

Bryce Bishop

From: Larry Wood <lwooda4@aol.com>
Sent: Thursday, November 3, 2022 8:31 PM
To: Bryce Bishop; glennbaly12345@gmail.com
Subject: Notice of Filing dated October 25, 2022

Mr. Bishop, Planner III, City of Salem, Planning Division
555 Liberty ST. SE
Room 305
Salem, OR 97301

Via E-mail:

1. I have reviewed the proposal: Class 3 Site Plan Review/ Class 2 Adjustment, etc.
on the Property 5205 Battle Creek Road SE, Salem OR and have the following comments:

My house abuts the subject property, and I have lived here since 1998. I understand the need for affordable housing and increased density in the Salem metro area. However, there is currently a project under way on the eastern part of this same property which will provide 184 apartment units (some for elderly and some low-income) with 164 parking space. That development should have provided for 207 off street parking spaces according to the notice of filing we received about that development. This latest proposal adds an additional 129 apartments (with no mention of elderly or low-income residents) with 43 parking spaces. The proposal says 43 is all that is required. Why do 184 units have a requirement for 207 spaces and then get a variance to get by with 164, while 129 only require 43? I guess the future residents will not have cars. Good luck with Cherriots, especially on Sundays. Plus, the nearest grocery is about over one mile away (unless you are member of Costco, in which case good luck carrying those toilet paper packages, paper towels packages, and 25-pound bags of rice home without a car.) They can't park in my neighborhood since we'll have a fence between properties.

From the plan drawing in the Notice of Filing, it appears that the corner of one of the three-story buildings in this proposal is between 40 and 50 feet from my back door and about 30 feet from my property line. This building will be nearly 40 feet high and located just outside my back door. I certainly won't have to worry about sunshine on my deck or back yard.

If you add 129 units to the 184 currently under construction on the subject property, you'll find over 300 apartments located within a quarter mile from my property. I suspect this number of new residents to my neighborhood will lead to over-crowding in our local schools. I look forward to Salem-Keizer School District's comments on this proposal, especially since there's been lots of other apartments added within the Pringle School's boundaries. I won't mention the impact on

infrastructure nor on traffic on Battle Creek, the intersection with Reed Lane and the Kubler intersection.

The proposal lists 18 significant trees will need to be removed under this proposal. The earlier construction on the eastern portion of this same piece of land removed far more than that, but it did save three large White Oaks. This latest proposal removes those trees. There are two Douglas firs behind my property, one of which is actually on the property line. The other is not even shown on any of the drawings. Is it not significant or simply just not there?

The architect's renderings of the three-story buildings in this proposal are quite similar to the appearance of the converted WWII barracks I lived in as a flight student at Vance AFB Oklahoma in 1967. I think our BOQ rooms, largely substandard in the day, were larger than these proposed apartments. I think we even had bigger windows. I am not excited to look out my back windows at these horribly ugly buildings. There is absolutely no taste in these slab-sided monstrosities.

The trash receptacles will be located at the west end of the parking spaces or about 20 feet from the property line along the west edge of this proposal. We'll get to listen to the trash, recycling, and yard debris trucks back into these lots on pick-up day. Beep, beep, beep.

I am not opposed to low-income housing, even in my backyard. I actually am enjoying watching them build the 184 currently under construction. It looks like a possible addition to our neighborhood and our city. I am opposed to 129 more units even more in my backyard, especially in ugly buildings located 40-50 feet from my back door and three stories high. There's not even a street between my property and this project, just a sidewalk with a row of little trees. It reminds me of the project houses built to house workers in the Kaiser shipyards of WWII. There was certainly more space between those units and these. I find this grossly unfair and a real imposition on my neighbors, my family and me.

I used to live in one of Mr. John Miller's apartments in Woodscape Village. If apartments like those were built behind me, I would agree without reservation. There was space, gardens, patios, windows, parking, garages, large trees, and two stories only on some units. It was a very pleasant place and a nice transition from single family homes to multi-family units. This proposal is not a pleasant transition – just an eye-sore towering over my backyard and blocking my view of the world.

Please notice I have not commented upon the effect of this proposal on my property value. I'll let the planning board consider that.

Larry Wood
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Salem OR 97306

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Bryce Bishop

From: Ed @ Marilyn Swiderski <swiderski1970@gmail.com>
Sent: Thursday, October 27, 2022 4:58 PM
To: Bryce Bishop
Subject: Public comment on proposed 129 unit multiple family residential development at 5205 Battle Creek Rd. SE, Salem OR

I have some concerns with the off street parking requirements for this project. The paperwork I received on Oct.27, 2022 shows only 74 off street parking spaces for a 129 unit development. Where are the people in the 55 units without a parking space park their cars? Doesen't SRC806.015 require at least 1 space per unit. In this paper work there is no mention of these being low income units. Even if they were, that only allows for a 25% deduction, or 97 off street spaces. Let's not be so anxious to build apartments that we create a parking nightmare for the residents.

