

Aaron Panko

From: Heather Cohen <heatherbcohen@gmail.com>
Sent: Wednesday, September 22, 2021 11:19 AM
To: Aaron Panko; Geoffrey James; Chris Hoy; Tom Andersen;
Sen.DebPatterson@oregonlegislature.gov;
Rep.RaquelMooreGreen@oregonlegislature.gov
Cc: Heather Cohen
Subject: SUB21-09, New Subdivision with 138 units
Attachments: IMG_3832.jpg; IMG_3845.jpg; IMG_3835.jpg; IMG_3839.jpg; IMG_3847.jpg; IMG_3849.jpg; IMG_3848.jpg; IMG_3850.jpg; IMG_3851.jpg

All,

Like so many of my neighbors, I am concerned about the development of 138 single family units at Hilfiker and 12th or what used to be the Hilfiker property. While I am not opposed to development per se or the construction of single family units, the scope and breadth of this project seems intent to extract every last dollar to the detriment of the neighborhood. The Hilfiker property is home to much wildlife. I have witnessed scores of deer, turkeys, owls, woodpeckers, voles, and a multitude of birds while walking my dog around the property. Many of this wildlife is likely protected and/or endangered. How can this development be approved without at least performing an environmental impact study? It is also the home to many of Oregon's treasured, and protected, white oaks, most of which will be destroyed in the building of this subdivision. Salem's own forestry strategic plan sets six goals for the city, the first of which is to protect, increase and enhance Salem's tree canopy. The journal Science recently found that planting trees can reduce carbon. The New York Times found neighborhoods without significant tree canopies could be 20 degrees hotter on a scorching summer day, correlating healthy neighborhoods as those with more trees. The building of this many new units will not come without a cost and will be a strain on already burdened resources. The traffic on Hilfiker Lane SE is already at its breaking point due to the proximity of shopping. Expanding the road will mean cutting down many stately trees that add to the character of the neighborhood. How can this small neighborhood sustain such a large increase to the power grid, trash collection, water usage, and sewage systems? These questions would not be asked if the amount of single family units was more reasonable. Please consider these issues before you approve this development.

Please also review these pictures of the beautiful property as it currently exists.

Thank you for your time,

Heather Cohen

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