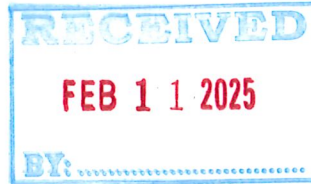


February 10, 2025

Jamie Donaldson  
City of Salem  
555 Liberty ST SE Room 305  
Salem, Oregon 97301



Dear Jamie Donaldson,

In reference to the proposed, mixed use, development at 415 Moyer Lane in Salem Oregon, I wish to submit my objection to the project. The primary issue is parking, however I have more objections than just parking. My business Harold's Quality Auto Repair Inc, which is adjacent to Moyer Lane and across from the proposed development, has already had issues with parking. People from the neighboring apartment complex are constantly trying to use my parking area for things such as picking up kids from the school bus, parking their spouse's vehicle, to parking their overnight visitors vehicles.

Issue #1: Plan is not following parking requirements. I understand the thought is the development is close to the Union street pedestrian bridge with connectivity to downtown, which allows for biking, walking or using the bus access in the area and as such renters/ lessees would not need a vehicle and thereby reducing the number of parking spaces required. The expectation that a renter would not need a parking space is unrealistic. All one has to do is observe day-to-day movements in Salem. In reality the percent of people who rely on biking, walking and public transportation exclusively is extremely low. A high percentage of those are either homeless or in the older age category. Providing only 21 parking spaces for 32 apartments no matter how small they are is unconceivable. I also believe the plan does not take into account the parking which will be realistically required for the retail/office space.

Issue #2 Moyer Lane in no way meets the width requirements for a city street. Preventing on street parking. Moyer Lane is just that, a lane for homeowners in the area to access Wallace Rd. It was never meant as a through fair or city street, as evidenced by the turning lane restriction on Wallace Rd. Again there have already been issues with people parking on the Moyer Lane side of my building to patronize restaurants in the area as evidenced by the damage to the landscaping, (not to mention those that actually use my parking area). When this happens there is not enough room on Moyer for two cars to pass safely, even without sidewalks. Is the city also aware a main water line runs on an easement next to my building? If a variance were to be made to not require a landscape buffer, allowing for a sidewalk to be installed on the north side next to my building, as was done on the East side before I purchased the building, has the city considered the repercussions, (of added costs and time) if the water main were to break and need repair?

Issue #3 Traffic congestion and visibility. Test-driving our customer vehicles is already a huge issue, because of the traffic congestion. Trying to turn from Moyer Lane to Bartell Dr or Wallace Rd is no small feat. Not to mention the visibility issues trying to enter Bartell Dr or Wallace Rd from Moyer Lane. Have considerations been made to help alleviate problems extra traffic would create? Is the project allocating land to be used to widen the street?

In support of the issues stated I am including photographs. Photo #1 is of the parking lot of the Scottish rite center on Commercial Street. This photo is intended to support my contention that the project will not have enough parking. Not one vehicle in the photo is from a patron of or person from the Scottish rite. Every Vehicle in the photo is from the apartment complex next-door showing, that even with one car space per apartment, plus minimum visitor spaces, it is not enough. Photo # 2 is of a project, similar to the one proposed, currently in progress on Commercial and Bush Street. Notice the effects on the neighborhood parking and traffic on Bush Street. Considering that these cars are just from the few working on the construction, imagine the effects once the commercial part of the building is full and the apartments are all rented. (Weekly I visit an elderly friend on Bush St. Because of the parking issues caused by the project I have been prevented from doing so 60 percent of the time).

It is my hope that the information I have provided is enough to convince you and the city-planning department that this project, as good as it sounds is not good for the neighborhood or current businesses in the area and is just a bad idea. I strongly urge the planning department to disapprove this project and any proposed variances to building and parking codes for this project. If more input pertaining to the information I have provided or more information concerning my other objections to this project is needed, I am more than willing to meet with you or the city to discuss them.

Regards,

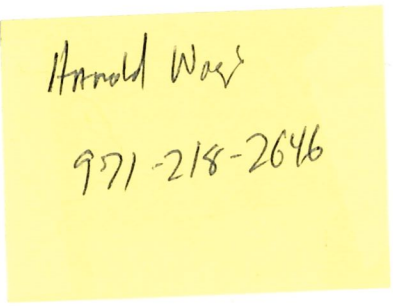
Harold Wood



President

Harold's Quality Auto Repair Inc.

Mick's Enterprises LLC



Harold Wood

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