

## Shelby Guizar

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**From:** Nancy McDaniel <nanmcdann@yahoo.com>  
**Sent:** Monday, March 14, 2022 11:05 AM  
**To:** Planning Comments  
**Subject:** Our Salem and NEN Neighborhood Plan

To the Planning Commission,

Please accept this as my testimony for the March 15 hearing on Our Salem. I support the changes allowing more flexible and vibrant land uses, such as neighborhood hubs and wider use of mixed use zoning. However, as a participant in the development of the joint NEN-SESNA Neighborhood Plan, I'm disappointed that the proposed zoning ignores some of its recommendations.

In developing the plan, we spent a lot of time identifying where increased density made sense and where it didn't. (And NEN had the highest density of any neighborhood in Salem.) Two recommendations were for multi-family development in the North Campus of the State Hospital and rezoning to mixed use along State Street. Both were implemented in subsequent zoning changes.

But other zoning recommendations have been ignored in Our Salem. Specifically, the Neighborhood Plan recommended Duplex Residential zoning for 18<sup>th</sup> Street NE between Mill Creek and Center Street, and for Thompson and Catterlin Streets north of Center Street. These are all currently zoned Multiple Family Residential 2. (See the NEN Neighborhood Opportunities Map on document pages 73 and 75-76, areas #3, <https://www.cityofsalem.net/CityDocuments/nen-sesna-neighborhood-plan.pdf>.)

- The section of 18<sup>th</sup> Street is mostly older single family houses. It's immediately north of the Court-Chemeketa Historic District and appears very similar. In fact, it contains a historic building – the Bonesteele House. The street is narrow – parking is allowed on only one side – and the lots are small. The current zoning of RM2 is clearly inappropriate. Its implementation would require combining lots and razing houses, thus destroying a neighborhood that has existed for over 100 years.
- Thompson and Catterlin Streets are slightly newer neighborhoods. The RM2 zoning runs from Center Street to B Street along Catterlin and more than halfway up Thompson from Center. Both streets are good examples of how denser housing (“middle housing”) can be integrated into a neighborhood. There are at least 4 “cottage clusters” in the areas zoned RM2. It's doubtful that newer development would be as affordable. In addition, it doesn't seem to make sense for half of the block on Thompson to be RM2 and the other half Single Family, as currently zoned.

Finally, an overall observation about Our Salem. Equity is one of the policy goals, but it's not clear how that's supported by the proposed land use changes. For example, there's a map of income distribution but no discussion of how that relates to changes in density. It actually appears that much of the planned density will go into low-income areas or along

busy, noisy, polluted corridors, perpetuating current inequities in housing patterns and opportunities.

Thank you for considering my testimony.

Nancy McDaniel  
265 21st St. NE  
Salem OR

## Shelby Guizar

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**From:** Susan Steele <sisteele@veracruzproperties.net>  
**Sent:** Monday, March 14, 2022 11:25 AM  
**To:** Planning Comments  
**Subject:** Proposed Code Amendment Case No CA21-04

Hello,

We are the property owner of 2840 Broadway St., NE which is the current location of a Union 76 gas station. It appears that changing the zoning of this location: Taxlot # 073W11CC05100 to MU-III will disallow operation of a gas station in this area. We would like to go on record as being against the proposed zoning change for this location.

Thank you,

Susan I Steele, Managing Member  
of F&F Management, LLC, General Partner  
of Vera Cruz Properties, LP

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***Vera Cruz Properties, LP***

***PO Box 10326***

***Portland, OR 97296-0326***

***Phone: 503 477-7043; Fax: 503 719-5363***

***Email: [sisteele@veracruzproperties.net](mailto:sisteele@veracruzproperties.net)***

## Shelby Guizar

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**From:** Louise Fullerton <littlefull@icloud.com>  
**Sent:** Monday, March 14, 2022 2:27 PM  
**To:** Planning Comments; Eunice Kim  
**Subject:** Resending Testimony, Public Hearing on Our Salem Project

Hi Eunice,

We are including the text of our testimony below, since our earlier transmission didn't work. Please let me know whether this transmission works.

