

**Amy Hamilton**

1868 Olympia Ave. NW  
Salem, OR 97304  
Phone: 503-806-1989

► **Salem City Council**

555 Liberty Street SE, Room 220  
Salem, OR 97301

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**Honorable Mayor Chuck Bennett and Members of the Salem City Council**

I am a resident of Salem and also work in the downtown Salem area. I'm writing today to request your support of DevNW's plan to convert the Evergreen Church and parsonage on Cottage Street into 19 desperately needed rental units in Salem. (Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03; Application No. 20-108811-ZO / 20-108812-ZO / 20-112373-RP / 20-112375-ZO / 20-112374-DR)

Our Community is stronger when everyone has a safe and affordable place to call home. This means it's time to say yes to affordable housing projects such as this, and stop allowing the "not in my backyard" mentality to get in the way of providing this crucial resource. This project is in an excellent location that is walkable to downtown, services, and public transportations. Not only that, but the neighborhood will be strengthened by helping to ensure a mix of housing types and affordability for years to come.

I urge you to support this project, and utilize this beautiful building to continue to meet the needs of our community.



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**Amy Hamilton**  
November 19, 2020

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20 November 2020  
Ms. Olivia Dias  
City of Salem Planning Commission  
Community Development Department  
555 Liberty Street SE, Suite 305  
Salem, OR 97301

Sent by EMAIL to:  
Odias@cityofsalem.net

INRE: Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03; Application No. 20-108811-ZO; 20-108812-ZO; 20-112373-RP; 20-112375-ZO; 20-112374-DR; for Dev NW Request for Rezoning and Site Plan/Design Review for 905 and 925 Cottage St NE.

Dear Ms. Dias:

Community Action writes in support of DevNW's effort to create affordable housing at the former location of the Evergreen Church at 905 and 925 Cottage Street NE. Salem is facing an enormous homeless crisis, which has grown much worse in this year of social unrest, a global pandemic, and colossal economic disruption. Our Agency has spent much of the past six months providing more than \$7 million in emergency rental and energy assistance to low income families in Marion and Polk Counties, many of whom live in Salem. And while we may have prevented an unprecedented wave of new homelessness here in Salem, the truth is we already had a large and growing homeless population when this crisis began, and there is a real chance that many more will still be added to that homeless number in 2021, as any economic recovery will be slow to impact those in poverty. Many of our working poor, in particular, were already heavily rent-burdened. The most crushing reality, for many in poverty in our community the past decade, has been the skyrocketing costs of housing, and in particular the lack of affordable housing options. That already inequitable condition has been compounded by COVID, which has hit those in poverty and members of communities of color disproportionately hard.

Community Action began more than 50 years ago as an experiment, giving voice to the needs of those in poverty. A core part of our mission is to provide the vital services that lead people to self-sufficiency. We provide energy assistance, weatherization, affordable child care, training and technical assistance to child care providers, nutrition programs, re-entry services for those exiting incarceration, services for endangered youth, and we are the region's largest homeless services provider and (along with Salem Housing Authority) the backbone of the City of Salem's homeless response system. Across all that work we do in the community is a central unifying principle: We want individuals and families to lead healthy, safe, and productive lives that contribute to the commonwealth of the community. We want to encourage them to participate in our democracy, to feel a sense of ownership, belonging, and responsibility to their community. None of those things are possible, however, without housing security.

Our city is more than a decade behind in meeting the affordable housing demand in Salem. When families are heavily rent-burdened, critical domestic needs often go unmet. Rent is usually paid first. But other essentials, like food, transportation, clothing, medical care, and adequate child care often go unmet when the rent burden pushes above 40 percent of a family's income. Salem is in *desperate* need of hundreds of more units of affordable housing, and we believe that the DevNW project is of vital interest to the general welfare of those in poverty in our community. Part of our charter, a critical part of our place as a service provider in Salem, is to engage the community in a conversation that changes the way the community *as a whole* see those in poverty. We're not here just to change the lives of the people *in poverty*, but also to change the lives of those *not in poverty* by encouraging them to see those *in poverty* differently, as valuable and constructive members of our society. As people with unique dreams and perspectives, whose experiences can contribute to a public conversation that makes us all a better people. This is another opportunity for those *not in poverty* to welcome those *burdened by it*, and say to them that their needs are just as important as our own.



## COMMUNITY ACTION

2475 Center St. NE  
Salem, Oregon 97301

Ph. 503-585-6232  
Fax 503-375-7580  
[www.mycommunityaction.org](http://www.mycommunityaction.org)

**HELPING PEOPLE  
EXIT POVERTY**

These 19 units may seem to be a small matter, but that affordable housing will have a generational impact on Salem. Every single unit has value, because the people in them have value. Each unit has utility, measured not just in the cold mathematical reduction of homelessness in Salem. But measured also in the grace and dignity that comes in helping those struggling to survive in the face of economic challenges. In the end, each one of those 19 units is a life, one with meaning and infinite worth, and worthy of our support.

Community Action supports DevNW's project. These one-bedroom units in Salem are especially difficult to find at an affordable cost, and are ideally suited to seniors, veterans, young adults and couples, those with disabilities, and people on very low, limited and fixed incomes. They will promote human dignity and an opportunity for the residents to live fuller lives.

If you have additional questions, please feel free to contact me at the address and phone numbers to your left.

Respectfully,

A handwritten signature in black ink, appearing to read "Jimmy Jones", written in a cursive style.

Jimmy Jones  
Executive Director

## Amy Johnson

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**From:** Doug K <DKuzmanoff@gmail.com>  
**Sent:** Sunday, November 22, 2020 10:32 PM  
**To:** citycouncil  
**Subject:** Public Testimony: Appeal of the Planning Commission's decision approving Comprehensive Plan Map Designation.

Good Evening Salem City Council,

My Name is Douglas Kuzmanoff and I have lived in the Grant neighborhood for 7 years. I own a house within close proximity to Evergreen Church. When I first moved to Salem an important criteria for housing was finding a place with historic qualities. What ensued was an arduous search for houses or apartment buildings that maintained their charm, charisma, and beauty. This proved challenging. Through countless craigslist pages of gutted and gaudily carpeted rehabbed buildings with unkempt vinyl sidings, what I was looking for appeared to be greatly lacking in Salem.

Through my search I was able to discover the Grant neighborhood: A beautiful oasis of historic craftsmans and personable neighbors who have a genuine love of community and preservation. I enjoyed Grant so much that after 4 years of living in the neighborhood I purchased a property not far from my rental.

When I was made aware of the basics of the Evergreen Project I was ecstatic. Salem needs more affordable housing and a rehabbed church would be a fantastic candidate. After doing more research on the proposal as well as the go-ahead from the planning commission I became dismayed.

The number of units they are proposing does not seem appropriate for the current building size, coupled with an inability to provide realistic accommodations to the tenants who will live there. My main concern is that the building will be demolished and replaced with an oversized gaudy structure that will more than likely, not be offered to the population it was intended to serve - low income individuals.

Approving this project would open the door to inappropriate rezoning and unnecessary increased developments in our historic neighborhood. It is agreed that affordable housing is needed in Salem, which is already available in Grant. Increasing this number - through the demolition of historic buildings is not the correct way to improve a city and our neighborhood.

