

Jamie Donaldson

From: Leigha Gaynair <leigaynair@gmail.com>
Sent: Tuesday, November 19, 2024 9:43 AM
To: Jamie Donaldson; Jennifer Biberston
Subject: Case No. SPR-ADJ24-32 for 2025 Broadway St NE
Attachments: LandUseVision_HighlandNeighborhood_pdf.pdf

Hello Jamie,

We've had updates from Parks on this project throughout the planning phase and are excited for the improvements to Highland Park. I am attaching our Highland Neighborhood Land Use Vision as comments for the project of which City of Salem Parks Department projects adhere to our vision.

Thank you,

Leigh Tracey-Gaynair (she/her/hers)
Highland Neighborhood Association Chair
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Vision for Land Use Projects in the Highland Neighborhood

The Highland Neighborhood Association envisions a vibrant, sustainable, and inclusive community where land use projects contribute to the overall well-being and quality of life for all residents. We seek to foster a neighborhood that balances growth, preservation, and enhancement of our built and natural environments. Our vision encompasses the following key principles:

1. **Context-Sensitive Development:** New developments should be designed to integrate harmoniously with the existing neighborhood fabric, respecting the scale, character, and architectural style of the surrounding area. Projects should contribute to a cohesive and visually appealing streetscape.
2. **Affordable and Diverse Housing:** We recognize the critical need for a mix of housing types and price points to accommodate residents of various ages, family sizes, and income levels. In light of the current housing crisis at the city, state, and national levels, it is imperative to prioritize the development of both market-rate and affordable housing within our community. Balancing economic viability with a commitment to ensuring that all residents, regardless of income, have access to housing is essential. A diverse and inclusive community is vital for the long-term health and sustainability of our neighborhood.
3. **Walkability and Connectivity:** Land use projects should prioritize pedestrian and bicycle infrastructure, creating safe, accessible, and well-connected streets and pathways. Developments should promote walkability by providing amenities such as sidewalks, bike lanes, and traffic-calming measures.
4. **Green Spaces and Environmental Stewardship:** Integrating green spaces, parks, and community gardens into land use projects is crucial for promoting health, recreation, and social interaction. We advocate for the preservation of mature trees, the incorporation of native landscaping, and the adoption of sustainable practices in all developments. We encourage the incorporation of ecological friendly materials for healthier communities and environmental sustainability.
5. **Community-Oriented Design:** Projects should foster a sense of community by incorporating gathering spaces, such as plazas, courtyards, and community centers. These spaces should be designed to encourage social interaction, community events, and neighborhood engagement.

6. Mixed-Use Development: We support mixed-use projects that combine residential, commercial, and recreational uses, creating vibrant and self-sustained neighborhoods. These developments should be strategically located to provide convenient access to essential services, employment opportunities, and public transportation.

7. Historic Preservation: The Highland Neighborhood values its historic assets and character. Land use projects should respect and preserve historically significant buildings, landmarks, and landscapes, adapting them for modern use while maintaining their integrity.

8. Collaborative Planning: We believe in a transparent and inclusive planning process that actively engages community members, stakeholders, and local organizations. Developers should work closely with the neighborhood to address concerns, gather input, and ensure that projects align with the community's vision.

By adhering to these principles, land use projects in the Highland Neighborhood will contribute to a thriving, equitable, and sustainable community that enhances the quality of life for all residents. We look forward to collaborating with developers, city officials, and community members to bring this vision to fruition.