



March 14, 2024

Michael Livingston, Chair
Central Area Neighborhood Development Organization
michaellivingston1@comcast.net

Bryant Baird, Land Use Chair
Central Area Neighborhood Development Organization
mbbaird@hotmail.com

RE: Neighborhood Contact for a Consolidated Tentative Subdivision Plan, Class 3 Site Plan Review, Class 1 and Class 2 Adjustments, Class 2 Driveway Approach Permits, and Landslide Hazard Construction Permit Application

Dear Central Area Neighborhood Development Organization Chairs,

Future of Neighborhood Development (FuND), LLC is preparing a land use application concerning property within your neighborhood association boundary. The purpose of this communication is to provide a brief summary of our project and other pertinent information that may be of interest to you and your constituents. This letter also serves to provide our contact information so that you know where to turn with questions and/or comments regarding the project. The name, telephone number, and email address of the Applicant are as follows:

Trent Michels, President
FuND, LLC
(503) 930-7971
TMichels@TheFund.works

The application involves a consolidated Tentative Subdivision Plan, Class 3 Site Plan Review, Class 1 and Class 2 Adjustments, Class 2 Driveway Approach Permits, and Landslide Hazard Construction Permit application for a mixed-use community on a ±13.6-acre property located at 1105 Front Street NE in Salem's Mixed Use Riverfront (MU-R) zoning district. The mixed-use community would include ±371 housing units and ±24,522 square feet of flexible ground floor mixed commercial tenant space in three mixed-use buildings and three adaptive reuse buildings utilized for ±24,366 square feet of retail and restaurant space. The site is shown on the enclosed Illustrative Site Plan. Please note that the attached Illustrative Site Plan is a preliminary plan, and some details of the proposal may change prior to the submittal. You will receive official notice from the City of Salem requesting comments on the application when it is deemed complete by the City.

Please contact me directly with any questions about the project.

Sincerely,

Trent Michels

Future of Neighborhood Development

Trent Michels, President FuND
15017 Thomas Rd.
Charlotte, NC 28278
(503) 930-7971 | TMichels@theFund.Works

Enclosures:

Illustrative Site Plan

WILLAMETTE RIVER

MILL CREEK

Food Hall

Market

Winery

WILLAMETTE GREENWAY TRAIL

Residential 3

Ground Floor Commercial

Residential 2

Ground Floor Commercial

Residential 1

Ground Floor Commercial

BELMONT ALLEY

MARKET STREET ENTRANCE

GAINES STREET ENTRANCE

FRONT STREET NE



From: [Grace Wolff](#)
To: michaellivingston1@comcast.net; mbbaird@hotmail.com
Cc: [Trent Michels](#)
Subject: Neighborhood Contact for Land Use Application
Date: Thursday, March 14, 2024 3:00:00 PM
Attachments: [FuND_The Cannery CANDO Contact Letter Signed.pdf](#)

Dear Central Area Neighborhood Development Organization Chairs,

I am reaching out to inform you of a land use application AKS Engineering & Forestry, LLC, is preparing to submit on behalf of our client, Future of Neighborhood Development (FuND), LLC, concerning property within your neighborhood association boundary. The subject site is located at 1105 Front Street NE. The attached letter and Illustrative Site Plan are intended to provide a brief summary of our project and other pertinent information that may be of interest to you and your constituents.

Please contact me or Trent Michels directly with any questions about the project.

Trent Michels, President

FuND, LLC

(503) 930-7971

TMichels@TheFund.works

Thank you,

Grace Wolff



AKS ENGINEERING & FORESTRY, LLC

3700 River Road N, Suite 1 | Keizer, OR 97303

P: 503.400.6028 Ext. 425 | www.aks-eng.com | wolffg@aks-eng.com

Offices in: Bend, OR | Keizer, OR | The Dalles, OR | Tualatin, OR | Kennewick, WA | Vancouver, WA | White Salmon, WA

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March 14, 2024

Marissa Theve, Co-Chair and Land Use Co-Chair
Grant Neighborhood Association
marissatheve@gmail.com

Sam Skillern, Co-Chair and Land Use Co-Chair
Grant Neighborhood Association
sam@salem1f.org

RE: Neighborhood Contact for a Consolidated Tentative Subdivision Plan, Class 3 Site Plan Review, Class 1 and Class 2 Adjustments, Class 2 Driveway Approach Permits, and Landslide Hazard Construction Permit Application

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Residential 3

Ground Floor Commercial

Residential 2

Ground Floor Commercial

Residential 1

Ground Floor Commercial

BELMONT ALLEY

MARKET STREET ENTRANCE

GAINES STREET ENTRANCE

FRONT STREET NE



From: [Grace Wolff](#)
To: marissatheve@gmail.com; sam@salem1f.org
Cc: [Trent Michels](#)
Subject: Neighborhood Contact for Land Use Application
Date: Thursday, March 14, 2024 2:59:00 PM
Attachments: [FuND_The Cannery GNA Contact Letter Signed.pdf](#)

Dear Grant Neighborhood Association Chairs,

I am reaching out to inform you of a land use application AKS Engineering & Forestry, LLC, is preparing to submit on behalf of our client, Future of Neighborhood Development (FuND), LLC, concerning property within your neighborhood association boundary. The subject site is located at 1105 Front Street NE. The attached letter and Illustrative Site Plan are intended to provide a brief summary of our project and other pertinent information that may be of interest to you and your constituents.

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Thank you,

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March 14, 2024

Cherriots Transit Planning Staff
555 Court St. NE, Suite 5230
Salem, OR 97301
info@cherriots.org

RE: Neighborhood Contact for a Consolidated Tentative Subdivision Plan, Class 3 Site Plan Review, Class 1 and Class 2 Adjustments, Class 2 Driveway Approach Permits, and Landslide Hazard Construction Permit Application

Dear Cherriots Transit Planning Staff,

Future of Neighborhood Development (FuND), LLC is preparing a land use application concerning property within your service network. The purpose of this communication is to provide a brief summary of our project and other pertinent information that may be of interest to you and your organization. This letter also serves to provide our contact information so that you know where to turn with questions and/or comments regarding the project. The name, telephone number, and email address of the Applicant are as follows:

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Ground Floor Commercial

BELMONT ALLEY

MARKET STREET ENTRANCE

GAINES STREET ENTRANCE

FRONT STREET NE



From: [Grace Wolff](#)
To: info@cherriots.org
Cc: [Trent Michels](#)
Subject: Transit Planning Contact for Land Use Application
Date: Thursday, March 14, 2024 3:00:00 PM
Attachments: [FuND_The Cannery Cherriots Contact Letter signed.pdf](#)

Dear Cherriots Transit Planning Staff,

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