

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 2 Willamette Greenway Permit / Subdivision Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment / Class 2 Driveway Approach Permit, Case No. WGP-SUB-SPR-ADJ-DAP24-01

AMANDA NO.: 24-106451-PLN

PROJECT ADDRESS: 1100 to 1400 Block of Front St NE, Salem OR 97301

HEARD BY: Hearings Officer

SUMMARY: An application for the proposed redevelopment of the former Truitt Brothers cannery site as a mixed-use neighborhood consisting of three, six-story, mixed-use buildings; a proposed food hall building, winery building, and general-purpose market space building; on-site surface parking; and pedestrian access throughout the site and along the Willamette River.

REQUEST: A consolidated application for the proposed redevelopment of the former Truitt Brothers cannery site as a mixed-use neighborhood consisting of three, six-story, mixed-use buildings with a total of 382 dwelling units, ground floor commercial tenant space, second-story outdoor community open space and amenities, and ground floor and basement parking; a proposed food hall building, winery building, and general-purpose market space building; on-site surface parking; and pedestrian access throughout the site and along the Willamette River.

The application includes:

- 1) A Class 2 Willamette Greenway Development Permit and Class 3 Site Plan review for the proposed development;
- 2) A Subdivision Tentative Plan to divide the property into six lots ranging in size from approximately 36,455 square feet to approximately 210,858 square feet;
- 3) A Class 1 Adjustment to:
 - a) Increase the maximum allowed building height of proposed Buildings 1, 2, and 3 from 70 feet to 74 feet (SRC 536.015(d));
 - b) Reduce the minimum required amount of ground floor windows on building facades along the riverfront from 65 percent to approximately 60 percent for Building 1, 56 percent for Building 2, and 52 percent for Building 3 (SRC 536.015(g)); and
 - c) Reduce the driveway spacing between the proposed driveway approaches at the Gaines Street Entrance and the Market Street Entrance to less than the minimum required 370 feet (SRC 804.035(d));
- 4) A Class 2 Adjustment to:
 - a) Eliminate the minimum required 5-foot landscape setback for parking and vehicle use areas abutting interior property lines (SRC 536.015(c));
 - b) Eliminate the minimum required 5-foot landscape setback for parking garages abutting interior property lines (SRC 806.035(c)(5));
 - c) Reduce the minimum required percentage of off-street parking spaces designated for carpool or vanpool parking from 5 percent to 0 percent (SRC 806.015(c));
 - d) Allow two of the proposed off-street loading spaces within the development to be located within a driveway (SRC 806.080);
 - e) Deviate from solid waste receptacle and compactor placement standards by reducing the minimum required separation of trash receptacles and compactors from adjacent walls and reduce the minimum required pad area extending from the rear of the receptacles and compactors (SRC 800.055(b)&(c));
 - f) Deviate from solid waste service area standards by reducing the minimum required vehicle operation area and turning radius dimensional requirements for the solid waste service area of the proposed Food Hall building (SRC 800.055(f));
 - g) Reduce the driveway spacing between the proposed driveway approaches at the Belmont Alley and the Market Street Entrance to less than the minimum required 370 feet (SRC 804.035(d));
 - h) Allow an alternative vision clearance area standard, pursuant to SRC 805.015, for the proposed driveway approach at the Market Street Entrance (SRC 805.015); and
 - i) Allow an alternative vision clearance area standard, pursuant to SRC 805.015, for the proposed driveway approach at the Belmont Alley (SRC 805.015);
- 5) A Class 2 Driveway Approach Permit for the three proposed driveway approaches serving the development onto Front Street NE; and
- 6) An alternative street standard, pursuant to SRC 803.065, for Front Street NE to allow an increased block length, a reduced half-width right-of-way, an alternative cross section, and elimination of the required Public Utility Easement (PUE).

The subject property totals approximately 13.66 acres in size, is zoned MU-R (Mixed-Use Riverfront) and partially within the Willamette Greenway Overlay Zone, and located in the 1100 to 1400 Blocks of Front Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22AB00300, 073W22AB00600, and 073W22AB00900).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Tuesday, September 17, 2024, will be considered in the staff report. Comments received after this date will be provided to the review body. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- 1. We have reviewed the proposal and have no comments.
- 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

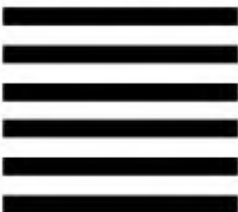
Phone No.: _____

Date: _____

IMPORTANT: IF YOU MAIL YOUR COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

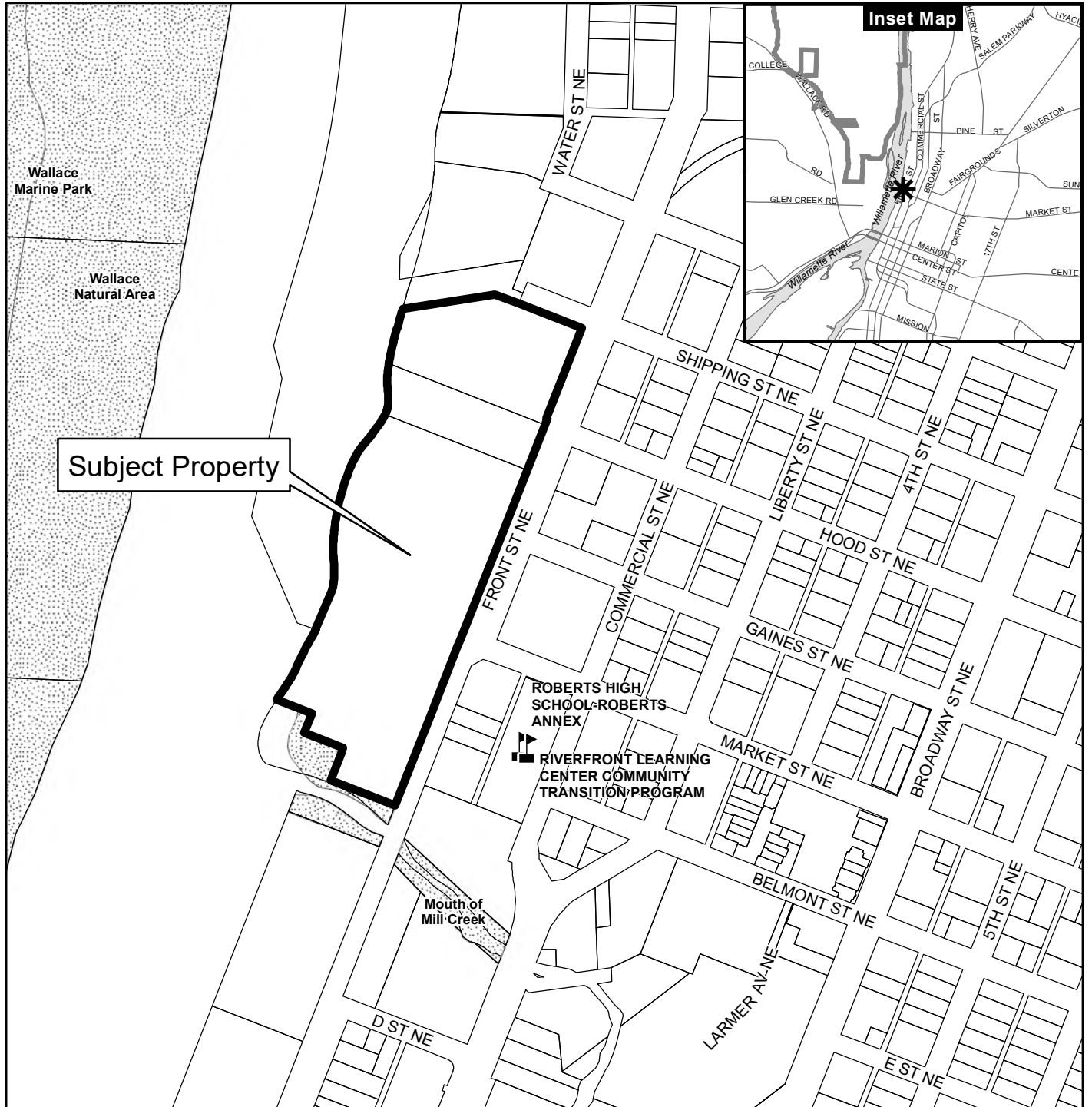
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

1100 to 1400 Blocks of Front Street NE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



