

## Jamie Donaldson

---

**From:** Marla Pfau <marlacpfau@gmail.com>  
**Sent:** Tuesday, April 1, 2025 2:44 PM  
**To:** Jamie Donaldson  
**Cc:** hughes.m@comcast.net; A Mike; Marla Pfau  
**Subject:** Comments for proposed application #24-125333-PLN

Dear Planning Division,

RE: Application # 24-125333-PLN

We are writing in response to the proposal for the construction of 138 apartments adjacent to our street, encompassing Mac St, Abbie Ave, and Snowball Ave. After careful consideration, we have significant concerns regarding the impact this development would have on our peaceful neighborhood.

Our primary concern centers around the potential for increased traffic, noise, and safety hazards that would arise from integrating 138 new residences into an already heavily populated area. The addition of these apartments will inevitably overwhelm our limited space, resulting in extreme congestion and substantial disruptions to the quiet, calm, and safety that currently defines our neighborhood.

We are particularly worried about the safety of our children. With the introduction of this development, we anticipate a notable increase in both vehicle and pedestrian traffic, which may lead to unsafe driving behaviors, particularly speeding, and an influx of disrespectful pedestrians and stray animals. This will create a hazardous environment, making it difficult for children to walk to the bus stop, retrieve mail, play in their front yards, or safely enjoy activities such as biking or playing ball in the street.

Furthermore, we are concerned that the proposed design, which includes two cul-de-sacs with open access to the new apartments, may inadvertently invite additional parking challenges. While intended as safety features, these cul-de-sacs would likely become an extension of the apartment parking lot, compounding the existing issue of limited parking in the area. We are especially worried about the potential for increased crime, including loitering and garbage searching, as the development could attract individuals from outside the community.

Additionally, the previous development across Baxter Ave has already contributed to a shortage of available parking, which continues to impact our neighborhood today. It is unlikely that the proposed apartments will provide adequate parking for all residents, exacerbating this ongoing issue.

We also have concerns regarding the potential decline in property values, the overcrowding of local schools, and the overall increase in noise levels associated with such a high-density development in a relatively small area.

In conclusion, we strongly oppose the construction of these apartments on Mac St, Abbie Ave, and Snowball Ave. We do not approve any of the requests in the proposal request. We do not support the introduction of cul-de-sacs at the ends of our streets, nor do we approve the use of our neighborhood streets for any purpose other than serving the current residents.

Thank you for your attention to our concerns. We hope these points will be carefully considered in the review of this proposal.

Sincerely,  
Mike & Marla Pfau  
5265 Mac St SE Salem, OR 97306  
503-851-9992

**Permit Number:**24 125333 00 PLN

**Name:** Marla Pfau

**Submission Date:** 4/1/2025

**Comment:**

Dear Planning Division,

RE: Application # 24-125333-PLN

We are writing in response to the proposal for the construction of 138 apartments adjacent to our street, encompassing Mac St, Abbie Ave, and Snowball Ave. After careful consideration, we have significant concerns regarding the impact this development would have on our peaceful neighborhood.

Our primary concern centers around the potential for increased traffic, noise, and safety hazards that would arise from integrating 138 new residences into an already heavily populated area. The addition of these apartments will inevitably overwhelm our limited space, resulting in extreme congestion and substantial disruptions to the quiet, calm, and safety that currently defines our neighborhood.

We are particularly worried about the safety of our children. With the introduction of this development, we anticipate a notable increase in both vehicle and pedestrian traffic, which may lead to unsafe driving behaviors, particularly speeding, and an influx of disrespectful pedestrians and stray animals. This will create a hazardous environment, making it difficult for children to walk to the bus stop, retrieve mail, play in their front yards, or safely enjoy activities such as biking or playing ball in the street.

Furthermore, we are concerned that the proposed design, which includes two cul-de-sacs with open access to the new apartments, may inadvertently invite additional parking challenges. While intended as safety features, these cul-de-sacs would likely become an extension of the apartment parking lot, compounding the existing issue of limited parking in the area. We are especially worried about the potential for increased crime, including loitering and garbage searching, as the development could attract individuals from outside the community.

Additionally, the previous development across Baxter Ave has already contributed to a shortage of available parking, which continues to impact our neighborhood today. It is unlikely that the proposed apartments will provide adequate parking for all residents, exacerbating this ongoing issue.

We also have concerns regarding the potential decline in property values, the overcrowding of local schools, and the overall increase in noise levels associated with such a high-density development in a relatively small area.

In conclusion, we strongly oppose the construction of these apartments on Mac St, Abbie Ave, and Snowball Ave. We do not approve any of the requests in the proposal request. We do not support the introduction of cul-de-sacs at the ends of our streets, nor do we approve the use of our neighborhood streets for any purpose other than serving the current residents.

Thank you for your attention to our concerns. We hope these points will be carefully considered in the review of this proposal. In addition, we hope that the proposal to build the apartments is declined and single family homes built instead.