

From: john lawton <pathwaytobetterhealth@yahoo.com>
Sent: Wednesday, November 27, 2024 10:54 AM
To: Peter Domine
Subject: Re: Land Use Application REP-SPR-ADJ-TRP24-07

November 27, 2024

PDomine@cityofsalemnet

Re: 2230 Commercial St. NE, Salem, OR 97301

Dear Mr Domine:

I am responding to the Notice of Filing and Request for Comments regarding the above-noted property. I did not receive a notice myself, despite the fact that I have owned the properties and building adjacent to the proposed building site since 1986. I was told by neighbors, one of whom provided me a copy of their notice, that they received the notice only about five days ago. I want to point out that not only is this a very short time for residents to get their responses in, but the closing date for comments, is Friday, November 29, 2024 at 5 PM. That happens to be the day after Thanksgiving, and Black Friday. I understand you won't be in the office on Thursday (Thanksgiving) or Friday. What if people need to hand deliver their response? How would they even get it to you on Friday? In light of the holiday, consideration should be given to extending the deadline.

Never the less, to the best of my ability to interpret the plans, both on paper and online, it looks like there are going to be severe traffic and parking problems. This

could possibly lead to motor vehicle accidents at the south end of the alley that runs behind my building and behind the proposed 2230 Commercial St. NE building.

It seems like it would be appropriate for the proposed complex to have it's own driveways for ingress and egress, with the egress going onto Commercial Street. When the traffic light at Pine and Commercial turns red, it is quite safe and easy to pull out onto Commercial Street.

The alley is already extremely congested at times. It is often not easy to exit the alley on the South end, when F Stop Fitzgeralds is busy. Also in the plan provided, the apartment building appears to cut off some of the vision from the alley onto Grove Street, towards the west. I highly recommend that some of your planning include putting up "No Parking" signs at the east entrance of the F Stop Fitzgeralds' driveway and extending to Commercial Street, or painting the curbs red on the north side of Grove Street. At this time, when F Stop Fitzgeralds is open, it is not uncommon for cars to be parked on Grove Street, right up to the entrance of the alley, on each side. This makes the entrance/exit very narrow. With cars also parked across the street, it is often impossible to make a left turn out of the alley, and at times it has been necessary for me to go straight ahead through the next alley and then negotiate the turn to get out onto the city streets.

During the winter the next alley (south of Grove Street) is often a mess of water filled pot holes and tire ruts. I can imagine that it's going to be worse when we add 41, two and three bedroom residential units, and the associated cars that come with all the people that will be moving in to that apartment building. Additionally we have been told that part of the complex will be a community center. That will bring more traffic of it's own. 20 parking spaces isn't even enough to accommodate 41 apartments, let alone additional cars for visitors. I hope these traffic and parking issues are being considered.

Right now it is also fairly common to have to navigate around the Republic Services trash service and other utility-related trucks parked in the alley. I can only imagine how it will be in the future with this highly populated apartment building. **In my opinion the egress from the parking area should be at the front of the building.** I don't know a better solution.

I do know that painting the curbs red on Grove Street, on the North side, from the F Stop Fitzgerald building's driveway to Commercial Street, would be helpful for those turning west out of the alley. Painting the curb red for about 30 to 40 feet east of the alley on the south side of Grove Street, would be helpful to allow people to egress the alley heading towards Liberty Street, Doing so may not be popular but may prevent property damage and possibly save a life over time.

In conjunction with other neighbors, we have developed a better solution to congestion problem in the alley. It is included in our Community Response to the Notice of Filing and will be submitted to you.

Thank you for your consideration.

Sincerely,

John R. Lawton
2250 Commercial St. NE
Salem, OR 97301