



19 October 2021

TO: Pamela Cole, Case Manager

RE: Case No. SPR-ADJ-25
2499, 2501, 2539, 2551 Wallace Rd NW
189 Unit Multi Family Development

FR: Steven A. Anderson, West Salem Neighborhood Association Land Use Chair

Per the proposed conditions:

- (1) Increase the maximum building setback adjacent to Wallace Road NW from 10 feet to 12 feet;*
- (2) Increase the maximum setback adjacent to La Jolla Drive NW from 10 feet to approximately 37 feet;*
- (3) Reduce building setbacks from 10 feet to 0 feet abutting internal property lines so that the buildings may cross existing internal property lines in anticipation of a future property boundary verification.*
- (4) Reduce vehicle use area setbacks from 10 feet to 0 feet abutting existing internal property lines;*
- (5) Reduce the street frontage requirement from 16 feet to 0 feet to allow development on 2501 Wallace Road NW, which is currently landlocked;*
- (6) Reduce the minimum required building frontage along Wallace Road NW from 50 percent to 0 percent.*

Regarding conditions 5 & 6 and all traffic related impacts to Wallace Road, we request that the traffic impacts to Wallace Road be specifically addressed in light of traffic as of today.. Previous WSNA filings on an earlier phase of this project raised key transportation issues. Wallace road does not meet V/C mobility standards and as such any additional traffic has impacts. We recognize that this is currently zoned multi family; however, we request that traffic impacts, connectivity from the project to adjacent streets including Wallace Road, and emergency vehicle flow be part of staff's review and analysis. If additional conditions are needed to implement those cited above, we ask that these be discussed with the WSNA further before filing of staff's report. A careful look at the landlocked lot and its inclusion here needs to be addressed as this was not part of the original zone change for this area.

Respectively,

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair