

From: [E Easterly](#)
To: [CityRecorder](#); [Virginia Stapleton](#); [Trevor Phillips](#); [Jose Gonzalez](#); [Chris Hoy](#); [Jackie Leung](#); [Jim Lewis](#); [Tom Andersen](#); [Vanessa Nordyke](#); [Chuck Bennett](#)
Cc: [Eunice Kim](#)
Subject: March 8th Council Agenda Item 5a
Date: Friday, March 5, 2021 12:18:59 PM
Attachments: [Challenging Neighborhood Hubs in WS a.pdf](#)

The attached document offers testimony in support of the staff request to Council to affirm next steps in the "Our Salem" comp plan update process and challenges proposed Neighborhood Hub sites in West Salem.

E.M.

503-363-6221

To: Salem City Council
From: E.M. Easterly
Re: Challenging Neighborhood Hubs in West Salem

Agenda Item: 5a Our Salem
Date: March 8, 2021

The Salem Vision document offers the following description of a new zone within single family residential zones.

“Neighborhood Hub” “would allow ... reuse or redevelopment into a business or nonresidential use. Those uses would be limited to retail shops, small cafes and restaurants, personal services, day care centers, and other neighborhood-serving uses.”

Given the restricted list of potential services that could be included in the proposed “Neighborhood Hub” concept it is difficult to understand why this proposed “zone” is being included as an augmentation to the Comprehensive Plan single-family residential zone in the proposed Salem Comp Plan update.

1. How can a 2021 Salem City Council determine whether the staff proposed sites are the most appropriate Mixed-Use or Neighborhood Hub sites? On the following pages are six West Salem Hub site examples – 3 from the September 2020 Salem Vision document and 3 from the February 2021 Salem Vision document are presented side-by-side along with specific questions.
2. Why were all the original September 2020 Neighborhood Hub sites not on the February 2021 draft comp plan map?”
3. What induced staff to add new Neighborhood Hub sites in West Salem to the February draft comp plan map?
4. Why are the updated “Neighborhood Hubs” being proposed near elementary schools rather than on arterial roads?
5. Can Neighborhood Hubs be placed in proposed R4 zoned areas?
6. What criteria was used by staff to site **Neighborhood Hubs** in West Salem on the the original September 2020 draft comp plan map or the February 2021 draft comp plan map?
7. Would it not be more consistent to state that “Neighborhood Hubs” can be placed in any RS zone via a special low cost zone change application rather than attempting situate future Neighborhood Hubs on the Comprehensive Plan map?
8. The map on page 5 offers a graphic representation of the six proposed “Neighborhood Hub” sites in residential West Salem. One of the original September 2020 sites is no longer on the 2021 draft comp plan map. Why?
9. Why should anyone of or all of the staff proposed West Salem Neighborhood Hub or even the proposed new Neighborhood Mixed-Use sites be adopted in the proposed Comp Plan map?

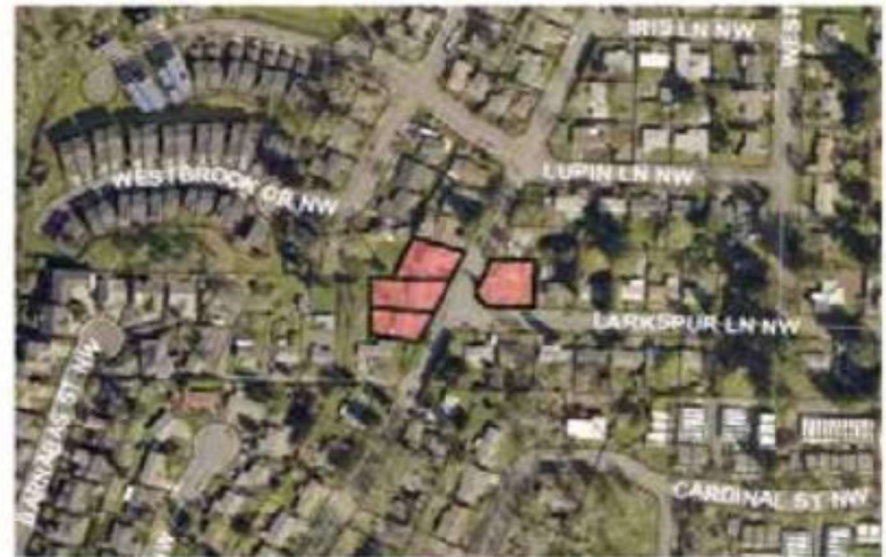
Sept 2020 West Salem OUR SALEM Vision Hub Proposal



Orchard Heights Road NW near
Mousebird Avenue NW

The above site is near Fire Station 11. Why was this proposed site removed for the Salem Vision map? What were the advantages and reasons for selecting this site?

