

April 30, 2021

Sheryl Mendez

2655 Brush College Rd NW

Salem, OR 97304

To the City of Salem Zoning Subcommittee and all concerned;

I am writing today to inform you of my objection and dissatisfaction of the proposed zoning changes along Brush College/Doaks Ferry. I recently became aware of the proposed changes to the zoning of my property at 2655 Brush College Rd and the properties that surround my home, as well as 3 other parcels on Brush College.

My family recently entered into an agreement to purchase this home after a short lease option period. When we made the decision to purchase this home, it was with the understanding and in good faith—that the home and surrounding properties were zoned Residential Agriculture. A large part of the appeal of the property was the “country” feel. In addition, our plan is to start a small Christmas Tree farm and small orchard.

I am not unsympathetic to the needs of more and affordable housing in Salem. My family lived in an apartment for 7 years prior to purchasing this home, and rented for 19 of the last 27 years. Purchasing this home, in this setting was a dream come true! As you can imagine, finding out that the zoning could change to Multi-Family has been very distressing to us. I’ve spoken with all of my neighbors who’s parcels are also up for rezoning and none of us are in favor of this change. However, as you are aware—people move, have to sell, etc... therefore—we cannot be guaranteed that apartments wouldn’t go in right next door.

I’ve done extensive research and have thoroughly read the city’s comprehensive plan for future growth. Through the reading, I am very impressed with the ideas the city has come up with. I have come away with several points that I believe support the city’s plan, while eliminating the proposed zoning changes on Brush College near Doaks Ferry.

For ease of reading, the comments found in the city’s comprehensive plan are *italicized*, my comments follow **in bold**. I’ve also included photos of my property and the surrounding properties for you to refer to.

- 1. A zone change might not be appropriate in an area with no public services, especially if another part of town already has the services and can support the same type of development the proposed zone change will allow. Such a requirement might also require the applicant to show that the zone change will not significantly impact traffic.*
- 2. Multifamily housing should be located near employment centers, parks, shopping, and schools throughout the Salem Urban Area to increase pedestrian access to those destinations and services, foster complete neighborhoods, and promote dispersal of such housing across Salem’s neighborhoods.*

As you can see in the attached photos, we live adjacent to a neighborhood—in fact I share a fence with 4 neighbors. However, if you proceed west, past our driveway you are quickly in rural country. We are on the very edge of West Salem, and the Urban Growth Boundary is just down the street. There are minimal public services out this far. We believe that there are areas much closer to public services that could be developed and satisfy the need for higher density housing. In addition, any potential multi-family units would significantly increase traffic in this rural location.

3. *Pedestrian-friendly, mixed-use development and redevelopment should be encouraged along corridors with frequent transit access and near Cherriots' Core Network to increase access to jobs and services, reduce the need for single-occupancy vehicle trips, and support public transit.*
4. *High-density residential development should be located along corridors in Cherriots' Core Network to increase pedestrian and transit access to jobs and services and to support the use of transit.*
5. *Development patterns in residential neighborhoods shall promote and facilitate multimodal connections that provide access to services and amenities and reduce the need for, and length of, automobile trips.*

My comments on points 1 & 2 are applicable to this one as well. We are not in a corridor with frequent transit access. High density housing here would increase the need for single-occupancy vehicle trips.

6. *Emergency transportation routes should be identified and enhanced, and emergency plans should be developed or updated regularly in coordination with emergency responders to help ensure continued service after natural disasters.*
7. *Design the transportation system to provide for the efficient, safe, and reliable movement of goods and services within and through the Salem Urban Area to support businesses and the economy.*
8. *Improve and build transportation infrastructure in coordination with emergency responders to increase transportation resiliency, align with emergency plans, and reduce risks to people in the case of seismic events and other natural hazards.*

As we are all well aware, the traffic in West Salem has progressively gotten worse over the last 10 years. The lack of another bridge is a detriment to the health and safety of those who live here. We simply lack the infrastructure to safely accommodate a significant increase in the population this side of the Willamette River. I do not believe in the old adage “if you build it, they will come” - it hasn't happened thus far. We cannot continue to build with the intent that “one day” we will fix the traffic problem.

Until there have been extensive changes to the roads and transportation into downtown Salem—it is unwise to encourage further growth.

In my reading, I explored the effects of extending the Urban Growth Boundary. I found some very enlightening information. According to a report titled “Analysis of Development on Rural Residential Lands: A Report to the HB 2254 Rules Advisory Committee” prepared for the Oregon Department of Land Conservation and Development by the University of Oregon's Community Service Center Department of Planning, Public Policy and Management; continued development in incorporated areas, particularly on parcels less than 2 acres, will have long term implications for UGB expansion as parcels less than 2 acres are unlikely to subdivide inside UGBs.

In addition, the report states that “If cities are adding existing developed Rural Residential subdivisions with lots less than 2 acres, it is not likely that any capacity exists on these lands.” They also report that it is cheaper for developers to build on existing city lots instead of passing on the cost to homeowners of connecting a new sewer pipe or highway, other city services to properties on the edges of town. The urban growth boundary is a way to keep the costs of those pipes and roads in check.

Also, According to the Oregon Department of Land Conservation and Development, the purpose of UGB's is to encourage that multifamily development to be within existing business districts, where people can walk to get to what they need and support small businesses.

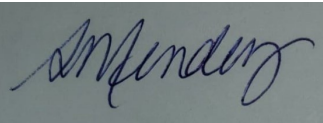
To compound that statement, they also say that statewide Oregon's planning goals encourage a city to offer a variety of housing options that are located near other city services and amenities.

Rick Christensen with the Metro Council in greater Portland states that, the focus there is encouraging multifamily development in existing business districts, where people can walk to get to what they need while supporting small businesses.

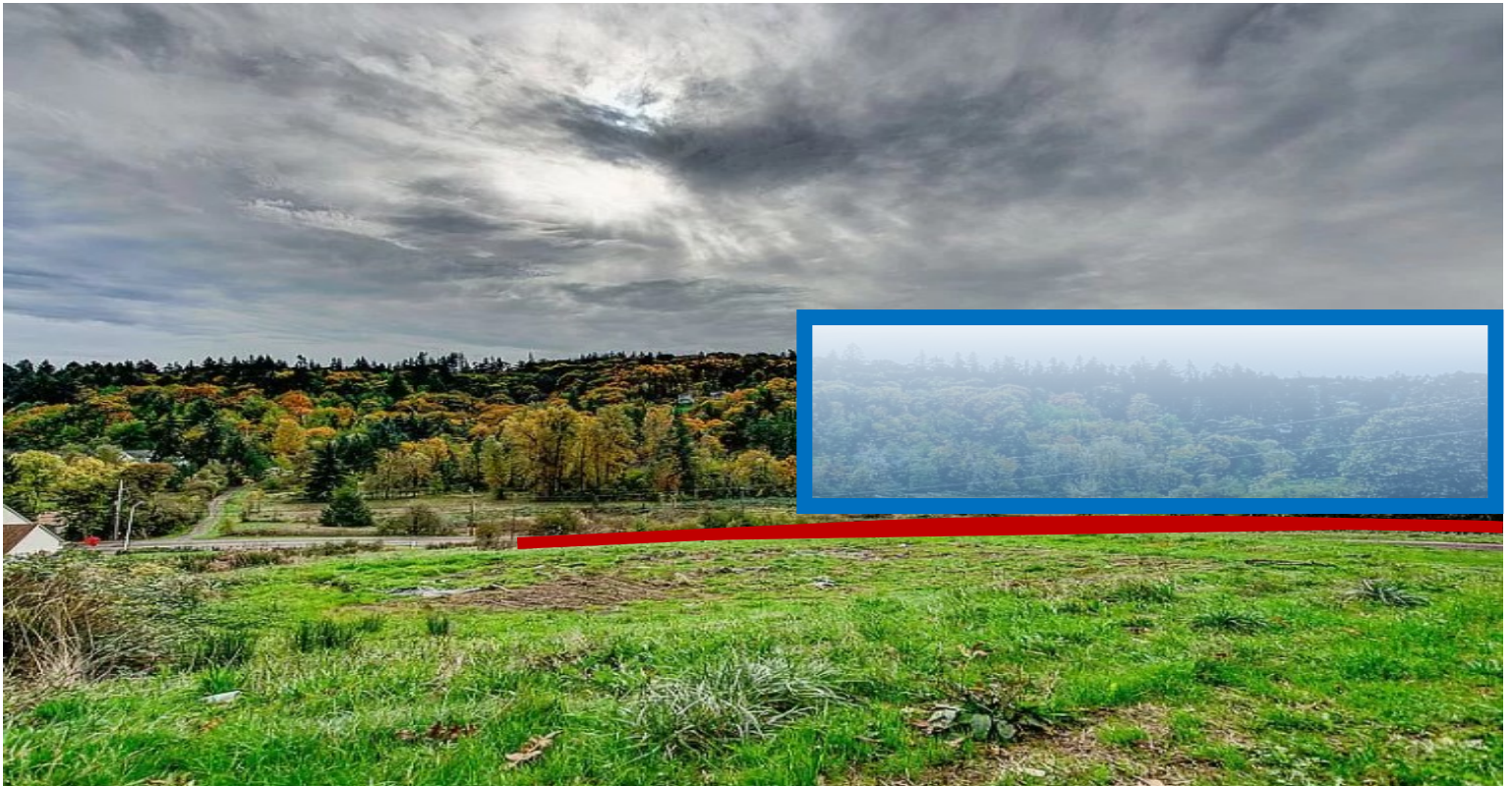
None of these situations apply to the properties on Brush College. Being so close to the UGB, it's very unlikely for small businesses, shopping, transit, employment centers, and parks to spring up out here. Therefore, none of the city's future growth plans apply.

