

**Cascadia Planning + Development Services**

P.O. Box 1920

Silverton, OR 97381

(503) 804-1089

steve@cascadiapd.com

**MEMO****DATE:** June 27, 2024**TO:** Aaron Panko  
Community Development Planning Division  
City of Salem**FROM:** Steve Kay  
Cascadia Planning + Development Services**RE:** Amended Materials for Land Use Application  
2561 Center Street NE  
23-123424-PLN

The following narrative summarizes the applicant's request to amend the previously submitted materials for Case File 23-123424-PLN. After discussing parking and the proposed Tree Variance for the Giant Sequoia (Tree 3602) with members of Northeast Neighbors (NEN) and reviewing the public comments that were received, the applicant has made the decision to address the neighbors' concerns by amending the site plan. The applicant is withdrawing the variance request for the Giant Sequoia. A Tree Variance request remains for proposed impacts to the Blue Atlas Cedar (Tree 4098) and the Hornbeam (Tree 2429).

The attached site plan illustrates that pedestrian pathways in the vicinity of the Giant Sequoia have been rerouted to avoid impacts to the critical root zone. The applicant has also revised the site plan to eliminate 11 vehicle parking spaces and a bike shelter within the critical root zone. With these changes, the impacts to the critical root zone of the Giant Sequoia meets the maximum 30% disturbance standard. The attached arborist report confirms that a Tree Variance is no longer needed for the Giant Sequoia based on the current site plan. The report states that the project arborist will still be on-site to guide excavation for grading and paving within the critical root zone of the Blue Atlas Cedar and the Hornbeam.

With the reduction in parking spaces, a total of 197 spaces are provided, which equates to 1.64 spaces per dwelling unit. The site plan indicates that the 28 space bike shelter has been relocated to the northeast corner of the parking lot so that a total of 120 bicycle spaces are still provided with the project. The revised plan illustrates that the northern segment of the shared pedestrian and bicycle path has moved to the east side of Medical Center Drive to reduce impacts to the Giant Sequoia. Finally, the updated plan has moved the trash enclosure to the north end of the parking area to permit the realignment of the shared pedestrian and bicycle path.

As required, the revised materials have been submitted to the City's PAC Portal. Please let me know if you have any questions or need additional information for your review.