

Bryce Bishop

From: Lisa Anderson-Ogilvie
Sent: Friday, September 6, 2024 4:28 PM
To: Bryce Bishop
Subject: FW: Fwd: Grant NA - Hearing Notice - Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE

[Lisa Anderson-Ogilvie](#) | 503-540-2381

City of Salem | Community Planning and Development Department | Planning

From: Virginia Stapleton <VStapleton@cityofsalem.net>
Sent: Thursday, September 5, 2024 3:10 PM
To: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: Fw: Fwd: Grant NA - Hearing Notice - Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE

Do you know where we're at in the process for this one? If we're within the critical timeline, can you please include this communication in the packet?

Thanks,

Virginia Stapleton (She/Her)

City Councilor - Ward 1

City of Salem | Mayor/City Manager's Office

555 Liberty Street SE, Room 220

Salem, Oregon 97301

vstapleton@cityofsalem.net | 503-779-5344

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From: Marissa Theve <marissatheve@gmail.com>
Sent: Thursday, September 5, 2024 2:27 PM
To: turtlegurl@q.com <turtlegurl@q.com>
Cc: sam@salem1f.org <sam@salem1f.org>; cjboat835@yahoo.com <cjboat835@yahoo.com>; aaron@cbtwoarchitects.com <aaron@cbtwoarchitects.com>; napstudio@mac.com <napstudio@mac.com>; Hackett, Lola <lolahackett@yahoo.com>; laurajherrmann@gmail.com <laurajherrmann@gmail.com>; greenfleas@comcast.net <greenfleas@comcast.net>; mhdecoursey@gmail.com <mhdecoursey@gmail.com>; moonwind37@gmail.com

<moonwind37@gmail.com>; teresa97324@gmail.com <teresa97324@gmail.com>; tfrance@salemalliance.org
<tfrance@salemalliance.org>; th404@comcast.net <th404@comcast.net>; Virginia Stapleton
<VStapleton@cityofsalem.net>; monrose143@msn.com <monrose143@msn.com>

Subject: Re: Fwd: Grant NA - Hearing Notice - Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE

Hey Kat,

That's 500 less than the maximum amount of parking spaces that is allowed by code.

I would keep in mind a few things:

- The City MUST update our code due to a new state policy called **Climate-Friendly and Equitable Communities**. Read more here from the State: <https://www.oregon.gov/lcd/cl/pages/cfec.aspx> and here from the City: [https://www.cityofsalem.net/government/shaping-salem-s-future/our-salem-planning-guide#:~:text=Climate%2DFriendly%2Oand%2OEquitable%2OCommunities%2O\(CFEC\),-Adopted%2Oin%2O2022&text=State%2Orules%2Othat%2Orequire%2Ocities,from%2Otransportation%2Oand%2Opromote%2Oequity](https://www.cityofsalem.net/government/shaping-salem-s-future/our-salem-planning-for-growth/our-salem-planning-guide#:~:text=Climate%2DFriendly%2Oand%2OEquitable%2OCommunities%2O(CFEC),-Adopted%2Oin%2O2022&text=State%2Orules%2Othat%2Orequire%2Ocities,from%2Otransportation%2Oand%2Opromote%2Oequity).
- The code updates will reduce the REQUIRED MINIMUM number of parking spaces for new development. Meaning a developer could choose to build more.
- Parking spaces have been required so that car owners have "free" parking (the cost is added to whatever good or service is provided, including for the people who chose not to drive or cannot afford to drive). Because building parking is expensive and hogs land that could otherwise be housing or businesses, cities have historically required it. There are studies now that show [it makes housing more expensive](#). It also makes businesses and homes farther away from each other and covered in hot, impervious asphalt = less walkable. More on this here: <https://parkingreform.org/what-is-parking-reform/>
- Street parking is public parking. Because of the aforementioned down sides of all the pavement in town, I would rather the blacktop be used (as parking) than not used. Wide empty streets mean faster, louder traffic.

Hopefully this helps!

Marissa

On Thu, Sep 5, 2024 at 1:17 PM <turtlegurl@q.com> wrote:

Sam, et al

Attached find the parking part of the submissions under review. Does it really say that there will be approximately 500 parking spaces less than the maximum needed ? Even if we had a huge percentage increase of cyclists, walkers, and public transportation users, is this reasonable ? Perhaps I am misinterpreting this, but does this mean that we are expected to accommodate the difference with neighborhood parking?

In addition, the accelerated timeline makes one wonder if something (like parking issue) may be overlooked in attempt to hurry this along.

Regards,
Kat >^..^<

On Thu, 5 Sep, 2024 at 9:46 AM, Sam Skillern <sam@salem1f.org> wrote:

To: cjboat835@yahoo.com; aaron@cbtwoarchitects.com; marissatheve@gmail.com; napstudio@mac.com; lolahackett@yahoo.com; laurajherrmann@gmail.com; greenfleas@comcast.net; mhdecoursey@gmail.com; moonwind37@gmail.com; teresa97324@gmail.com; tfrance@salemalliance.org; th404@comcast.net; sam@salem1f.org

Cc: vstapleton@cityofsalem.net; monrose143@msn.com

Hi all,

Here is the Hearings Notice for Sept. 25, which is 8 days after they want our comments (Sept. 17). We have expressed our concerns to the City a million times about the short timeframes between notices and input deadlines. Virginia and Irma, what can be done about this?

Sam

----- Forwarded message -----

From: **Zachery Cardoso** <ZCardoso@cityofsalem.net>

Date: Thu, Sep 5, 2024 at 9:30 AM

Subject: Hearing Notice - Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE

To: Zachery Cardoso <ZCardoso@cityofsalem.net>

Cc: Bryce Bishop <BBishop@cityofsalem.net>

Hello,

The Hearing Notice for Willamette Greenway Permit, Subdivision, Site Plan Review, Adjustment, and Driveway Approach Permit Case No. WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Block of Front St NE is attached for your information. Hard copies go out in the mail today to those of you who are to receive one. This case will be heard before the Hearings Officer on September 25, 2024.

Application 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.

Please direct questions or comments to the **CASE MANAGER:**

Bryce Bishop

bbishop@cityofsalem.net

503-540-2399

Thank you,

Zachery Cardoso

he/they

Admin Analyst I

City of Salem | Community Planning and Development Department | Planning

555 Liberty St SE, Suite 305

Salem OR 97301

zcardoso@cityofsalem.net | 503-540-2304

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

--

Sam Skillern

Executive Director

www.salemLF.org

--

Marissa Theve (*ma-RIS-uh Tev*)
Pronouns: she/her/hers

Bryce Bishop

From: Lisa Anderson-Ogilvie
Sent: Thursday, September 19, 2024 12:55 PM
To: Bryce Bishop
Subject: FW: Update on the cannery
Attachments: A13.0 COLORED ELEVATIONS.pdf; WGP-SUB-SPR-ADJ-DAP24-01 Hearing Notice (1).pdf

For the record, please include.

