



April 4, 2025

Pamela Schmidling  
Morningside Neighborhood Association  
Salem, OR  
sidrakdragon@live.com

**Subject: Goodwill South Salem Expansion – Neighborhood Association Notice**

Dear Pamela,

As part of the City of Salem's Class 3 Site Plan Review process, notice detailing the proposal must be sent to all relevant neighborhood associations near the project site. Detailed below is a brief summary of the proposed development and the existing conditions of the project site. A preliminary site plan has been included as **Exhibit 1**.

The project site is located at 1125 Crowley Ave SE, Salem, OR 97302 and is further identified as tax lot 083W10DA01700. The 1.64-acre site is zoned Mixed Use III (MU-III) and is currently developed with an approximately 20,756 sq ft Goodwill Superstore and associated parking lot area. Access is provided via an approximately 25-foot-wide driveway off Crowley Ave along the southern boundary of the tax lot. The tax lot is bounded by Crowley Avenue to the south, Commercial Street SE to the west, residentially zoned parcels to the east, and both mixed use and residentially zoned parcels to the north. No trees or vegetation are anticipated to be removed as part of this development.

On behalf of Goodwill Industries (Applicant), DOWL is requesting approval of a Class 3 Site Plan Review and Class 2 Adjustment to construct an approximately 1,991 square foot addition to the northeast portion of the existing Goodwill retail store. A majority of the existing on-site parking lot will not be affected by this project, however minor alterations are proposed to accommodate the building expansion, additional landscaping, and a new pedestrian connection between the Goodwill building and the adjacent tenant, Sherwin Williams. Alterations to the site's existing stormwater management system, including the existing detention basins within the parking lot, are not anticipated. The existing sanitary sewer and water service lines are anticipated to remain in their current locations and no new services are proposed. The applicant is not proposing any changes to the remainder of the tax lot. Refer to the preliminary site plan provided in **Figure 1** below for further details regarding the proposed development.

In addition to the proposed development, this application seeks adjustments to three development standards related to pedestrian connectivity, landscaping, and the required setback to the neighboring parcel to the east. Those adjustments are detailed below:

#### Pedestrian Connectivity

An adjustment request to modify the pedestrian connectivity standards of Salem Revised Code (SRC) 800.065(a)(2), by providing a pedestrian connection within the same "site" to only one of the two abutting properties to the north.

Zone-to-Zone Setback

An adjustment request to reduce the minimum setback for a 19'6" structure abutting a Single Family Residential zoned parcel from 16'9" to 15'6" to match the setback of the existing building.

Required Landscaping

An adjustment request to reduce the amount of required Type A landscaping from 15% of the total site area to 12% to match existing landscape coverage.

Mike Towle, DOWL Project Manager is the point of contact for the proposed development. His contact information is as follows: (971) 280-8645 | [mtowle@dowl.com](mailto:mtowle@dowl.com).

Sincerely,

*Peter Anderson*

Peter Anderson  
Land Use Planner  
DOWL