

Jeff Harmon  
Harmon Coms LLC  
1395 Liberty St., SE  
Salem, Oregon 97302

Bryce Bishop  
City of Salem Planning Division  
555 Liberty St SE, Room 305  
Salem, Oregon 97301

Dear Mr. Bryce Bishop and City of Salem Council Members,

Thank you for this opportunity to submit information on case number CUZC17-14. This project addresses a need in our community that has been put on the "back burner" far to long. I support the City of Salem and Union Gospels' quest to bring together the resources needed to solve this problem. I have property that will be impacted by this project and I have several requests as part of the imposition of conditions.

There are three issues I would like to have included within the imposition of conditions.

1. Additional lighting along Front ST. NE and D ST. NE.
  2. Increased police presence thru bike and car patrols to control loitering and camping issues.
  3. Increased fire protection by requiring the installation of a hydrant on the Northwest corner of the proposed project.
- 
1. As we bring a concentrated group of individuals together that have special needs, it also put pressure on the surrounding property owners in regard to safety. As part of the supporting infrastructure of this project, additional lighting along Front St NE and D St NE will provide a safer environment for clients of business who come into the area. The additional lighting needs to start at the beginning of Front St to the South and up to Mill Creek. It will also aid the police in their job of enforcement by discouraging camping on private property. I have marked the map with the number 1 to show where lighting might go in. The wiring might already be in place.
  2. The new police facility will be a welcome addition to the neighborhood. With this United Gospel Mission project, special challenges come in play. I have discussed these concerns with Dan Clem and it is my understanding that he has already raised

the idea of expanding the police bike patrol to this area. I agree that this would be useful with issues of loitering and camping. I know from experiences over the years, officers work with business owners and have always dealt with this problems in a compassionate professional manner.

3. Over the years, camping and fires have causes problems in Salem. I am sure that the fire department can provide more than enough information on damage to personal property within the city limits. My property is marked on the map with the letter "A" and the letter "B" for the requested location of a hydrant to be paid by this project. I have discussed this with Dan Clem. In addition, I also had a phone conversation with John Stroebe, he agreed that positioning the hydrant on the Northwest corner of the project would provide fire protection for my building and Property as well as the other surrounding properties. Camping along Mill Creek has been an on going problem and it is going to be exacerbated by this project. An 8" inch water main runs along Commercial St and a tap could easily be installed at the intersection of D St NE. On Commercial St the water line would then go down the southside of D St to the alley. The hydrant needs to service the buildings on the eastside of Front street up to Mill Creek.

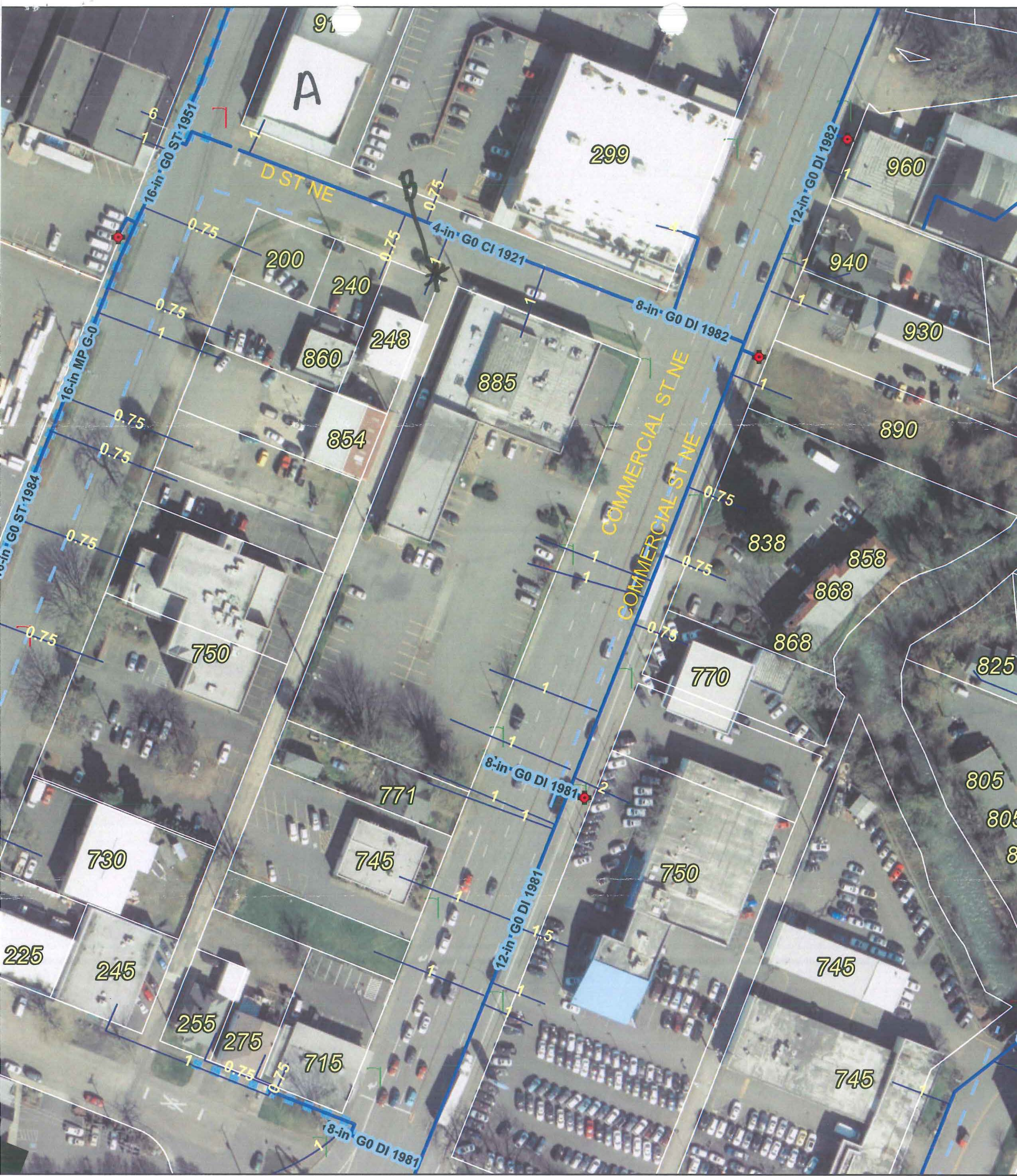
I want to thank the City Council and the City Planning Division for allowing this opportunity to submit my request for this project. I support this project. I believe the City of Salem has responsibility to provide safe and healthy solutions to it entire population. The answers are not often easy, and compromise is really at the heart of this project. I want to thank United Gospel Mission and express my personal appreciation for their services to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Hamon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeff Hamon  
Harmon Coms LLC





