

Baxter Road Apartments

Design Review Class-1

Owner/Developer:

Neighborly Ventures
2925 River Road, Suite 100
Salem, Oregon 97302

Applicant's Representative:

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Background:

On July 8, 2024, a Design Review Pre-Application Conference (PRE-AP24-43) was held with the applicant and City staff to discuss the development of the subject property.

The South Gateway Neighborhood Association was notified of the proposal in-person at the Neighborhood Association meeting on July 11, 2024 and September 12, 2024.

Proposal:

The subject property is 5.04 acres in size, zoned RM-II, and located at 1700 Baxter Road SE (083W14BD/Tax Lots 100 and 200).

The applicant is proposing a development consisting of 120-apartment units as shown on the site plans.

Applications Requested:

- *Site Plan Review (SPR) Class-3
- *Design Review (DR) Class-1
- *Driveway Approach Permit (DAP)
- *Urban Growth Area Permit (UGA)
- *Partition
- *Tree Variance

Adjustments Requested:

*SRC 702.020(d)(2) Façade and Building Design

*SRC 702.020(e)(4) Façade and Building Design

The following statement addresses the applicable Design Review Standards in the SRC Chapter 702 (Multiple Family Design Review) and the requirements under the RM-II Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements. Information provided on the site plans for the Design Review and Site Plan Review applications further address applicable code requirements.

Multi-Family Residential (RM-II) Chapter 514

Density (Table 514-3/Sheet A1.1): The site being developed is 5.04 acres in size. Development in an RM-II zone shall meet a minimum of 15 dwelling units and shall not exceed 31 dwelling units. Therefore, the site shall be developed with a minimum of 76 and allowed to have a maximum of 156 units. As shown on the site plan, there are 120 units proposed on the property.

The development is in compliance with the minimum and maximum density requirements.

Setbacks (Table 514-4/Sheet A1.1): Setbacks are shown on the tentative plan.

North:	Adjacent Snowball Avenue; Buildings E, F, and H: 20-foot setback/Parking: 20-foot setback
East:	Adjacent Abbie Avenue cul-de-sac; Building D: 30+-foot setback Adjacent Snowline Street; Buildings I and J: 20-foot setback/Parking: 33-foot setback
South:	Adjacent Abbie Avenue cul-de-sac; Parking: 10-foot setback Adjacent Baxter Road; Buildings A, B, and C: 20-foot setbacks
West:	Adjacent Abbie Avenue cul-de-sac; Building E: 20+-foot setback Adjacent RS zoned property; Buildings D and E: 30+-foot setback with 8-foot sight obscuring fence

Maximum Height (Table 514-6/See Building and Floor Plans): Maximum building height allowed in the RM-II area is 50'.

*Building A is 33.3 feet in height (measured to the middle of the gable)

*Building B is 34.11 feet in height (measured to the middle of the gable)

*Building C is 34.11 feet in height (measured to the middle of the gable)

*Building D is 33.3 feet in height (measured to the middle of the gable)

*Building E is 33.3 feet in height (measured to the middle of the gable)

*Building F is 33.3 feet in height (measured to the middle of the gable)

- *Building G is 33.3 feet in height (measured to the middle of the gable)
- *Building H is 33.3 feet in height (measured to the middle of the gable)
- *Building I is 34.11 feet in height (measured to the middle of the gable)
- *Building J is 34.11 feet in height (measured to the middle of the gable)
- *Building K (Recreation Building) is 19.6 feet in height (measured to the middle of the gable)
- *Pavilion is 10 feet in height

Therefore, the buildings are in compliance with the building height requirement.

Parking (Sheet A1.1): The development is for a 120-unit apartment complex. Code does not require a minimum amount of parking for multi-family developments. However, the maximum parking allowed is 1.75 spaces per dwelling unit. Therefore, the maximum parking spaces allowed on the site is 210 spaces. As shown on the site plan, 167 on-site parking spaces are being provided. The applicant is requesting an adjustment.

