

Amy Johnson

From: Claudia Vorse <claudia@prsalem.com>
Sent: Monday, April 27, 2020 9:16 AM
To: Chuck Bennett
Cc: CityRecorder
Subject: Please set aside Battle Creek Park Master Plan

Dear Mayor, City Recorder, City Counselors and all involved with the Battle Creek Park Master Plan,

First, I hope you and your families are safe and healthy.

Second, I would like to echo the concerns posted by Glenn Baly, Chair of SGNA, below. I would especially agree with point number 4, and encourage you to leave the property as is for now, and use those funds elsewhere in the City Budget if you can indeed vote to do so.

My condo, along with its full length glass sunroom, faces the park. The sunroom and it's full view of the park is the reason I purchased almost a year ago. I have been working from home since March 17th, and have witnessed hundreds of people using and enjoying the park, just as it is. Families, joggers, dog walkers, bicycle riders, wagons and strollers, even on the rainy days. I'm happy that so many find the park welcoming just as it is. It is not even the slightest bit distracting when on Zoom calls, and I pause to wave at neighbors walking by!

Please consider setting this project aside.

Thank you,

Claudia Vorse
6590 Huntington Circle SE
Salem, OR 97306
503.508.0998

----- Forwarded message -----

From: **Glenn Baly** <glennbaly12345@gmail.com>

Date: Fri, Apr 10, 2020 at 9:43 AM

Subject: Battle Creek Master Plan - City Council Meeting

As you are aware, due to the Coronavirus there will not be an opportunity for people to attend city council meetings and testify at the April 23 meeting to approve/change/or not approve the Battle Creek Park Master Plan. Because most of the park will be used for storm water detention there are some serious questions regarding the city's assessment as to what should be done regarding development up in the South Salem Hills. As well as how much water (realistically) the park's detention ponds can hold and how helpful they will be. We need everyone to send their comments on the Battle Creek Master Plan by April 21

to: Citycouncil@cityofsalem.net; crbennett@cityofsalem.net; CityRecorder@cityofsalem.net

Please try to individualize your message to the city. It will make a bigger impact. Here are some comments and questions that can be asked. Please include your own perspective on the plan and the planning process.

- 1) Is there enough detention created on Battle Creek Park based on current storm water master planning with no on-site detention of new developments? Won't the lack of storm water detention in developing areas result in overruns of proposed detention ponds on Battle Creek Park? Will more than two detention ponds be needed for this property?
- 2) Does the present design reflect a detention plan that will have enough impact on flooding for the \$6 million (price-tag) invested?
- 3) What happens to the groundwater as well as the natural spring water when the detention ponds are dug lower than known groundwater levels of 3 feet?
- 4) Shouldn't we be concerned about spending \$6 million of city funds as we move into "unexpected" times? Maybe park and funds should be put on hold until outcome of how life will be/not be post-COVID-19 pandemic.
- 5) Under the circumstances, it may be worth considering that the Battle Creek Mater Plan be put aside. City may need to reprioritize \$6 million for public safety and health and changes that are unknown at this time.

The South Gateway Neighborhood Association voted against the current park option in favor of the "Habitat Option" that would have less impact on the property and help maintain the property's storm water detention role.

We appreciate your assistance. Please pass this on to your friends and neighbors so they can comment on the Battle Creek Master Plan.

Glenn Baly

Chair

Amy Johnson

From: Diane Stout <sedona1234@earthlink.net>
Sent: Sunday, April 26, 2020 7:12 PM
To: CityRecorder; Chuck Bennett
Subject: Postpone Recommendation of Battlecreek Master Plan

Dear City Officials,

Please postpone the approval and recommendation proceeding for the Battlecreek Master Plan!

Subsequent to COVID-19 Pandemic as well as continued building developments in the area of the Battlecreek Master Plan area, whereas further study and analysis needs to be conducted for water detention, the benefits of spending \$6 million is not necessary and especially at this time. It would be foolish and highly irresponsible to spend this amount of money for this Battlecreek Master Plan Option which I do not support, when flood mitigation is the highest priority and when the city may need to fund and prioritize towards public safety and health!

