

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: AL - DR:

Address: City of Salem

Email: Building and Safety

Phone No.: _____

Date: _____

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

Bryce Bishop

To: Jason Sims
Subject: RE: Request for Comments - Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE

From: Jason Sims <jsims@gwrr.com>
Sent: Monday, September 16, 2024 4:40 PM
To: Zachery Cardoso <ZCardoso@cityofsalem.net>
Cc: Bryce Bishop <BBishop@cityofsalem.net>
Subject: RE: Request for Comments - Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE

Hello Zachary,

See response in snip below from the Portland & Western Railroad.

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:

We take no exception to the concept plan level of engineering with respect to the Front Ave. interaction with railroad. The concept plan will need to be developed in to final plans with ODOT Rail Exhibits prepared. These will need to be approved by ODOT Rail, BNSF, the City, and PNWR.

Name/Agency: Tom Wiser, representing the Portland & Western Railroad

Address: 22750 SW Miami Drive, Tualatin, OR 97062

Email: tom@wiserrail.com

Phone No.: 503-691-6095

Date: 9/16/2024

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

Jason Sims
AVP - Engineering
Genesee & Wyoming Inc.
American Region
jsims@gwrr.com

From: Tom Wiser <tom@wiserrail.com>
Sent: Friday, September 20, 2024 10:07 AM
To: Bryce Bishop <BBishop@cityofsalem.net>; Zachery Cardoso <ZCardoso@cityofsalem.net>
Cc: Tony Martin <TMartin@cityofsalem.net>
Subject: RE: Staff Report - Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE

Bryce,

Not that we've seen there are two options for the street, the PNWR has altered our response:

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:

We take no exception to the Option 2, concept plan level of engineering with respect to the Front Ave. interaction with the railroad. The Option 2 concept plan will need to be developed in to final plans with ODOT Rail Exhibits prepared.

These will need to be approved by ODOT Rail, BNSF, the City, and PNWR. Option 1 has not been reviewed (see below)

Name/Agency: Tom Wiser, representing the Portland & Western Railroad

Address: 22750 SW Miami Drive, Tualatin, OR 97062

Email: tom@wiserrail.com

Phone No.: 503-691-6095

Date: 9/16/2024

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

Comments continued:

and will need to be reviewed by ODOT Rail, BNSF, the City, and PNWR. We take exception to Option 1, the right in, right out concept, as a temporary condition prior to Option 2's construction, as it has not been reviewed.

Thanks,

Tom Wiser, PE

(503) 691-6095

LICENSED IN OR, WA, CA, ID, CO, MT

PEACE BE WITH YOU, MARANATHA

Bryce Bishop

From: Tom Wiser <tom@wiserrail.com>
Sent: Monday, September 23, 2024 9:13 AM
To: Tyler Roth
Subject: RE: Cannery Site - Revised PNWR Comments

Tyler,

It's not that it's not supported, it's that it has not been reviewed and will need to be further vetted.

Thanks,

Tom Wiser, PE

(503) 691-6095
LICENSED IN OR, WA, CA, ID, CO, MT
PEACE BE WITH YOU, MARANATHA

From: Tyler Roth <rotht@aks-eng.com>
Sent: Monday, September 23, 2024 8:59 AM
To: Tom Wiser <tom@wiserrail.com>
Subject: FW: Cannery Site - Revised PNWR Comments

Tom,
Are you available at all today to hop on a call to clarify PNWR stances regarding right-in right-out option for Front Street? The language in the attached letter with "exception" makes it sound like that concept would not be supported at all. Is that actually the case or is it accurate to say that it has not been reviewed and would need to be vetted further?

