

Olivia Dias

From: Brandon Fahlman <brandon@kithkinre.com>
Sent: Monday, May 11, 2020 10:37 AM
To: Olivia Dias
Subject: Fwd: Cannery Triangle - 1795 Fairgrounds NE

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

From: **Paul Tigan** <paultigan@gmail.com>
Date: Tue, Apr 21, 2020 at 7:51 PM
Subject: Cannery Triangle - 1795 Fairgrounds NE
To: Brandon Fahlman <brandon@kithkinre.com>
Cc: Sam Skillern <sam@salemlf.org>, <cjboat835@yahoo.com>, Eric Bradfield <ebadfield@gmail.com>, Christopher Bechtel <bechtelcr@gmail.com>

Brandon -

On behalf of the Grant Neighborhood Association, thank you for the engagement about your proposed project at 1795 Fairgrounds Rd. Grant NA prides itself on constructive dialog with project proponents like yourself and hope that will continue as you bring your project to fruition.

We have shared the designs you provided with the voting members of the board and we are passing along some consolidated comments. Based on our interaction with the city about a week ago, it sounds like your application is still pending. We have not been given direction from the city on how to meet during the governor's stay at home order. We hope that we are able to meet with you as a group after your application is finalized as is standard practice.

First, the property that you have acquired has been a semi-regular topic of conversation at the neighborhood association, likely due to its undeveloped character and prominence on Fairgrounds Road. Ideas have come and gone (usually geared towards greenspace utilization), but just a note for your sake about the visual prominence of the property.

Grant NA recognizes that there is not a design overlay on Fairgrounds Road and that the diagonal character of the street does not lend itself to consistent development. However, one of the chartered goals of our neighborhood association is to "Maintain the Historical Character of Our Neighborhood." For this street, we look to the type of mid-century storefront character that probably begins with the Columbus Hall building on Shipping (constructed 1950) and the more typical single story hardware storefront across the street (constructed 1956). We would not expect or suggest replicas of those styles, but note them for reference. When property is re-developed in a manner out of character with the neighborhood (see external siding at 1695 Fairgrounds for example), there's no guarantee that the property ever loses it's "sore thumb" appeal.

The city has been doing some work, slowly, to improve the walkability/crossability of the street, including a project this summer to improve the crossing at Norway and Fairgrounds Road. We look forward to the development of the 1795 property bringing all sidewalk facilities up to the city's current design standard. This is true of the visual appeal of the street and we will welcome the landscaping design such as street trees. We do note that your design contains no parking accommodations for the residents of the property and would like to hear more about the rationale behind that decision and if there will be any other mitigations for that additional parking pressure in the neighborhood.

Thanks again for the early engagement for your project. We will close out by reiterating that we are excited about your investment in our neighborhood and hope that our input can help you develop a project that is both successful for you and also works well with the context of our neighborhood. We look forward to seeing more detailed plans as part of the city's design review process and providing more feedback when appropriate.

For the Neighborhood Association,
Paul Tigan
Land Use Chair

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Brandon Fahlman

Realtor® / Principal Broker (Licensed in Oregon)

Kithkin Real Estate

A 295 Patterson St NW, Salem, OR 97304 **P** (503) 930-2786 **E** brandon@kithkinre.com **W** www.kithkinrealestate.com