[Lisa Anderson-Ogilvie](#) | 503-540-2381

City of Salem | Community Planning and Development Department | Planning

From: Virginia Stapleton <VStapleton@cityofsalem.net>
Sent: Wednesday, September 18, 2024 9:31 AM
To: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: Fw: Update on the cannery

Another one.

Virginia Stapleton (She/Her)

City Councilor - Ward 1

City of Salem | Mayor/City Manager's Office

555 Liberty Street SE, Room 220

Salem, Oregon 97301

vstapleton@cityofsalem.net | 503-779-5344

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

From: Trent Michels <tmichels@thefund.works>
Sent: Wednesday, September 18, 2024 9:07 AM
To: Virginia Stapleton <VStapleton@cityofsalem.net>
Cc: Dan Polanowicz <dpolanowicz@thefund.works>
Subject: Update on the cannery

I wanted to update you about The Cannery development. On September 25th, we will appear before the hearing officer for our land use decision. During this time, there will be an opportunity for public comments, and we would appreciate your support for our project and its potential impact on the future of Greater Salem. We would love to get anyone and everyone to be involved in this opportunity. It would be fantastic if you would make a statement at the hearing. I would

also encourage other city councilors to participate in this hearing if they want to. I have attached an updated elevation to see how the project is developing.

Date: September 25, 2024

Time: 5:30 PM

Location: Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR

Please let me know if you or others in your network can attend this meeting and if you would like to share your thoughts on the project. Thanks!

Trent W. Michels

Principal

FUND

503.930.7971

TMichels@TheFund.works

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• PRELIMINARY •
NOT FOR
CONSTRUCTION

THE CANNERY

1105 Front Street NE
Salem, OR 97301

Prepared for:

The Fund &
SilverSphere
Capital

Date 08/30/2024
Architect's Project # 2308

REVISIONS

No.	Revision	Date

This Drawing is the property of Insight Architects and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project.

COLORED ELEVATIONS

A13.0



FRONT STREET ELEVATION 3/32" = 1'-0"



BACK/ RIVER ELEVATION 3/32" = 1'-0"



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	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
PROPERTY LOCATION:	1100 to 1400 Block of Front St NE, Salem OR 97301
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.
HEARING INFORMATION:	<u>Hearings Officer, on September 25, 2024 at 5:30 PM Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2399; E-mail: bbishop@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Grant Neighborhood Association, Aaron Terpening, Co-Chair; Email: aterp1@gmail.com ; Sam Skillern, Co-Chair; Email: sam@salemif.org Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website: https://www.cityofsalem.net/government/boards-commissions/hearings-officer
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 600.015(e)(2) – Class 2 Willamette Greenway Permit; 205.010(d) – Subdivision Tentative Plan; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 250.005(d)(1) – Class 1 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Truitt Properties LLC (Peter Truitt, Lynda Truitt, and Luciana Truitt), Front Street Properties LLC (Peter Truitt)
APPLICANT(S):	Trent Michels, The Future of Neighborhood Development, LLC
AGENT(S):	Grace Wolff, AKS Engineering and Forestry
PROPOSAL / REQUEST:	<p>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.</p> <p>The application includes:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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). <p>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).</p>

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.

Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

MORE INFORMATION:

All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You can use the search function without registering and enter the permit number listed here: 24 106451. Paper copies can be obtained for a reasonable cost.

NOTICE MAILING DATE:

September 5, 2024

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>**

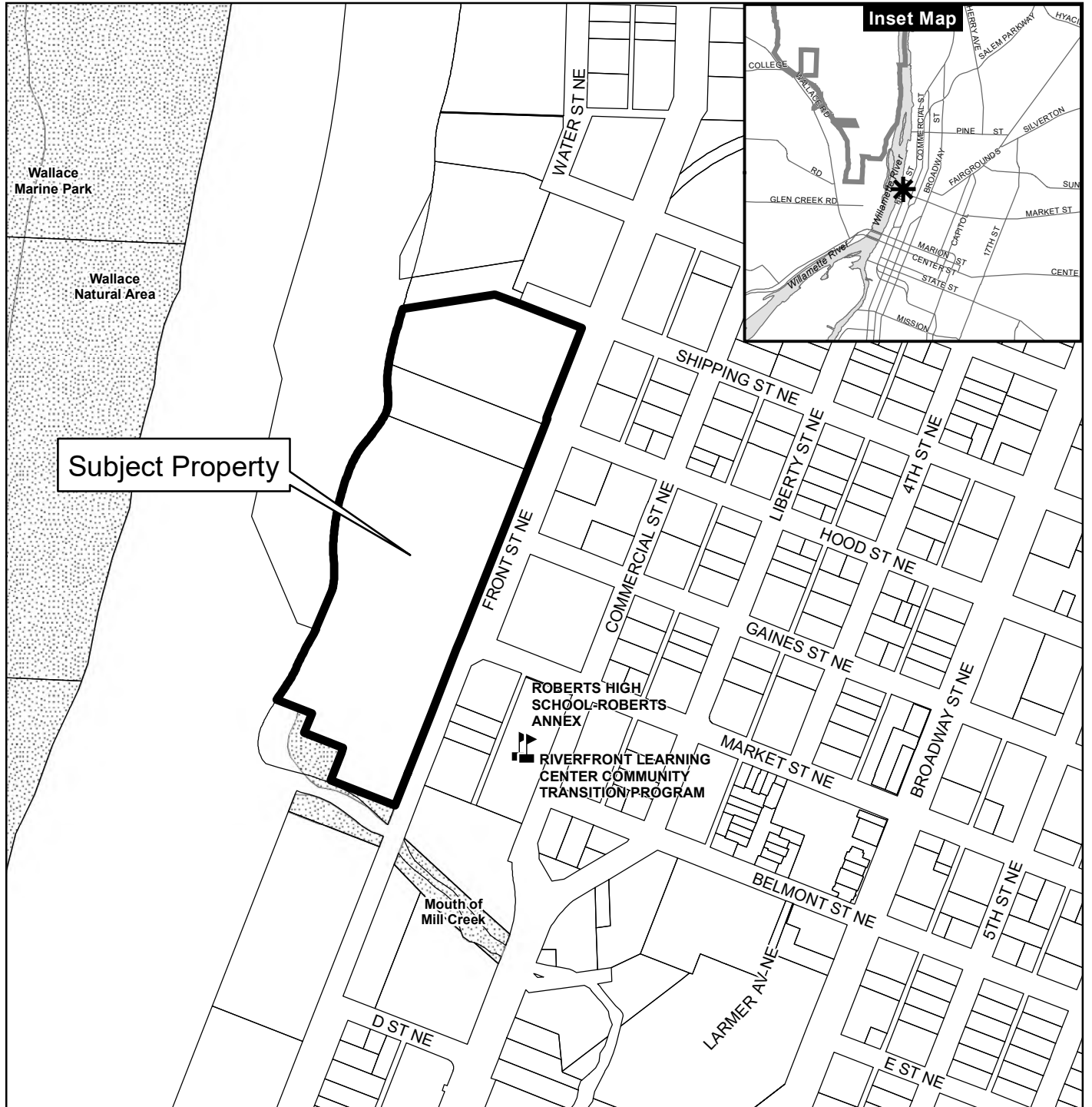
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community

Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

1100 to 1400 Blocks of Front Street NE



Legend

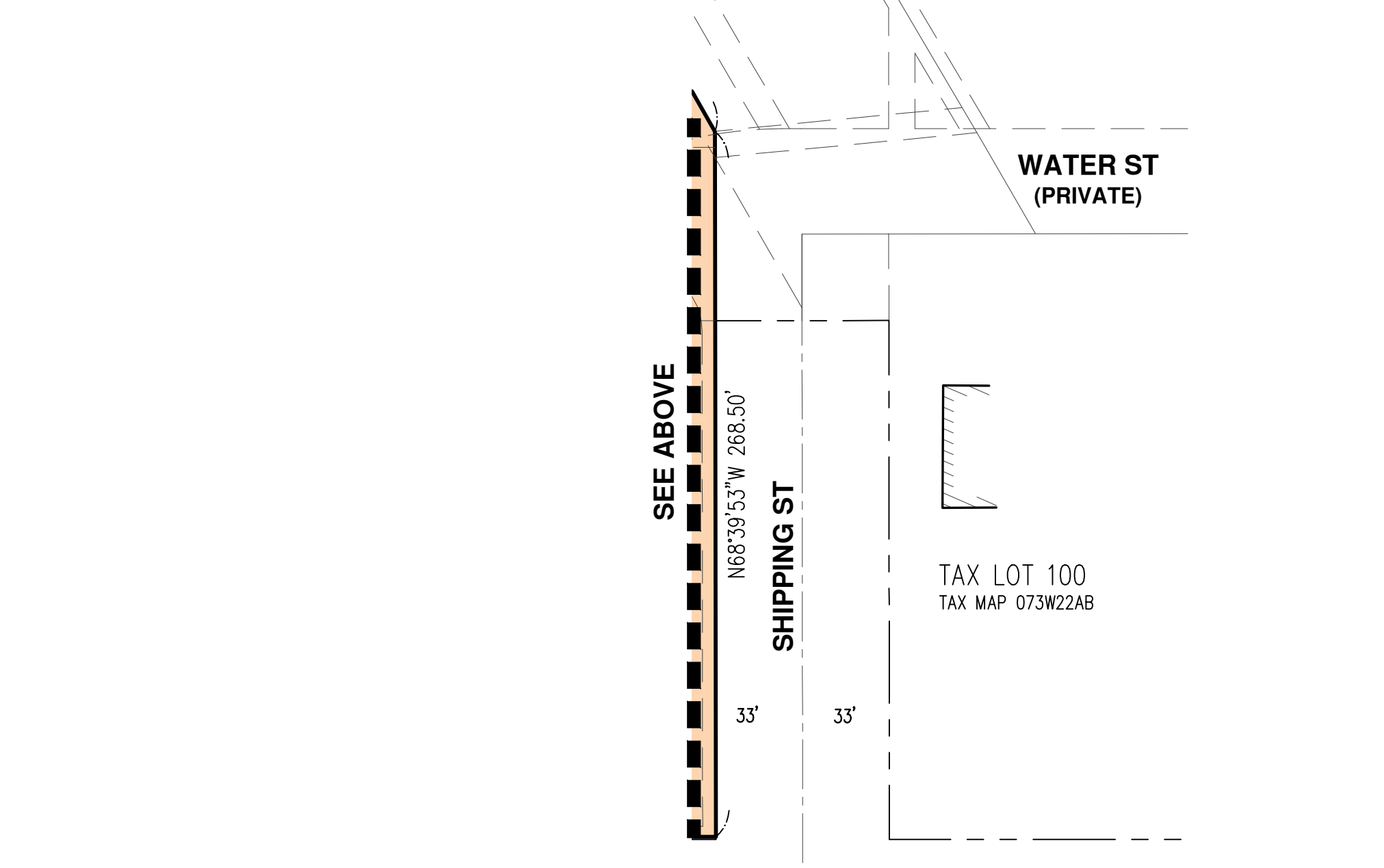
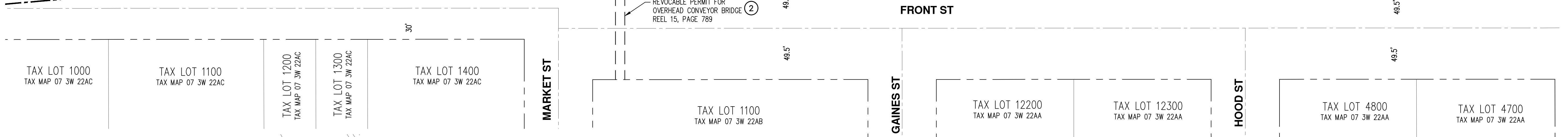
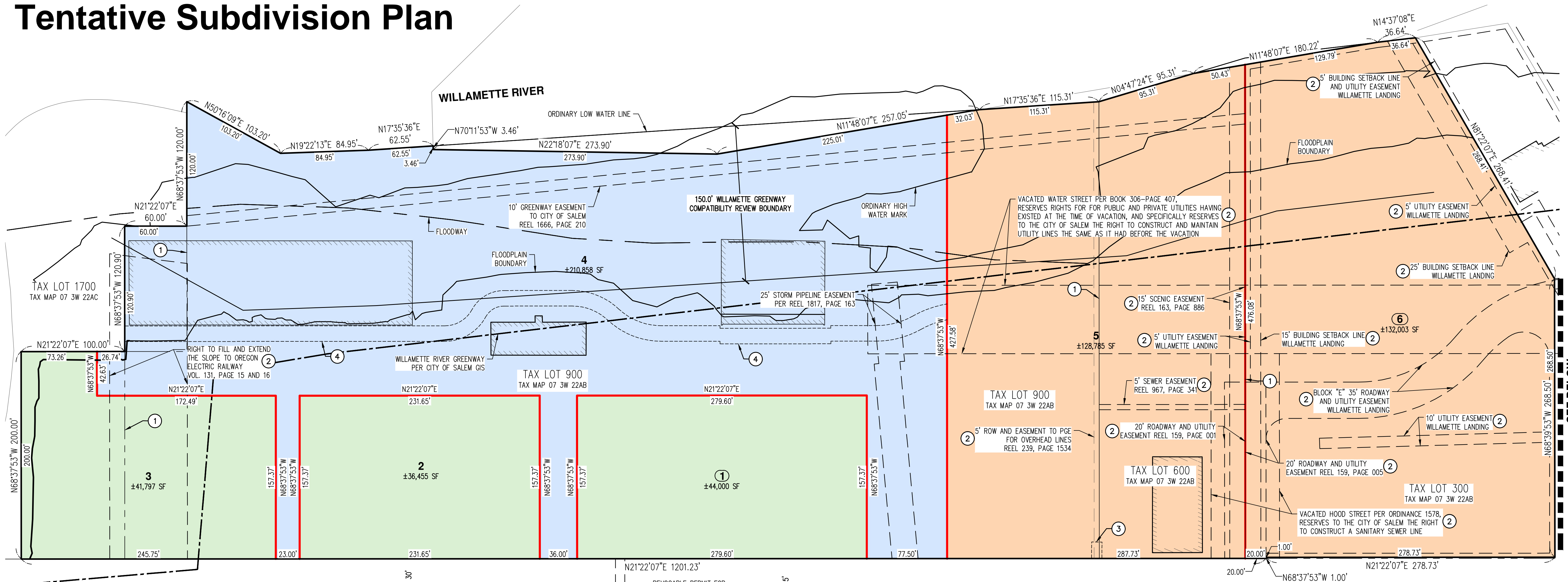
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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Tentative Subdivision Plan