Total:

102	Standard Parking Stalls
59	Compact Parking Stalls
6	Handicap Parking Stalls
167	Total Parking Stalls

As required by code, 40% of the provided parking spaces (167) are set up for EV vehicle parking. Therefore, there are 67 EV parking spaces being provided on-site.

Two (2) loading zones have been provided on-site as well. One in front for Building E and one in front of Building K (Recreation Building).

All parking areas will be served by 30-foot wide internal two-way accessways that run through the development.

Bicycle Parking (Sheet A1.1): The Code requires 1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. One hundred and twenty (120) bicycle spaces are required. One hundred and twenty (120) have been provided on-site.

BICYCLE PARKING REQUIRED: 1 BIKE STALL PER UNIT X 120 UNITS = 120 BIKE STALLS

BICYCLE PARKING PROVIDED:

(1) STALL PER GROUND FLOOR LIVING UNIT = (40) LONG TERM BIKE STALLS
 (12) SIX BIKE RACKS + (1) EIGHT BIKE RACK = (80) SHORT TERM BIKE STALLS
 TOTAL BIKE PARKING PROVIDED= 120 BIKE STALLS

Recycling (Sheet A1.1 and A1.2): There are two (2) trash/recycle areas provided within the development, one located in the northwestern portion of the development, and one located in the southwest portion of the development. The trash receptacles are accessible for all

residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Lot Coverage (Sheet A1.1): The buildings on the site cover 23% (50,426sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

Stormwater (Sheet SDR6): As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

A Preliminary Drainage Report dated September 20, 2024, has been submitted as part of this application.

Multiple Family Design Review Standards- Chapter 702.020

702.020(a):

702.020(a)(1) Open Space (Sheet SDR4):

(1) To encourage the preservation of natural open qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area in designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.

Applicant Findings: In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 65,965 square feet (30%) of the site. The portion of the subject property being developed is zoned RMII and is 219,882 (5.04 acres) square feet in size with 99,225 square feet of common open space (landscape area 84,664sq.ft/rec. building 4,259sq.ft/pavilion 680= 99,225sq.ft). Therefore, 49.92% of common open space is being provided.

SITE AREA	198, 785 S.F.
COMMON OPEN SPACE	99,225 S.F. (49.92%)
COMMON OPEN SPACE WITHIN SETBACKS	41, 558 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	3,144 S.F.
LANDSCAPE	84,664 S.F. (38.5%)
PARKING LOT LANDSCAPING	5,288 S.F.
REC BUILDING	4,259 S.F.
PAVILLION	680 S.F.

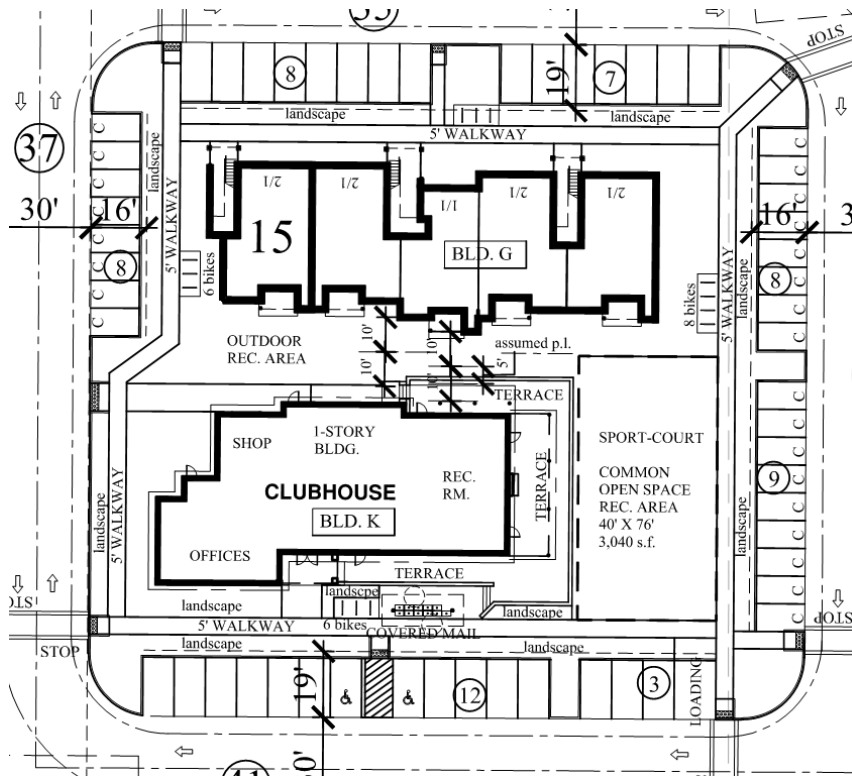
The recreation building, open space areas, and play areas are available to all 120 dwelling units and accessible via the proposed pedestrian pathways. The interior pathways are 5-foot-wide paved sidewalks and all sidewalks throughout the development are paved. There is an 8-foot-wide paved pedestrian pathway that runs north/south through the site. The recreation building, play areas, and open space areas are located in convenient and safe areas for the residents.

