

Aaron Panko

From: Erin Macauley <emacauley830@gmail.com>
Sent: Tuesday, February 20, 2024 10:38 AM
To: Aaron Panko
Subject: Public Comment - Case No. UGA SPR ADJ DAP DR PLA24-03

Hello,

My comment is late, because you mailed out the notice of filing for proposed land use and public comment with a date stamp of Wednesday 01/24/2024 and requested comment by 17:00 on 02/07/2024, which is only 7 business days, not including the mail date, as outlined in Oregon Revised Statute and upheld by the Oregon Appellate Court.

7-days for public comment, with the only notice being filed by mail is ridiculous, especially when the requesting body submits their proposal. I have made a couple calls for the citation stating that this timeline for public comment is sufficient and baring a response will file with the court of appeals and city council if my comments are not adopted into the proposal, given the tactless timeframe provided to the public to respond.

About me, I purchased my current home here in Salem, OR in the Northstar neighborhood as a single, woman of color, in early 2023 after selling my home in Portland, Oregon. I bought my current home here in Salem for several reasons, 1 being the way the land is currently zoned behind my home and the City's commitment to greenspace in high density population areas. I hold 2 master degrees from Oregon University's and work full time for the State of Oregon and part time for one of our pediatric hospitals. My professional background includes extensive federal, state, and local laws, rules, penalties and the enforcement of them through policy.

I live on Apollo Ave. right next to the proposed location, which is currently a lovely field that I look out my back door and window to. I am vehemently opposed to this proposal for the following reasons:

- There is already a large multi-family complex less than 1-mile from the proposed address. After calling the property, Northplace Apartments located at 5115 Countryside St. has 324 units total, which is 20% smaller than the proposed 405-unit multi-family residential development. There are current ample openings at Northplace Apartments, which is the closest multi-family unit, indicating that there is not a current need in this neighborhood for another 405-units, when current units cannot be filled.
- Multi-unit family developments such as apartment complexes are not subject to the same taxation that homeowners are, resulting in individual homeowners bearing the burden of cost to support local amenities for those residents which does not benefit existing community members or incoming community members.
- A traffic study should be completed to assess the impact to current residents and wildlife, including noise, number of vehicles, speed, and public safety amenities such as sidewalks and street lights. This proposal would significantly increase the number of individuals living in a small cubic meter area that is already densely populated with the single-family homes and 324-unit less than 1-mile from the proposed location. The attached drafts indicate minimal

main access points, putting the majority of traffic burden on Lunar Dr. NE, even assuming it will be extended through to Hazelgreen Rd. NE. This proposes an increased risk for fire and emergency management services to access residents and identify unit numbers and locations. Additional accessibility should be reviewed and implemented.

- An environmental study should be completed to assess for erosion, floodwater control, and wildlife impact due to the current soil composition and history of soil composition in the Northplace development which includes carcinogenic and deadly chemicals leached into the soil after years of farming with chemicals that we now know are dangerous and are no longer in use. Improper notice and examination of the soil in the remaining proposed land parcel would pose a continued harm to residents since the City of Salem is aware of the issue and required mitigation of said soil, by the Northplace development contractor, which subsequently has created runoff water drainage issues in this 8b soil zone.
- You intentionally did not describe what the "33 residential buildings" in the development would be, if this is single-family homes, townhomes, duplexes, etc. This should be clarified explicitly prior to future action to ensure informed consent by the public.
- This proposal indicates minimal greenspace and no naturally occurring considerations to ensure prevention of soil erosion and contamination.
- This proposal does not indicate any community greenspace preservation which the City of Salem regularly enjoys boasting is a priority as part of the benefits of large taxes for this region, so I'm failing to see how this is a benefit to myself or my neighbors other than proposing to increase traffic, noise, and residents while decreasing habitat, environmental safety and preservation, and community greenspace. Which sounds a lot like a fiscal adventure rather than constituent consideration and benefit.

When can I expect the next action to be taken on this proposal? Do you have an equity impact statement and assessment available for public review?

Lastly, why did you only allow for 7 business days for public comment? That timeframe has certain optics and is why the county, state, and federal government bodies clearly define the minimum required time for public comment to ensure ample and equitable response time, and provide multiple modalities for communication to residents, other than a paper mailed document in only a single language without notice of how to obtain in another format for Limited English Proficiency residents. So I'd love to know how this office felt it was appropriate to provide 7-days for public comment when "at least three business days before" is required for those who need accommodation or interpretation must be made? Again, optically, it sounds like you didn't want public comment and actually violated the City of Salem's policy to prevent discrimination and adhere to Title VI of the Civil Rights Act of 1964 and ADA.

I look forward to your response,

Best regards,

Erin Macauley, MPH, MSW, GCPH, CSWA
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