

**Aaron Panko**

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**From:** Laurie Dougherty <lauriedougherty@gmail.com>  
**Sent:** Friday, June 14, 2024 4:28 PM  
**To:** Aaron Panko  
**Subject:** Opposiiton to Variance from City Tree Code for Development at 2561 Center St NE (Correction)

(I apologize for this duplicate submission, just correcting a typo.)

I am opposed to the requested Variance from the City of Salem Tree Code for the planned affordable housing development at 2561 Center St. NE Salem. As a renter in Salem, I am well aware of the need for affordable housing. This is a very convenient location for residential development, in easy biking distance to downtown Salem, state offices, and Willamette University to the west; and to stores and businesses on Lancaster Drive. to the east. The Center St. bus offers frequent service; and for those who prefer to drive, the distance to many services and amenities is short.

However, I am also well aware of the importance of trees in an urban environment and in my own enjoyment of life. Trees provide cooling shade, reducing the heat island effect. They offer tranquil beauty that has well-documented [physical and mental health benefits](#). City residents, especially those who may not have the time or resources to venture into the wilderness, need to have these benefits close at hand.

Trees provide habitat for birds and other creatures and mature trees store carbon for decades benefitting the climate. Roots maintain healthy soil structure that helps to control flooding. The magnificent sequoia on this property is a treasure that must not be put at risk.

The City of Salem Tree Code has been thoughtfully designed to preserve the many benefits that trees provide to residents on site, to nearby neighbors and to the community at large.

It's incumbent on developers to respect and abide by the City of Salem Tree Code. Trees are an enhancement to a property, not a problem.

Thank you for the opportunity to comment.

Laurie Dougherty

Salem resident

## Aaron Panko

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**From:** Russ Beaton <rdbeaton61@gmail.com>  
**Sent:** Friday, June 14, 2024 4:05 PM  
**To:** Aaron Panko  
**Subject:** 23rd Street Development Project  
**Attachments:** Letter to City.docx

Mr. Panko:

Please see attached letter with regard to the 23rd St. development proposed by Green Light Development Company.  
Thank you.

Delana Beaton  
(503) 551-8571

Delana E. Beaton

1025 21<sup>st</sup> Street N.E.. Salem, OR 97301

Friday, June 14, 2014

Aaron Panko, Planner, City of Salem

Dear Mr. Panko,

This letter is regarding the property available for development along 23<sup>rd</sup> Street Northeast between the arterials of D Street and Center Street. It is well documented that Salem needs more housing units, and particularly housing offering rents more affordable for families. It is my understanding that Green Light developers, represented by Tim Lawler, have negotiated with the city of Salem to purchase this property.

Now many important decisions will be made. We have the opportunity to make decisions following guidelines which could create a beautiful gem of a development. We can preserve many trees along 23<sup>rd</sup> and can protect and preserve the landmark giant Sequoia loved and appreciated by so many. This tree is gorgeous and can be seen from a great distance.

If we want to protect this tree, we can choose to. Protect the roots from damage and compaction. Do not allow sidewalks, parking spaces, and certainly not any building on its roots. Do not allow vehicles or heavy equipment to drive over its roots. Let's leave this magnificent tree as a key feature of this development.

In line with features of Salem's climate action plan let us design to meet all needs but minimize areas covered in blacktop which significantly increases heat and also water runoff to cause flooding to adjacent lower elevation properties.

Mr. Panko, please do not support the proposed variance which would allow increased damage to is tree. For a superior planning option, I refer you to the design plans proposed by Laney Kruger.

I also want more housing, particularly more family housing. Let's support building it. Let's build it in a manner giving pride to Green Light developers, and to the City of Salem!!

Thank you for your consideration,

Sincerely,

Delana Beaton

503-551-8571



## Aaron Panko

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**From:** LaLainya Kruger <lainyak@gmail.com>  
**Sent:** Friday, June 14, 2024 3:03 PM  
**To:** Aaron Panko; SALEM Manager  
**Subject:** "GreenLight" Urban Development Project 23rd / Center !!  
**Attachments:** NEW-Green-COMMUNITYaptProposal-D-1b-OPT-2024-low.pdf; HERO-Green-COMMUNITY-PROPOSAL-2024-low.pdf

Hello Aaron and Keith,  
I understand time is of the utmost essence regarding the plan of the newly obtained property from Greenlight Development. I live very near this property! It's a beautiful area. Fighting to keep it that way, in addition to providing much needed housing!

### Two Designs Attached:

#### PDF 1. Displays *two options*:

- a. Greenlights plan
- b. a much more cost effective, community oriented, true green / climate beneficial plan.

#### PDF 2. Hero Plan:

Displays a much more community beneficial, climate beneficial plan as if it was GreenLights idea. :)

I have a Masters Expert Certification in "UX/Human Centered Design" from Cornell University, and over 20 years in the design field. Which completely focuses on the user needs.

I also have many years in the construction field, and know linear design can be much more cost effective.

Totally understand I am **very idealistic** and operate on complete optimism and push for better. Who knows, someday it may pay off. But we all must keep trying!

The pdf design(s) - is a **concept** focused on HUMAN needs, and not cars, yet still allowing many cars, just not allowing them to dominate the landscape - with EASY access to each persons door, while allowing for much needed green nature space and very little heat magnifying, blacktop -(PTSD, comes from growing up in the 117 degree heat of the Las Vegas desert).

If we built for human needs, in which nature is **vital** for our survival we would not be in this climate mess that is only getting worse - and fast.

I MUST try. :)

Below is a statement from Tim Lawler from Greenlight Development to me personally while discussing the importance of trees. Quite sad and alarming to say the least.

"...That's what city boundaries are for. If you want trees, you can drive to Silver Falls."

~ Tim Lawler

Greenlight Development

I pray this letter and concept ideas are not too late. The design will benefit EVERYONE, including GreenLight. They could be the hero to develop such a beautiful concept.