200 300 400 500 600 700 Feet







## Bryce Bishop

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**From:** alan mela <alanmela@hotmail.com>  
**Sent:** Monday, December 18, 2017 9:25 AM  
**To:** Bryce Bishop  
**Cc:** mark mazzuca  
**Subject:** UGM Land Use Hearing Wednesday

Hi Bryce,

Well, running a ways behind - so just opened the mailing for this Saturday. I will be there.

I'm in complete sympathy with and applaud what UGM is doing - but I have to ask about addressing potential adverse impacts.

Grocery Outlet has been there for decades. I've spoken with the store manager - he is very concerned (but is unable to attend).

Karen & I have been working to open a self-storage facility in the space below GO for going on 2 years - and have over months received proposals for work, been in fruitful talks with a management firm, and are discussing financing with our bank. Hopefully it will come online (late?) Spring.

These businesses depend on congenial atmosphere & undeterred customer access.

I do note at the top of page 6 of "Applicant's Statement" an unfinished sentence -

"The facility will be likely to attract a large amount of pedestrian traffic. Measures should be taken to discourage loitering on or obstructing the public sidewalk ".

My immediate thought is to add something like " , neighboring properties, and the banks of Mill Creek."

I also noted that the Salem Police Station will be built across Commercial from the proposed UGM facility - and seems that's proceeding.

Do you have any notion of the timeframes for the Police Station? What is UGM's target?

What are your thoughts?

That aside - Merry Christmas,  
and I hope you're looking forward to a terrific 2018!  
Alan

P.S. I gave your & Bryan Colbourne's contact info to Terry Wellner (storage facility builder from Tualatin) - he may, or not yet, have touched bases.



December 20, 2017

Land Use Hearings Officer  
City of Salem  
Room 240 Civic Center  
555 Liberty Street NE  
Salem, OR 97301

<b>CITY OF SALEM</b>	
HEARINGS OFFICER	<u>X</u>
PLANNING COMMISSION	_____
OTHER:	_____
EXHIBIT:	<u>1</u>
CASE NO:	<u>CU-ZC 17-14</u>
DATE:	<u>12.20.2017</u>

Re: Case No CU-ZC 17-14 (Union Gospel Mission)

Dear Hearings Officer,

My name is David Glennie and my office address is 445 Myers St. SE, Salem 97302. I am testifying on behalf of multiple companies which own several properties in the immediate vicinity; namely Telos Development Co., LLC, BTS Salem, LLC, Broadway Estates, LLC, Broadway Wellness, LLC, Broadway Partners Limited Partnership, and Glennie Property Investments, Inc., who is responsible for the management for all five of these companies.

I am here tonight to testify in opposition to the zone change and conditional use application under consideration.

Before clarifying my position, I would like to mention some of my work history to illustrate the facts that, unlike many people who hold strong opinions about "the homeless problem", I have been directly involved in developing and managing multiple projects serving those at risk in Oregon for over 18 years.

Our companies have:

- Developed and managed five Low Income Housing Tax Credit (LIHTC) projects in Oregon between 1999 and 2009, consisting of 185 units, including the Broadway Place building which is located at the corner of Market and Broadway Streets, just a stone's throw away from the subject site.
- Our companies have invested over \$25 million in such housing projects, including Broadway Place, and together with the Broadway Town Square project, which includes the Salem Cinema, also at Broadway and Market Streets, we have invested nearly \$30 million in support of the North



Downtown Redevelopment Plan. By most measures, this urban renewal effort has been successful in revitalizing the North Downtown neighborhoods, as it was intended.

- I also served on Salem' City Council between 1995-98 and am familiar with the business of the city and its various departments, and have worked cooperatively with many of the principals and consultants who are present here this evening.

I offer these qualifications to avoid being cast as some uninformed and/or uncaring citizen who just doesn't understand homelessness. Regrettably, we deal with it just about every day in confrontations with homeless individuals who prey upon our existing Broadway Street buildings and businesses.

While we are currently paying over \$90,000 each year in property taxes, it has become apparent over the last three years and as the numbers of homeless have grown, that the Salem Police Department has neither the necessary funding nor policies in place to protect our properties, there, which have been routinely troubled by theft, vandalism, urination, defecation, intimidation, profanity, trespassing, pestilence, drug sales or usage, dumpster diving, and any other number of maladies by individuals who appear to have no interest in observing social order or respect for property.

Because the Salem Police cannot or will not render assistance on a reliable basis, we have been forced to hire private security companies on a limited basis, and have spent over \$30,000 for those services. I have no estimate for additional costs we have incurred in the past 2-3 years for cleaning and repairs made necessary by this sector of the homeless population.

To the matter at hand, I offer the following comments:

1. The proposed homeless shelter will dominate the City of Salem's Riverfront Overlay Zone. The proposed homeless shelter intends to locate on a 2.3 acre site that comprises roughly one-third of city's Riverfront Overlay Zone.( See SRC Figure 617-6 , attached as Exhibit 1). Moreover, the proposed homeless shelter will be located just a few feet from the city's Riverfront High Density Residential Overlay District. (See SRC Figure 616-6, attached as Exhibit 2). The proposed homeless shelter site will also be located just a few blocks from two mixed use developments owned by my companies, namely Broadway Town Square with 21 residential units and 16 townhomes, and Broadway Place with 55 residential units, and over a dozen businesses and offices. These mixed-use developments are an important part of the city's downtown redevelopment efforts and represent a significant step in



adding needed residential development downtown. The factual assertions made by the applicant and staff, that "There are no residential uses in the immediate vicinity" is therefore both incorrect and shortsighted. The city's Riverfront High Density Residential District is only a few feet away from the proposed homeless shelter, and it is only a few blocks away from dozens of downtown residential units, many of which I developed. All of the existing and planned residential and mixed-use development in the vicinity will be significantly impacted by the proposed homeless shelter. The proposed homeless shelter will dominate the city's Riverfront Overlay Zone, and will negatively impact redevelopment of the city's Riverfront Overlay Zone, Riverfront High Density Residential Overlay District and other residential and mixed-use development projects nearby.