Feb 2021 West Salem OUR SALEM Vision Hub Proposal



Parkway Drive NW and Larkspur
Lane NW

The above site is situated between Glen Creek and Orchard Heights Roads east of Orchard Heights Park. Why was it selected?

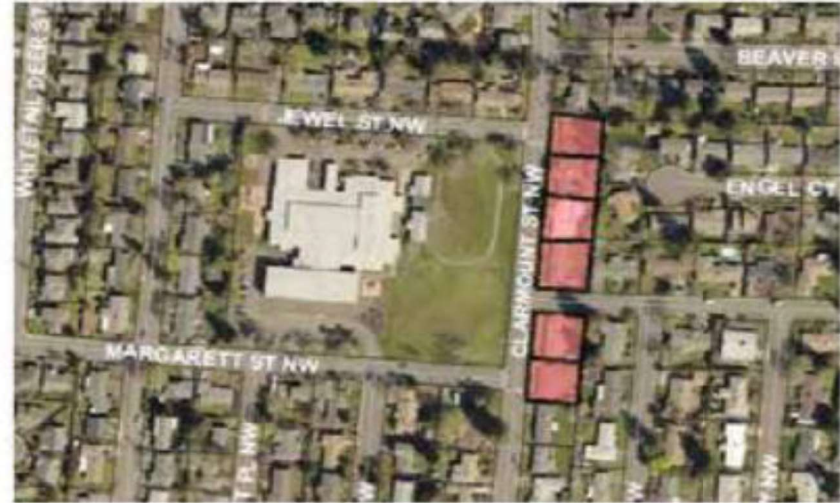
Sept 2020 West Salem OUR SALEM Vision Hub Proposal



Eola Drive NW between Eagle View Drive NW and Kaley Avenue NW

The above site is on a hill side on an up-hill slope east of Eola Ridge Park. Why was this site selected?

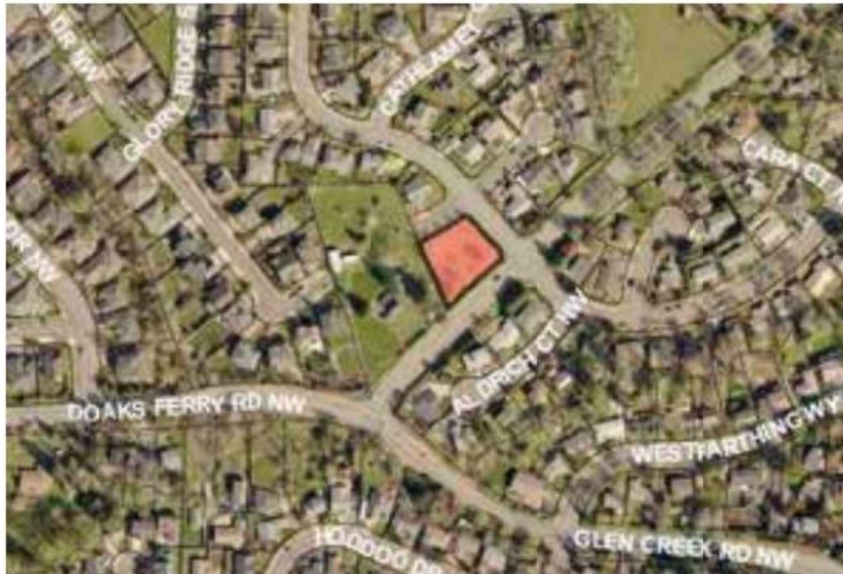
Feb 2021 West Salem OUR SALEM Vision Hub Proposal



Clarmount Street NW and Margaret Street NW

The above site is east of the Meyers Elementary School facing neighborhood streets. What criteria recommended this site over the prior Eola Drive site?

Sept 2020 West Salem OUR SALEM Vision Hub Proposal



Doaks Ferry Road NW and
Ptarmigan Street NW

The above site is on an arterial road. Did that fact influence the the selection of this recommend site? Why was this site removed From the draft February 2021 draft comp plan map?

