

## Aaron Panko

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**From:** Bruce Hansen <bruceallenhansen@gmail.com>  
**Sent:** Friday, May 24, 2024 4:36 PM  
**To:** Aaron Panko  
**Subject:** Proposed Development in 1800 Block of Park Ave.  
**Attachments:** 1800 Block Park Avenue Proposal.doc

Hello Mr. Panko,

Attached, you should find my comments concerning the proposed development at 1861 Park Avenue. Would you do me a favor and respond, so that I know you have received it.  
Thank you.

Bruce Hansen

## CONCERNS INVOLVING THE PROPOSED DEVELOPMENT AT 1861 PARK AVENUE

I have reviewed the proposal and have the following comments:

The proposed development will not improve the **livability** or **appearance** of the surrounding neighborhood, and will, in fact, detract from it.

**Storm water runoff** is one major concern, as the groundwater table is rather high in our neighborhood, and the ground is "bog-like" through most of the winter and early spring. Unless there is a storm sewer hookup, **5 additional houses** will cause problems for the adjacent neighbors.

(Even if there is storm sewer hookup, I would anticipate problems based on the experience of our neighbor across the street from us at 1895 Evergreen. In the early/mid 1990s, when the Jimmy Court development went in adjacent to his backyard, the water runoff from the new development began turning a portion of his back yard into a swamp, and sometimes a lake, every winter. This occurred even though the development was hooked into the storm sewer.)

The proposed "**rain garden**" is a related cause of concern for the following reasons:

1. It covers a very large area (at least 30' by 80') and is **located very close to** (and only a few feet away from) **two of the bordering properties**, one of which has a large storage building located just a few feet from the property line adjacent to the rain garden. This means that a) as it reaches capacity, it will **raise the groundwater table** in the surrounding area, and b) when (not if) it overflows, it will **overflow** onto the neighboring properties.
2. When the weather is mild and the ground is wet, the rain garden will be a breeding ground for **mosquitoes**.
3. During the dry months of the year, it will become a large and difficult-to-maintain, **overgrown weed patch**.
4. Those responsible for **maintenance** of the rain garden will find it very difficult and inconvenient to do so consistently. As a consequence, we would anticipate very poor and irregular maintenance.
5. It's not clear from the diagram what the depth of the rain garden will be, but it would not need to be very deep for there to be **safety concerns**, especially if there are young children in the area. There is no mention in the proposal as to whether this area will be gated or fenced off.

Another livability issue concerns **parking** and **public safety**. Considering 1) the small lot sizes of the proposal, 2) the narrow driveway serving the 4 flag lots, 3) no turnaround at the end of the driveway, and 4) no available street parking on Park Avenue, it appears that ...

1. There will be **insufficient room for parking**, and as a consequence ...
2. Residents or their guests will be tempted to park in the flag lot driveway, or in the pedestrian/bicycle path on Park Avenue, as is frequently done now, **illegally**.
3. Easy **access for emergency vehicles** could be greatly hindered, especially if multiple vehicles are parked in the driveway.
4. **Turnaround room** for an emergency vehicle, such as a fire truck, seems nonexistent.

The proposed development will also make a very pronounced change to the **appearance** of this neighborhood, and not in a positive way.

Having 6 houses on less than one acre seems excessive, especially since 4 of them will be on flag lots. It means **more blacktop, more vehicles** and much **less green space**.

The proposed lot sizes are extremely small, with 5 of them barely the size of the infield on a softball diamond (about 65' x 65'), which is unusual in this area, and also very out of character with the livability standards valued in this neighborhood. No house within at least a 500-foot radius is on a lot this small. The 3 bordering properties, in fact, are lots of at least 0.45-acre, 0.8 acre, and 0.8 acre.

Finally, having 4 of the proposed 6 lots (66%) be flag lots is significantly above the 15% maximum allowed for per **SRC 800.25(e)**. An **adjustment to allow a total of 3 houses** on the development property (only one of which would be a flag lot) would increase the percentage of flag lots to 33%, and **this seems reasonable**. It would also eliminate or mitigate the previously expressed concerns.

When considering the livability issues of **storm water runoff**, the **rain garden, parking, public safety**, plus the impact on the character and **appearance of the neighborhood**, a total of **3 houses** in this development would seem to be more than enough, especially since **no exceptional circumstances exist** that make it necessary to ask for an adjustment to allow for 6.

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