Therefore, this standard has been met. See attached site plans and open space plan.

702.020(a)(1)(A) Common Open Space Area Size and Dimensions (Sheet SDR4):

(A) To ensure usable open space that is of sufficient size, at least one common open space area shall be provided that meets the size and dimension standards set forth in Table 702-3.

Applicant Findings: The applicant is proposing a development consisting of 120-apartment units as shown on the site plans. The apartments will be developed with the RM-II zoned portion of the site that consists of 5.04 acres. Per Table 702-3, the development shall provide an open space area of 2,250 square feet in size with a minimum dimension of 25 feet. As shown on the site plan, an open space area adjacent Building K (the recreation building) has been provided and is about 3,040sq.ft. A 4,259 square foot recreation building is also being provided on the site for indoor common open space for the residents.



702.020(a)(1)(B):

(B) To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.

Applicant Findings: There are no slopes on the site greater than 25 percent. This criteria is not applicable.

702.020(a)(1)(C) and (D): Private Open Space (See Building Elevations and Floor Plans):

- (C) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.***
- (D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.***

Applicant Findings: Each unit will have private open space as required by the code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum of 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight landscaping. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020(a)(1)(E):

(E) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.

- (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and***
- (ii) Include at least one of the following types of features:***
 - a. Covered pavilion.***
 - b. Ornamental or food garden.***
 - c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.***
 - d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).***
 - e. Swimming pool or wading pool.***

Applicant Findings: In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that usable open space is an integral part of the overall development design. As shown on the site plan, there are usable open space recreation areas that total about 3,040 square feet in size located adjacent Building K. There is also a 4,259 square foot recreation building (Building K).

702.020(a)(1)(F):

(F) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a public urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Applicant Findings: The subject property is located within community and neighborhood parks in the area. Pringle Elementary School and Wes Bennett Park are located about ½ a mile to the east of the site. Both school and park can be utilized by the residents within the

proposed development. However, the proposed development will also have adequate open space areas on-site.

702.020(b)(1) Landscaping Standards:

(1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.

Applicant Findings: Landscaping is being provided adjacent to all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site.

There are 31 trees located on the subject property. Due to the location of the trees, all 31 of the trees are proposed to be removed.

Tree to be Removed: (See Sheet SDR6-Tree and SDR2-EX)

35" Fir (Significant)	27" Fir
25" Fir	29" Fir
31" Fir (Significant)	22" Pine
35" Walnut (Significant)	13" Cherry
16" Walnut	38" Walnut (Significant)
13" Maple	13" Apple
13" Apple	15" Maple
10" Cherry	13" Maple
25" Fir	27" Fir
38" Fir (Significant)	12" Maple
14" Cherry	15" Cherry
18" Cherry	27" Maple
24" Maple	22" Maple
10" Maple	15" Maple
18" Walnut	25" Maple
21" Oak (Significant Oak)	

Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 84,664 square feet of landscaped area throughout the site. Therefore, 49.92% of the site is landscaped.

