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JAN 05 2022

City of Salem Planning Division
555 Liberty Street SE, Room 305
Salem, Oregon

COMMUNITY DEVELOPMENT

January 5, 2022

Case Manager: Jamie Donaldson CD Planner II

RE: Case Number: SPR-ADJ-DR21-36
Site Location: 226 Salem Heights Ave SE
Salem, Oregon 97302

We have received the Notice of Filing for the proposal to develop 10 new apartment units (including parking for 20 vehicles) on the 0.39-acre lot at 226 Salem Heights Ave. SE.

Our previous objections concerning safety, parking and efficient flow of traffic related to this proposed development should be on file with the City Planning office. (Pamela Cole)

Letter dates to the City of Salem:

May 7, 2021

May 10, 2021

July 13, 2021 (Appeal letter)

We were notified by the Fay Wright Neighborhood Assn. of the updated Design and Site Plan of Mr. Sam Lapray. The FWNA asked for our thoughts on the plan. We have attached the letter we sent to them. Titled: Response to Revised Plan: 226 Salem Heights Ave Design/Plan Review, new application.

Our concern regarding this proposed development continues to focus on the Safe and Efficient movement of traffic along Crawford Street at the only outlet which is the intersection of Crawford/ Salem Heights. This concern led us to appeal his previous parking plan on August 11, 2021.

Mr. Lapray's original parking request was for 18 spaces. He updated that request to 19 spaces to accommodate for and ADA parking. He presently is requesting 20 spaces with his newer design.

The Findings and Decision from Hearing Officer, Mr. James K. Brewer (the SPR-ADJ-DR21-12 Appeal)

Dated August 26, 2021 states:....."Denies an adjustment to exceed the maximum of 18 (parking) spaces allowed within one—quarter mile of the Core Network by 6%".

Mr. Lapray's newest proposal of 20 vehicle parking spaces on his property not only exceeds the 6% as noted by Mr. Brewer, but now exceeds parking maximum by 11%.

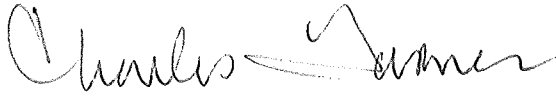
As Homeowners and Residents at 3350 Crawford St. SE for 45 ½ years, these are our concerns:

- *Dead end street; addition of 20 more vehicles decreases safety and increases congestion
- *Width of Crawford St. that abuts Lapray property is 18 feet wide
- *2 vehicles often cannot simultaneously turn in and out of Crawford St. at one time
- *Large delivery trucks, garbage and recycling trucks, emergency vehicles continue to hinder traffic flow

- *What direction will the demolished building and debris exit the property?
- *Where are construction workers and equipment going to park, in that Crawford St. has no street parking?
- *The development plan calls for individual garbage and recycle containers per unit. Where will these be placed on pick up day? 10 weekly and 20 recycle twice monthly.
- *Since there are no detour options on this one-outlet street, how will Mr. Lapray accommodate for this during excavation and construction?
- *Will Mr. Lapray make provisions for large delivery truck access to his property to prevent a traffic backlog to the outlet on Crawford?

THE ADDITION OF 20 MORE VEHICLES ENTERING AND EXITING A STREET 18 FEET IN WIDTH (CRAWFORD St. SE) CAN ONLY DECREASE SAFE AND EFFICIENT TRAFFIC MOVEMENT.

Thank you,



Charles and Lettie Turner
3350 Crawford St. SE
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503-559-3459



RECEIVED

JAN 05 2022

November 8, 2021

COMMUNITY DEVELOPMENT

Response to Revised Plan: 226 Salem Heights Ave Design and Plan Review (New Application)

From: Charles and Lettie Turner

3350 Crawford Street SE

Salem, Oregon

To: fwna.chair@gmail.com; bshelide@gmail.com; mbbaird@hotmail.com; sjhecox@msn.com

Blake Shelide

Bryant Baird

Sue Hecox

Thank you for forwarding this information for the Design and Site Plan Review (New Application) for property at 226 Salem Heights Ave. SE.

As you know we both had many objections to the previous plans for this development, and in fact appealed the parking plans. The placement of 10 driveways abutting Crawford Street has now been aborted. The new plan moves tenant parking into the center of the property with 10 garages and an additional ten parking spaces for a total 20 vehicle capacity.

With respect to Mr. Lapray's new proposed Design there are some characteristics of Crawford Street that have not changed since his last proposal and Appeal:

- A dead-end street
- Width of Crawford St. that abuts Mr. Lapray's property is 18 ft
- Crawford St. resident count is unchanged, including 70 resident vehicles
- Overflow parking and illegal parking continues to be a problem along Crawford St.
- Traffic flow at corner of Salem Heights and Crawford Street continues to be challenging
- Large delivery trucks, garbage pick-up trucks and emergency vehicles continue to hinder flow

What has changed with the new Revised Building Plan is that Mr. Lapray has gone from 10 individual driveways to one single large driveway with entrance and exit onto Crawford St and increased vehicle capacity to 20.

The FINDINGS and DECISION from the Hearings Officer, Mr. James K. Brewer (the SPR-ADJ-DR21-12 Appeal), Dated August 26, 2021 states: "..... *Denies an adjustment to exceed the maximum of 18 (parking) spaces allowed within one-quarter mile of the Core Network by 6%*".

Mr. Lapray's new proposal of 20 vehicle parking on his property not only exceeds the 6% as noted by Mr. Brewer but now exceeds parking capacity by 11%.

Additional concerns:

These questions should be answered by Mr. Lapray prior to the start of excavation of this project.

- What direction will the demolished building and debris exit the property?
- Where are construction workers and equipment going to park, in that Crawford St. has no street parking?

- The plan calls for individual garbage and recycle containers per unit. Where will they be placed on pick-up day? 10 weekly and 20 bi-weekly.
- Since there are no detour options on this one-outlet street, how will Mr. Lapray accommodate for this during excavation and construction?
- Will Mr. Lapray make provisions for large delivery truck access to his property to prevent a traffic backlog to the outlet on Crawford?

Our major concern is the SAFE AND EFFICIENT flow of all vehicle traffic. This includes the 70+ current resident vehicles, the large deliver trucks, garbage vehicles, etc.

THE ADDITION OF 20 MORE VEHICLES ENTERING AND EXITING A STREET 18 FEET WIDE (CRAWFORD STREET) CAN ONLY COMPOUND INEFFICIENT TRAFFIC MOVEMENT.

We would be less objectionable to the current parking plan at 226 Salem Heights Ave, and the vehicle count if the driveway outlet from Mr. Lapray's property was not Crawford St., but onto Salem Heights Ave. There would be a wider turning radius, better visibility, and is more in line with the property address of 226 Salem Heights Ave.

We appreciate the Neighborhood Association including us on the revised building plan.

Back in May 2021 when residents of Crawford St. were offered a Request for Comments form from the City of Salem (for the original building plan), over half of the 70 homeowners and apartment residents responded with concerns about traffic, congestion, and safety. Those concerns still exist.

Thank you,

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