While the developers may claim they will act in good faith. They have proven the contrary thus far. Lets see it in writing.

Thank you for your time.

Douglas Kuzmanoff



## Amy Johnson

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**From:** Dustin Purnell <dustinpurnell@gmail.com>  
**Sent:** Monday, November 23, 2020 1:45 PM  
**To:** citycouncil; CityRecorder  
**Subject:** Next Door Neighbor - Cottage St testimony  
**Attachments:** Purnell Testimony - Cottage St Rezoning Appeal.pdf

Greetings Council members,

I will be presenting a slightly condensed version of this testimony (attached and below) this evening. Thank you for your service to our community and listening to our testimony this evening.

My name is Dustin Purnell and I live at 941 Cottage St NE, the closest neighbor to the north of the church and parsonage. I have had the opportunity to serve in our neighborhood as the principal at Parrish Middle School for six years, but the community has had much more of an impact on me that I have had on it. The more our family has been involved in the community, the more we have fallen in love with it. We moved into the Grant neighborhood a year and a half ago. This has been the best move our family has ever made and we love it here. Before moving, we were aware of the zoning in our neighborhood and the surrounding neighborhoods. I have also been following the development of the "Our Salem" plan for the city, and made the decision to move into our house with that in mind. The pending sale and rezoning application of DevNW has raised several concerns that I'd like to share.

First, our concern has NOTHING to do with the proposed use of the building and everything to do with the zone change to Residential High-Rise. We are advocates of affordable housing. We are not advocates for Residential High-Rise zoning that contradicts the City's comprehensive plan AND the Grand Neighborhood Association's comprehensive plan. I appreciated Mayor Bennett and the city council's conversation and decision not to provide grant funding to this project at the June 22nd meeting. Mayor Bennett, at that meeting, you asked the developer to go back and work with the neighborhood. Instead of complying with your request, the developers quickly changed their request to Residential High-Rise (with a density of 19 units on .3 acres) and did not engage with the neighborhood. I served on Grant's subcommittee for this project, and even after the developer declined to attend Grant's Neighborhood Association meeting, the association (and myself) approved the support of a zone change to RM 2. Would I personally prefer the church and parsonage to stay a church and parsonage? Of course. The church has operated successfully as a church for 100 years and we have appreciated our neighbors who live in the parsonage as well as the multiple congregations that meet at the church. AND, we think it could also be appropriate for RM 2 zoning (and density of 9 units), as that would flow much better with the current zoning to the south of D Street.

Second, approving a Residential High-Rise zone in the middle of a neighborhood that does not comply with the neighborhood plan OR the City's plan would be detrimental to the city. Neighborhood plans would become moot. Why invest in an "Our Salem" plan if we are going to arbitrarily decide to make exceptions? It would undoubtedly set precedence for developers and homeowners all over the city to apply for zone changes. For instance, if this zone change is approved, what stops me from either applying for Residential High-Rise zoning for my property or engaging in negotiations with the developer to buy my property in addition to the church and parsonage? A Residential High-Rise zoning would be congruent with my neighbors and would drastically increase the value of my property. Is this the direction the city wants to go? I hope not. I am impressed with the City's "Our Salem" plan and have confidence in its ability to meet the needs of the citizens of our city. The argument that the developer is only asking for .3 acres of the 200 acres needed for additional housing does not hold water. The city has an effective plan to address the 200 acres and there are many properties that are already zoned appropriately that the developer can choose to pursue for this project.

Lastly, I recognize there might be pressure to not vote against this project a second time. I encourage you not to let any kind of pressure dictate your decision this evening. Being a leader is difficult. As the leader of a middle school with over

700 students, there are times when I have to make difficult decisions. I try to make every decision based on what is best for my students. As a school, we collectively create comprehensive achievement plans and goals every year to dictate the direction of our school. There are so many logistical factors that are involved with the creation of our plans, but we create these plans and goals with the best interest of kids. As the leader, my responsibility is to make sure I align the decisions I make with the plans and goals the school has created. Throughout any year, there are always proposals made that appear to be good, but do not align with our comprehensive achievement plan. Sometimes, there is political pressure to deviate. Sometimes, there is parental pressure to deviate. And sometimes, there is internal pressure to deviate. In all cases, I believe it is my responsibility and duty to align my decision with the plan that is in place for the best interest of our students. I encourage you to make the decision this evening that aligns with plans adopted by the neighborhood and the city.

I urge the council to not allow for Residential High-Rise zoning at this property. If the city is considering a zone change, RM 2 makes more sense, creates affordable housing, and does not set precedent of High-Rise zoning in the middle of a neighborhood.

Respectfully,

Dustin Purnell  
941 Cottage St NE  
Salem, OR 97301

November 23<sup>rd</sup>, 2020

Salem City Council  
% Olivia Dias, Case Planner  
City of Salem  
555 Liberty Street SE, Room 305  
Salem, Oregon 97301

Re: CPC-NPC-ZC 20-03  
905 and 925 Cottage Street NE  
Tax Lots 073W 23Cb 14300 and 1431  
DevNW, Applicant

Good Evening Mr. Mayor and Council members. Thank you for your service to our community and listening to the testimony tonight.

My name is Dustin Purnell and I live at 941 Cottage St NE, the closest neighbor to the north of the church and parsonage. I have had the opportunity to serve in our neighborhood as the principal at Parrish Middle School for six years, but the community has had much more of an impact on me that I have had on it. The more our family has been involved in the community, the more we have fallen in love with it. We moved into the Grant neighborhood a year and a half ago. This has been the best move our family has ever made and we love it here. Before moving, we were aware of the zoning in our neighborhood and the surrounding neighborhoods. I have also been following the development of the "Our Salem" plan for the city, and made the decision to move into our house with that in mind. The pending sale and rezoning application of DevNW has raised several concerns that I'd like to share.

First, our concern has NOTHING to do with the proposed use of the building and everything to do with the zone change to Residential High-Rise. We are advocates of affordable housing. We are not advocates for Residential High-Rise zoning that contradicts the City's comprehensive plan AND the Grand Neighborhood Association's comprehensive plan. I appreciated Mayor Bennett and the city council's conversation and decision not to provide grant funding to this project at the June 22<sup>nd</sup> meeting. Mayor Bennett, at that meeting, you asked the developer to go back and work with the neighborhood. Instead of complying with your request, the developers quickly changed their request to Residential High-Rise (with a density of 19 units on .3 acres) and did not engage with the neighborhood. I served on Grant's subcommittee for this project, and even after the developer declined to attend Grant's Neighborhood Association meeting, the association (and myself) approved the support of a zone change to RM 2. Would I personally prefer the church and parsonage to stay a church and parsonage? Of course. The church has operated successfully as a church for 100 years and we have appreciated our neighbors who live in the parsonage as well as the multiple congregations that meet at the church. AND, we think it could also be appropriate for RM 2 zoning (and density of 9 units), as that would flow much better with the current zoning to the south of D Street.

Second, approving a Residential High-Rise zone in the middle of a neighborhood that does not comply with the neighborhood plan OR the City's plan would be detrimental to the city. Neighborhood plans would become moot. Why invest in an "Our Salem" plan if we are going to arbitrarily decide to make exceptions? It would undoubtedly set precedence for developers and homeowners all over the city to apply for zone changes. For instance, if this zone change is approved, what stops me from either applying for Residential High-Rise zoning for my property or engaging in negotiations with the developer to buy my property in addition to the church and parsonage? A Residential High-Rise zoning would be congruent with my neighbors and would drastically increase the value of my property. Is this the direction the city wants to go? I hope not. I am impressed with the City's "Our Salem" plan and have confidence in its ability to meet the needs of the citizens of our city. The argument that the developer is only asking for *.3 acres of the 200 acres needed for additional housing* does not hold water. The city has an effective plan to address the 200 acres and there are many properties that are already zoned appropriately that the developer can choose to pursue for this project.

Lastly, I recognize there might be pressure to not vote against this project a second time. I encourage you not to let any kind of pressure dictate your decision this evening. Being a leader is difficult. As the leader of a middle school with over 700 students, there are times when I have to make difficult decisions. I try to make every decision based on what is best for my students. As a school, we collectively create comprehensive achievement plans and goals every year to dictate the direction of our school. There are so many logistical factors that are involved with the creation of our plans, but we create these plans and goals with the best interest of kids. As the leader, my responsibility is to make sure I align the decisions I make with the plans and goals the school has created. Throughout any year, there are always proposals made that appear to be good, but do not align with our comprehensive achievement plan. Sometimes, there is political pressure to deviate. Sometimes, there is parental pressure to deviate. And sometimes, there is internal pressure to deviate. In all cases, I believe it is my responsibility and duty to align my decision with the plan that is in place for the best interest of our students. I encourage you to make the decision this evening that aligns with plans adopted by the neighborhood and the city.

I urge the council to not allow for Residential High-Rise zoning at this property. If the city is considering a zone change, RM 2 makes more sense, creates affordable housing, and does not set precedent of High-Rise zoning in the middle of a neighborhood.

Respectfully,

*Dustin Purnell*

Dustin Purnell  
941 Cottage St NE  
Salem, OR 97301

## Amy Johnson

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**From:** Elliott Lapinel <elapinel@msn.com>  
**Sent:** Monday, November 23, 2020 12:00 PM  
**To:** CityRecorder  
**Subject:** Item 4.b on 11/23 CC Agenda/Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03 for 905 & 925 Cottage St NE  
**Attachments:** Public Comment -Lapinel.pdf

Please accept the attached public comment on item 4b of tonight's City Council agenda.

Sincerely,

Elliott Lapinel

11/23/2020

Salem City Council,

I live in Grant neighborhood and strongly support the proposed development. My partner and I frequently circle around the church on our dog walks where another church's food bank is on the other end.

I know many others in Grant neighborhood feel the same way, because we have talked with our neighbors about this project. In fact, I know that even many of those in apparent opposition to this project are in support of its essentials.

Many of our neighbors who are in opposition to the development are NOT opposed to what DevNW is requesting but rather two possible results from this development. Both these fears can be easily allayed by the City Council.

The first fear is that DevNW will take advantage of the zoning change for high rise by selling to a luxury high rise developer. Some are claiming that structural issues with the church provide some kind of evidence that DevNW will never be able to proceed with development and that this is therefore a kind of evidence that they will eventually sell to high rise developers.

The second fear is that if the city council approves this development, that this will somehow set a precedent and the city council will be forced to continue making zoning changes.

I believe these fears are based on a misunderstanding of how zoning works, however, if I am incorrect it seems to me that it is the City Council, that has the power to make the necessary assurances.

Rejecting the development is unlikely to make anyone happy. Salem has an affordable housing problem and there are plans for increasing density in many areas of Salem. Rejecting such a small development because of fears of speculative results would only increase hostility to further development.

One of the general purposes of the City Council is to be an intermediary between 'expertise' and the public trust. The Grant Neighborhood Association's appeal letter shows the effects of a breakdown of trust by seeking to appeal based on strained technicalities and not on the privately expressed concerns. Sometimes it is rational for a group of people to not trust 'the experts', and it is a good thing that we are not ruled by seemingly benevolent technocrats, but it would be an abdication of the City Council's duty to simply say, 'we are defending the wishes of the GNA', without explaining how the Planning Commission had failed in some manner.

Trust in government does not come merely from personal interaction. It comes from clarity in rules and in interests (as in, no conflicts of interest). How can we trust DevNW? the GNA board seem to ask. One can only make so many reassurances on one's own behalf. When government works well, it is often as a broker of trust. DevNW may not be able to make a convincing promise not to build a skyscraper on the lot of a small church – but the City Council can assure the DevNW board that such a building would not be approved.

True Donut aficionados (I am referencing the donut hole section of the appeal letter) know that reigning champions of Salem donuts are the, relatively new to Salem, Big Wig donut holes. Such excellent goods are partly the result of Salem's increasing density and population. Making housing

affordable, improving our transportation system, reducing homelessness - all of these issues are tied to denser zoning. Add to that list keeping Salem an enjoyable place to live, with quality pastry. Let us not become a sprawling city of stale donuts with the odd 'historical district' sign as mocking recompense.

Sincerely,

Elliott Lapinel

845 Gaines St NE

Salem OR 97301

## Amy Johnson

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**From:** Howard Collins <hc@howardcollinslaw.com>  
**Sent:** Monday, November 23, 2020 10:23 AM  
**To:** citycouncil  
**Subject:** Submission of written testimony - re:  
**Attachments:** Ltr City Council re DevNW app.pdf

Dear City Counsel,

Please find attached my letter in opposition to the zone change application of DevNW for the Evergreen church property.

Thank you.

*Howard Collins*

Howard Collins, JD MBA  
PO Box 8022  
Salem, OR 97303

Ph: 503 399 9778  
Fax: 503 399 0063  
Email: hc@howardcollinslaw.com



Salem City Council

Testimony in opposition regarding Evergreen church and parsonage on D & Cottage St.  
NE – Applicant – DevNW request to rezone

Dear Council and Mayor,

I speak as one individual of Grant neighborhood, but also in consultation with the Grant Neighborhood Association. Over the years, this Association has worked with the City and with applicants on various projects and has generally endorsed changes to the neighborhood that fit within the zoning of the neighborhood.

The Grant Neighborhood Association does not endorse the “not in my backyard” philosophy or practice. We acknowledge there is a clear need for affordable housing throughout Salem. Given this history of cooperation and the current acknowledgment of the problem of housing, it is my hope the Council will carefully consider the objections of the GNA to this particular application.

GNA does not oppose a use of this proposed property at the RM2 level, which would limit development to 9 units. DevNW has indicated they need to have 19 to make this pencil out, but they have declined to illustrate any evidence or analysis to support this position. 19 units violate RM2 standards and poses substantial denigration of the immediate neighborhood if allowed.

It is my understanding that capital to buy and reinforce the existing church on the site is being supplied by public money, so the claim of needing 19 units to be viable does not make sense. There are many multifamily units in the city consisting of 9 units or less that are economically viable. There is no magic number of 19 units to be economically viable. Simply put, if the applicant has to have 19 units, then they need to find another location in an area already zoned for this level of density.

