



South Central *SCAN* Association of Neighbors
Salem, Oregon

September 28, 2022

To: City Council

From: Victor Dodier, President, South Central Association of Neighbors

Subject: October 10 hearing on MU-II Rezone (Code Amendment Case No. CA22-02)

SCAN's supports the proposed rezone of properties on both sides of Commercial Street SE from Superior Street S to Jerris Avenue SE and properties on only the east side of Commercial Street SE between Jerris Avenue SE and McGilchrist Street SE to Mixed Use-II (MU-II). Of the three mixed use zones considered for this section of Commercial St SE, MU-II best meets Council's goals to reduce the need for vehicles and vehicle emissions and encourage pedestrian-friendly development, while mitigating impacts on adjacent residential uses.

SCAN supports MU-II because it is a more human-scale,* and slightly less dense alternative to MU-I and MU-III that will be more compatible with adjacent residential uses. None of the current, adjacent residential uses are over 2-stories high.

SCAN believes MU-II is preferable to MU-III along this section of Commercial St SE, which is part of the Core Transit Network. MU-II *does not* include the vehicle-related uses allowed in MU-III, which do not need to be on the Core Transit Network. MU-II is consistent with the purpose of the Core Transit Network to support complete neighborhoods not dependent on vehicles.

Thank you for your support of MU-II zoning on this section of Commercial St SE.

*Human-scale as measured by maximum building height and *minimum* first floor height (MU-III: 70 feet maximum height with minimum 20-ft first floor; MU-I: 65 feet maximum height with minimum 14-ft first floor; MU-II: 55 feet maximum height with minimum 10-ft first floor).