FUND



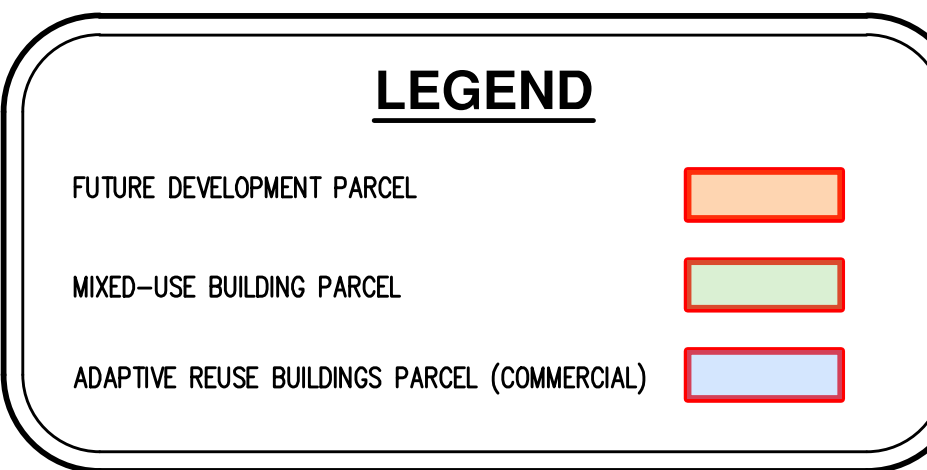
KEYED NOTES: (#)

- 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.

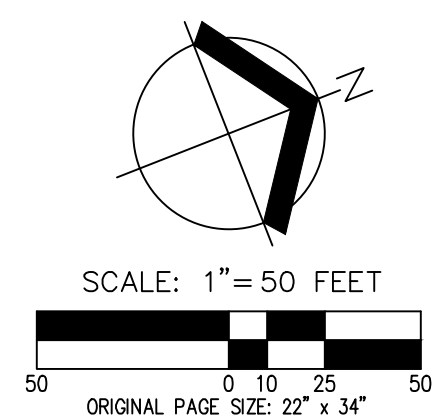
EASEMENT NOTES

- 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.



NOTE: THIS SHEET IS PRINTED WITH COLOR

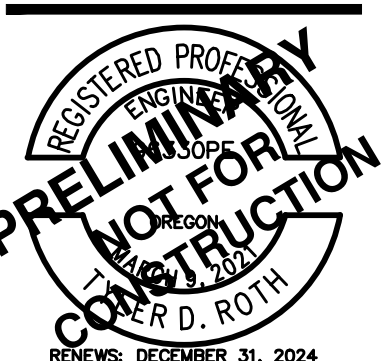


AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97003
503.400.6028
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PROPERTY DESCRIPTION
TAX MAP 07.3W.22AB
TAX LOTS 300, 600, 900
CONTRACT PURCHASER:
FUND
1507 THOMAS RD,
CHARLOTTE, NC 28278

