

Dana Nichols

From: Duane Lindsay <dlindsay56@icloud.com> on behalf of Duane Lindsay
Sent: Wednesday, June 16, 2021 4:34 PM
To: planning@cityofbandon.org
Subject: Seabird Apartments

Traffic Study: Looking at the traffic study I noticed an error. The sight distance turning left may need to be greater than shown because the speed on Highway 101 is 45mph not 35mph and just immediately right of the intersection, it is 55mph. The city has a sign there that is very nice but in my opinion is already an obstruction for a clear site.

Parking: They say there are 84 spaces plus 4 handicap. The drawing shows 74 total. They have no other options for parking since there is no street parking anywhere near the project. It also seems like 4 handicap units isn't many for a 48 unit complex.

Easement on the east side: This is shown as a beautiful lawn with trees when the easement is for getting heavy equipment back to the drainage pond (for Hwy 101) for maintenance. Their building is on the easement line.

Up against the wetland: On the southwest corner of the project is shows a dog park but on another drawing it shows the same area as a drainage basin.

Sidewalks: There are no sidewalks near this project.

We all know about the housing shortage but that doesn't mean we should let any project go forward. I don't think this property can support this many units given the back quarter being wetlands and unusable. It doesn't appear much thought went into the project design before submitting it. These are market rate housing so they expect market rate rent. I know they can do better.