

Aaron Panko

From: Zachery Cardoso
Sent: Friday, June 9, 2023 10:57 AM
To: Aaron Panko
Subject: FW: COMMENTS: Re: Notice of Filing / Request for Comments - Case No. SPR-ADJ23-20 for 1035 Commercial St SE and 160 Bush St S

[Zachery Cardoso](#) | 503-540-2304

From: HPPG <scanparks2023@gmail.com>
Sent: Friday, June 9, 2023 10:53 AM
To: Zachery Cardoso <ZCardoso@cityofsalem.net>
Subject: COMMENTS: Re: Notice of Filing / Request for Comments - Case No. SPR-ADJ23-20 for 1035 Commercial St SE and 160 Bush St S

COMMENTS

RE: SPR-ADJ CASE: SPR-ADJ23-20 NOF-RFC

I commend the proposal. It is unusually sensitive to the location. Also a tip of the hat to the design, Ms. Stone + CB2 + for consultation with the SCAN Land Use Committee; and to the City, for bringing in an experienced, very qualified, analytical Staff lead, Mr. Panko.

The orientation of the complex away from Commercial Street SE to Bush reinforces livability. City policy pushes towards Commercial, kinda a picture book cityscape approach, but S. Commercial is a high risk pedestrian experience, with insufficient traffic controls, high speeds, unaddressed parking patterns, very dangerous. Making that section facing S. Commercial into pedestrian space is mythical (1970s MU).

CB2, good work. CB2 understands the true interactive streetscape potential/and limitations in Salem. Excellent work.

I might suggest for screening, masonry walls, consideration of **greenscreen** [[greenscreen.com](https://www.greenscreen.com)], a wall-mounted trellis system or equivalent to soften a very intense auto overwhelmed neighborhood proximity. Plants, vegetation can also absorb air pollutants, improve air quality. Can soften a very built, asphalt, concrete environs.

Thank you for the opportunity to comment.

Jon Christenson MURP

On Fri, Jun 9, 2023 at 9:21 AM Zachery Cardoso <ZCardoso@cityofsalem.net> wrote:

Hello,

The Notice of Filing / Request for Comments for Site Plan Review and Adjustment Case No. SPR-ADJ23-20 for 1035 Commercial St SE and 160 Bush St S is attached for your information. Comments are due **June 23, 2023 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: A consolidated application for the development of a 45-unit mixed-use building.

Please direct questions or comments to the **CASE MANAGER:**

Aaron Panko

apanko@cityofsalem.net

503-540-2356

Thank you,

Zachery Cardoso (he/they)

Admin Analyst I

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Questions on Zoning and Sign Permits can be submitted by email to Planning@cityofsalem.net