



Public Works Department

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August 12, 2020

Brandie Dalton, Land Use Planner
Multi-Tech Engineering Services, Inc.
1155 13th Street SE
Salem, Oregon 97302

Delivered by email to:
bdalton@mtengineering.net

**SUBJECT: Public Works Recommendations
Pre-App No. 20-44 (20-107608)
5871 Liberty Road S
Townhome Subdivision and 66-unit Multi-family Development**

Dear Ms. Dalton:

Below are the Public Works Department's comments in regard to the pre-application submittal referenced above.

PROPOSAL

A pre-application conference to discuss a townhome subdivision and development of a 66-unit multi-family apartment complex, for property approximately 15.8 acres in size, zoned RM-II (Multiple Family Residential), and located at 5871 Liberty Road S - 97306 (Marion County Assessors Map and Tax Lot Number: 083W16C / 00600).

SUMMARY OF FINDINGS

1. Development on the property is subject to previous land use decision CPC-ZC19-03. This decision includes requirements to construct multiple traffic signals and street connections in the vicinity of the subject property. Proportionality of the required improvements shall be determined at the time of Site Plan Review pursuant to *Salem Revised Code* (SRC) Chapter 220.
2. Convey land for dedication to equal a half-width right-of-way of up to 48 feet on the development side of Liberty Road S. The proposed development is subject to a special setback equal to 48 feet from centerline of Liberty Road S.
3. Construct a half-street improvement along the frontage of Liberty Road S to interim Minor Arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC Chapter 803. Pursuant to SRC 205.010(d)(5), the applicant may be required to extend the street improvement approximately 300 feet to the north, connecting to the existing sidewalk along Liberty Road S, and providing continuous pedestrian access from Davis Road S to Mildred Lane S.

**Transportation and Utility
Operations**

1410 20th Street SE / Building 2
Salem OR 97302-1209
Phone 503-588-6063
Fax 503-588-6480

Parks Operations

1460 20th Street SE / Building 14
Salem OR 97302-1209
Phone 503-588-6336
Fax 503-588-6305

**Willow Lake Water Pollution
Control Facility**

5915 Windsor Island Road N
Keizer OR 97303-6179
Phone 503-588-6380
Fax 503-588-6387

4. Comply with the conditions of CPC-ZC19-03 as summarized below;
 - a. Construct traffic signals at the intersections of Liberty Road S at Davis Road S, and Liberty Road S at Mildred Lane SE.
 - b. Construct multiple street connections to adjacent properties to provide connectivity pursuant to SRC 803.035(a).
5. The applicant's site plan shows a street connection toward the northwest that will need to encroach into a small adjacent parcel. The applicant shall coordinate with Public Works staff to ensure that the street alignment facilitates orderly development in the area.
6. Pursuant to SRC 200.010(c), an Urban Growth Area Development permit shall be required because the subject property is located outside the Urban Service Area. An Urban Growth Area permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of SRC Chapter 200. Anticipated Urban Growth Area requirements are as follows:
 - a. As a condition of development in the S-3 water service level, the applicant shall be required to either construct Skyline #2 S-3 reservoir, or connect to the existing S-3 water system as a temporary facility through completion of a temporary facilities access agreement at the time of development pursuant to SRC 200.080(a). The specifying payment of a temporary access fee shall be determined at the time of UG Preliminary Declaration.
 - b. As a condition of development in the S-4 water service level, the applicant shall be required to:
 - i. Either construct Skyline #2 S-3 reservoir or connect to the existing S-3 water system as a temporary facility through completion of a temporary facilities access agreement at the time of development pursuant to SRC 200.080(a). The specifying payment of a temporary access fee shall be determined at the time of UG Preliminary Declaration; and
 - ii. Construct an S-4 water main from the existing S-4 water system located west of the subject property and acquire right-of-way or easements through adjacent properties.
7. The development proposal meets the definition of a large project as defined in SRC 70.005; therefore, the applicant shall provide a storm drainage system that provides treatment and flow control as required by *Public Works Design Standards* (PWDS). The tentative plan application shall include findings that demonstrate how the proposed development will comply with PWDS Appendix 4E related to green stormwater infrastructure. Also, the multi-family development proposal meets the definition of a large project as defined in SRC 70.005; therefore, the applicant shall provide a storm drainage system that provides treatment and flow control as required by PWDS.

8. City records show the proposed development may be a moderate landslide hazard risk. The applicant has two options for submitting information as part of the subdivision application:
 - a. Submit a geological assessment from a certified engineering geologist; or
 - b. Submit findings from a qualified professional engineer, architect, or surveyor that ground slopes and geological map information demonstrate a low landslide hazard risk per SRC Chapter 810.

