

RECEIVED

APR 15 2022

CITY OF MANZANITA

April 12, 2022

City of Manzanita Planning Commission
167 South 5th Street
Manzanita, OR 97130

Dear Planning Commission members:

I am writing regarding the planned unit development Manzanita Lofts. I was unable to attend the public hearing on March 21, 2022 but watched the video. I appreciated the discussion that took place that evening and now the opportunity to comment on the proposed development.

As a resident of Classic Street Cottages, I have daily exposure throughout all the seasons, with the area of the proposed development. I experience it as a neighbor, driver and walker. It is because of this background that I urge the Commission to vote against the development. My reasons fall into three broad categories:

Infrastructure issues

- A. The current four way intersection of Classic and Dorcas Streets is one of the most awkward I've ever seen. It is poorly planned to handle the ever increasing traffic from old and new housing developments to the south and the heavily used state park. To add another development that would need an entrance and exit onto Dorcas, adding a minimum of 34 more cars, will just make a bad situation worse.
- B. Neither Classic Street or Dorcas are built to handle existing traffic let alone more. Both streets are a minimum width with no striping to designate vehicle lanes, inadequate speed limit signs, no shoulders for safe walking, and no designated bike lanes. Both streets have limited ability to be widened due to steep drop offs bordering the golf course. Additionally part of Classic Street to the south of the intersection is already showing signs of slumping on the roadway closest to the steep cliff on the east side of the proposed new development.

Density Issues

- A. The developer repeatedly referenced Coast Cabins (6 units) and the San Dune Inn (14 units) as inspiration or in support of his development. At a total of 34 units, The Manzanita Lofts has more units than both of those two businesses combined, in a much more problematic location and on much more challenging property.

Community Issues

- A. There continues to be friction in Manzanita and other cities between tourism/commerce and community/livability. Right now Manzanita is suffering from rapid development infilling formerly open lots and sprawling into outlying areas once forested wildlife corridors. Increased pressure from tourism is upending the small town quality of life. Once narrow but walkable streets such as Dorcas and Classic are becoming dangerous for walkers, bikers and drivers alike. Drivers used to city driving speed on Classic and Dorcas and walkers accustomed to sidewalks walk on both sides of the street making it hard for a single car to pass let alone opposing vehicles.
- B. Fire pits. What can I say? Tourists love them, neighbors hate them. On days when the wind is from the north, we can smell the fire at Coast Cabin. Fire pits in the Loft Development would get us on the other days when the wind is from the west.

Thank you for your service and commitment to this community process.

Sincerely,
Patti Walker, 758 Dorcas Lane, Manzanita OR