I appreciate your time, and hope that this information will help you in making your decisions when it comes to rezoning areas of West Salem, specifically Brush College. Included are comments from the interactive map for the parcels on Brush College that would be affected. I've also attached pictures of my property and the surrounding properties that would be affected by these changes. And I haven't even discussed—the habitat and wildlife that exist on our property & our neighbors property.

Sincerely,



Sheryl A. Mendez
sherryatwork76@gmail.com
503-269-2974



View from my living room. Red line is my driveway easement. Blue box is where apartments would go if zoning were to change and my neighbor sold their property

Red line is my driveway easement. Blue box is where apartments would likely go if zoning were to change and my neighbor sold their property

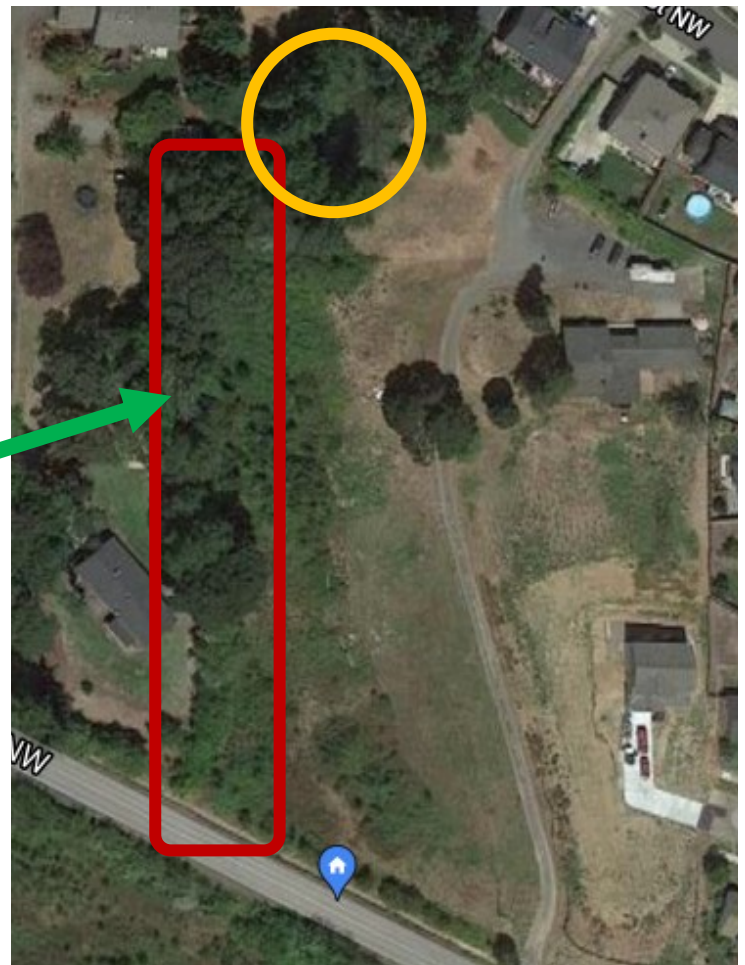
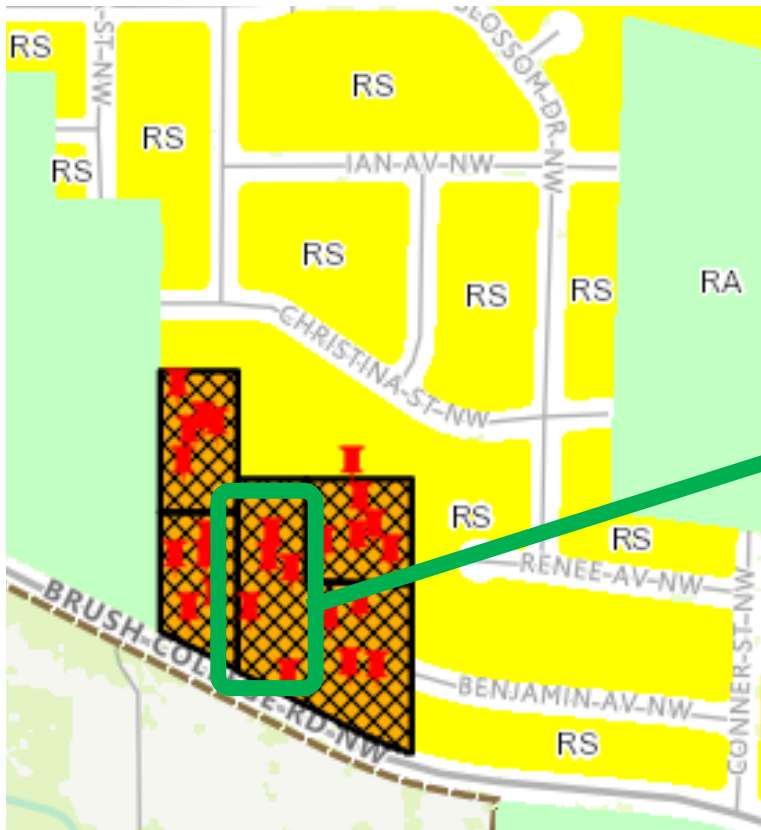


