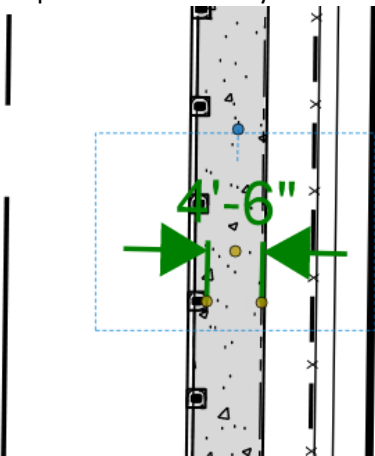


Jamie Donaldson

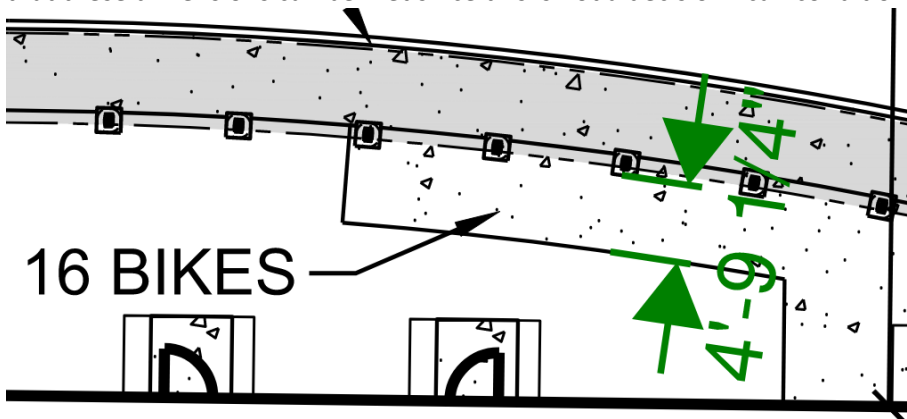
From: Jamie Donaldson
Sent: Wednesday, February 14, 2024 12:12 PM
To: Jordan (Jordan@opendental.com)
Subject: 3365 Marietta Modification
Attachments: RE: 22-119636: Open Dental Building H - Sidewalk Canopies

Hi Jordan,

I'm reviewing the modification submitted for the development at 3365 Marietta St SE, and there was a previous conversation I had with Nick about an issue with the sidewalk covers and the width of the pedestrian path. It does not appear that the issue was addressed with the materials submitted for all sidewalks, as the plans show the post on the west path and allow only about 4 ½ feet in those places.



Please see the attached correspondence with Nick about how the posts for the canopy would have to be located off the walkway, or the walkway widened to accommodate their installation and still provide the minimum five-foot width. In addition, please show the bike parking on the plans submitted to ensure that the posts do not also affect the required bike parking dimensions. Please be aware that there is a minimum 6-foot dimension for each bike rack to accommodate a bike along its length. It appears there is room to expand the bike parking area, but the plans will need to demonstrate that these dimensions can be met since this is not a decision I can condition.



Finally, please upload a signed copy of the application, and the design/cross sections of the sidewalk covers to demonstrate the height of the sidewalk cover, and to further illustrate the width of the sidewalk. Please let me know if you have any questions.

Your application, which is incomplete, will be deemed complete upon receipt of one of the following:

(1) All of the missing information.

(2) Some of the missing information and written notice from you (the applicant) that no other information will be provided.

(3) Written notice from you (the applicant) that none of the missing information will be provided.

You have 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void.

Thank you,

Jamie Donaldson

Planner III

City of Salem | Community Planning and Development Department | Planning

555 Liberty St SE, RM 305

Salem, OR 97301

JDonaldson@cityofsalem.net | 503-540-2328

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Jamie Donaldson

From: Jamie Donaldson
Sent: Monday, November 27, 2023 4:05 PM
To: Nick Wallace
Subject: RE: 22-119636: Open Dental Building H - Sidewalk Canopies

Hi Nick,

Thank you for your patience on this as I was looking more into it, and due to the holiday. We don't typically see covered walkways, so I had to ask around, but the consensus is that it would be allowed so long as the required pedestrian walkway maintains the minimum five feet required. As proposed, it appears there is only about 4'5" left of the pedestrian path for walking. This would mean the posts for the canopy would have to be located off the walkway, or the walkway widened to accommodate their installation and still provide the minimum five-foot width.

Because this would be an addition of an accessory structure and requires review of the pedestrian walkways to meet standards, a site plan review would be required; however, the proposal, if revised to meet the minimum five-foot width, appears to meet the criteria for a modification under [SRC 220.010\(d\)\(1\)](#) rather than a new site plan review.

Please let me know if you have any other questions.

Jamie Donaldson

Planner III

City of Salem | Community Development Department

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Due to limited staffing, the Planner's Desk has temporary hours: 10-4 Monday-Friday

Questions on Zoning and Sign Permits can be submitted by email to Planning@cityofsalem.net

From: Nick Wallace <nwallace@carlsonveit.com>
Sent: Thursday, November 16, 2023 10:00 AM
To: Jamie Donaldson <JDonaldson@cityofsalem.net>
Subject: 22-119636: Open Dental Building H - Sidewalk Canopies

Hi Jamie,

Jordan Sparks is wanting to add canopies over the private sidewalks on this project, see attached for the desired scope and a preliminary design for this. I have confirmed that this will need a building permit, and so I'm assuming it will also need to go through site plan review. Would this be a modification to the existing SPR? What's the process for this?

Give me a call if you have any questions.

Thanks,

Nick Wallace
Carlson Veit Junge Architects
503.390.0281