

Lisa Anderson-Ogilvie

From: Lisa Anderson-Ogilvie
Sent: Monday, January 13, 2025 11:50 AM
To: Dave Mojica; Eunice Kim
Cc: Thomas Eldridge; Alexa Cano; Brian Mares
Subject: RE: Implementation of OAR Affordable Housing Parking Reform & CDP Salem Project on Battlecreek & Salal

Hi Dave,

Yes, feel free to change those designations. The City no longer requires parking for any use, anywhere. In our parking [chapter](#) you will see we now only enforce parking maximums. I can make a note in the file for this project that the parking regulations have changed since the approval. You do not need to amend your land use decision.

Hope this helps,

Lisa Anderson-Ogilvie | 503-540-2381

City of Salem | Community Planning and Development Department | Planning

From: Dave Mojica <dmojica@seallp.com>
Sent: Monday, January 13, 2025 10:13 AM
To: Eunice Kim <EKim@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Cc: Thomas Eldridge <thomas@communitydevpartners.com>; Alexa Cano <acano@seallp.com>; Brian Mares <Brian@seallp.com>
Subject: Implementation of OAR Affordable Housing Parking Reform & CDP Salem Project on Battlecreek & Salal

Good Morning Lisa and Eunice,

Hope the beginning of your year is going well. Phase 2 of our CDP Salem project off Battle Creek and Salal was approved prior to the State Parking Reform for affordable housing in urban areas. In turn, we took a parking reduction for senior units (see letter attached). Now that the development is complete, CDP is having difficulty leasing 8 of the designated units in Phase 2. However, they do have affordable qualified families/ individuals on the waitlist that could move into these units if we could change the designation. Questions for you:

- We understand the parking reduction to apply to this site. Will you confirm?
- If so, can we convert these units (under the old code we did not meet the minimum on Phase 2 without the reduction)?
- If yes, do you need us to submit a Land Use revision to the prior decision?

Feel free to call my cell if we need to talk through any of this. Also – if something was reflected in the current Salem Code to address/ incorporate this change will you point met to it? I couldn't find anything earlier.

Thanks,

Dave Mojica
Associate Principal
AIA Oregon Director At Large

C 407.929.8694



Scott Edwards Architecture LLP

2525 E Burnside St. Portland, OR 97214

503.226.3617 • seallp.com