The methodology of the applicant appears to be the opposite of what is the norm and sets a dangerous precedent for the City if approved. The applicant did not locate property in an area zoned properly; instead, they located property in an area not zoned for their development intent, and now seek to alter the zoning to meet their needs.

Zoning plans adopted by the City, although they may have been done years ago, does not make them invalid; or subject to change at the whim of developers. City staff must uphold those zoning designations until the proper process of the changes to the Comprehensive Plan takes place. The zoning of areas for different uses is not a standard to be altered simply because there is a particularly sensitive issue, in this case that of affordable housing.

A dangerous precedent:

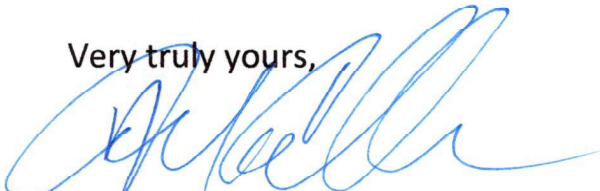
If the City council approves this applicant's proposed change to the zoning designation, other developers will take note. It will be an incentive for developers, including DevNW to locate and buy cheaper property in single family residential zones and then simply apply for a zone change. They will use this approval, if given, as a precedent upon which to rely. The city, the council in particular, will have a difficult, if not impossible task of denying these applications.

There are many sites throughout the city similar to this site application, and I would caution the City Council against setting such a precedent. Slippery slopes are very difficult from which to recover; and it is within your control not to begin down this path.

I want to encourage the Council to approve the applicant limited to RM2 and a limit of 9 units maximum. I want to see affordable housing in Grant Neighborhood. I support proper development so housing can be secured for many for whom stable housing has been difficult. A development of this property to 9 units fulfills in part that mission; but seeking the zoning change sought by DevNW at this particular site is simply the wrong solution to this particular set of facts.

Thank you for your considered contemplation of this objection.

Very truly yours,



Howard Collins, MBA, JD



We build strength, stability, self-reliance *and* shelter.

November 18, 2020

Mayor Chuck Bennett and members of the Salem City Council  
Salem City Hall  
555 Liberty St SE # 240  
Salem, OR 97301

Dear Mayor Bennett and Members of the Salem City Council,

As Chair of the Board of Directors for Habitat for Humanity of the Mid-Willamette Valley, I respectfully present this Letter of Support for the DevNW proposed affordable housing renovation to the former Evergreen church and parsonage in the Grant Neighborhood. Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03; Application No. 20-108811-ZO / 20-108812-ZO / 20-112373-RP / 20-112375-ZO / 20-112374-DR.

According to the Salem Housing Authority, there are an estimated 4,873 families on the waitlist to receive housing assistance and 4,425 currently earn less than 60% of the area median income (AMI) for Marion County. The approximate time a family spends on the waitlist for housing is four years. Salem is facing an affordable housing crisis; we need hundreds of more units, and this project is an important step to addressing this need.

Habitat for Humanity was founded on the belief that everyone deserves a decent place to live. We have experienced time and again that communities are strengthened when families have access to safe, decent, and affordable housing. It enhances our community to say yes to affordable housing whenever possible for rental and homeownership opportunities.

Given the current economic environment with the startling rising rate of unemployment and sky-high cost of rent, more and more families are faced with the difficult decisions; do I put food on the table or a roof over my head? Do I pay for the medicine my loved ones need or this month's rent? We need to continue taking long overdue action to address the lack of all types of affordable housing.

We support the construction of affordable housing and it's full spectrum in our community. We ask you to affirm the Planning Commission's approval of this project.

In Partnership,

A handwritten signature in cursive script, reading "Kim Parker-Llerenas".

**Kim Parker-Llerenas**  
**Chair, Board of Directors**  
Habitat for Humanity of the Mid-Willamette Valley

## Amy Johnson

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**From:** Lynelle Wilcox <lynelle@comcast.net>  
**Sent:** Monday, November 23, 2020 2:27 PM  
**To:** Olivia Dias; CityRecorder; citycouncil  
**Subject:** public testimony - 11/23/2020 City Council agenda item 4.b. 20-444

November 22, 2020

**To:** Olivia Dias and Salem City Council  
**Subject:** Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03 for 905 and 925 Cottage St NE

I am writing to convey strong support of developing the Evergreen Presbyterian Church property at the corner of D and Cottage Streets to create 20 studio/1 bedroom affordable housing units.

The Planning Commission unanimously approved this project, and the developer still opted to make revisions based on Grant neighborhood objections, reflecting their desire and willingness to develop the project in ways that are sensitive to neighbor concerns. Neighbors now have the opportunity to support a project that will enable 20 unsheltered individuals to shift from survival mode, inhumane living conditions, and possible death, to finally having housing stability.

Housing stability is the first step in enabling people to heal, recover, and move forward in their lives - the very thing we all say we want and wish for our unsheltered neighbors and our community. Studies show that housing first models work and they save money - housing costs far less than paying for the ongoing situations that come up when people are living on the streets and need emergency and institutional care, such as emergency rooms, hospitals, and correctional facilities.

It's likely that there will be some "Not in my backyard" reactions wherever affordable housing might happen. Yet the reality is that unsheltered individuals cannot vanish into nowhere or become invisible, so they will be in our "backyards" no matter what, because we don't have enough affordable housing to prevent that. This affordable housing project enables more people to have a somewhere that isn't in someone's actual backyard.

Our city has been struggling for years with how to manage and reduce homelessness. Housing is the path for solving homelessness. More people have become homeless this year due to fires, and due to job losses resulting from Covid. The need for affordable housing is more critical than ever. We desperately need more affordable housing. This project offers that. I

hope that the Salem City Council acts to support this valuable and necessary project.

Thank you for your consideration.

Lynelle Wilcox



the highest art is the art of living an ordinary life in an extraordinary manner.

and...

with our thoughts, we make the world.



## Amy Johnson

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**From:** Olivia Dias  
**Sent:** Monday, November 23, 2020 9:44 AM  
**To:** Ruth Stellmacher; Amy Johnson  
**Subject:** FW: Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03; Application No. 20-108811-ZO / 20-108812-ZO / 20-112373-RP / 20-112375-ZO / 20-112374-DR

For the record.

Thank you,

**Olivia Dias**

*Current Planning Manager*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem, OR 97301

[odias@cityofsalem.net](mailto:odias@cityofsalem.net) | 503-540-2343

[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#) | [CityofSalem.net](#)

**From:** Mayela Solano <mayelasolano7717@gmail.com>

**Sent:** Monday, November 23, 2020 9:42 AM

**To:** Olivia Dias <ODias@cityofsalem.net>

**Subject:** Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03; Application No. 20-108811-ZO / 20-108812-ZO / 20-112373-RP / 20-112375-ZO / 20-112374-DR

Mayela Solano

4481 Oregon Trail Ct NE

Salem, OR 97305

10/23/2020

I am writing to share my perspective on Evergreen Church Project which being brought to a Public Hearing on November 23, 2020.

