

Bryce Bishop

From: Jennifer Kalez <jennifer.kalez@gmail.com>
Sent: Monday, September 9, 2024 2:39 PM
To: Bryce Bishop
Subject: Public Comment on Case No. WGP-SUB-SPR-ADJ-DAP24-01

Good afternoon,

I am writing to submit comment on Case No. WGP-SUB-SPR-ADJ-DAP24-01, the 1100 to 1400 Block of Front St. NE development.

My comment pertains to ensuring there is accessible and adequate resident and visitor parking on site. I see there is mention of on-site surface parking in the hearing notice, but I don't see specifics about type of parking or number of spaces. Due to the location of the property, on-street parking is limited and potentially dangerous due to the train running through. I think it's essential that the development provide ample on-site parking (let's avoid the street parking pitfalls many Portland neighborhoods face with large developments like this).

Apart from the parking concern, I express my support for this project. I think it's creative and seems like a wonderful use of the space that will open part of the river back to the public. I attended a Grant Neighborhood Association meeting where the developer presented the plans, and I think it sounds very cool and could be a thriving addition to the community.

I have other concerns about the potential outdoor venue they mentioned could be part of the property, but I see that part is not included in this hearing so I will wait to submit comments on that when the time comes.

Respectfully submitted,

Jennifer Kalez
Front St. Neighbor

September 16, 2024



Bryce Bishop, Case Manger
Community Planning & Development Dept.
City of Salem
555 Liberty Street SE, Suite 305
Salem, Oregon 97301

via email: bbishop@cityofsalem.net

Re: **CASE NO. WGP-SUB-SPR-ADJ-DAP 24-01**
1100 TO 1400 BLOCK OF FRONT STREET

The Grant Neighborhood Association is very excited about the prospect of The Cannery development. We appreciate the time and effort it takes to make such a significant investment in our neighborhood. We would appreciate continued communication with the development team to ensure the project is successful for everyone. We are particularly concerned with the project integrating well into our neighborhood with adequate access to the Willamette Greenway as well as new venues along the river. Items of particular interest to the neighborhood that appear to be unresolved or not to code in the Site Plan Review Package are noted on the attached site plan and include:

1. Adequate public access to the Willamette River Greenway Path
2. Adequate landscaping between pedestrian paths and parking
3. Lack of tree cover in parking areas
4. Pedestrian amenities along Front Street
5. Street trees along Front Street
6. Accessible parking dimensions and fire department access

Generally, the Grant Neighborhood Association would like to see a stronger pedestrian connection from the neighborhood to the greenway and River. Currently, this appears to be an afterthought as the connections are underdeveloped. Additionally, no pedestrian connections are shown across Front Street South of Market. More pedestrian crossings would help with access.

Additionally, the Neighborhood Association would like to express a preference for durable and long-lasting materials. Where the elevations call out brick or stone veneer, please provide brick.

The Grant Neighborhood is very supportive of the development's goals including adding housing, restaurants, and access to the Willamette River Greenway. We believe the items we have requested are minor and can be accommodated without major budgetary impact. We would like to thank the development team for their continued efforts and communication going forward.

On Behalf of the Grant Neighborhood Association,

A handwritten signature in black ink, appearing to read "Aaron Terpening".

Aaron Terpening

Land Use Chair

PEDESTRIAN CONNECTION FROM WILLAMETTE GREENWAY PATH TO PUBLIC RIGHT OF WAY APPEARS TOO NARROW AND INCONVENIENT FOR PUBLIC.

VAN ACCESSIBLE STALLS DO NOT APPEAR TO MEET CODE

ACCESSIBLE RAMP NOT SHOWN

DRIVE ISLE DOES NOT APPEAR TO MEET THE 30'-0" WIDTH REQUIRED FOR AERIAL ACCESS.

