

From: [Aaron Panko](#)
To: [Amy Johnson](#)
Subject: FW: Testimony 4.d regarding appeal for 4900 State Street
Date: Monday, April 25, 2022 7:49:29 AM
Attachments: [4900 State st comments 2922.pdf](#)

Hi Amy,

Here is another piece of late testimony for the public hearing on State Street, Agenda Item 4.d.

Thanks!

-Aaron | 503-540-2356

From: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Sent: Monday, April 25, 2022 7:39 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Fwd: Testimony 4.d regarding appeal for 4900 State Street

From: Susann Kaltwasser <susann@kaltwasser.com>
Sent: Monday, April 25, 2022 6:00:52 AM
To: citycouncil <citycouncil@cityofsalem.net>; CityRecorder <CityRecorder@cityofsalem.net>
Cc: Irma Dowd <IDowd@cityofsalem.net>
Subject: Testimony 4.d regarding appeal for 4900 State Street

Please accept the attached comment by the East Lancaster Neighborhood Association for Item #4.d relating to an appeal for property located at the 4900 Block of State Street.

The Board has since reaffirmed their support for the staff report to deny the application.

Susann Kaltwasser
ELNA co-president

EL



EAST LANCASTER NEIGHBORHOOD ASSOCIATION (ELNA)

February 9, 2022

To: Aaron Panko
From: Susann Kaltwasser, East Lancaster Neighborhood Association
RE: 4900 BLOCK OF STATE STREET - 97301

On February 3, 2022 the Board of the East Lancaster Neighborhood Association heard a presentation from Joseph Schaefer and Mark Grenz regarding the application for a CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT / CLASS 2 DRIVEWAY APPROACH PERMIT / CLASS 1 DESIGN REVIEW CASE NO. CU-SPR-ADJ-DAP-DR21-05 at the 4900 BLOCK OF STATE STREET.

The members were able to ask questions and see the drawings of the proposal. Following this presentation we had a discussion about our concerns.

By unanimous vote the Board decided that we support the staff recommendation to deny the application. We support the need for further explanation as to how this development meets city and state requirements.

In addition the members are concerned about the access way to the apartment complex via the proposed easement. They felt that the fact that the access does not have defined curbs and sidewalks, and is not separated from the adjacent commercial areas will create confusion and could create problems for both vehicles and pedestrians. We do not see what they called, 'safe islands' or pathways for children especially who might be walking to catch a bus or to go to one of the businesses. They do not want to see children on bikes or foot having to be dodging traffic as this is the only access to the main street.

Another concern is that the entrance is not directly across from the street on the west side of Greencrest. The mis-aligned of the access points create more points of conflict that could invite accidents. We see no good reason not to adjust the commercial area to a single continuous structure and to make the entrance more like an actual street with curbs and sidewalks. Access to the commercial area somewhere along that street-like entrance could be through a clearly marked separate driveway. This would be more logical and create the needed separation from residential and commercial areas.

While it is not included in this application the Board expressed several concerns about the idea of a gas station being included in this commercial area. We will be asking more questions at the appropriate time about that proposal.