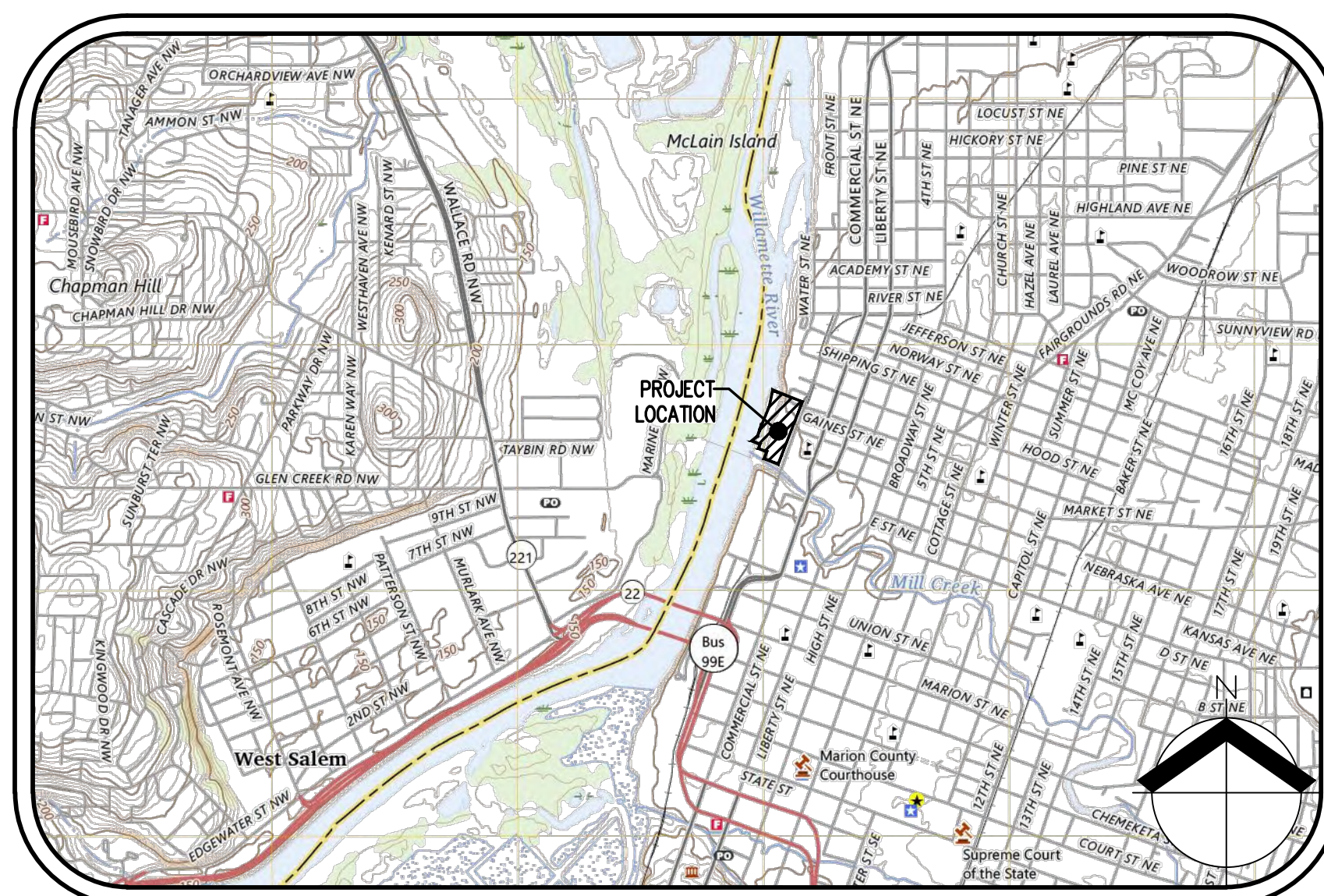
TENTATIVE PLAT
THE CANNERY
Fund
SALEM, OREGON



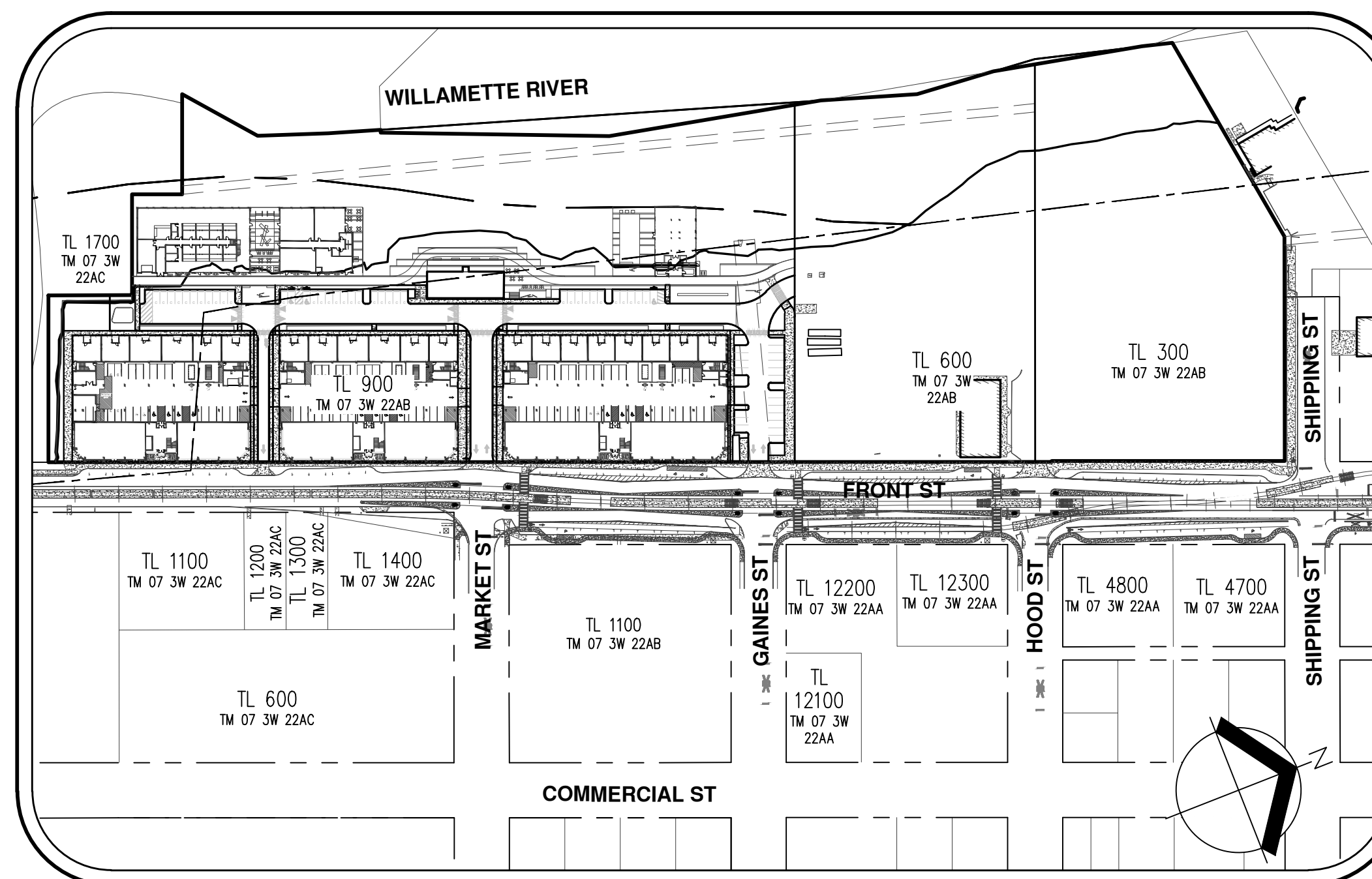
RENEWAL: DECEMBER 31, 2024
JOB NUMBER: 5968-01
DATE: 07/26/2024
DESIGNED BY: TDR
DRAWN BY: MJM
CHECKED BY: TDR

