

Amy Johnson

From: Lisa Anderson-Ogilvie
Sent: Monday, April 13, 2026 4:42 PM
To: Amy Johnson
Cc: Bryce Bishop
Subject: Fw: [EXTERNAL]City of Salem file #26-133 case #ANXC-765 CPC-ZC25-01

[Lisa Anderson-Ogilvie](#) | 503-540-2381

City of Salem | Community Planning and Development Department | Planning

From: ELIZABETH VEYSEY <e.veysey@comcast.net>
Sent: Monday, April 13, 2026 4:41:15 PM
To: Mai Vang <mvang@cityofsalem.net>; Julie Hoy <JHoy@cityofsalem.net>; Bryce Bishop <BBishop@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: [EXTERNAL]City of Salem file #26-133 case #ANXC-765 CPC-ZC25-01

City of Salem file #26-133

RE: Annexation of approximately 18.91 acres located at 2170 Walker Rd NE and 4893 Sunnyview Rd NE

I would like to address some of the concerns that were brought to you previously from the North Lancaster Neighborhood Association about this annexation and the number of housing units going in. You pretty much shot down all their comments/concerns including a report⁰ 1222 from Salem-Keizer school district.

I am addressing Chavez elementary only. The middle and high schools also fall within some of this. In February 2026, Andrea Castañeda, superintendent, Salem-Keizer School District said there is a reading crisis and 7 out of 10 students are below reading level. Chavez has some demographics that are different than many of the Salem Keizer elementaries. Chavez is a bi-lingual (Spanish) program school. Families travel from across the district for this program. Approximately 77% are Hispanic with most coming from non-English speaking families. A program like this needs to have small class sizes and lower student to teacher ratios. The district in their document to you that enrollment is 449 with a capacity of 525 (86%). Their own current website for Chavez states that enrollment averages 550 students. This means the figures they sent you are incorrect and they are already over capacity. I realize that with any district it is about money. More students mean more money. The thing about Chavez and Stephens (some from area also go to Waldo) is that the demographics is not only a high Hispanic population but that it is almost 70% economically disadvantaged. Local families for all this neighborhood's schools but especially for Chavez (elementary) already have huge concerns about the academic learning for their kids and fear adding more kids will reduce what the city and district equity goals are for their kids. The Superintendent's statement of 7 out of 10 kids in reading isn't good enough for these families. They are hoping that because this is such a high Hispanic and economic disadvantage population that you will not increase their school and be pro-active in the programs here. There is a belief that no matter

what people are wanting you will still go ahead with the annexation. If so, please do not include multi-family housing to help keep the integrity and equity of this school.

The district also stated that the costs to construct school facilities to serve the proposed development for the three impacted schools is over 9 million dollars. This will definitely impact the wallets of a lower economic neighborhood.

I realize that the Governor has given a state wide planning goal to build so many units (doors) every year to address a housing "shortage". NOLA spoke about a high inventory of unoccupied apartments. I have spoken to several developers, landlords and people looking for such housing. There is indeed a high inventory of empty apartments. I also realize the ultimate plan is to have high density residential areas to foster the theory of the 15-minute city. You stated that increased housing density could bring more services to this area. The fact is NE Salem is not where a lot of businesses want to come to. We have high rates of crime, homelessness, and lower economic factors than most other parts of the city. The City of Salem has pretty much done little to remedy this. Putting in high density housing is not going to bring about what you are hoping to "potentially see".

I have lived in this neighborhood for almost 40 years. The unique combination of single family housing and mobile/manufactured homes have established a supportive neighborhood community. Most of these homes are what is deemed starter homes and enable people to own their home and build their wealth. Middle housing would enable people, especially first-time home buyers, to meet these dreams. Apartments do not, but only truly economically benefit the apartment owners. It would also fit in with the established neighborhood character and identity. I realize that this might not be important to you but for everyone living here it is.

Walker road is not built to be for a high volume of traffic. Even widening or other improvements with the development this will NOT change. With the school and residences it can not afford the increase that more housing especially with multi-family housing that will come with the development. Traffic backs up at certain times of days from the light at Cordon and Sunnyview, many times way beyond Chavez school. Many drivers will use Walker Rd as a by pass to this backup. This increase in traffic alone makes it hazardous for the neighborhood. Chavez school has a high usage from people living in the neighborhood. Sports, kids, walkers etc. There has been many times safety is a huge issue. There have been several incidents of cars being hit. The fact that the apartments will have limited parking per unit will have people looking for street parking. This is simply not possible on Walker road or the streets off of Walker. During the school year many parents drive to pick up and drop off kids. Walker road and Serra Ct are bumper to bumper. Increased cars from the multi-family housing with limited parking will make it a nightmare.

I guess the bottom line people in this part of town do not want the annexation but that is most likely a losing battle as there is a lack of interest to represent those who will be impacted the most. Just because you can doesn't mean you should. So, please consider no multi-family housing and have middle housing that people can afford to buy and become homeowners and grow their wealth.

Thanks!
Liz Veysey
4872 Serra Ct NE
Salem, OR 97305

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