2. The proposed homeless shelter is inconsistent with the city's Urban Renewal Plan. The proposed homeless shelter site is located in the city's Urban Renewal District, and is subject to the provisions in the city's adopted Urban Renewal Plan. In that regard, I hereby request that the Hearings Officer take judicial notice of the city's Urban Renewal Plan, which has been adopted and amended over the years by ordinance. Neither the application nor the staff report mention the city's urban renewal plan or consider the plan's goals and policies in relation to the proposed homeless shelter site. It is evident from even a cursory review of the Urban Renewal Plan, that the purpose of the plan is to create economic development opportunities along the waterfront and within the downtown and in doing so create a pedestrian friendly and safe environment for businesses and citizens. A large 300 bed homeless shelter located in a key block within the Riverfront Overlay Zone, directly across from the city's Riverfront High Density Residential Overlay District, and only a few blocks away from important residential and mixed use development projects, will negatively impact development and redevelopment in this area, and is not consistent with the purpose, goals and policies of the Urban Renewal Plan.
3. The impacts of the proposed homeless shelter on economic development and the pedestrian environment in the immediate neighborhood have not been considered or analyzed in any meaningful way. One of the key approval criteria for the CUP requires the applicant to prove, by substantial evidence in the record, that: "The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property". See SRC 240.005(d)(3). There has been no meaningful effort by the applicant or staff to interpret and apply the "livability" standard in SRC 240.005(d), relative to the site and surrounding property, given the regulatory context of the city's Riverfront Overlay Zone, Riverfront High Density Residential District, Urban Renewal Plan, and the existence of high density residential, office, retail and mixed-use development that has already been built nearby. Conclusory statements by the applicant and staff do not constitute substantial evidence in the record, and cannot serve as a basis for approval of this application.

For the record, I would like to also state that, until yesterday, when I brought it to the attention of the City Recorder, notice of this hearing and meeting was not listed in its customary place on the City's web site under the "What's Happening"



section. Whether by oversight or intention, it concerns me that such an important matter would not be widely publicized and scheduled at a time other than the height of the Holiday Season.

Given the lack of notice and/or courtesy of the proponents and City's planning officials in alerting me to this hearing, I have had only two days to review the written record. We have retained an attorney to review the file and offer additional comments, and we respectfully request that the Hearings Officer hold this hearing open until after the holidays to allow us to submit additional testimony on the record. While there are several references in the applicant's submittal and staff report blithely stating compliance to certain statements in the Comprehensive Plan and North Downtown Riverfront Overlay Zone, those documents were not included in the staff report and require additional time to review.



## Planning Notices and Decisions



### What's happening

Dec. 20

#### Managing Flood Risks Committee

11:30 a.m.–1:30 p.m.  
Public Works Department  
Civic Center  
555 Liberty ST SE RM 325  
Salem OR 97301

APPEARED  
FIRST ON  
12/19/17



#### Salem Hearings Officer Meeting

5:30 p.m.–7:30 p.m.  
Council Chambers  
555 Liberty ST SE RM 240  
Salem OR 97301

Dec. 21

#### Historic Landmarks Commission Meeting

5:30 p.m.–8:30 p.m.  
Council Chambers  
555 Liberty ST SE RM 240  
Salem OR 97301

#### Cancelled - Sunnyslope Neighborhood Association Meeting

7:00 p.m.–9:00 p.m.  
Schirle Elementary School  
4875 Justice Way S  
Salem OR 97302

Dec. 25

#### Christmas

### Contact us



City Recorder



Monday–Friday  
8 a.m.–12 p.m. and 1 p.m.–5 p.m.



555 Liberty ST SE RM 205  
Salem OR 97301



Email: [cityrecorder@cityofsalem.net](mailto:cityrecorder@cityofsalem.net)



