

City of Salem

Case No Sub-ADJ24-04 for 1800 Block of Park Ave NE

RE: Community Comments to the Subdivision

Mr. Aaron Panko,

This project fits with Goal 10: Housing for Oregon Planning

An adequate housing supply is a fundamental building block of a healthy community. Likewise, provision of housing for a community is one of the primary elements in a comprehensive plan for cities in Oregon. Housing takes many forms and should be built to serve people at a variety of incomes levels. A housing supply that meets community needs is one that offers people a range of different places to live, different community densities to choose from, and does not overburden the financial resources of any group living there.

### **We have addressed the main issues raise by the neighborhood:**

**Parking:** - There are two lots that we are subdividing into 3 lots each. Each lot will have 4 parking spots on each lot. (Two car garage and 2 in the driveway. The homes will be smaller in size, designed for 1<sup>st</sup> time home buyers or people wanting to downsize. Hopefully the City of Salem will put Park Ave on their TSP and upgrade sidewalks and bike lanes. Let's hope that this new tax base will help in that direction.

1833 Park Ave NE – is running a business out of their property and has multiple work vehicles and employee vehicles and that is why they need a bigger lot. These lots will be not suited for that type of business.

1890 Park Ave NE – The parking and roadway will meet all City standards for this type of development.

**Trees:** - We plan to plant trees in every yard, to meet City standards. All of the trees on the North end of the property will be protected during construction. 1861 Park Ave NE has already planted 2 new trees and the person buying the home is part of the City's tree program to help plant trees in our community.

1894 Evergreen Ave NE – Had no problem taking down 5-6 beautiful old growth fir trees on our Westerly property. Those trees made a beautiful buffer and looked aesthetically beautiful. They were on his property, so we couldn't say anything. We were even nice

enough to let him fall them on our property, even though it made a mess and tore up the ground. His tree cutting company drove their trucks and equipment on our property, because the owner of 1894 didn't want to disturb his property. Also, we found out that the owner at 1894 Evergreen Ave NE came onto our property and stole firewood from some of the trees that had to be cut down for the development or were not healthy. Not once calling the owner to see if it was ok. Also, 1894 Evergreen did the minimal clean up of stumps and roots that will affect our property as they rot and the soil settles.

1902 Evergreen Ave NE – family member of 1894 Evergreen Ave NE – Their trees that encroach on our property will be protected as our tree engineer has designed in our plan to the City of Salem.

**Stormwater:** We are working closely with the City on meeting and exceeding the need for storm water detention. The home that I own at 1861 Park Ave NE, has a basement and we have had no issues with excessive ground water.

We asked the property owners at 1894 and 1902 Evergreen to work with us, at our expense to hook up to the storm water system, but they were unwilling to let us put a 8"-10" piping through their extra-large lots to connect to the City of Salem storm system. When Salem is ready to improve the streets on Park Ave, hopefully they will add to the storm system (which is at the corner of Park and Market St) and all of Park Ave residents could hook up to the system. We had a soils analysis and the soil perks very well in the area and that means that the detention area would only have water in it during high peaks and would perk naturally through the ground, so there will not be standing water.

**CCR's** We plan to have very basic CCR's, that will deal with fencing material, no manufactured housing, parking and maintenance agreements for the storm water detention area and the private drive. Obviously, the houses fall under the City of Salem ordinances for noise, parking, and nuisances issues.

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

Thank you,

Don Jensen Developer for the owner, JANREA LLC, mgr. member Jack R Yarbrough