

1155 Summer Street NE  
Salem, OR 97301  
June 15, 2020

TO: Olivia Dias, Planner III  
City of Salem

RE: Case NO: CPC-NPC-ZC20-03  
Amanda NO: 20-1-8811-ZO / 20-108812-ZO  
Address: 905 and 925 Cottage Street NE  
Heard By: Planning Commission

Dear Ms. Dias:

We are very concerned about, and strongly object to, the application to change the designation of the property listed in the above case from Single Family Residential to Commercial Office zoning. Our reasons for our concern and objections follow:

1. The Grant Neighborhood long-term community plan is to maintain and support single and multiple family housing. This plan was approved by City Council, and is still the plan by which Grant Neighborhood chooses to operate. Once a property changes from Residential to Commercial zoning it not only changes the nature of the neighborhood, it tends to push away current and prospective neighbors looking to enjoy residential property in the area. Commercial properties tend to never get re-zoned as Residential properties; instead it suggests that other properties may also be available for commercial purposes. This not acceptable!
2. There is available commercial property in the City of Salem. Even if there were absolutely no available commercial properties, this would still not be an acceptable location to consider re-zoning to commercial property. There is no other commercially-zoned property nearby in the Grant neighborhood; the closest ones are on Broadway or Capitol Streets.
3. The concept of having a multi-unit housing structure in the Grant Neighborhood is not in and of itself objectionable, but the occupancy density of the proposed project is **extremely excessive**. This is not in keeping with the residential neighborhood feel.
4. Reconstruction stress on the church structure to convert it to a multi-unit dwelling is likely to do irreparable damage, perhaps even leading to destruction of the building. We, as members of the Grant Neighborhood, value the Church and Parsonage as vital parts of Grant Neighborhood's history and are very concerned about the possible disfiguration of these beautiful elements of our neighborhood.
5. The parsonage is already successfully being used as apartments; this is acceptable and should continue. Conversion of the space for offices would mean removal of family dwellings.
6. If the Planning Commission ignores the assessment of the Grant Neighborhood Association regarding the application for re-zoning this property, this action also negates the value of the Association. The Association has conducted a thoughtful evaluation of the impact of this change, and has determined that it is not in the best interests of the Neighborhood as a whole nor the neighbors as individuals to allow this requested re-zoning.

Sincerely,

Ronald Christopher and Lola W. Hackett