Feb 2021 West Salem OUR SALEM Vision Hub Proposal



Orchardview Avenue NW near
Linwood Street NW

Why did staff recommend collector street corner near an elementary school over the prior Doaks Ferry site?

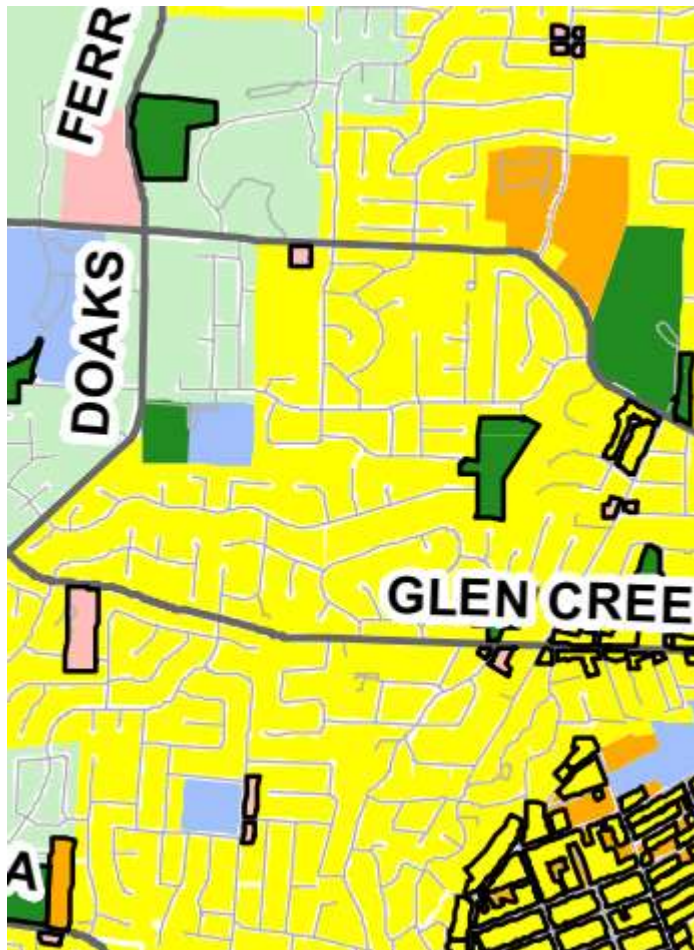
Map of West Salem Recommended Neighborhood Hub Sites

Why were these sites selected? What is the preference and justification for each site? Why was the Doaks Ferry site removed from 2021 map?

Red Site – September Map



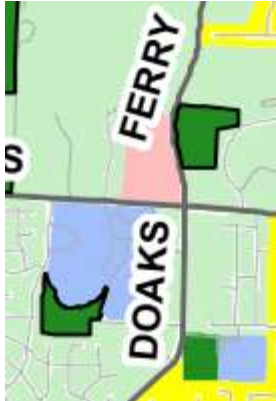
Blue Site February Map



West Salem Current Zoning Map Segment



The graphic to the left highlights the intersection of Glen Creek and Doaks Ferry Roads just north and east of the West Salem High School. This corner was zoned NCMU more than a decade ago. While a proposal for residential development on the northern portion of the site is currently being considered the “commercial area” near the intersection remains without a development plan.



The proposed Our Salem Comp Plan Map segment to the left preserves this NCMU area but within the narrative of the Our Salem Vision Statement staff recommends “Neighborhood Hubs” with a half mile of this intersection. See maps on page 5. Why?

- NCMU - Neighborhood Center Mixed-Use
- PE - Public-Private Education
- RA - Residential Agriculture

From: [E Easterly](#)
To: [CityRecorder](#); [Virginia Stapleton](#); [Trevor Phillips](#); [Jose Gonzalez](#); [Chris Hoy](#); [Jackie Leung](#); [Jim Lewis](#); [Tom Andersen](#); [Vanessa Nordyke](#); [Chuck Bennett](#)
Cc: [Eunice Kim](#)
Subject: March 8th Council Agenda Item 5a WS Industrial area removal
Date: Monday, March 8, 2021 6:53:04 AM
Attachments: [WS Industrial Area map changes a.pdf](#)

The attached document challenges the proposed removal of the Industrial area in West Salem. It also offers testimony in support of the staff request to Council to affirm next steps in the "Our Salem" comp plan update process.

E.M.