Concern number 2- Require some electric vehicle charging stations on the property. How can apartment dwellers ever drive electric vehicles, if there is no convenient way to charge them overnight? It's time to advance from 20th century thinking, and step into today and start requiring these charging facilities in new apartment complexes.

Concern number 3- Require that all large rocks unearthed from the project be removed if not reused in landscaping. No rock crushing allowed on site.

Concern number 4- How will the excess ground water that used to flow above ground thru the project in the Winter be addressed?

Thanks Ed Swiderski 2422 Baxter Rd. SE Salem,OR 97306 503-362-3628

Case: Class 3 Site Plan Review / Class 2 Adjustment / Tree Variance / Class 2 Driveway Approach Permit / Class 1 Design Review / Tree Removal Permit Case No. SPR-ADJ-TRV-DAP-DR-TRP22-44

address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.

CASE MANAGER: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

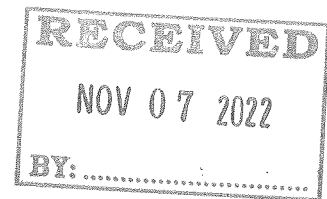
PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☒ 1. I have reviewed the proposal and have no objections to it.
☐ 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: MIKE & SARA WILKES
Address: 5278 BERKSHIRE CT. SE SALEM OR
Phone: 503-269-5743
Email: MKWILKES@GMAIL.COM
Date: 11/1/22

97306

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



Case: Class 3 Site Plan Review / Class 2 Adjustment / Tree Variance / Class 2 Driveway Approach Permit / Class 1 Design Review / Tree Removal Permit Case No. SPR-ADJ-TRV-DAP-DR-TRP22-44

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PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: We have concerns about the density of the 2 apt. complexes planned for lots 2-4 (almost 300 apts total) and the impact of traffic on Battle Creek, combining this with the numerous commercial and residential

Name/Agency: Bruce & Janell Avery
Address: 2254 Thrush Ct SE
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Email: heathrjuck@aol.com
Date: 11/2/22

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projects proposed in the vicinity of Kuebler, Battle Creek and 27th Ave.

We do appreciate the developer's plans for the row of trees that will offer a ^{sound} barrier & privacy between the apts and Woodscape single-family homes.

Bryce Bishop

From: Wendy Hamilton <scorpcprn53@gmail.com>
Sent: Sunday, November 6, 2022 8:35 AM
To: Bryce Bishop
Subject: Comments regarding Case number: ADJ-TRV-DAP-DR-TRP22-44

Good Morning Bryce,

I wish to submit comments opposing this proposed land use development case. I missed my opportunity when John Miller's recent development case was up for comments, and vowed not to miss this opportunity. My spouse and I chose to live in Salem because of the natural beauty that surrounds the entire area of this city. We moved up to this area four years ago from San Diego, CA. San Diego has developed almost every square inch of land that is available. That type of living does not lead to a healthy natural ecosystem. It is overcrowded, noisy, dirty, and if you want to experience nature you must drive for miles and miles. Salem had the advantage of nature surrounding each part of the city. John Miller's ongoing development has already sacrificed a great deal of natural reserve. Traffic has increased with the building of Costco in this area, and once John's developments are complete traffic will increase even more. We do not need another housing development to take away the last little stand of trees and wild area within this space. I know many people do not care, but the wild animals that have been displaced from John Miller's new development have brought a much greater variety of animals to our yard looking for food, shelter, and water. We share this space with other creatures, this is not just about a real estate developer's ability to make money and the City of Salem's ability to make money from their development.

Taking down another 18 plus 2 significant trees not only takes away the environment for the animals but also contributes to climate change. Trees have the ability to remove carbon from the atmosphere and increase oxygen levels for all of us. In addition, they provide shade which helps to stabilize temperatures, especially during the heat waves we just experienced this past summer. The trees that are in the proposal to be removed have been on the property for many years and they have developed large canopies as a result. Any new trees that are put in as part of the development will take decades to fill in the void that is created by the removal of these old trees.

Will there be any additional traffic lights put in to help control this increased traffic? What about infrastructure to support the families that will move into both this new development and John Miller's new development? There is one school in this small area. Will there be enough classrooms and teachers for those students?

I understand that there needs to be new housing for those moving into this area, but there also needs to be a balance between manmade structures and the natural areas that are preserved.

Wendy Hamilton
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11/6/2022