

Aaron Panko

From: Lisa Cassidy <cassidymediation@gmail.com>
Sent: Friday, October 1, 2021 4:11 PM
To: Aaron Panko
Subject: Proposed Subdivision of Meyer Property

Greetings.

My name is Lisa Cassidy. I raised my kids at 1190 Hilfiker Lane SE, overlooking the Meyer property. I no longer live there, and this is not a NIMBY response to the proposal, but a perspective that comes from personal knowledge of the affected neighborhood. The development proposed is not aligned with the City's purported priorities, and does a disservice to the city at large.

The City has spent three years developing the "Our Salem" plan, prioritizing affordable housing, reducing greenhouse emissions, advancing equity, increasing community spaces, and the like. This proposal undermines any efforts to advance these goals. A housing development of this type will not be affordable to the Amazon, Costco and hospital employees the City seems to be encouraging. The Grove, the new apartment complex in the neighborhood, rents for \$1295 for a one-bedroom. Pringle Creek and Fairview Addition cater to high-end homebuyers. The only residents who will benefit from the proposed development--and all the other new construction in the neighborhood--are the wealthiest ones, and those who move in from higher-priced markets.

Destroying the protected trees, paving the open space, and increasing traffic are contrary to the City's environmental goals. Nor is there any equity goal served here.

The infrastructure of the area, even with significant changes, is insufficient to support this type of development. It is premature to even claim to know what the impacts of Costco, Pringle Creek Community, Fairview Addition and The Grove apartments will be on the infrastructure of the area once completed and filled. Any projections of traffic volume and other impacts are hypothetical. The local schools (Morningside, Leslie, South) are at capacity and beyond. Given the size of the 2018 school improvement bond, there will be no bond money for school expansion for many years. Addition of this many units to the neighborhood will exacerbate these issues and shortchange our families.

The property is needed as community space. The location is perfect to use as a resource for the entire city -- centrally located and accessible by public transportation. How about a nature center? Or an accessible community center? Or an aquatic center, as the pools around the city have been eliminated? It is time we prioritize the health and well-being of residents of all ages rather than the development of all available space, with which the damage to the environment and quality of life will far outweigh a little tax revenue. The only party to benefit here will be the developer. It's time to think about the long-term health, education, and safety of the community in land use decisions rather than short-term gains for the few. There are many possible uses for this space that would benefit the city and its residents. This simply is not one of them.

Sincerely,
Lisa Cassidy
3955 Kendell Ave. SE