503-363-6221

To: Salem City Council

Agenda Item: 5a Our Salem

From: E.M. Easterly

Date: March 8, 2021

Re: Challenging the West Salem Industrial Area Comp Plan Map Changes

The next pages contain three maps. The maps show segments of West Salem identified as the Edgewater area that includes much of the West Salem Urban Renewal District, the only comprehensive plan map identified industrial area in West Salem, and the West Salem Central Business District.

The map and key on page 2 reproduce a portion of the Council adopted 2004 **West Salem Neighborhood Plan map**. I invite you to review it carefully because the map highlights community ideas that have not changed, been updated or revised with two exceptions – the adoption of the WS Central Business District east of Wallace Road and updates along Edgewater and Paterson. Both of these revisions are included in the page 3 segment of the current **Salem Area Comprehensive Plan map**.

Please turn to the page 3 map. Several elements stand out. (a) The WS Neighborhood Plan industrial area bordered by commercial zones areas along Wallace Road and mixed-use zones along Edgewater Street remain. (b) The residential area of the Edgewater District remains a mixture of Single-family and Multi-family zones.

Please look at page 4 which is a segment of the staff **proposed 2021 Salem Comprehensive Plan map** update. The proposed Our Salem vision map, indeed, the entire Our Salem Vision statement references the Salem Transportation System and Parks Master Plan, but not the Council adopted West Salem Neighborhood Plan. **Why?**

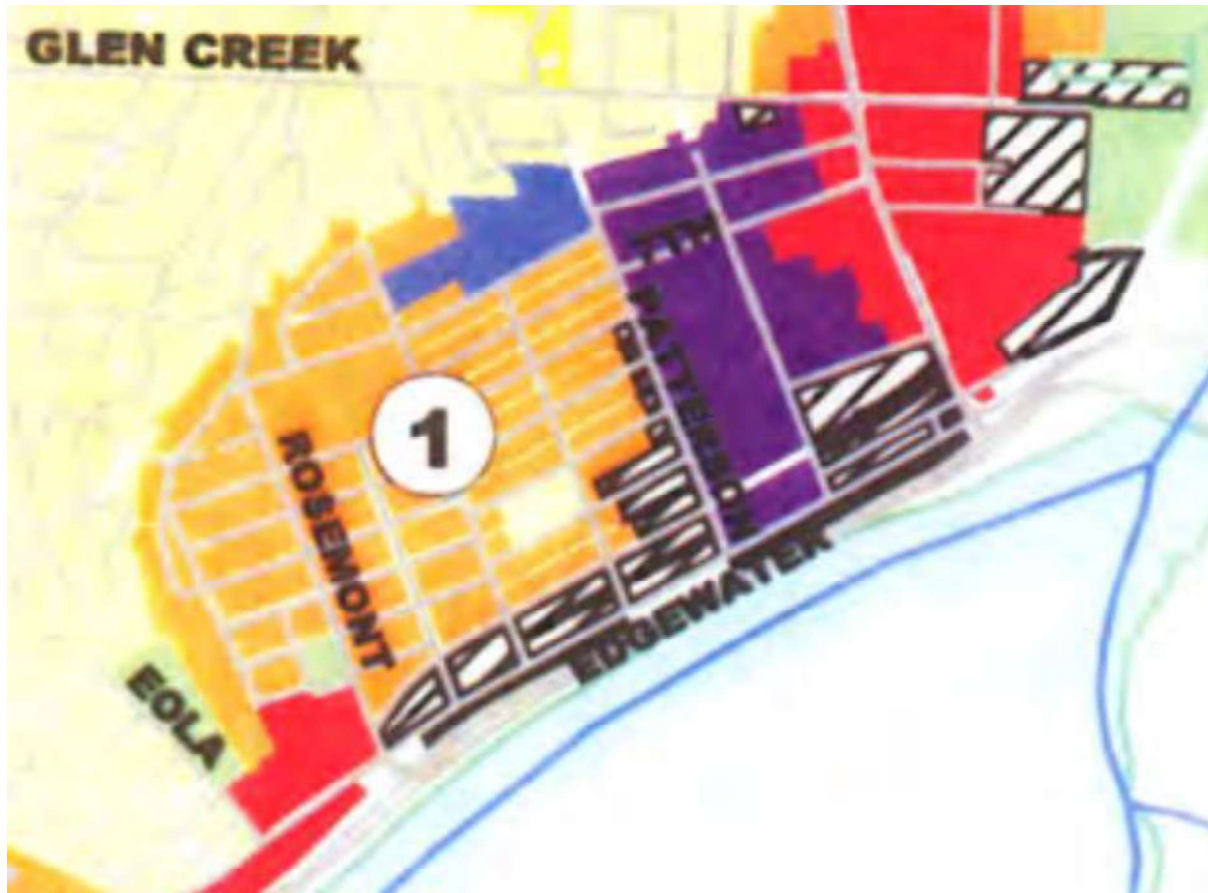
The differences between page 3 and page 4 maps is startling. The commercial zoning along the west side of Wallace Road disappears. The industrial zoning east of Paterson vanishes and the commercial zoning on the west side of Paterson is gone. In a nut shell staff is asking you to re-designate this entire area mixed-use without offering evidence that the new zone will support job growth in West Salem. **Why staff is asking Council to support such a major change in West Salem without further consultation?**

