



Link to NEN Zoom Meeting

Lynn Takata <lynntakata@aol.com>
To: Tim Lawler <tim@gl-dev.com>

Mon, Sep 16, 2024 at 1:27 PM

Topic	NEN September 17 meeting
Time	Time Sep 17, 2024 06:30 PM
Meeting ID	Meeting ID 874 5351 2568
Security	Security checkedPasscode 550180 Hide checked Waiting Room
Attendees	Attendees Enable Continuous Meeting Chat
Invite Link	Invite Link https://us06web.zoom.us/j/87453512568?pwd=yckBn48cdCwuWheSA0kzYoAxovoaAW.1 https://us06web.zoom.us/j/87453512568?pwd=yckBn48cdCwuWheSA0kzYoAxovoaAW.1



Tim Lawler <tim@gl-dev.com>

Salem Check in

Northeast Neighbors <salemn timers@gmail.com>

Fri, Sep 13, 2024 at 8:10 AM

To: Tim Lawler <tim@gl-dev.com>

Hi Tim,

If you wanted to stop by in person, we could give you ten minutes for a presentation at the in person NEN meeting this coming Tuesday, September 17. It's a long commute for a short time. If this doesn't work, can we chat on the phone briefly so I can share an update at the September meeting?

Our board wanted to see a significant reduction in parking for Phase 1. My understanding of the board's concerns would be that before agreeing to support the next phase, we would hope to have some progress on this.

If you have time before the meeting, it would be great to talk for ten minutes or so.

Thank you!

Lynn

Northeast Neighbors (NEN) Neighborhood Association
Salem, Oregon
www.SalemNEN.org
salemn timers@gmail.com

[Quoted text hidden]



Tim Lawler <tim@gl-dev.com>

FW: Invitation to NESCA Neighborhood Association January Meeting to discuss development at 891 23rd Street, Salem

Stacey Vieyra-Braendle <Stacey.VieyraBraendle@gmail.com>

Tue, Sep 10, 2024 at 11:43 AM

To: Tim Lawler <tim@gl-dev.com>

Cc: Ian Johnson <johnson.ian.patrick@gmail.com>, NESCA Salem <nescasalem@gmail.com>

Let's do September 17th! Thanks Tim! We've been having a lot more neighbors from The Jory and surrounding houses join us, so I bet there will be a lot of interest in updates!

[Quoted text hidden]

steve@cascadiapd.com

From: Jolynn Franke <jolynn.franke@cherriots.org>
Sent: Monday, November 13, 2023 9:01 AM
To: steve@cascadiapd.com
Subject: Re: Salem-Keizer Transit Contact for 891 23rd Street NE & 2561 Center Street NE

Hello Steve.

Thank you for contacting Cherriots regarding the property located at 891 23rd Street NE.

Cherriots currently serves Center Street with Local bus service seven days a week. Buses run every 15 minutes for most of the day on weekdays, every 30 minutes for most of the day on Saturdays, and every 60 minutes on Sundays. There are four bus stops within 1/4 mile of the subject property, two in each direction:



Cherriots also offers a Transportation Options program, including carpool/vanpool services, group passes, and information on active transportation like biking and walking. Please let us know if you are interested in any public transit and/or transportation options services for this development.

Thank you.

Jolynn Franke
Transit Planner I
jolynn.franke@cherriots.org
503-361-7505

On Tue, Nov 7, 2023 at 12:15 PM <steve@cascadiapd.com> wrote:

Hello Salem-Keizer Transit,

Green Light Development would like the Northwest Salem Community Association (NESCA) to know that a Class 3 Site Plan Review, a Partition Review, a Class 2 Adjustment Review, a Tree Removal Permit, a Historic Clearance Review, and a Class 2 Driveway Approach for a 204-unit apartment complex at 891 23rd Street NE. The location of the subject property is identified on the attached tax map. The attached Concept Plan identifies the location of the proposed apartment buildings and other site improvements.

If you would like to provide comments in advance of the land use application submittal, please contact the applicant using my information provided below.