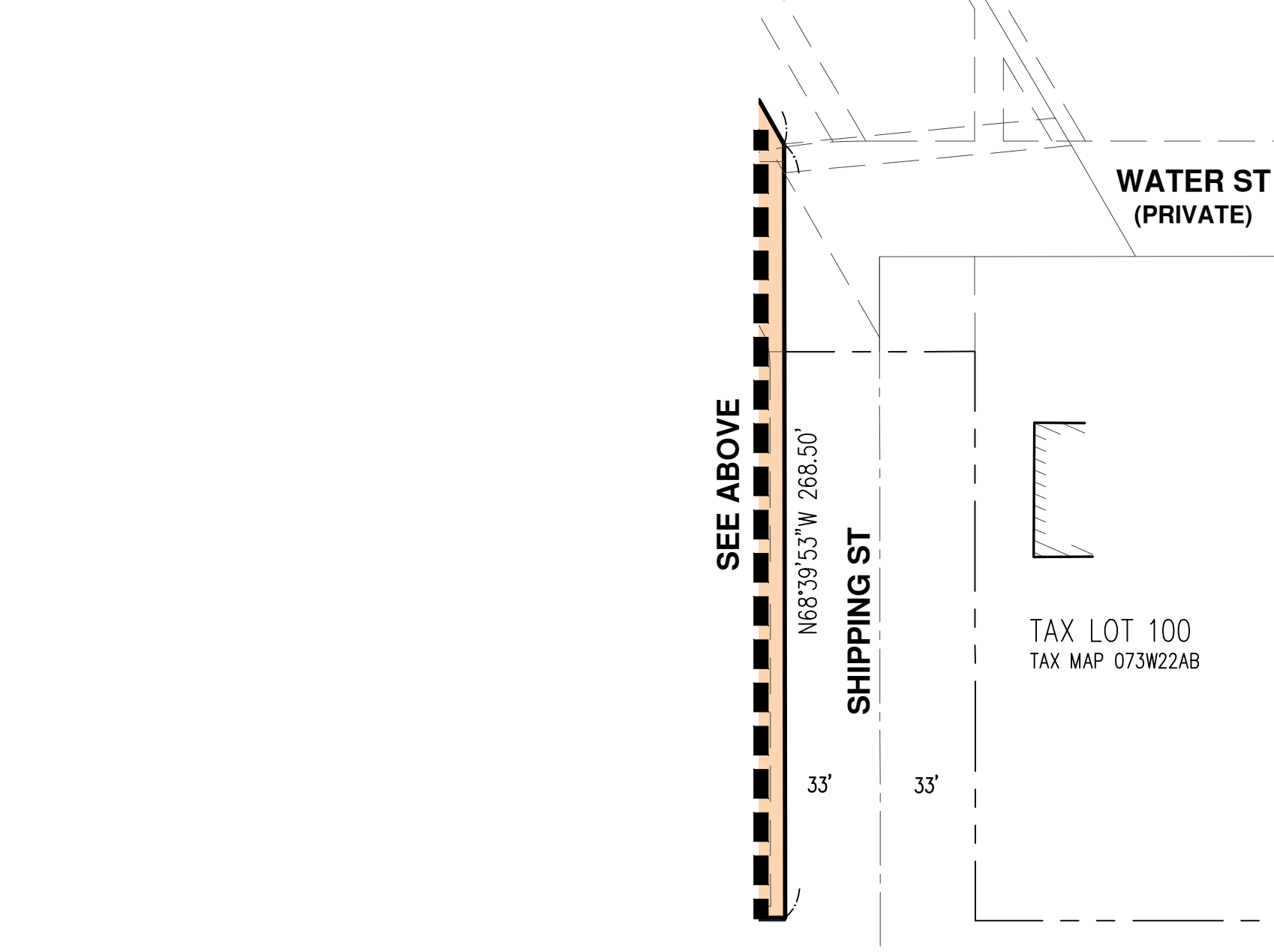
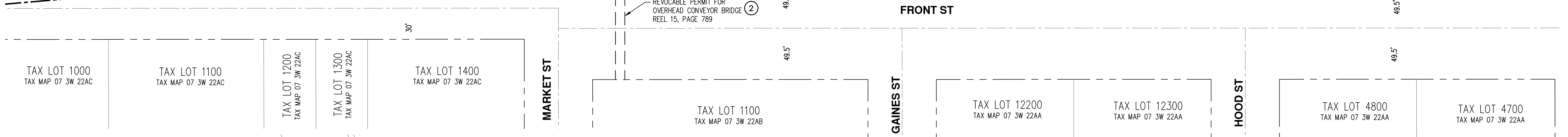
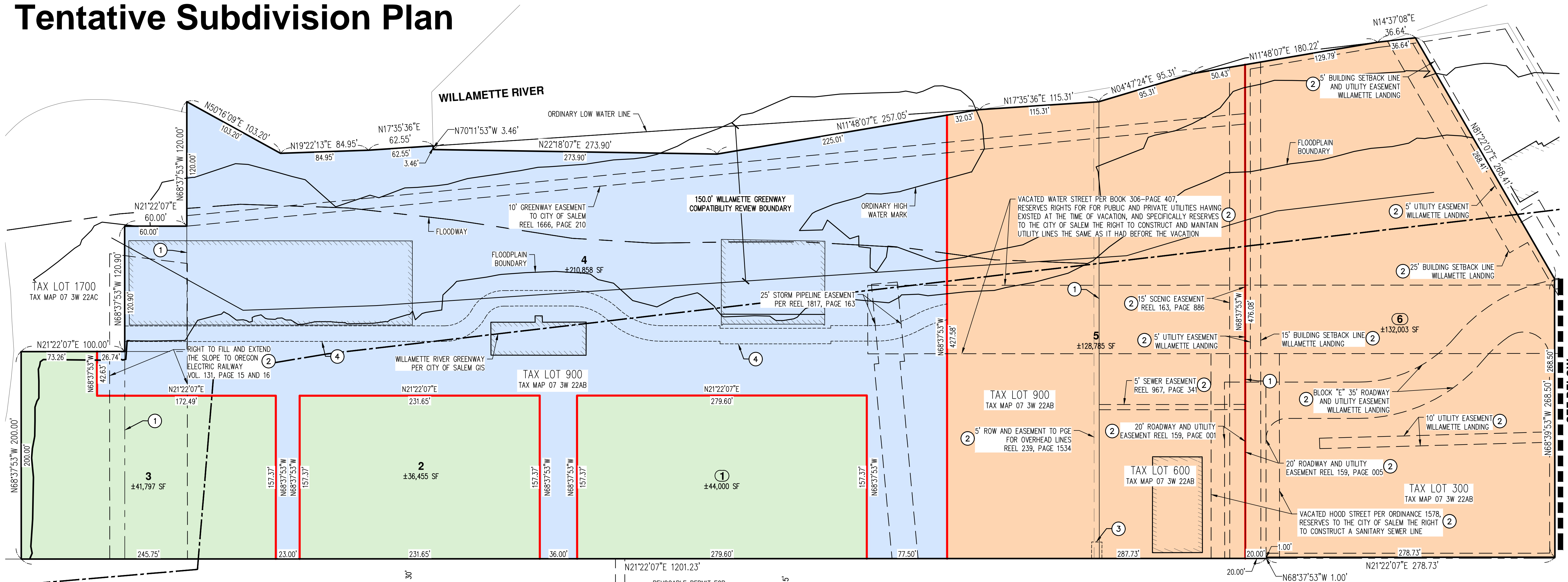
0 100 200 400 Feet



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Tentative Subdivision Plan

FUND



KEYED NOTES: (#)

- EXISTING TAX LOT LINE TO BE REMOVED.
- EXISTING EASEMENT OR ROW TO BE QUITCLAIMED/VACATED.
- PROPOSED EASEMENT FOR EXISTING POWER POLE BETWEEN HOOD AND GAINES STREETS, SEE PLAN VIEW.
- 15' WILLAMETTE RIVER GREENWAY PATH EASEMENT DEDICATION. FINAL CONFIGURATION TO BE DETERMINED AT TIME OF BUILDING PERMITS.

EASEMENT NOTES

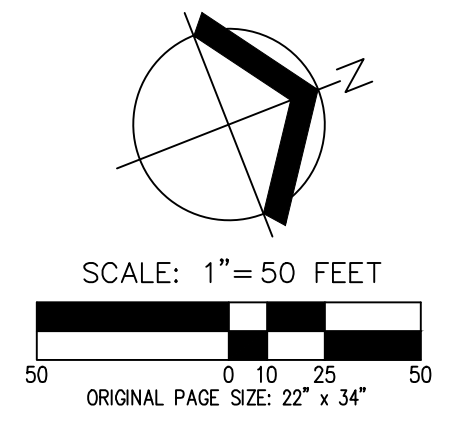
- CROSS ACCESS, DRAINAGE AND UTILITY EASEMENTS AMONG ALL PARCELS TO BE RECORDED PRIOR TO FINAL PLAT.
- ADDITIONAL EASEMENTS ARE REQUIRED FOR UTILITY IMPROVEMENTS. REFER TO UTILITY PLAN.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW PLANNED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

LEGEND

- FUTURE DEVELOPMENT PARCEL [Orange Box]
- MIXED-USE BUILDING PARCEL [Green Box]
- ADAPTIVE REUSE BUILDINGS PARCEL (COMMERCIAL) [Blue Box]

NOTE: THIS SHEET IS PRINTED WITH COLOR



AKS
 ENGINEERING & FORESTRY, LLC
 3700 RIVER RD N, STE 1
 KEIZER, OR 97003
 503.400.6028
 WWW.AKS-ENG.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

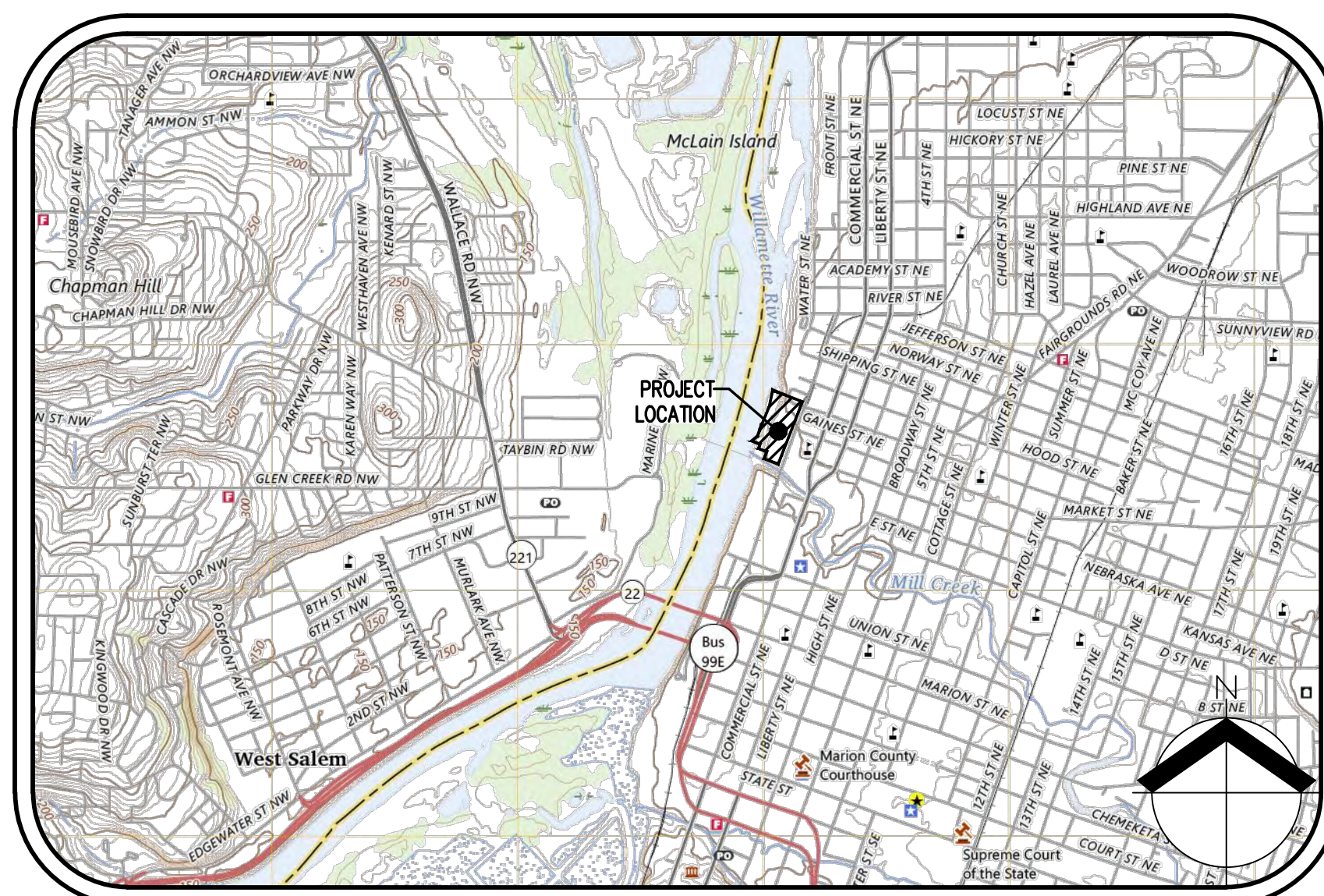
PROPERTY DESCRIPTION
 TAX MAP 07.3W.22AB
 TAX LOTS 300, 600, 900
 CONTRACT PURCHASER:
 FUND
 15017 THOMAS RD,
 CHARLOTTE, NC 28278

TENTATIVE PLAT
 THE CANNERY
 FUND
 SALEM, OREGON

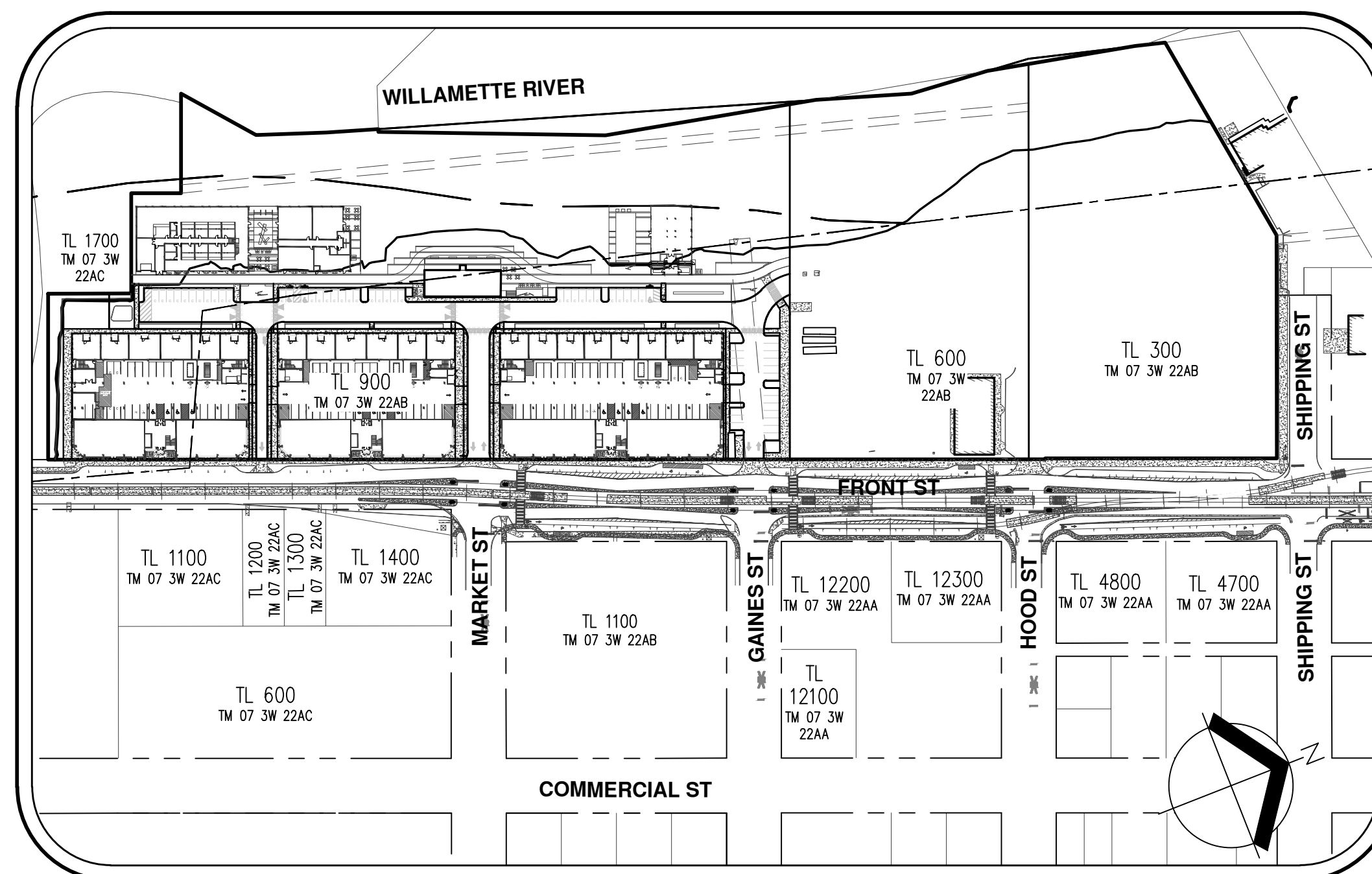
REGISTERED PROFESSIONAL ENGINEER
 PRELIMINARY PLAT
 NOT FOR CONSTRUCTION
 COVER D. ROTH
 RENEWS: DECEMBER 31, 2024
 JOB NUMBER: 5968-01
 DATE: 07/26/2024
 DESIGNED BY: TDR
 DRAWN BY: MJM
 CHECKED BY: TDR

THE CANNERY

PRELIMINARY LAND USE PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
1" = 150'

**CIVIL ENGINEERING/
SURVEYING/LAND USE
PLANNING FIRM**

AKS ENGINEERING & FORESTRY, LLC
ENGINEERING CONTACT: TYLER ROTH, PE
PLANNING CONTACT: GRACE WOLFF
3700 RIVER RD N, STE 1
KEIZER, OR 97303
PH: 503.400.6028
WWW.AKS-ENG.COM

ARCHITECT

INSIGHT ARCHITECTS
CONTACT: KRISTINA HELD, AIA, LEED AP BD+C, CPHC
1307 WEST MOREHEAD ST, STE 108
CHARLOTTE, NC 28208
PH: 704.344.0445

LANDSCAPE ARCHITECT

LANGO HANSEN LANDSCAPE ARCHITECT
CONTACT: KYLE TRULEN, PLA, LEED AP
1100 NW GLISAN #3A,
PORTLAND, OR 97209
PH: 971.380.3580

**CONTRACT
PURCHASER/APPLICANT**

FUND
CONTACT: TRENT MICHELS
15017 THOMAS RD,
CHARLOTTE, NC 28278

GEOTECHNICAL FIRM

CENTRAL GEOTECHNICAL SERVICES, LLC
CONTACT: JULIO C. VELA, PHD, PE, GE
10240 SW NIMBUS AVE, STE L6
PORTLAND, OR 97223
PH: 503.994.0755

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED																							
DECIDUOUS TREE	CONIFEROUS TREE	FIRE HYDRANT	WATER BLOWOFF	WATER METER	WATER VALVE	DOUBLE CHECK VALVE	AIR RELEASE VALVE	SANITARY SEWER CLEAN OUT	SANITARY SEWER MANHOLE	SIGN	STREET LIGHT	MAILBOX	STORM DRAIN CLEAN OUT	STORM DRAIN CATCH BASIN	STORM DRAIN AREA DRAIN	STORM DRAIN MANHOLE	GAS METER	GAS VALVE	GUY WIRE ANCHOR	UTILITY POLE	POWER VAULT	POWER JUNCTION BOX	POWER PEDESTAL	COMMUNICATIONS VAULT	COMMUNICATIONS JUNCTION BOX	COMMUNICATIONS RISER

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
DITCH	---	---
CURB	---	---
EDGE OF PAVEMENT	---	---
EASEMENT	---	---
FENCE LINE	---	---
GRAVEL EDGE	---	---
POWER LINE	---	---
OVERHEAD WIRE	---	---
COMMUNICATIONS LINE	---	---
FIBER OPTIC LINE	---	---
GAS LINE	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
RECLAIMED WATER LINE	---	---

PROPERTY DESCRIPTION:

MARION COUNTY TAX MAP 07 3W 22AB,
TAX LOTS 300, 600, & 900
CITY OF SALEM, OREGON

VERTICAL DATUM

ELEVATIONS ARE BASED ON CITY OF SALEM
BENCHMARK NO. 1151, LOCATED AT THE SE
CORNER OF SUMMER AND MARION ST.
ELEVATION = 161.617 FEET (NGVD 29).

PROPERTY LOCATION:

1105 FRONT ST NE,
SALEM, OREGON 97301

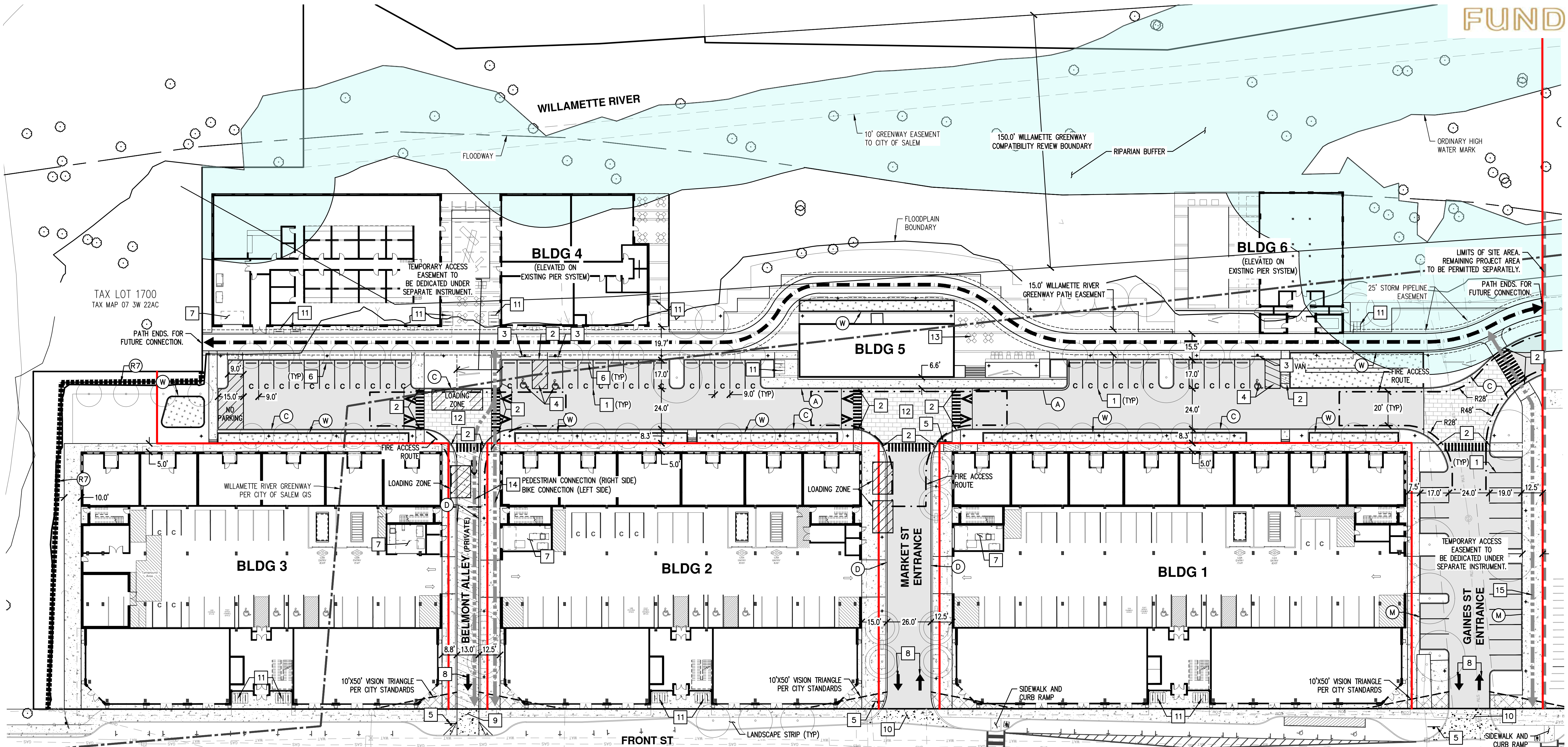
SHEET INDEX

- P1 COVER SHEET
- C002 EXISTING CONDITIONS PLAN
- C003 EXISTING CONDITIONS PLAN
- P4 TENTATIVE PLAT
- P5 PRELIMINARY ONSITE DEMOLITION PLAN
- P6 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P7 PRELIMINARY TREE TABLE
- P8 PRELIMINARY SITE PLAN
- P9 PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
- P10 PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
- P11 PRELIMINARY GRADING AND DRAINAGE SECTIONS
- P12 PRELIMINARY COMPOSITE UTILITY PLAN
- P13 PRELIMINARY FRONT ST IMPROVEMENTS
- P14 CONCEPTUAL LOT 5 AND 6 UTILITY PLAN

COVER SHEET
THE CANNERY
FUND
SALEM, OREGON



JOB NUMBER:	5968-01
DATE:	07/26/2024
DESIGNED BY:	TDR
DRAWN BY:	MJM
CHECKED BY:	TDR



CURB KEYED NOTES: (TR)

- (A) TYPE 'A' CURB AND GUTTER
- (C) TYPE 'C' CURB
- (D) TYPE 'D' MOUNTABLE CURB
- (M) MONOLITHIC CURB AND SIDEWALK
- (W) PLANTER WALL
- (R7) EXISTING RETAINING WALL. STRUCTURAL IMPROVEMENTS REQUIRED TO BE DETERMINED AT TIME OF BUILDING PERMIT

SITE KEYED NOTES: #

1. PAINT 4-INCH WIDE WHITE STRIPE PER CITY STANDARDS.
2. ACCESSIBLE CURB RAMP AND DETECTABLE WARNING SURFACE.
3. ACCESSIBLE PARKING SIGN. "VAN" INDICATES VAN ACCESSIBLE SIGN.
4. ACCESSIBLE PARKING STALLS AND AISLE STRIPING.
5. INSTALL 30"x30" STOP SIGN AND STOP BAR. (36"x36" WHEN ENTERING PUBLIC ROW)
6. CONCRETE WHEEL STOP.
7. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
8. DIRECTIONAL ARROW STRIPE.
9. COMMERCIAL DRIVEWAY APPROACH PER CITY DETAIL NO.302.
10. COMMERCIAL DRIVEWAY APPROACH PER CITY DETAIL NO.315.
11. BIKE RACK, SEE ARCHITECTURAL PLANS FOR DETAILS.
12. RAISED SPEED TABLE PEDESTRIAN CROSSING.
13. OUTDOOR SEATING. SEE LANDSCAPE PLANS FOR DETAILS.
14. SHARED ACCESS FROM WILLAMETTE GREENWAY PATH TO FRONT STREET. EASEMENT TO BE QUITCLAIMED UPON CONSTRUCTION OF PATH TO THE SOUTH.
15. SHARED ACCESS FROM WILLAMETTE GREENWAY PATH TO FRONT STREET. EASEMENT TO BE QUITCLAIMED UPON CONSTRUCTION OF PHASE 2 IMPROVEMENTS.

SITE PLAN DATA:

ZONING = MU-R
 SUBJECT PROPERTY AREA = ±593,899 SF (±13.6 ACRES)
 SITE AREA = ±333,110 SF (±7.6 ACRES)

DENSITY:
 MULTI-FAMILY = 382 UNITS
 *RETAIL = 12,160 SF
 *OFFICE = 5,885 SF
 *EATING/DRINKING ESTABLISHMENT = 30,875 SF

*DISTRIBUTION OF RETAIL, OFFICE, AND EATING/DRINKING ESTABLISHMENTS SQUARE FOOTAGE ARE SUBJECT TO CHANGE.

PARKING SUMMARY:
MAXIMUM VEHICLE PARKING:
 MULTI-FAMILY = 669 SPACES (1.75/UNIT)
 RETAIL = 61 SPACES (1/200 SF)
 OFFICE = 24 SPACES (1/250 SF)
 EATING/DRINKING ESTABLISHMENT = 176 SPACES (1/175 SF)
 MAX TOTAL = 930 SPACES

VEHICLE PARKING PROVIDED:
 GARAGE PARKING
 • AUTOMATED = 291 SPACES
 • STANDARD = 51 SPACES
 • COMPACT = 10 SPACES
 • ACCESSIBLE = 12 SPACES
 OFF-STREET PARKING
 • STANDARD = 20 SPACES
 • COMPACT = 35 SPACES
 • ACCESSIBLE = 3 SPACES
 TOTAL PARKING = 422 SPACES

BICYCLE PARKING REQUIRED:

MULTI-FAMILY = 382 SPACES (1/UNIT)
 RETAIL = 4 SPACES (GREATER OF 4 OR 1/10,000 SF)
 OFFICE = 4 SPACES (GREATER OF 4 OR 1/3,500 SF)
 EATING/DRINKING ESTABLISHMENT = 31 SPACES (GREATER OF 4 OR 1/1,000 SF)
 TOTAL REQUIRED = 421 SPACES

BICYCLE PARKING PROVIDED:
 SHORT-TERM = 59 SPACES
 LONG-TERM = 380 SPACES
 TOTAL = 439 SPACES

LOADING ZONE REQUIRED/PROVIDED:
 MULTI-FAMILY REQUIRED = 3 SPACES (12'WX19'L)
 RETAIL SALES AND SERVICES REQUIRED = 1 SPACE (12'WX30'L)
 OFFICE REQUIRED = 1 SPACE (OFF-STREET PARKING AREA USED FOR LOADING PER SRC 806.075(a))
 TOTAL REQUIRED = 4 SPACES
 TOTAL PROVIDED = 3 SPACES (12'WX19'L)
 1 SPACE (12'WX30'L)

NOTE: SPACES TO BE SCHEDULED AND CONED OFF WITH SITE OPERATOR FOR LOADING AND UNLOADING.

SETBACKS:

ALONG FRONT ST
 BUILDINGS = 0 FT OR MAX 10 FT (IF SETBACK AREA IS USED FOR PEDESTRIAN AMENITIES)

VEHICLE USE AREA = 10 FT

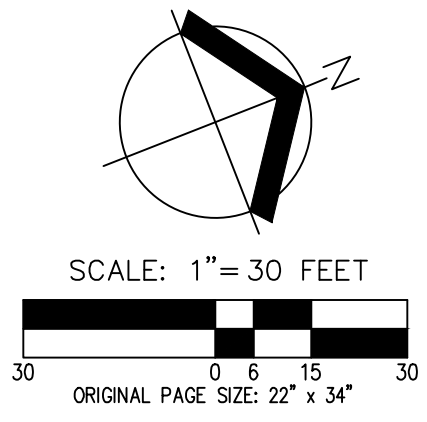
SIDE/REAR YARD
 BUILDINGS = NONE
 VEHICLE USE AREA = 5 FT (NOT REQUIRED ABUTTING AN ALLEY)

GENERAL NOTES:

1. BUILDINGS 1, 2, AND 3 ARE ON SEPARATE PROPERTIES. REFER TO SHEET P4 FOR THE PROPOSED PROPERTY LINES.
2. THE FRONT STREET NE IMPROVEMENTS SHOWN ARE PRELIMINARY AND BASED ON CONCEPTUAL DESIGN WORK PROVIDED BY THE CITY'S RETAINED RAIL ENGINEER. REFINED FRONT STREET NE IMPROVEMENTS ARE ANTICIPATED AND WILL BE CONSTRUCTED IN ACCORDANCE WITH FEEDBACK RECEIVED FROM THE FINAL RAIL DIAGNOSTIC AND COORDINATION WITH THE CITY.

EV READY NOTE:

40% OF PARKING STALLS ARE REQUIRED TO BE EV READY PER STATE REQUIREMENTS. FINAL EV READY STALL LOCATION AND CONDUIT PLACEMENT WILL BE COORDINATED WITH PROJECT ELECTRICIAN AT THE TIME OF BUILDING PERMIT SUBMITTAL.



LEGEND

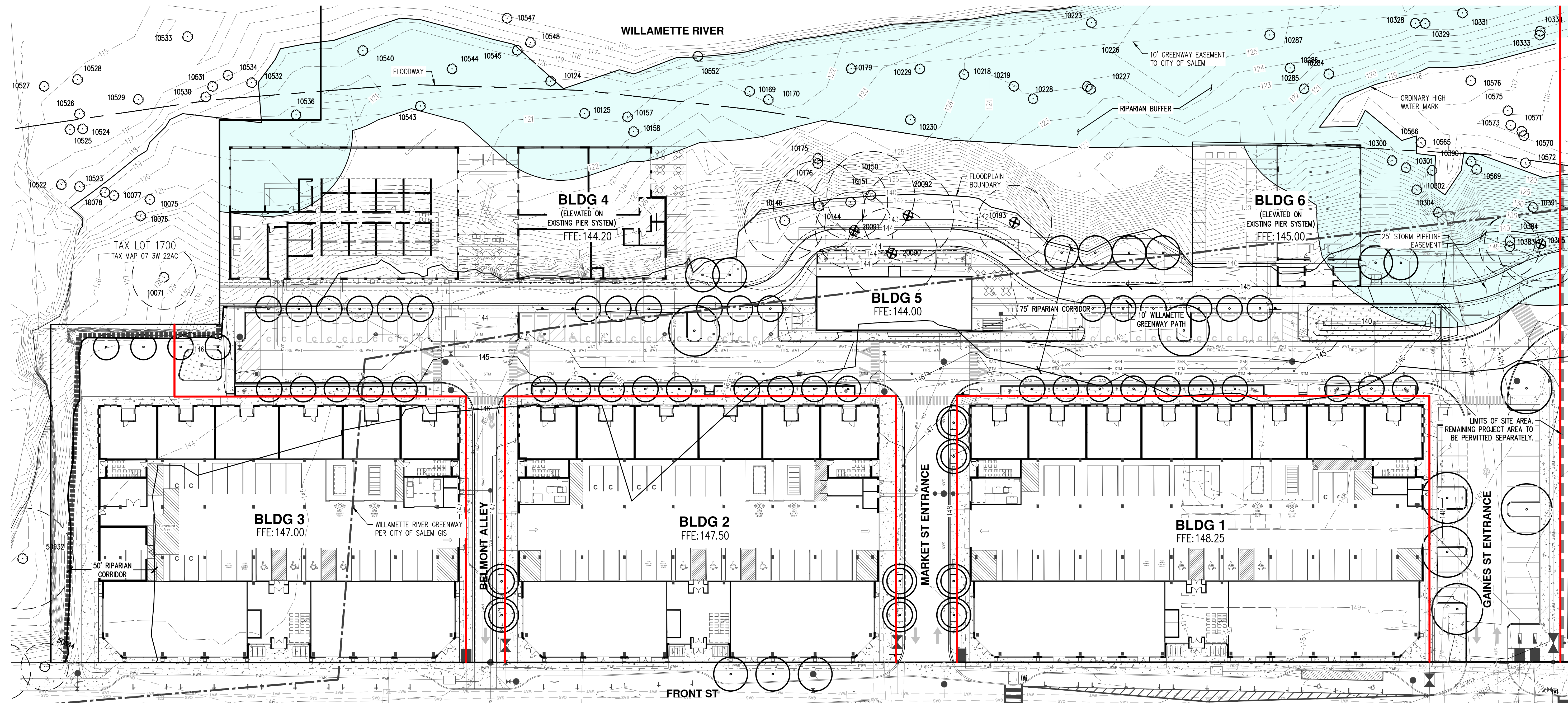
- 10' WILLAMETTE GREENWAY CONCRETE PATH (WITHIN 15' EASEMENT TO CITY OF SALEM)
- TEMPORARY GREENWAY ACCESS TO FRONT STREET UNTIL FUTURE CONNECTIONS ARE CONSTRUCTED.
- INTERIOR PROPERTY LINE
- ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK (4" MIN THICKNESS)
- CONCRETE PAVEMENT SECTION (8" MIN THICKNESS)
- CONCRETE PAVERS (REFER TO PLANS BY OTHERS)
- STORMWATER FACILITY
- PLANNED TREE (REFER TO LANDSCAPE PLANS BY OTHERS)

PRELIMINARY SITE PLAN
THE CANNERY
FUND
SALEM, OREGON



REVISIONS: DECEMBER 31, 2024
 JOB NUMBER: 5968-01
 DATE: 07/26/2024
 DESIGNED BY: TDR
 DRAWN BY: MJM
 CHECKED BY: TDR

AKS DRAWING FILE: 5968-01 PRELIM TREE PLANNING LAYOUT: P6



TREE SUMMARY:

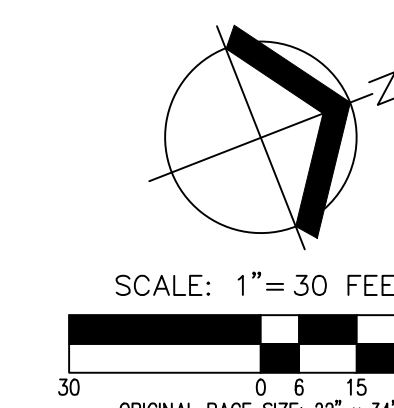
TREES REMOVED FOR GREENWAY PATH = 5

GENERAL NOTES:

1. CRITICAL ROOT ZONES SHOWN ARE FOR ANTICIPATED TREE IMPACTS ONLY.
2. TREES BELOW TOP OF BANK ARE NOT ANTICIPATED TO BE IMPACTED.
3. REFER TO ARBORIST LETTER FOR TREE SPECIES AND MORE INFORMATION REGARDING TREE REMOVAL.
4. NO SIGNIFICANT TREES PER CITY OF SALEM REQUIREMENTS ARE PROPOSED TO BE REMOVED.