If you look back to page two, you will note that one of the major West Salem Plan ideas was to preserve the industrial zone by keeping it nonresidential. The staff proposed 2021 comp plan map ignores this aspect of the West Salem Neighborhood Plan. **Why?**

More specifically, **what justification is staff offering to convert the commercial areas along Wallace Road and commercial zoned area at Eola and Edgewater to mixed use?**

There are alternatives to changing the entire West Salem industrial zoned area to a residential mixed-use zoned area, e. g., an **industrial/commercial zone**. Much more work is needed before Council adopts a new comp plan map that impacts West Salem.

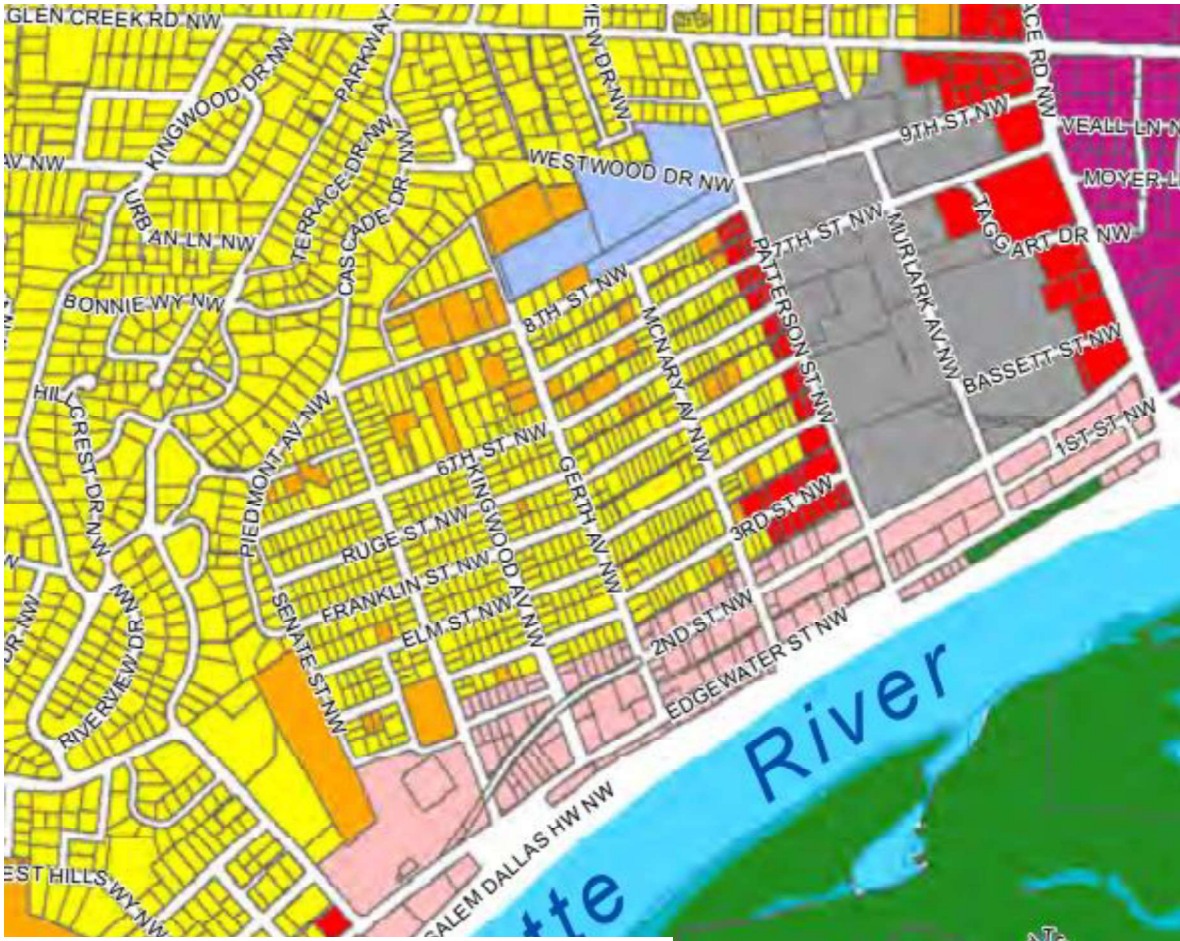
West Salem Neighborhood Plan Map adopted 2004