Thank you for your consideration.

A long term South Salem/BCC resident.

Sincerely,

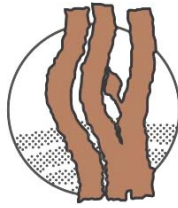
Diane Stout

Amy Johnson

From: noreply@cityofsalem.net on behalf of Francespurdy@yahoo.com
Sent: Sunday, April 26, 2020 8:17 PM
To: citycouncil
Subject: Contact City Council
Attachments: L to City Council about Park 4-26-20.docx

Your Name	Frances Purdy
Your Email	Francespurdy@yahoo.com
Your Phone	2028308438
Street	6756 Continental Cir SE
City	Salem
State	OR
Zip	97306
Message	Attached is a letter representing the testimony of BattleCreek Commons regarding the proposed regional city park, Battlecreek Park. This is the testimony that represents 160 units and families who reside to the immediate south of the proposed park. Please feel free to contact me if you have any questions or need further information, Thank you. Frances Purdy, Secretary for the BattleCreek Commons Board of Directors,

This email was generated by the dynamic web forms contact us form on 4/26/2020.



BATTLECREEK COMMONS HOMEOWNERS ASSOCIATION

1823 Lexington Circle SE Salem, Oregon 97306 (503) 362-9284

April 26, 2020

Re: Testimony for the Final Plan for Battlecreek Park

Dear City of Salem Council Members:

Following are the comments of the BattleCreek Commons Association, a Homeowners Association of 160 units and families that shares the southern boundary of the proposed Battlecreek Park.

The Planning Process, led by Park Planning Manager Patricia Farrell, has provided numerous opportunities for local and citywide residents to express preferences and offer suggestions. The current recommendation provides for a moderate level of development and does reflect the highest priority of need: water retention, flood mitigation and control.

There are still unanswered questions about the efficacy of the proposed water retention areas since much of the design was based on past rain water amounts and no further construction to impact the watershed from the west and south of the proposed Park levels. BattleCreek Commons was greatly inundated by the creek overflow and adjacent flooding of the 1990's and early 2000's. We are deeply concerned with any land improvements and development because they affect water level and flow through the four creeks flowing through Battlecreek Park and the South Salem water basin from the west and south.

There is also serious concern about the increased pedestrian and vehicular traffic because the three sides of the Park abut current homes, most of which have no buffer whatsoever between their property and the proposed Park. The Park flows seamlessly into the backyards of the homes on Doral and the 'legal' south boundary of the Park is visually inseparable from the "commons" land and sidewalk of BattleCreek Commons.

This issue is complicated by current planning, which includes a major public parking area only on the north side even though trails and a disc golf course are adjacent to this "invisible border," BattleCreek Commons is already experiencing an increase in both vehicles, pedestrians and their dogs accessing and utilizing the Park by parking on and walking through private property, even before the proposed improvements.

REQUEST/RECOMMENDATIONS

1. Approve the final actual building specifications based on current and projected rain fall, construction and water flow, rather than past rain fall and current open space to the west and south of the park.
2. Approve the final development bid plan with additional specification for

enhanced “natural features: for the physical and visual borders on substantial setbacks for the south, west and east boundaries of the park. These borders should include

- a. Wide border setbacks on or with high berms
- b. Low maintenance shrubs/bushes long the tops of the berms.
- c. Well signed public parking, away from private property and already-overcrowded streets and
- d. Signs that warn park users to use public lands to exit the park and not to leave the park by trespassing on private property.

For the BattleCreek Commons homeowners, I thank you for your attention to this testimony. We look forward to continuing to be a part of the sensitive planning and development of this positive Salem addition, Battlecreek Park.

