

July 18, 2023



Bayard Mentrum, Chair  
Northgate Neighborhood Association  
[beebalmbees@gmail.com](mailto:beebalmbees@gmail.com)

Don Jensen, Land Use Chair  
Northgate Neighborhood Association  
[northgateneighborhoodsalem@gmail.com](mailto:northgateneighborhoodsalem@gmail.com)

**RE: Neighborhood Association Contact for a Consolidated Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 1 Design Review, Class 2 Adjustments, Class 2 Driveway Approach Permit, and Property Line Adjustment Application**

Dear Northgate Neighborhood Association Chairs,

AKS Engineering & Forestry, LLC is preparing a land use application on behalf of our client, I&E Construction, LLC, concerning property within your neighborhood association boundary. The purpose of this communication is to provide a brief summary of our project and other pertinent information that may be of interest to you and your constituents. This letter also serves to provide our contact information so that you know where to turn with questions and/or comments regarding the project. The name, telephone number, and email address of the Applicant are as follows:

**Jeff Bivens, I&E Construction**  
(503) 655-7933  
[jeff@iecon.us](mailto:jeff@iecon.us)

The application involves a consolidated Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 1 Design Review, Class 2 Adjustments, Class 2 Driveway Approach Permit, and Property Line Adjustment for a residential development that includes 405 multiple family homes on a ±15.62-acre property located at 4650 and 4680 Hazelgreen Road NE in Salem's Mixed Use I (MU-I) and Multiple Family Residential 2 (MU-2) zoning districts. The site is shown on the enclosed Preliminary Site Plan. Please note that the attached Site Plan is a preliminary plan, and some details of the proposal may change prior to the submittal. You will receive official notice from the City of Salem requesting comments on the application when it is deemed complete by the City.

Please contact me directly with any questions about the project.

Sincerely,

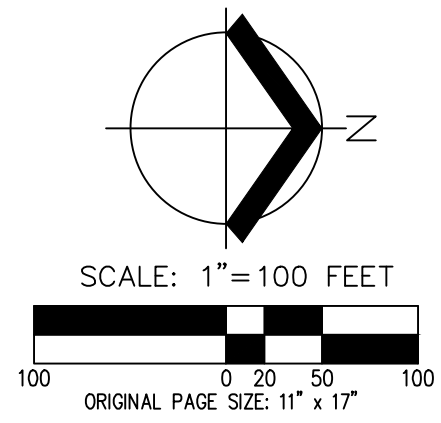
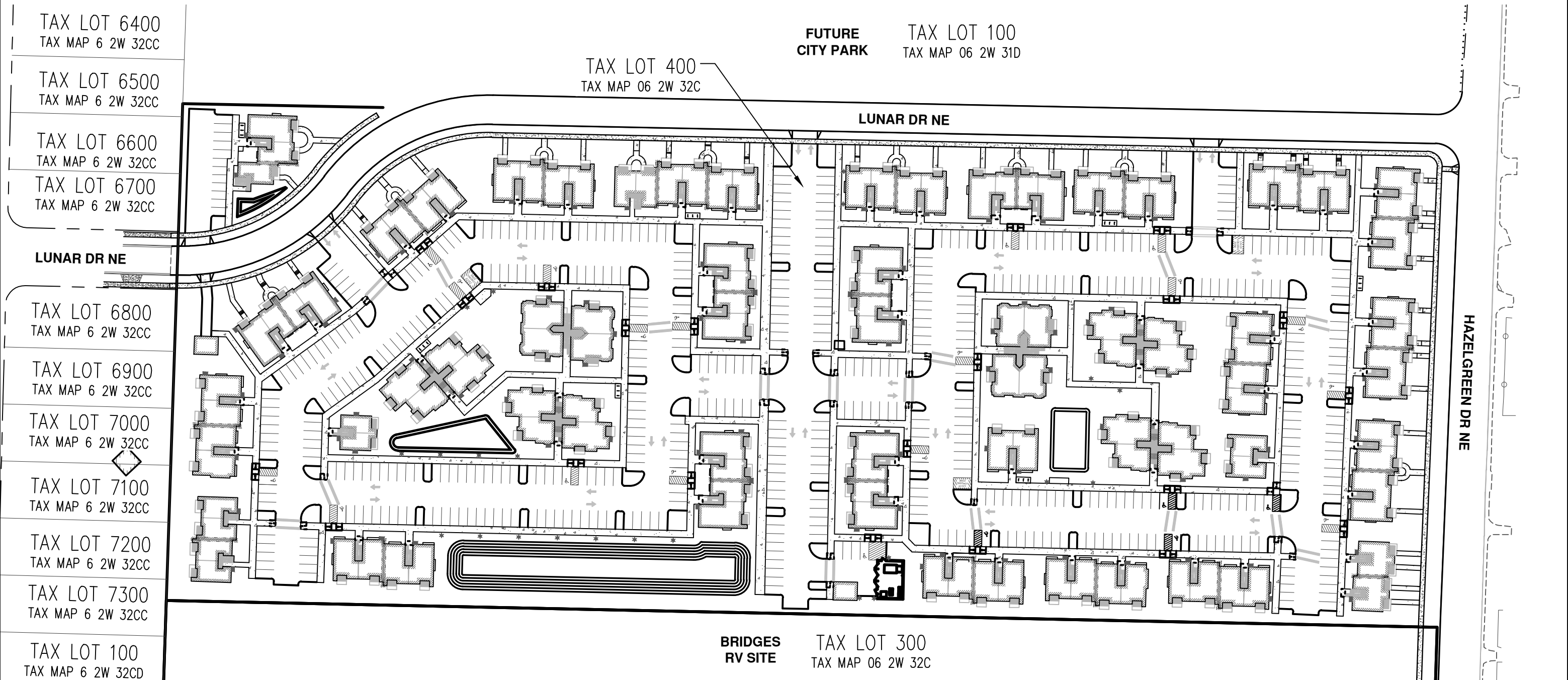
**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink that reads "Daisy Goebel". The signature is written in a cursive, flowing style.