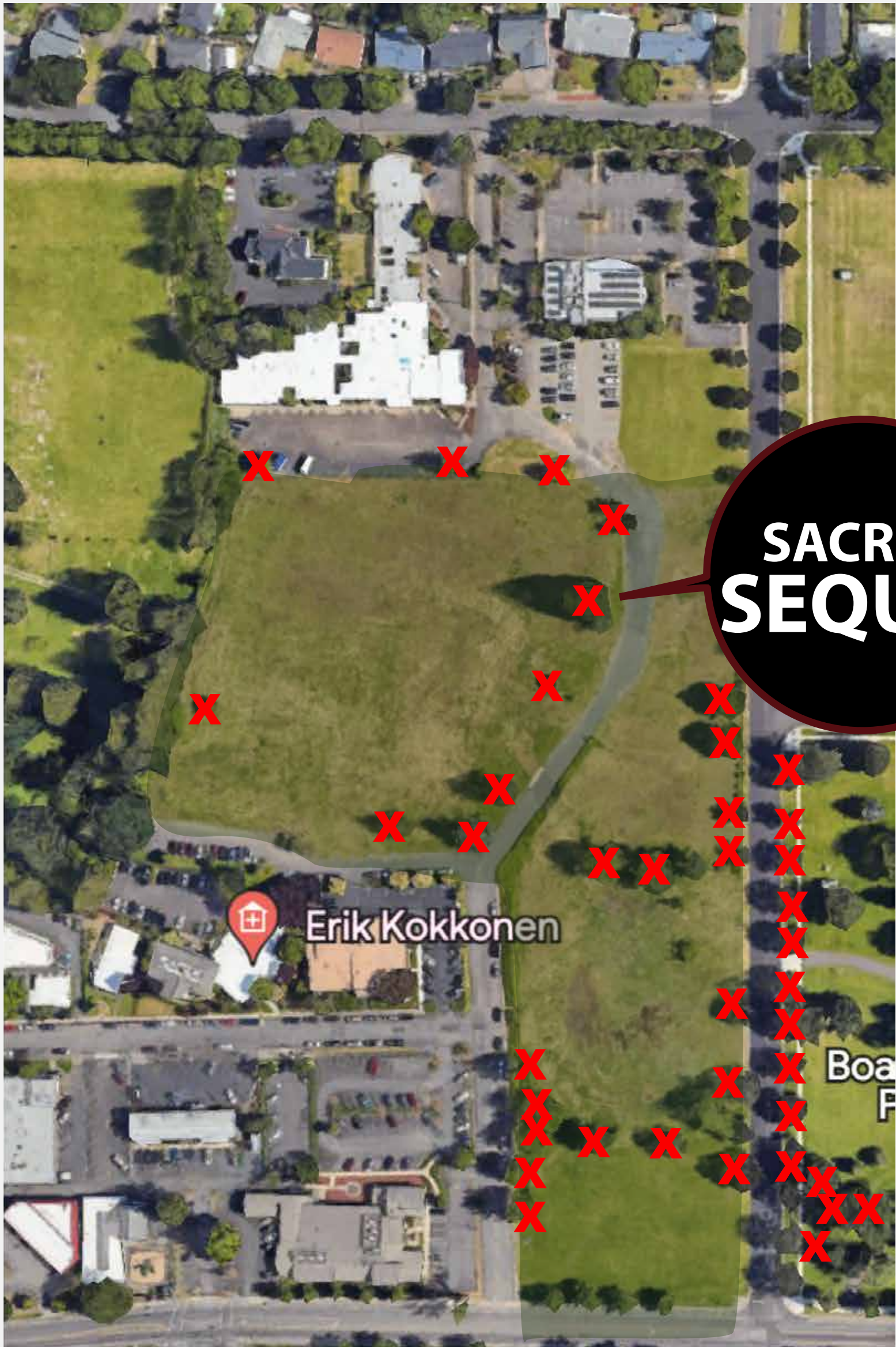
Thank you so much for your time and constantly fighting for Salem.



