

Olivia Glantz

From: Bill Dixon <bill.r.dixon@gmail.com>
Sent: Monday, April 01, 2019 4:58 PM
To: Olivia Glantz
Subject: Testimony Regarding Case No. SUB-ADJ19-02, Wren Heights

Testimony Regarding Case No. SUB-ADJ19-02, Wren Heights Presented by Bill Dixon, 608 Salem Heights Ave. S., Salem 97302

The city should reject this application for the following reasons:

It fails to meet the requirements of SRC 205.010(d) – 5, providing for *“safe, orderly, and efficient circulation of traffic into, through and out of the subdivision.”*

It fails to meet the requirements of SRC 205.010(d) – 6, providing for *“safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development.”*

The application fails on these grounds because it depends on using Salem Heights Avenue South as a collector street.

City staff has acknowledged that Salem Heights does not meet city standards for a safe collector street. In 2017, staff wrote that the road has too-narrow traffic lanes, inadequate lighting and drainage, no curbs, no sidewalks for pedestrians, and no bike lanes. Since then, the only things that have changed are the addition of lane striping and a few streetlights.

The developer of Wren Heights promises to put in a sidewalk and curb on its property adjacent to Salem Heights. Nothing else will be improved on the road, including the narrow dirt shoulders that are the only refuge for walkers and cyclists threatened by oncoming cars.

Simply put, there is no way Salem Heights can safely support its present level of vehicular and pedestrian traffic, let alone the estimated 300-plus car trips that would come with the proposed development.

As a collector street, Salem Heights Avenue South is unsafe at any speed. No further development should be allowed on this street until it is brought up to collector standards for its entire length.

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