



## **Vision for Land Use Projects in the Highland Neighborhood**

The Highland Neighborhood Association envisions a vibrant, sustainable, and inclusive community where land use projects contribute to the overall well-being and quality of life for all residents. We seek to foster a neighborhood that balances growth, preservation, and enhancement of our built and natural environments. Our vision encompasses the following key principles:

1. **Context-Sensitive Development:** New developments should be designed to integrate harmoniously with the existing neighborhood fabric, respecting the scale, character, and architectural style of the surrounding area. Projects should contribute to a cohesive and visually appealing streetscape.
2. **Affordable and Diverse Housing:** We recognize the critical need for a mix of housing types and price points to accommodate residents of various ages, family sizes, and income levels. In light of the current housing crisis at the city, state, and national levels, it is imperative to prioritize the development of both market-rate and affordable housing within our community. Balancing economic viability with a commitment to ensuring that all residents, regardless of income, have access to housing is essential. A diverse and inclusive community is vital for the long-term health and sustainability of our neighborhood.
3. **Walkability and Connectivity:** Land use projects should prioritize pedestrian and bicycle infrastructure, creating safe, accessible, and well-connected streets and pathways. Developments should promote walkability by providing amenities such as sidewalks, bike lanes, and traffic-calming measures.
4. **Green Spaces and Environmental Stewardship:** Integrating green spaces, parks, and community gardens into land use projects is crucial for promoting health, recreation, and social interaction. We advocate for the preservation of mature trees, the incorporation of native landscaping, and the adoption of sustainable practices in all developments. We encourage the incorporation of ecological friendly materials for healthier communities and environmental sustainability.
5. **Community-Oriented Design:** Projects should foster a sense of community by incorporating gathering spaces, such as plazas, courtyards, and community centers. These spaces should be designed to encourage social interaction, community events, and neighborhood engagement.

6. Mixed-Use Development: We support mixed-use projects that combine residential, commercial, and recreational uses, creating vibrant and self-sustained neighborhoods. These developments should be strategically located to provide convenient access to essential services, employment opportunities, and public transportation.

7. Historic Preservation: The Highland Neighborhood values its historic assets and character. Land use projects should respect and preserve historically significant buildings, landmarks, and landscapes, adapting them for modern use while maintaining their integrity.

8. Collaborative Planning: We believe in a transparent and inclusive planning process that actively engages community members, stakeholders, and local organizations. Developers should work closely with the neighborhood to address concerns, gather input, and ensure that projects align with the community's vision.

By adhering to these principles, land use projects in the Highland Neighborhood will contribute to a thriving, equitable, and sustainable community that enhances the quality of life for all residents. We look forward to collaborating with developers, city officials, and community members to bring this vision to fruition.

## Ruth Stellmacher

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**From:** Eunice Kim  
**Sent:** Wednesday, September 4, 2024 9:12 AM  
**To:** Ruth Stellmacher; Amy Johnson  
**Subject:** FW: Case No. CA24-01 Before Planning Commission

Hi Amy and Ruth,

Please include the emails below for the public hearing on proposed code amendment CA24-01, which is on the City Council's Sept. 9 agenda.

Thank you,  
Eunice

**From:** Dan Atchison <[DAtchison@cityofsalem.net](mailto:DAtchison@cityofsalem.net)>  
**Sent:** Wednesday, September 4, 2024 8:25 AM  
**To:** Steve Anderson <[andersonriskanalysis@comcast.net](mailto:andersonriskanalysis@comcast.net)>  
**Cc:** Lisa Anderson-Ogilvie <[LMAAnderson@cityofsalem.net](mailto:LMAAnderson@cityofsalem.net)>; Keith Stahley <[KStahley@cityofsalem.net](mailto:KStahley@cityofsalem.net)>  
**Subject:** RE: Case No. CA24-01 Before Planning Commission

Mr. Anderson:

Yes, I believe the proposed code amendment complies with all applicable land use regulations. I decline to answer your specific questions or otherwise provide legal analysis and point you to the findings attached to the proposal. Of course LUBA and the courts will have an opportunity to review the decision if it is appealed or become at issue in a subsequent land use action. Providing a legal opinion to ambiguous questions that raise hypothetical issues is of limited value and counter-productive in the City's implementation of statewide land use law, the Salem Area Comprehensive Plan, and the SRC.

This response will be included in the record of the proceeding.

Dan

**From:** Steve Anderson <[andersonriskanalysis@comcast.net](mailto:andersonriskanalysis@comcast.net)>  
**Sent:** Thursday, August 29, 2024 1:18 PM  
**To:** Dan Atchison <[DAtchison@cityofsalem.net](mailto:DAtchison@cityofsalem.net)>  
**Cc:** SALEM Manager <[MANAGER@cityofsalem.net](mailto:MANAGER@cityofsalem.net)>  
**Subject:** Fwd: Case No. CA24-01 Before Planning Commission

Mr. Atchison:

Code Amendment Case No. CA 24-01 is scheduled for a public hearing September 9th. The email below and attached letter from early June has not been answered yet. Hopefully this was an oversight and not intentional to ignore a neighborhood association request to your office.

The question still remains as to: Does the proposed action bring Salem UDC into compliance with Oregon Development Statues?

This letter is now in the official record from the Planning Commission and awaits findings of truth and fact as outlined therein. We have testified in support of Staff's proposal except on a couple of technical issues and the question above. Respectfully awaiting your answer.

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair

----- Original Message -----

From: Steve Anderson <[andersonriskanalysis@comcast.net](mailto:andersonriskanalysis@comcast.net)>

To: Dan Atchison <[DAatchison@cityofsalem.net](mailto:DAatchison@cityofsalem.net)>

Cc: Michael Freitas <[michaelfreitas9459@att.net](mailto:michaelfreitas9459@att.net)>

Date: 06/11/2024 1:52 PM PDT

Subject: Case No. CA24-01 Before Planning Commission

Mr. Atchison:

Attached is a request for your action to affirm statements that Case No. CA24-01 updates Salem UDC to bring it into compliance with Oregon Development Statutes. Thank you.