

Aaron Panko

From: Kimberly Nixon <kimberlynixon@gmail.com>
Sent: Saturday, September 18, 2021 2:49 PM
To: Aaron Panko
Subject: Subdivision case No. SUB21-09 Pirngle/Morningside

I am submitting a comment in regards to the proposed 138 single family Subdivision on 4540 Pringle Road SE Salem Or 97302

My concern is related to traffic flow and poor pedestrian access and safety related to increased traffic on Hilfiker, Albert and Bluff.

The potential threat to life for pedestrians will be elevated due to increased traffic flow from the residents of the proposed subdivision.

As it is currently, the section of 12th street between Albert and Hilfiker is extremely dangerous for drivers in regards to the steep grade and poor visibility but more dangerous for pedestrians as there are no sidewalks or safety space for persons on foot or space for cyclists. Similarly, the section of Albert Street between 12th street to Chaney there are no sidewalks. Again, Bluff Avenue SE also has no sidewalks and will see increased traffic as drivers will naturally utilize Bluff Ave to access 12th Street Cutoff; a main thoroughfare. The increased traffic from the subdivision will have a negative impact on pedestrians, cyclists and children who use these roads everyday and will diminish the livability of the established neighborhood without additional requirements from the subdivision plans. Due to the wonderful and close neighborhood shopping opportunities (Natural Grocers and Trader Joe's) residents of the new subdivision will walk to access the neighborhood markets. It is the responsibility of the subdivision to care for current neighbors and the new residents safety and welfare by ensuring the existing neighbors are safe and accessible to pedestrians and cyclists.

The resolution to the safety implications due to increased traffic of existing streets and neighbors should be to require the subdivision to include the following changes prior to approval: expansion of 12th street between Albert and Hilfiker to include sidewalks and safe access to cyclists as well as speed bumps to reduce automobile speed. Similarly, for the span of Albert st between 12th and Chaney street sidewalks and speed bumps must be installed to ensure safety of pedestrians. Lastly regarding Bluff ave between Albert and Doris either require sidewalks and speed bumps or place a permanent street blockade at Bluff street where Bluff meets Albert to prevent drivers using Bluff Ave as cut through to access 12 th street cut off.

Thanks you kindly for your time
Kimberly Nixon