

September 23, 2021

Kathy and Steve Sansone

280 Albert Drive SE

Salem, OR 97302

Subdivision Case No. SUB21-09

Address: 4540 Pringle Rd. SE Salem, OR 97302

We respectfully, but strongly ,object to the above project for the following reasons:

1. Removing over 600 Of 800 trees, even if some are not in great shape, is unconscionable considering air quality, climate change, and aesthetics in the neighborhood. Morningside neighborhoods, like many in our city, need to be part of the solution, and planting more trees, rather than eliminating existing ones allow us to be a solution rather than contributors to the problem.
2. Traffic is already a serious problem on Mandy and Albert Dr. as drivers take a shortcut to access Commercial St. and to get to Trader Joe's, Walgreen's, and other businesses. The traffic has increased significantly over the past three years with the Fairview Addition development on Pringle and the hundreds of apartments at The Grove off Reed Rd. SE. It is a serious issue already without the addition of 138 home sites. Very probably, each of those 138 homes might have 2 cars, increasing the number of cars on our small streets by 276 in this area alone.
3. Most lots adjacent to the property are 7000 sq. ft. The addition of 4000 sq. ft. lots in the proposal not only does not mesh, but it also makes for too high density and increases the above mentioned traffic problems with additional vehicles. Couple that with the tree removal, additional water requirements, and increasing air pollution, and clearly, the livability impact will be a negative one.
4. Over the past few years, the Morningside neighborhoods have done more than their share to accommodate new housing. Infill is a common sight along Madrona and other nearby streets. Pringle Creek Community, the Fairview Addition, The Grove multi-level and dense apartments are all well underway. How much new housing must one neighborhood bear?
4. The wildlife: deer, raccoons, coyotes, skunks, squirrels, birds, etc. will all be displaced as their habitat will be ruined.
5. We moved to this neighborhood 40 years ago. Much of it was a plum orchard at the time, and we understand that change is inevitable, and that housing is in great demand in our city. We implore you to consider when neighborhoods like ours are already at capacity, and that the quality of life, for which Salem has been known in the past, will disappear.