FACTS AND FINDINGS

Urban Growth Area Development Permit

The subject property is located outside of the Urban Service Area. A UGA permit may be required subject to the type of development. A UGA permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of SRC Chapter 200. Anticipated Urban Growth Area requirements are as follows:

- a. As a condition of development in the S-3 water service level, the applicant shall be required to either construct Skyline #2 S-3 reservoir or connect to the existing S-3 water system as a temporary facility through completion of a temporary facilities access agreement at the time of development pursuant to SRC 200.080(a). The specifying payment of a temporary access fee shall be determined at the time of UG Preliminary Declaration.
- b. As a condition of development in the S-4 water service level, the applicant shall be required to:
 - i. Either construct Skyline #2 S-3 reservoir or connect to the existing S-3 water system as a temporary facility through completion of a temporary facilities access agreement at the time of development pursuant to SRC 200.080(a). The specifying payment of a temporary access fee shall be determined at the time of UG Preliminary Declaration; and
 - ii. Construct an S-4 water main from the existing S-4 water system located west of the subject property and acquire right-of-way or easements through adjacent properties.

Water

1. Existing Conditions

- a. The subject property is located within the S-3 and S-4 water service levels.
- b. A 12-inch S-3 water main is located in Liberty Road S. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

- c. There are 8-inch S-3 mains located in Joynak Street S at the northern boundary, and in Eagle Dance Street S and Big Mountain Avenue S along the southern boundary of the subject property.
 - d. Construction of Skyline #2 S-3 Reservoir is needed to provide adequate reservoir capacity in the area pursuant to the *Water System Master Plan*. Champion Hill S-3 Reservoir can be used as a temporary facility until construction of Skyline #2 S-3 Reservoir.
2. Water meters shall be placed along the right-of-way of streets adjacent to the subject property (PWDS Water 5.9(b)).
3. At the time of development, the subject property shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the *Water Distribution Design Standards*.

Sanitary Sewer

1. Existing Conditions
 - a. An 8-inch sewer main is located in Joynak Street S.
 - b. An 8-inch sewer main is located in Eagle Dance Street S.
 - c. An 8-inch sewer line is located in Liberty Road S. The sewer main is approximately 10 feet deep.
 - d. The nearest adequate linking facility appears to be an existing 8-inch sewer main in Liberty Road S.
2. Every building shall have an independent connection with a public or private collection system (SRC 73.065).
3. At the time of development, the subject property shall be linked to adequate facilities as identified in the *Salem Wastewater Management Master Plan* by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The sewer main in Liberty Road S is adequate to serve the proposed development, except for a small low area in the northerly portion of the property that may have topographic constraints. The applicant stated during the pre-application conference that the low area will likely be filled to provide gravity sewer service to Liberty Road S.

Storm Drainage

1. Existing Conditions
 - a. A 12-inch storm main is located in Eagle Dance Street S.

- b. A 12-inch storm main is located in Big Mountain Avenue S.
 - c. A 10-inch storm main is located in Joynak Street S.
2. At the time of development, the applicant shall be required to design and construct a storm drainage system for areas of new and replaced impervious surfaces. The tentative plan application shall include findings that demonstrate how the proposed development will comply with PWDS Appendix 4E related to green stormwater infrastructure. Also, the multi-family development proposal meets the definition of a large project as defined in SRC 70.005; therefore, the applicant shall provide a storm drainage system that provides treatment and flow control as required by PWDS, by one of three means:
- a. Runoff from the new and replaced impervious surfaces flows into one or more locations that have been set aside for installation of Green Stormwater Infrastructure (GSI) and the locations have a total area of at least ten percent of the total new plus replaced impervious surface area; or
 - b. GSI is used to mitigate the impacts of stormwater runoff from at least 80 percent, but less than 100 percent, of the total new plus replaced impervious surfaces; or
 - c. Under a design exception from the City Engineer, GSI is used to mitigate the impacts of stormwater runoff from less than 80 percent of the total new plus replaced impervious surfaces and the factor(s) limiting implementation (SRC 71.095).
4. The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities, which are necessary to connect to such existing drainage facilities. The nearest available public storm system appears to be located in Liberty Road S, which is subject to a Wallace Ridge Reimbursement District fee. A small low area in the northerly portion of the property may not be servable from Liberty Road S because of topographic constraints. The applicant stated during the pre-application conference that the low area will likely be filled to provide stormwater service to Liberty Road S.

Parks

The subject property is served by Bryan Johnston Park, a developed park approximately 1,500 feet southeast of the subject property, and Secor Park, an undeveloped park site approximately 1,500 feet northwest of the subject property.