LEGEND

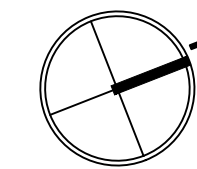
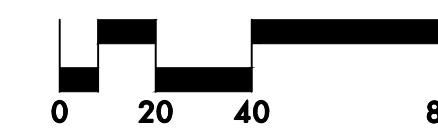
EXISTING GROUND CONTOUR (1 FT)	---	149
EXISTING GROUND CONTOUR (5 FT)	---	150
FINISHED GRADE CONTOUR (1 FT)	---	149
FINISHED GRADE CONTOUR (5 FT)	---	150
INTERIOR PROPERTY LINE	---	---
EXISTING TREE TO REMAIN	⊗	
EXISTING TREE TO BE REMOVED	⊗	
CRITICAL TREE ROOT ZONE 1" DBH = 1'-0" RADIUS	○	
PLANNED TREE (REFER TO LANDSCAPE PLANS BY OTHERS)	○	





1 ILLUSTRATIVE PLAN OVERALL

Plan
SCALE: 1" = 40'



THE CANNERY

1105 FRONT ST NE,
SALEM, OR 97301

LAND USE SUBMITTAL

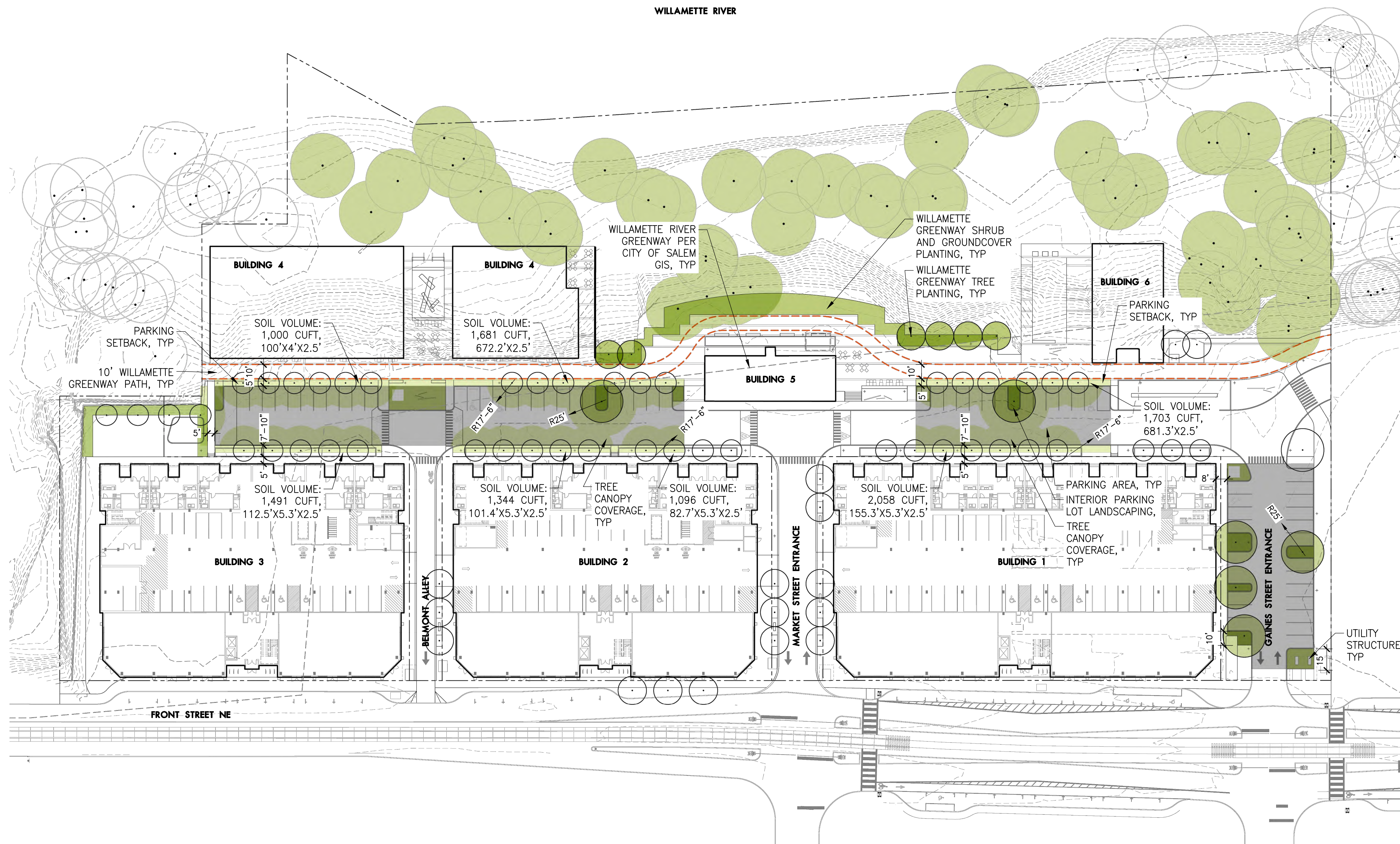
ILLUSTRATIVE PLAN
OVERALL

REVISIONS

SCALE
DRAWN BY
DATE 2024.03.15
PROJECT NO. 2346-SAC

SHEET

L101



SITE LANDSCAPE DATA

SRC 600.025.B WILLAMETTE RIVER GREENWAY LANDSCAPING
 TOTAL LINEAR FEET OF RIVER FRONTAGE: 894 LF
 TREES REQUIRED (1 PER 20LF): 45 TREES
 TREES EXISTING: 57 TREES
 TREES PROPOSED: 6 TREES
 SHRUBS REQUIRED (1 PER 2LF): 447 SHRUBS
 SHRUBS PROPOSED: 851 SHRUBS

SRC 806.035.D.2 INTERIOR PARKING LOT LANDSCAPING
 TOTAL PARKING AREA: 28,090 SF
 INTERIOR LANDSCAPING REQUIRED: 5.0% (1,403 SF)
 INTERIOR LANDSCAPING PROPOSED: 7.2% (2,022 SF)

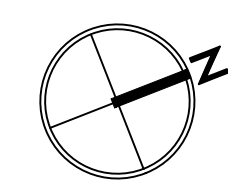
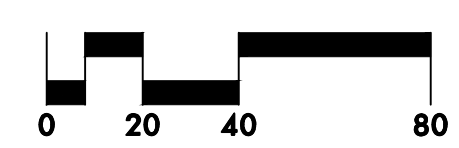
SRC 806.035.D.3 INTERIOR PARKING LOT TREES
 TOTAL PARKING STALLS: 58 STALLS
 INTERIOR TREES REQUIRED: 5 TREES (1 TREE PER 12 STALLS)
 INTERIOR TREES PROPOSED: 6 TREES

SRC 806.035.N PARKING LOT TREE CANOPY
 TOTAL PARKING AREA: 28,050 SF
 REQUIRED TREE CANOPY PERCENTAGE: 40%
 REQUIRED TREE CANOPY AREA: 11,220 SF
 PROPOSED TREE CANOPY AREA: 11,829 SF
 PROPOSED TREE CANOPY PERCENTAGE: 42%

LANDSCAPE ARCHITECTS P.C.
lango.hansen
 1100 nw glisan #3A portland OR 97209 T 503.295.2437

1 LANDSCAPE LAND USE DIAGRAM

Plan
 SCALE: 1" = 40'



THE CANNERY

1105 FRONT ST NE,
 SALEM, OR 97301

LAND USE SUBMITTAL
 LANDSCAPE LAND USE
 DIAGRAM

REVISIONS

SCALE
 DRAWN BY
 DATE 2024.03.15
 PROJECT NO. 2346-SAC

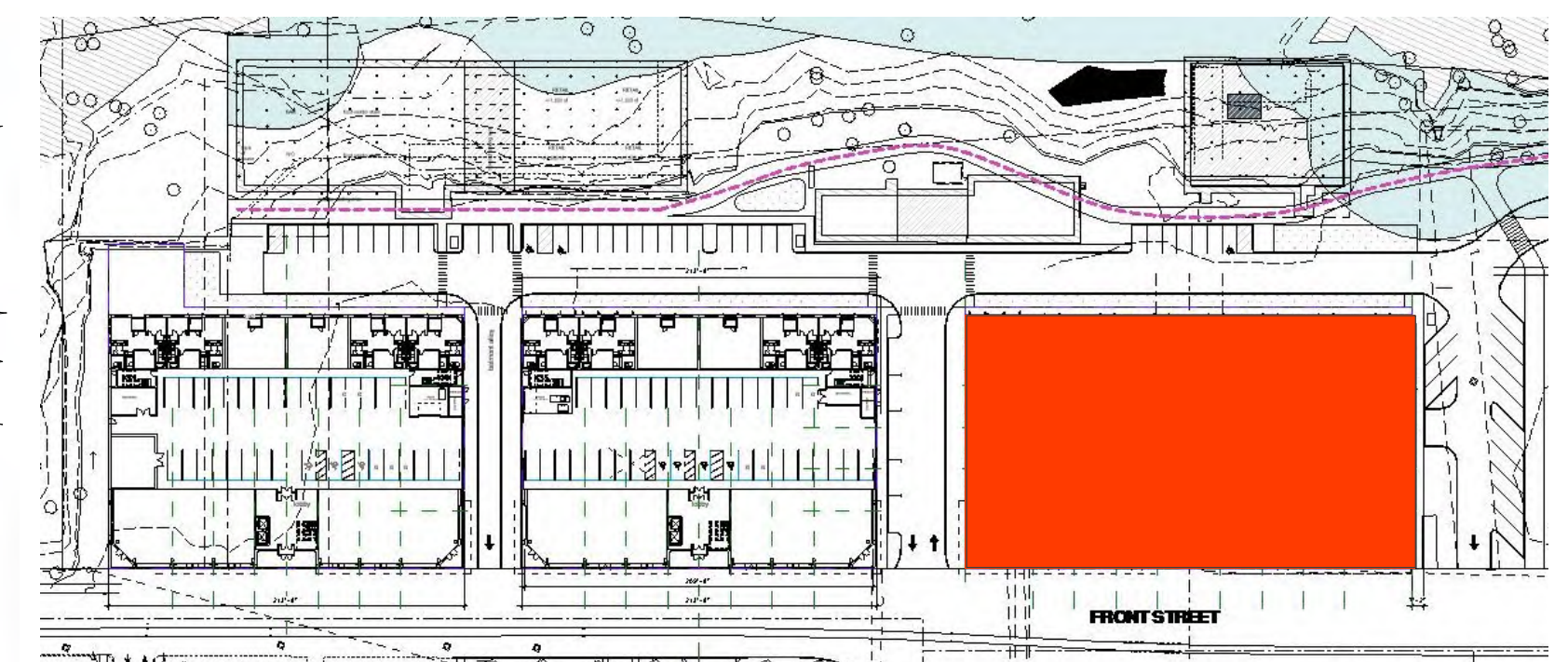
SHEET

L104



FLOOR	BLDG I	BLDG II	BLDG III
1ST	8	6	6
2ND	26	22	22
3RD	27	23	23
4TH	27	23	23
5TH	27	23	23
6TH	27	23	23
TOTAL	142	120	120

