

Olivia Dias

From: Lisa Anderson-Ogilvie
Sent: Monday, November 23, 2020 8:58 AM
To: Olivia Dias
Subject: FW: Public Testimony: Appeal of the Planning Commission's decision approving Comprehensive Plan Map Designation.

- Lisa | 503-540-2381

From: Doug K <DKuzmanoff@gmail.com>
Sent: Sunday, November 22, 2020 10:32 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Public Testimony: Appeal of the Planning Commission's decision approving Comprehensive Plan Map Designation.

Good Evening Salem City Council,

My Name is Douglas Kuzmanoff and I have lived in the Grant neighborhood for 7 years. I own a house within close proximity to Evergreen Church. When I first moved to Salem an important criteria for housing was finding a place with historic qualities. What ensued was an arduous search for houses or apartment buildings that maintained their charm, charisma, and beauty. This proved challenging. Through countless craigslist pages of gutted and gaudily carpeted rehabbed buildings with unkempt vinyl sidings, what I was looking for appeared to be greatly lacking in Salem.

Through my search I was able to discover the Grant neighborhood: A beautiful oasis of historic craftsmans and personable neighbors who have a genuine love of community and preservation. I enjoyed Grant so much that after 4 years of living in the neighborhood I purchased a property not far from my rental.

When I was made aware of the basics of the Evergreen Project I was ecstatic. Salem needs more affordable housing and a rehabbed church would be a fantastic candidate. After doing more research on the proposal as well as the go-ahead from the planning commission I became dismayed.

The number of units they are proposing does not seem appropriate for the current building size, coupled with an inability to provide realistic accommodations to the tenants who will live there. My main concern is that the building will be demolished and replaced with an oversized gaudy structure that will more than likely, not be offered to the population it was intended to serve - low income individuals.

Approving this project would open the door to inappropriate rezoning and unnecessary increased developments in our historic neighborhood. It is agreed that affordable housing is needed in Salem, which is already available in Grant. Increasing this number - through the demolition of historic buildings is not the correct way to improve a city and our neighborhood.

While the developers may claim they will act in good faith. They have proven the contrary thus far. Lets see it in writing.

Thank you for your time.

Douglas Kuzmanoff