WILLAMETTE RIVER

SITE LANDSCAPE DATA

SRC 600.025.B WILLAMETTE RIVER GREENWAY LANDSCAPING
TOTAL LINEAR FEET OF RIVER FRONTAGE: 894 LF
TREES REQUIRED (1 PER 20LF): 45 TREES
TREES EXISTING: 57 TREES
TREES PROPOSED: 6 TREES
SHRUBS REQUIRED (1 PER 2LF): 447 SHRUBS
SHRUBS PROPOSED: 851 SHRUBS

SRC 806.035.D.2 INTERIOR PARKING LOT LANDSCAPING
TOTAL PARKING AREA: 28,090 SF
INTERIOR LANDSCAPING REQUIRED: 5.0% (1,403 SF)
INTERIOR LANDSCAPING PROPOSED: 7.2% (2,022 SF)

SRC 806.035.D.3 INTERIOR PARKING LOT TREES
TOTAL PARKING STALLS: 58 STALLS
INTERIOR TREES REQUIRED: 5 TREES (1 TREE PER 12 STALLS)
INTERIOR TREES PROPOSED: 6 TREES

SRC 806.035.N PARKING LOT TREE CANOPY
TOTAL PARKING AREA: 28,050 SF
REQUIRED TREE CANOPY PERCENTAGE: 40%
REQUIRED TREE CANOPY AREA: 11,220 SF
PROPOSED TREE CANOPY AREA: 11,829 SF
PROPOSED TREE CANOPY PERCENTAGE: 42%

LANDSCAPE ARCHITECTS PC
lango.hansen
1100 nw glisan #3A portland OR 97209 T 503.295.2437

PROVIDE PUBLIC ACCESS TO WILLAMETTE GREENWAY

PEDESTRIAN CONNECTION ALONG RIPARIAN CORRIDOR

BUILDING 4

BUILDING 4

WILLAMETTE RIVER GREENWAY PER CITY OF SALEM GIS, TYP

WILLAMETTE GREENWAY SHRUB AND GROUNDCOVER PLANTING, TYP

WILLAMETTE GREENWAY TREE PLANTING, TYP

BUILDING 6

PARKING SETBACK, TYP

SOIL VOLUME:
1,000 CUFT,
100'X4'X2.5'

SOIL VOLUME:
1,681 CUFT,
672.2'X2.5'

BUILDING 5

SOIL VOLUME:
1,703 CUFT,
681.3'X2.5'

SOIL VOLUME:
1,491 CUFT,
112.5'X5.3'X2.5'

SOIL VOLUME:
1,344 CUFT,
101.4'X5.3'X2.5'

TREE CANOPY COVERAGE, TYP

SOIL VOLUME:
1,096 CUFT,
82.7'X5.3'X2.5'

SOIL VOLUME:
2,058 CUFT,
155.3'X5.3'X2.5'

PARKING AREA, TYP
INTERIOR PARKING LOT LANDSCAPING,
TREE CANOPY COVERAGE, TYP

BUILDING 3

BELMONT ALLEY

BUILDING 2

MARKET STREET ENTRANCE

BUILDING 1

GAINES STREET ENTRANCE

UTILITY STRUCTURE, TYP

FRONT STREET NE

PROVIDE PEDESTRIAN CONNECTIONS

PARKING SETBACK APPEARS TO BE LOCATED IN AN EASEMENT. WILLAMETTE GREENWAY EASEMENT IS NOT SHOWN.

PLEASE PROVIDE MORE TREES

SHRUBS DO NOT COUNT TOWARD TREE CANOPY

WHEEL STOPS? LANDSCAPING?

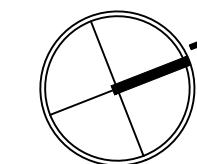
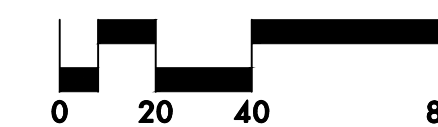
IS THIS A PEDESTRIAN CONNECTION TO GREENWAY? WHERE ARE LANDSCAPE SETBACKS?

PEDESTRIAN AMENITIES REQUIRED AT PUBLIC PLAZAS WHERE BUILDING DOES NOT MEET PROPERTY LINE.

