12,500 sq. ft.	Total: 19,316 sq. ft.	Total: 24,780 sq. ft.	Total: 7,544 sq. ft.	Total: 17,282 Administration 4,452 sq. ft. Kitchen/Dining 10,030 sq. ft. Infirmary 2,800 sq. ft.	Total: 5,252 sq. ft.	Total: 1,992 sq. ft.	Total: 1,890 sq. ft.

Fig. 8

POTENTIAL SITE DEVELOPMENT AND USE

Other state uses may be appropriate for the site covered by this Plan, if it is no longer needed for the Oregon State School for the Blind. New uses would be subject to the review and approval of the Capitol Planning Commission, and the City of Salem if in conflict with the Salem Zoning Ordinance. Potential state uses include, but are not limited to, the following:

1. State Police Bureau of Standards and Training (Police Academy).
2. State Office Space (i.e. Department of Education, State Health Planning Agency).
3. State Uses related to Salem Memorial Hospital (i.e. Health Care).

POLICIES

1. It is the policy of this plan to support efforts by the City of Salem to ease vehicular traffic problems and provide appropriate traffic control for the movement and protection of pedestrians.
2. If the Blind School Program were to be eliminated or substantially modified at this site and proposed for replacement with another state use, the Plan shall be reviewed for possible amendments to insure appropriate integration of the new use in the surrounding community.
3. Productive utilization of all facilities at the OSSB should be encouraged.
4. All traffic related matters shall be coordinated with the SATS Year 2000 Plan.
5. Prior to any new development on the site, the location of the floodway shall be defined by the state and approved by the City of Salem.
6. The Capitol Planning Commission should coordinate with the SCAN Neighborhood as they develop their neighborhood plan.