Salem is facing an affordable housing crisis; we need hundreds more units, and this project is an important step forward. When I started my higher education at Chemeketa Community College I needed a place to live in, since the commute was too long. I needed to wake up at 3 am in order for me to get to my classes on time and then I would get back home after 11 pm. It was torture! I went through many places looking to rent. However, all the places were over my budget and could not afford it.

I do not want other students or other people to go through the same situation as I did. I want our community to be able to access a safe and affordable place to call home! Affordable housing is better suited for this site than the church that is not even being used! This project will not only give our community the opportunity to save money and be first time homeowners in a future. But also help them stress less about a high rent. Three main reasons this project is great for our community are:

First, DevNW is committed to maintaining the exterior of the building, preserving it for the neighborhood and minimizing any visual changes, which is a great way to add affordable housing to an existing neighborhood!

Second, low income people need housing that is walkable to downtown, services, and public transportation, and they have as much right to live in a great neighborhood as do single family homeowners. This project is in an excellent location, and will strengthen the Grant Neighborhood by helping ensure a mix of housing types and affordability for years to come.

Third, studio and 1-bedroom units are critically important for a range of people, including seniors, veterans, young adults, low income people /couples without children. Who are often left behind or not given the opportunity to rent as easily as other groups of individuals because of their age, lack of income or rent history. This project will be beneficial and will give them this opportunity.

We all know low income people. We know that people who rely on affordable housing are our relatives, our neighbors, our grocery clerks, our care providers, and other hardworking people. We are committed to supporting housing for them therefore I support the Evergreen Church Project. Say, YES! to affordable housing!

## Amy Johnson

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**From:** Mary Anne Spradlin <spradlinmacn@hotmail.com>  
**Sent:** Monday, November 23, 2020 12:52 PM  
**To:** citycouncil  
**Subject:** Fw: Case number CPC-NPC-ZC-SPR-ADJ-DR20-03 for 905 and 925 Cottage Street NE, Salem OR 97301

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**From:** Mary Anne Spradlin <spradlinmacn@hotmail.com>  
**Sent:** Monday, November 23, 2020 11:10 AM  
**To:** Mary Anne Spradlin <spradlinmacn@hotmail.com>  
**Subject:** Case number CPC-NPC-ZC-SPR-ADJ-DR20-03 for 905 and 925 Cottage Street NE, Salem OR 97301

I am Mary Anne Spradlin. I own the house at 850 Church Street NE which is 1 block SW of the subject property. For clarity, I also own property in the SCAN neighborhood. I am opposed to the proposed zone change from Single Family Residential to Multiple Family High Rise Residential.

The proposed zone change is in sub-area "C" of the Grant single family residential core. The primary goal of the Grant neighborhood plan for this area is to "conserve this close in location for single family living and to prevent encroachment on the single-family core area from more intensive uses." If the zone change is allowed there's no going back to single family residential, the doors are opened for a multitude of uses that are not compatible with conservation of single-family zoning. This is a prime example of zone creep and how single-family neighborhoods are lost forever. This is not just a zone change request, it's a quality of life for the neighborhood request and I ask that it be reversed. Changing the zone to multiple-family high rise would set a bad precedent and signal to other developers that remaining single family properties in the area are also potentially open to zone changes which invites even more development and neighborhood disintegration. This relatively small enclave of single-family houses is already surrounded by Commercial Office and multi-family zones. D Street has historically been the boundary in this area and the most intensive uses are to be kept South of D. This property is just North of D Street.

The applicant, Dev NW, has requested this zone change so that their proposed development on the site will be financially sound. The applicant has not met the criteria for a zone change. It's obvious that the zone change only benefits the applicant or whoever they sell the property to in the future, it does not benefit the neighborhood. The property is being fully utilized as it is zoned and intended now, there's no pressing need for a zone change. There is a very real concern that the existing brick church building at 905 Cottage Street NE will not be sound enough for the extensive remodel that the developer plans. In that case the church will be demolished and there will be a high-rise apartment building put on this property. This outcome would be a real blow to the livability of the neighborhood. There are plenty of other parts of town that already have the appropriate zoning for this project and I would hope that the applicant will decide to go where the zoning is already appropriate for what they have in mind.

I respectfully ask that the council reverses the decision that would allow this zone change to move forward.

Mary Anne Spradlin  
850 Church Street NE Salem Oregon 97301  
208-305-6561  
spradlinmacn@hotmail.com



## Amy Johnson

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**From:** Paul Tigan <paultigan@hey.com>  
**Sent:** Monday, November 23, 2020 12:24 PM  
**To:** citycouncil; CityRecorder  
**Cc:** aterp1@gmail.com; Sam Skillern; Jeanne and Corbey Boatwright  
**Subject:** \*Grant Neighborhood Association\* Testimony: 905&925 Cottage Appeal  
**Attachments:** Grant NA Testimony Outline .pdf; Grant NA Testimony for 905925 Cottage.pdf; 905-925 cottage presentation to city council.pdf

Mr. Mayor and City Councilors:

Please find attached (and pasted below) our testimony for tonight's hearing on 905 & 925 Cottage St NE.

Sincerely,  
Paul Tigan  
Land Use Chair  
Grant Neighborhood Association

Mr. Mayor and City Councilors, Paul Tigan, 836 Church Street NE, appearing tonight as the Land Use Chair for the Grant Neighborhood Association.

Thank you for taking the time to hear our Appeal of the Planning Commission's decision regarding these two historic properties within the Grant Neighborhood.

It is the position of the Grant Neighborhood Association that this consolidated application should be denied for three reasons.

First - the applicant does not meet the basic, objective standard for a comp plan amendment and zone change.

Second - such a change, were it to be approved under the justification offered in the application, would have profound impacts on the Grant Neighborhood (in particular) but also radiate out to other fully functional single family properties in the city.

And finally - and rather sadly - the applicant for this project has failed to engage in productive dialogue with the neighborhood association on how to best move forward with the project.

Before you tonight is a proposal to amend every single level of the planning hierarchy in the city (that is, the comprehensive plan, neighborhood plan, and the property's zone).

City code places a very high burden **on the applicant** when requesting such a remarkable change. The code states "the more impactful the change, the higher the burden."

And let's be clear about what is being proposed. There is no more substantial change that can take place under the City code for residences than rezoning a fully built out property from a single family to residential high rise. The justification for this scale of a one-off zone change has to be practically unassailable.

This is one of the oldest neighborhoods in the city. It is not derelict, it is not underutilized, not undergoing an economic change. It is functioning exactly as intended under the current comp plan, the next comprehensive plan, and the code.

The current success of the neighborhood makes it even harder to meet the standard for a change: that the new zone is somehow equally or better suited to the location than the current zone.

The record provides many aspects of how the proposed change does not meet this standard, but I'll focus on just one for time's sake.

Parking. With 19 units, it's not inconceivable that this project would introduce 30 additional cars to the on-street parking adjacent to the properties.

A year ago this project would have been required to provide 27 off-street parking spots for 19 units. Today, there is no obligation to provide off-street parking, and it's not even clear that the 7 spots on-site would be reserved for the residents.

The current parking situation for the residents in the immediate vicinity of this property is not great. Adding this many units, and the cars they bring with them, will not result in a zone or use that is equal or better than the current situation. The opposite is true: the zone change will make it worse.