-  Single/Multi-Family
-  Multi-Family
-  Existing Parks and Open Space
-  Future Parks and Open Space
-  School
-  Commercial
-  Employment without Residential
-  Recommended for Land Use Changes

1 The multi-family designation in this area represents single-family zoning with a Compact Development Overlay. Within this area, a maximum of 12 dwelling units per acre is permitted with additional design guidelines and standards, as stipulated by the Salem Zoning Code.








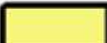
Current Salem Comprehensive Plan Map



- SFR - Single Family Residential**
- COM - Commercial** **CSE - Community Service Education**
- CB - Central Business District**
- IND - Industrial**
- IC - Industrial Commercial**
- MU - Mixed Use**
- MFR - Multi-Family Residential**
- POS - Parks - Open Space - Outdoor**

Proposed 2021 Salem Comprehensive Plan Map Update



-  CB - Central Business District
-  COM - Commercial
-  CSE - Community Service Education
-  MF - Multi-Family Residential
-  MU - Mixed Use
-  POS - Parks - Open Space - Outdoor
-  SF - Single Family Residential
-  R4 (Residential 4)

R4 Residential Allows businesses limited to retail sales, personal services, offices, studios, and other similar uses. A business could only occur on the property if it was combined with a dwelling unit that housed the person who ran the business.

From: [Noah Berryman](#)
To: [CityRecorder](#)
Subject: 3/8/21 meeting: zoning
Date: Monday, March 8, 2021 1:59:10 PM

To whom it may concern,

Regarding staff recommendations for re-zoning Wallace Road between Bassett St. NW and 2nd St NW, to Mixed Use, I fully support it. It's time that area is given it's due opportunity to grow and bring additional, and complimentary, social and economic benefit to the immediate and surrounding community. The only way to uplift that area is to provide a means, via zoning, to encourage development. With the current strength of the real estate market, had the present Craft Industrial zoning been enough to facilitate development, it would already have been done. As a consequence, we still have vacant buildings and under-utilized properties. Market forces are showing redevelopment isn't possible under the existing, restrictive, zoning requirements.

Having some blend of residential, retail and/or commercial footprint there is a necessary first step in bringing that part of West Salem to a place where West Salem residents can feel comfortable and confident in spending our time and money, supporting local businesses.

Respectfully,

Noah Berryman

From: [Nate Levin](#)
To: [CityRecorder](#); [citycouncil](#)
Subject: Public testimony for 3/8/21 Council Meeting
Date: Monday, March 8, 2021 2:47:09 PM
Attachments: [Salem Vision comments to council \(1\).docx](#)

Attached is my public testimony regarding the Salem Vision presentation this evening, agenda item 5.a.

Please do not hesitate to give me a call if you have any questions.
Nate Levin
503-931-9789

March 8,2021

Mr. Mayor and members of the City Council:

The reason for my comments this evening is to express concern over the proposed zoning changes suggested in the Salem Vision plan, being presented to you as agenda item 5.a.

We own the property at 1450 Sunnyview Road NE, that is currently zoned IG.
The Salem vision plan that you are receiving this evening has a proposed zone change for our property to IC or Industrial Commercial.

Not only will that effectively down zone our property, but it will also reduce the type of use and occupancy for the structure. Most importantly, if I cannot rebuild the property after a fire loss, because the zoning has changed, along with setbacks, etc., then I will not be able to receive insurance compensation on a building that can't be built.