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

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

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

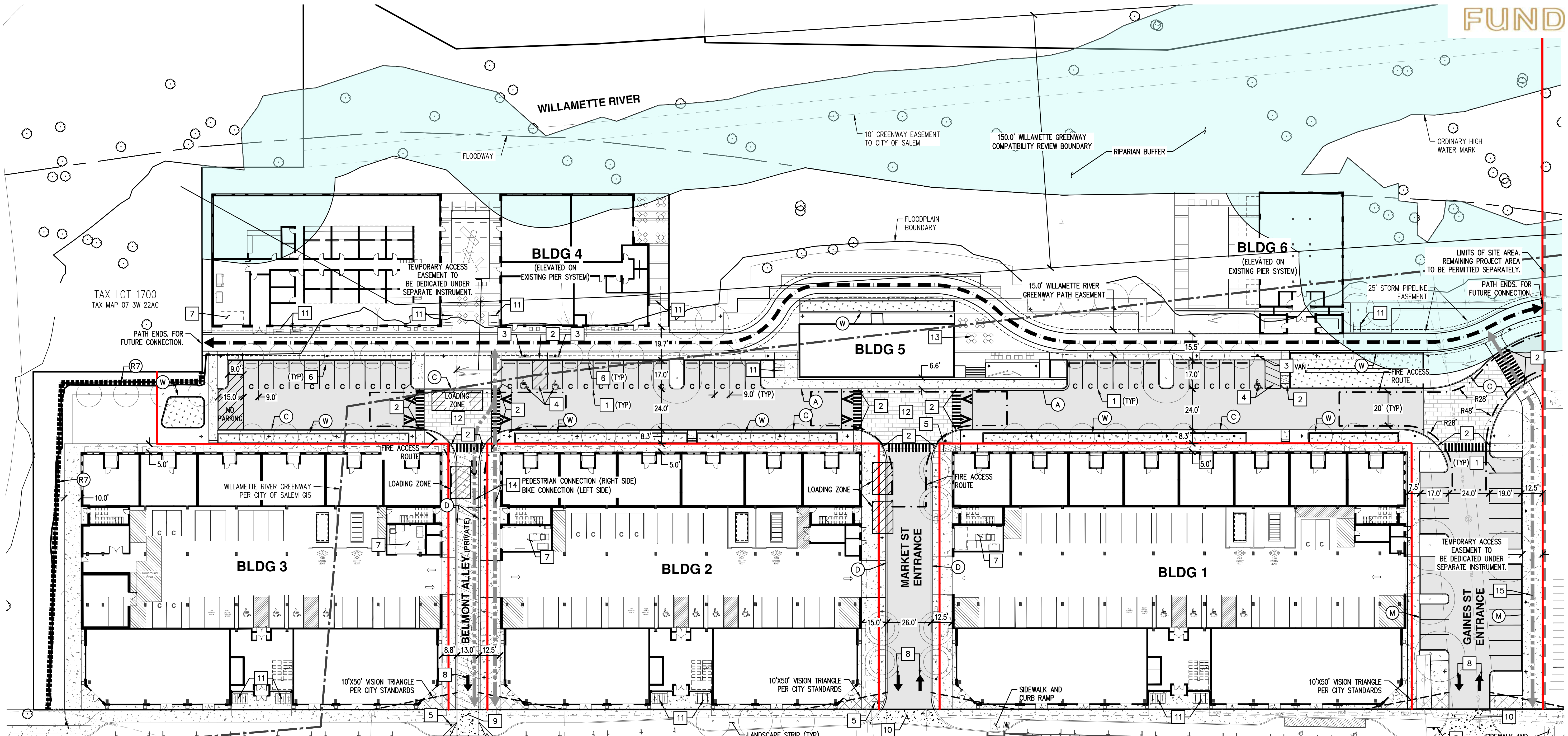
SHEET INDEX

- 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

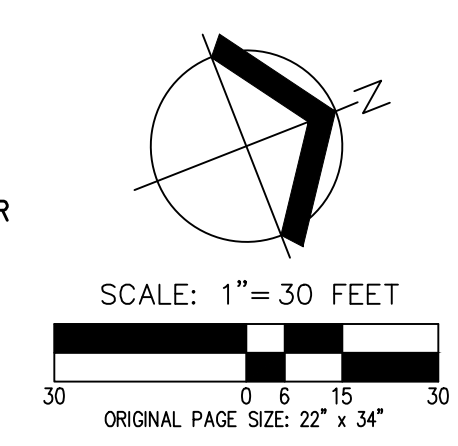
SIDE/REAR YARD
 BUILDINGS = NONE
 VEHICLE USE AREA = 5 FT (NOT REQUIRED ABUTTING AN ALLEY)

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

REGISTERED PROFESSIONAL ENGINEER
 PRELIMINARY
 NOT FOR CONSTRUCTION
 JOHN D. ROTH
 ENGINEER
 LICENSE NO. 12345
 REVIEWED: DECEMBER 31, 2024

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

P8

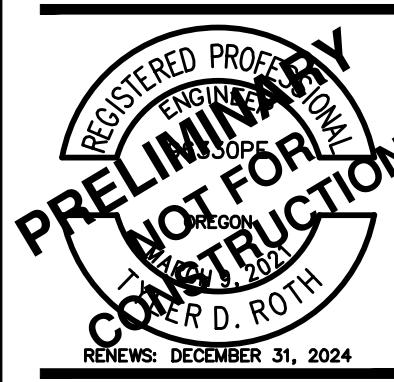
AKS
 AKS ENGINEERING & FORESTRY, LLC
 3700 RIVER RD. N. STE 1
 KEIZER, OR 97003
 503.400.6028
 WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PROPERTY DESCRIPTION
 TAX MAP 07.3W.22AB
 TAX LOTS 300, 600, 900
 CONTRACT PURCHASER:
 FUND
 1507 THOMAS RD.
 CHARLOTTE, NC 28278