A permanent underground irrigation system will be provided when development plans are final.

New trees will be provided through the site as required by code. A tree removal variance has

been requested.

702.020(b)(2):

- (2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:(A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and(B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chainlink fencing with slats shall be not allowed to satisfy this standard.***

Applicant Findings: The subject property does abut RS property along the west property line. Adequate setbacks have been provided along the west property lines, along with required landscaping and an 8-foot-high site obscuring fence.

702.020(b)(3), (4), (5):

- (3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.***
- (4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.***
- (5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.***

Applicant Findings: Landscaping has been provided around the proposed buildings as shown on the plans.

702.020(b)(6):

- (6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.***

Applicant Findings: All private ground level open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high landscaping. This will help to ensure privacy for the patio areas designated as private open space for residents.

702.020(b)(7) and (8):

(7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).

(A) A minimum of one canopy tree shall be planted within each planter bay.

(B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces. (see Figure 702-3).

(8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC chapter 806.

Applicant Findings: All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 5,288 square feet of landscaping within the parking areas.

702.020(c)(1) and (2) Site Safety and Security Standards (Sheet A1.1/Building Elevations and Floor Plans):

(1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.

(2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.

Applicant Findings: All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks have been provided as well.

702.020(3) and (4):

(3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

(4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Applicant Findings: Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in

areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

702.020(d)(1), (2), (3) and (4) Parking and Site Design Standards (Sheet A1.1):

- (1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).***
- (2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.***
- (3) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.***
- (4) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks. Pedestrian pathways shall be a minimum of five feet in width.***

Applicant Findings: The subject property has street frontage on Snowball Avenue (north), Snowline Street (east), Abbie Avenue (cul-de-sac to the west), and Baxter Road (south) along the property lines. Internal accessways are proposed within the development.

1.Per SRC 702.020(d)(1): *“To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway.”*

All parking areas greater than 6,700 square feet in area are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development. In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required, and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 5,288 square feet of

landscaping within the parking areas.

2. There are a few areas within the development where the parking area is not setback behind the buildings. Therefore, an adjustment to SRC 702.020(d)(2) has been requested for the parking areas adjacent Buildings A, E, and J.

3. The subject property does abut RS zoned property to the west. However, there are no parking areas adjacent to the west property and all buildings meet the required setbacks.

4. As shown on the site plan, all buildings are separated from all pathways. The intent of this standard is to provide privacy for residents. The development does provide setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses.

There is also an 8-foot-wide paved pedestrian path that will run north/south through the site for resident convenience.

Therefore, meeting this standard.

702.020(e)(1) through (8) Façade and Building Design: These standards are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

(1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

Applicant Findings: The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

(2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.

Applicant Findings: The subject property does abut RS zoned property along the west property line. Therefore, a setback of minimum 1 foot for each 1 foot of building height is provided, along with an 8-foot sight obscuring fence. Setbacks (Sheets SDR4 and A1.1/Building Elevations) are shown on the tentative plan.

West: Adjacent RS zoned property; Buildings D and E: 30-foot setback with 8-foot sight obscuring fence.

*Building D is 33.3 feet in height (measured to the middle of the gable)

*Building E is 33.3 feet in height (measured to the middle of the gable)

Per Section 702. 020: ***“A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.020(b)(2)(B) is increased to eight feet tall.”***

An 8-foot-tall fence is being proposed along the west property line. Therefore, the setbacks for Buildings D and E are in compliance with the Code.

(3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Applicant Findings: The rear side of Buildings D and E face the RS zoned property to the west. Both buildings have balconies that will face the RS zoned properties and the balconies with railings.

