

# NEN

**NORTHEAST NEIGHBORS**  
555 Liberty Street SE, Rm 305  
Salem, OREGON 97301

**(503) 588-6207**  
[www.salemneneighbors.org](http://www.salemneneighbors.org)

March 28, 2023

To: Green Light Development  
From: Northeast Neighbors (NEN)  
Re: Salem Apartments Affordable Housing Proposal

Thank you for the opportunity to collaborate with Green Light Development on the proposed Salem Apartments development on 23<sup>rd</sup> St. NE in our neighborhood. There is a great need for affordable housing in Salem which has reached a critical level.

The proposed development will include 156 units of affordable housing at 60% of the median household income including 1/3 of the units being rented at 30% of the median household income, making units available to those in the greatest need of housing.

Northeast Neighbors (NEN) appreciates the dialogue with Green Light. NEN looks forward to learning more about the affordable housing development as it progresses, while providing stakeholder input during the process.

Successful projects involve collaboration with the community where they are built. As such, our board and neighborhood have expressed some concerns relative to the current plan. We want to ensure these priorities are addressed as the project moves forward in the process.

- Preservation of exiting green space
  - Ensure the largest evergreen tree remains.
  - Preserve as many other trees as feasible.
- Reduce the ratio of parking units to 1.5 or less.
- Work with the city to prioritize pedestrian safety crossing Center and D Streets.
- Work with the city traffic engineers to minimize traffic impacts on Center and D Streets.
- Support Salem's Climate Action Plan by implementing strategies that decrease greenhouse gases in both the site and the buildings.
- Implement features that reduce water runoff.

We greatly appreciate the opportunity to continue to provide feedback from the NEN board and neighborhood in planning a successful project. We are looking forward to a positive working relationship in the future.

**steve@cascadiapd.com**

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**From:** steve@cascadiapd.com  
**Sent:** Monday, November 6, 2023 3:53 PM  
**To:** 'buhll@yahoo.com'; 'salempilot@aol.com'; 'NESCASalem@gmail.com'  
**Subject:** Neighborhood Association Contact for 891 23rd Street NE  
**Attachments:** Center Street Apartments Concept Plan.pdf; Vicinity Map.pdf

Hello Neighborhood Association Chair and Land Use Chair,

Green Light Development would like the Northwest Salem Community Association (NESCA) to know that a Class 3 Site Plan Review, a Partition Review, a Class 2 Adjustment Review, a Tree Removal Permit, a Historic Clearance Review, and a Class 2 Driveway Approach for a 204-unit apartment complex at 891 23<sup>rd</sup> Street NE. The location of the subject property is identified on the attached tax map. The attached Concept Plan identifies the location of the proposed apartment buildings and other site improvements.