View from my bedroom. Again, red line is driveway, Blue box is where apartments would likely go if zoning were to change and my neighbor sold their property



Aerial view of areas adversely affected by potential zoning changes





Riparian Corridor Conservation:

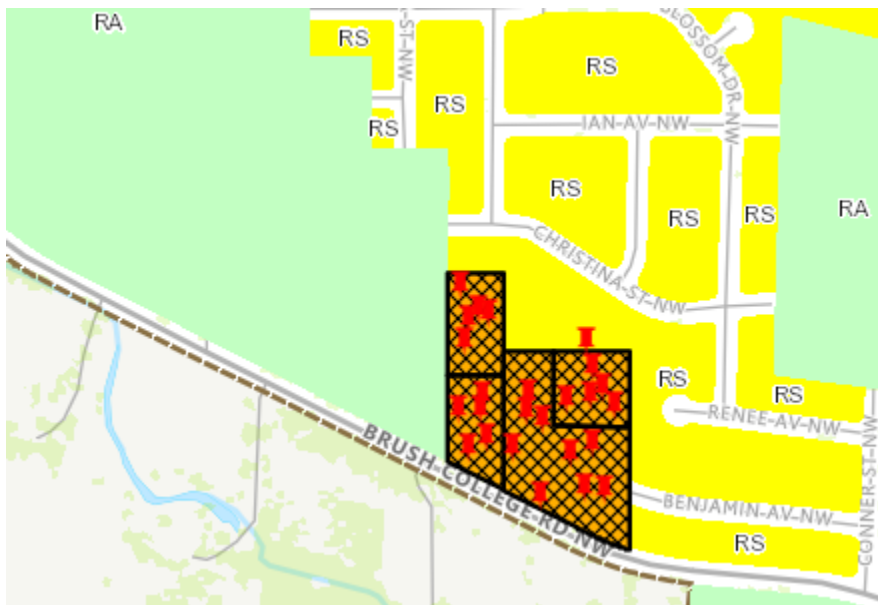
Yellow Circle: Naturally Occurring, Spring Fed Pond

Red Rectangle: Riparian Corridor

Riparian habitats often have high species diversity and are critical for wildlife. These habitats are important to species that prefer moist shrubby or forested habitats. Riparian areas provide essential wintering habitat and travel corridors for birds, amphibians, reptiles, mammals, and other wildlife.

Statements from the Our Salem Comprehensive Zoning Plan:

- The amount of dedicated natural open spaces in the Salem Urban Area should be expanded to support ecosystems and enhance quality of life.
- Develop a habitat connectivity analysis and strategic action plan that incorporates best practices and identifies critical connections between greenspaces and areas of natural habitat.
- Strive to achieve and maintain self-sustaining populations of native species, including native plants and trees, native resident and migratory fish and wildlife species, indicator species, at-risk species, and beneficial insects through plans and investments.
- The City shall facilitate and promote the protection and establishment of forested riparian areas for water quality, public health, and wildlife habitat.
- Habitat protection. Protect habitat areas for native and non-invasive naturalized plants and wildlife that live and move through the City, especially climate-adapted species, pollinators, and indigenous species subject to Native American fishing rights. Focus these efforts on habitat that is part of or helps create an interconnected system of high-quality habitat, and also considers downstream impacts of activities.
- The amount of dedicated natural open spaces in the Salem Urban Area should be expanded to support ecosystems and enhance quality of life.
- The quality and function of natural resources in the Salem Urban Area should be protected, including wetlands, waterways, floodplains, and critical habitat.
- The City shall take proactive measures to reduce the environmental impacts from City-funded programs and projects by ensuring that environmental resources are identified and evaluated for impacts early in the planning stage. Design, construction, and maintenance activities should avoid, minimize, or mitigate adverse environmental impacts.



(1 of 4)

Comment Information

Public Comment

Suggested Zoning

Comment Details Beautiful pond and natural habitat would be harmed by zoning changes. Wildlife abounds in this area, and would be harmed by zoning changes.

Name (optional)

Zip code (optional) 97304

Related tables:

Proposed Zonina or Overlav Change...

[Zoom to](#)

(1 of 4)

Comment Information

Public Comment

Suggested Zoning

Comment Details I reject the plan to change the zoning of the property that I own. I bought this property because it was rural, and don't want that to change.

Name (optional)

Zip code (optional) 97304

Related tables:

Proposed Zonina or Overlav Change...

[Zoom to](#)

Comment Information

Public Comment RA - Residential Agriculture

Suggested Zoning

Comment Details I do not support the zone change, please keep it residential single family or grow the residential agricultural zone

Name (optional)

Zip code (optional)

Related tables:

Proposed_Zoning_or_Overlay_Change...

[Zoom to](#)

(1 of 4)

Comment Information

Public Comment RM2 - Multiple Family Residential 2

Suggested Zoning

Comment Details I don't support the chg. Sec. 265.005 (e)1(a)II & III Says any zone change must be compatible and be demonstrated to be equally or better suited to the surrounding area. That means keep as RA or change to RS. Also schools can't support the # of kids.

Name (optional)

Zip code (optional) 97304

[Zoom to](#)

(1 of 4)

Comment Information

Public Comment - Suggested Zoning

Comment Details Has one of the properties owner I do not support the zone change

Name (optional)

Zip code (optional) 97304

Related tables:

Proposed_Zoning_or_Overlay_Change...

[Zoom to](#)

(1 of 4)

Comment Information

Public Comment

Suggested Zoning

Comment Details Why do we need more apartments on this side of the bridge the infrastructure on that bridge coming into west Salem is already maxed out

Name (optional)

Zip code (optional) 97304

Related tables:

Proposed Zonina or Overlav Change...

[Zoom to](#)

(1 of 4)

Comment Information

Public Comment

Suggested Zoning

Comment Details Please do not change the zoning of these parcels. We have consulted with our neighbors, and no one wants the zoning here to change. We moved here because of the zoning, and don't want these restrictions.

Name (optional)

Zip code (optional) 97304

[Zoom to](#)

(1 of 4) ▶ □ ✕

Comment Information

Public Comment RM2 - Multiple Family Residential 2

- Suggested Zoning

Comment Details I would like to reject the proposed zoning change. My family and I are currently in the process of buying this property. Part of what we love about it is the country feel. We were also hoping to have a hobby farm and grow Christmas trees.

Name (optional) Sheryl Mendez

Zip code (optional) 97304

[Zoom to](#) ...

(1 of 2) ▶ □ ✕ (1 of 4) ▶ □ ✕

Comment Information

Public Comment RM1 - Multiple Family Residential 1

- Suggested Zoning

Comment Details Sec. 265.005 (e)1(a)II & III Says any zone change must be demonstrated to be equally or better suited to the surrounding area. Changing from RA to multi family DOES NOT fall under this section. Therefore a zone change should be denied.

Name (optional) Tammy Karschnia

Zip code (optional) 97304

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment - RS - Single Family Residential

- Suggested Zoning

Comment Details I do not support the zone change, please reconsider and keep it single family residential

Name (optional)

Zip code (optional)

Related tables:

Proposed_Zoning_or_Overlay_Change... ▶

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment

- Suggested Zoning

Comment Details I own this property and was never notified about this zone change which is infuriating why does the zoning in this area need to be changed if none of the home owners that owns these lands don't want it I strongly disagree with the zone change

Name (optional) Patrick Davis

Zip code (optional) 97304

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment

- Suggested Zoning

Comment Details We oppose the proposed change to zoning. Our livelihood would be affected, multi family would likely increase our taxes and affect our plans for a hobby farm.

Name (optional) Kayla & Jeremiah Anderson

Zip code (optional) 97304

Related tables:

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment RA - Residential Agriculture

- Suggested Zoning

Comment Details I would like to see this area left as RA, having a homeowner who is willing to use the space for Christmas Tree farm seems to be much better use for the neighborhood

Name (optional)

Zip code (optional) 97304

Related tables:

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment RA - Residential Agriculture

- Suggested Zoning

Comment Details Please stop building in west Salem. Traffic is insane coming and going. The growth of west Salem in the last 20 years has been enormous. Please stop taking away the remaining rural portion of west Salem. We live here to be closer to the country.

Name (optional)

Zip code (optional) 97304

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment RM2 - Multiple Family Residential 2

- Suggested Zoning

Comment Details Please keep this area either RS or RA in keeping with the rest of the area. This would be the least disruptive to the wildlife in the area.

Name (optional)

Zip code (optional) 97304

Related tables:

Proposed Zonina or Overlav Change... ▶

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment

- Suggested Zoning

Comment Details I strongly disagree with the proposed zoning changes to this and the surrounding property. The change will limit my planned use of my land as well as HUGELY impact my livelihood and the upbringing of my children that I had planned when I purchased.

Name (optional) Jeremiah Anderson

Zip code (optional) 97304

[Zoom to](#) ...

(1 of 4) ▶ □

Comment Information

Public Comment RS - Single Family Residential

Suggested Zoning -

Comment Details I would like this zone to be kept residential or residential agricultural, houses are already so hard to find in West, and hobby farms would have a hard time with the zone change

Name (optional)

Zip code (optional)

Related tables:

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment - Suggested Zoning

Comment Details I own this parcel, and do not agree with or consent to the change of zoning

Name (optional)

Zip code (optional) 97304

Related tables:

Proposed_Zoning_or_Overlay_Change_... ▶

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment - Suggested Zoning RA - Residential Agriculture

Comment Details Please keep the existing zone or add additional residential agricultural space