Daisy Goebel, Land Use Planner  
3700 River Road N, Suite 1  
Keizer, OR 97303  
(503) 400-6028 | [goebeld@aks-eng.com](mailto:goebeld@aks-eng.com)

**Enclosure:** Preliminary Site Plan

DWG: 8321 20230714 NEIGHBORHOOD EXHIBIT | 11X17-L



DATE: 7/14/2023	
NORTHPLACE APARTMENTS SITE PLAN	
EXHIBIT	
A	
Northplace Apartments Phase 2	
AKS ENGINEERING & FORESTRY, LLC	
3700 RIVER RD N, STE 1	
KEIZER, OR 97303	
503.400.6028 WWW.AKS-ENG.COM	
AKS	
DRWN: TBD	AKS JOB:
CHKD: TDR	8321

July 18, 2023



Cherriots Transit Planning Staff  
555 Court St. NE, Suite 5230  
Salem, OR 97301  
[info@cherriots.org](mailto:info@cherriots.org)

**RE: Neighborhood Contact for a Consolidated Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 1 Design Review, Class 2 Adjustments, Class 2 Driveway Approach, and Property Line Adjustment Application**

Dear Cherriots Transit Planning Staff,

AKS Engineering & Forestry, LLC is preparing a land use application on behalf of our client, I&E Construction, LLC, concerning property within your service network. The purpose of this communication is to provide a brief summary of our project and other pertinent information that may be of interest to you and your organization. This letter also serves to provide our contact information so that you know where to turn with questions and/or comments regarding the project. The name, telephone number, and email address of the Applicant are as follows:

**Jeff Bivens, I&E Construction**  
(503) 655-7933  
[jeff@iecon.us](mailto:jeff@iecon.us)

The application involves a consolidated Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 1 Design Review, Class 2 Adjustments, Class 2 Driveway Approach, and Property Line Adjustment Application for a mixed-use development that includes 405 multiple family homes on a ±15.62-acre property located at 4650 and 4680 Hazelgreen Road NE in Salem's Mixed Use I (MU-I) and Multiple Family Residential 2 (MU-2) zoning districts. The site is shown on the enclosed Preliminary Site Plan. Please note that the attached Site Plan is a preliminary plan, and some details of the proposal may change prior to the submittal. You will receive official notice from the City of Salem requesting comments on the application when it is deemed complete by the City.

Please contact me directly with any questions about the project.

