

Brandon Pike

From: Richard Lee <richlee60@comcast.net>
Sent: Monday, May 2, 2022 2:54 PM
To: Brandon Pike; Glenn Baly; Robirda Lee; Jackie Leung
Subject: Comments on Land Use Changes - 5205 Battle Creek RD SE
Attachments: Land Use Change SPR-ADJ-DAP-DR22-24.pdf; Land Use Change SUB-TRV22-05.pdf

To Brandon Pike - City of Salem Planning Division

Thank you for allowing comments regarding this proposed Land Use Change. We live on Swallowtail Street and our next-door neighbor informed us about these plans (they received in the mail). We did not receive any notice, and we oppose the project as presented -- for the following reasons.

Comments on SPR-ADJ-DAP-DR22-24 (5205 Battle Creek RD SE)

1. There are 184 units planned. We understand that the project has only 162 parking spaces. We are concerned that many apartments will have more than 1 car - consequently, parking will spill out onto neighboring streets. This will cause even more traffic and safety issues along Baxter / Swallowtail - high traffic volume and speeding.
2. The streets are not wide enough to handle that much traffic volume. Currently, if I park my vehicle on the street in front of my house and my neighbor across the street also parks their vehicle on the street in front of their house - there is not enough room for two moving cars to meet on the street - one car has to wait for the other to pass through. I can't imagine what Emergency vehicles would do to maneuver through with more cars parked along the street and more traffic from over 162 cars moving through our neighborhood.
3. We are concerned these apartments are 3 and 4 stories tall - they don't fit into the Woodscape theme of a neighborhood with 1 and 2 story homes. When we purchased our home in 2007, we understood that this area could someday be mix of single-family homes, a retirement center, duplexes, single lot line condos, or maybe 2 story condos, but not huge 3 and 4 story buildings. Reducing the height to 2 floors would be an improvement.
4. The two buildings that are on the south end of the property are too close to Baxter Road. A buffer distance like what's to the west of Salal and the existing neighborhood would be better.

Comments on Tree variance SUB-TRV22-05 (5205 Battle Creek RD SE)

1. Again, in keeping with the original Woodscape theme, we prefer that no trees should be cut down. At least, we ask that you keep the existing trees that border on the south along Woodscape linear park.

In summary, 184 units is too large a project for this land -- too much density for the existing neighborhood and streets to absorb.

Thank you for considering our comments.

Richard & Robirda Lee

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