The incentive to develop multi-family by decreasing parking requirements has revealed an unwieldy consequence. This project shows that even single-family properties are being incentivized to be rezoned and benefit from the change.

This impact on nearby parking is absolutely material to the decision of whether the rezoning is justified (equal or better) because the impact is so closely tied to the zone. Last year? They might have argued there was no impact to parking from a zone change. This year? No way around it. The situation will be much much worse because of the zone change. So much worse that it is grounds to deny the zone change entirely.

I've talked to dozens of neighbors about this project. And inevitably, almost every conversation gets to the same point. "Can I rezone my house too?" Or - more to the point - "can some developer?"

Honestly, when we look at the justification offered for this project, the answer has to be a shrug.

Maybe?

We've entered into the record a map that shows almost every property in Grant being eligible for the waiver of off-street parking because of proximity to the cherriots network. This seems to be the most compelling reason offered why this proposed zone is equal or better than single family housing. What if developers start buying up other land in our neighborhood and proposed similar changes? Two or three properties at Winter Street and Belmont? Wouldn't take much to get half an acre.

Would a proposal to replace those houses with a 30 unit apartment building receive the same treatment under a precedent established here? Is 60-units-per-acre the future of the Grant Neighborhood?

This isn't fear-mongering! It's hard-wired right into the code! The next applicant only has to show that there's been a change in the immediate vicinity to justify their rezoning application. When it comes time to rezone the triplex at the corner of Cottage and E street as high-rise, or the RM2 across the street as high-rise, this project is justification number one. The effect is a snowball.

Even away from this project, this low bar for rezoning could easily seep into other neighborhoods. What about High and Howard? Fir and Washington? Windsor and Evergreen? Based on the justifications in this application - proximity to a bus line, collector street - each of those corners is a mere willing seller and buyer away from a similar project.

The Grant Neighborhood, as the council knows, is not a collection of monkey-wrenchers or NIMBYists. The same night we first considered this project, we voted to write a letter of support to a multi-family development on Fairgrounds with zero off-street parking. So too 990 Broadway and the entire rezoning and redevelopment of Broadway over the last 20 years. Thoughtful, planned density. Just as intended.

The Grant Neighborhood Association tried. We did! We attended the applicant's online open house in May. It was a one-way affair in which members of the community had to submit their comments and questions for approval by the applicant, though they chose to ignore our most pressing concerns.

We formed a small group to further describe our our concerns and we had one meeting with the applicant. They came to our June Association meeting to present the commercial office rezoning concept.

It's known that the city council politely declined to invest in that effort - and encouraged the applicant to work with our neighborhood association on a mutually agreeable solution.

But here's what the record shows: our subcommittee met with the applicant once more in mid-July. Prior to that meeting, Grant had taken a close 5-4 vote, agreeing to compromise and accept a less-dense RM2 rezone. We told them this, asked to participate in a revision of the project, and asked them to update us regularly on this project and future projects.

We never heard from the applicant again. They drafted a new consolidated application without ever coming back to the Association. We invited them in August - they didn't come and finalized their application two days later. We invited them in September, they didn't come. They never held an open house as required under the city's code for a consolidated application, and never used our association meetings to fulfill that requirement, despite our invitation to do so.

Instead of talking to us, they depend a panel of experts to write off our concerns from afar. A traffic engineer to tell us that D street is perfectly safe and, despite our daily experiences, D Street's imperfections actually have a calming effect on traffic.

A structural engineer tells us that they actually don't have to and won't make the building seismically safe for the residents (how equitable!); and certainly legal counsel to guide their application through the process and respond to our volunteer neighborhood association.

They never proactively reached out the association. They are the applicant of the project and the burden of justifying this significant change is wholly on them.

What's more, they expect you, the council, not just to approve but *invest* in their project, while simultaneously demonstrating the belief that the best way to operate in Salem is by railroading the neighborhoods. It's offensive.

Internally, in July, we felt like we were a handful of meetings away from turning the boat on this project. The Grant NA we took a hard 5-4 vote (very uncharacteristic) and agreed to support RM2 as a compromise position. The response - "Never going to pencil" - without detailing why, and they never talked to us again. What would have happened if they had heeded council's advice and continued to work with us?

Could they sell the parsonage and redevelop the church at their suggested density? We never able to discuss it. Would they agree to improve crosswalks near the property in order *actually* calm traffic and alleviate our concerns? What about working with the city to issue parking permits in the R1 zone instead of the R2? We were ignored by both the applicant and the city on these points.

In closing, I hope I've delivered this testimony in a way that conveys something like regret. We're determined to get to yes and we've been shut out. As it sits tonight, this proposal fails to meet the high bar set by the code for a zone change; awarding a rezone in this case would have an outsized impact beyond these two properties, and certainly massive changes like this should done in the spirit of cooperation with our neighborhoods, and not by shutting them out. Thanks for your time, happy to answer any questions you may have.

I. Introduction

## A. Self

## B. Three Arguments

1. This application does not meet the criteria.
2. This change is bad for the neighborhood and the goal of increasing housing in the city.
3. The applicant has flaunted process requested by the city council.

II. The Applicant Has not Met the Criteria

## A. The City is under no obligation to approve the project

1. Everyone agrees that the city needs more housing, but that is not one of the criteria for determining if a property should be rezoned.
2. The Neighborhood Association politely requests that the intended use of this project (more housing, affordable or otherwise) be put aside while the council determines whether the request zone is an equal or better use of the properties. (Hint: They're not)

B. *The Applicant* must demonstrate that the zone change is equal or better than the current zone

1. The current property is being fully utilized as it is zoned and intended
2. The neighboring vicinity is being fully utilized as it is zoned and intended
3. The application would need to demonstrate that HRR is equal or better, but the impact would clearly be worse.
  - a) Example: Parking
  - b) Example: Walking
  - c) Example: Seismic

## C. Conclusion: the applicant has not met the criteria

III. The Rezoning Needed for this project would have an outsized impact on the neighborhood

## A. A change in the nearby vicinity of a project (which hasn't happened here!) is another reason for a zone change.

1. If the city approves this project, it would justify other properties in the immediate vicinity being up zoned.

## B. The reasons for justifying this change are not all that particular to the property

1. Location to a collector street
2. Proximity to a bus line
3. Edge of a neighborhood?

## C. If these criteria justify such a massive change in zoning (SF to RH), we would be concerned about not just similar properties in Grant (like all of them) but the rest of the city as well. This is more than the residents have bargained for

D. This change is not compatible with what we know about *Our Salem*, either.

- IV. The applicant has flown in the face of Council's request to work with Grant on the Project
- A. When a version of this project came before the city earlier this year, it was made clear that the applicant should engage directly with Grant on the project.
  - B. Grant and the Applicant had one 45 minute meeting, at Grant's request, in Mid July.
  - C. The Applicant submitted their final application August 6th without discussing any details of the project with Grant.
  - D. The Applicant was invited but did not come to our meeting in August.
  - E. The Applicant was invited but did not come to our meeting in September.
  - F. Rather than engage Grant on the project, the applicant hired engineers, lawyers, and architects to refute our concerns.
  - G. This entire process is a massive lost opportunity for Grant, the Applicant, and the City. We need more housing and we have to do better than this, because achieving 200 acres of MF development, if this is what it takes to get .30 acres, is going to absolutely crush the city and its neighborhoods.
- V. Conclusion: Deny the project for objectively meeting the criteria for a rezoning, for creating a terribly unwieldy precedent, and for bad public policy on neighbor engagement.