Sincerely,

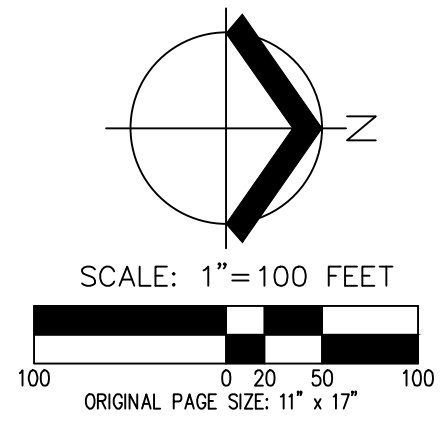
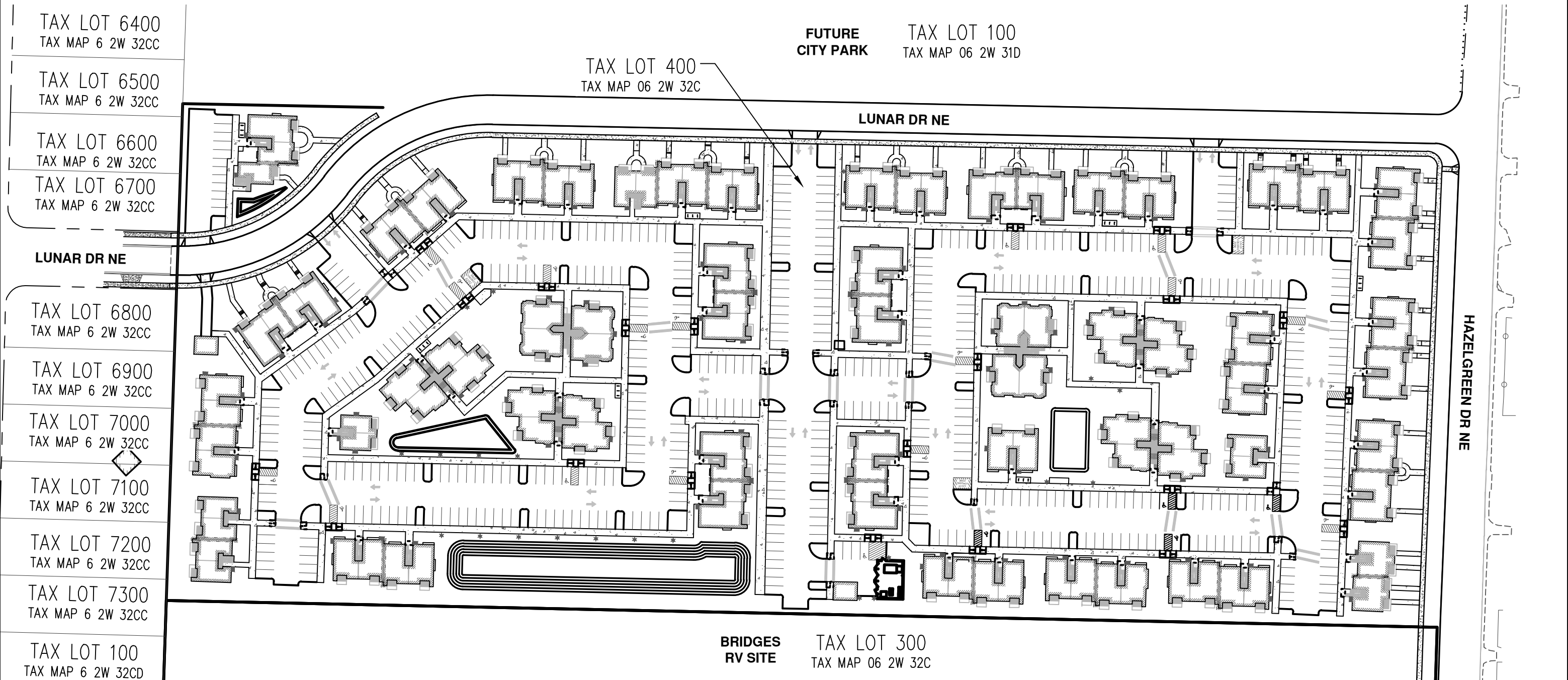
**AKS ENGINEERING & FORESTRY, LLC**

