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CITY OF SALEM
CITY RECORDER

November 16, 2017

City of Salem
City Recorder
555 Liberty Street SE
Salem, OR 97301

Case No: DR-SU-SPR-DAP17-05 – Class 3 Design Review/Conditional Use/Class 3 Site Plan Review/Class 2 Driveway Approach – 3010 Silverton Road NE, Salem, OR 97301

Amanda Application No: 17-112793-DR, 17-104953-ZO, 17-104954-RP

TO: Mayor Bennett, City Councilors

Please Note: Pictures are included with this document and referenced within it.

CONDITIONAL USE:

Currently, this property is zoned Commercial Retail. Lansing Neighborhood Association and NESCA partnered together to develop a joint neighborhood plan, which has been approved by the Planning Commission and is awaiting Public Hearing and approval before the City Council. In that plan, this piece of property was specifically mentioned in Chapter 5, Recommended Action A.4.6 indicating that the property be developed for small-scale neighborhood-serving retail businesses. Both neighborhoods wanted the zoning left as is.

The proposed use of this property is not compatible with surrounding property. It is located in a single-family residential area on the south and part of the west sides. Most of the homes in the area are single story residences. The proposed three-story buildings would significantly reduce the privacy for those homes on the south side of the property. Building an eight foot wall would not really help, as the second and third stories would be higher than the wall. This definitely impacts the livability of the established neighborhoods.

There will be 151 parking spaces in this apartment complex. That is seven more than the required amount for 96 units. In the general area, it is not uncommon for families to have upwards of five vehicles per household. In addition, it can be expected that some of these apartments will be shared by several unrelated people (roommates), each of which will have a vehicle. There is no on-street parking on Silverton Road or Lansing Avenue. Where will these people park their extra cars? They will find streets in the area that have available on-street parking and utilize those spaces. The residents that live on those streets will no longer have access to parking in front of their houses. This also impacts the livability of the established neighborhoods in the area.

An example of this can be seen in the picture of Hawthorne Place at Hawthorne and Hyacinth. This is a 60-unit complex completed in spring 2017. There are approximately 22 on-street parking places on the east side of the complex. As you can see, these places are filled by residents of the complex, because parking within the complex does not facilitate all the vehicles of the people living there. Prior to this complex being built, there was no one parking there.

CLASS 3 SITE PLAN REVIEW:

Development of the complex has the potential to create a very unsafe environment for many residents in the area. This complex is located approximately 1 block from an elementary school and a middle school is located down the street. There are many people who drive their children to these schools, but there are also many walkers. There are buses delivering children to both schools in addition to many vehicles and walkers. Currently, traffic backups occur in the mornings between about 7:15 and 8:15 and in the afternoons between 2:00 and 2:45 which can result in 10-15 minute delays in moving along Lansing Avenue. The morning times would probably be when a substantial number of apartment residents are trying to exit the complex creating even more of a traffic jam.

Children, and adults accompanying them, would be at risk when trying to cross the street particularly to the elementary school. Cars will block the intersections making it very difficult for people to get across the street. This occurs now and will increase with development of this complex. As you can see from the pictures, there are safety hazards already existing and adding the additional volume of vehicles created by this complex would only exacerbate the problem.

People turning left from Silverton Road onto Lansing frequently try to beat the light change now. How much worse this will be when more people will be trying to make this turn? Recently there was an accident at this intersection resulting in injuries to five people, two of which were pedestrians waiting for the light change. The one mitigating factor for this would be to make the left turn arrow on Silverton Road a 24-7 functionality rather than just during school commute hours.

Lansing Avenue is also a main route for the Fire Department located about a mile from the property. During traffic jams, it is almost impossible for a fire truck to make its way down Lansing. Cars are in both the northbound and southbound lanes in addition to school buses parked along the roadway. There is virtually no place to go to let an emergency vehicle by.

The property is located in an area with a high water table. When it rains, there is frequently standing water on the property. Lansing Park which is located about 3 blocks away floods during heavy rainstorms. Covering the property with so much impermeable surface will create a hazard for motorists, as water will have no place to go but in the streets. Even now, when there is a very heavy rain, Lansing can flood.

CLASS 2 DRIVEWAY APPROACH PERMIT:

There is only one driveway for the proposed complex. Whereas this minimizes the number of driveway approaches onto an arterial, it also creates a number of safety hazards.

The driveway does create traffic hazards particularly during school commute hours. It will be virtually impossible for apartment residents to make a left turn onto Lansing during those times. There are many children who walk to Washington Elementary School. Having this many additional cars entering Lansing during commute hours increases the likelihood of children being hit by cars and injured or even worse, killed. Because of the driveway's proximity to Washington Elementary School, it may be necessary to have an additional crossing guard at Sedona and Lansing. This is a financial impact to the school district.

People trying to turn onto Lansing from Sedona are also at increased risk of accidents because the driveway is directly across Lansing. Vehicles will be exiting the complex and Sedona at the same time. Should residents on Sedona opt not to use Lansing, but rather try to turn left onto Silverton Road, they have significantly increased their risk of an accident.

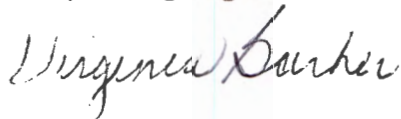
People walking on the east side of Lansing face additional risk of being hit by someone exiting the complex. This property has been undeveloped for many years and people have become used to the safety of walking down the east side of Lansing adjacent to it.

Having only one driveway for this large of a complex would seem to pose problems for emergency responders as well. If the entrance was blocked by cars trying to exit, how would the emergency vehicles be able to get through? Because of the close proximity of the buildings, time would be of the essence to keep a fire (for example) from spreading to multiple buildings and would increase the chances that lives would be lost.

CONCLUSION:

It would be preferable that this complex not be built at all. At the very least, the number of units in the proposed complex should be reduced and also restricted to two stories in height. The left turn arrow traffic signal at Silverton Road and Lansing should be changed to operate 24-7 rather than just during school commute hours. The traffic hazard with Sedona directly across from the driveway could be mitigated by allowing only a right turn onto Lansing out of the complex.

Submitted by:
Virginia Barker
3010 Starr Court NE
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Secretary-Lansing Neighborhood Association

A handwritten signature in cursive script that reads "Virginia Barker". The signature is written in dark ink and is positioned below the typed name and contact information.

HAWTHORNE PLACE - ON STREET PARKING



MORNING COMMUTE
SEVERAL BLOCK BACKUP



MORNING - SEVERAL
BLOCK BACKUP





SEVERAL
BLOCK
BACK

SEVERAL BLOCK BACKUP
DISMISSAL TIME



AFTERNOON
BACKUP BOTH DIRECTIONS
WAITING TO TURN INTO WASHINGTON SCHOOL



SEVERAL
BLOCK
LINEUP



→ DISMISSAL TIME
UNSAFE DRIVER

UNSAFE DRIVING CONDITION
CAUSED BY LENGTHY BACKUP

