



South Central **SCAN** *Association of Neighbors*
Salem, Oregon

April 29, 2016

To: Salem Planning Commission

From: South Central Association of Neighbors

Re: CA 16-01: Proposed Amendments to Riverfront Overlay Zone, Commercial, and Industrial Zones

The SCAN Land Use & Transportation Committee objects to the proposed amendment to the Riverfront Overlay Zone to allow self-service storage in existing buildings.

The land and buildings within the Riverfront Overlay Zone need to remain available for the pedestrian-friendly, mixed-uses for which the zone was created. Amending the Overlay Zone to allow incompatible uses will erode the ability of the zone to achieve its purpose. Allowing incompatible uses will also increase the risk for investors who want to redevelop this area and help achieve the purpose of the Riverfront Overlay Zone. SCAN asks the City to “stay the course” to provide certainty to owners and investors and eventually achieve the purpose of the Overlay Zone.

Most of the Riverfront Overlay Zone is within the Riverfront-Downtown Urban Renewal Area. Significant public investment has already been made in the Riverfront-Downtown Urban Renewal Area. We believe the Overlay Zone helps protect the public investment made with Urban Renewal funds and achieve the vision of this Urban Renewal Area.

SCAN asks the Planning Commission to deny the proposed amendment to allow self-service storage. At a minimum the Planning Commission should recommend that Council delay any action on amending the Overlay Zone until after Council reviews the northern portion of the Riverfront-Downtown Urban Renewal Area and determines whether redevelopment to pedestrian-friendly, mixed-uses is feasible. The Overlay Zone can be amended after that review, if needed to implement the plan, but not before.

SCAN does not object to the proposed amendment to add dance studios and similar instructional uses in the CO zone.

SCAN does not object to the proposed amendments to allow the continued use of existing two-family residential uses that are damaged or destroyed in the CR, CG, IC, IP, and IG zones.

Thank you for your consideration.

Roz Shirack, Chair
SCAN Land Use & Transportation Committee

Cc: Councilor Tom Andersen
Councilor Warren Bednarz

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