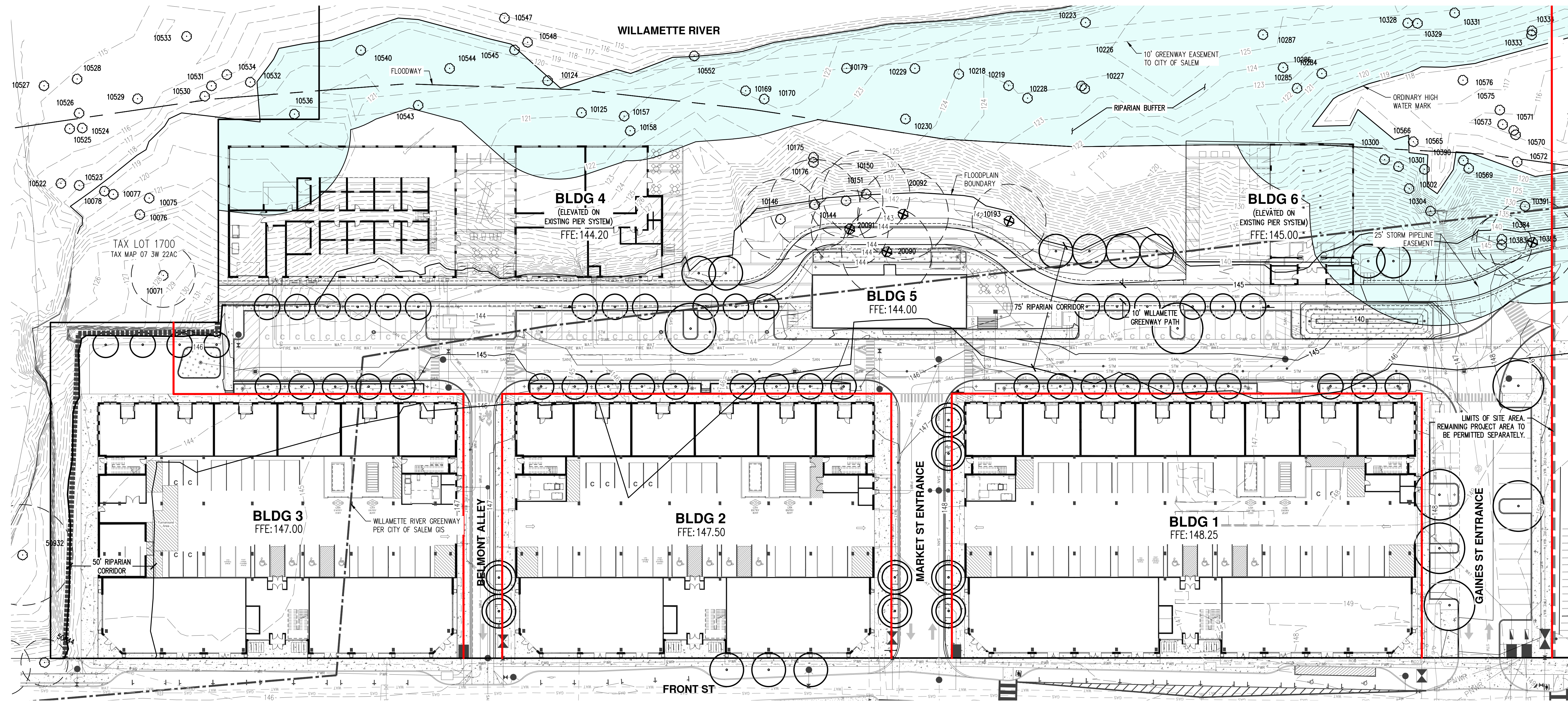
AKS DRAWING FILE: 5968-01 PRELIM SITE PLAN/ LAYOUT: LAYOUT1

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
THE CANNERY
 FUND
 SALEM, OREGON



RENEWS: DECEMBER 31, 2024
 JOB NUMBER: 5968-01
 DATE: 07/26/2024
 DESIGNED BY: TDR
 DRAWN BY: M.J.M.
 CHECKED BY: TDR

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



TREE SUMMARY:

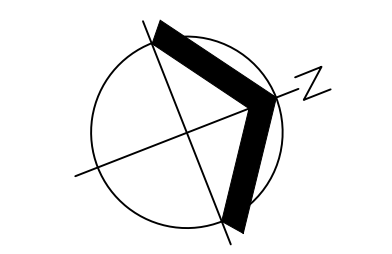
TREES REMOVED FOR GREENWAY PATH = 5

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)	---
EXISTING GROUND CONTOUR (5 FT)	---
FINISHED GRADE CONTOUR (1 FT)	---
FINISHED GRADE CONTOUR (5 FT)	---
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)	○

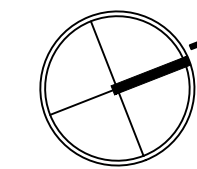
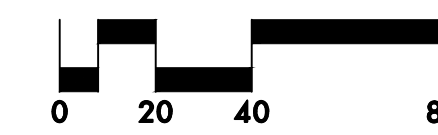


SCALE: 1" = 30 FEET
 ORIGINAL PAGE SIZE: 22" x 34"



1 ILLUSTRATIVE PLAN OVERALL

Plan
SCALE: 1" = 40'