Thank you,

Louise Fullerton

Salem Planning Commission  
City of Salem  
City Manager's Office  
555 Liberty St SE, Rm 220  
Salem OR 97301  
[PlanningComments@cityofsalem.net](mailto:PlanningComments@cityofsalem.net)

March 12, 2022

Testimony submitted to:  
Planning Commission Public Hearing on Our Salem project  
Tuesday, March 15, 2022

Greetings:

We are aware that the City of Salem is engaged in a 30-year planning process, which includes designating land for multifamily housing. We reside at 710 Stewart St. NE, and have lived at this address for nearly 40 years. Our property is on the east side of Stewart Street, and our property borders on a strip of property owned by Union Pacific Railroad. It is our understanding that this strip, which runs behind the properties on the east side of Stewart Street and Parrish Middle School, is zoned for multifamily housing. We offer this testimony to the Planning Commission, to urge that the Commission remove the multifamily zoning designation from this strip.

We recognize the compelling need for increased inexpensive multifamily housing, and we support the city's efforts to enlarge this housing stock. We believe that as a practical matter however, this strip of railroad land is inappropriately zoned. Putting multifamily or other housing in this property would have negative long term effects on the livability of the housing for its residents, on the surrounding neighborhood and on traffic. First, we question whether the strip, which is roughly 60 feet wide, would provide adequate space for structures and a road needed to serve them. Second, the only access to the strip from Capitol Street NE would be by way of Lamberson Street. Lamberson connects Capitol Street to Stewart Street, and includes a stub east of Stewart Street that terminates at the pedestrian tunnel under the railroad tracks. The tunnel provides access to the North Salem High School grounds. Lamberson is a narrow street that separates the Stewart Street neighborhood from Parrish Middle School and faculty parking lot. We are concerned that providing access to the strip along the railroad tracks by way of Lamberson would substantially increase the current daily traffic and parking related to the school, overburdening the street and negatively affecting the neighborhood.

Putting in multifamily housing and a road would also be damaging environmentally. There are six or more very old Oregon White Oak trees in the strip, as well as Douglas fir, fruit and other trees and vegetation, and most if not all would

likely have to be removed. They ought to be preserved, the oaks especially since they are a part of the diminishing remnant of the oak savanna that existed in the Salem area before European settlement.

We thank you for your consideration of our testimony.

