

From: [Carol M](#)
To: [CityRecorder](#)
Subject: Removal of overlay zones proposal
Date: Tuesday, September 19, 2023 4:58:57 PM

Your honor and councilors,

Re Code Amendment Case No. CA23-02 for Eliminating Overlay Zones in the SCAN Neighborhood

I respectfully request that you apply a 35-foot maximum height limit to the properties affected by this zoning change. Taller buildings would negatively affect the quality of life of those living nearby. Gardens would be shadowed, backyard privacy invaded and traffic would be increased in already busy, congested areas.

Thank you,

Carol Mitchell

1910 Saginaw

From: [Naomi Jasso](#)
To: [CityRecorder](#)
Subject: Fwd: building code revisions.
Date: Monday, September 18, 2023 4:12:19 PM

Sent from my iPhone

Begin forwarded message:

From: Al and Naomi Jasso <ajasso@q.com>
Date: September 17, 2023 at 2:34:57 PM PDT
To: cityrecorder@cityof.netsalem
Subject: building code revisions.

--=-1bDAvSPkAIRNvKzEuv+k3g==
Content-Type: text/plain; charset=utf-8

My Name is Albert Jasso
I live at 1795 Fairmount avenue.

I want to register my opposition to the revise building codes to allow six story building along Commercial St. south of Salem City Center.

Such an increase in building heights would help degrade property values, community culture, and living conditions along this roadway.

Traffic would increase, become more dangerous and act to increase the migration of traffic to the the already stressed country side as more people find living in metropolitan Salem more difficult.

I therefore urge the City Council join my opposition to this proposal. Help stop the increase in building heights along South Commercial

From: [Sandra Oliver-Poore](#)
To: [CityRecorder](#); [Chris Hoy](#); [SALEM Manager](#)
Subject: Resend: Regarding The Proposal to Remove Overlay Zones in SCAN
Date: Tuesday, September 19, 2023 9:05:57 PM

September 19, 2023

From: Sandra Oliver-Poore
3144 Tess Ave NE Apt 124
Salem, Oregon 97301-2872

To: The Honorable Mayor, City Councilors, City Manager, Planning Director, and Planning Commissioners of the City of Salem, Oregon

RE: The proposal to remove overlay zones in SCAN

I am writing to the leaders of Salem in response to your plans to eliminate the last five overlay zones existing in the SCAN neighborhood. I wish they could remain in place as in these particular locations they have served the city very well. But if they are to go I urge you all to retain the features that make this such an impressive and important part of Salem visually and stamp it as an historic town that has retained the best of old values. Actually, I encourage City Council to ensure that the community is given time to pursue designation of the neighborhood as a national historic district. Failing even than I would at least request that a three storey height restriction remain.

I'm a transplant from another state who would frequently come into town via Liberty as I was city shopping and I always got a thrill seeing the grand old homes, even those used as offices along Commercial and Liberty. The few clearly commercial buildings added along Liberty and Commercial since then detract from the effect. The area remains a great joy to me every time I travel its length. It marks the beginning of Salem's historic business and residential areas and set one's expectations for the city's downtown. If tall commercial buildings or modern high rise apartments were to replace any of the existing beautiful historical buildings then no hint of what lies behind would reach me or anyone else using that Commercial / Liberty corridor; that would be a great loss to Salem's character.

Of course the entirety of this historic neighborhood behind would also be severely impacted by having hulking buildings shadowing entire neighborhoods, affecting livability, property values and desirability. Taller denser buildings, especially with any loss of trees and landscape, would cause more noise and traffic as well.

Without that beautiful entrance as it exists into town, then Salem would lose its special character, like some other wonderful towns, for example Corvallis have preserved and some other cities have regrettably lost. Without it Salem would appear as a series of strip malls leading into an old and somewhat decaying downtown. But the existing buildings and their uses and landscaping lead a person to expect to find great things in downtown and having made that impression, people tend to actually see the best of downtown when they enter.

Again, I would urge that if the overlay zones have to be removed at all, then height restrictions of three stories max should be imposed so that the area remains a very unique and classy yet

homogenous introduction into downtown going north, and a transition to the modern suburbs to the south. Also I hope and urge the Council and Staff to require the old trees remain in any future building plans and that the spirit of the landscape provisions and open space of the overlay zones remain in the new zoning replacing them as it's these attributes that give this stretch of town its special character, the beautiful old low height buildings, and the liberal use of the tree canopy and landscaping that make it so lush and inviting plus buffering the neighborhoods beyond. It's worth any extra trouble in my opinion.

It was that strip, including the wise overlay zones that were a major factor when I chose Salem as my new home when I came to Oregon and my first choice in neighborhoods to explore. However; I wasn't able to locate in that neighborhood and ended up in Northeast Salem. I still love that trip up Liberty, especially at Christmas when the personal touch of twinkling lights makes it that much better and shows off the neighborhood to wonderful effect!

The area is truly one of Salem's treasures and I urge you to be sure your actions allow it remain that into our future. Maybe these last overlay zones should just remain. It's just that important!

Thank you,

Sandra Oliver-Poore

From: [Sarah Fishler Rice](#)
To: [Linda Nishioka](#); [CityRecorder](#)
Subject: Commercial Street Re-zone
Date: Tuesday, September 19, 2023 11:05:36 AM

Councilor Nishioka,

I am writing to express concern about the proposed re-zone along Commercial Street to allow high rise buildings up to six stories tall. The creep of the more urban footprint into those neighborhoods south of downtown would create some big disadvantages including increased congestion/concrete areas (whether from traffic or parking spaces needed), and in some cases the reduction of citizen access to sunlight.

I urge you to please consider the living conditions in adjacent neighborhoods, especially preserving the privacy, solar access and character of these areas. Maintaining livability in these neighborhoods is critical because the success of our downtown area is economically and physically dependent on these adjacent neighborhoods.

Thank you,

Sarah Rice
1635 Saginaw Street S