



Morningside Neighborhood Association

September 24, 2021

City of Salem
Planning Division
555 Liberty Street SE
Salem, OR 97301

Application for 2 Phase, 138-Lot Single Family Residential Subdivision at 4540 Pringle Rd SE
Subdivision Case No. SUB21-09

Attention: Aaron Panko, City of Salem Planning Division

The Board of the Morningside Neighborhood Association hopes that the Meyer Farm property can continue to remain as dedicated open space, possibly with public access and bicycle or walking paths through this delightful property. It could become a possible extension of the existing and adjacent Hilfiker Park. We also have significant concerns about the proposed plan for subdividing this property. Those concerns focus on Traffic, Tree Preservation, & Tree Removal as described below.

Traffic

Traffic Impact Study Concerns

Our primary traffic concerns are the safety of the Hillrose St SE (Hillrose) & Battle Creek Rd SE (Battle Creek) intersection and the congestion at the Hilfiker Ln SE (Hilfiker) & Commercial St SE (Commercial) intersection. As the new Hilfiker/Hillrose section will be the only direct east/west connection between the Kuebler Blvd connection to the south and the Madrona Ave SE connection to the north, it won't only handle traffic from the new housing development, but also existing traffic that finds this to be a more convenient east/west route. The Traffic Impact Study doesn't appear to take this into account. It also doesn't appear to factor in any traffic from other planned developments in the area. There are hundreds of new residential units in the surrounding area already approved and the relocated Costco will increase Battle Creek traffic when it opens.

Hillrose & Battle Creek Intersection Concerns

The limited visibility at the Hillrose & Battle Creek intersection is already an issue, especially if turning left onto Battle Creek from Hillrose. The hill and curve on Battle Creek just south of Hillrose limit visibility and makes a left turn from Hillrose onto Battle Creek risky for both the turning car and the approaching car. As this section of Battle Creek is two lanes only, without a center turn lane, cars must turn directly into the path of oncoming traffic and the speed limit

here is 40 mph. Also, cars turning left onto Hillrose from Battle Creek are at risk of being hit from the rear by northbound traffic. We strongly recommend that the improvement of this intersection be required as part of the road project. At a minimum, Battle Creek should be widened to include a center turn lane and to improve visibility around the curve.

Hilfiker & Commercial Intersection Concerns

The intersection of Hilfiker & Commercial is already congested and the congestion will increase considerably when the new section of Hilfiker/Hillrose connects Commercial with Battle Creek. There is neither a left turn or right turn lane on either side of Commercial at this intersection and traffic already backs up on the east side of Commercial past the entrance to Walgreen's and Trader Joes. Traffic also already backs up on Sunnyside Rd SE while trying to get onto the short section of Hilfiker west of Commercial. Cars often have to sit through two light changes to get through this intersection in either direction. We strongly recommend that widening Hilfiker and improving the intersection at Commercial both be required as part of the road project.

Tree Preservation

There is a large diameter Oregon White Oak (tree #3194), a protected tree under the code, that is in the pathway of the proposed collector and proposed be removed. The curve radius of the collector near 12th St should begin earlier so as to avoid removal of this protected Significant Tree. This would be consistent with code when a reasonable design alternative exists. The collector should be shifted enough so that the required silt fencing which marks the protective zone around the Significant Tree is maintained throughout duration of construction of the collector, include grading, excavation, and installation for the adjacent sidewalk and entire right of way. The smallness of most of the proposed lots will prevent growth and longevity of residential trees that would otherwise add to future tree canopy and reduce energy needs for summer cooling.

More importantly there are serious discrepancies in the tree table regarding large significant Oaks etc.

The Tree Table (see below) claims one set of sizes and the Arborist notes the trees are significantly larger than claimed.