Environmental Pretreatment

The applicant is advised to contact Matt Butcher, Environmental Compliance Specialist, at 503-588-6063 for more information regarding possible pretreatment requirements.

Natural Resources

1. For projects greater than one acre, a National Pollutant Discharge Elimination System (NPDES) permit from the Oregon Department of Environmental Quality is required for all construction activities that disturb one acre or more. Proof of a valid permit must be submitted at the time of plans submission. City construction permits will not be issued without a valid NPDES permit. City permits will not be issued without a valid NPDES erosion control plan approval letter or written certification by the applicant that a permit is not required for this project.
2. City records show there are category 2 landslide hazard areas mapped on the site. A subdivision is assigned 3 activity points, for a total of 5 activity points, indicating a moderate landslide risk per SRC Chapter 810. The applicant has two options for submitting information as part of the subdivision application:
 - a. Submit a geological assessment from a licensed engineering geologist; or
 - b. Submit findings from a qualified professional engineer, architect, or surveyor that ground slopes and geological map information demonstrate a low landslide hazard risk per SRC Chapter 810. If the assessment indicates landslide hazards on the site, the Building Official shall specify the requirements of a high landslide risk assessment.
3. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.
4. According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas.

Traffic

Development on the property is subject to previous land use decision CPC-ZC19-03. This decision includes requirements to construct multiple traffic signals and street connections in the vicinity of the subject property. Proportionality of the required improvements shall be determined at the time of Site Plan Review pursuant to SRC Chapter 220.

Trip Generation Estimate—The City Traffic Engineer will determine through a Trip Generation Estimate the number of new vehicle trips this development will generate. Requirements for street improvements, traffic impact analysis, and right-of-way dedication are often based on the findings of the Trip Generation Estimate.

Traffic Impact Analysis—As a requirement of development, the applicant may be required to provide a Traffic Impact Analysis (TIA) to identify the impacts of this proposed development on the public transportation system in the area, and construct any necessary mitigation measures identified in that report (SRC 803.015). City Traffic Engineering staff will determine the need for a TIA based on the development proposed for the site, and review and approve the TIA for conformance with City Standards.

Streets

1. Liberty Road S

- a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 50-foot improvement within an 80-foot-wide right-of-way abutting the subject property.
 - c. Right-of-Way—The applicant shall convey land for dedication to equal a half-width right-of-way of up to 48 feet on the development side (SRC 803.025) based on a rational nexus calculation.
 - d. Special Setback—The proposed development is subject to a special setback equal to 48 feet from centerline of Liberty Road S.
 - e. Improvements— Along the extent of required improvements for Liberty Road S, the applicant shall construct a half-street improvement to interim Minor Arterial street standards as specified in the City Street Design Standards, consistent with the provisions of SRC 200.055.
2. Access control—The proposed driveway approaches to the multi-family development will be subject to the Class 2 Driveway Approach requirements described in SRC Chapter 804.
 3. Vision clearance—Requirements shall be observed at all street and driveway intersections as provided for in SRC Chapter 805.
 4. Connectivity—At the time of development, the applicant shall be required to comply with the City Street Design Standards for connectivity (SRC 803.035(a)). Connectivity requirements are specified in CPC-ZC19-03.
 5. Sidewalk—Pursuant to SRC 78.180(a), the applicant shall construct sidewalk and replace non-conforming portions of existing sidewalk along abutting streets in conformance with the provisions of SRC Chapter 78 and PWDS. Pursuant to SRC 205.010(d)(5), the applicant may be required to extend the street improvement approximately 300 feet to the north, connecting to the existing sidewalk along Liberty Road S, and providing continuous pedestrian access from Davis Road S to Mildred Lane S.
 6. Street Trees—Pursuant to SRC 86.015(e), any person undertaking development adjacent to public streets shall provide street trees to the maximum extent feasible in accordance with the standards and specifications set forth in this chapter and applicable administrative rules.

General Comments

1. All development activity will require building and/or construction permits in accordance with the SRC, the PWDS, and *Standard Construction Specifications*. Permits will not be issued by the City of Salem Permit Application Center until all construction plans have been approved by the Public Works Department.
2. All utilities and roadway facilities shall be designed and constructed to meet the requirements of the City of Salem PWDS and *Standard Construction Specifications*.
3. The applicant shall be required to obtain a clearing and grading permit prior to conducting any clearing and grading operations on parcels within the city limits (SRC 82.030).

Sincerely,



Glenn Davis, PE, CFM
Chief Development Engineer

Prepared by: Jennifer Scott, Program Manager

cc: File