



27 March 2023

**TO:** Jamie Donaldson, Case Manager  
[JDonaldson@cityofsalem.net](mailto:JDonaldson@cityofsalem.net)

**RE:** Case No. SPR-ADJ-DAP-DR23-12 for 1900 Block of Linwood Street

**FR:** Steven A. Anderson, West Salem Neighborhood Association Land Use Chair

This Class 2 Adjustment made five requests regarding a 67-unit multi-family proposed project:

1. Reduce the minimum setback abutting Linwood Street NW from 20 feet to 14 feet (SRC 514.010(b))
2. Reduce the minimum density from 15 to 14 dwelling units per acre (SRC 514.010(c))
3. Reduce the 40 percent buildable width requirement to approximately 34 percent along Orchard Heights Road NW (SRC 702.020(e)(4))
4. Increase the maximum allowed parking on site due to garages and driveways (SRC 806.015(d))
5. Reduce the minimum required width for two-way circulation from 22 feet to 20 feet for one internal drive aisle (SRC 806.035(e))

The West Salem Neighborhood Association (WSNA) finds no justification to support request #1. In fact, reducing the minimum setback abutting Linwood Street will distract from the neighborhood's look, feel, and appeal. Additionally, units here will be subject to higher traffic noise levels and exposure to pollutants, including fine particulates, from vehicle exhaust the closer they are to the street. All not supportive of a residential neighborhood. Please reject request as no reasonable foundation to exclude application of the code presented.

Request #4 for increasing maximum parking is without support. No data showing how this will increase the average daily vehicle trips (ADTs) from this site. What impacts will this have on traffic congestion downstream at the intersection of Glenn Creek and Wallace Road that currently does not meet mobility standards. A comparison of the current authorized ADTs for this site within the multi-family zone and the increase that this request will generate is needed. This is especially true given upstream multi-family development that has been permitted or proposed since this site was first zoned. There may be a need for a trip cap to be considered if this request is allowed. Until this more detailed look at traffic impacts, no factual information to evaluate and approve this request exists.

Request #5 is without factual support to justify not applying the code as is. This reduction in width will reduce the walkability of the community here. Pedestrian and bicycle safety needs need to be addressed before considering approval.

Respectively,

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair  
Cc:/ Michael Freitas, West Salem Neighborhood Association Chair