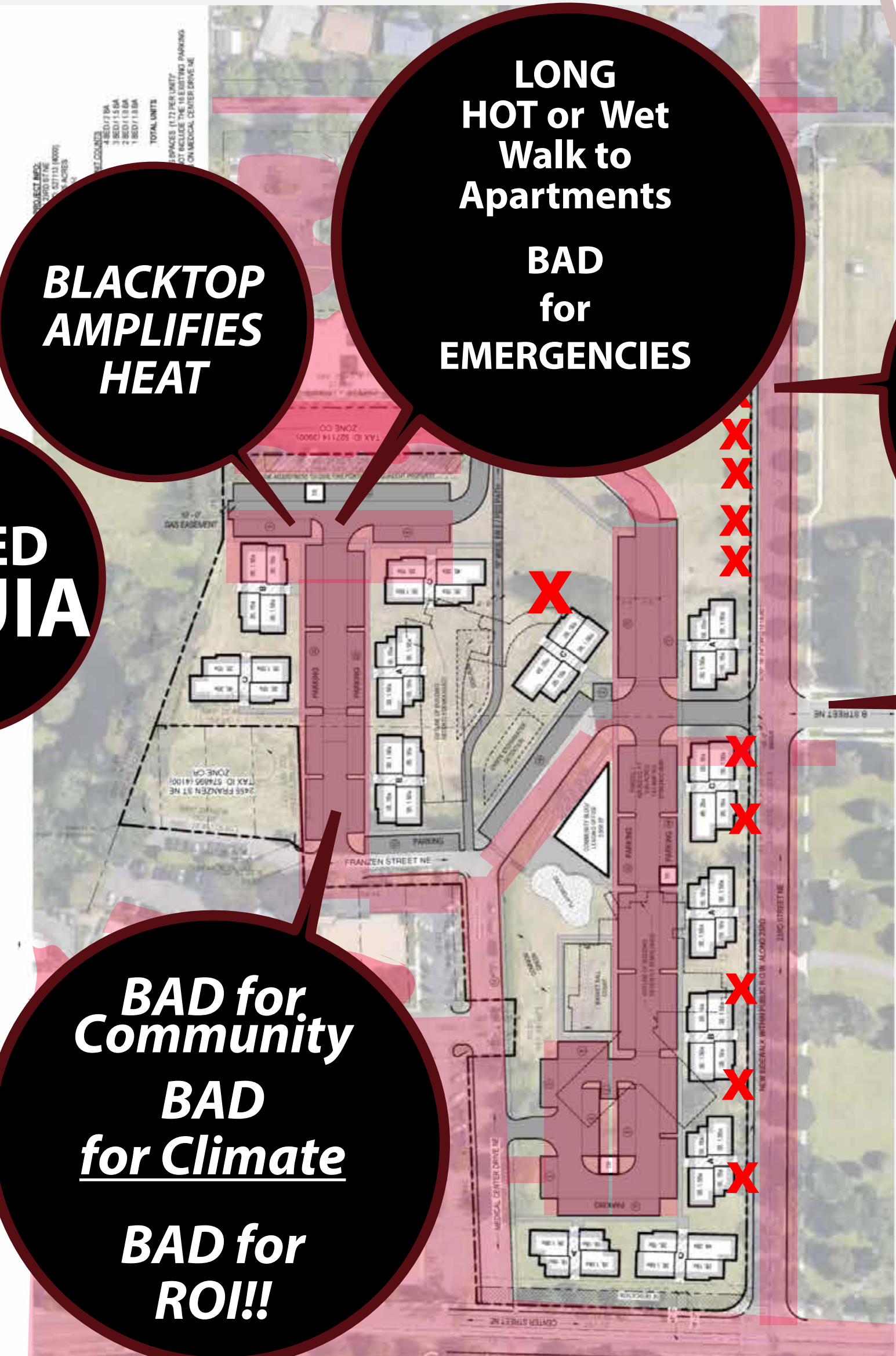
# NEN / NESCA URBAN DEVELOPMENT PURPOSAL ASSESMENT OPTIONS

WAS CITY OWNED PROPERTY

## 1 CURRENT PROPERTY



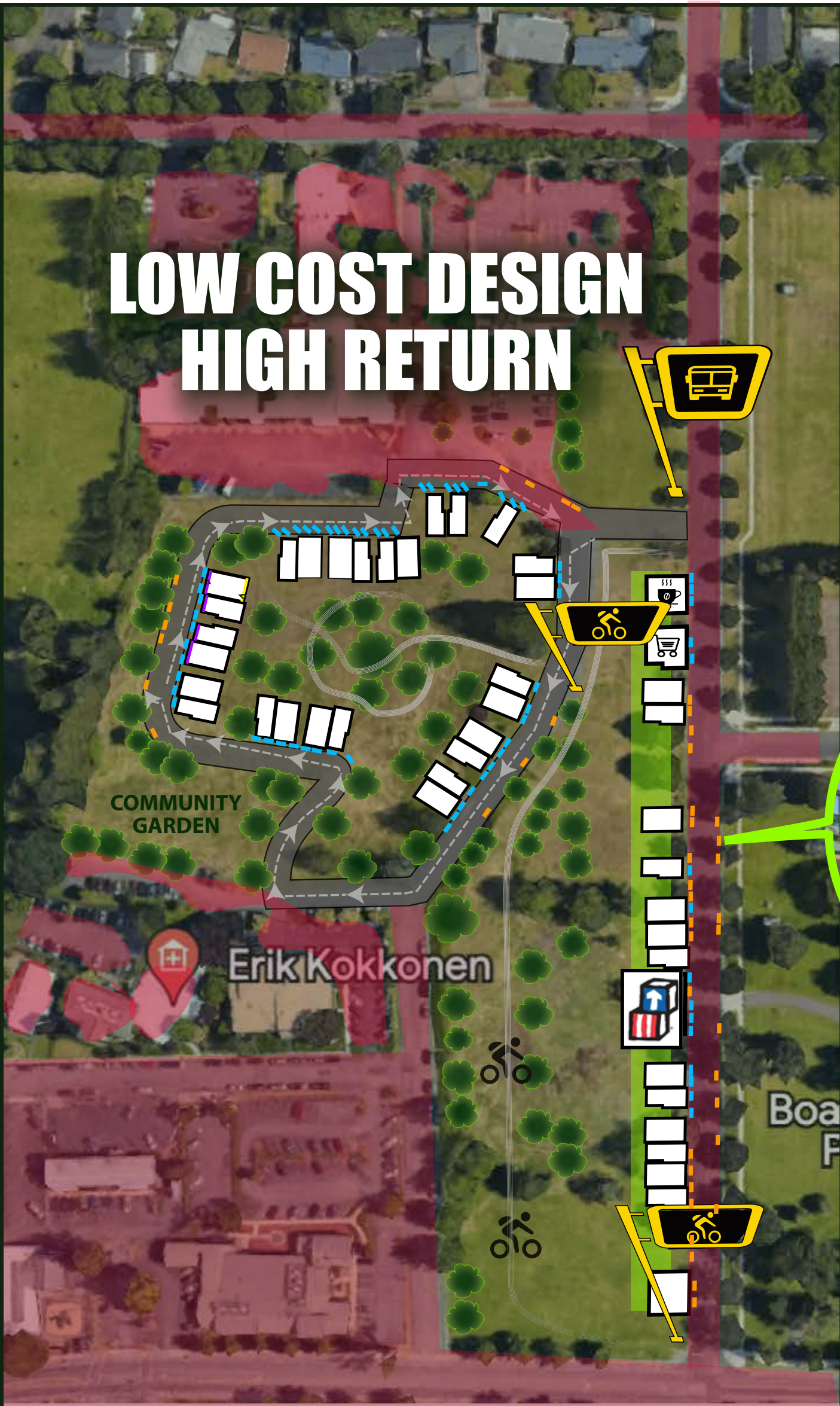
## 2 GREENLIGHT DEVELOPMENT PROPOSAL



Please note:  
**GREENLIGHTS**  
Blue-Print  
shown here  
is outdated!  
**NEW proposal**  
implements  
**MORE**  
**blacktop!**

# IF YOU BUILD IT THEY WILL COME = ROI!

## 3 NATURE-COMMUNITY TRUE-GREEN LIVING PROPOSAL = TAX REVENUE



Multiple covered bustops could be added throughout the circle and main streets

“Welcoming Back Porch” facing street design.

Transparent Red = heat magnifying moisture reducing dehydrating blacktop

**MAXIMIZE BEAUTY**  
**MAXIMIZE ROI! = \$\$**

**Maximize Community**  
**Belonging = Safety**

**ATTRACT WEALTH**  
**ATTRACT TAX REVENUE!**



**MIXED USE**  
**23rd St.**

COFFEE SHOPS  
RESTAURANTS  
SMALL GROCERY  
DAY CARE

Residents Cars:  
= Blue

Visitors Cars:  
= Orange

Convenient, Plenty of Close Proximity **Back Door Parking**

**TONS OF PARKING!**  
Parallel parking along circular road

**EASY ACCESS**  
**WRAP AROUND ROAD**

- **Emergencies**
- City Bus's
- School Bus's
- Other City Services
- Deliveries

**BEAUTY**  
**ATTRACTS WEALTH!**

Center Circular Englewood” Park Setting

Apartments face beautiful green space with many shade trees. Working with master gardeners green space can easily be low mainanance, while also providing native flora much needed for po-lination and drainage.

Lighted Bike / walking path off main road.

# ATTRACTING WEALTH = TAX REVENUE!

## INVEST!

- INVEST IN GREEN INFRASTRUCTURE
- INVEST IN SCHOOLS
- INVEST IN THE HOMELESS SITUATION
- INVEST IN MASS TRANSIT
- INVEST IN PARKS
- INVEST IN COMMUNITY CENTERS
- INVEST IN LIBRARIES
- you get the picture ...

# LIVABLE, SUSTAINABLE HEALTHY CITIES REQUIRE REVENUE



GREENLIGHT DEVELOPMENT PROPOSAL OPTION

# IF YOU BUILD IT THEY WILL COME = ROI!

NATURE-COMMUNITY **TRUE-GREEN** LIVING

**ATTRACTING  
WEALTH  
= TAX REVENUE!**

Multiple covered bustops could be added throughout the circle and main streets

“Welcoming Back Porch” facing street design.

Transparent Red = heat magnifying moisture reducing dehydrating blacktop



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MAXIMIZE ROI! = \$\$**

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Belonging = Safety**

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INVEST IN PARKS

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you get the picture ...

**LIVABLE, SUSTAINABLE  
HEALTHY CITIES  
REQUIRE REVENUE**



**Aaron Panko**

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**From:** Kaire Downin <kairedownin@gmail.com>  
**Sent:** Friday, June 14, 2024 2:34 PM  
**To:** Aaron Panko  
**Subject:** Fwd: Save the sequoia

## **HELP PROTECT & SAVE THIS GIANT SEQUOIA**



Giant sequoias are one of the oldest trees on the planet. It is a special species. We have a beautiful large sequoia in our neighborhood that towers over the surrounding trees near the Center and 23rd Street development.

Green Light Development promised to save the tree but is now asking for permission from the City of Salem for a variance not to protect the required critical root zone of this significant 80" giant sequoia tree. The developer proposes removing 85% of the trees on the property. We asked for this tree to be protected and saved.

**Please write to City of Salem Planner Aaron Panko**

**apanko@cityofsalem.net asking the city to reject the critical root zone variance by Friday, June 14 at 5 pm.**

We want the developer to follow the city tree code designed to protect trees during construction.

**Thank you from Northeast Neighbors Neighborhood Association (NEN).**

**SalemNEN@gmail.com**

I'm writing to say this tree needs to stay. Stop letting developers take what's not theirs so they can make more money. We are a Tree City and need to stay that way. Please do not permit them to remove any more trees.

Kaire Downin

## Aaron Panko

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**From:** Office Staff <info.earthmoon@gmail.com>  
**Sent:** Friday, June 14, 2024 12:23 PM  
**To:** Aaron Panko  
**Subject:** Green Light Developer proposal

I encourage the City of Salem to reject the land-use proposal for multiple reasons:

- 1) NorthEast Salem has the densest population of any neighborhood in Salem.
- 2) The streets bordering this development already have high traffic volume and congestion on single lane 2-way streets.