Frances Purdy

Frances S. Purdy, Secretary of the Board of Directors,
BattleCreek Commons Association

Amy Johnson

From: Glenn Baly <glennbaly12345@gmail.com>
Sent: Sunday, April 26, 2020 3:35 PM
To: citycouncil; CityRecorder; Chuck Bennett
Cc: Bailey, Glenn
Subject: Battle Creek Park Master Plan

With present extraordinary circumstances due to the COVID-19 pandemic we feel that the City should set aside the Battle Creek Master Plan and consider shifting any related funding to relieve any economic and public health burdens on Salem citizens. The land is there for people to enjoy--and they do--money spent on a park seems like an extravagance at this time.

Lora Meisner & Glenn Baly
1347 Spyglass Court SE
Salem, OR 97306

Amy Johnson

From: LEA SPENCER <lea-chan@comcast.net>
Sent: Sunday, April 26, 2020 6:40 PM
To: CityRecorder; cbennet@cityofsalem.net
Subject: April 27th City Council meeting - Battlecreek Park Master Plan

Please enter this into the record for public comment for the April 27th City Council meeting. And please send me an email verifying it has been done.

I request the City Council vote this proposed plan down or put it on hold. The plan and process was flawed and incomplete. In addition, due to the current health crises, the City should not commit to long term projects of this scope until the crisis is resolved.

*Cost - residents asked many times about approximate costs to maintain this property. We were never given straight answers. Only vague, dismissive responses. I see the draft plan now shows approximate cost of \$6M to implement. Regardless of when or where the City of Salem expects to get funding, residents deserve an open, thorough dialogue about costs. Especially, since the city was operating in the red before this health crises. In addition, Salem has a reputation of not allocating adequate resources to maintain it's parks. It would be wasteful to move forward with this plan until concerns about costs and priorities are addressed.

*Flood mitigation - the property was purchased primarily for flood mitigation. The surveys that were conducted stated the #1 driver should be flood mitigation. This plan does not do that. It is secondary and it exacerbates the problem of flooding. At a presentation by the Stormwater Planning group in October 2019 to the South Gateway Neighborhood Assoc. residents asked, with development since January 2012 and in future plans, what will happen if there is another flood event. The response was "We don't know. We suggest you get flood insurance." Not reassuring! If you can get flood insurance, it is expensive, has high deductibles and has caps on what it pays. So, the consequence is homes and businesses would be under insured. A comprehensive stormwater plan needs to be completed and integrated into any plan, before this park is developed.

*Safety and security of residents and businesses - in addition to the impact on wildlife, which will not return if the park is developed as planned, there has already been a negative impact on the surrounding neighborhoods due to traffic, litter, trespassing and property crimes. In addition, a number of people are using it as an off leash park and owners are not picking up their dog's waste. Having more "eyes on the park" will not address this. This plan will exacerbate this problem, as well.

*Options - there was never a discussion about options. A few people want recreation at the cost of many. The latest information I have shows Salem has 48 parks, not counting undeveloped parks. The city just purchased 17 acres on Rees Hill Rd. Why not use an existing park to add recreation facilities? Or use the new acreage on Rees Hill Rd? It is important to note that there are dozens of disc golf courses in and around Salem they can and do utilize. Homes and businesses don't have the option of moving to another location or forgoing using their property, during inclement weather. Other options should be investigated thoroughly before moving forward.

*Communication - I heard from many people that they did not know anything about this process until well into the open houses and surveys. They learned about it by word of mouth. In addition, I

reviewed minutes for most of 2019 for the neighborhood associations in Salem and found only a few references to information about this plan. I don't believe there was a good faith effort to encourage public engagement and get information out that gave residents the full picture of the plan. The City needs to revisit this. In addition to details about cost, residents deserve the opportunity to be allowed to weigh in on the priority and use of this park before it is developed.

In closing, please review Figure 3.4 of your master plan report. It shows the park in December 2015. It is labeled during a flood. However, I have lived near the park nearly 17 years and have seen the park flood like this during normal rainy spells. What do you think it will look like with the development proposed here? And if you or someone in your circle wanted to live or locate their business around the park - or downstream - would you hesitate to recommend it? Think about that before you vote.

Please vote no on this plan. Set it aside until the health crises is resolved. City Council, and all residents, deserve full details about cost, flood mitigation and options and have opportunities for a more thorough a dialogue.