(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

Applicant Findings:

Snowball Avenue (north)

The subject property has 396 feet of buildable width (this excludes required side setbacks and accessways) along Snowball Avenue. Buildings E, F, and H are located along Snowball Avenue. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 232 feet of the buildable width along the street frontage. Occupying 58% of the buildable width of street frontage along Snowball Avenue.

Therefore, this standard has been met.

Snowline Street (east)

The subject property has 364 feet of buildable width (this excludes required side setbacks and accessway) along Snowline Street. Buildings I and J are located along Snowline Street. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 208 feet of the buildable width along the street frontage. Occupying 57% of the buildable width of street frontage along Snowline Street.

Therefore, this standard has been met.

Baxter Road (south)

The subject property has 345 feet of buildable width (this excludes required side setbacks) along Baxter Road. Buildings A, B, C, and D are located on the setback line along Baxter Road. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 338 feet of the buildable width along the street frontage. Therefore, occupying 97% of the buildable width of street frontage along Baxter Road.

Therefore, this standard has been met.

Abbie Avenue (cul-de-sac/west)

The subject property has 216 feet of buildable width (this excludes required side setbacks) along Abbie Avenue. Buildings D and E are located along Abbie Avenue. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings are not located on the setback line.

Therefore, an adjustment to this standard has been requested.

(5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have an architecturally defined primary building entrance facing that street, with direct pedestrian access to adjacent sidewalks.

Applicant Findings: The rear side of all the buildings face the right-of-way. The street side of this building (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

In order to provide safety and convenience for the residents, all buildings will face the interior the lot. This provides more eyes on the site, which provides greater safety for residents. This also provides convenience since all parking is located within the interior of the site.

Direct pedestrian paths are provided from Buildings A, B, C, and D to the proposed sidewalk system within Baxter Road. Direct pedestrian paths are provided from Buildings E, F, and H to the proposed sidewalk system within Snowball Avenue. Due to the topography of the site, individual pedestrian pathways from Buildings I and J to Snowline Street are provided via

stairways.

A shared 8-foot-wide pedestrian pathway running north/south through the site will provide access to Abbie Avenue, along with internal and external sidewalks.

Therefore, standard has been met.

(6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.

Applicant Findings: The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

(7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.

Applicant Findings: All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits. Therefore, this guideline has been met.

(8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided.

Applicant Findings: The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eaves, and windows incorporated into the design of each of the buildings.

702.020(e)(9) and (10) (See Building Elevations): Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with.

The materials used on the front, rear, and sides of the apartments are the same; shake siding,

trim board, lap siding, and stone around the pillars. See attached building elevations.

