



# NESCA

## *North East Salem Community Association*

February 18, 2022

Mayor Chuck Bennett and the Members of the Salem City Council  
555 Liberty St SE RM 220  
Salem, OR 97301

RE: Inclusion of the former North Campus of the Oregon State Hospital within NESCA

Dear Mayor Bennett and Members of the Salem City Council,

The neighbors of the North East Salem Community Association (NESCA) enthusiastically support the staff recommendation to include the entirety of the former North Campus of the Oregon State Hospital within the boundaries of NESCA. The recommendation is consistent with existing city code, makes good planning sense, and ensures that the organizations and neighbors most involved in the development of this project continue to have a role in the future of this important community asset.

NESCA's approach is to bring together the many stakeholders interested in the future of this property. Our 9-point plan adopted December 2013 defined a vision for dynamic revitalization and economic opportunity balanced with community needs for open space and housing. Our collaborative, inclusive, flexible, persistent, and consistent approach to engaging our community and civic leaders forged a durable coalition that led to the success we see today – a North Campus that will host a park, city-owned permanent support housing, and much needed multi- and single-family housing.

Including the entirety of the former North Campus property within NESCA's boundaries makes good planning sense and is consistent with existing City Code. SRC 64.280(a)(5), states "the contiguous geographical boundaries of the neighborhood association should be the centerlines, when an arterial street is used as a boundary." 23<sup>rd</sup> Ave NE already serves as the neighborhood boundary north of D Street NE, including homes on both sides of the street. Extending the boundary to Center Street NE is a logical extension of this existing boundary that separates medical facility uses on the west side of 23<sup>rd</sup> and the residential and recreational uses on the east side. Gerrymandering the boundary to include property east of 23<sup>rd</sup> within the North East Neighbors neighborhood association (NEN) would be unusual; doing so contradicts existing city ordinances and neighborhood boundaries that generally follow streets and well-established land-use patterns. See the attached map of the North Campus property and surrounding area.

Including the North Campus property within NESCA will allow the neighbors living along the entirety of the north and east boundaries of the North Campus to be involved in shaping the future use of the property. While NEN borders the North Campus, the closest residential property

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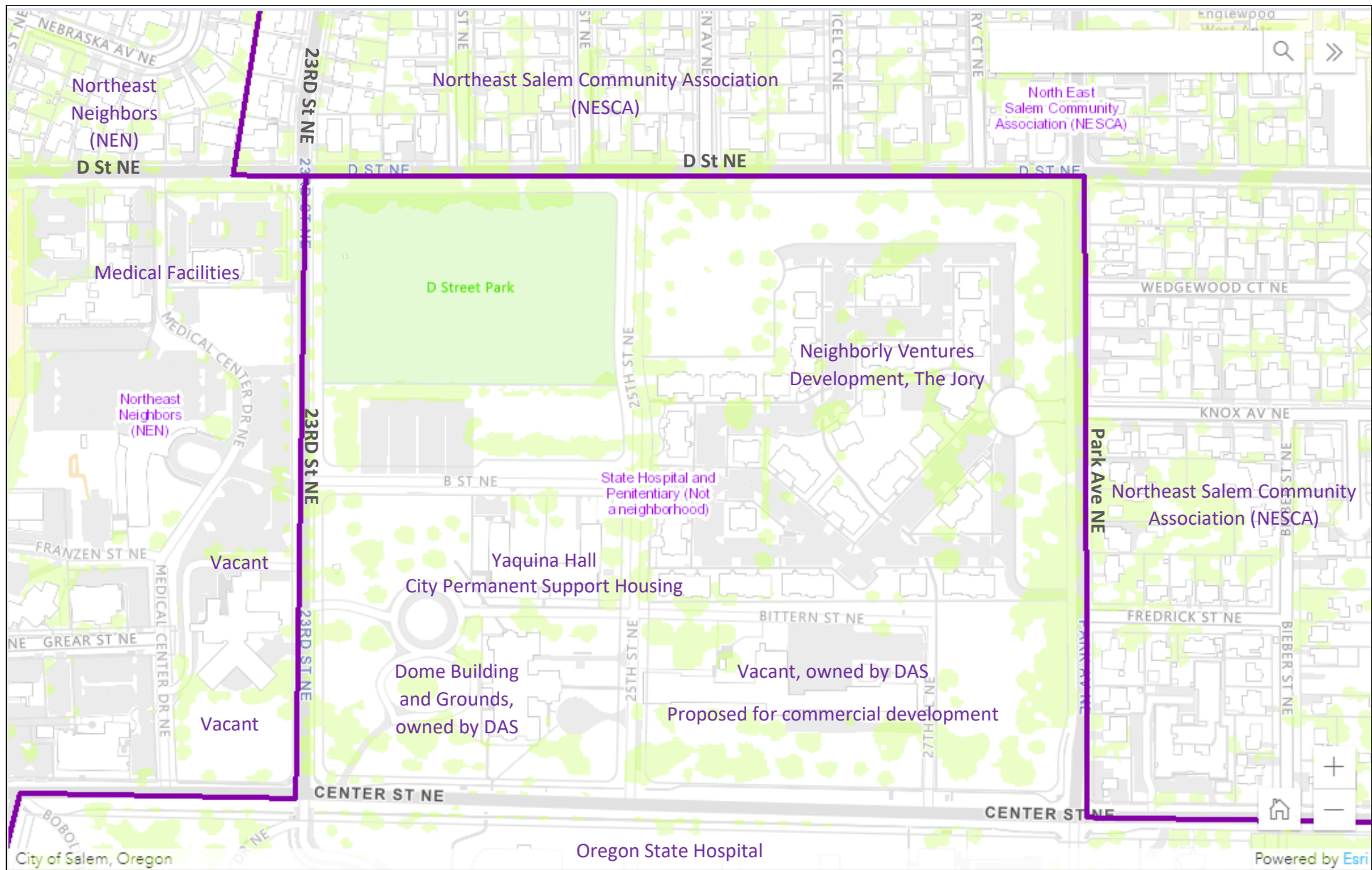
*North East Salem Community Association*

is kitty-corner to the NW corner of NE D Street and NE 23<sup>rd</sup> and is not physically contiguous with the North Campus property. NESCA believes that NEN's proposal to divide the park between the two neighborhoods would diminish the voices of those who live closest to the property. Furthermore, such a proposal is administratively untenable. NESCA and our many partners decided early in our advocacy efforts that this property best served the community as a multi-purpose open play field, compared to NEN's vision described in their neighborhood plan that calls for more development. Splitting this property creates the potential for competing uses that would make it less useful for the variety of sports played there. Finally, current city code does not contain a provision for shared administration between neighborhood associations.

NESCA sincerely thanks the Mayor and Council for your consideration of this issue and urge you to support the staff recommendation that the entirety of the former North Campus property be included within the boundaries of NESCA.

Sincerely,

Mike Beringer, NESCA Chair



**Map of North Campus Property, Neighborhood Boundaries and Land Uses, November 2021**