

From: Mike Merrill, Composer <mikemerrillcomposer@gmail.com>
Sent: Friday, August 16, 2024 8:54 AM
To: Peter Domine
Subject: Comment regarding 676 17th St. SE proposal

Dear Mr. Domine,

My name is Michael Merrill. I live near the address listed in this email's subject where the city is proposing the new construction of a 12-unit multi-family housing development, along with all the necessary permits, changes in codes, etc.

I am writing you to inform you that I am in favor of this new construction. Homelessness is a major issue in Salem, and studies have shown that one of the most effective ways to reduce homelessness is simply to allow more homes to be built. It allows competition to increase, supply to go up, and prices to go down, thereby combatting the pervasive cost-of-living crisis the city and, indeed, the nation is facing.

Pew Research: <https://tinyurl.com/y8uttxax>
<https://homelessnesshousingproblem.com/>

All best,

Michael Merrill

Ph.D. MMus, B.M.A.

Cheers,

Michael Merrill

Ph.D. MMus, B.M.A.

From: Lisa Hemingway <lisahemingway@gmail.com>
Sent: Tuesday, August 20, 2024 3:36 PM
To: Peter Domine
Subject: 676 17th St SE Land Use

Application no: 24-103565-PLN
676 17th St SE

Land Use Comments

Ryan & Lisa Hemingway, Homeowners (Property East of Proposed Plan)
625 18th St SE, Salem, OR 97301
(863) 368-2199 Lisa

After reading the documents provided on the planning website, I have the following comments:

1 – It is already difficult to see traffic coming onto 17th from Mission due to the curve on 17th (As viewed from Oak St heading west). Allowing building closer to the road would make decrease visibility and has the potential for an increased number of accidents at an already Dangerous intersection.

2 – Even with the 21 parking spaces planned for the project, there would still be a need for street parking for any additional vehicles and visitors. The surrounding streets are already full of overflow parking from surrounding residences, not to mention vehicles that break down frequently occupy Oak Street. Increased street parking in the area would create poor visibility when exiting driveways and create difficulty maneuvering around vehicles. Currently, there is no stop sign on 18th/Oak – increased traffic in the area could be problematic and result in accidents. The Written Statement already says, “On street parking is already at a premium and is neighbors usually do not want to have extra cars parking on their streets.” South 18th Street is so full of parked vehicles that only one car can get through at a time. Mission Street going East starts to back up around 3 pm – this traffic congestion will only get worse with additional residents in the immediate neighborhood.

3 – Our property is directly adjacent to the proposed project. Reducing the setback affects our property with a driveway will result in a higher noise level. Placing the driveway directly on the property line, especially with current and future street parking, will cause poor visibility when exiting that driveway or our property. We already have access to the rear of our properties so reducing the size of the alleyway would reduce our ability to work on the rear of our properties since the alleyway would be smaller.

4 – The prolonged, loud construction noise will affect me personally since I work from home. My hours are consistent with construction hours and cannot be varied. I already contend with ambulances and the train, which are close to our home. Once completed, the overall noise level will increase. In Oregon landlord-tenant laws, it is included in rental agreements that residents have the right to the peaceful, quiet use of their rental unit. As a homeowner I don't think it fair that I'm afforded less hospitable use of my property.

5 – I do understand that Salem needs more housing but to build 12 units in such a small lot seems unreasonable. Perhaps if the project were for less units, so many changes wouldn't be necessary to the project.

6 – With the exception of the office building on 17th/Oak, the immediate neighborhood is completely residential with single family homes. The railroad did not abandon the northern end of the property, we had to purchase the land that affects our property from the railroad at a premium price to meet the City of Salem guidelines and have legal access to our driveway/parking area.

In summation, we feel that allowing the building of this many apartments on this small amount of property will have negative effects on the entire neighborhood. The City of Salem has minimum building and driveway setbacks zoning codes for the good of the City and the residents. When purchasing our home, we naturally assumed all setbacks set by the City would stay in place. We would hope that the setbacks in the zoning codes stay as they currently are.

Thank you for your time and consideration.

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Ryan & Lisa C. Hemingway