



Manjusree Deb <manjusreedeb@abbasidesign.com>

Salem Take 5 documents

Brooke Dunahugh <brooke.dunahugh@cvpre.com>

Thu, Dec 5, 2024 at 5:32 PM

To: Manjusree Deb <manjusreedeb@abbasidesign.com>

Cc: Ryan Ramey <ryan.ramey@cvpre.com>, Rahim Abbasi <rahim@abbasidesign.com>

Manju,

Please see below meeting minutes. I am also forwarding you our email thread.

Ryan Ramey, Development Manager at CVP, contacted Deanna Garcia, Chair of the North Lancaster Neighborhood Association (NOLA), and Dennis Will, Land Use Chair of NOLA, via email on Wednesday, October 30th, 2024. He shared a description of the proposed Take 5 Oil Change development and suggested setting up a video call to discuss the project in more detail. Deanna Garcia responded and sent a Zoom call invitation for Friday November 1st, 2024.

Ryan Ramey and Brooke Dunahugh of CVP and Deanna Garcia and Dennis Will of NOLA spoke via Zoom on November 1st. The Take 5 site plan was shared and discussed. Deanna and Dennis voiced support for the project on the basis that the use was in line with the area, and that developing this blighted property will benefit the neighborhood.

Deanna Garcia, Chair
NOrth LANcaster NA
dg.boardstuff@gmail.com

Dennis Will, Land Use Chair
NOrth LANcaster NA
Elephant2@comcast.net

Thank you,

Brooke Dunahugh
Cole Valley Partners
Development Associate
503-866-5414 (M)

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[Quoted text hidden]



Manjusree Deb <manjusreedeb@abbasidesign.com>

Fwd: Lancaster Road Development Proposal

Brooke Dunahugh <brooke.dunahugh@cvpre.com>

Thu, Dec 5, 2024 at 5:32 PM

To: Manjusree Deb <manjusreedeb@abbasidesign.com>, Rahim Abbasi <rahim@abbasidesign.com>

Cc: Ryan Ramey <ryan.ramey@cvpre.com>

Brooke Dunahugh

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----- Forwarded message -----

From: **Ryan Ramey** <ryan.ramey@cvpre.com>

Date: Wed, Oct 30, 2024 at 4:50 PM

Subject: Re: Lancaster Road Development Proposal

To: Deanna Garcia <dg.boardstuff@gmail.com>

Cc: <Elephant2@comcast.net>, Brooke Dunahugh <brooke.dunahugh@cvpre.com>

Thank you, Deanna.

Ryan Ramey

Cole Valley Partners

Development Manager

ryan.ramey@cvpre.com

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On Wed, Oct 30, 2024 at 4:47 PM Deanna Garcia <dg.boardstuff@gmail.com> wrote:

Hi Ryan,
I'm happy to discuss this development. Let's plan for Friday at 1pm.

Here is a zoom link:

<https://us02web.zoom.us/j/84931580551?pwd=OlfUn8MPKehpd2fq1H3gAbiMDMR6gZ.1>

Meeting ID: 849 3158 0551

Passcode: 042403

Best,
Deanna Garcia, Chair
NOrth Lancaster NA

On Oct 30, 2024, at 4:32 PM, Ryan Ramey <ryan.ramey@cvpre.com> wrote:

Dear Deanna and Dennis,

We plan to develop a Take 5 Oil Change on the undeveloped lot at [3271 Lancaster Drive NE in Salem](#). As the developer, owner, and operator of this new Take 5 shop, we look forward to providing a convenient, high-quality oil change service for local residents and employees. We are excited to fill a service gap in the area with a trusted national brand operated by local ownership.

Our plan includes platting the lot to retain a portion for future development, which we believe can offer further value to the community over time. As shown on the attached vicinity map and site plan, the subject site fronts Lancaster Drive and is zoned CR (Retail Commercial). No alterations to the existing zoning are proposed for this project, as we intend to align closely with the established zoning framework.

We hope to engage with the neighborhood early in the process and would appreciate the opportunity to meet with you for a preliminary discussion of the proposal. We want to emphasize that the current plan remains in the preliminary stages and may evolve as we work through the City of Salem's development review process.

Thank you for your consideration. My contact info is below. Does Friday at 1 pm work for a quick intro call?

Take care,

Ryan Ramey
Cole Valley Partners
Development Manager
ryan.ramey@cvpre.com
971-506-9878 (M)

www.cvpre.com