This application fails to meet the clear standard set out to justify a change: will the new zone be an equal or better use of the property.

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# 905/925 Cottage St NE

Grant Neighborhood Association

November 23, 2020

Case No. CPC-NPC- ZC-SPR-ADJ-DR20-03

## Evergreen Church and Parsonage



This is a view of **Evergreen Presbyterian Church** from the northwest corner of Cottage Street NE and D Street NE. You can see that much of the external features of the church are preserved including the arched windows and decorative brickwork, along with the facade crown.





This is a view of the **Parsonage** from the northeast corner of the property on Cottage Street NE. The house has a few decorative features that highlight that it was from the Victorian era, such as the adorned gable and porch. The house still has its original lamb tongue window sashes.

## Views from Evergreen Presbyterian Church



This is a view from the center of Cottage Street NE looking north from in front of the church. Evergreen Church will be to the left (west side.) The street is tree lined with residential homes on both the west and east sides of the street.





This is a view from the center of D Street NE looking east from the south side of the church. Evergreen Church can be seen at the left side of the photo. This section of D Street NE has fewer trees because of the narrower right-of-way and small parking strip. Homes are closer to the street. Between Cottage Street NE and Winter Street NE, there are 4 single family homes on the North (left) side. To the right, is the northern edge of Windsor Rehabilitation Center. In the distance on the right is a 1945 duplex with a 1976 fourplex farther east at the intersection of D Street NE with Winter Street NE. The has driveway and garage parking and the four-plex has parking in the rear off of an alley.





This is a view from the center of D Street NE looking south from the south side of the church. Evergreen Church is immediately behind the photographer. This street has a wide planting strip on each side. To the left, is the Windsor Rehabilitation Center, built in 1974, and to the right are four older single family homes, all located between D Street NE and Mill Creek..



This is a view from the center of D Street NE looking west from the south side of the church. Evergreen Church is just to the right. This street has four single family homes on each side of the street and is also mostly tree lined.



## Views Looking Towards Evergreen Presbyterian Church from One Block Away



This is a view from the southeast corner of Cottage Street NE and E Street NE looking southwest towards the church. The 900 block of Cottage Street NE has a wide planting strip and is heavily tree lined with homes near the sidewalks. The church is barely visible through the tree canopy. There are nine homes that front Cottage Street NE in this block.



This is a view from the southwest corner of D Street NE and Winter Street NE looking west. Evergreen Church can be seen on the right side of the photo in the distant background. This street has fewer trees and homes are closer to the street. To the right, are four single family homes and to the left are two older multi-family units; a 1976 fourplex at this street intersection and a 1945 duplex on the lot to the west of the duplex.



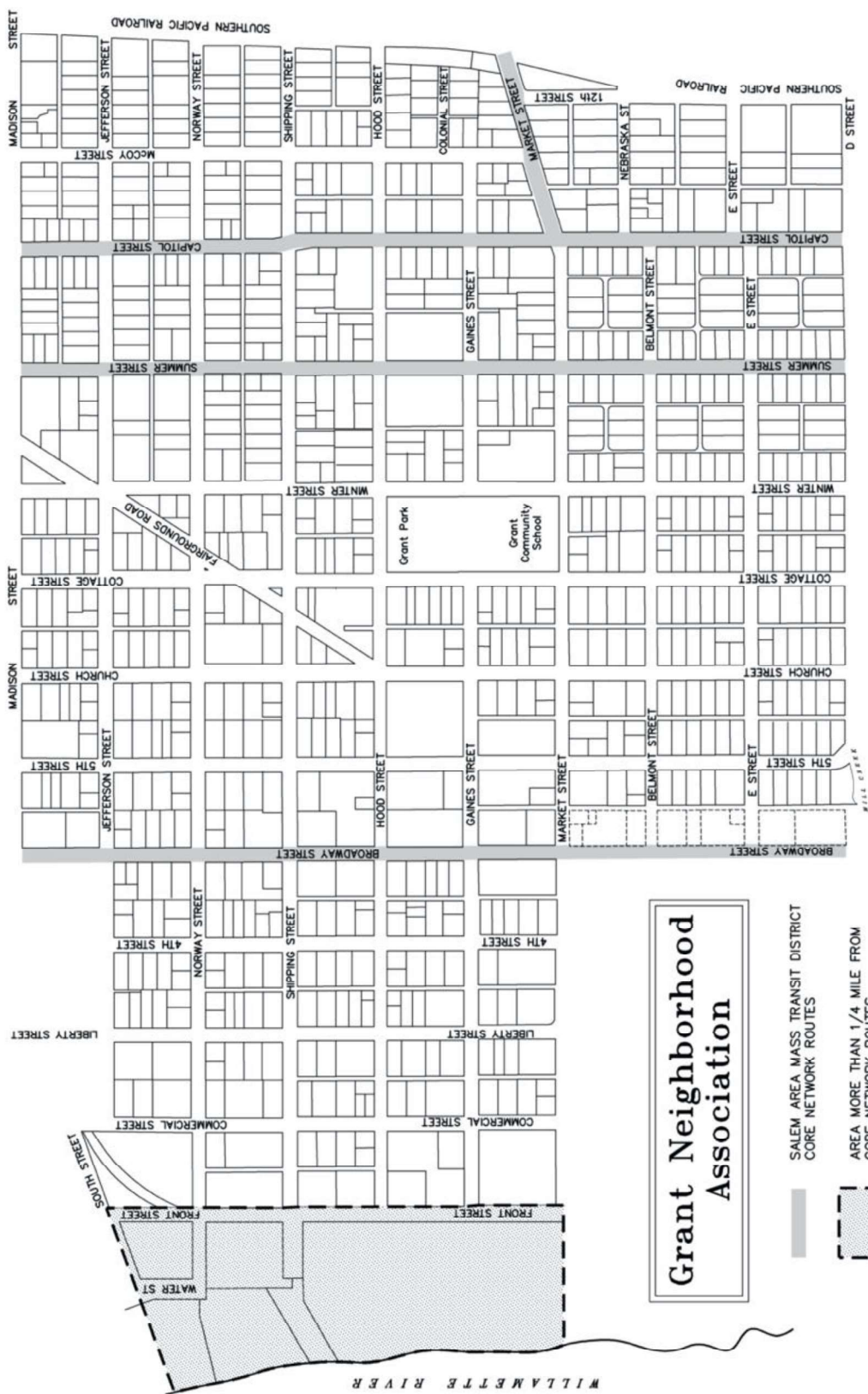


This is a view from the center of Cottage Street NE looking north towards the south side of the church. Evergreen Church can be seen in the center of the photo through the tree canopy. This street is heavily tree lined with wide parking strips. To the left is an older apartment complex along with several homes farther north. To the right is the Windsor Rehabilitation Center.