Adding 200 units will exponentially increase the traffic and congestion on these roads. Thinking that most people in the units will be riding their bicycles instead of using cars is fantasy thinking. Also- the Developer himself said that if people want trees they can 'Go to Silver Falls State Park'. Indicating his low opinion of saving the existing mature trees on the property.

- 3) Trees: The verbal promise of saving even a few of the trees is negated by the building plans that clearly will negatively impact the root systems of these trees.
- 4) Parking for the existing medical offices on Gear, Center, and D Streets is already packed all day Mondays through Fridays.
- 5) Water drainage and flooding has been a problem in this area

Earth-Moon Acupuncture Staff

2365 Gear St NE

Salem OR 97301

971-273-7177

[www.earthmoonacupuncture.com](http://www.earthmoonacupuncture.com)

## Aaron Panko

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**From:** jacqueline schindele <jacquelineandtazio@gmail.com>  
**Sent:** Friday, June 14, 2024 11:29 AM  
**To:** jello879@gmail.com  
**Cc:** Aaron Panko  
**Subject:** Re: Green Light Development application #2312342400PLN

Very well said. I am (to my knowledge)  
the only Board member that has lived for over a quarter of a century with a sequoia on my lot. I  
brought up a lot of the same points you mentioned.  
Let's hope the City  
listens. If not, a potential disaster  
awaits.  
Jacqueline

On Fri, Jun 14, 2024, 11:22 AM Joan Lloyd <[jello879@gmail.com](mailto:jello879@gmail.com)> wrote:

I am opposed to any variance that does not adhere to the Salem Revised Code concerning the Critical Root Zone of trees, any trees, but in this case especially for the Giant Sequoia. This tree is habitat for insects, arachnids, birds and a species of butterflies. Its foliage cleans the air year round and provides a large area of shade to cool the ground and air which is very important since our climate is heating up. The tree, if not disturbed, will outlive many developments surrounding it and will be an environmental asset for a few thousand years.

Green Light Development should have been aware of the Giant Sequoia (it's hard to miss) when they considered construction there and planned the building and parking lot far enough away from it in order to keep heavy equipment from moving over its root system. They are already going to remove a large percentage of trees which will reduce Salem's tree canopy. Increasing the tree canopy has been a goal for several years which our Urban Forester and crew have been diligently planting toward that goal. New trees can take up to 20 years to have foliage that can be recognized as canopy.

To summarize, I urge you to deny the variance and insist that the Critical Root Zone be protected according to Salem's code.

Joan Lloyd, NEN resident



## Aaron Panko

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**From:** Joan Lloyd <jello879@gmail.com>  
**Sent:** Friday, June 14, 2024 11:23 AM  
**To:** Aaron Panko  
**Subject:** Green Light Development application #2312342400PLN

I am opposed to any variance that does not adhere to the Salem Revised Code concerning the Critical Root Zone of trees, any trees, but in this case especially for the Giant Sequoia. This tree is habitat for insects, arachnids, birds and a species of butterflies. Its foliage cleans the air year round and provides a large area of shade to cool the ground and air which is very important since our climate is heating up. The tree, if not disturbed, will outlive many developments surrounding it and will be an environmental asset for a few thousand years.

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To summarize, I urge you to deny the variance and insist that the Critical Root Zone be protected according to Salem's code.

Joan Lloyd, NEN resident

## Aaron Panko

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**From:** Marnie Jeffers <mjhowls@gmail.com>  
**Sent:** Friday, June 14, 2024 9:07 AM  
**To:** Aaron Panko  
**Subject:** Giant Sequoia

Please save our beautiful tree! Our trees are so important for climate control, water retention and just the sheer beauty of seeing them in our landscape. The huge firs are the exclamation points in every scene.

The construction at D Street and 23rd has disrupted the neighborhood enough, with ugly apartments and tacky fences where there used to be Greenspace. Our trees are what makes Salem beautiful, and our developers seem to put profit ahead of beauty. Before Salem loses so many trees that it's no longer a pleasant place to live, say YES to protecting our trees, especially this giant sequoia, a NE neighborhood treasure.

Marnie Jeffers

## Aaron Panko

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**From:** Heather L. Pitts <heather.l.pitts@gmail.com>  
**Sent:** Friday, June 14, 2024 8:04 AM  
**To:** Aaron Panko  
**Subject:** Please Reject Variance Request

Dear Aaron Panko,

I am writing to ask the City of Salem to reject the variance request related to the 80' Giant Sequoia tree near Center St and 23rd St NE. The critical root zone must be preserved to protect the tree itself.

Thank you for the opportunity to provide feedback.

Sincerely,  
Heather Pitts  
Salem resident  
Northeast Neighbors neighborhood

## Aaron Panko

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**From:** Meirav Cafri <meiravsp511@gmail.com>  
**Sent:** Friday, June 14, 2024 7:46 AM  
**To:** Aaron Panko  
**Subject:** Reject

Hi Aaron,  
I am writing to urge you to reject the critical root zone variance at the center and 23rd st development

Thank you,  
Meirav

## Aaron Panko

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**From:** Justin Emerson Kidd <kiddjustin@gmail.com>  
**Sent:** Friday, June 14, 2024 7:38 AM  
**To:** salemnen@gmail.com; Aaron Panko  
**Subject:** Affordable housing is important (Root zone variance on state hospital site)

Greetings Aaron,

Preserving trees is a worthwhile goal but what is the tradeoff in this case? Does the variance make it feasible for extra housing to be built? If so, then I would prioritize additional affordable housing over potential damage to a non-native tree. Overly rigid environmental codes, combined with nimbyism, can be the reason that projects don't get constructed, which increases housing costs, and contributes to the homelessness crisis.

<https://planetarysolutions.yale.edu/event/nimby-yimby-environmental-values-and-public-participation-shadow-climate-change-yse-biomes>

Accordingly, for what it's worth, I recommend the city weigh the costs and benefits of this variance. If the variance makes more affordable housing feasible, then I think the city should grant it.

Best Regards,

Justin Kidd  
NEN Resident

## Aaron Panko

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**From:** Kari Hornaday <kottum@gmail.com>  
**Sent:** Thursday, June 13, 2024 11:24 PM  
**To:** Aaron Panko  
**Subject:** Preserve Giant Sequoia

Please reject the critical root zone variance requested by Green Light Development for the giant sequoia on the property near D street and 23rd street. I live on 24th St NE, one block off of D Street. Please hold the developer to the spirit of the original agreement - preservation of an iconic neighborhood tree.

Thank you,  
Kari Hornaday

## Aaron Panko

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**From:** Bonny Brown <bonny.brown@gmail.com>  
**Sent:** Thursday, June 13, 2024 11:23 PM  
**To:** Aaron Panko  
**Subject:** Please save the giant sequoia!

We need our trees, and most are being destroyed. Let's keep this special tree. Thank you! Bonny Brown

## Aaron Panko

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**From:** Heather Ritchie <hthrishee@yahoo.com>  
**Sent:** Thursday, June 13, 2024 10:26 PM  
**To:** Aaron Panko  
**Cc:** Northeast Neighbors  
**Subject:** Giant Sequoia

Dear Aaron,

I am writing to express my concern for the Giant Sequoia that resides on the property in the area of Center and 23rd, which is currently undergoing development. It has come to my attention that Green Light Development is seeking permission from the City of Salem to not protect the required critical root zone of this significant tree.

I urge the city to adhere to previously established standards and to follow the city tree code, which was designed to protect trees during construction, as we are currently witnessing. With the fourth-longest lifespan of all trees on the planet, the magnificent Giant Sequoia stands as a prominent landmark in the Northeast Neighbors community. Landmarks like this contribute to what makes our community special, and I trust that our city will uphold the standards and ensure the preservation of this remarkable part of our community landscape.