TOTAL NO. OF UNITS: 382





#	REVISION	DATE
1	Revision 1	05/07/2024

81% GLAZING*
91% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



#	REVISION	DATE
2	Unit Changes	06/19/2024

60% GLAZING*
56% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



#	REVISION	DATE
2	Unit Changes	06/19/2024

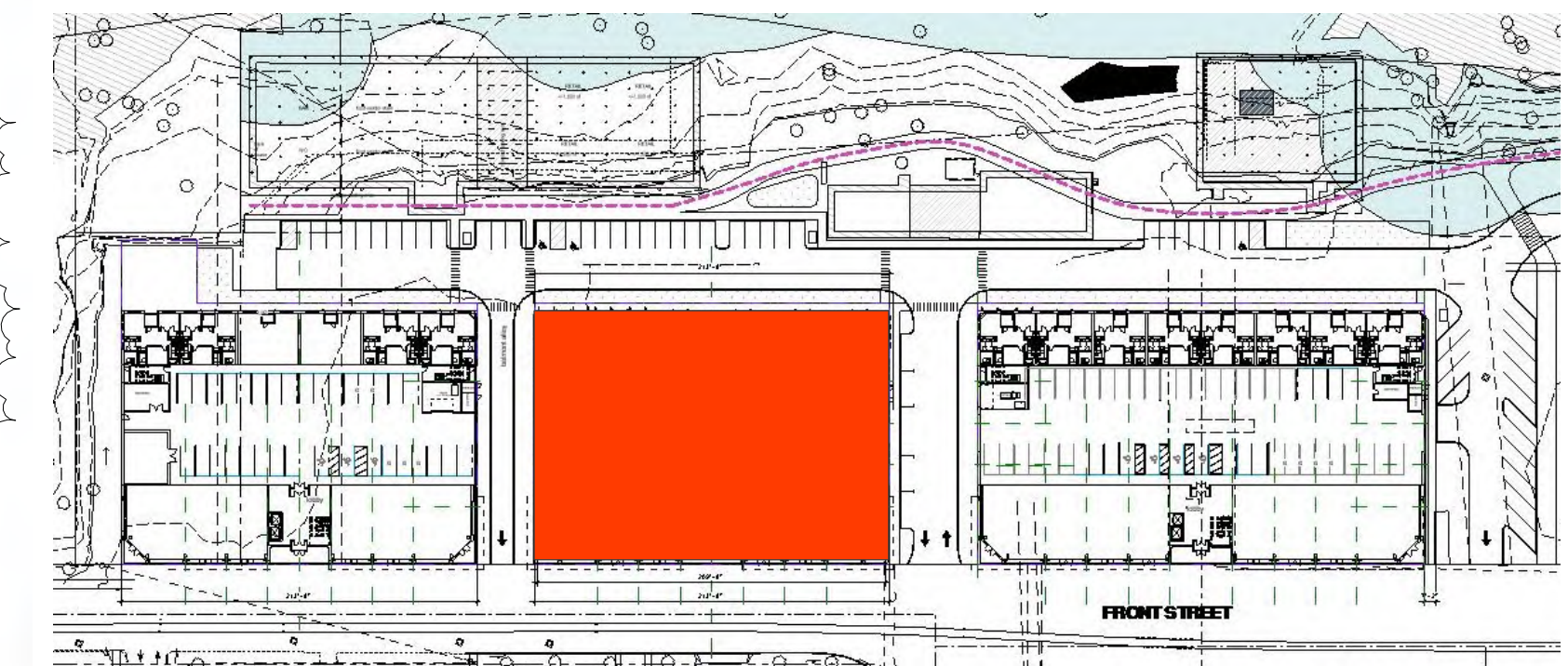


#	REVISION	DATE
2	Unit Changes	06/19/2024



FLOOR	BLDG I	BLDG II	BLDG III
1ST	8	6	6
2ND	26	22	22
3RD	27	23	23
4TH	27	23	23
5TH	27	23	23
6TH	27	23	23
TOTAL	142	120	120

TOTAL NO. OF UNITS: 382





REVISION DATE
 1 Revision 1 05/07/2024

83% GLAZING*
 89% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



RECESSED
BALCONIES

ARCHITECTURAL STANDING SEAM
METAL MANSARD ROOF

ARCHITECTURAL
FIBERGLASS CORNICE

6" EXPOSURE FIBER CEMENT
LAP SIDING

FIBER CEMENT BOARD

TOP

MIDDLE

BASE

14'-3"

30'-9"

29'-0"

74'-0"

FACE BRICK

ROWLOCK BRICK

SOLDIER COURSE
OVER WINDOWS (TYP.)

RECESSED ENTRANCES TO
GROUND FLOOR LIVING UNITS

COMMUNITY AMENITY SPACE
ON SECOND FLOOR TERRACE

STANDING SEAM METAL (OR METAL SHINGLE)
ROOF OVERHANG PROJECTING
5' FROM FACE OF FACADE

2 STEPS (6" RISERS)
TO MEET GRADE CHANGE

REVISION
2 Unit Changes

DATE
06/19/2024

56% GLAZING*
59% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



#	REVISION	DATE
2	Unit Changes	06/19/2024

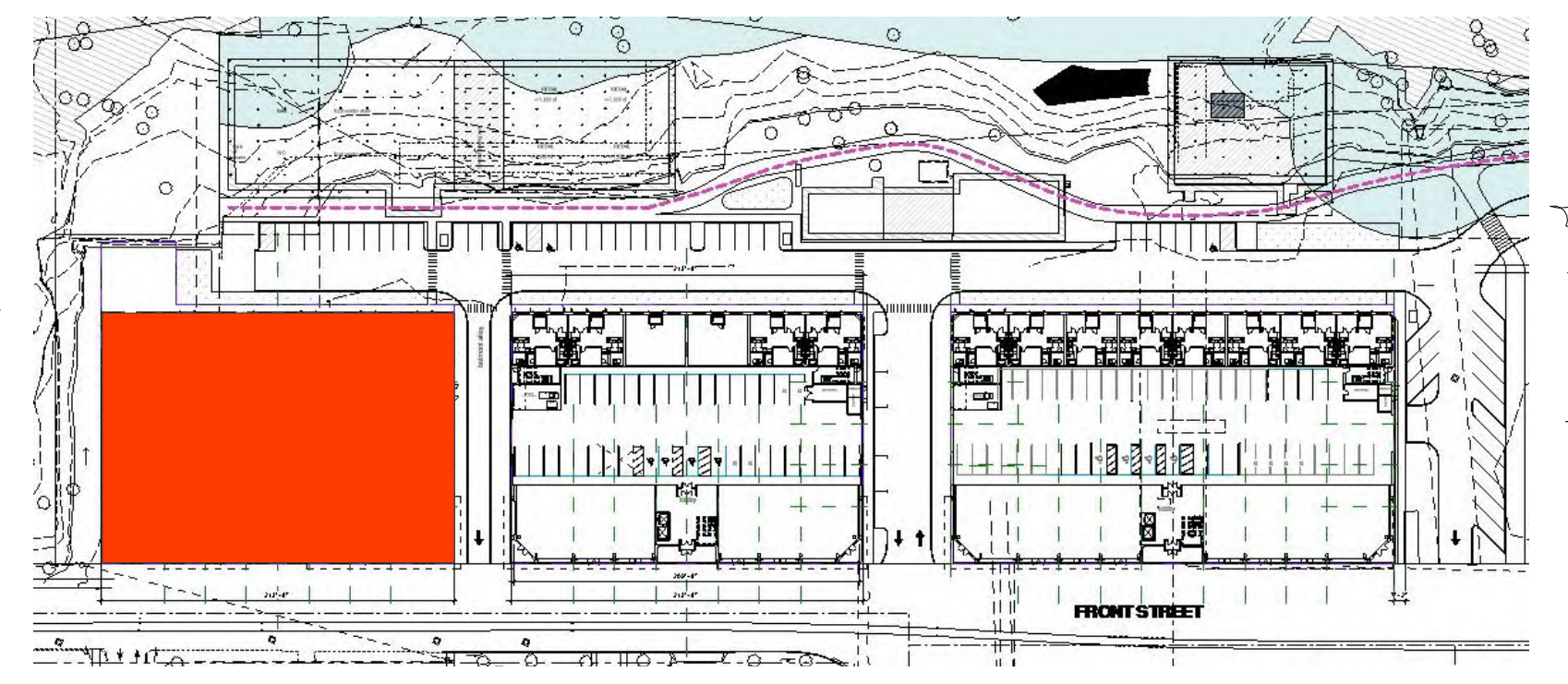


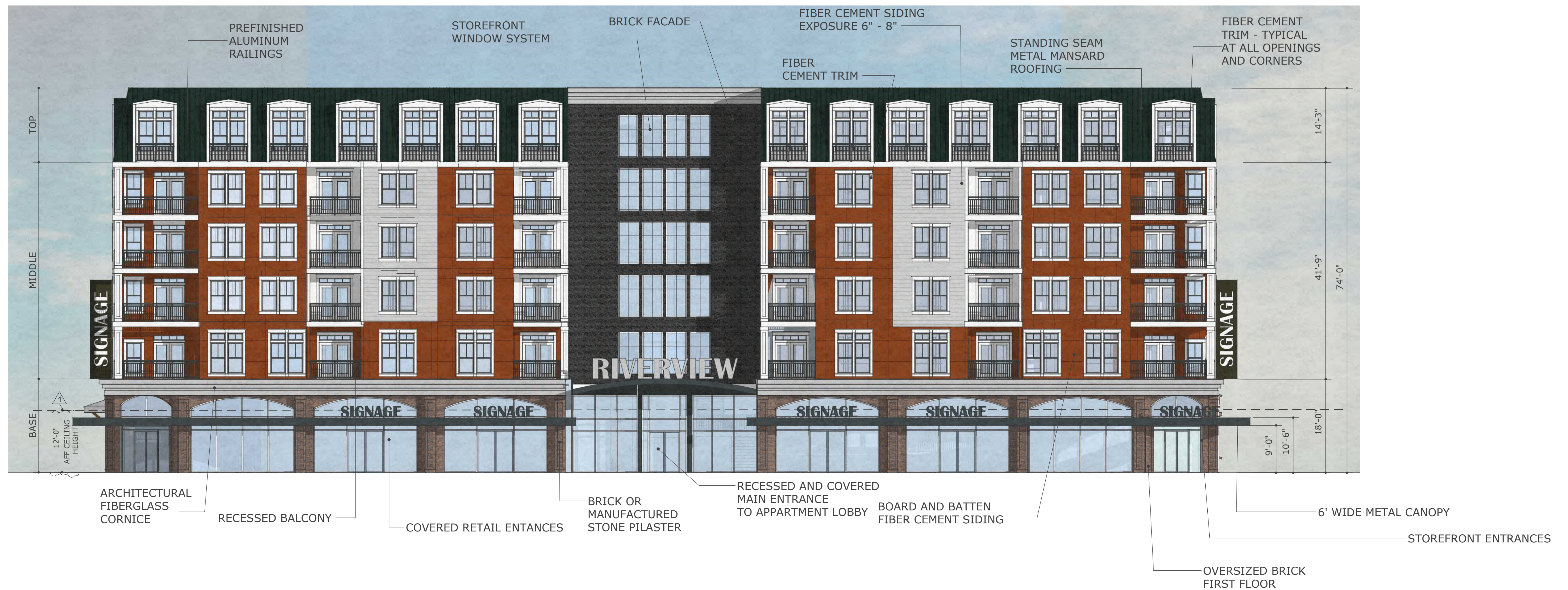
#	REVISION	DATE
2	Unit Changes	06/19/2024



FLOOR	BLDG I	BLDG II	BLDG III
1ST	8	6	6
2ND	26	22	22
3RD	27	23	23
4TH	27	23	23
5TH	27	23	23
6TH	27	23	23
TOTAL	142	120	120

TOTAL NO. OF UNITS: 382





REVISION
1 Revision 1

DATE
05/07/2024

83% GLAZING*
89% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



RECESSED BALCONIES

ARCHITECTURAL STANDING SEAM METAL MANSARD ROOF

ARCHITECTURAL FIBERGLASS CORNICE

6" EXPOSURE FIBER CEMENT LAP SIDING

FIBER CEMENT BOARD

TOP 14'-3"

MIDDLE 30'-9"

BASE 29'-0"

74'-0"

FACE BRICK

ROWLOCK BRICK

SOLDIER COURSE OVER WINDOWS (TYP.)

