

ATTACHMENT F

Received by
City of Coburg
APR 02 2020

April 2, 2020

To whom it may concern,

Below, please find our urgent concerns regarding the Wiechert plan, preceded by corresponding excerpts from the Jones narrative responses.

p. 16: 3,4,5

"3. Encourage efficient use of land resources, full utilization of urban services, and transportation options. 4. Promote the public health, safety and general welfare through orderly and efficient urbanization. 5. Provide adequate light and air, prevent overcrowding of land, and provide for adequate transportation, water supply, sewage, fire protection, pollution control, surface water management, and protection against natural hazards"

We feel strongly that the plan for only two collector streets does not encourage efficient use of transportation options. A substantial increase of through-traffic in a currently quiet residential neighborhood will degrade the quality of life for current residents. (3), The plan does not promote the safety and general welfare through efficient urbanization: E. Locust St. is heavily used by pedestrians and bikers, and the increase in auto traffic will be dangerous. This is currently a street without sidewalks. (4). The plan does not provide adequate transportation. The existing roads currently serve very few residents. The plan will vastly increase the traffic, changing the character of our neighborhood dramatically and negatively. The plan is simply not adequate. The proximity of Skinner to Coburg Rd. makes it inevitable that Skinner become the main thoroughfare to the new development. The planned access through Coleman requires a longer route through the neighborhood, with a couple of stop signs. These conditions will discourage use of Coleman, as opposed to the Locust/ Skinner route. (5)

It is imperative that plans to dramatically increase traffic include traffic-speed mitigation. We suggest 15 mph to be reasonable given the increasing number of children in our neighborhood. Residents of effected neighborhoods should have input in advance of further development.

p.17: B

"b. Potential street right-of-way alignments to serve future development of the property and connect to adjacent properties, including existing or planned rights- of-way"

The alignment of planned streets does not serve future development, based on existing rights of way. Additional feeder streets are needed (Van Duyn, and Macy Streets are most likely candidates, especially in view of future developments). What is the legal status of the city having vacating these streets? The developer's plan includes stub streets to hook up to further future development. Perhaps this development of parcel 1 should be postponed until such time as the urban growth boundary is increased to include the parcel 2, allowing the

development to be accessed through N. Willamette St. This would distribute the traffic load more evenly throughout the residential core area.

p.22: 5

5) Proposal contributes to the orderly development of the City's area transportation network of roads, bikeways, and pedestrian facilities, and allows for continuation and expansion of existing public access easements within or adjacent to the subdivision.

The plan of using only two collectors does not contribute to an orderly expansion of existing public access adjacent to the subdivision. Routing 39 households, averaging at least two cars/ household/ day through our neighborhood is not an orderly development. The city park is a major pedestrian facility. Traffic speed and numbers around the city park and including E. Locust have been steadily increasing as commuters avoid the heavy congestion on Willamette St. The addition of a potential 80 or 90 cars per day will surely exacerbate this, degrading the safety and utility of an important city asset.

**Thank you for your consideration,
Martin Weissbarth
Analee Fuentes**

The image shows two handwritten signatures in blue ink. The top signature is for Martin Weissbarth, and the bottom signature is for Analee Fuentes. Both signatures are written in a cursive, flowing style.