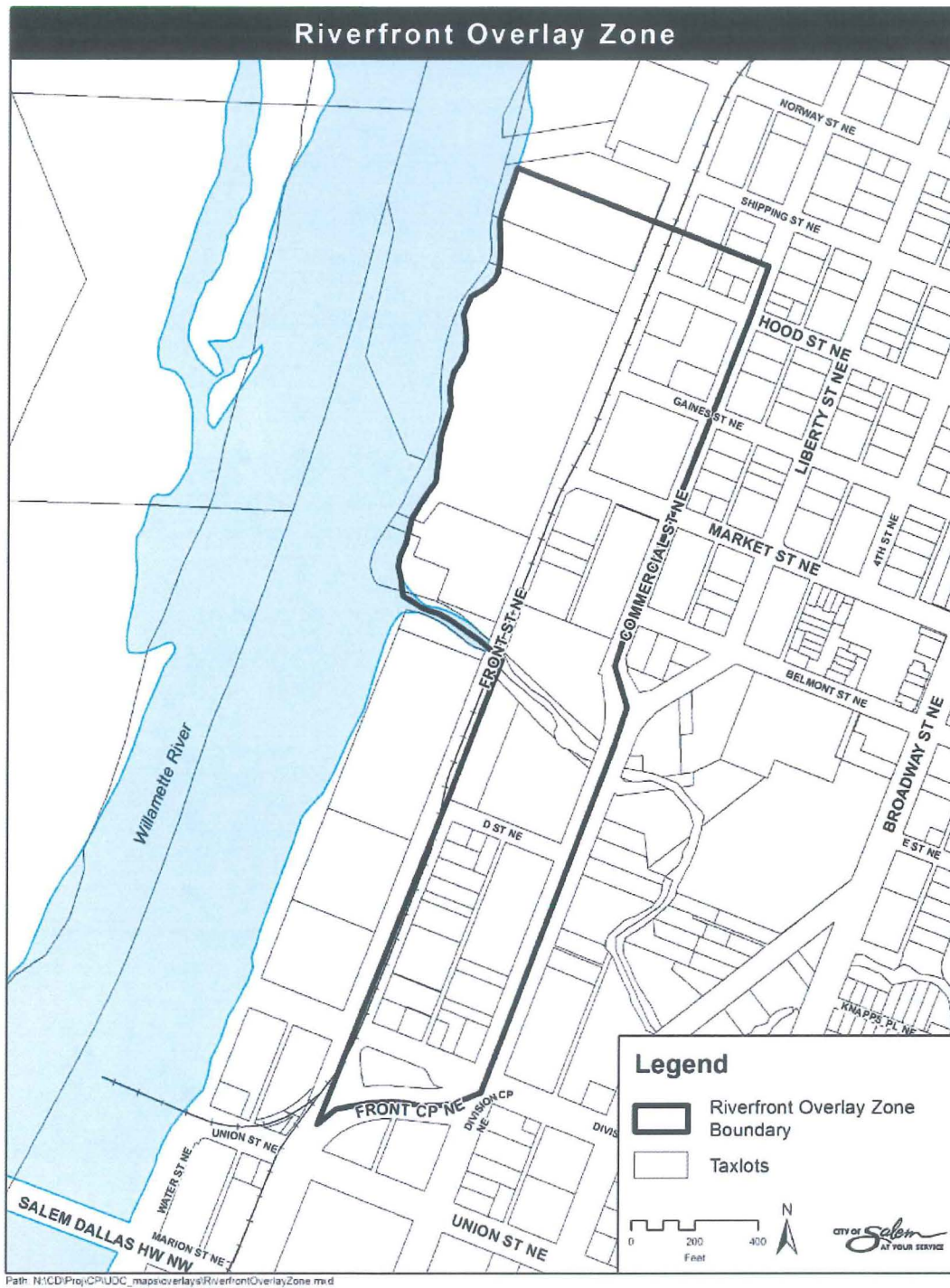
Phone: 503-588-6097



Fax: 503-361-2202

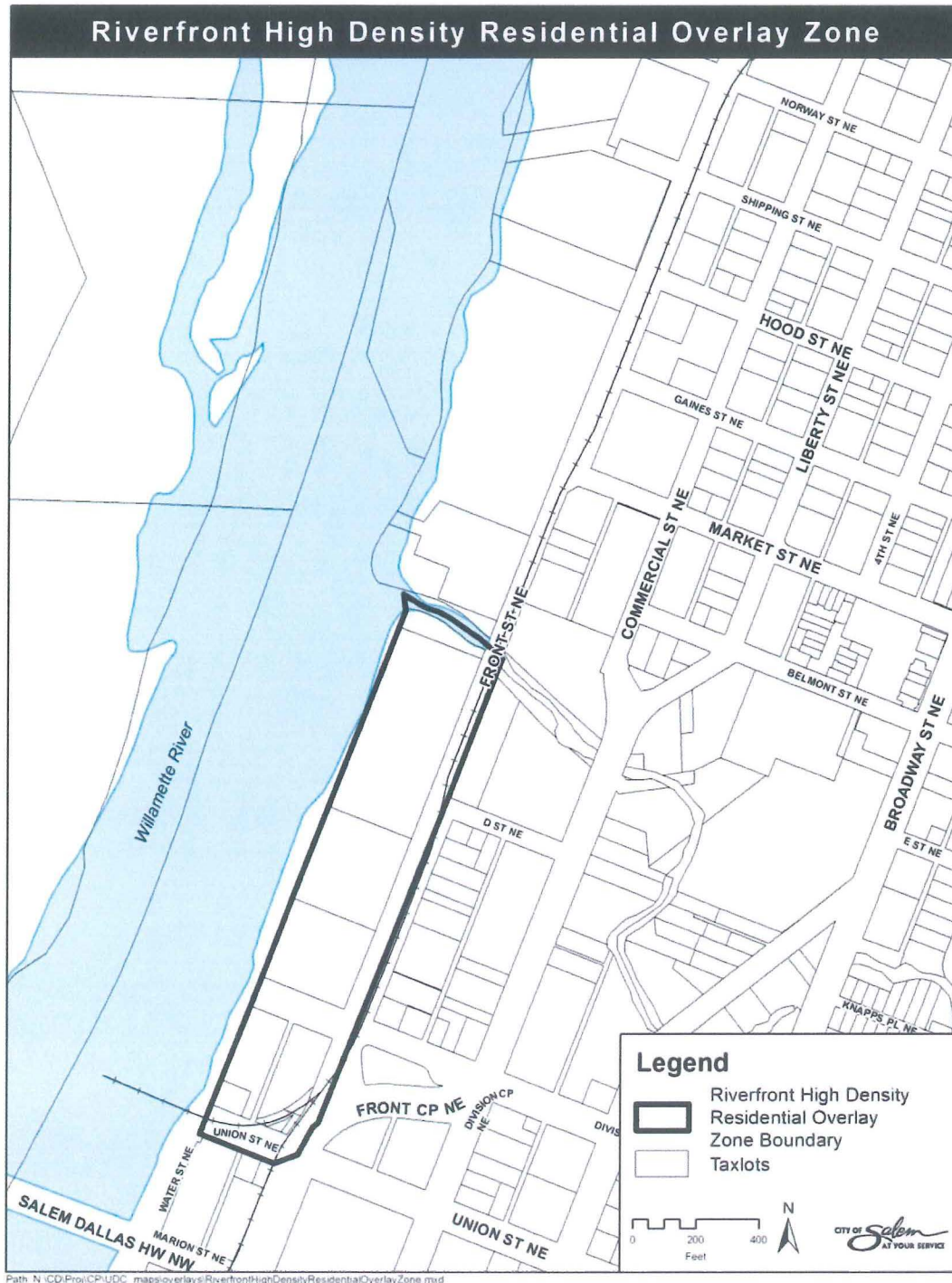


**FIGURE 617-6  
RIVERFRONT OVERLAY ZONE**



structures. Off-street loading areas shall not be located between a building or structure and a street.