This is a view from the south side of D Street NE and Church Street NE intersection looking east. Evergreen Church can be seen in this photo along with the house on the northeast corner of the D Street NE and Church Street NE intersection.





# Grant Neighborhood Association

- SALEM AREA MASS TRANSIT DISTRICT CORE NETWORK ROUTES
- AREA MORE THAN 1/4 MILE FROM CORE NETWORK ROUTES

## Amy Johnson

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**From:** Sam Skillern <sam@salem1f.org>  
**Sent:** Monday, November 23, 2020 12:59 PM  
**To:** citycouncil  
**Cc:** Paul Tigan; Jeanne Corbey; Aaron Terpening; Sam 'Snead' Skillern  
**Subject:** Nov. 23 Agenda item 4B - Testimony on DevNW proposal

Good evening Mayor and Councilors,  
My name Sam Skillern, 22 years at 1255 Cottage ST NE, co-chair Grant NA

Tonight it might sound like Grant NA is 'against' this proposal. Actually, it's the City's own code that is against this proposal. We are simply standing up for the city's zoning code and the Grant Neighborhood Plan, both of which are well-thought-out, effective, and beneficial.

For years ... in fact decades ... no one cared much for Grant Neighborhood. Except us. It was considered a bad, blighted neighborhood. As neighbors, we banded together with our schools, churches, nonprofits and businesses to build a diverse, healthy neighborhood. And we did it by playing by the rules. By sticking with the city's land-use code.

We have a long track record as a "yes" neighborhood when it comes to development. Look at North Broadway. We've also been exceedingly welcoming of higher-density and affordable housing in every corner of Grant. All we ask is that project proponents work together with us for a mutually-beneficial outcome.

That has not happened in this case. At all. Paul Tigan's testimony already covered the details, so I won't belabor. However, it needs to be noted that developers and project proponents who have honored the land-use code - and us as neighbors -- have been highly successful. Both sides, being flexible, working the process, and forging a positive outcome.

Cramming a High-rise Residential designation at D Street and Cottage creates a zoning 'donut hole' in our neighborhood. It also creates a precedent that will be exploited in other neighborhoods. We're having a hard time understanding why the City Staff is so ardently forcing this rezone issue? Because it's affordable housing?

We have to ask: if it were high-end or market-rate housing would the City be so insistent for this change? Hard to imagine. A major rezone cannot be conditional on whether the project is low-, moderate or luxury housing. Again, this donut hole will become a Pandora's Box for the City staff and Council alike.

We tried to persuade DevNW to accept RM-2 zoning for the property, which would still pose challenges, but something that would work. They haven't budged an inch. That's not good will ... that's not good land use ... that's not in line with City recommendations for how developers and neighborhoods work together.

I want to end by saying we are big fans of Evergreen Church and we want to see them be able to buy their new building on 17th Street. However, DevNW's Highrise designation on the property just isn't the answer. Perhaps the City or others listening tonight will have ideas for an outcome that will benefit Grant Neighborhood and help Evergreen make the move to Englewood.

Thank You.

--

**Sam Skillern**  
SLF Executive Director



PO Box 7384, 97303-0083

[www.SalemLF.org](http://www.SalemLF.org)

*What's Your Neighborhood?*

## Amy Johnson

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**From:** Tracy Schwartz <schwartzpreservation@gmail.com>  
**Sent:** Monday, November 23, 2020 6:44 AM  
**To:** citycouncil  
**Subject:** Written Comment - 905 and 925 Cottage Street Appeal

To the Salem City Council:

Thank you for taking my written testimony regarding the rezoning of 905 and 925 Cottage Street NE in the Grant Neighborhood. I have lived in the Grant Neighborhood for two years and selected my home because of the neighborhood - its historic preservation potential and the close proximity to state agency office buildings and downtown. After attending neighborhood association meetings and watching projects unfold, I recognized that Grant has many unique challenges because of the traits that made Grant desirable for me. The future of the Evergreen Church at 905 and 925 Cottage Street is one of those challenges and I urge the City Council to vote no on high-rise residential zoning.

I know that my fellow neighbors will make far more eloquent and thoughtful points regarding density, parking, and consultation. Instead, I want to focus on the building. High-rise residential zoning does not make sense for this historic building. It is my understanding that the Evergreen Church has been determined eligible for listing in the National Register of Historic Places through the Section 106 process (National Historic Preservation Act of 1966 and implementing regulations 36 CFR 800) and I assume its significance lies in the architecture and design. The historic Bethel Baptist Church has palladian windows, gothic entry ways, and brick quoins, and, even with some modifications, a high level of exterior historic integrity. Yet, the design is somewhat unique for a church (flat roof and no bell tower) and it was one of the many churches that used to occupy this area of Salem. It tells an important story about church design for the time, but also about churches in a City with deep and complicated missionary roots.

As a historic preservationist I understand the need for adaptive reuse and by no means am I calling for the building to remain a church. There are examples all over Oregon, including in Salem, of former churches being rehabilitated and starting new chapters. This often requires zoning changes. However, instead of letting the economic equations and pencilled out formulas dictate that zone, we should let the building have a say. Housing units make sense for the Evergreen Church. But nineteen units do not and this many units based on the current proposed layout appears unreasonably high given the design, size, and nature of the existing buildings (both the church and adjacent house). Therefore, high-rise residential zoning seems unreasonable as well. Evergreen Church, a historic property within Salem, should be zoned so that adaptive reuse can happen. But that zoning should also make sense given the significance and integrity of the property.

Historic buildings offer remarkable and untapped opportunities for affordable housing. And I would love to see Salem be on the forefront of appropriately rehabilitating and reusing historic properties for this use. It would show the City's commitment to both housing and historic preservation, and, yes, it would require rezoning. But in order to do this in a way that protects these properties for the long term, the zoning will have to be appropriate not solely for the economics, but for the building and the significance. High-rise residential zoning is not the answer for this property. But there is an answer. There are zoning options that will work for the goals of the project and developer - housing for some of the most vulnerable in our community - and the building. These are the options that should be explored.

Thank you for taking my testimony and for your service to the City of Salem.

-Tracy Schwartz  
965 Shipping Street NE  
Salem, OR 97301



## Amy Johnson

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**From:** Olivia Dias  
**Sent:** Friday, November 20, 2020 1:08 PM  
**To:** Amy Johnson; Ruth Stellmacher  
**Subject:** Fwd: Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03 for 905 and 925 Cottage St NE

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**From:** Whitney Hines <pnwhines@gmail.com>  
**Sent:** Friday, November 20, 2020 1:07:26 PM  
**To:** Olivia Dias <ODias@cityofsalem.net>  
**Subject:** Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03 for 905 and 925 Cottage St NE

Hello Ms. Dias,

I'm writing to you in support of the low-income housing proposal that is being appealed by the Grant Neighborhood Association. I believe adding low-income housing is a must for our community and will increase access to housing for everybody. Local businesses will benefit from added foot-traffic and patronage as well. We already suffer from a housing shortage here in Salem. As a home-owner in this neighborhood, I support the low-income housing proposal.

Best,  
Whitney Hines