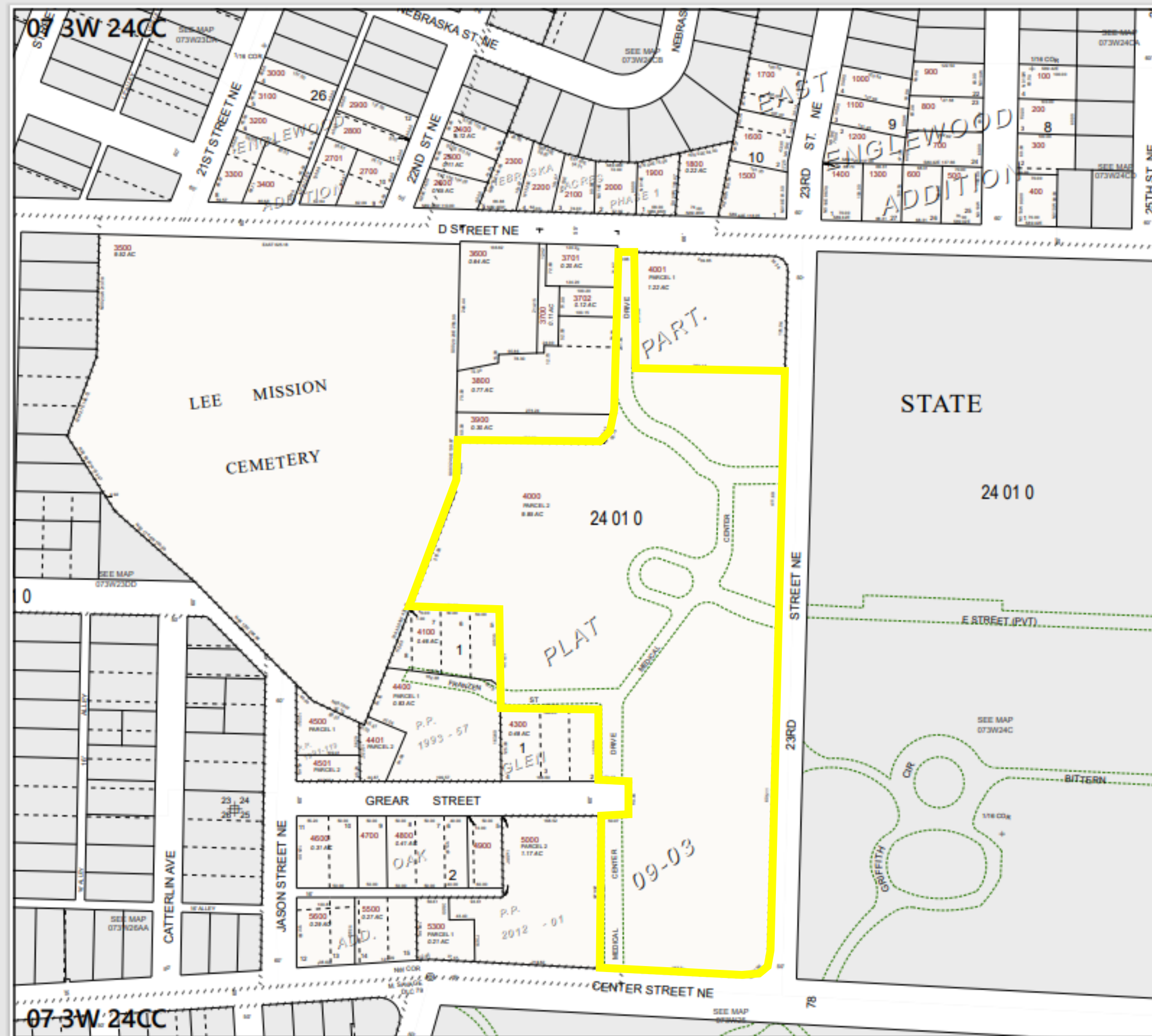
If you would like to provide comments in advance of the land use application submittal, please contact the applicant using my information provided below. We are happy to discuss this proposal in more detail with you.

Thanks,



**Steve Kay, AICP**

Cascadia Planning + Development Services  
PO Box 1920  
Silverton, OR 97381  
503-804-1089  
[steve@cascadiapd.com](mailto:steve@cascadiapd.com)  
[www.cascadiapd.com](http://www.cascadiapd.com)



07 3W 24CC  
SALEM



MARION COUNTY, OREGON  
SW1/4 SW1/4 SEC24 T7S R3W W.M.  
SCALE 1" = 100'

#### LEGEND

##### LINE TYPES

Taxlot Boundary	Historical Boundary
Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
Private Road ROW	Taxcode Line
Subdivision/Plat Bndry	Map Boundary
Waterline - Taxlot Bndry	Waterline - Non Bndry

##### CORNER TYPES

+ 1/16TH Section Cor.	⊕ 1/4 Section Cor.
⊙ D/LC Corner	⊕ 16, 15 Section Corner
	⊕ 21, 22

##### NUMBERS

Tax Code Number  
**00 00 0**

Acreage  
0.29 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs.

##### NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



#### CANCELLED NUMBERS

4000L1	
4000L2	
4000L3	
4200	
5100	
5200	
5400	
5700	

DISCLAIMER: THIS MAP WAS PREPARED  
FOR ASSESSMENT PURPOSES ONLY



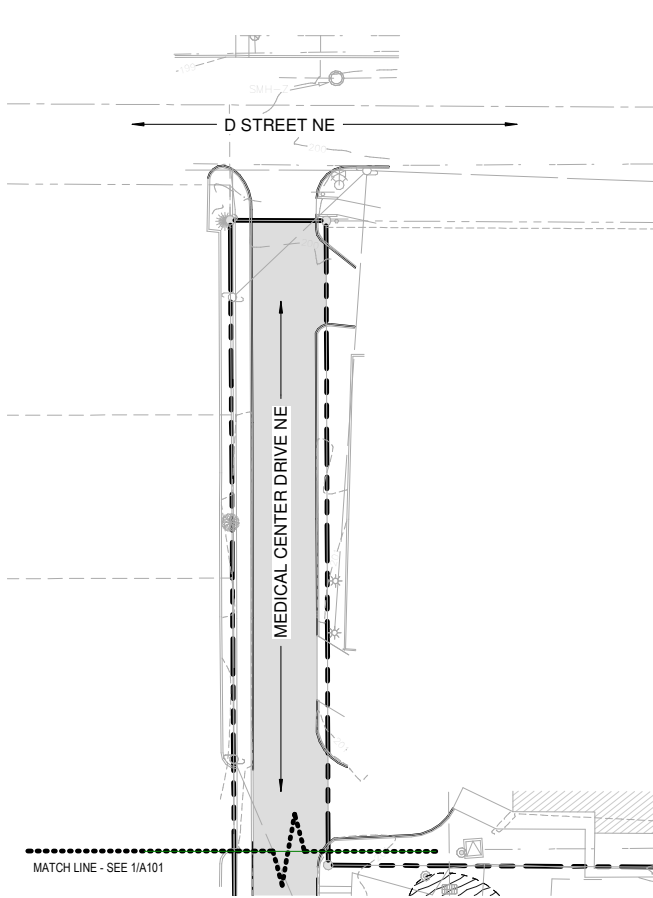
Assessors Office  
Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 10/16/2020