Thank you for your time,

Heather Ritchie  
1015 18th St NE  
Salem, OR 97301



## Aaron Panko

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**From:** Evan West <evanwest714@gmail.com>  
**Sent:** Thursday, June 13, 2024 9:51 PM  
**To:** Aaron Panko  
**Subject:** Please reject critical root zone variance

Trees - both mature and new growing - are every bit as essential to our healthy society as new development. I urge you to listen carefully to the many voices asking you to reject the root zone variance for the giant sequoia in the NEN neighborhood, as the citizens of that neighborhood have requested. This action serves all of us, not just those who live there. It is essential in your role as a planner to protect our tree canopy. Thank you.

Evan West

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Evan West, M.A.  
He/Him/His  
970-980-1445  
[evanwest714@gmail.com](mailto:evanwest714@gmail.com)

## Aaron Panko

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**From:** lorena tomscha <ltomscha@yahoo.com>  
**Sent:** Thursday, June 13, 2024 9:20 PM  
**To:** Aaron Panko  
**Subject:** Sequoia

Hi Aaron,

I'm sending you this last minute plea to save our sequoia on 23rd Street.

When I first started teaching, we rented a house on 17th street. There are not many trees there and our lot was very hot in the summer and uncomfortable.

After years of saving we finally moved to a quieter street with huge trees. We now have grandchildren who watch the squirrels play, listen to mourning doves, marvel at the Humming birds, and we even had an owl in our tree. My children got to live in a place that inspired my 4 year to tell me "these trees are our family too".

Please consider the children and that they deserve to grow up in a healthy environment and enjoy a little bit of nature.

Thank you for taking the time to read this.

Sincerely,  
Lori Tomscha  
Sent from my iPhone

## Aaron Panko

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**From:** Abdullah Mustafa <abdullah.redah@gmail.com>  
**Sent:** Thursday, June 13, 2024 9:07 PM  
**To:** Aaron Panko  
**Subject:** Don't Hurt our Sequoia

Hi There,

I hope this email finds you well. I'm a resident of Salem, and I've recently learned about the potential damage to one of our cherished NE sequoia trees. If I weren't such a busy guy, I'd be out there hugging the tree myself in protest (and trust me, that would be quite the sight! I'd take all the Tater Boost I need and camp there for days).

Since I can't physically be there to channel my inner tree hugger, I'm writing to express my deep concern and hope that you can take action to prevent any harm to this magnificent natural treasure. Our sequoia is more than just a tree – it's a living symbol of our community's resilience and natural beauty, and one of the best trees in our lil area to look at during meditation.

Please, let's do everything we can to protect it. If a heartfelt/kinda funny email can help save our sequoia, then consider this my virtual tree hug. Thank you for your time and attention to this matter.

Cheers,  
Abdullah Mustafa

## Aaron Panko

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**From:** Kate King <orangefluff20@gmail.com>  
**Sent:** Thursday, June 13, 2024 8:26 PM  
**To:** Aaron Panko  
**Subject:** The Giant Sequoia: Center & 23rd Street Development

Aaron:

Please reject the critical root zone variance that Green Light Development is proposing. We love trees, and we need every single one, including the trees that Green Light Development has previously promised to protect.

Please insist that this developer follow the city tree code. It is there to protect our trees during construction. Trees make Salem beautiful, including all the trees on this property.

Always,  
Kate Twitchell King

## Aaron Panko

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**From:** Karen Sjogren <sjogrenkaren2@gmail.com>  
**Sent:** Thursday, June 13, 2024 4:33 PM  
**To:** Aaron Panko  
**Subject:** Tree removal for low income housing project

I am writing in support of the neighborhood association which seeks to retain many of the trees on the project site for a very large low income housing project, in particular the very large sequoia redwood and other trees as well. The sequoia tree should be protected by the city's tree ordinance and there is no good reason to allow a variance. The project should be built around this magnificent tree and it would serve as a wonderful focal point for a community gathering place of some sort. The smaller trees should also be integrated into the building plan, as described by the neighborhood association. Salem suffers from a lack of "tree equity", whereby poorer areas of a city are disfavored in terms of tree removal and planting. I live in an area of apartments and low income housing, and the trees in the area add a lot to the air quality, microclimate, and aesthetic qualities of my neighborhood. Please require the developer to abide by the tree ordinance and keep more of the existing trees in the project as approved. This would make the development one that the residents and city would be proud of.

## Aaron Panko

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**From:** Rob & Carol Bibler <carobtwo@icloud.com>  
**Sent:** Thursday, June 13, 2024 4:14 PM  
**To:** Aaron Panko  
**Subject:** NE 23rd St. affordable housing project requested variance

Dear Mr. Panko,

Regarding the Center Street affordable housing project, slated to be constructed on NE 23rd Street between D Street and Center Street, we wish to raise urgent concerns for the well-being of the trees currently on the site, especially the five trees prudently dedicated for preservation.

If the City of Salem approves the application for a *tree and root zone variance* (from what we understand is city code protection to something significantly less than that), it will do harm to the health and survivability of these precious trees. Please consider that damage to the trees will reduce the curb appeal and value of the property itself, diminish the shade and comfort for the residents who will live there, impact the neighborhood, and harm the environment we all share and are dependent upon. The loss of habitat alone ought to be alarming when faced with a risky request for a tree variance such as the one proposed. And, as a City matter, Salem cannot afford more tree canopy loss.

The Giant Sequoia especially should be treated as a precious heritage tree, and absolutely no variance should be granted. It is a singular, rare, and valuable feature of the property, not an obstacle. Any development designer or architect who cannot adjust his/ her design to see the Sequoia for what it is, a lasting *gift* deserving careful code-compliant protection, is clearly only interested in maximizing profit for the developer without regard to the inevitable environmental consequences.

We hope the understandable urgency to provide needed low-cost housing in Salem is not being employed as leverage against the City so that it will give in to developer demands. Please insist on preservation *and* good design. Consider reducing the number of units, or the size of the proposed clubhouse, with a conservative, preservationist design favoring more green spaces, trees, shade, beauty, and wildlife habitat. Low-income occupants of affordable housing units need and deserve these things too.

Sincerely,

Robert Bibler & Carol Hausser Bibler  
1460 21st St. NE  
Salem, OR 97301

carobtwo@icloud.com  
Rob: 503 508 0107  
Carol: 503 508 0106

[www.robertbibler.com](http://www.robertbibler.com)

## Aaron Panko

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**From:** Heather Chase <info@salemtraumatherapy.com>  
**Sent:** Thursday, June 13, 2024 2:44 PM  
**To:** Aaron Panko  
**Subject:** Sequoia in NEN

Hello,

I am writing as a resident of the Northeast Neighbors neighborhood. This is in regards to the large sequoia near Center St and 23rd Ave and Green Light Development. I would like to express my request that you **reject** the critical root zone variance and protect this tree. Losing this tree would be a significant loss for our neighborhood and ecosystem. Thank you,

--

Heather Chase, LPC, LMHC  
Salem Trauma Therapy, LLC  
[www.salemtraumatherapy.com](http://www.salemtraumatherapy.com)  
971-301-2294

Please note I work the following hours: Tuesday, Wednesday & Thursday: 8am-5pm. I may not respond to my email outside of my business hours.

