

From: [Linda Nishioka](#)
To: [Amy Johnson](#)
Subject: FW: Concerns re: eliminating the Superior-Rural Overlay Zoning
Date: Thursday, May 11, 2023 8:11:37 AM

Amy,

This email is regarding the overlay zones that will be in the June 26 meeting. Please add this as public testimony.

Thank you,

Linda Nishioka (She/Her)

City Councilor - Ward 2

lnishioka@cityofsalem.net | 971-707-2112

From: Katja Meyer <katja.meyer@gmail.com>
Date: Wednesday, May 10, 2023 at 11:26 PM
To: Linda Nishioka <LNishioka@cityofsalem.net>, Vanessa Nordyke <VNordyke@cityofsalem.net>
Subject: Concerns re: eliminating the Superior-Rural Overlay Zoning

Dear Linda,

I am a resident of the 1800 block of Saginaw Street (east side) and a resident of Ward 2. I am writing regarding the proposed elimination of the Superior-Rural Overlay Zone, which is a change that would directly impact my household.

My understanding is that this proposal has moved forward, and the change suggested by SCAN of removing the overlay zone but keeping the building heights to 35 ft was not considered. This is disappointing to me, and I wonder why there hasn't been any direct engagement with our neighborhood on this topic? The Fairmount Hill neighborhood has many active and engaged citizens who strongly support building a more equitable, climate-resilient, and public transit-oriented city. If the development of this mini-hub was done effectively, I think you would find that our neighborhood would support the businesses that move into that space.

I have several concerns regarding this zoning change:

- 1. This proposed change in zoning will bring more traffic into our neighborhood without any commitments to make the streets safer for pedestrians and bicyclists.** Saginaw Street already has many speeding cars running through it during rush hour, when drivers are too impatient with traffic slowdowns on Commercial. Without additions like signage, speed bumps, lighted pedestrian crossings, sidewalks, and/or bike lanes, the combination of increased street parking and increased traffic on Saginaw St will greatly impact the walkability and safety of the area. There are many young

children who play with one another in this area, and it concerns me that it will become more dangerous for my children to cross the street or walk our dog.

2. The proposed change in zoning neglects the opportunity to make coordinated improvements in transportation infrastructure in alignment with Salem's Climate Action Plan. I am in general very supportive of eliminating the parking minimums, because shifting to public transportation and reducing Vehicle Miles Traveled is an essential and central component of meeting our CAP goals. I am concerned that the overlay zone elimination is not being done in coordination with improvements to infrastructure that would support alternative modes of transportation. In line with the CAP, this should include increased frequency of bus routes on Commercial, the addition of sidewalks within a specified distance of the bus stations, and enhancement of bike lanes. None of these things have been proposed in coordination with the zoning overlay changes. Why not?

3. The proposed change in zoning has not been done in consultation with residents of the area. It would be helpful to get residents "on board" with the zoning change by listening to our concerns and ideas for thoughtful development of the area. Why has this one block been selected for the zoning change? Without any coordinated improvements to the area, the change feels driven by the interests of developers, neglecting the needs and interests of neighbors who will be living adjacent to this mini-hub. It seems to me that there are several other isolated blocks in the vicinity that would be less impacted by a change in building heights and land use, such as the several blocks north of us that are between Commercial and Liberty. Those blocks include houses that hold small businesses and areas that could undergo an increase in building height without impacting the view of houses in the Fairmount Hill neighborhood.

4. The topography of the Fairmount Hill neighborhood is unique and should be considered when thoughtfully developing the area. Many houses on the 1800 block of Saginaw St have peekaboo views of the Cascades, private backyards, and significant issues with stormwater management and flooding. Adding buildings up to 55 feet tall on Commercial will block our views, decrease our privacy, and will likely further exacerbate existing stormwater management concerns. For example, if cars park too close to the curb on the east side of Saginaw, rain cannot drain into the stormwater drains and instead spills over the curb and floods basements. During rainstorms, the alleyway between Commercial and Saginaw is often full of deep puddles because the stormwater system cannot handle that volume of rain. Adding impervious surface in the area and increased street parking will only increase flooding risks to residents of the area.

For these reasons, I hope you will support our neighborhood in supporting keeping the building height at 35 feet and promote enhanced infrastructure (on sidewalks, speedbumps, bike lanes, and signage) that supports CAP goals and helps keep our pedestrians, bicyclists, and children safe on neighborhood streets.

Sincerely,
Katja Meyer

Austin Ross

From: Shelby Guizar
Sent: Monday, June 5, 2023 2:45 PM
To: Austin Ross
Subject: FW: Council Hearing Notice - Case No. CA23-02 for Eliminating Five Overlay Zones

Follow Up Flag: Follow up
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Please see the comment below:

From: HPPG <scanparks2023@gmail.com>
Sent: Monday, June 5, 2023 2:20 PM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Subject: Re: Council Hearing Notice - Case No. CA23-02 for Eliminating Five Overlay Zones

Ms. Guizar, in January at the SCAN Board meeting, I asked Austin Ross if a build out model had been made -- to show the scale of a 5-6 story building next to residences has been made. Has a build out model been made for the hearing?

Jon Christenson

On Mon, Jun 5, 2023 at 9:56 AM Shelby Guizar <SGuizar@cityofsalem.net> wrote:

Hello,

The Hearing Notice for Code Amendment Case No. CA23-02 for Eliminating five Overlay Zones is attached for your information. This case will be heard digitally before the City Council on Monday, June 26, 2023.

Please direct questions or comments to the **CASE MANAGER:**

Austin Ross

ARoss@cityofsalem.net

503-540-2431

Thank you,

Shelby Guizar (she/her)

Administrative Analyst

City of Salem | Community Development Department

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

SGuizar@cityofsalem.net | 503-540-2315

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Now Available! Online submittal of Land Use Applications through the City of Salem Permit Application Center. Register for an account [here](#).

Due to limited staffing, the Planner's Desk has temporary hours: 10-4 Monday-Friday

Questions on Zoning and Sign Permits can be submitted by email to Planning@cityofsalem.net