RECESSED ENTRANCES TO GROUND FLOOR LIVING UNITS

COMMUNITY AMENITY SPACE ON SECOND FLOOR TERRACE

STANDING SEAM METAL (OR METAL SHINGLE) ROOF OVERHANG PROJECTING 5' FROM FACE OF FACADE

2 STEPS (6" RISERS) TO MEET GRADE CHANGE

REVISION DATE
 2 Unit Changes 06/19/2024

52% GLAZING*
 59% WEATHERPROTECTION

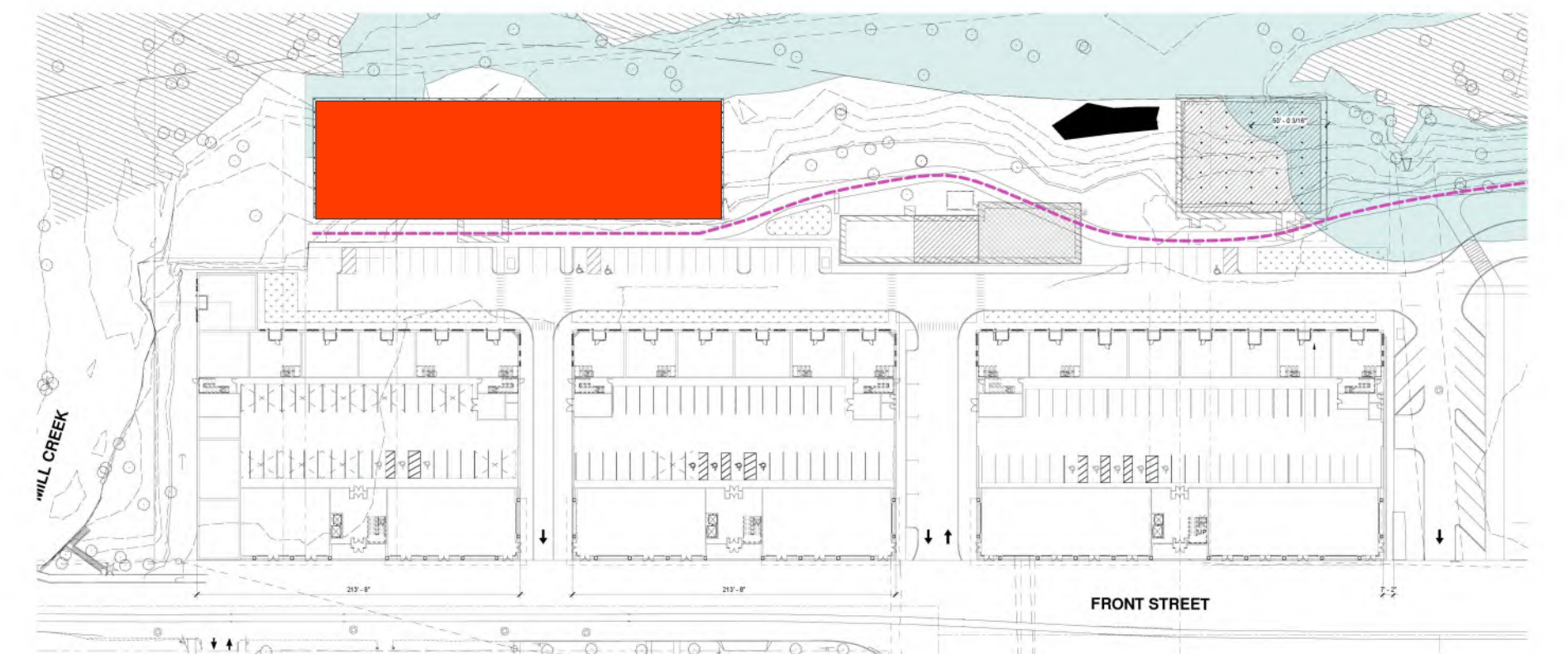
*Calculated per SRC 112.030 (b)

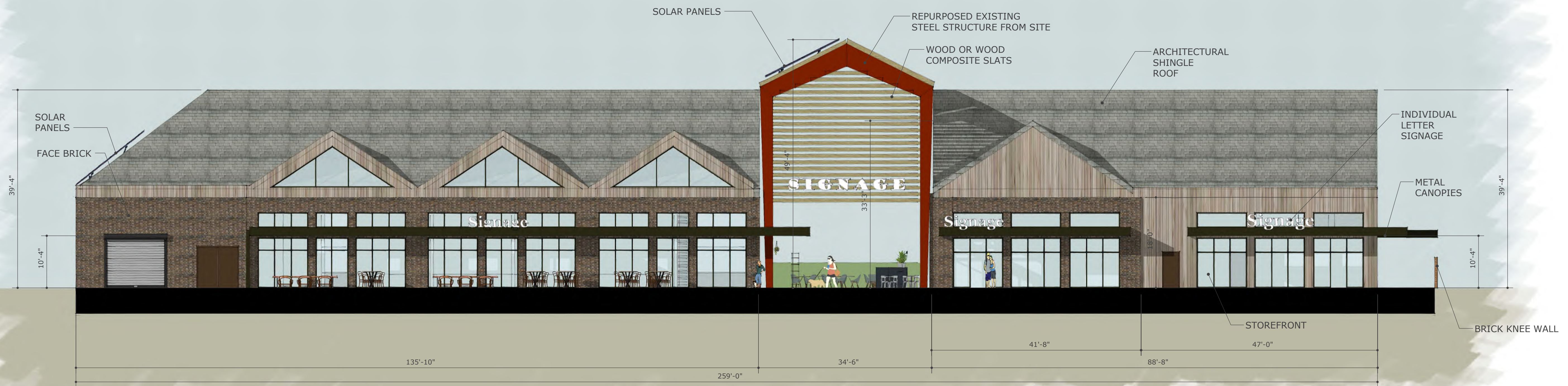


#	REVISION	DATE
2	Unit Changes	06/19/2024



#	REVISION	DATE
2	Unit Changes	06/19/2024



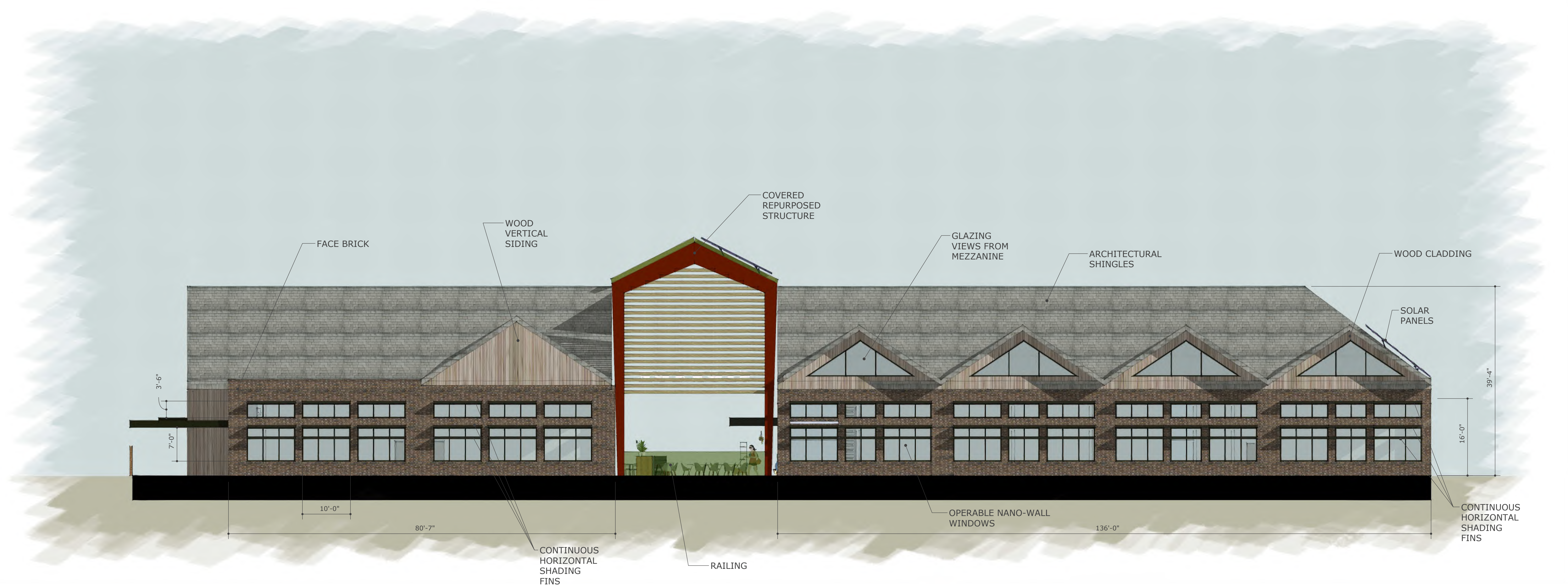


SOUTH SECTION

58% GLAZING*
 82% WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)

NORTH SECTION

68% GLAZING*
 91% WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)