If you are in crisis, please refer to your individual distress protocol/safety plan, call or text 988, call 911 or go to the nearest emergency department.

Suicide Prevention: 1- 800-273-8255 or Text "Connect" to 741-741

LGBTQIA2S: Trans Lifeline: 1-877-565-8860; Call Trevor Project: 1-866-488-7386; Text: "Start" to 678-678; Chat online: <https://www.thetrevorproject.org/get-help/>

Domestic Violence: National Hotline: 1-800-799-7233; Text: "START" to 88788

While my email address is HIPAA compliant, be aware that information in your emails may be at risk.

*This electronic message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed and may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient or an agent responsible for delivering to an intended recipient, you are hereby notified that you have received this message in error, and that any dissemination, review, distribution or copying of this message is strictly prohibited. If you received this message in error, please leave a telephone message at 971-301-2294 and delete this message along with any attachments from your computer, and any hard copy printouts. Confidential health and mental health information is protected by state and federal law, including, but not limited to, the Health Insurance Portability and Accountability Act of 1996 and related regulations.*

## Aaron Panko

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**From:** Linda Snyder <unichild3@yahoo.com>  
**Sent:** Thursday, June 13, 2024 2:39 PM  
**To:** Aaron Panko  
**Subject:** Protect the Giant Sequoia

To Salem planner, Aaron Panko:

Please reject the developer's request for critical root zone variance. Protect and save this Giant Sequoia. It is beyond awful that the developer already wants to remove over 85% of the existing trees. Trees produce oxygen, take up carbon dioxide, provide habitat and shade. Humans are better off when we are around nature, so tell the developer to rethink their proposal.

PROTECT THE SEQUOIA! Deny the critical root zone variance. Oregon is recognized for its trees, and this particular one is spectacular. Please do whatever you can to protect it.

Thank you,

Linda Snyder  
Salem, Oregon



**Aaron Panko**

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**From:** Katie Cardwell <nerdophiles.katie@gmail.com>  
**Sent:** Thursday, June 13, 2024 2:30 PM  
**To:** Aaron Panko  
**Subject:** Please reject the critical root zone variance

Hello,

I'm writing to ask the city to reject the critical root zone variance in regards to the giant sequoia near the Center and 23rd street development. I have been informed that Green Light Development went back on their word to save the tree, and is instead now requesting permission from the city to cut down the old giant.

As someone who lives in this neighborhood, trees improve the aesthetic and are near and dear to us. There is no reason the developer should get a pass on established city tree code that is designated to protect trees during construction. Please reject their request.

Thank you,  
Katie Cardwell

## Aaron Panko

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**From:** Brad Darby <wbradleydarby@gmail.com>  
**Sent:** Thursday, June 13, 2024 1:24 PM  
**To:** Aaron Panko  
**Subject:** Please Save the Sequoia

Hello Mr. Panko,

I am writing to you today to help influence your decision on the giant sequoia tree that Green Light Development wants to cut down. This is not right. They agreed to keep the tree and are now trying to renege on the deal.

Please reject the critical root zone variance request and have the developer follow the city tree code.

Thank you!

-Brad Darby

## Aaron Panko

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**From:** Cindy Kimball <kimball.cindylou@gmail.com>  
**Sent:** Thursday, June 13, 2024 12:52 PM  
**To:** Aaron Panko  
**Subject:** Green Light Development

Good afternoon Aaron,

I am writing to request that you reject the current plan that Green Light Development has designed for the 10 acre property located at 891 23rd Street NE, between D and Center streets, NE. When the developer, Tim Lawer, met with our NEN board last year, he told us he would be doing a traffic safety study since the property was used for a hospital and would be changed to housing. These two different uses have significantly different traffic patterns and volume of traffic. This study has not been done.

Secondly, Mr. Lawler also promised he would save the existing large trees, in particular, the Giant Sequoia Tree that measures 80 inches in diameter, as we requested. As we know, the current city of Salem tree code protects city trees from adverse impacts, including:

- Removing 30 percent or more of the tree's crown, trunk, or root system
- Operating equipment and vehicles within the tree's critical root zone
- Changing the natural grade within the tree's critical root zone due to unapproved excavation or filling
- Unapproved alteration of natural physical conditions within the tree's critical root zone

Why create these codes if we are not going to follow them. This developer has not been truthful in his presentations to our NEN board and I request that you reject this current plan. Please follow our tree codes that were designed to protect our city trees. I understand that Green Light is suggesting they will replant with smaller trees to offset the trees they kill. As we know, older and larger trees accumulate carbon more rapidly than do younger, smaller ones. The current Green Light design would also violate our Carbon Action Plan, designed to reduce greenhouse gasses. Here again, why go to the trouble of designing a Carbon Action Plan if we are going to ignore it. I trust that you will follow the science and reject this current plan.

Thank you for your time.

Cindy Kimball, NEN Board Secretary  
1260 21st Street NE, Salem 97301

## Aaron Panko

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**From:** Phil Carver <philipcarver@gmail.com>  
**Sent:** Thursday, June 13, 2024 11:48 AM  
**To:** Aaron Panko  
**Cc:** Rav Quisenberry; Laurie Dougherty  
**Subject:** Objection to Proposal for a Tree Variance

REGARDING: Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Variance / Property Line Adjustment  
Case No. PAR-SPR-ADJ-DAP-TRVPLA24-08  
PROJECT ADDRESS: 2561 Center St NE, Salem OR 97301  
**AMANDA Application No.: 23-123424-PLN**

350 Salem OR has reviewed the proposal and has the following comments:

**Name/Agency: 350 Salem OR, a local chapter of [350.org](https://www.350.org)**

Respondent: Phil Carver, Co-Coordinator

Date: June 13, 2024

350 Salem OR acknowledges the need for affordable housing. This site is on the core transit network. The Center St. #5 buses run every 15 minutes on weekdays. This is a great site for multifamily housing.

From the application the developer requests “a Tree Variance to allow encroachment greater than 30 percent into the critical root zones for five trees dedicated for preservation.” **We oppose any variance to this rule.**

This property includes a Giant Sequoia that measures 80 inches in diameter. Their current plan will cover over 60% of the critical root zone and eliminate 85% of the trees on site. Paving over critical root zones will put the giant trees in greater risk of not surviving.

Removing more trees or covering more of the trees’ root zone will make living on the site less appealing to residents. Aside from aesthetics, mature trees surviving on the site will provide shade for residents. More shade and having less asphalt will reduce the heat island effect, keeping air temperatures lower during heat waves.

Thank you for the opportunity to comment.

## Aaron Panko

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**From:** jacqueline schindele <jacquelineandtazio@gmail.com>  
**Sent:** Thursday, June 13, 2024 11:33 AM  
**To:** Aaron Panko  
**Subject:** Green Light project

Our neighborhood association (NEN) has been in discussion with Green Light in re a development off 23rd & Center Street NE. They have misrepresented the association in their public communications. In addition they have not been transparent with us and have made changes to the original agreement without consultation. They have lost our trust, which is why our NA withdrew our approval of the development.