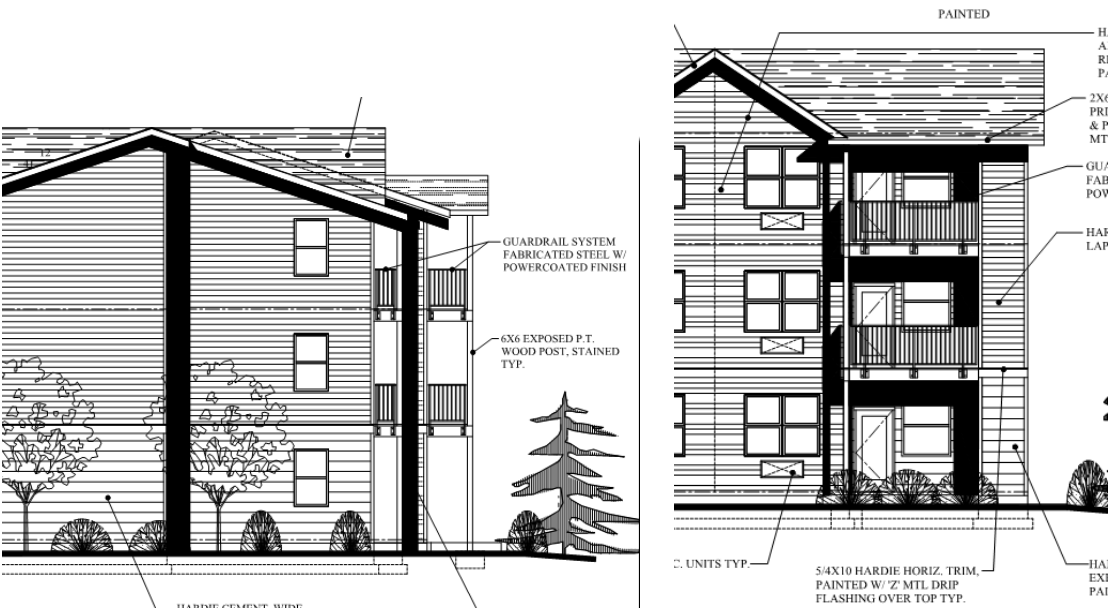


The proposed buildings provide the required offsets and design elements as shown on the building elevations.

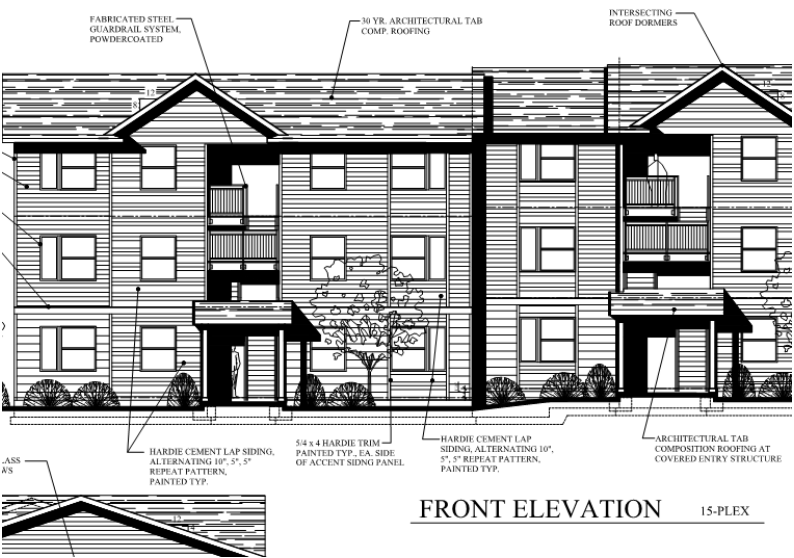
The proposed buildings provide offsets:



Covered Decks and Recessed Balconies:



Covered Entrance:





Climate Mitigation

Under the new Climate Mitigation requirements, an applicant has options for how they want to mitigate the climate impacts of their proposed development.

Per the Climate Mitigation requirements: ***“You may choose to either provide canopy coverage (at least 40% of the parking lot within 15 years), solar power generation (0.5 kilowatts per parking space), or payment (\$1,500 per parking space) to help fund wind and solar power generation at affordable housing developed by the Salem Housing Authority. You may also choose a combination of these options.”***

The applicant has chosen to provide at least 40% tree canopy coverage as shown on the tree plan provided. The proposed parking area is about 65,542 square feet in size, with 30,200 square feet (26,217sq.ft. required) of tree canopy coverage being provided. Therefore, providing 46% tree coverage (See attached mitigation plans)

Airport Overlay SRC 602.000

The subject property appears to be located within the Conical Surface Area as shown on the map below.

“Conical surface. In the conical surface, no building, structure, object, or vegetative growth shall have a height greater than that established by a plane sloping 20 feet outward for each one foot upward beginning at the periphery of the horizontal surface, 150 feet above the airport elevation, and extending to a height of 350 feet above the airport elevation.”

The proposal is for a 120-unit multi-family development. Maximum building height allowed in the RM-II area is 50'. All proposed apartment buildings will meet the height requirements. Height compliance will be reviewed at the time of building permit submittal. The height of the dwellings will not have an impact on the Airport Overlay Height.

The FAA will be notified of the proposal. Prior to development of the site, the applicant will apply for an Airport Overlay Variance with the City and submit the required Form 7460-1 forms with the FAA.