

To Aaron Panko:

After reviewing the proposal for 1800 Block Park Ave NE, Salem Or 97301, case # SUB-ADJ24-04 I would like to voice my concerns. My first concern is for the additional percentage of flag lots. Park avenue is already a busy street - both in pedestrian and motor traffic and adding these additional units will add additional traffic to an already busy street without any sidewalks or real safe walkways. In reviewing the proposal, there is limited parking available to the residents of the units and this would then force them to park on the street, blocking the pedestrian walkway which is already blocked frequent despite signage warning of its legality.

Additionally, the storm water drainage pond seems to be a poorly thought through answer to an overtaxed storm water system as is. During the rainy season, our drive way and property is often flooded. Placing a pond to aid in the 1800 block would likely cause overflowing of this pond and serve to be an unsafe area for children, a breeding ground for mosquitos, and potential flooding in neighboring properties. There is no area for fire truck or EMS vehicle to turn around with the flag lots and if an emergency were to happen, this might potentially cause additional time to figure out access to and from the residence, which in turn eats in to critical response time to receive the necessary aid.

Finally, the aesthetics of the neighborhood would change. Many of the lots have .4 or greater in acreage. I understand the need to create additional space, but this comes at a cost to the beauty and access to green space as well as nature and established urban wildlife. The ability to find homes with a yard for children to play in is declining and the current work up for these lots provided little to no space for children to play, pushing them to play in the street close to a busy street where often people will drive in excess of 35 mph as it a straightaway. As a father of 3, I know the value of having a yard for children to play in. We lost one car (literally totaled) that was parked on our property close to the street to a driver who lost control while speeding and would hate to see this happen again to anyone else on our street.

I propose the lot be allowed the 15% or even 33% for flag lots rather than 66%. We look forward to welcoming new families to the neighborhood, but would appreciate a thoughtful and respectful plan that works for all involved.

Thank you for reading and understanding mine and my wife's concerns.

Best Regards,

Annan Sheffield

1890 Park Ave NE, Salem Or, 97301

541-868-5613