Thank you,



Steve Kay, AICP

Cascadia Planning + Development Services

PO Box 1920

Silverton, OR 97381

503-804-1089

steve@cascadiapd.com

www.cascadiapd.com



555 Court St NE, Suite 5230
Salem, OR 97301

Administration: 503-588-2424

Fax: 503-566-3933

steve@cascadiapd.com

From: steve@cascadiapd.com
Sent: Monday, November 6, 2023 3:53 PM
To: 'buhll@yahoo.com'; 'salempilot@aol.com'; 'NESCASalem@gmail.com'
Subject: Neighborhood Association Contact for 891 23rd Street NE
Attachments: Center Street Apartments Concept Plan.pdf; Vicinity Map.pdf

Hello Neighborhood Association Chair and Land Use Chair,

Green Light Development would like the Northwest Salem Community Association (NESCA) to know that a Class 3 Site Plan Review, a Partition Review, a Class 2 Adjustment Review, a Tree Removal Permit, a Historic Clearance Review, and a Class 2 Driveway Approach for a 204-unit apartment complex at 891 23rd Street NE. The location of the subject property is identified on the attached tax map. The attached Concept Plan identifies the location of the proposed apartment buildings and other site improvements.

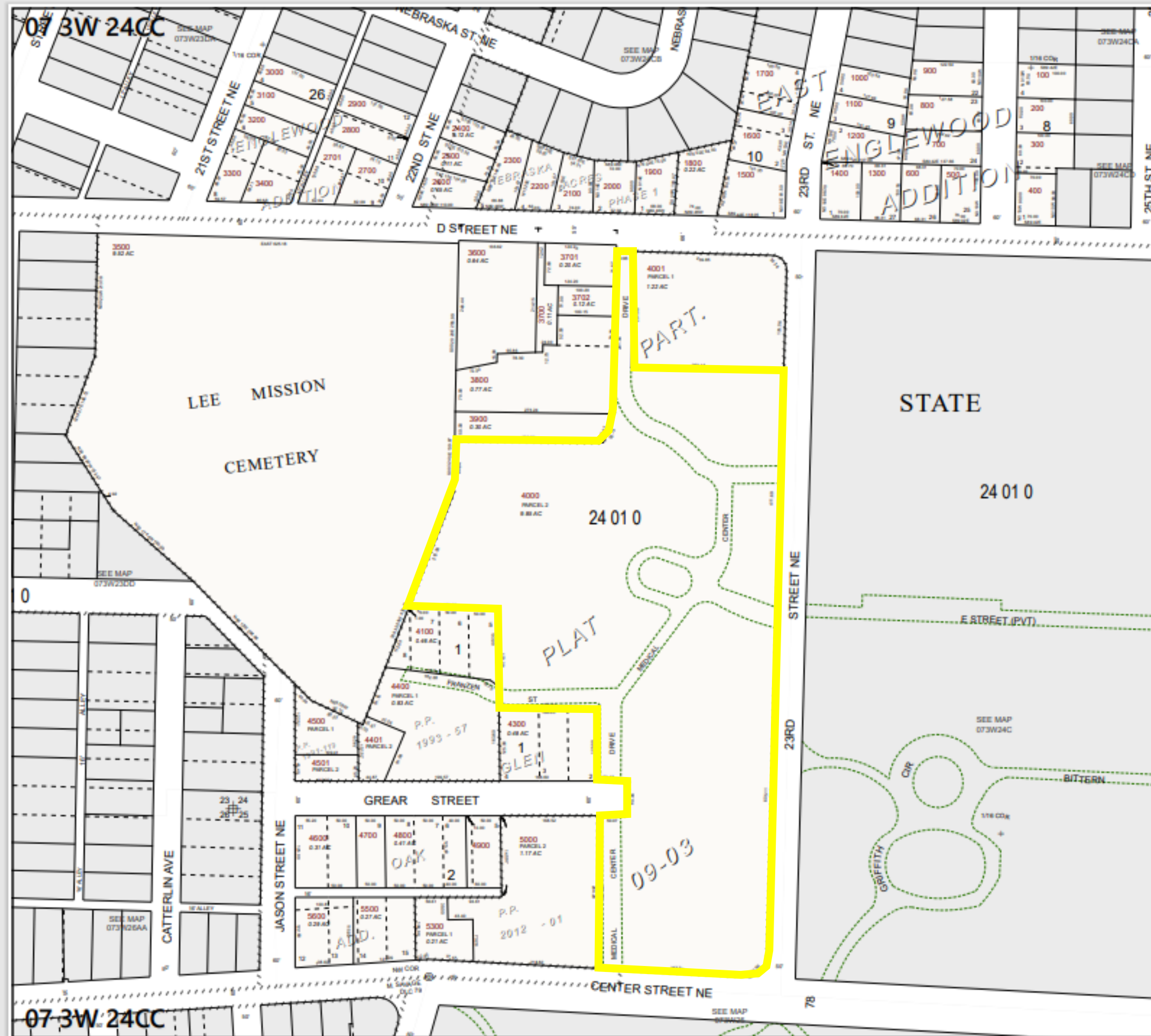
If you would like to provide comments in advance of the land use application submittal, please contact the applicant using my information provided below. We are happy to discuss this proposal in more detail with you.