**FIGURE 616-6**  
**RIVERFRONT HIGH DENSITY RESIDENTIAL OVERLAY ZONE**  
**BROADWAY/HIGH STREET TRANSITION OVERLAY ZONE**







Suite 2400  
1300 SW Fifth Avenue  
Portland, OR 97201-5610

**Phil Grillo**  
503.778.5284 tel  
503.778.5299 fax

philgrillo@dwt.com

December 20, 2017

Land Use Hearings Officer  
City of Salem  
Room 240 Civic Center  
555 Liberty Street NE  
Salem, OR 97301

Re: Case No CU-ZC 17-14 (Union Gospel Mission)

Dear Hearings Officer,

I am writing on behalf of my client Mr. David Glennie and his business entities, who own property in the immediate neighborhood that will be adversely affected by the proposed land use action. My firm was retained yesterday to assist Mr. Glennie in his review and response to the proposed land use actions. Because I have had less than 24 hours to review the application, staff report, and related documents, I am hereby requesting a continuance on Mr. Glennie's behalf, pursuant to ORS 197.763(6), in order to present additional evidence, argument and testimony regarding the proposed land use actions. Given the holidays, we are requesting that the hearing be continued for a period of two weeks, until January 3, 2018, or the hearings officer's next available hearing date.

Respectfully submitted,

Davis Wright Tremaine LLP

A handwritten signature in blue ink, appearing to read 'Phil Grillo'.

Phil Grillo

4827-1479-6633v.1 0050033-002153

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**Land Use Hearing Testimony  
City of Salem (Case #CU-ZC 17-14)  
Date: December 20, 2017**

My name is Rick Yurk. I've been a citizen of Salem and homeowner for 23 years. I've been a small business owner in Salem for almost 18 years.

My office is adjacent to the proposed Union Gospel Mission (UGM) Men's Shelter. The address is 255 Division Street NE. It is a small business office, which I purchased and renovated in 2005.

This property is in the Riverfront Downtown Urban Renewal Area, specifically in the Riverfront Overlay Zone. This zone straddles the North Waterfront Investment Area and the North Downtown Neighborhood Area (where the new police station will be built). I've also seen this area referred to as: The North Downtown Redevelopment Area.

In City documents I've read, the purpose of the Riverfront Overlay Zone is to promote:  
*A mixed use district with an emphasis on office and residential development with pedestrian access to and along the Willamette River.*

This statement was in the *Salem Downtown Strategic Action Plan* (2011), and in the City of Salem Urban Renewal Agency's *Downtown Riverfront Urban Renewal Plan* updates in 2013 and 2014.

The City of Salem's Urban Development Department envisions this area in the future as:  
*A mixed-use residential and employment district ... a vibrant community of housing, commercial, employment, and recreational uses.*

To summarize, this vision is part of the Salem Downtown Strategic Action Plan, it's part of the City's Urban Renewal Agency plans, and I believe it's also part of the citizens' vision for this area (having participated in Vision 2020, the Sustainable Cities Initiative, and other community forums). And I'm sure this vision is part of other economic development and urban development studies and plans in which the City has invested (ex: *Salem Economic Opportunities Analysis 2015 to 2035*, prepared for the City by ECO Northwest in 2014).

Nowhere have I seen or read that this area would be a prime location for a new men's homeless shelter.



I first found out about this project in 2013. I was approached by a Commercial Real Estate agent representing UGM. He asked if my property was for sale. I said it is always for sale, for the right price. I did not hear from the agent again, until months later when I contacted him. I was told his firm was no longer involved with UGM.

In 2014, I attended a Central Area Neighborhood Development Organization (CANDO) monthly meeting. UGM presented their development plans for the property, which included an architectural site plan and rendering. My property was part of their project. Both rendering and plans included my property. My building was replaced by their new building. And while their presentation was optimistic, when I questioned them about my property, their answers were vague. At that meeting, the CANDO board did not react in any way. No opinion, no endorsement, no questions.

A few years later, in 2017, another Commercial Real Estate agent contacted me on behalf of UGM. Again, a similar conversation. Question: Would you sell your property? Answer: For the the right price, I would consider it.

Again, no offer, no further communication.

Now this plan is brought forward. I don't know if the City Council supports it or not. I don't know if the Urban Development Department supports it or not. And I don't know if CANDO supports it or not. Most people I've talked to think it's a crazy idea, and a missed opportunity for what is logically the best urban development area for our City.

The UGM is asking for two substantial Land Use changes from the City:

The first, is a Conditional Use Permit to allow shelter capacity for 300 homeless men. This would be an increase of 4 times the men sheltered in their current shelter location which is limited to 75 men.

To get this Conditional Use permit, they must meet three (3) criteria.

- 1) the proposed use is allowed as a conditional use in the zone.
- 2) The likely adverse impact of the use on immediate neighborhood can be minimized through imposition of conditions.
- 3) The Proposed use will be compatible with and have minimal impact on the livability of surrounding property.

This project will have profound effect on adjacent properties and the area as a whole. There will be nothing minimal about it. Simple conditions will not be adequate. I also question the validity that this conditional use is allowed in this zone under City code.

Most concerning is the proposed plan for the site. This plan uses a narrow alley between Division Street and D Street as its main access path for "guests" to enter the shelter. This public alley is currently a busy vehicle route, used daily by UGM's fleet of moving trucks and customers in cars going to their store, employees and customers of local businesses in the immediate area, and delivery trucks servicing these businesses.

Now imagine 300+ homeless men with their bikes, carts, dogs, and belongings gathering 365 days a year in this alley. This is a public safety disaster just waiting to happen. We all know where the current shelter is and what it's like. This will be an even bigger mess. It also raises many more unanswered questions: Where will these 300 homeless men go during the day? What happens when they line-up each afternoon? What happens to those who can't get in for the night? What happens will have a direct negative impact on the local properties.

