## BRAND

## **Incomplete Application Response**

24-103231-PLN | 2110 Strong Road SE

This letter shall serve as the applicant's response to an incomplete application notice received on March 9, 2024. This response is organized by item in the same order as the incomplete letter.

Item 1: Application Form

**Applicant's Response:** The team is uploading a revised application form. The ownership has changed to an LLC and in anticipation of the city requesting all ownership signatures, the team is collecting those and will upload them. This item is resolved.

Item 2: Homeowners' Association Name & Contact Information

**Applicant's Response:** The HOA was included in the email notice to the Neighborhood Association. The email indicating who was notified was submitted on 2/2/2024 and included Bryan Cavaness and Ian Meyer who are representatives of the HOA. This item is resolved.

Item 3: Written Statement

**Applicant's Response:** A written statement has been submitted for review. This item is resolved.

Item 4: Geologic Assessment

**Applicant's Response:** A Geotechnical report dated May 17, 2024, has been submitted. This item is resolved.

Item 5: Retaining Wall Heights

**Applicant's Response:** This item will be provided in detail at building permit. The plans to demonstrate fall protection will be included where required.

Item 6: Building Elevation Drawings

Item 7: Trash Enclosure Details

**Applicant's Response:** Trash enclosure details will be provided at the time of building permit application submittal. The decision can be conditioned for development to meet the standards. This item is resolved.

Item 8: Additional Class 2 Adjustments Required

**Applicant's Response:** Adjustments have been added and addressed in the narrative. This item is resolved.

Item 9: Transit Improvements

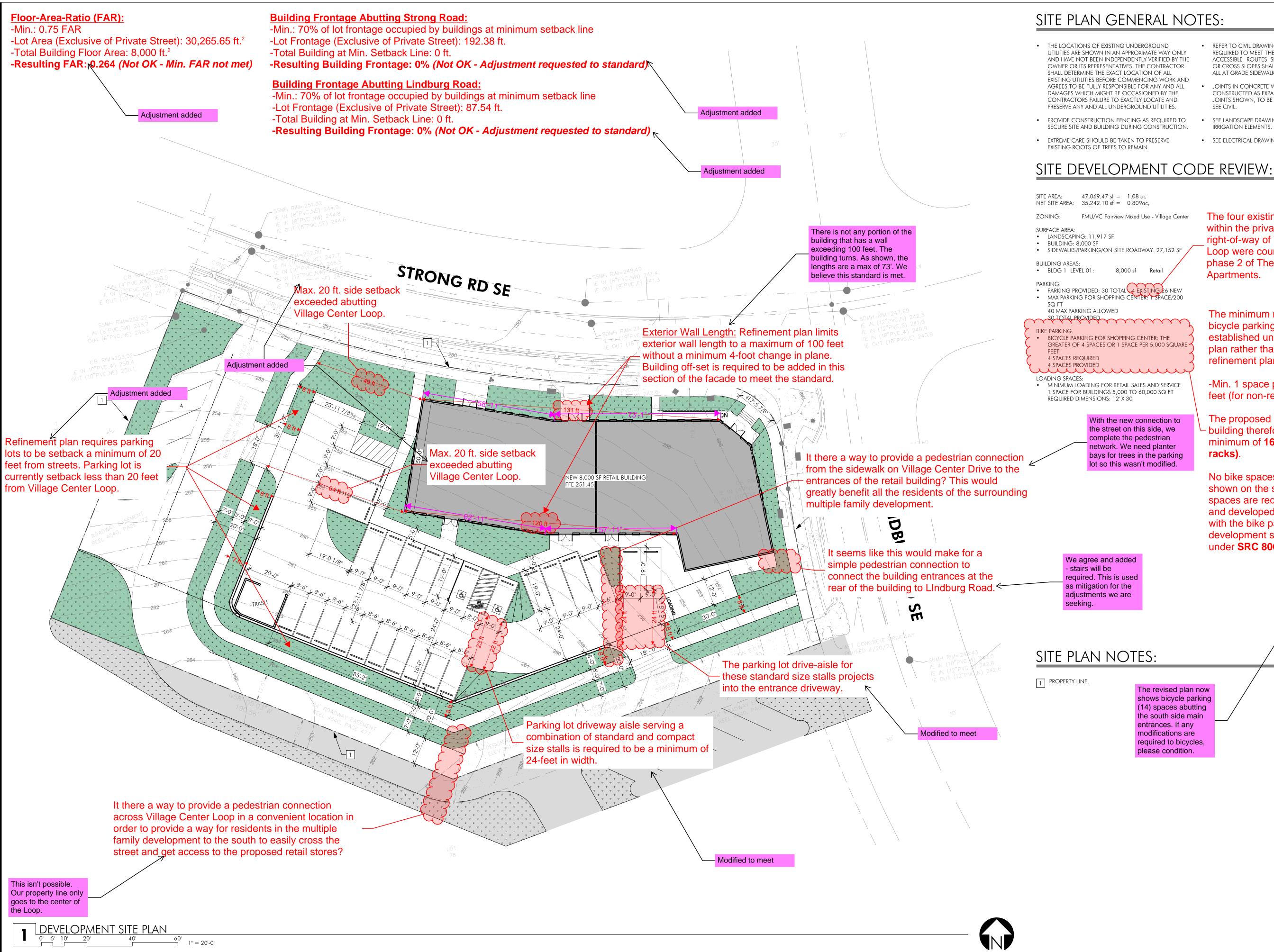
**Applicant's Response:** The applicant has revised plans to meet the requirements for transit. Additional details will be provided at the time of building permit application. This item is resolved.

Item 10: Aeronautical Evaluation Required

**Applicant's Response:** The applicant has included responses to the airport overlay chapter within the narrative. The proposed building is shorter than buildings and vegetation in the immediate vicinity. Once land use approval is granted, the applicant will submit any aeronautical evaluations required. The decision can be conditioned to require this. This item is resolved.

Item 11: Additional Comments on Plans

**Applicant's Response:** The applicant has provided responses to comments received on the plans. This item is resolved.



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- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS,
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

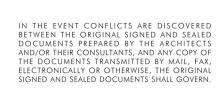
The four existing spaces located within the private street right-of-way of Village Center Loop were counted as spaces for phase 2 of The Grove

The minimum number of required bicycle parking spaces are established under the refinement plan rather than SRC 806. The refinement plan requires:

-Min. 1 space per 500 square feet (for non-residential).

The proposed 8,000 square-foot - building therefore requires a minimum of 16 spaces (8

No bike spaces are currently shown on the site plan. The bike spaces are required to be located and developed in conformance with the bike parking development standards included under SRC 806.060.



STUDIO

ARCHITECTURE

INCORPORATED

275 COURT ST. NE

SALEM, OR 97301-3442 P: 503.390.6500 www.studio3architecture.com

PROJECT # DATE: REVISIONS

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