

# East Lancaster Neighborhood Association

April 21, 2025

To: Peter Damone, Salem Planning Department  
From: Susann Kaltwasser, ELNA co-president  
Re: Subdivision Tentative Plan / Class 2 Adjustment  
Case No. SUB-ADJ25-02 at 4208 and 4258  
Market St NE, Salem OR 97301

The East Lancaster Neighborhood Association board reviewed the land use application at their April 3, 2025 meeting.

By unanimous consent the board has authorize me to send the following comments where in they oppose this application.

1. The Board feels that the driveway which would allow access to six dwelling units in the form of 3

duplexes is insufficient to handle the over 60 vehicle trips per day that it could generate.

2. The driveway access is too close to a congested arterial street and could create a safety hazard for children crossing Market Street to Blanchet high school and Swegle elementary school.
3. The minimal setbacks that are being proposed allows for insufficient open space for children to play.
4. The drainage bio swell adjacent to the proposed driveway is a physical hazard to pedestrians and children. Who will maintain it?
5. This proposed development will not allow for delivery trucks, garbage service or other service vehicles to have access thus forcing people to park on the busy neighborhood collector street of Tierra Drive, creating more hazards to pedestrians and school children. Garbage cans placed near the entrance will create vision hazards for exiting vehicles and could obscure children as they walk in the area.
6. The board would prefer that rather than individual duplexes, which we assume might be single story, a small two story multifamily development with a single access driveway with a parking lot be

considered. It could be a better use of the space. There is an excellent example of such a development with 10 units across the street.

7. If this application is permitted a "no parking zone" should be required on Tierra that extends at least 100 feet from Market Street. This way on street parked vehicles and cars waiting to turn onto Market will create less congestion at this busy collector and arterial street merge.

The applicant was invited to make a presentation to the neighborhood association, but declined.

Thank you for consideration of our neighborhood concerns.

Susann Kaltwasser