

April 29, 2019

Olivia Glantz, Planner III
Community Development Department
City of Salem
555 Liberty St. SE Suite 305
Salem, OR 97301

Re: Wren Heights – Alternative Analysis

Olivia,

Various concerns have been expressed by the neighborhood regarding the impacts of the proposed Wren Heights subdivision. These concerns primarily center around the safety of vehicles, bicycles and pedestrians using Salem Heights Avenue collector and the preservation of trees in the right-of-way. It should be noted that our current application and design of the public improvements along Salem Heights Avenue is in response to the city requirement for a ten-foot right-of-way dedication in conjunction with building a curb, gutter and sidewalk to collector standards. This option effectively requires that all the trees in the current right-of-way be removed.

Pursuant to your request, we are providing the following comments and exhibit to show possible alternatives to the current city street design standards.

Alternative #1: By offsetting the centerline of Salem Heights Avenue 5-feet, additional space can be achieved by pulling the curb back from the affected trees and allowing for a meandering sidewalk - thereby avoiding many of the trees originally impacted due to design standard requirements.

Alternative #2: This alternative keeps the original road alignment but allows for a meandering sidewalk.

Alternative #3: Another alternative would be to place a barricade at the entrance to Doughton Street, effectively eliminating additional traffic onto Salem Heights Avenue until such time as the city brings the street up to collector standards. This would require that vehicular traffic access the property from the north on either Felton or Doughton Street but would provide for safe bicycle and pedestrian circulation to the elementary school. At such time as Salem Heights Avenue is brought up to collector standards, the barricade would then be removed.

It should also be noted, that the Applicant would be willing to plant trees in and around the proposed detention pond, on both the east and west sides of the terminus to Earhart Street and along the bank adjacent the west side of Felton Street to mitigate for trees lost during construction of the development.

Olivia, please feel free to forward this letter to anyone with concerns over our application. As always, I am available to answer any questions or provide additional information.

Sincerely,

Project Delivery Group, LLC

A handwritten signature in black ink, appearing to read "Mark B. Ferris". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark B. Ferris, RLA

Director of Planning & Development