

Brandon Pike

From: heathrluck@aol.com
Sent: Monday, May 2, 2022 11:25 AM
To: Brandon Pike
Subject: Class Site 3 Plan Review SPR-ADJ-DAP-DR22-24

Hi Brandon,

We have reviewed the proposal and have the following concerns:

Over 1,900 homes are in various stages of planning or development along Battle Creek or 27th Ave. Each of these are within 1.5 miles of the Battle Creek/Kuebler intersection. There are also commercial and retail projects planned for this area. An apartment complex of this size will also add many more vehicles and traffic to this intersection. This is not the area for an apartment complex of this size or density.

Will the Kuebler/Battle Creek intersection or Kuebler/27th Ave be able to support this much traffic? Or the feeder streets? The only entrance to the I-5 is Kuebler or down to Delaney. The only main street going west is Kuebler, until Fabry is completed.

The apartment complex design designates 164 parking spaces for 184 apartments. Less than 1 parking space for each apartment. The parking areas planned are on 3 sides of the complex but not on the Salal St side. It will be necessary and/ or convenient for many occupants to use on-street parking on Salal. If Lots 2, 3 & 4 are also developed, this portion of Salal will become quite congested and noisy.

There is talk that some of the units will be low income housing. Is this true? Is that possibly why there is not a parking spot for each unit?

Another development removing several significant trees, will more significant trees be planted to replace them?

Thank you for your consideration.

Bruce & Janell Avery
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