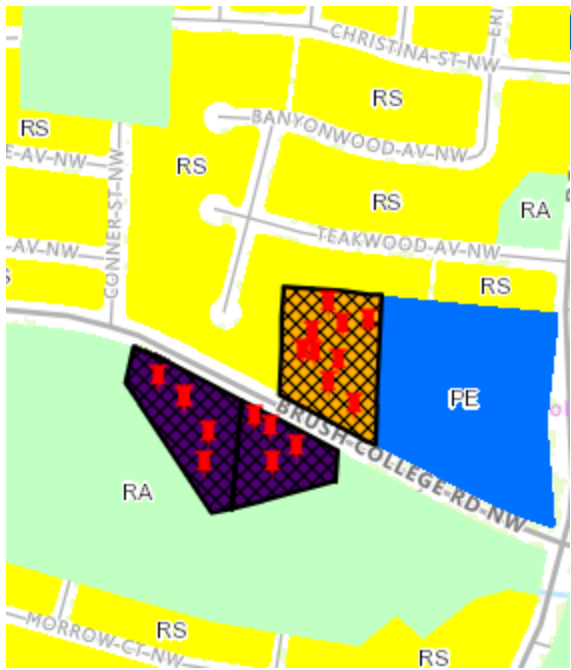
Name (optional)

Zip code (optional) 97304

Related tables:

Proposed_Zoning_or_Overlay_Change_... ▶

[Zoom to](#) ...



(1 of 4)

Comment Information

Public Comment - Suggested Zoning: RM2 - Multiple Family Residential 2

Comment Details: Please change this to RS in keeping with the rest of the housing in the area.

Name (optional):

Zip code (optional): 97304

Related tables:
[Proposed_Zoning_or_Overlay_Change...](#)

[Zoom to](#)

(1 of 5)

Comment Information

Public Comment - Suggested Zoning: RS - Single Family Residential

Comment Details: This property should be RS just like the surrounding properties. Roads & schools cannot handle the proposed growth.

Name (optional): E Martin

Zip code (optional): 97304

Related tables:
[Proposed_Zoning_or_Overlay_Change...](#)

[Zoom to](#)

(1 of 4)

Comment Information

Public Comment - Suggested Zoning: RA - Residential Agriculture

Comment Details: Zoning change to this property will adversely effect the adjacent wetland and wildlife. This change will also further homogenize the community, making it less diverse by pushing small pockets of available space for urban agriculture further out of town.

Name (optional): Cory Heintz

Zip code (optional): 97304

[Zoom to](#)

(1 of 4)

Comment Information

Public Comment - Suggested Zoning: RA - Residential Agriculture

Comment Details: This property has a high water table and likely cannot support large heavy structures. In addition, a large portion of this property is on a 100-year flood plain. It does not make sense to change these properties to MU.

Name (optional):

Zip code (optional):

Related tables:
[Zoom to](#)

(1 of 4)

Comment Information

Public Comment - Suggested Zoning: MU-I - Mixed Use-I

Comment Details: I vehemently oppose this zone change. No notice was provided to any of the owners or neighbors and changing RA to MU is so incredibly drastic and doesn't fit the infrastructure of west salem or the current neighborhood and school!

Name (optional): T karschnia

Zip code (optional): 97304

[Zoom to](#)

(1 of 6)

Comment Information

Public Comment - Suggested Zoning: RA - Residential Agriculture

Comment Details: The adjacent school and infrastructure cannot withstand such a change. The city needs to invest in more bike/ped facilities before they contemplate concentrating residential space.

Name (optional): Cory Heintz

Zip code (optional): 97304

Related tables:
[Zoom to](#)

(1 of 4)

Comment Information

Public Comment - Suggested Zoning: MU-I - Mixed Use-I

Comment Details: DO NOT CHANGE TO MU-1 this will cause un-repairable damage to Gibson Creek and our beautiful wildlife

Name (optional): E Martin

Zip code (optional): 97304

Related tables:
[Proposed_Zoning_or_Overlay_Change...](#)

[Zoom to](#)

(1 of 4)

Comment Information

Public Comment - Suggested Zoning: MU-I - Mixed Use-I

Comment Details: Strongly oppose proposed MU-1 for my property. It is drastically different than the surrounding property zoning. Business/retail will exacerbate the already heavy traffic on this 2-lane road. Current infrastructure cannot support this. DO NOT CANGE ZONING

Name (optional): E Martin

Zip code (optional): 97304

[Zoom to](#)

(1 of 4) ▶ □ ✕

Comment Information

Public Comment - Suggested Zoning: RA - Residential Agriculture

Comment Details: RA zoning needs to be preserved to allow for more urban agriculture and natural space for wildlife.

Name (optional): Cory Heintz

Zip code (optional): 97304

Related tables:

Proposed_Zoning_or_Overlay_Change_... ▶

[Zoom to](#) ...

