

Received At Council Meeting
Meeting Date: 11/27/23
Agenda Item: 4.5
Received by: A. Johnson
From: Jim Pavlek

To: City of Salem Council

November 27, 2023

Fr: Winslow Heights & Winslow Valley Homeowners Association

Re: Concerns with TSP proposal with punching through to Colorado Dr from Landaggard Dr as a result of the Titan Hills development

Concerns

- Per TSP's proposal for using Colorado Dr as the connector street from Landaggard Dr, the traffic flow will be routed in the opposite direction from ^{the} primary travel path! This will add over 2 miles each way, or over 4 miles for each vehicle. It makes more sense to connect Landaggard to Doaks Ferry which is only 180' away (as per ~~Option 2~~) Proposed Street B or 132' of proposed Street C
- With the addition of 436 dwellings within ^{the} proposed new apartment complex, 2 vehicles per units, and average of 2.5 trips per day, this would add 4,360 miles per day, 127,893 miles/mo, or 1,534,720 miles/yr. Note: This number could go up by an additional 5-10% when considering delivery and service vehicle traffic.
- Unnecessary fuel consumption and added carbon footprint. Assuming average of 20 MPG this equals 6,395 gallons of fuel per year, or 121,550 lbs of added carbon using undeveloped Colorado Dr as the connector street!
- If Landaggard Dr is punched through to nearby Doaks Ferry Road, which is less than 200 feet to the east, it will route traffic in direction to downtown and nearby thorough streets, such as Brush College, Wallace Road/Hwy 221, Orchard Heights, Glen Creek, Eola, Hwy 22, etc. ~~Along with close by parks, and schools.~~
- There are (4) nearby parks that would have more direct access by connecting to Doaks Ferry versus Colorado Dr: 1) Straub Nature Park 2) Brush College Park 3) WSHS Park 4) Orchard Heights Park

- There are (7) nearby ^{Schools} ~~parks~~ that would have more direct access by connecting to Doaks Ferry versus Colorado Dr: 1) Chapman Hill 2) Brush College Elementary 3) WSHS 4) Straub MS 5) Kalapuya Elem. 6) Harritt Elem. 7) Walker MS
- Colorado is not a through street and currently connects to Orchard Heights by Grice Hill Road which is outside of the Urban Growth boundary of Salem.
- Colorado Drive is not developed and to connect to Landaggard will involve cutting down many trees and vegetation, and creating a roadway that is approximately 1/3 of mile long versus the 186 ' to connect into Doaks Ferry Road. More expensive, removes animal habitat, *etc.*
- Doaks Ferry Road is designated as a "major" arterial street in the Salem TSP.
 - The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - Existing Conditions: This street has an approximate 20-to-40 foot improvement within a varied 62-to-88 foot wide right-of-way abutting the subject property
- Orchard Heights Road NW is designated as a "minor" arterial street in the Salem TSP
 - The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
- All properties along Colorado and Grice Hill Road are 5 acre ^{or} ~~or~~ greater parcels. Within Winslow Heights and Winslow Estates developments, the properties cannot be subdivided per deed records. These properties are zoned as Residential Agriculture and not Developing Residential.
- All properties within Winslow Heights and Winslow Estate developments do not have sidewalks, street lights, water, or sewer infrastructure.

- Colorado connects into Orchard Heights Road through Grice Hill Road. Grice Hill Road is currently 23' wide on average, and was *NOT* designed to support traffic flow that could result from the added Titan Hill development.
- There is a significant amount of wildlife that would be impacted with the additional traffic flow along Colorado Dr and Grice Hill Road. There are resident deer, turkeys, quail, and bobcat. In addition, bald eagles, elk, and cougar have been sighted. The wildlife habitat would be negatively impacted with connecting Landaggard Dr to Colorado Drive.
- The overall Cost, Environmental Impact, Distance, Travel Time, Carbon Footprint, and traffic impact is much less of an impact connecting Landaggard Dr to Doaks Ferry Road, rather than connecting into Colorado Dr.

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