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April 1st, 2024

Community Planning and Development Department
555 Liberty St SE, Room 305
Salem, OR 97301
503-540-2309

RE:

Address: 4450 Commercial St SE 130 STE, Salem, OR 97302
Permit #24 105129 00 PLN

Planning Review Comment:

The addition of new paved area triggers the sitewide landscaping standard which requires the two tax lots which are under common ownership (tax lot 083W10DA / 1302 and 1300) to meet 15 percent landscaping to type A landscaping standards per SRC chapter 807. The applicant can choose to meet the standard or apply for an adjustment. An adjustment is likely to be approved if the site is brought closer to the 15 percent landscaping.

Response:

We are requesting to apply/modify our application for an adjustment.

Construction of tax lot 083W10DA / 1302 and 1300 were completed in 1982, assumed to be prior to SRC chapter 807 landscaping standards. Since this is an older construction, the existing landscaping area already did not meet 15% landscaping standards (existing landscaping area = 9.11% of total tax lot area) even before the new addition of egress ramp.

The proposed egress ramp will be removing only approximately 0.22% of the landscaping area (total landscaping area proposed = $9.11\% - 0.22\% = 8.89\%$ of total tax lot area). Please see Site Plan drawings uploaded for more information.

Please advise us on what adjustments we need to make to satisfy this requirement as we are already starting with less than 15% landscaping area to begin with. We are mostly doing interior upfit for this project with addition of ramp, therefore landscaping changes to the tax lots would fall out of our scope, and we would need to coordinate with property owner to satisfy adjustments proposed by the Planning department.

Please let us know if you have any questions or require additional information.



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Thank you,

Jonathan Soedhijanto
Program Associate
RGLA Solutions, Inc.
5100 River Road, Suite 125
Schiller Park, IL 60176
847.916.2756