Tyler D. Roth, PE
Senior Associate
AKS ENGINEERING & FORESTRY, LLC
P: 503.400.6028 Ext. 419 | www.aks-eng.com | rotht@aks-eng.com

From: Bryce Bishop <BBishop@cityofsalem.net>
Sent: Monday, September 23, 2024 8:42 AM
To: Tyler Roth <rotht@aks-eng.com>; Grace Wolff <wolffg@aks-eng.com>; Zach Pelz <pelzz@aks-eng.com>
Cc: Laurel Christian <LChristian@cityofsalem.net>; Tony Martin <TMartin@cityofsalem.net>
Subject: Cannery Site - Revised PNWR Comments

Proceed with caution: This email hails from an external source. Unverified emails may lead to phishing attacks or malware infiltration. Always exercise due diligence.

Good Morning,

Attached for your information are revised comments from PNWR based on their review of the staff report and realizing there are two proposed options for the improvement of Front Street. If you have any questions, please let me know.

Thanks
Bryce

Bryce Bishop

Planner III

City of Salem | Community Planning and Development Department | Planning

555 Liberty St SE, Room 305

Salem OR 97301

bbishop@cityofsalem.net | 503-540-2399

[Facebook](#) | [Linkedin](#) | [YouTube](#) | [CityofSalem.net](#)

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:

See attached.

Name/Agency: David Fridenmaker, Salem-Keizer Public Schools

Address: 2450 Lancaster Dr NE, PO Box 12024, Salem OR 97309

Email: detailgdf@hotmail.com

Phone No.: 503-315-0232

Date: September 17, 2024

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



Andrea Castañeda, Superintendent

September 17, 2024

Bryce Bishop, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. WGP-SUB-SPR-ADJ-DAP24-01, 1100 to 1400 Block of Front St NE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Grant	Elementary	K thru 5
Parrish	Middle	6 thru 8
North Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Grant	Elementary	453	400	113%
Parrish	Middle	653	829	79%
North Salem	High	2,117	2,248	94%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	382	MF	0.164	63
Middle			0.085	32
High			0.096	37

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Grant	Elem.	453	0	63	63	400	129%
Parrish	Mid.	653	22	32	54	829	85%
North Salem	High	2,117	109	37	146	2,248	101%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Grant (See Note 1)	Elementary	Eligible for School Transportation
Parrish	Middle	Walk Zone
North Salem	High	Walk Zone

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	63	\$87,035	\$5,483,205
Middle	32	\$106,854	\$3,419,328
High	37	\$126,672	\$4,686,864
TOTAL			\$13,589,397

Table 6

*Estimates based on average of Indicative Construction Costs from “RLB Construction Cost Report North America Q2 2024”

Note 1: This area is designated a Hazardous Walk Zone, so school transportation would need to be provided for the elementary school grade level. A new school bus stop will need to be created. New bus routes will need to be created for the elementary school level. Due to the Hazardous Walk Zone for the elementary school level, we recommend that a safe walk path be developed to allow for a designated school bus stop, or school bus pullout location.

Sincerely,

David Fridenmaker
Business and Support Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation

Bryce Bishop

From: Ken Spencer <Kenneth.Spencer@pgn.com>
Sent: Wednesday, September 18, 2024 7:37 AM
To: Bryce Bishop
Subject: WGP-SUB-SPR-ADJ-DAP24-01 - 1100 Front St - Truitt Bros

Hello,

Below are my comments for the referenced project.

Regarding the request (item #6 of Amanda No. 24-106451-PLN) to eliminate the required public utility easement (PUE), PGE encourages rejecting this request. Elimination of the PUE will not allow enough space for the installation of our equipment to serve the project.

Given the size (power capacity requirement) of the project, PGE will need to install multiple 4-inch and 6-inch conduits as well multiple large concrete splice/switch vaults in the sidewalk/pedestrian spaces and the proposed parallel parking areas. The vaults will each have rough dimensions of 10' wide by 13' long by 9' tall. However, the current curb/sidewalk/parallel parking layout does not allow space for the installation of this equipment while maintaining the City-required 5' separation from parallel water mains (City of Salem, Dept. of Public Works Administrative Rules Design Standards, paragraph 1.6(a)(2)).

Thanks.



Ken Spencer, PE

Customer Operations Engineer | 503.970.7200
portlandgeneral.com | Follow us on social @PortlandGeneral

An Oregon kind of energy.