

Aaron Panko

From: Victor Dodier <vjdodier@teleport.com>
Sent: Friday, October 1, 2021 4:12 PM
To: Aaron Panko
Cc: Geoffrey James; Scan Board
Subject: RE: Subdivision Case No. SUB21-09

Aaron Panko

I have a few comments concerning the subdivision proposal for the Meyer Farm.

1. It is unfortunate that the City of Salem did not take the opportunity some years ago to incorporate this parcel as open space into the Salem Parks System. The subdivision proposal likely removes that option and increases the pressure for urban park space in SE Salem. Remaining large parcels are scarce and will be much more expensive in the future.
2. The proposed subdivision plan demonstrates better street connectivity than some South Salem subdivisions. It shows connection to at least one street in an existing subdivision. That said, there is not much connectivity. Better connectivity is another lost opportunity in this portion of South Salem.
3. The City should consider relieving the developer of responsibility for the 3/4 street improvement to 12th Street SE. This approximately 6 block portion of 12th Street SE is an isolated residential street. Connection to the south beyond Hilfiker Ln SE is blocked by development as is connection to the north. Leaving all or a portion of 12th Street SE as it is now will preserve several large white oaks that are located within the right-of-way for 12th Street SE.
4. The subdivision plan envisions build out of the development as single family residences. The new single family residences may not generate as much new traffic in the area as some fear. It may nevertheless affect traffic on Battle Creek Rd and Pringle Rd. Battle Creek Rd and Pringle Rd are both listed as minor arterials. Both are slated for improvements when development occurs, per the Salem Transportation System Plan. This subdivision alone is likely insufficient to trigger moving those street improvement projects forward in time. However, the City should take steps to improve Battle Creek Rd and Pringle Rd now, before they are overwhelmed with the traffic.

Thank you for the opportunity to comment.

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