After studying the plan and the report, we think the best way to protect the "Significant" trees in the grove and farmstead area is to delay construction on the nine lots containing the trees to be left until such time the subject trees become hazardous, are severely damaged (ice, wind) or die. All lots referred to are bordering the 3.64 acre "Area to Remain." If the trees are accurately mapped, the affected lots are numbers 40, 41, 56, 57, 61, 62, 63, 64 and 65. These

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could be used for neighborhood access to the Farmstead if it is indeed used as an outdoor education center and open space.

Another “Significant” Oak tree, (tree #4156) located in the Open Space next to 12th Street should be protected by a retaining wall which would allow more fill in the current grade dip at the Lansford Dr. intersection, and other measures to reduce the steepness of the road grade and improve sight distance on the to-be-widened street. It may also be a good idea to delay construction on the lots fronting on 12th Street, and consider re-design lots 65, 66 and 67 so they have a shared driveway.

In addition to the traffic and tree concerns, its great density is inconsistent with our part of the neighborhood. With such small lots, all the homes will need to be two story, there will be too many driveways and too little home frontage. The great views north from the farm will be obliterated. The “snake” design of a new Hilfiker invites faster speeds through the dense residential areas: more of a grid layout of the streets with Stops at every intersection would discourage motorists using the neighborhood as a short-cut between Pringle/Battle Creek and Commercial.

In addition to the minimal size of the lots, the miniscule size of Phase 1 makes one believe they will not carry thru on the time schedule with the rest of the development, and even more traffic will be added to the currently overused routes to Commercial and to Pringle (Suntree, Mandy, Albert, 12th, Lansford, Kampstra and Hilfiker) before any improvements are made to handle the additional traffic.

Tree Removal

The Proposal is for removal (felling) of up to 70% of the existing trees. The Tree Plan is dated 2021 but it seems as if it is an outdated one. The ordinance requires a new Tree Survey conducted in the last 6 months. However, the Arborist report says that the trees are actually a much larger diameter, and up to twice the claimed size. This is a very serious error.

A better, and more responsible approach, especially for a pristine property, would be to honor what the City is trying to achieve, i.e. preservation of significant trees. The Planning Commission has been discussing a figure of (1) 40% to 50% tree preservation, (2) preservation of large trees of other species and including them as “significant” plus (3) requiring the tree cover and root lines to be protected (by fencing) during construction, from damage and compaction by heavy equipment.

It should be the responsibility of the applicant to respect these 2021 City goals and standards even while the ordinance is still being finalized. Of course, the applicant could maintain that they will use the previous standards until new ones are final, but they have a moral

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responsibility to respect the City tree preservation goals and policies and go the extra mile to do a good job in designing a responsible layout that saves the trees.

Here is a spreadsheet showing serious discrepancies between the measurements of “significant” trees in the developer’s Tree Table and those made later on same trees by the other arborist (Teragan and Associates).