Thanks,



Steve Kay, AICP

Cascadia Planning + Development Services
PO Box 1920
Silverton, OR 97381
503-804-1089
steve@cascadiapd.com
www.cascadiapd.com



07 3W 24CC SALEM



MARION COUNTY, OREGON
SW1/4 SW1/4 SEC24 T7S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

Taxlot Boundary	Historical Boundary
Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
Private Road ROW	Taxcode Line
Subdivision/Plat Bndry	Map Boundary
Waterline - Taxlot Bndry	Waterline - Non Bndry

CORNER TYPES

1/16TH Section Cor.	1/4 Section Cor.
DLC Corner	16, 15 21, 22 Section Corner

NUMBERS

Tax Code Number
00 00 0

Acreage
0.29 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs.

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

4000L1		
4000L2		
4000L3		
4200		
5100		
5200		
5400		
5700		

DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY

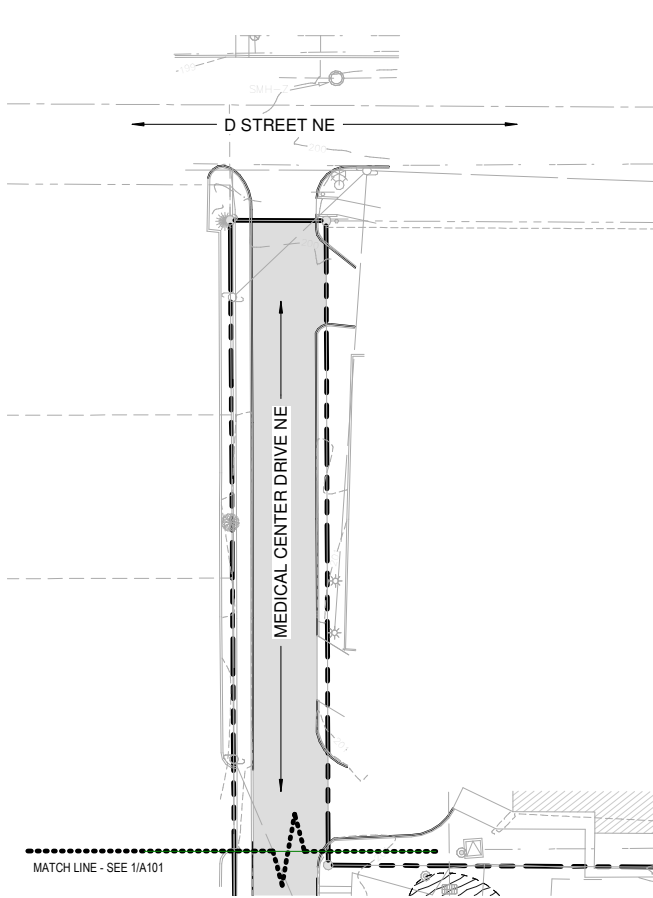


Assessors Office
Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

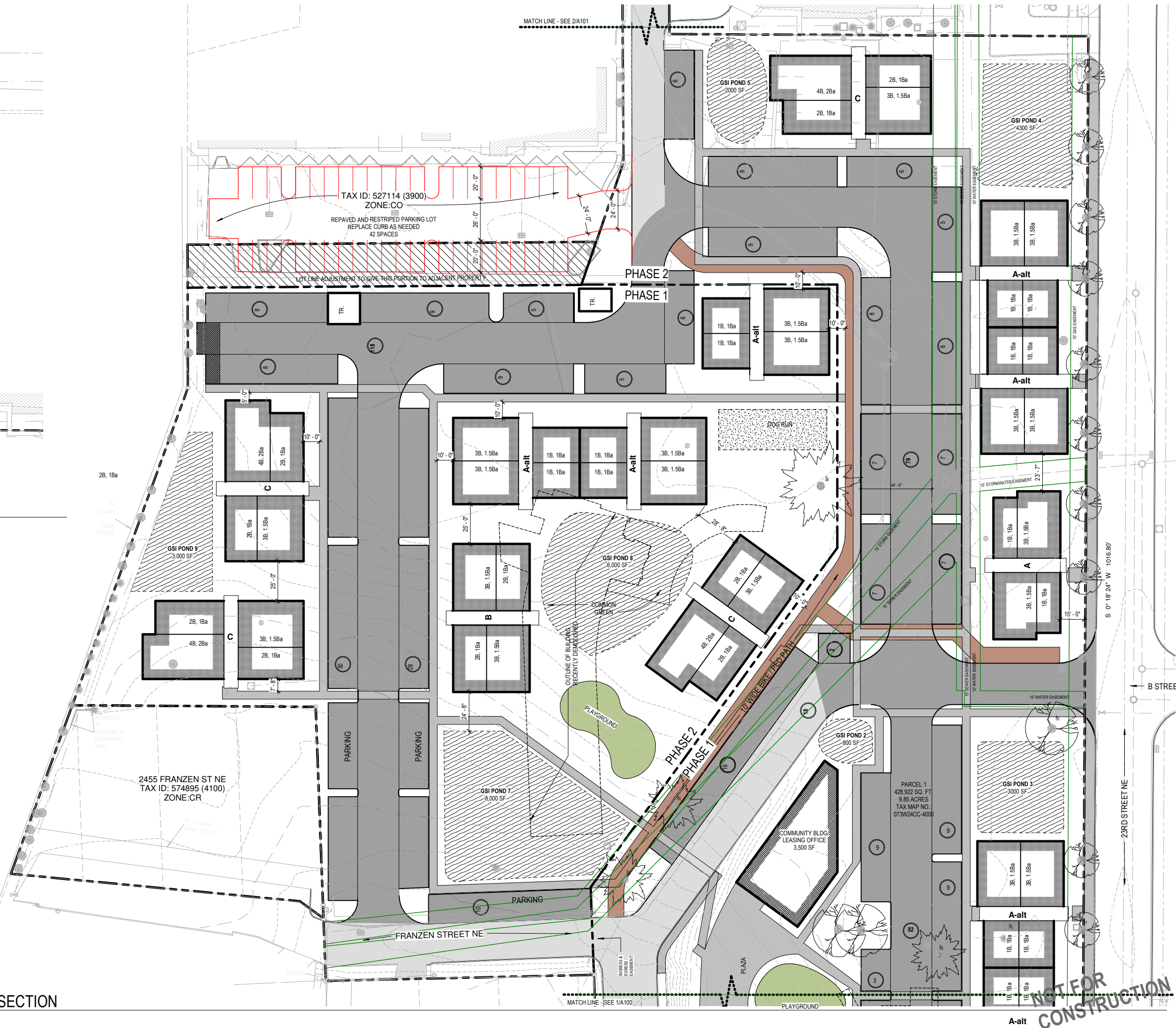
PLOT DATE: 10/16/2020

SALEM
07 3W 24CC



PROPOSED SITE PLAN - NORTH
SCALE: 1" = 30'-0"

PROPOSED SITE PLAN - MIDDLE SECTION
SCALE: 1" = 30'-0"



SALEM-23RD & CENTER
891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST
DEVELOPMENT/
GREEN LIGHT
DEVELOPMENT

ISSUE DATES:

JOB # :
STATUS :
PRINTED :
9/27/2023 4:10:30 PM

LOT AREA SUMMARY
ORIGINAL LOT AREA : 9.85 ACRES (428,907.74 SQ. FT.)

LOT LINE ADJUSTMENT @ NW CORNER OF LOT: 0.16 ACRES (6,805.43 SQ. FT.)
ASSUMED 10' PROPERTY DEDICATION ON SOUTH LOT LINE : 0.11 ACRES(5007.54 SQ. FT.)

PHASE I : 5.88 ACRES (256,263 SQ. FT.)
PHASE II : 3.69 ACRES (160,832 SQ. FT.)

