

Whom it may concern at City of Salem Planning Commission;

My name is Jason Miranda and I am the primary homeowner at 2017 Audubon Ave. SE in the Pringle Creek Community here in Salem representing me and my family. I am an applicant in support of the appeal to case number FRPA21-01 otherwise known as the "Pringle Creek Refinement Plan". As a homeowner in this area with a family including my daughter, parents, girlfriend and her 2 children, I do not support the efforts of SI to modify the use of my neighborhood as described in their proposal.

The density increase would adversely effect quality of life and property values within the neighborhood in several ways. If you have spent any amount of time in the area it is plainly apparent that even with the originally planned density, there will not be sufficient room for even 1-2 vehicles per unit. The neighborhood is only partially developed and there is already full street parking in most of the areas from existing residents. Were the city to approve these massive density increases it would become a parking nightmare here immediately with residents not being able to park at their own homes.

Additionally, the neighborhood was intended to be a sustainable green coop of single family homes with open areas and views of the surrounding nature where families could grow crops in the greenhouses and enjoy the bounty of the natural beauty of the historic area. Adding multi-level apartment buildings with no parking garage or parking lots (something for which is not in the plan nor would there be room for anyways) does not align with that vision or the intent of the neighborhood. It is worth noting that there are significant amounts of new construction apartments just one neighborhood away that were planned appropriately with adequate parking and supporting infrastructure. Pringle Creek was NOT planned in this way and the proposal goes against the existing planning and infrastructure for the community and would utterly wreck the traffic, parking, and usability of the neighborhood amenities which were built for a specific number of residents.

It has been my observation the city has not been monitoring what's going on here as closely as they should. Making sure the developers are following the rules and enforcing those rules seems to have been near non-existent. This proposal should have never gotten to the stage it's in because the amendment does not comply with original approval conditions or comply with the written intent. Further I am also concerned that an approval of this proposal will mean that even more of the trees and nature that were intended to be preserved for the residents will be done away with and killed in support of overfilling the area so the developers can line their pockets because of the current real estate market.

In summary, this proposal goes against the spirit of what this community was planned for and what people here have invested in. Parking will already be a challenge without changes and if you were to approve it would be an absolute unmanageable mess. There is no way the land here can support that many people – its just not big enough in physical space nor are the streets wide enough to absorb it as street parking. Removal of our trees and preserved nature to support more dwellings that wont fit in the first place just doesn't make logical sense. If the community had planned for this it would be fine, but that's not how the streets and infrastructure were developed. Please do not approve this proposal and keep the existing plan in place as it was originally intended.

Sincerely,

Jason Miranda, Lena Miranda, Rick Miranda, Debra Miranda, Dana Frenchko, Owen Gay, and Henry Gay

Residents of 2017 and 2019 (ADU) Audubon Ave. SE – Pringle Creek Community, Salem Oregon

Shelby Guizar

From: Allison McKenzie <allisonmckenzie1021@gmail.com>
Sent: Tuesday, August 10, 2021 3:13 PM
To: Bryce Bishop
Cc: geoffreyjames@comcast.net; Shelby Guizar
Subject: Written Testimony- Fairview Refinement Plan Minor Amendment Case no. FRPA21-01

Dear Salem Planning Commission members,

I am an applicant to this appeal and wish to express that I do not support the proposed density increase that the developer has requested.

The applicant (Sustainable Investments) has failed to comply with the original refinement plan conditions of approval. The proposed amendment allows a large number of businesses and housing with no off street parking. The streets here at Pringle Creek Community are purposely narrow to encourage low and slow traffic flow. The large number of cars who will be forced to park on the street impedes emergency vehicle access and disrupts the natural beauty that is the vision for this community.

I am also concerned about the majestic old growth oak, cedar and fir trees that must be preserved but are in danger of removal.

Thank you for your consideration.

Respectfully submitted,

Allison McKenzie
1861 Cousteau Loop SE
Salem Or 97302