Tree No	Location		Tree Species	DBH		DBH Var - Emro vs Trgn		Condition		Structure (Teragan)	Recommended		Basal Area Sq.In.		BA Var - Emro vs Trgn	
	Quadrant	Phase		Emerio	Teragan	Inches	%	Emerio	Teragan		Emerio	Teragan	Emerio	Teragan	Sq. In.	%
2579	SW	2	Oak	32	38	-6	-16%	?	fair	fair	retain	remove	804	1134	-330	-29%
2727	SE	2	Oak	38	48	-10	-21%	?	poor	poor	retain	retain	1134	1810	-675	-37%
2729	SE	2	Oak	24	27	-3	-11%	?	good	fair	retain	retain	452	573	-120	-21%
2739	SE	2	Oak	24	27	-3	-11%	?	poor	poor	retain	retain	452	573	-120	-21%
2793	SE	2	Oak	24	28	-4	-14%	?	good	good	retain	retain	452	616	-163	-27%
2796	SE	2	Deco/Oak	24	27	-3	-11%	?	fair	fair	retain	retain	452	573	-120	-21%
2815	SE	2	Oak	28	34	-6	-18%	?	fair	poor	retain	retain	616	908	-292	-32%
2822	SE	2	Oak	44	50	-6	-12%	?	good	fair	retain	retain	1521	1964	-443	-23%
2823	SE	2	Oak	24	32	-8	-25%	?	good	fair	remove	remove	452	804	-352	-44%
2824	SE	2	Oak	26	33	-7	-21%	?	good	fair	retain	retain	531	855	-324	-38%
2832	SE	2	Oak	24	30	-6	-20%	?	very poor	very poor	retain	remove	452	707	-254	-36%
2836	SE	2	Oak	30	34	-4	-12%	?	good	fair	remove	retain	707	908	-201	-22%
3084	SE	2	Oak	28	32	-4	-12%	?	good	fair	retain	retain	616	804	-188	-23%
3109	SE	2	Oak/D-flr	28	32	-4	-12%	?	good	fair	retain	retain	616	804	-188	-23%
3194	SW	2	Oak	24	27	-3	-11%	?	good	fair	retain	retain	452	573	-120	-21%
3123	SE	2	Oak	10	42	-32	-76%	?	fair	fair	remove	remove	79	1385	-1307	-94%
3217	SW	2	Oak	24	30	-6	-20%	?	fair	fair	retain	retain	452	707	-254	-36%
3228	SW	2	Oak	32	34	-2	-6%	?	fair	fair	remove	remove	804	908	-104	-11%
3251	SW	2	Oak	24	29	-5	-17%	?	fair	fair	retain	retain	452	661	-208	-32%
3360	SE	2	Oak	24	29	-5	-17%	?	good	fair	retain	retain	452	661	-208	-32%
3446	SE	2	Oak	24	28	-4	-14%	?	poor	poor	retain	retain	452	616	-163	-27%
4466	SW	2	Oak	30	33	-3	-9%	?	good	fair	retain	retain	707	855	-148	-17%
4468	SW	2	Oak	24	31	-7	-23%	?	good	fair	retain	retain	452	755	-302	-40%
4470	SW	2	Oak	24	29	-5	-17%	?	good	fair	retain	retain	452	661	-208	-32%
4472	SW	2	Oak	24	29	-5	-17%	?	poor	poor	retain	retain	452	661	-208	-32%
4473	SW	2	Oak	24	25	-1	-4%	?	poor	poor	retain	retain	452	491	-38	-8%
4500	SW	2	Oak	36	37	-1	-3%	?	fair	fair	retain	retain	1018	1075	-57	-5%
4574	SW	2	Oak	28	33	-5	-15%	?	good	fair	retain	retain	616	855	-240	-28%
4721	SW	2	Oak	28	31	-3	-10%	?	good	fair	retain	retain	616	755	-139	-18%
4806	NW	2	Oak	24	28	-4	-14%	?	good	fair	retain	retain	452	616	-163	-27%
4919	NW	2	Oak	28	36	-8	-22%	?	good	fair	retain	retain	616	1018	-402	-40%
4923	NW	2	Oak	28	32	-4	-12%	?	fair	fair	retain	retain	616	804	-188	-23%
4958	NW	2	Oak	24	28	-4	-14%	?	poor	poor	retain	retain	452	616	-163	-27%
All trees	All Trees	All 2	Avg	27	32	-5	-16%						585	839	-254	-29%
	#Trees			33	33											
	Retain	All 2	Avg	28	33	-5	-16%						617	846	-238	-28%
	#Trees			29	28											
	Remove	All 2	Avg	24	29	-5	-18%						511	823	-313	-29%
	#Trees			4	5	1										

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In summary, the Board of the Morningside Neighborhood Association hopes that the Meyer Farm property can continue to remain as dedicated open space, possibly with public access and bicycle or walking paths through this delightful property. It could become a possible extension of the existing and adjacent Hilfiker Park. We also have significant concerns about the proposed plan for subdividing this property. Those concerns focus on Traffic, Tree Preservation, & Tree Removal as described above.

Submitted for the Morningside Association Board

Pamela Schmidling, Chair

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