STORMWATER SUMMARY
ORIGINAL LOT AREA : 9.85 ACRES (428,907.74 SQ. FT.)

PHASE I :
TARGET GSI POND AREA 25,626 SF (10% OF SITE AREA)
PROPOSED GSI POND AREA: 21,300 SF
POND 1: 10,000 SF
POND 2: 800 SF
POND 3: 3000 SF
POND 4: 4300 SF
POND 5: 2000 SF
POND 6: 1200 SF

PHASE II :
TARGET GSI POND AREA 16,083 SF (10% OF SITE AREA)
PROPOSED GSI POND AREA: 17,000 SF
POND 7: 8,000 SF
POND 8: 6,000 SF
POND 9: 3,000 SF

PROJECT INFO:
891 23RD ST NE
TAX ID: 527113 (4000)
SIZE 9.85 ACRES
ZONE: MU-I

PHASE 1
x6 4 BED/2 BA
x54 3 BED/1.5BA
x30 2 BED/1.0BA
x30 1 BED/1.0BA

120 TOTAL UNITS

PARKING : ~189 PARKING SPACES (1.6 PER UNIT)*
*DOES NOT INCLUDE THE 16 EXISTING PARKING STALLS ON MEDICAL CENTER DRIVE NE

NEW PAVED AREA : 75,000 SQ. FT. (PHASE 1)

NEW ON SITE PEDESTRIAN PATHS : 19,600 SQ. FT. (PHASE 1)

PHASE 2
x9 4 BED/2 BA
x33 3 BED/1.5BA
x24 2 BED/1.0BA
x18 1 BED/1.0BA

84 TOTAL UNITS

PARKING : ~144 PARKING SPACES (1.7 PER UNIT)

NEW PAVED AREA : 45,400 SQ. FT. (PHASE 2)

NEW ON SITE PEDESTRIAN PATHS : 6,627 SQ. FT. (PHASE 2)

TOTAL PARKING STALLS BETWEEN TWO PHASES :
333 (1.64 PER UNIT)

NEW SIDEWALK ALONG 23RD ST NE : 4,700 SQ. FT.

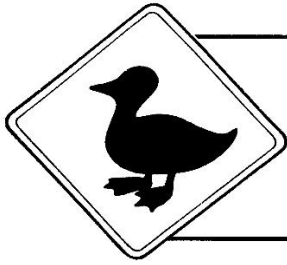


A100 | **2** ZONING INFO
SCALE: 1" = 50'-0"



A100 | **1** PROPOSED SITE PLAN - SOUTH SECTION
SCALE: 1" = 30'-0"

NOT FOR
CONSTRUCTION



NEN

NORTHEAST NEIGHBORS
555 Liberty Street SE, Rm 305
Salem, OREGON 97301

(503) 588-6207
www.salemneneighbors.org

March 28, 2023

To: Green Light Development
From: Northeast Neighbors (NEN)
Re: Salem Apartments Affordable Housing Proposal

Thank you for the opportunity to collaborate with Green Light Development on the proposed Salem Apartments development on 23rd St. NE in our neighborhood. There is a great need for affordable housing in Salem which has reached a critical level.

The proposed development will include 156 units of affordable housing at 60% of the median household income including 1/3 of the units being rented at 30% of the median household income, making units available to those in the greatest need of housing.

Northeast Neighbors (NEN) appreciates the dialogue with Green Light. NEN looks forward to learning more about the affordable housing development as it progresses, while providing stakeholder input during the process.

Successful projects involve collaboration with the community where they are built. As such, our board and neighborhood have expressed some concerns relative to the current plan. We want to ensure these priorities are addressed as the project moves forward in the process.

- Preservation of exiting green space
 - Ensure the largest evergreen tree remains.
 - Preserve as many other trees as feasible.
- Reduce the ratio of parking units to 1.5 or less.
- Work with the city to prioritize pedestrian safety crossing Center and D Streets.
- Work with the city traffic engineers to minimize traffic impacts on Center and D Streets.
- Support Salem's Climate Action Plan by implementing strategies that decrease greenhouse gases in both the site and the buildings.
- Implement features that reduce water runoff.

We greatly appreciate the opportunity to continue to provide feedback from the NEN board and neighborhood in planning a successful project. We are looking forward to a positive working relationship in the future.