PROVIDE STREET TREES

1 LANDSCAPE LAND USE DIAGRAM

Plan
SCALE: 1" = 40'



THE CANNERY

1105 FRONT ST NE,
SALEM, OR 97301

LAND USE SUBMITTAL
LANDSCAPE LAND USE
DIAGRAM

REVISIONS

SCALE
DRAWN BY
DATE 2024.03.15
PROJECT NO. 2346-SAC

SHEET

L104

Bryce Bishop

From: jerrylee4urbanplanning@gmail.com
Sent: Wednesday, September 18, 2024 9:13 AM
To: Bryce Bishop
Cc: 'Trent Michels'
Subject: A letter in support of The Cannery

Dear Bryce,

My name is Jerry Lee. I am a 53-year old Oregonian who is currently living in Charlotte, NC.

I am writing to you in support of The Cannery development.

I support this project for a number of reasons that are tied to my passions and interests.

I love cities and have dedicated my second career to elevating them by focusing on developing urban infill for the good of communities, exactly like what is being done with The Cannery.

I see The Cannery development as preserving essential historic character while elevating the space for Salem's residents. In particular, I love how spaces are designed to invite the outdoors in, and vice versa.

I appreciate the "community-first" layout of The Cannery, which incorporates an expanded greenway, which will help further healthy, fun, and environmental modes of transport in Salem, not to mention access to the outdoors, which helps further mental and physical health. (As someone who has served on Mecklenburg, NC's Greenway Advisory Council for the past 6-years, I feel I am uniquely qualified to say these things.)

I believe this project with further employment goals in the region, bringing more and higher quality jobs to Salem.

Finally, I've come to envision The Cannery as an aspirational development for Salem -- one that the city can grow with and around. Its placement on the Willamette River attracts and inspires in a part of town that has been, frankly, unattractive and uninspiring for too long. I strongly believe The Cannery can be a source of pride for Salem.

Thank you for your time and consideration in helping make Salem (and Oregon) a better place to visit and live.

Respectfully,

Jerry Lee

Jerry Lee (aka James Jerald Lee)
917-968-5629
jerrylee4urbanplanning@gmail.com
jerryinbrooklyn@gmail.com

Bryce Bishop

From: Jon <scanh2025@gmail.com>
Sent: Wednesday, September 18, 2024 3:09 PM
To: Zachery Cardoso
Cc: Bryce Bishop
Subject: Re: Staff Report - Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE

COMMENT

Thank you.

ATTN: HEARINGS OFFICER

This is one of the most significant projects to emerge in the contemporary age of the City. I encourage the highest qualitative standards be applied, and specific attention to connection, access to the river, waters, visual or physical, and tree canopy. And pedestrian, bicycle connection, linkage to West Salem, South Central Salem, Bush's Pasture Park, the Oregon State Capitol National Historic District, and Minto-Brown Island Park and Wildlife Refuge.

There has been an instance in a proposal affecting, near the riverfront when City Staff have recommended screening or vegetation, planting that was cast put aside by the Planning Commission.

I ask that small details moving towards excellence or enhancement on this project be fully considered.

Excellence in this project is intertwined with attention to detail.

Jon Christenson MURP

On Wed, Sep 18, 2024 at 2:44 PM Zachery Cardoso <ZCardoso@cityofsalem.net> wrote:

Hello,

The Staff Report for Willamette Greenway Permit, Subdivision, Site Plan Review, Adjustment, and Driveway Approach Permit Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE is attached for your information. Hard copies go out in the mail today for those of you who are to receive one. This case will be heard before the Hearings Officer on September 25, 2024. A copy of the agenda is also attached for your reference.

Application Summary: An application for the proposed redevelopment of the former Truitt Brothers cannery site as a mixed-use neighborhood consisting of three, six-story, mixed-use buildings; a proposed food hall building, winery building, and general-purpose market space building; on-site surface parking; and pedestrian access throughout the site and along the Willamette River.