This high occupancy shelter, one that sleeps more people than the downtown Grand Hotel, will also impact future development in the area. An area that has been targeted for Urban Renewal, with a vision of becoming, *"A Mixed-Use Residential and Commercial District with an emphasis on development and recreational access to and along the Willamette River."*

Think about what this area will be in the next 10 years? What happens if the shelter is built? What happens if it is not? What will the riverfront look like? Will it be developed for the growth and logical extension of our downtown along this beautiful river, or will it remain isolated pieces of property under-utilized and undeveloped.

Already, this project and the properties that are under UGM ownership are a blight on the immediate area. The idea of a large homeless shelter looms over short-term and long-term development decisions. And it is having direct negative impact on property values.

In it's recent Strategic Plan, The City of Salem presented it's new mission, vision and values to its citizens. The City's mission reads:

*The City of Salem provides fiscally sustainable and quality services to enrich the lives of present and future residents, the quality of our environment and neighborhoods, and the vitality of our economy.*

It's time for the City to deliver on its mission.





January 4, 2018

Land Use Hearings Officer  
City of Salem  
Room 305 Civic Center  
555 Liberty Street SE  
Salem, OR 97301

Re: Case No CU-ZC 17-14 (Union Gospel Mission)

Dear Hearings Officer:

I am the asset manager for McNary Square Partners which owns the property located at 750 Front Street and 854 Front Street. I speak not on behalf of the partners individually but on my own behalf.

I am writing to express some concerns with the proposed scale and plans for the proposed Union Gospel Mission.

While I fully understand the need for homeless services, and support the overall mission, I am very concerned with the impact on the long term viability of the immediate neighborhood. The proposed plan is massive in scale relative to other similar shelters that I have worked around. The plan also appears to funnel pedestrian traffic into the alleyway behind our property. While I understand the need to connect to sidewalks, it is clear that this will result in a mass of people migrating down that path complicating an already tenuous situation.

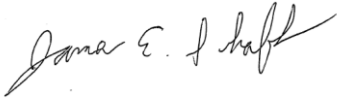
The building has experienced a break-in from a homeless man in that last several weeks as well as multiple instances of public urination, feces left on the property and individuals panhandling and otherwise interfering with the tenant's peaceful enjoyment. As a result the property has been fenced and closed off from pedestrian traffic.

While I appreciate the need for the services, I am concerned about the mass of people and the idea that pushing the entrance to the rear of the property is a means to reduce the impact on surrounding property which is one of the stated goals of the staff findings. It appears to me that this will result in a massive impact on 750 Front Street as the views from the rear of the building will become transients going toward or away from the shelter.

I tend to believe that this will cause disinvestment, not encourage investment as you concentrate the problem in a single area. The scale of this project will be at a level that will be very difficult for UGM to manage the sheer numbers and maintain the neighborhoods viability.

At the very least, I would ask that the commission evaluate the pedestrian access and make allowances through either required screening / fencing which would direct the foot traffic to more heavily traveled areas rather than into the neighborhood. It appears to me that this could be accomplished by moving the pedestrian entrance / courtyard to the front of the property or establishing a landscape screen / fencing plan that would substantially reduce the impacts to the neighboring properties.

Sincerely,

A handwritten signature in cursive script, reading "James E. Schaff". The signature is written in dark ink and is positioned above the printed name.

James E Schaff



From: Diane Jones-Musial [<mailto:karmakid@myself.com>]

Sent: Thursday, January 04, 2018 9:12 PM

To: Bryce Bishop <[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)>

Subject: Union Gospel Mission

Hello,

I'm contacting you regarding the Union Gospel Mission facility that is planned for Salem. This is something that the area desperately needs, and will benefit from immensely.

From what I understand, there is one man (Dave Glennie) whose personal agenda stands to interfere with the project.

Is this what Salem has come to: Casting aside the needs of the many to satisfy the monied pockets of a few?

Please do what is right, and don't deny something that our city so desperately needs! Put Salem first!

Thank you for your attention to this important issue. May we all build a better Salem together.

Sincerely,  
Diane Jones-Musial

From: Nancy DeSouza [<mailto:ndesouza@comcast.net>]

Sent: Thursday, January 04, 2018 9:49 PM

To: Bryce Bishop <[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)>

Subject: UGM zoning application

Dear Bryce:

This is the first time I have responded to a zoning issue outside my immediate neighborhood.

The Union Gospel Mission is something my family has supported for decades, as a hands-on resource to individuals who have nowhere else to turn.

Keeping the emergency, shelter housing close to downtown is essential. These citizens need ready access to services and shelter. Mr. Glennie's objections are obstructionist. I believe strongly in individual property rights. But the protective objections of Mr. Glennie go beyond the pale.

Please accept UGM's plans for moving the UGM's shelters. This group is making a huge difference in our community! I would be happy to answer any questions you have.

Nancy DeSouza

Sent from my iPhone



From: To [<mailto:Romocon2@aol.com>]  
Sent: Friday, January 05, 2018 7:10 AM  
To: Bryce Bishop <[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)>  
Subject: UGM proposed homeless shelter

This email is to affirm my support of the proposed UGM homeless shelter planned for just north of downtown and located near the new police facility.

It is my understanding that a local developer is challenging this much needed placement of services to our city's homeless population. I am in support of this facility being located in this area because I feel that it has changed significantly in the past 20 years to become more commercial. It is located on a main bus line with access to commercial businesses. It is located in what would be located in what presumably would be a highly policed area given that the new police dept will be located across the street. It is also approx 5 blocks from this developers main property area. It fulfills the Urban Growth Boundary recommendations when looked at in light of the changes to the area in the past 20 years.

It is time we put our most vulnerable citizens ahead of the profits of wealthy developers. I urge you to approve the building of the new UGM homeless shelter on the proposed site.

Sincerely,

Rosanne O'Connor

Sent from my iPhone

**From:** Susann Kaltwasser [<mailto:susann@kaltwasser.com>]

**Sent:** Friday, January 05, 2018 7:17 AM

**To:** Bryce Bishop <[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)>

**Subject:** Case No. CU-ZC17-14 Staff Report for 700-800 Blocks of Commercial St NE

As a person who worked on the North Downtown Master Plan back in the 1990s and an advocate for the homeless, I wanted to comment on the Case No. CU-ZC17-14. I strongly support the proposed development by Union Gospel Mission.