(1 of 5) ▶ □ ✕

Comment Information

Public Comment - Suggested Zoning: RM2 - Multiple Family Residential 2

Comment Details: Sec. 265.005 (e)1(a)II & III Says any zone change must be compatible and be demonstrated to be equally or better suited to the surrounding area. Rm2 is not equal & bc of this the zone change should be denied and kept at RA or chg to RS.

Name (optional): Tammy Karschnia

Zip code (optional): 97304

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment - Suggested Zoning: RS - Single Family Residential

Comment Details: This property should be RS like the surrounding properties, no one should be subjected to apartment buildings in their front yards.

Name (optional):

Zip code (optional): 97304

Related tables:

Proposed Zoning or Overlay Change... ▶

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment - Suggested Zoning: RA - Residential Agriculture

Comment Details: NO RM or RH Zoning. Out of place for neighborhood. Negative impact on surrounding properties. Retain RA Zoning or PA. Plant some trees, create nature path / bike path, wildlife habitat area, some space for community garden and dog park.

Name (optional): Larry Cornelius

Zip code (optional): 97304

[Zoom to](#) ...

(1 of 4) ▶ □ ✕

Comment Information

Public Comment - Suggested Zoning: RA - Residential Agriculture

Comment Details: This is our property and our home! How could you make these changes without consulting us? We have had absolutely no notice that this is happening. It is shameful that people in your positions would pull something like this. We strongly oppose this.

Name (optional): Thomas and Eleanor Martin

Zip code (optional): 97304

[Zoom to](#) ...

Shelby Guizar

To: Eunice Kim
Subject: RE: Comments on Six Zoning Proposals

From: Phil Carver <philiphcarver@gmail.com>

Sent: Thursday, April 29, 2021 11:26:18 PM

To: Eunice Kim <EKim@cityofsalem.net>

Cc: Clair Clark <clairclark86@gmail.com>; Roberta A <robertaanne1@gmail.com>; Schepke Jim <jschepke@comcast.net>; Laurie Dougherty <lauriedougherty@gmail.com>; Nadene LeCheminant <nadene@yatesguitar.com>; Bob Cortright <23cort@gmail.com>; Janet Lorenzen <jlorenze@willamette.edu>; Sarah Deumling <sdeumling@gmail.com>

Subject: Comments on Six Zoning Proposals

Hi Eunice

Below are the official comments from 350 Salem OR for the Zoning Subcommittee meeting of April 30, 2021:

350 Salem appreciates the spirit of the six policy ideas proposed by City staff. We also appreciate the Zoning Subcommittee taking public input on these issues.

We are disappointed that the City has provided no analyses of the greenhouse gas (GHG) reduction effects of these policies. Nor does there seem to have been coordination with the consultants helping prepare the Climate Action Plan on the effectiveness of similar policies and the choice of which policies the consultants will model with their Benefit-Cost tool. Analysis of the effectiveness of policies is essential for the City Council's to achieve its GHG reduction goals. Is there a plan for such studies?

350 Salem generally supports the six policy ideas but has questions and concerns about the specifics.

1. Increase maximum heights in mixed-use zones, particularly along Cherriots' Core Network

What is the process to choose which areas will receive this treatment? How far from the network does the City plan to apply this policy? 350 Salem suggests at least one mile from the core network and further where there are concentrations of places of employment and shopping. 350 Salem views this as a key policy for reducing GHG emissions.

2. Eliminate parking requirements for all uses near the Core Network

One potential problem with eliminating parking requirements for apartment buildings is it may make it difficult for the City to require or encourage electric vehicle charging stations for the renters who live there.

3. Increase the minimum density in the mixed-use and/or multifamily zones near the Core Network or throughout Salem

The policy does not seem well defined. Applying these policies throughout Salem does not seem advisable. Increased density in areas far from shopping or jobs might increase driving and emissions. Studies should determine where to apply this policy. How would the City define "density" in a mixed commercial/residential development?

4. Require multifamily housing in mixed-use zones

This policy seems sound. Presumably this policy would apply to developments over some size in these zones. This is likely another key policy for reducing emissions.

5. Require neighborhood hubs and/or middle housing in large subdivisions

Requiring neighborhood hubs seems problematic. It could potentially lead to further vacant commercial properties. Having middle housing and greater density in remote subdivisions could increase GHG emissions. These policies do not seem applicable as blanket requirements, but may prove useful in some circumstances. The City should study which circumstances could lead to substantial reductions in GHG emissions.

6. Establish a minimum density in the Single Family Residential (RS) zone near the Core Network

Although higher densities near the core network are desirable, it is unclear how this policy would be implemented. What size development would be covered under this policy? Does the City expect any developments that size in the next 20 or 30 years near the core network? Isn't most of the land around the core network already developed? Are there other tools the City has to encourage developers to build multifamily housing near the core network?

Thanks again for the opportunity to provide comments.

