

Aaron Panko

From: Dan Lowrie <danlowrie8@gmail.com>
Sent: Monday, May 27, 2024 8:12 AM
To: Aaron Panko
Subject: 1800 Block Park Avenue NE Salem,Oregon 97301 Case Number SUB-ADJ24-04

Mr Panko:

I strongly object to granting the applicants request for multiple variances to the cities development code to facilitate developer profits while degrading neighborhood liveability and safety.

Increasing flag lots from the allowable 15% to 66% and eliminating street connectivity requirements on a heavily used street such as Park Avenue will reduce access for emergency vehicles and dramatically increase traffic accident probability.

Also, allowing use of a "Rain Garden " , which is more accurately a "Sewer Garden " , rather than connecting to the cities' storm water system will create overflow runoff onto neighboring properties and become an insect and vermin breeding ground.

Our residence is located at 1895 Evergreen Ave NE, less than one block from subject property. We have personal experience with seasonal runoff issues from an adjoining infill development project known as "Jimmy Court ". In our case the developer was allowed by the city to haul in hundreds of yards of fill to improve the grade for drainage runoff away from the home sites. As I knew, water was directed to our property creating ponding for much of the winter. This did not occur prior to the city's approval of this project.

I have no confidence in the city's ability to monitor and require necessary maintenance to the proposed "Rain Garden ". No HOA would exist to provide ongoing maintenance.

While infill development, done right, can be a community asset, Salem is too often taking the cheap and easy route of approving multiple variances to code. This has resulted in continuous degradation of liveability in established neighborhoods and encouraged developers to attempt to subvert code requirements to maximize profits.

Please consider my comments and personal experience in your decision criteria.

Thank You

Dan Lowrie
1895 Evergreen Ave NE
Salem,Oregon 97301
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Sent from my iPad