

Bryan Colbourne - Re: 918 Riverbend Rd NW

From: Julie Warncke
To: samantha montgomery
Date: 9/27/2016 9:42 AM
Subject: Re: 918 Riverbend Rd NW
CC: Daniel.L.FRICKE@odot.state.or.us; bernard.mark@co.polk.or.us
Attachments: SalemRiverCrossing_PA.pdf

Rich,

It might be easiest to discuss this in person, but I will try to explain the process in this email. Let me know if you would be interested in meeting. There are two separate, but related, processes underway - the Environmental Impact Statement (EIS) process and the Land Use Approvals. I'll discuss each separately below.

1. The EIS process is being done to comply with the National Environmental Policy Act (NEPA), and is led by the Federal Highway Administration, together with the Oregon Department of Transportation (ODOT) and the City of Salem. The EIS process tries to balance many issues, including impacts to residences and businesses, encroachment into the floodway, transportation benefit, impacts to historic resources, and more. Additionally, because engineering design has not been done at this planning stage, the EIS tries to assume worst case scenario in terms of impacts to properties. So, when the project advances to design, there would be efforts made to minimize impacts that could result in either no impact or a property only impact to your property (not displacement). Preliminary engineering will be done before right-of-way acquisition begins. At that time, the right-of-way specialists would contact individual property owners to negotiate purchase (at market value) and offer relocation assistance if appropriate. For Marine Drive, acquisition would likely be done through the City of Salem - however the City's process would be similar to what is described in the ODOT Right-of-way brochures (which are attached to the Right-of-way Technical Report). The Final EIS will be published in mid-2017 and will be available for public review at that time. The overall project website is www.salemrivercrossing.org.

2. The immediate action being proposed by the City of Salem and Polk County relates to land use approvals to support the recommended Preferred Alternative. This includes amending the Salem Transportation System Plan (TSP) to add the Preferred Alternative, amending the Urban Growth Boundary (UGB), and taking an exception to Statewide Planning Goal 15 (Willamette River Greenway). For the northern section of Marine Drive, the TSP amendment includes putting a circle at the intersection of Marine Drive and Riverbend Road Salem TSP. I am attaching a figure that points out the proposed amendments to the Salem TSP. The UGB amendment is needed because a road intended to serve urban transportation (Marine Drive) is not permitted in the Polk County Exclusive Farm Use (EFU) zone. These land use actions are being considered at a special joint public hearing on October 12th at 6PM at the Salem Center 50+.

The schedule for moving into design, right-of-way acquisition, and construction will depend on availability of funding. At this point, the City only has funding for a relatively short section of Marine Drive between Glen Creek Road and Cameo Street. It will likely be several years before funding is identified, at which point design could begin, including looking at modifications to the assumed footprint for Marine Drive.

This is a complex process and I would be happy to discuss it with you further. I am also copying on this email the ODOT Project Manager for the EIS process (Dan Fricke) and the Polk County Planner who is involved in the Polk County land use actions (Mark Bernard).

- Julie

>>> On 9/26/2016 at 6:40 PM, in message <BY2PR16MB02003ABECF84DE60FF965D1597CC0@BY2PR16MB0200.namprd16.prod.outlook.com>, samantha montgomery <sammontgomery4@hotmail.com> wrote:

Julie,

The building of a large round-about involving our front yard and field seems entirely unnecessary and cruel. The round-about could simply be moved 50 feet to the east completely avoiding our property all together. There is lots of empty space and no one lives there since it is an empty field. Also, Glen Creek would not have to be disturbed and damaged. Using the other side of Riverbend Rd. for the widening would protect me as a home owner. The other side of the road is just a rental and a temporary nursery. The owner of that house doesn't live there. Why inconvenience my family, when you could inconvenience a renter instead? Putting Marine Drive right through the center of a newer apartment complex near my home makes no sense and is a danger to children as well. The road could simply go behind that complex and towards the field bordering my property. This should not involve any extra cost and road wouldn't be so unnecessarily curved.

We just put on an expensive roof last week and are right in the middle of upgrading and renovating our home. We had no idea the city of Salem was planning on trying to take our home and property. Our impression was that Salem might take the far eastern edge of our property. I urge you to have a heart and reconsider how Marine Drive will be built. My wife and kids were devastated when they heard the news today. What is the time frame we are talking about with this road so that I may prepare to fight it? My property is not truly needed for the "public good" here in my opinion.