Phil Carver
Co-coordinator
350 Salem OR

Shelby Guizar

To: Eunice Kim
Subject: RE: Late Comment for the Zoning Subcommittee

From: Paul Tigan <paultigan@hey.com>
Sent: Friday, April 30, 2021 8:38 AM
To: Eunice Kim <EKim@cityofsalem.net>
Cc: Sam Skillern <sam@salem1f.org>; Jeanne and Corbey Boatwright <cjboat835@yahoo.com>; aterp1@gmail.com;
Virginia Stapleton <VStapleton@cityofsalem.net>
Subject: Late Comment for the Zoning Subcommittee

Good morning, Eunice - I know this comment is past the deadline to get to the subcommittee this morning, but I thought I'd send some initial thoughts along anyway.

The Grant Neighborhood Association has not met to discuss these 6 zoning concepts or take a formal position, but I would like to provide the map that we put together showing which properties within our neighborhood are within 1/4 mile of the Cherriots Core Network. As you can see, it is nearly every single property, with only the west side of front street more than 1/4 mile from the network.

I would recommend that the subcommittee request neighborhood specific maps across the city so they can have a geospatial depiction of these proposals, as well as definitions for the terms:

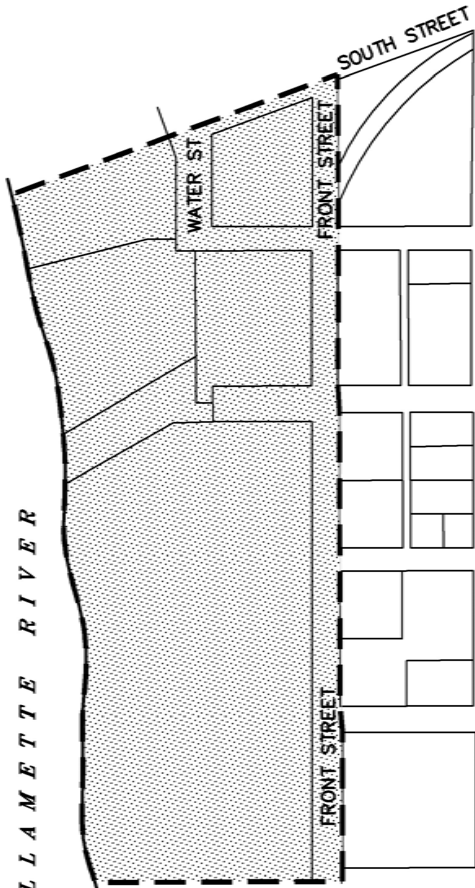
"Near the Core Network"
"Along the Core Network"
"Large Subdivisions"

Without commenting on the wisdom of the specific proposals, it is clear that choices to tie re-zoning based on proximity to the Cherriots Core Network will have a *disproportionate impact* on some neighborhoods, while making little change to others. For example, option #6, were it to apply to all properties within 1/4 mile of the Core Network, would establish a minimum density for all of Grant Neighborhood and foreclose the future possibility of building a single family house anywhere in the neighborhood.

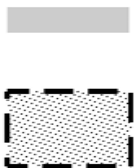
Without speaking on behalf of the NA, but as a budget committee member, it is also clear that the kinds of investments needed to buttress some of these ideas (better pedestrian crossings, bike infrastructure) are just the sort of things that the city *never has the money* to invest in. Especially outside of our Urban Renewal Areas. And the neighborhood association's requests to require developers to invest in those kinds of improvement (even painting/signing crosswalks on D street or Fairgrounds) have not been accepted. It would not be sufficient to change the zoning alone for such a radical transformation; the city would also need to change the way it thinks about uses in its Rights-of-Way, how it funds improvements to them, and the speed at which those supporting changes happen. Density now, with support for it at some undefined future (the Maple-Winter Bikeway comes to mind!), will lead to a deterioration of our neighborhoods.

Thank you -
Paul Tigan
Grant Neighborhood Association
Land Use Chair

WILLAMETTE RIVER



Grant Neighborhood Association



SALEM AREA MASS TRANSIT DISTRICT
CORE NETWORK ROUTES

AREA MORE THAN 1/4 MILE FROM
CORE NETWORK ROUTES

LIBERTY STREET

COMMERCIAL STREET

COMMERCIAL STREET

LIBERTY STREET

NORWAY STREET

SHIPPING STREET

4TH STREET

BROADWAY STREET

BROADWAY STREET

MADISON STREET

JEFFERSON STREET

HOOD STREET

GAINES STREET

MARKET STREET

BELMONT STREET

E STREET

5TH STREET

CHURCH STREET

CHURCH STREET

COTTAGE STREET

COTTAGE STREET

WINTER STREET

WINTER STREET

FAIRGROUNDS ROAD

Grant Park
Grant Community School

SUMMER STREET

SUMMER STREET

CAPITOL STREET

CAPITOL STREET

MADISON STREET

JEFFERSON STREET

NORWAY STREET

SHIPPING STREET

HOOD STREET

COLONIAL STREET

MARKET STREET

12th STREET

NEBRASKA ST

E STREET

D STREET

SOUTHERN PACIFIC RAILROAD

SOUTHERN PACIFIC RAILROAD

MILL CREEK