

Jamie Donaldson

From: Raphaëlle Miller <miller.raphaelle@gmail.com>
Sent: Friday, March 3, 2023 3:18 PM
To: Jamie Donaldson
Subject: Comment on Case no. SUB-UGA-SPR-ADJ-TRV-DR23-02

Follow Up Flag: Follow up
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Dear Case Manager Jamie Donaldson, Planner II, City of Salem:

I am writing to provide formal comment on the Land Use Request at property location 2100 Block of Doaks Ferry Road NW, Salem, OR 97304, Case no. SUB-UGA-SPR-ADJ-TRV-DR23-02. This is a proposed six-lot subdivision for Titan Hill Estates in conjunction with a proposed multi-family development of 436 units for Titan Hill Apartments.

I am a current resident and homeowner of Landaggard Dr NW. I strongly urge you to reconsider the portion of the proposed plan that would extend Landaggard Dr NW into the new neighborhood, "Titan Hill Estates" and "Titan Hill Apartments". There are several critical reasons why Landaggard Dr NW should remain a dead-end street/private drive, as it is now.

Opening Landaggard Dr NW up to the proposed new neighborhood, with 436 apartments, will increase both foot and car traffic considerably, which Landaggard Dr NW is not capable of accommodating. The road is narrow with no paint indicating traffic lanes. Frequently, when neighbors are coming in and out of the small drive, one will pull their car to the side and let the other pass. The lack of room to expand the road in conjunction with the certain increase of cars is a major concern.

Additionally, Landaggard Dr NW has no pedestrian sidewalks, storm gutters, or storm drains. Pedestrians currently walk on the road as immediately off the road is private property and often wet and muddy. The name of the proposed development being "Titan Hill Estates" and "Titan Hill Apartments" indicates there is clear knowledge that many families residing in this new development will have school-aged children attending West Salem High School. I expect there to be a significant increase in foot traffic, and specifically unchaperoned children and teens walking to school, on Landaggard Dr NW. This brings up a major concern for pedestrian safety with the lack of sidewalks and the already too narrow street, combined with increased car traffic.

Another serious point for consideration is the intersection of Landaggard Dr NE and Orchard Heights Rd NW. Landaggard Dr NW is directly across Orchard Heights Rd from the entrance to West Salem High School's parking lot. Students often park their cars at the entrance to Landaggard Dr NW, limiting the view and safe turning space on and off of Orchard Heights Rd NW. There is also considerable traffic before and after school and during drop off and pick up times when parents' cars line Orchard Heights Rd all the way to the top of the hill. The speed limit of Orchard Heights in this area is 45 mph. Given all of this, the intersection only has a stop sign on Landaggard Dr, with no pedestrian crosswalk, no traffic light, and no school-zone reduced speed. The challenges and safety concerns with this set up are already apparent, and with the certain increase in both foot and car traffic, I fear for the accidents that could happen. Not to mention the challenge drivers already experience trying to turn left off of Landaggard Dr onto Orchard Heights Rd during peak traffic times. At minimum, traffic jams in this pinch point would become inevitable.

In summary, the combination of the narrow road, lack of traffic paint/lines, lack of sidewalks and storm drains/gutters, and the dangerous situation of the Orchard Heights/Landaggard intersection makes the plan to open Landaggard Dr NW to through traffic impractical and dangerous. This road was never designed with through traffic in mind. If the City of Salem is unable or unwilling to address my concerns through major road, sidewalk, and intersection improvements, I

think it is in the best interest and safety of current and future area residents to leave Landaggard Dr NW as a dead-end street/private drive, as it is currently identified.

I invite and urge you to come take a walk with me on Landaggard Dr NW to see and experience these issues first-hand. I will happily find a way to accommodate your schedule.

Thank you for your consideration. Please let me know if I can provide any further information.

Sincerely,
Raphaelle Miller