Should the city go ahead with the project, there is one aspect where I have to agree with Green Light and cordially disagree with the NEN board. That concerns the removal of a large sequoia tree. In this point I am in an unique position to comment, as I too have a very large coast sequoia on my property, which was planted in 1931. Actually it is now a 3 trunk 'School Marm' and is huge. Both my dog and I are allergic to it and it's debris. It has lifted my property and I am unable to easily walk in the area, due to the lifting of the roots. I shudder to think of such a tree in a heavily residential apartment setting with all the adjacent impervious surfacing (parking lots, sidewalks and building foundations). It is, of course, extremely destructive to infrastructure. This can be a potential 'time bomb'. Sequoias shed limbs rather a lot. A 30 foot branch (it is not uncommon to loose such a limb at least once a year, and several during a severe weather event, such as ice, snow or wind storms) can easily become disengaged and fall, hitting anything below. This could become an extreme liability issue. Another liability, is the issue of root pruning. This could potentially increase the risk of the tree falling. The resulting damage could be mild to catastrophic. In addition to human and property damage, it could also take out any overhead lines, power and cable or, sever gas lines. Sequoia are NOT a city tree; they need a great amount of space. Any building or parking lot or sidewalk should be at least 100 feet from the tree. Or, the said tree should be removed.

The plans as they currently stand, have several problems which should be addressed prior to acceptance. I would hate to see someone injured (or worse) or property damaged due to a disregard for the very real potential dangers the tree represents. As I have stated before, sequoias need a tremendous amount of space. It would be wise to reconfigure the plotting, giving the tree the room it needs and thus avoid future problems. There is adequate land on the site to do so.

Not all trees are created equal, and if this tree is a Heritage Tree, it must be given the chance to thrive and 'stop gap' measures

(root pruning) will not work. Please do not assume I am anti-trees; I adore them and firmly believe in the benefits they provide. However, care now should be implemented to choose the right tree for the right space. It would be foolish to take out 85% of the tree canopy without the most stringent review of each and every tree. Mature trees are an asset that can not be denied. Perhaps the project as currently proposed is not the best 'fit' for the potential development?

Some final thoughts on this matter are a rumination on basic physics: 'for every action, there is an equal and opposite reaction' (Sir Isaac Newton's Third law of Motion). And, loosely applied in the law of impenetrability, 'two bodies cannot occupy the same space at the same time'. And, in defense of trees, where would we be without the (legend?) of the apple tree at Woolsthorpe Manor that inspired a 23 year old Newton to envision gravity?

Thank you for your kind consideration in reviewing this matter.

Jacqueline Schindele  
NEN Board Member

**Aaron Panko**

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**From:** LORI THOMPSON <thompsonscs@comcast.net>  
**Sent:** Thursday, June 13, 2024 9:06 AM  
**To:** Aaron Panko  
**Subject:** Sequoia on 23rd NE

I am writing to encourage you to please reconsider any compromises that are in the planning for the 80" diameter tree on 23rd NE. It is so important that this heritage remains unharmed. The proposed "bending" of laws regarding root compromises would slowly kill the tree and ban neighbors from enjoying the last few remaining green harbors in this development. Please reconsider any compromises and save this tree for our community and for the sake of our environment, air quality and natural beauty of this land.

Respectfully Submitted-  
Lori Thompson,

## Aaron Panko

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**From:** S R <taffynbb@gmail.com>  
**Sent:** Wednesday, June 12, 2024 7:38 PM  
**To:** Aaron Panko  
**Subject:** Save the Tree

Don't cut the tree down or damage it.  
It could be the jewel of the project!



## Aaron Panko

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**From:** Bayard Mentrum <bayardmentrumarchitect@gmail.com>  
**Sent:** Wednesday, June 12, 2024 6:32 PM  
**To:** Aaron Panko  
**Subject:** RE: Please preserve trees

Hi Aaron: I am in agreement that the 80" dia. Sequoia tree must be preserved as a grand historic tree , Since the affordable housing project is removing many of the other trees , on the site, the developers should at the least save this rare tree and provide root protection , based on an arborist report.

Bayard Mentrum, Architect

Sent from [Mail](#) for Windows

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**From:** [Kaethe Mentrum](#)  
**Sent:** Wednesday, June 12, 2024 6:19 PM  
**To:** [bayardmentrumarchitect@gmail.com](mailto:bayardmentrumarchitect@gmail.com)  
**Subject:** Please preserve trees

Send comments on the proposed affordable housing project on Center Street west of Northeast 23rd Street. NE. Green Light Development committed to saving this 80" diameter sequoia. NEN will object to the developer's request to have a variance which would not follow the city's code to protect this tree and several others.

## Aaron Panko

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**From:** kanita0301@centurylink.net  
**Sent:** Wednesday, June 12, 2024 6:31 PM  
**To:** Aaron Panko  
**Subject:** Preserving Giant Sequoia Tree at Center St. west of 23rd St. N.E

We are writing to you to request not to diminish the beautiful giant sequoia tree at the above captioned address in order to construct low cost housing. This majestic and beautiful tree which looks healthy and withstood time and weather, is I believe, worth saving. So are several others near it. Now, because of some human interest, they want to kill it.

Such huge trees can do wonders for Salem, for earth. Once gone, Humpy Dumpty will never be put together again. It must have taken a very long time for this tree to grow that high and glorious. It is giving off good air to us and being very useful in many ways than one. I am sure birds nest there and a haven to many of our animal neighbors. It is of great value to us on this planet.

Is there any way the architect of this project can find a way to go around this tree and a few others to preserve them? But do not allow them to kill this tree and thank you in advance.

Kaethe Mentrurn

**Aaron Panko**

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**From:** Roberta A <robertaanne1@gmail.com>  
**Sent:** Wednesday, June 12, 2024 2:38 PM  
**To:** Aaron Panko  
**Subject:** Affordable Houseing project on Center St NE near 23rd St NE

Mr Panko,

I live in this neighborhood association district and want to go on record as being against the removal of the Giant Sequoia. Yes, we must have affordable housing. I see no reason both can't exist.

The tree will act as shade. Reducing asphalt and concrete so its roots are not destroyed will help create a more climate and walker friendly development. Indeed, it will add to the value of the property.

There are other trees in question. They too add to the value of the property. Other developers have ruined the trees so desperately needed in other developments. Don't let this developer make the same mistake.

Thank you,

Roberta Cade  
1321 Chemeketa St NE  
Salem OR 97301

## Aaron Panko

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**From:** Rav Quisenberry <raylquisenberry@gmail.com>  
**Sent:** Wednesday, June 12, 2024 2:17 PM  
**To:** Aaron Panko  
**Subject:** New development at Center and 23rd NE

Mr Panko

It has come to my attention that the city is considering a request from the developer to allow up to 85% of the trees on this property to be removed, and to be allowed to cover approximately 60 percent of the root system of a Giant Sequoia with pavement.

My understanding is that this violates the city tree code, so I'm asking that this not be approved.

I agree that we need the affordable housing that this developer has been asked to provide, I just don't want to see this done at the expense of our natural environment and the climate change fight.

Please protect the Sequoia and as many of the other trees as possible.

Ray Quisenberry  
Ward 1

Sent from my iPad

## Aaron Panko

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**From:** Debra Shaffer <debsh1954@gmail.com>  
**Sent:** Wednesday, June 12, 2024 1:36 PM  
**To:** Aaron Panko  
**Subject:** Objection to the Giant sequoia tree encroachment near D street development

Dear Aaron, I hope all is well for you! I recently learned about the changes requested by the developer regarding the housing project on Center St. west of 23rd street NE. I strongly object to the developer encroaching on the critical root zone of the sequoia and the other trees involved from under 30% WHICH IS CITY CODE to over 60%!! This is not ok. It will likely destroy this tree. There was lip service paid by this developer about caring about the neighborhood and the environment. I live on D street and am now surrounded by high density housing. We have lost so many trees in this area when is it possible to start caring for and saving the beautiful trees that remain?

