

# THEATER,

continued from Page A1

wouldn't work," said Nate Brown, Keizer community development director.

In October 2016, Chuck Nakvasil, owner of several theaters in Oregon and Washington, approached the city about the possibility of a long-term lease on a portion of the land across from the Salem-Keizer Transit Center.

The city has been working out the lease details during the past year, but the request for a design variance is the surest sign yet that the plan is moving forward. The granting of a variance alone is a rarity for the city.

Since adopting its design code, only two variances have been granted. The first was for additional awnings at the Smoker Friendly location on River Road in 2004. The second, in 2005, was a waiver for a pedestrian access at the Willow Lake Treatment Facility. Approving such variances is also one of the few actions the Planning Commission can take without needing additional approval by the Keizer City Council.

Aside from the inherent problems of having windows in theater spaces, the request

to replace windows with landscaping is an attempt to offset the size of the nine-screen theater.

"This planting plan is a natural-look with a random placement of vertical trees. It is a 35-foot building and the intent is to break up some of the verticality," Brown said.

Jeremy Grenz, of Multitech Engineering, the engineering firm for the project, said he was personally excited to be involved in the project to bring a theater back to Keizer.

"That the city planners are willing to work with us tells me that they understand the excitement around this project," Grenz said.

Keizer did have a theater in the past — located at what is now Skyline Ford — but it was shuttered in the 1990s.

Commissioner Garry Whalen asked whether the city or the tenant would be responsible for maintaining the landscaping given the nature of the lease. Brown said the theater owner would have responsibility for the maintenance.

Whalen also wanted it to be known that the variance was being approved because of the unique nature of the development, not because the city was trying to sidestep its own development code on property it owned.

# BOND,

continued from Page A1

Matt Haymowicz, an orchestra parent, said, "In the same way you can't add a sink to a room and call it a science lab, you can't add a music stand to a room and call it an orchestra room."

McNary principal Erik Jespersen said he was all ears.

"We have a choir room, a band room and an orchestra closet," Jespersen said. "That sort of thing is what we'd like feedback on."

Everyone at the meeting was given a survey with four questions: Does the concept meet your vision for the growth of the school? Does this concept support your child's learning? Does this concept support your child's safety? And knowing that there isn't much flexibility with the budgeted amount, are there changes you would recommend?

The results will be shared with the school board and used to finalize the bond package.

In order to make changes to the orchestra room, McNary would have to take money away from other projects.

The new construction at McNary would take place on the turf field side of the campus. Jespersen added spending money in the current building, where the orchestra room is currently located, is more expensive because of code compliance.

Construction would begin in the summer of 2019 and be completed in September of 2020.

Michael Wolfe, chief operations office for the school district, led the forum.

"This is not a wish list, these



Gubser Principal Dave Bertholf discusses changes planned for his school with parents during a listening session for the May 2018 school bond.

are real needs," Wolfe said.

Salem-Keizer School District has grown by 1,745 students since the last bond passed in 2008 and is expected to grow by another 1,000 in the next five years.

Wolfe said if the district did nothing, there would be no room for 1,300 high schoolers and that number jumps to 2,200 without portables.

The needs for each school were determined by an 18-member citizen's facilities task force over three and half months, who recommended a \$766 million bond.

However, a community survey showed that price tag, which would result in an increase of \$3 per thousand of accessed property value, was a little too high.

Wolfe added that polling showed for the first time in decades that people were willing to pay more, just not that much. A \$620 million bond would be an increase of \$1.28 to \$1.39.

The majority of the money, \$433.5 million, would go to-

wards adding capacity to support enrollment and educational programs.

Construction at Claggett Creek Middle School, which would begin in 2020, includes cafeteria expansion and repurposing two general classrooms into science labs. Whiteaker would also turn a general classroom into a science lab as well as replace its gym floor.

Two elementary schools, Gubser and Keizer, would get new cafeterias, kitchens and classrooms. Cummings is set to expand its cafeteria. Construction at Cummings and Gubser would begin in 2020 and at Keizer Elementary in 2022.

Weddle Elementary is already over capacity but has no room to expand due to wetlands. However, other elementary schools, like Kennedy and Forest Ridge, are under capacity.

"There will need to be changes in Keizer's feeder system," Wolfe said, referring to boundaries.

Increasing the safety of schools in the event of a seismic event like an earthquake would cost \$66 million.

Wolf said each structure was evaluated for risk of collapse and \$56 million would be used to make sure people can get out of buildings in case of an emergency. The other \$10 million will increase the design standard of new additions to an immediate re-occupancy standard.

The rest of the bond would go towards an increase in safety and security (\$33 million), non-routine maintenance (\$73.5 million) and technology and upgrades that comply with the Americans with Disabilities Act (\$13.2 million).

"These numbers are not final. That's what these sessions are about," Wolfe said.

The school board will finalize the bond package in January to be put on the May ballot.

To follow the developments, go to [www.salemkeizer.org/about/2018-bond-measure](http://www.salemkeizer.org/about/2018-bond-measure).

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