Please direct questions or comments to the **CASE MANAGER:**

Bryce Bishop

bbishop@cityofsalem.net

503-540-2399

Thank you,

Zachery Cardoso

[he/they](#)

Admin Analyst I

City of Salem | Community Planning and Development Department | Planning

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Salem OR 97301

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09/16/24

Dear Hearings Officer,

As the chair of the Highland Neighborhood Association and a resident in close proximity to the proposed development I am writing to express my strong support for the redevelopment of the former Truitt Brothers cannery site, known as The Cannery project (Case No. WGP-SUB-SPR-ADJ-DAP24-01). This project has been discussed in our meetings numerous times as the developers have reached out to the appropriate neighborhood associations and have also graciously involved ours. The community feedback I have received is positive and high excitement.

This mixed-use development will bring numerous benefits to our neighborhood and the wider Salem community:

1. Revitalization of an underutilized industrial site: The project will transform a vacant cannery into a vibrant, mixed-use neighborhood, breathing new life into this section of our riverfront.
2. Increased housing options: With new dwelling units, The Cannery will provide much-needed housing alternatives in our area, helping to address Salem's housing shortage. We already house a large number of classified "affordable" housing options and this will development will provide a diverse option that will also be a tax base for NE Salem.
3. Economic boost: The ground floor commercial spaces, food hall, winery, and market will create jobs and attract visitors, stimulating economic activity in our neighborhood. We need this!
4. Enhanced riverfront access: The development's pedestrian-friendly design, including access along the Willamette River, will improve public enjoyment of our beautiful waterfront. We want this!
5. Thoughtful design: The project's architecture respects Salem's history while providing modern amenities. The preservation and repurposing of the existing winery building is particularly commendable.
6. Community spaces: The inclusion of second-story outdoor community open spaces and amenities will foster a sense of community among residents and visitors alike.
7. Sustainable features: We appreciate the incorporation of solar panels on the food hall and market buildings, demonstrating a commitment to environmental responsibility.
8. Improved infrastructure: The proposed upgrades to Front Street NE will enhance safety and accessibility in the area.

While I understand that some adjustments to city code are being requested, we believe these are reasonable accommodations that will allow for a better overall project. The benefits of this development far outweigh any minor deviations from standard requirements. I ask the hearings officer and those involved in moving this application forward to support a pathway to YES and relate my gratitude that they are willing to invest in our neighborhood and the City of Salem.

In conclusion, The Cannery project represents a transformative opportunity for our riverfront and surrounding neighborhoods. I enthusiastically support this development and urge you to approve the application.

Thank you for your consideration.

Sincerely,

Leigh Tracey-Gaynair (she/her/hers)

Highland Neighborhood Association Chair

Email: lgaynair@salemneighbors.org

Personal email: leigaynair@gmail.com

Personal cell: (541) 948-9312

Find us on Facebook: <https://www.facebook.com/highland.neighbors.salem>





CONSTRUCTION

September 24, 2004

Hearings Officer, City of Salem

RE: Consolidated Application for Redevelopment of the Truitt Brothers Cannery Site (City Case File No. WGP-SUB-SPR-ADJ-DAP24-01)

We would like to offer our support of the approval of this application.

As one of the largest developers of residential lots in Salem, to see a proposal of this size and scope gives us such hope for what this site will become, the benefits this will bring to our community, and the attractiveness of Salem as a home.

Implementing a true mixed-use project on an infill site is a tough obstacle to overcome solely by the developer. It is very encouraging to see Salem staff work with and support a proposal that is slightly out of the box. We specifically refer to the proposed Front Street improvements as an example of working together to create a better solution than what the default typical street section would offer. Staff's dedication to help make this project a reality is encouraging, and we recognize their effort with Mr. Michels to help navigate many different constraints for a site like this.

The size and quality of this project is inspiring, and we are confident that Salem recognizes its potential to significantly enhance our community.

Because of this, we are proud to support this project and want to compliment Staff and Mr. Michels for what they have brought forward.

Respectfully,



Jeffrey Bivens, as Director of Development,

I&E Construction, Inc.