

Aaron Panko

From: Deanna Garcia <dg.boardstuff@gmail.com>
Sent: Wednesday, May 29, 2024 2:35 PM
To: Aaron Panko
Cc: DENNIS WILL
Subject: Request for Comments - Case No. SUB-ADJ24-04 for 1800 Block of Park Ave NE

Good afternoon Aaron,

I am writing to express concerns and ask questions regarding the subdivision planned for the 1800 block of Park Avenue in NE Salem.

First, I want to make it clear that the construction of new homes in our NE communities is appreciated and very much needed. Housing is scarce and we welcome homes for families to reside in.

The developer proactively reached out to the North Lancaster Neighborhood Association prior to filing with the city. Our Board began discussion back in April 2023 when we received contact from the developer. Our chief concerns were trees, parking and emergency egress. We expressed those concerns to the developer in an email on June 6, 2023 and never received a reply.

Trees

We had asked if any environmental assessment had been done regarding the existing trees as many were old growth and likely were habitat to wildlife. After speaking with you on the phone, I understand the trees were assessed and some of them will remain along the shared fence line. This is the tree plan in place with the developer. Once the homes are constructed and occupied by the owners (or their tenants), can the trees be subject to removal at their request? Or will there be something referenced in the community CC&R's relating to the plan and required upkeep for the trees?

Parking

We also expressed concerns for parking in our response to the developer. Lots 1 and 6 will be facing and have driveway access off of Park Avenue. The remaining 4 lots will be accessed via a flag access driveway. We assumed the shared access driveway will be marked as a fire lane. The home design wasn't provided, but we can see there appears to be parking area for each of the interior lots 2- 5. Our hope is these are driveways leading to a garage. We are aware the city has eliminated the parking minimum requirements, but our hope is that developers take reality into consideration when constructing single family homes. The reality is that a majority of single family homes does not mean they are single vehicle homes. Many homes are occupied by multi-generational families that may require accommodation of 2 or more vehicles. If the homes constructed on lots 1 - 5 have 2-car garages with driveways, this would be meet the basic need for typical families in NE Salem. Lot 6 has a longer driveway already existing, so we assumed it would remain unchanged.

The other concerns would be: where do service vehicles go? Service vehicles like delivery drivers, contractors or garbage pickup. Are they expected to park temporarily in the fire lane of the access driveway? For garbage pickup, will cans be pulled out into the fire lane of the access driveway or pulled all the way down to Park Avenue? Where will they receive their USPS mail? Is a cluster box planned as an addition to an existing location or will a new box be added near 1800 Park Avenue?

And lastly, if any of the occupants of these future homes were to have multiple guests visit. Where would they park? There is no parking along the west side of Park Avenue. Signs are posted and several neighbors have expressed concerns that the existing signs will not be obeyed. This same concern about parking obedience can be expressed for the access driveway to lots 2 - 5. Will the residents of these homes have recourse for this type of behavior? Who would they call? The city? A tow company? Will there be CC&R's specific to this sub-division relating to parking?

Storm water / Retention Field

Another concern was recently brought to my attention. The concern is regarding storm water runoff. Some neighboring properties have basement foundations and established landscaping, some of which have been present for nearly 90 years. The development of a sub-divided parcel back in the late 1970's and 1980's resulted in some significant drainage issues. Rather than remove dirt that was excavated for foundations, the excess dirt was graded onto the parcel. This resulted in the parcel sitting higher than the parcels surrounding it. The storm water runoff has had negative impact on the surrounding parcels leaving some with standing water during the wet season. This is not acceptable and the city should have been more proactive about addressing this issue back then. Looking forward at this development, the original plans have been adjusted to make a retention field in part of Lot 4 to accommodate storm water run off. Has the city had a consultant review the water table to ensure the drainage from the lots will actually flow to this retention field? Will the dirt excavated to form foundations be graded back onto the property or will it be removed to ensure run off flows into the retention field rather than onto the adjacent properties? Will the owner of lot 4 on this parcel be responsible for upkeep and maintenance of this retention field? Or is it the responsibility of all the lot owners in this subdivision? Will this responsibility be outlined in the CC&R's for this subdivision? If the maintenance and upkeep of this retention field will not be the responsibility of any lot owner, will there be clear instruction on who at the city will be responsible and how they can be contacted?

Covenants, Conditions & Restrictions (CC&R's)

Lastly, I have referenced CC&R's. Will this sub-division have CC&R's? I understand some subdivisions have a general document like CC&R's that are part of the community guideline and are unique to the specific subdivision. It would be appreciated if something like this was available for review by the greater community as it would answer a lot of the questions or concerns many people have. I understand the CC&R's wouldn't be in their final format until the subdivision is complete, but it would be nice to have a look at what the developer is including and possibly be a part of weighing in on the final document prior to it being recorded.

Thank you for taking the time to review this message.

Best,
Deanna Garcia, Chair
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