The need for such a project is clear based on the work of the many agencies including the Mid- Willamette Valley Community Action Agency and the Union Gospel Mission. With over a 1000 documented homeless people more beds are needed at night. This facility will be a welcome addition to address that need.

The character of the area has changed since the original North Downtown Plan was created. It was hoped that more of the area would become residential and the Plan permitted high-rise multifamily development. However, experience has shown that creating a profitable project is very hard without substantial infusion of public dollars. Experiments in housing types have taken decades to become viable. This proves that wishing or planning for something does not always mean it will happen.

Redevelopment is the goal of the Plan. This project will add vital new facilities to the area.

Since the Plan was adopted in fact major redevelopment has consisted of mostly business related buildings, not residential housing. An example is the MaPS building at Liberty and Division. In addition, the City of Salem has purchased and is building a new Police Station across the street from the UGM project.

In recent months Mid Willamette Valley Community Action Agency has purchased a building almost adjacent to this property for a Day Center for the homeless (ARCHES) and will be providing social services for the homeless. The UGM facility will complement this project.



By being located across the street from the Police Station one can assume that the safety of the area, including the Marion Square Park, the UGM facility and the surrounding businesses and residential areas will see improved safety.

A local property owner has complained that the presence of the UGM facility will likely increase their need for private security. I would point out that many businesses and apartment complexes hire private security companies to supplement the Salem Police services. This is not a unique situation and to claim it places a special burden is just not borne out by the facts. It is not clear that having housing for the homeless will increase problems. In fact the provision of more housing and the adjacent social services for the homeless one may in fact reduce the problems with homeless people in the area.

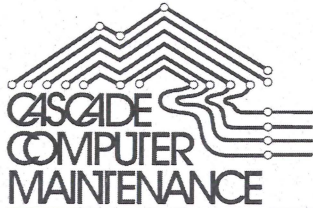
The poor should not be discriminated against and treated differently based on their economic, physical or mental conditions.

The location of the facility is also on a bus line, close to service providers and recreational facilities.

The recommendations by staff for screening, parking and pedestrian access are helpful to make the facility compatible with the area.

Thank you for consideration of my comments.

Susann Kaltwasser  
Salem, Oregon



750 Front Street NE, Suite 120, Salem OR 97301  
(503)581-0081/Fax:(503)585-0991

January 4, 2018  
Land Use Hearings Officer  
City of Salem  
Room 240 Civic Center  
555 Liberty Street NE  
Salem, OR 97301

RECEIVED

JAN 05 2018

COMMUNITY DEVELOPMENT

Re: Case number CU-ZC 17-14 (Union Gospel Mission)

Dear Hearings Officer,

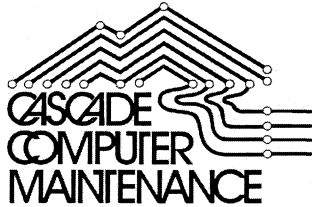
My name is Don Kerzel and I am writing on the behalf of the Board of Directors at Cascade Computer Maintenance, Inc. (CCM) where I am a corporate officer. CCM has seven offices in Oregon and Washington and has been headquartered in Salem for all it's 37 years.

After spending the first 36 years at 3240 South Commercial, we recently moved our corporate headquarters to 750 Front St NE where we hold a six-year lease with an option to renew for a second six years. This property shares the alley with the proposed Union Gospel Mission expansion.

CCM chose to stay in Salem, and to lease this location in particular, due to its safe central location and its business setting. Relocating UGM's shelter, at the proposed unprecedented scale, will substantially subvert this feeling of a safe working environment for our employees and customers. Currently we experience daily homeless traffic through the alleyway, additionally on a weekly or greater basis our employees, many who have windows facing the alley, experience unpleasanties including drug use, profane rants, and public urination. We have had to roust campers in the covered porch area, we have had homeless napping on the lawn.

These issues are without a current neighborhood shelter, without any substantial homeless draw to the neighborhood. Adding a men's shelter, with the primary access in the alleyway, in the scale that is being proposed, will change this occasionally uncomfortable situation into a permanent continual problem. It is a numbers game, with 300 beds (potentially 500 sheltered), the City is concentrating 500 to 1000 daily trips into this business / high-density residential neighborhood. It is only a matter of opportunities until the campers start a fire in the covered porch, an encounter turns violent, an employee or customer is accosted.

The scale is unprecedented to Salem, the concentration of homeless with the draw of a single large facility should be considered carefully and factually. This is difficult, it is not our intent to suggest turning away those in need, but rather to implore the City to consider the explosion of challenges that a project of this scale will place onto one single neighborhood.



750 Front Street NE, Suite 120, Salem OR 97301  
(503)581-0081/Fax:(503)585-0991

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As a company we are concerned about our employee's welfare, our ability to attract future employees, and being available to customers without their safety or comfort being challenged. We feel the potential for renewal development and growth in this neighborhood is amazing, especially with the proximity to the River Front Park and downtown and that that development will lead to continued growth for CCM. Conversely, we are confident the shelter will drop property values, and turn back investment in renewing this neighborhood. We feel there will be significant impact on the continued growth, improvements, and development and that the massive men's shelter is not compatible with the use set forward for this area.

Thank you for your consideration,

Don Kerzel  
VP Business Development  
Cascade Computer Maintenance, Inc.  
503.581.0081



January 3, 2018

Land Use Hearings Officer

City of Salem

Room 240 Civic Center

555 Liberty Street SE

Salem, Oregon 97301

RECEIVED

JAN 05 2018

Re: Case No CU-ZC 17-14 Union Gospel Mission

COMMUNITY DEVELOPMENT

Dear Hearings Officer,

My name is John P. Gall and I am the property owner of 110 and 170 Division st NE Salem, Oregon. I purchased this property in 2004 with the plans to re-develop the property within the "Riverfront High Density Residential Overlay zone". These properties are currently occupied with two tenants who continue to experience many homeless transient issues as an ongoing issue. We currently work with the Salem Police Department in their Trespass consent program and intermittent security checks. This program has not been effective in the reducing the daily incident rate. In 2015 the property went vacant for a short period and the transit problem became overwhelming with transient camps and vandalism and burglary of the buildings. We again worked with the city to clean up the property and get the property in condition to re-occupy with the current tenants. This was another financial impact as a property owner.

