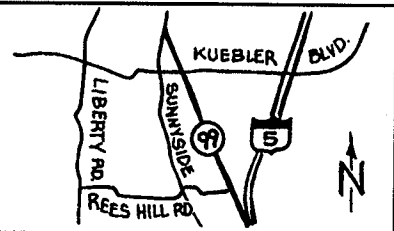


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COMMUNITY
DEV. DEPT.

NEIGHBORHOOD ASSOCIATION
555 LIBERTY ST. SE SALEM, OREGON 97301
TELEPHONE 503-588-6261

Planning Commission, City of Salem
City Hall, Room 305
Salem, Oregon 97301

11/19/2006

Dear Commissioners:

Over the past year the South Gateway Neighborhood Association has held seven public meetings, including two special public meetings, on the proposal by Pacific Realty Trust to create a community level commercial office/retail center on land between Battlecreek and 27th Streets off Kuebler Boulevard. On November 16, 2006 the South Gateway Neighborhood Association voted (6-3) to support the findings and recommendations of the City of Salem Planning staff regarding the Comprehensive Plan/Zone Change 06-6 subject to the following conditions:

1. **No more than 290,000 square feet of commercial retail space be allowed; plus 24,000 square feet of medical office.**
2. **All improvements be built as outlined at the meeting on November 16th by Peter Fernandez, Assistant Public Works Director for the City of Salem, and as set forth in the staff report, including widening of Kuebler Blvd. from the I-5 Interchange to Commercial Street and the "right-in" access from Kuebler to the property;**
3. **A joint design team composed of representatives from PAC Trust, the City of Salem, and residents of property immediately adjacent to the site be formed to design the transition buffer and landscaping between the established neighborhood and the project site; and**
4. **No occupancy of the project be permitted until all transportation improvements noted above are completed and installed.**

We believe that the project will provide needed community level commercial services to several existing and newly planned neighborhoods on the north and south sides of Kuebler Boulevard between I-5 and Battlecreek; and provide a unique opportunity to make significant improvements to Kuebler and other streets/intersections which will mitigate the traffic impact of the project.

Thank you for your consideration of our action.

Sincerely,

Robin Barney
Chair, South Gateway Neighborhood Association