These developers begin with one set of plans and move in a direction that makes their life easier and their pocketbook larger but does not benefit those of us who live with their choices. They do not live here. I walk these grounds every day and I so love and appreciate the trees that we have. All of us who live here have tried to adapt to the continual construction and integration of a large group of folks in our neighborhood. Please honor us by denying Tim Lawler and Greenlight development their opportunity to take down this tree.

Thank you,  
Debra Shaffer  
2455 D St NE  
Salem, OR 97301  
503-680-1797

## Aaron Panko

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**From:** Jan Black <jan@onlywhileimhuman.com>  
**Sent:** Wednesday, June 12, 2024 10:43 AM  
**To:** Aaron Panko  
**Subject:** The 23rd St. NE Affordable Housing Complex Development

Hello Aaron,

We reside on 21st St. NE, near the 23rd & D St. proposed affordable housing complex.

As you know, the developers have chosen to withdraw their earlier willingness to save many of the significant trees, reduce the percentage of asphalt and concrete and create a more climate-friendly, pedestrian-friendly development.

Instead, their plan is to cover over 60% of the critical root zone of the huge Sequoia tree and eliminate 85% of the trees.

They are now asking to not follow the city code that restricts construction to 30% under the critical root zone.

I urge you to not grant them this exception.

Thanks for inviting our feedback.

Jan Black  
1085 21st St. NE  
Salem 97301  
503-510-3994

I

**Jan Black**

*Only while I'm human can I. So I do.*

jan@OnlyWhileImHuman.com

[OnlyWhileImHuman.com](https://OnlyWhileImHuman.com)

**I loved being the 100th guest on the podcast The Subtle Art of Not Yelling with Miles Hanson and Bill Small. I got to talk about OWIH, how I got to it, my Core Brilliance/AI experiment, and other things like my thoughts on Capacity v Potential and a favorite old quote I realized had come true for me. [Listen here.](#)**

[TheBlackBrand.com](https://TheBlackBrand.com)

503.510.3994

## Aaron Panko

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**From:** hudgie45 Hudgens <hudgie45@gmail.com>  
**Sent:** Wednesday, June 12, 2024 9:03 AM  
**To:** Aaron Panko  
**Subject:** Affordable Housing Center St

Hello,

I understand that access to green spaces for people in the proposed affordable housing unit slated for Center and 23rd St in Salem is not being considered as important as other safety features, that 'people can get in their cars and drive to Silver Falls' for green space.

At this time, after all we know now, there still seems to be a question about green spaces and saving old noble trees. This issue has always been distressing but in 2024 it is alarming. How dare you make people beg for goodness.

There is ample evidence that access, immediate and surrounding access, to our earth has long lasting, permanent health benefits. Please refer to just one of many scientific studies that address the issue:

[https://earth.org/data\\_visualization/data-proves-the-health-benefits-of-green-spaces/](https://earth.org/data_visualization/data-proves-the-health-benefits-of-green-spaces/)

It is bad enough for our earth - and that includes us humans - that it will be dug up and paved over. Please do the right thing and leave more green space than not and for sure

SAVE THE GIANT SEQUOIA. How dare anyone even consider taking it down! Shame on whoever thinks that way.

Thank you.

Ruth Hudgens  
210th ST neighbor

## Aaron Panko

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**From:** Laura Sauter <lauragsauter@gmail.com>  
**Sent:** Wednesday, June 12, 2024 8:29 AM  
**To:** Aaron Panko  
**Subject:** Center St Development

I urge you to deny permission for a code variance

Neighbors want this huge tree to be preserved along with several others. **The developer is now asking the city for permission not to follow the city code** which restricts construction to 30% under the critical root zone.

Sent from my iPhone



## Aaron Panko

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**From:** Laura Sauter <lauragsauter@gmail.com>  
**Sent:** Wednesday, June 12, 2024 8:32 AM  
**To:** Aaron Panko  
**Subject:** Center & 23

I urge you to deny a code variance for the affordable housing project at Center and 23. The entire neighborhood wants these trees preserved and paving 80% of their root zone insures their destruction.  
Sent from my iPhone

## Aaron Panko

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**From:** Laura Sauter <lauragsauter@gmail.com>  
**Sent:** Wednesday, June 12, 2024 8:32 AM  
**To:** Aaron Panko  
**Subject:** Center & 23

I urge you to deny a code variance for the affordable housing project at Center and 23. The entire neighborhood wants these trees preserved and paving 80% of their root zone insures their destruction.  
Sent from my iPhone

## Aaron Panko

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**From:** Rob Owen <robowntv@gmail.com>  
**Sent:** Wednesday, June 12, 2024 6:21 AM  
**To:** Aaron Panko  
**Subject:** Do not kill the trees

Please do not kill the giant sequoia just to make space for more apartments near the State Hospital. Folks in affordable housing can benefit from trees too.

Rob Owen  
Pittsburgh Trib \* Seattle Times \* Kansas City Star \* Richmond Times-Dispatch

[RobOwenTV@gmail.com](mailto:RobOwenTV@gmail.com)

412-725-4101

@RobOwenTV on Twitter, Facebook & Instagram

Pittsburgh Trib stories: <https://triblive.com/aande/tv-talk-with-rob-owen/>

Seattle Times stories: <https://www.seattletimes.com/entertainment/tv/>

Kansas City Star stories: <https://www.kansascity.com/entertainment/tv/>

TCA Hotel Coordinator \* Critics Choice \* GALECA member

## Aaron Panko

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**From:** Margaret Stephens <mlstep@msn.com>  
**Sent:** Tuesday, June 11, 2024 5:30 PM  
**To:** Aaron Panko  
**Subject:** concern about tree(s) at affordable housing project on Center St. west of 23rd Street NE

It's my understanding that 85% of the trees at this site will be demolished. That in itself is very unfortunate. Shouldn't we be preserving each tree possible to combat climate change, enhance the livability of the City, and more?

In particular, the large sequoia tree should be saved. In addition, no waiver to go beyond 30% under the critical root zone should be granted by the City.

This is my neighborhood, and we struggle to keep trees alive, healthy, and abundant.

Please consider this when reviewing the developer's applications.

## Aaron Panko

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**From:** justin kliewer <kindabigdeal2000@gmail.com>  
**Sent:** Tuesday, June 11, 2024 6:54 PM  
**To:** Aaron Panko  
**Subject:** Please do not cut down trees next infront of Jason Lee Cemetery

Hi,

I live behind the jason lee graveyard between center and d st. Green Light, a Portland developer, wants to cut most trees down on the property that will have houses built where the graveyard is.

I would like the city to reject the critical root zone variance requested by the developer.

I live between D st. and Center St. right behind the jason lee cemetery. I need those trees to block noise. For when there is funerals, and when houses get built.

I have epilepsy and noise bothers me and I have lived in my house over 25+ years.

So this is not okay for someone with medical condition and people that have funerals either because all the noise that will happen.

Will you please block them from cutting trees down? This is destroying historic land as well.

I would like a response two years ago I emailed the city counsel lady that was head of my neighborhood and she never responded, I also messaged her in the facebook live chat and never responded. She is now head of the Salem City counsel.

I feel as someone that has lived in this neighborhood my voice is not heard at all, and is ignored. My voice should matter.

So if you please reject them cutting the big tree down and other trees because that ruins my neighborhood and ruins it for people having funerals and can cause me seizures I have had since 2011.