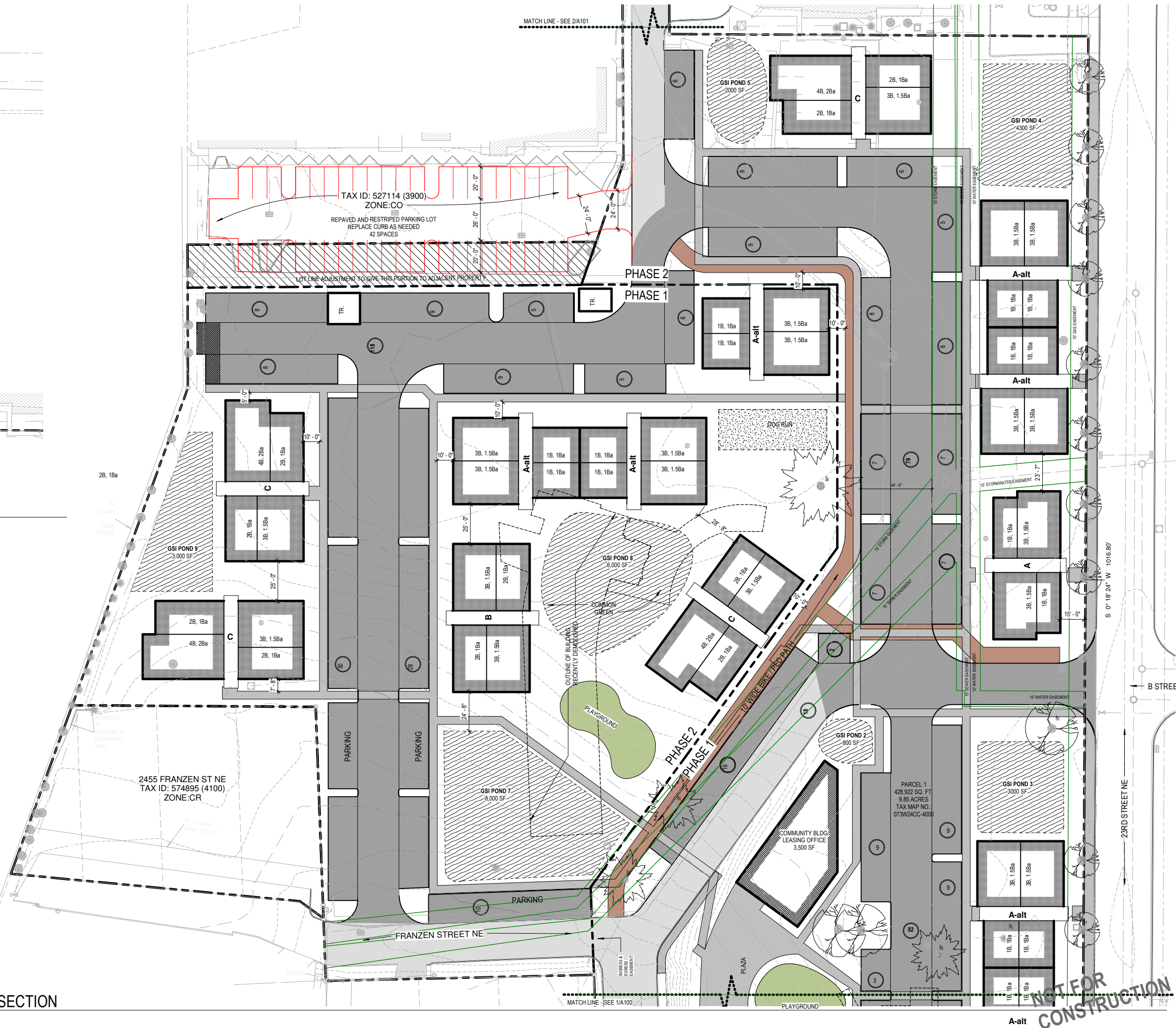
**SALEM**  
**07 3W 24CC**





**PROPOSED SITE PLAN - NORTH**  
SCALE: 1" = 30'-0"

**PROPOSED SITE PLAN - MIDDLE SECTION**  
SCALE: 1" = 30'-0"



**SALEM-23RD & CENTER**  
891 23RD ST. NE SALEM, OR

CLIENT :  
HOME FIRST DEVELOPMENT/  
GREEN LIGHT DEVELOPMENT

ISSUE DATES:


JOB # :  
STATUS :  
PRINTED : 9/27/2023 4:10:30 PM





**steve@cascadiapd.com**

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**From:** Jolynn Franke <jolynn.franke@cherriots.org>  
**Sent:** Monday, November 13, 2023 9:01 AM  
**To:** steve@cascadiapd.com  
**Subject:** Re: Salem-Keizer Transit Contact for 891 23rd Street NE & 2561 Center Street NE

Hello Steve.

Thank you for contacting Cherriots regarding the property located at 891 23<sup>rd</sup> Street NE.

Cherriots currently serves Center Street with Local bus service seven days a week. Buses run every 15 minutes for most of the day on weekdays, every 30 minutes for most of the day on Saturdays, and every 60 minutes on Sundays. There are four bus stops within 1/4 mile of the subject property, two in each direction:



Cherriots also offers a Transportation Options program, including carpool/vanpool services, group passes, and information on active transportation like biking and walking. Please let us know if you are interested in any public transit and/or transportation options services for this development.

Thank you.

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

On Tue, Nov 7, 2023 at 12:15 PM <[steve@cascadiapd.com](mailto:steve@cascadiapd.com)> wrote:

Hello Salem-Keizer Transit,

Green Light Development would like the Northwest Salem Community Association (NESCA) to know that a Class 3 Site Plan Review, a Partition Review, a Class 2 Adjustment Review, a Tree Removal Permit, a Historic Clearance Review, and a Class 2 Driveway Approach for a 204-unit apartment complex at 891 23<sup>rd</sup> Street NE. The location of the subject property is identified on the attached tax map. The attached Concept Plan identifies the location of the proposed apartment buildings and other site improvements.

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Thank you,



**Steve Kay, AICP**

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**Administration: 503-588-2424**

**Fax: 503-566-3933**