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Daisy Goebel, Land Use Planner  
3700 River Road N, Suite 1  
Keizer, OR 97303  
(503) 400-6028 | [goebeld@aks-eng.com](mailto:goebeld@aks-eng.com)

**Enclosure:**  
Preliminary Site Plan

DWG: 8321 20230714 NEIGHBORHOOD EXHIBIT | 11X17-L



DATE: 7/14/2023	
NORTHPLACE APARTMENTS SITE PLAN	
Northplace Apartments Phase 2	
AKS ENGINEERING & FORESTRY, LLC	
3700 RIVER RD N, STE 1	
KEIZER, OR 97303	
503.400.6028 WWW.AKS-ENG.COM	
AKS	
EXHIBIT	
A	
DRWN: TBD	AKS JOB:
CHKD: TDR	8321

**From:** [Jolynn Franke](#)  
**To:** [Daisy Goebel](#)  
**Cc:** [Planning Department](#); [Zach Pelz](#); [Tyler Roth](#)  
**Subject:** Fwd: Chariots Notification of Land Use Application  
**Date:** Wednesday, July 19, 2023 10:46:35 AM  
**Attachments:** [8321\\_20230718 Cherriots Contact Letter FINAL.pdf](#)  
[8321\\_20230714 Neighborhood Exhibit-11x17-L.pdf](#)



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [jolynn.franke@cherriots.org](mailto:jolynn.franke@cherriots.org)

**EXTERNAL EMAIL:** This email originated from outside AKS Engineering & Forestry.

Hello Daisy.

Thank you for contacting Cherriots regarding your project located at 4650 and 4680 Hazelgreen Road NE. As mentioned during the pre-application conference back in January, Cherriots will be requesting 1 to 2 transit stops to be included in the Lunar Drive street improvements. We look forward to working with you on that.

Official comments will be submitted to the City of Salem when their notice of filing/request for comments is distributed.

Going forward, please submit all communications regarding this or other land use/development projects to [planning@cherriots.org](mailto:planning@cherriots.org).

Thank you.

**Jolynn Franke**  
Transit Planner I  
[jolynn.franke@cherriots.org](mailto:jolynn.franke@cherriots.org)  
503-361-7505

----- Forwarded message -----

**From:** **Info Cherriots** <[info@cherriots.org](mailto:info@cherriots.org)>  
**Date:** Tue, Jul 18, 2023 at 4:43 PM  
**Subject:** Fwd: Chariots Notification of Land Use Application  
**To:** Planning Department <[Planning@cherriots.org](mailto:Planning@cherriots.org)>

----- Forwarded message -----

**From:** **Daisy Goebel** <[goebeld@aks-eng.com](mailto:goebeld@aks-eng.com)>  
**Date:** Tue, Jul 18, 2023 at 11:57 AM  
**Subject:** Chariots Notification of Land Use Application  
**To:** [info@cherriots.org](mailto:info@cherriots.org) <[info@cherriots.org](mailto:info@cherriots.org)>  
**Cc:** Zach Pelz <[pelzz@aks-eng.com](mailto:pelzz@aks-eng.com)>, Tyler Roth <[rotht@aks-eng.com](mailto:rotht@aks-eng.com)>

Dear Chariots Staff,

I am reaching out to inform you of a land use application AKS is preparing to submit on behalf of our client, I&E Construction, LLC, within your neighborhood association boundary. The subject site is located at 4650 and 4680 Hazelgreen Road NE. The attached letter and Preliminary Plan are intended to provide a brief summary of our project and other pertinent information that may be of interest to you and your constituents.

Please contact me directly with any questions about the project.

Thank you,

**Daisy Goebel—AICP Candidate**

**Land Use Planner**



**AKS ENGINEERING & FORESTRY, LLC**

3700 River Road N, Suite 1 | Keizer, OR 97303

P: 503.400.6028 Ext. 420 | [www.aks-eng.com](http://www.aks-eng.com) | [Goebeld@aks-eng.com](mailto:Goebeld@aks-eng.com)

Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

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**Customer Service**

[info@cherriots.org](mailto:info@cherriots.org)

503-588-2877



555 Court St NE, Suite 5230

Salem, OR 97301

*Administration:* 503-588-2424

*Fax:* 503-566-3933