I have neighbors, that are in the same boat.
If you were to have a conversation with people in economic development, you would find that there is NOT an adequate supply of IG zoned ground available in the Salem area.
The property at Fairview industrial had an initial rezoning and now has a redo / overlay of IC zoning.
There is no outside storage permitted or area available for a laydown yard.

Mill creek is supposed to be an industrial complex but has enough in the way of building restrictions that the only real possibility for a new structure is concrete tilt.

As you receive and review the proposed document for Salem Vision, please consider the fact that changing this IG zone ground to IC is not only not necessary but not needed.

We have seen several proposed changes and overlays over the last 30 years that have not come to fruition. Because somebody thought it would be wonderful idea and an upgrade in use and a diversification in occupancies.....when, in fact the market has dis-agreed.
Decades later, the property has simply languished.

Respectfully submitted,
Nate Levin
PO Box 4756
Salem, Or 97302
503-931-9789

natelevin200@earthlink.net

From: [STEVEN ANDERSON](#)
To: [CityRecorder](#)
Subject: Testimony March 8 City Council Meeting
Date: Monday, March 8, 2021 12:28:04 PM
Attachments: [City Council Testimony Our Salem Mar 2021.pdf](#)

Attached is testimony from the WSNA regarding agenda item 5.a. Please include for the record tonight and distribute to Council. If you would send a confirmation email, it would be appreciated. Thank you.

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



March 8, 2021

TO: Mayor & City Council
FR: Steven A. Anderson, West Salem Neighborhood Association Land Use Chair
RE: Agenda Item 5.a. (21-52) Our Salem Vision

The West Salem Neighborhood Association (WSNA) wishes to extend a thank you to **Lisa Anderson-Ogilvie** (*Deputy Community Development Director Planning Administrator*) for her email reassuring us that this is to be a legislative process moving forward. However, we are still seeking clarification from City Council as to **JUST WHAT DOES THE REQUEST THAT COUNCIL “ACCEPT THE OUR SALEM VISION” MEAN?**

We believe that there should be additional time to refine the Proposed Comprehensive Plan Map in the Our Salem Vision before council votes to accept it (See Figure 1). This additional time is needed so neighborhoods can work cooperative with the Our Salem Team to shape how their neighborhoods grow into a vibrant, diverse, equitable Salem community. A refining effort is needed. Why?

- WSNA February 22nd testimony outlined several unfinished issues (See Agenda Item 5.a. (21-52) Attachment 4. 2-22-2-21.pdf).
- Other neighborhoods have expressed several concerns as well.
- The Our Salem Team has taken the upfront community engagement work coupled with consultant input to draft this proposed comprehensive plan map; **however, complete community engagement thereon has not been possible.**
- Therefore, there is a need to return to our neighborhoods to engage in a **refinement effort** before returning a Proposed Comprehensive Plan Map to Council for approval.
- Then and only then should we proceed to the “What’s Next?” Vision Acceptance (Figure 1).

We desire to work cooperative with the Our Salem team as we have so far to further refine the Proposed Comprehensive Map before Council acceptance.

We commit to be the energizing group to pull together our community, business association, urban develop, service organizations like Rotary. We will include our City Councilors and other interested parties to work hand-in-hand with the Our Salem Team to complete a refined community supported vision for West Salem to present Council for what West Salem is to look like into the future.

Please let us continue this leadership role and give us time to do the refinement that is needed before moving forward as proposed (Figure 1). We respectfully ask that Council provide guidance, clarify expectations, and designate additional time for this **refinement effort**.

Thank you.

Steven A. Anderson, WSNA Land Use Chair

NEW STEP

Refinement

Engage Salem’s neighborhoods to further refine the **Proposed Comprehensive Plan Map**. Neighborhood Associations will facilitate community engagement and ownership along with the Our Salem Team (all working together) for successful implementation of the Vision.

Current “What’s Next?” Proposal

Vision Acceptance

This Vision was refined based on community feedback. Prior to updating the Comprehensive Plan goals & policies, it will be presented to City Council for acceptance.

Comprehensive Plan Development

The Vision and ongoing community engagement will be used to update the Comprehensive Plan goals and policies. The Comprehensive Plan, including the Comprehensive Plan Map, will guide future growth and development in Salem.

Implementation Plan

The implementation Plan will specify actions necessary to realize the goals and strategies in Salem’s Comprehensive Plan. To achieve Salem’s Vision, the City and the community will need to work together.

Figure 1
Refinement Step Addition to Our Salem Vision “What’s Next?”