

June 16, 2020

OLIVIA DIAS, CASE MANAGER
PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST NE
SALEM, OR 97301-9907

Dear Ms. Dias & Planning Division

We are writing in opposition to the application of Dev NW to rezone the site at 905/925 Cottage St. NE as a commercial zone.

Grant neighborhood is a vibrant, growing and extremely livable urban neighborhood. In some ways it is a showcase of what a strong older residential neighborhood should look like as it shares space with more intense commercial and office development on Broadway, Summer and Capitol. The ability to walk between our homes and a variety of businesses and services in Grant is virtually second to none in the city of Salem. We can walk from our home to downtown in 10 minutes, to the movie theatre, medical doctors, retail stores, coffee shops, and more in 3 minutes. A healthy, dense, and vibrant residential neighborhood surrounding these businesses is good for the businesses and keeping businesses in appropriate separate zones is good for our residential neighborhood.

In part, this healthy symbiotic relationship is what makes Grant Neighborhood so incredibly lovely and livable. Young people with children are moving into Grant, not vacating it. Families desire to live here because it is close to everything. Their children are as safe here as any neighborhood, and there is a sense of community in Grant that is phenomenal. Grant Community School is growing not shrinking and benefits by the diversity of students.

It was reported that Dev NW initially purchased the lovely picturesque church to convert it into apartments for lower income housing. This is exactly the type of development that is consistent with the goals of Grant neighborhood so long as the density is at an appropriate level. It appears that Dev NW is asking this the

parsonage be zoned as commercial, which is a zoning that is completely contrary to the goals of the Grant neighborhood and is absolutely inconsistent with the current comprehensive plan of the City.

There are current vacant office spaces in the immediate area along High/Broadway, Summer and Capitol so it is not reasonable that Dev NW needs to develop additional office space in our residential area.

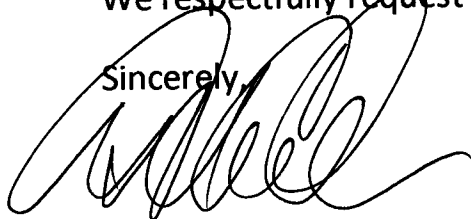
In the comprehensive plan, a hard line was drawn at D Street with commercial and office development on the south side of D and residential to the north. This line of demarcation was drawn to preserve this vital neighborhood. Any encroachment violates this comprehensive plan and begins a process of commercial creep into Grant that is simply unacceptable.

The existing church and parsonage was and is a use consistent with Grant neighborhood. Converting this property into housing is also consistent with the comprehensive plan. Converting these buildings into office use is inconsistent.

This request by Dev NW does not work for Grant neighborhood. Dev NW can change their plans or they can sell. Not every investment by a developer has to be rescued by granting a zone change.

We respectfully request that the zone change request of Dev NW be denied.

Sincerely,



Howard Collins

Sincerely,



Dayna Collins

825 Belmont St. NE
Grant Neighborhood
Salem, OR 97301