Sincerely,

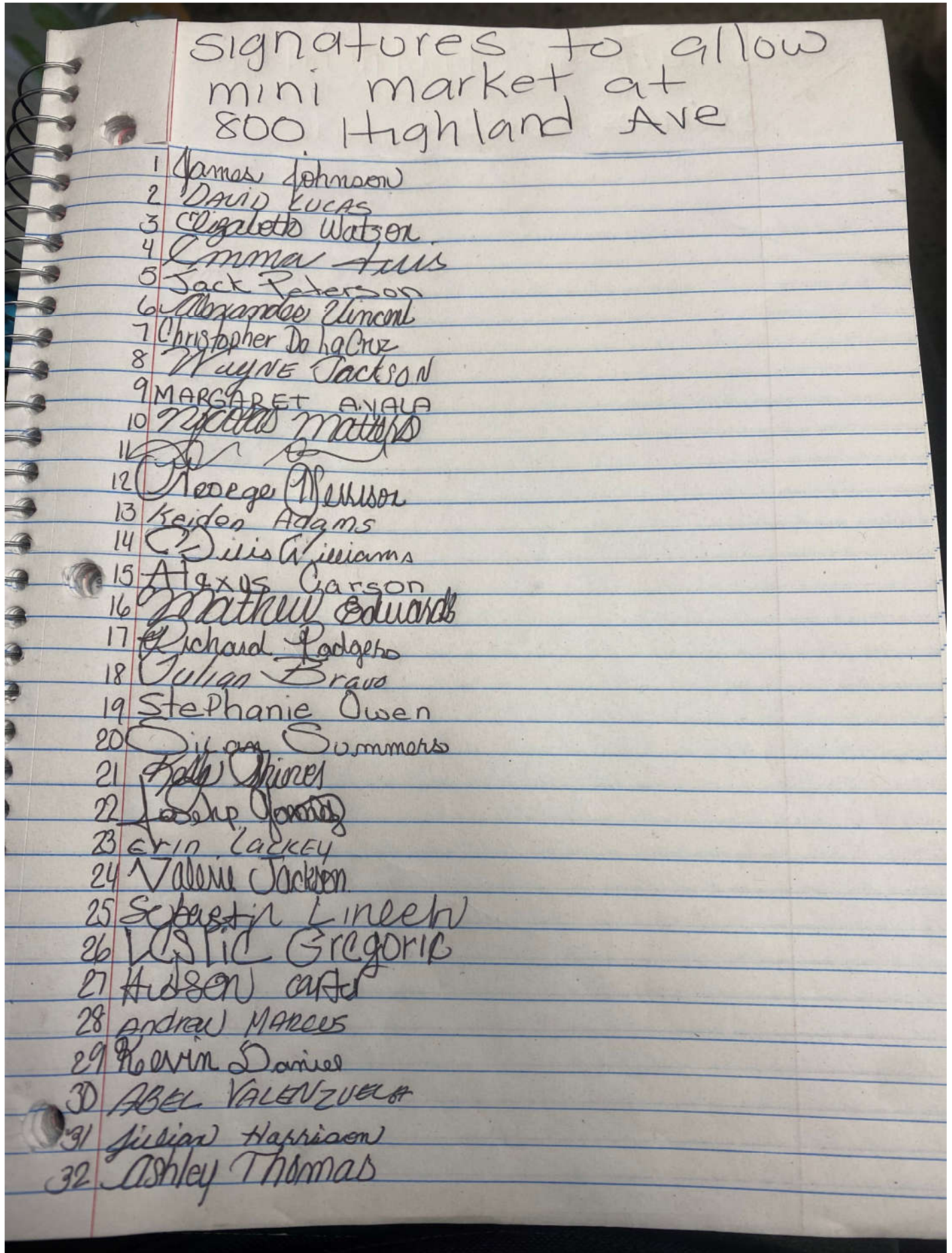
Lewis Littlehales  
and  
Louise Fullerton  
710 Stewart St NE  
Salem, Oregon 97301

503-371-7496  
[littlefull@aol.com](mailto:littlefull@aol.com)

**Shelby Guizar**

**From:** Planning Comments  
**Subject:** RE: 800 Highland Ave/ signatures

**From:** Joes Auto <joesautobodyrep@gmail.com>  
**Sent:** Monday, March 14, 2022 3:50 PM  
**To:** Eunice Kim <EKim@cityofsalem.net>  
**Subject:** Re: 800 Highland Ave/ signatures



signatures to allow  
mini market at  
800 Highland Ave

33 Albert Austino

34 ERIK WATSON

35 Sarah Adams

36 AIDEN MAEIAS

37 GIOVANNI DAVIS

38 Charles Lopez

39 Dilexia Lujan

40 Thomas Law

41 Justin Parker

42 William Cooper

43 Panda Lewis

44

45

Thank you for the clarification.

On Mon, Mar 14, 2022 at 2:35 PM Eunice Kim <[EKim@cityofsalem.net](mailto:EKim@cityofsalem.net)> wrote:

Hi Maria,

Thank you for your email and comments. They will be provided to the Planning Commission.

I wanted to clarify that the proposed zoning – Neighborhood Hub zone – would allow a small neighborhood market. The existing zoning is Single Family Residential and prohibits such a market.