My concern with the Union Gospel Mission expanding its current operation of the " UGM men's shelter", is that with the increase of the homeless in this overlay zone it will have a direct adverse effect on the future of re-development for this area. I also have concerns that the current facility which is designed for 75 beds is projected to reach up to 500 beds in the new location. I see the current problem of loitering, garbage, public sanitation and disregard for public and private property to increase. This will drive down property values and the potential redevelopment of this area to occur. I also do not understand how a non-profit that currently has financial difficulties is able to increase in physical facility size that will result in a huge increase to the homeless numbers; with an inevitable negative impact to follow. To finance such an increase in services, has anyone reviewed their financial position to see how they are planning to financially support this venture?

I request the Hearings officer to review the issues that will negatively impact the zone prior to recommending to the council for approval.

Sincerely,



JOHN P. GALL

503-363-6051

**From:** Laura Adams [<mailto:ladams562@gmail.com>]

**Sent:** Friday, January 05, 2018 12:03 PM

**To:** Bryce Bishop <[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)>

**Subject:** New shelter site

I am writing in support of this shelter being built. It is a huge community need at this time. If the developer is upset perhaps their time and money could be better spent finding ways to help alleviate the homelessness situation rather than thing up necessary services with red tape and protests. Thank you for your time.

Laura M Adams

Salem resident

**From:** Delana Beaton [<mailto:delanab@aol.com>]  
**Sent:** Friday, January 05, 2018 3:48 PM  
**To:** Bryce Bishop <[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)>  
**Subject:** Application for Conditional Use by Union Gospel Mission

To: Bryce Bishop, Planner II, City of Salem  
From: HomeBase Shelters of Salem

Dear Mr. Bishop,

This message is in support of the application for conditional use of property in the 700-800 block of Commercial Street NE, Salem, submitted by Union Gospel Mission of Salem.

The Staff Case No. for this application is CU-ZC17-14.

The goal of UGM is to build on this property a new and larger shelter and service structure. It would be used to meet a wide variety of needs of the homeless people living in our city. The primary services will continue to be for men. However, UGM also serves meals to hungry women and also gives them other limited auxiliary services.

For many years Union Gospel Mission has been the de facto community shelter for homeless people in the greater Salem area. Shelter is provided for men in the main UGM on Commercial Street and for women and their minor daughters and minor sons under age 12 at the UGM's Simonka House shelter. The greater Salem area relies on UGM to meet many community needs.

The current UGM building is now inadequate. New space has been located. In this new space UGM would no longer be in the central downtown area. It is near the new site of the Salem Police facility. It is still close to centrally offered services, which help make effective case management possible.

We, the Board of HomeBase Shelters of Salem (HBSS), a local non-profit 501(c)(3) formed in 2015 to help provide safe, secure, supervised housing for some homeless people, herein state our strong support for the application for approval of conditional use filed by Union Gospel Mission. We are in no way affiliated with UGM.

Sincerely yours,  
Delana E. Beaton, president  
HomeBase Shelters of Salem  
503-581-0433  
P.O. Box 13186, Salem, OR 97309  
[delanab@aol.com](mailto:delanab@aol.com)



**From:** Larry Nasset [<mailto:larrynasset@hotmail.com>]

**Sent:** Friday, January 05, 2018 3:56 PM

**To:** Bryce Bishop <[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)>

**Subject:** CU ZC17-14

Dear Mr. Bishop,

I am writing to you to comment on the conditional use permit application CU ZC1714 to relocate the UGM shelter to the location across from the new police station.

I strongly support the approval of this permit. Building the new UGM shelter to this location is an excellent idea. The new shelter with its expanded capacity is greatly needed and the proposed location in close proximity to the new police station is ideal.

Larry Nasset  
525 Oregon Ave NE  
Salem, OR 97301



## **COMMUNITY ACTION**

2475 Center St. NE  
Salem, Oregon 97301  
Ph. 503-585-6232  
Fax 503-375-7580  
[www.mycommunityaction.org](http://www.mycommunityaction.org)

**HELPING PEOPLE  
CHANGING LIVES**

January 4, 2018

City of Salem Planning Department  
ATTN: Bryce Bishop  
555 Liberty Street NE  
Suite 305  
Salem, OR 97302

**RECEIVED**

**JAN 05 2018**

**COMMUNITY DEVELOPMENT**

Re: Union Gospel Mission Application for Conditional Use and Zone Change Review  
Case # CU-ZC17-44

The Mid-Willamette Valley Community Action Agency is in full support of the application submitted by the Salem Union Gospel Mission for a Conditional Use Permit to operate a shelter facility and for the re-zoning requested. As partners in addressing the overwhelming need for emergency shelter and permanent supportive housing, we enjoin with the UGM, the City of Salem, numerous social service agencies, and members of the Homeless Coalition in this needed important resource for our community.

The location of the new facility (700-800 block of Commercial Street NE) is the ideal location, near day-use services that we and other social service organizations provide, and is consistent with our future plans to improve shelter capacity and Housing First opportunities. We believe that locating the new shelter and housing project will also enhance the livability and viability of the surrounding area. The UGM will expand in such a way that it will better serve people, providing more options to come indoors and secure holistic assistance in services. We also believe that any perceived negative impacts for surrounding properties will be well-mitigated by the design of the proposed facility, improvements to public pedestrian and right-of-way facilities, UGM's plans to address littering and loitering, and the presence of the new police department campus across the street.

Our unsheltered homeless population is under-served, housing is at an all-time scarcity, our neighborhood is under-developed, and the City's vision for housing and shelter has been years in planning and want. This location, with its access to better public safety, services, access to transportation, neighboring social service organizations is ideal. We strongly urge approval of this combined application.

Sincerely,

Jon Reeves, Executive Director  
Mid-Willamette Valley Community Action Agency, Inc.