Rich Montgomery

From: Julie Warncke <JWARNCKE@cityofsalem.net>
Sent: Monday, September 26, 2016 12:08 PM
To: samantha montgomery
Subject: Re: 918 Riverbend Rd NW

Mr. Montgomery,

Your property would be impacted by the connection of Marine Drive to River Bend Road - which is anticipated to be with a round-about. Based on the conceptual design, the Right-of-way specialists anticipate that your property would need to be acquired for the project. The Right-of-way Technical Report is available on the project web page (<http://www.cityofsalem.net/CA16-04>), including an overview of the Preferred Alternative and appendices that discuss the Oregon Department of Transportation's Land Acquisition Program and Relocation Assistance Program.

07755852600014235 style="OVERFLOW: auto; MARGIN-BOTTOM: 20px; WIDTH: 100%; TEXT-INDENT: 0px">

2237718592560396 style="OVERFLOW: auto; BORDER-TOP: rgb(200,200,200) 1px dotted; WIDTH: 90%; BORDER-BOTTOM: rgb(200,200,200) 1px dotted; POSITION: relative; PADDING-BOTTOM: 20px; PADDING-TOP: 20px; MARGIN-TOP: 20px; BACKGROUND-COLOR: rgb(255,255,255)" cellSpacing=0>

7542266661391028 style="VERTICAL-ALIGN: top; POSITION: relative; PADDING-BOTTOM: 0px; PADDING-TOP: 0px; PADDING-LEFT: 0px; DISPLAY: table-cell; PADDING-RIGHT: 0px" colSpan=2>
 17891975357430212 style='FONT-SIZE: 21px; FONT-FAMILY: wf_segoe-ui_light, "Segoe UI Light", "Segoe WP Light", "Segoe UI", "Segoe WP", Tahoma, Arial, sans-serif; FONT-WEIGHT: normal; COLOR: rgb(0,120,215); LINE-HEIGHT: 21px; TOP: 0px'>Home [cityofsalem.net]

10502633518389093 style='FONT-SIZE: 14px; FONT-FAMILY: wf_segoe-ui_normal, "Segoe UI", "Segoe WP", Tahoma, Arial, sans-serif; FONT-WEIGHT: normal; COLOR: rgb(102,102,102); MARGIN: 10px 0px 16px; LINE-HEIGHT: 14px'>www.cityofsalem.net
08407593051335338 style='OVERFLOW: hidden; FONT-SIZE: 14px; FONT-FAMILY: wf_segoe-ui_normal, "Segoe UI", "Segoe WP", Tahoma, Arial, sans-serif; FONT-WEIGHT: normal; COLOR: rgb(102,102,102); DISPLAY: block; LINE-HEIGHT: 20px; MAX-HEIGHT: 100px'>Salem River Crossing Land Use Application Case Number CA16-04. The Salem River Crossing refers to the environmental planning process that the City of Salem has been ...

Regarding road design, it will need to be elevated out of the floodplain. There will be sidewalks on Marine Drive and connecting to River Bend Road. Marine Drive will not extend north of River Bend Road. The location of the road was designed to minimize intrusion into the floodplain and to areas currently outside the Urban Growth Boundary.

Regards,
Julie

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>>> On 9/25/2016 at 10:24 AM, in message
<BY2PR16MB02009DEE27686AE1D71E308397CA0@BY2PR16MB0200.namprd16.prod.outlook.com>,
samantha montgomery <sammontgomery4@hotmail.com> wrote:

Julie,

I would like to know how Marine Drive will effect my property at 918 River Bend Rd. I have a 4.71 acre property on both sides of Glen Creek. It looks like the road will be along the edge of my property. Can you explain how close the road will be? Glen creek that flows through my field floods pretty bad at times during the year. Will the road have to raised up high? Will there be sidewalks? Will the road continue to Brush College or will a ton of traffic be dumped onto River Bend Rd. Will River Bend Rd get sidewalks? Why can't the road come across the nursery more, rather than be so close to my property?

Thanks,
Rich Montgomery