Best,

Eunice

Hi Kim I forgot to send you some signatures . That we collected

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**From:** Joes Auto <[joesautobodyrep@gmail.com](mailto:joesautobodyrep@gmail.com)>

**Sent:** Monday, March 14, 2022 2:30 PM

**To:** Eunice Kim <[EKim@cityofsalem.net](mailto:EKim@cityofsalem.net)>

**Subject:** 800 Highland Ave

Good afternoon Kim ,

I'm sending you this email because I would like you to take into consideration , that I vote for the property at [800 Highland Ave NE](#)

[Salem OR](#) to remain same zoning I Feel all the neighborhood would be happy having a convenient mini market within walking distance.

Best regards

Maria



## Shelby Guizar

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**From:** Olivia Rameriz <oliviarameriz0@gmail.com>  
**Sent:** Monday, March 14, 2022 4:24 PM  
**To:** Eunice Kim  
**Subject:** 800 Highland Ave Ne

To Whom It May Concern,

I would greatly appreciate if the city would allow the property located at 800 Highland Ave Ne to stay a convenience store. I find it would be very beneficial to this neighborhood and all who live nearby. Thank you for your time and consideration.

Sincerely,  
Olivia

## Shelby Guizar

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**From:** Miguel Torres <torresmiguel2187@gmail.com>  
**Sent:** Monday, March 14, 2022 4:34 PM  
**To:** Eunice Kim  
**Subject:** Planning Commission report recommendation

Good evening Kim,

I wanted to share that I think that it would be beneficial for the community if the property located at 800 Highland Ave NE Salem OR 97301 remained as a small market.

Thank you for your time.

-Miguel

## Shelby Guizar

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**From:** Mark Lowen <MLowen@livebsl.com>  
**Sent:** Monday, March 14, 2022 4:55 PM  
**To:** Lisa Anderson-Ogilvie; Eunice Kim  
**Cc:** John Eld  
**Subject:** Our Salem Code Amendment Case No. CA21-04  
**Attachments:** Our Salem Letter to PC 3-14-22.pdf

Good afternoon,

Please include this letter of support for the Our Salem Project in the public records

*Thank you,*

*Mark Lowen  
Project Manager*

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Salem Planning Commission  
555 Liberty ST SE  
Salem OR 97301

March 14, 2022

Re: Our Salem Project

Greetings,

On behalf of Titan Hill Properties, LLC, and Bonaventure, we want to express our support for the Our Salem Project and these proposed Comprehensive Plan and Zoning Revisions as shown in the updated Vision Map.

As owners of approximately 37 acres located at the northwest corner of Orchard Heights Road NW and Doaks Ferry Road, Titan Hill Properties, LLC is directly impacted by the Our Salem Project. This project proposes to change the Comprehensive Land Use designations for the northerly, 22 acres of our site from DR – Developing Residential to MF – Multi-family Residential, as well rezoning this portion from RA – Residential Agricultural to RM II – Residential Multi-family II. The southerly 15 acres would be rezoned from NCMU – Neighborhood Center Mix Use to MU II – Mixed Use II.

We understand that the Our Salem Project is a vital part of addressing the growing need for a broader range of housing types and specifically addressing the growing deficit of multi-family housing options in Salem.

We would like to express our appreciation to city staff and all those who have worked so hard on the Our Salem Project.

We would encourage Planning Commission to vote in favor of the propose Our Salem project.

Thank you for your consideration

A handwritten signature in blue ink, appearing to read 'John Eld', written over a horizontal line.

**John Eld**  
*Director of Development*



## Shelby Guizar

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**From:** marie porter <marieporternyc@gmail.com>  
**Sent:** Monday, March 14, 2022 5:15 PM  
**To:** Eunice Kim  
**Subject:** Property at 800 Highland Ave

Good afternoon Kim,

As a mother who lives nearby 800 Highland Ave NE Salem, OR 97301 I strongly believe that it would be of good use to remain a mini market to the neighborhood considering it really is accessible to the neighbors and people all living nearby.

Thank you for your time and consideration.

Marie Porter