NORTH SECTION

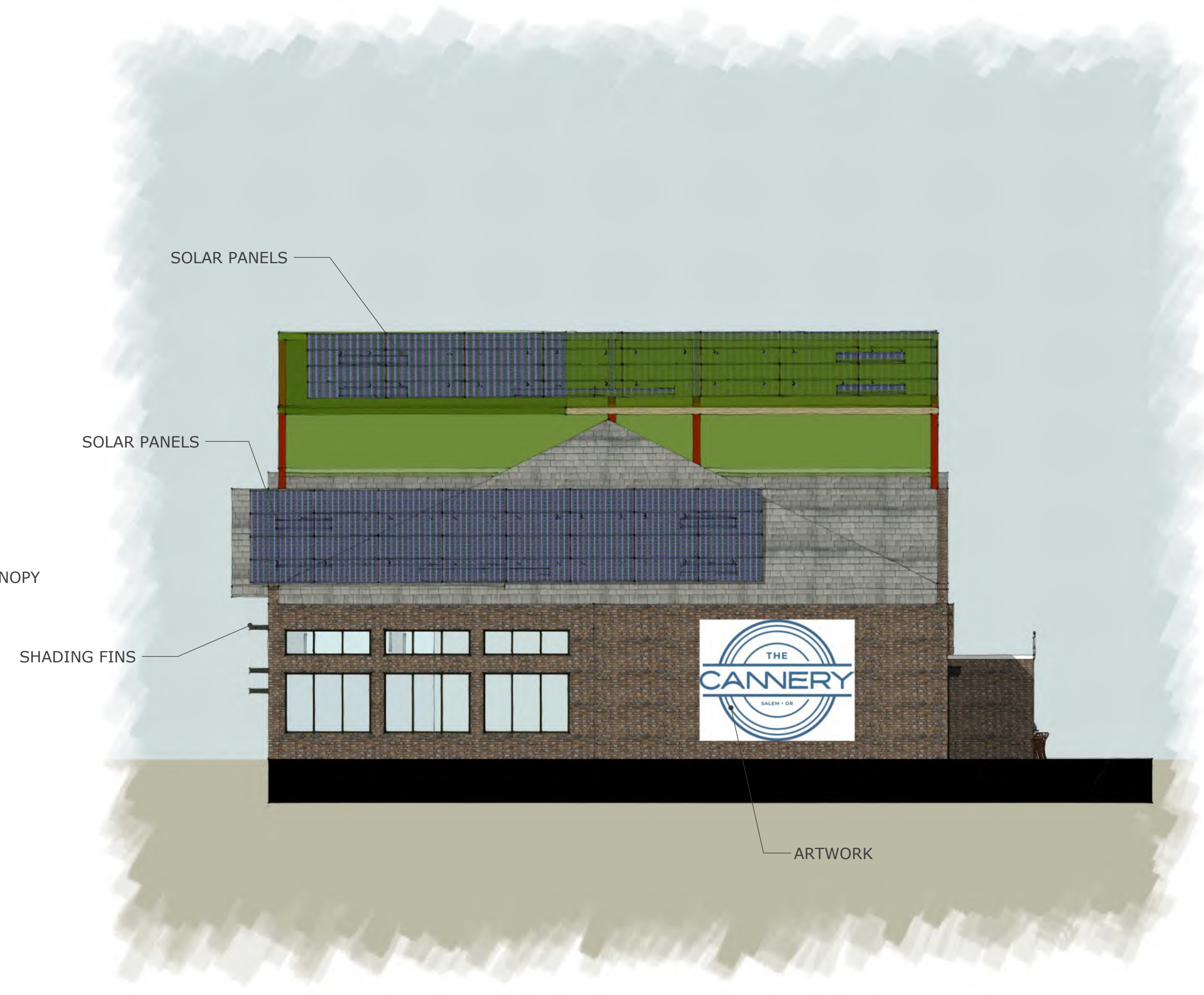
75% GLAZING*
 NO WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)

SOUTH SECTION

78% GLAZING*
 NO WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)



NORTH ELEVATION



SOUTH ELEVATION





EXISTING BRICK
DETAILING
TO REMAIN (TYP.)

+/- 92'-0"
EXISTING

ARCHITECTURAL SHINGLES

SIGNAGE

+/- 26'-0"
EXISTING

Trés Jolie

ALL EXISTING WINDOWS TO REMAIN
FOR SOUTH, EAST AND WEST FACADE

EXISTING POURED IN PLACE CONCRETE
STRUCTURE PAINTED WHITE

ALL EXISTING WINDOWS
TO REMAIN

NEW WINDOW TO MATCH
EXISTING WINDOWS AND SILL DETAILING

MAINTAIN ALL EXISTING DIMENSIONS



MAINTAIN ALL EXISTING DIMENSIONS



NOTE: CURRENTLY, THIS FACADE IS COVERED BY A PREVIOUS ADDITION, WHICH IS TO BE DEMOLISHED. ALTERED PORTION OF FACADE IS LESS THAN 10% OF THE OVERALL FACADE.

MAINTAIN ALL EXISTING DIMENSIONS

+/- 92'-0"
EXISTING

ARCHITECTURAL SHINGLES

EXISTING BRICK
DETAILING
TO REMAIN (TYP.)

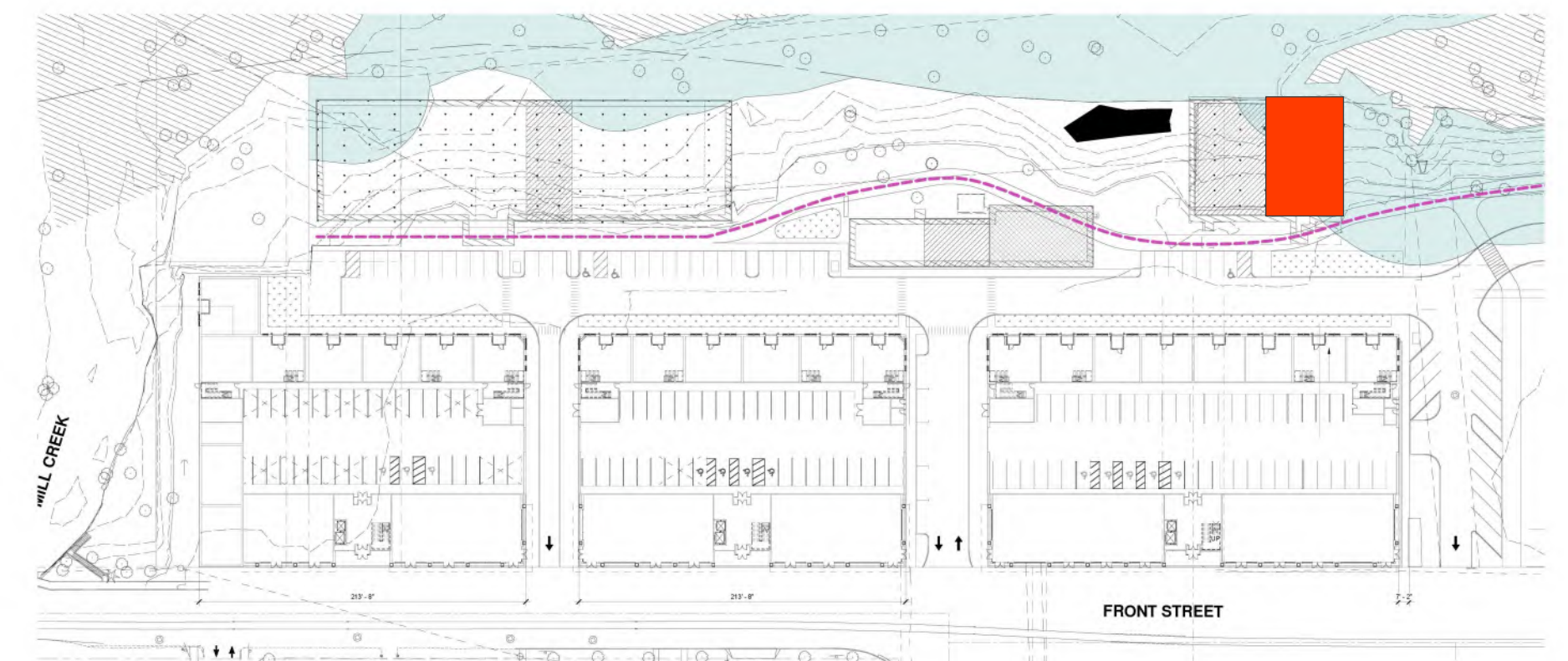
ALL EXISTING WINDOWS TO REMAIN
FOR SOUTH, EAST AND WEST FACADE

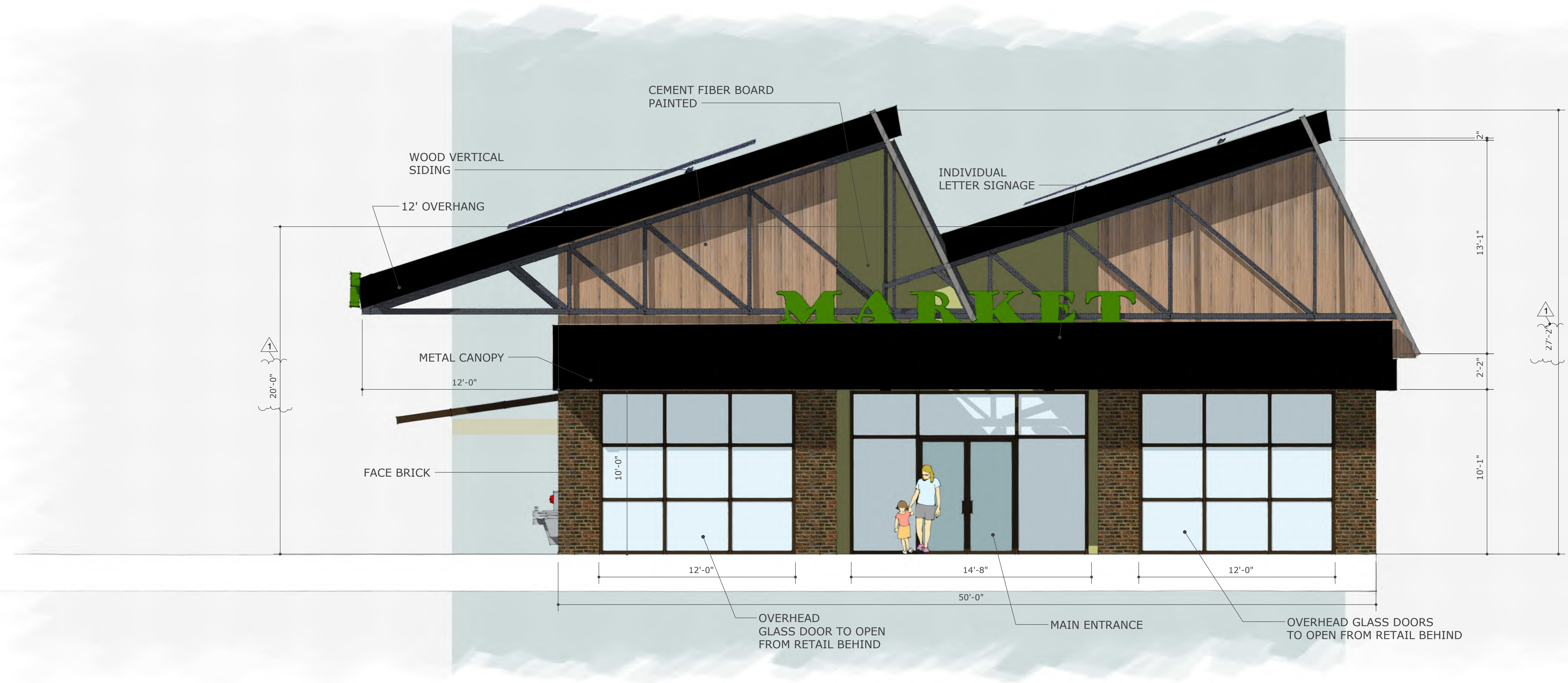
EXISTING POURED IN PLACE CONCRETE
STRUCTURE PAINTED WHITE

ALL EXISTING WINDOWS
TO REMAIN (TYP.)

EXISTING CHIMNEY

MAINTAIN ALL EXISTING DIMENSIONS





#	REVISION	DATE
1	Revision 1	05/07/2024

77% GLAZING*
100% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



#	REVISION	DATE
1	Revision 1	05/07/2024



REVISION DATE
 1 Revision 1 05/07/2024



#	REVISION	DATE
1	Revision 1	05/07/2024

76% GLAZING*
NO WEATHERPROTECTION

*Calculated per SRC 112.030 (b)