WILLAMETTE RIVER

BUILDING 4

BUILDING 4

WILLAMETTE RIVER
GREENWAY PER
CITY OF SALEM
GIS, TYP

BUILDING 6

WILLAMETTE GREENWAY TRAIL

BUILDING 5

BUILDING 3

BUILDING 2

BUILDING 1

BELMONT ALLEY

MARKET STREET ENTRANCE

GAINES STREET ENTRANCE

FRONT STREET NE

THE CANNERY

1105 FRONT ST NE,
SALEM, OR 97301

LAND USE SUBMITTAL

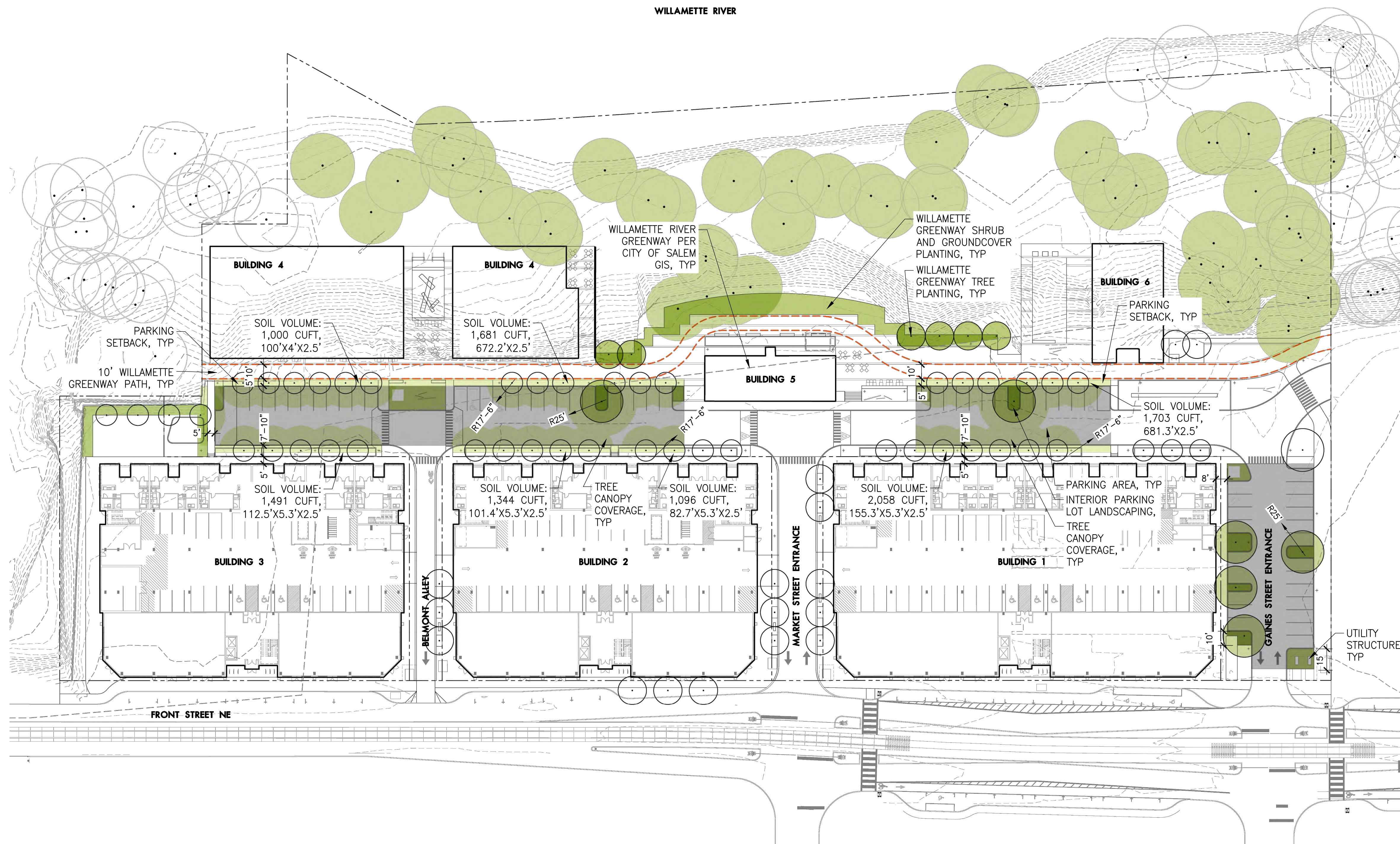
ILLUSTRATIVE PLAN
OVERALL

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%
 PROPOSED TREE CANOPY AREA: 11,829 SF
 PROPOSED TREE CANOPY PERCENTAGE: 42%

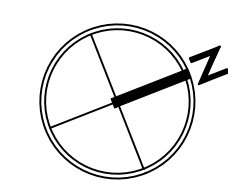
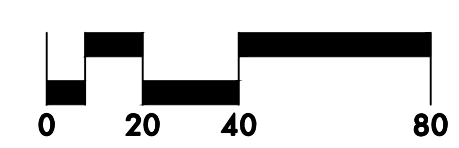
LANDSCAPE ARCHITECTS PC
lango.hansen
 1100 nw glisan #3A portland OR 97209 T 503.295.2437

THE CANNERY

1105 FRONT ST NE,
 SALEM, OR 97301

1 LANDSCAPE LAND USE DIAGRAM

Plan
 SCALE: 1" = 40'



LAND USE SUBMITTAL
 LANDSCAPE LAND USE
 DIAGRAM

REVISIONS

SCALE
 DRAWN BY
 DATE 2024.03.15
 PROJECT NO. 2346-SAC

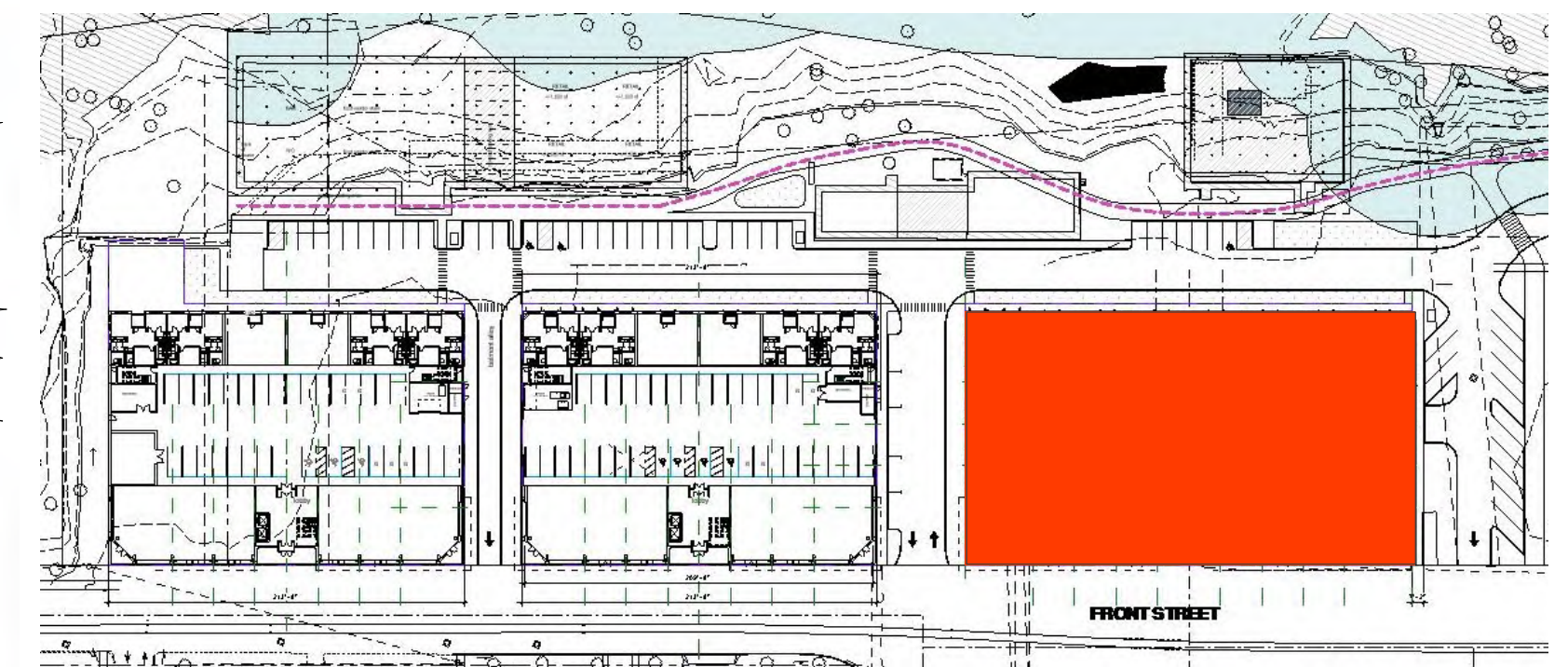
SHEET

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

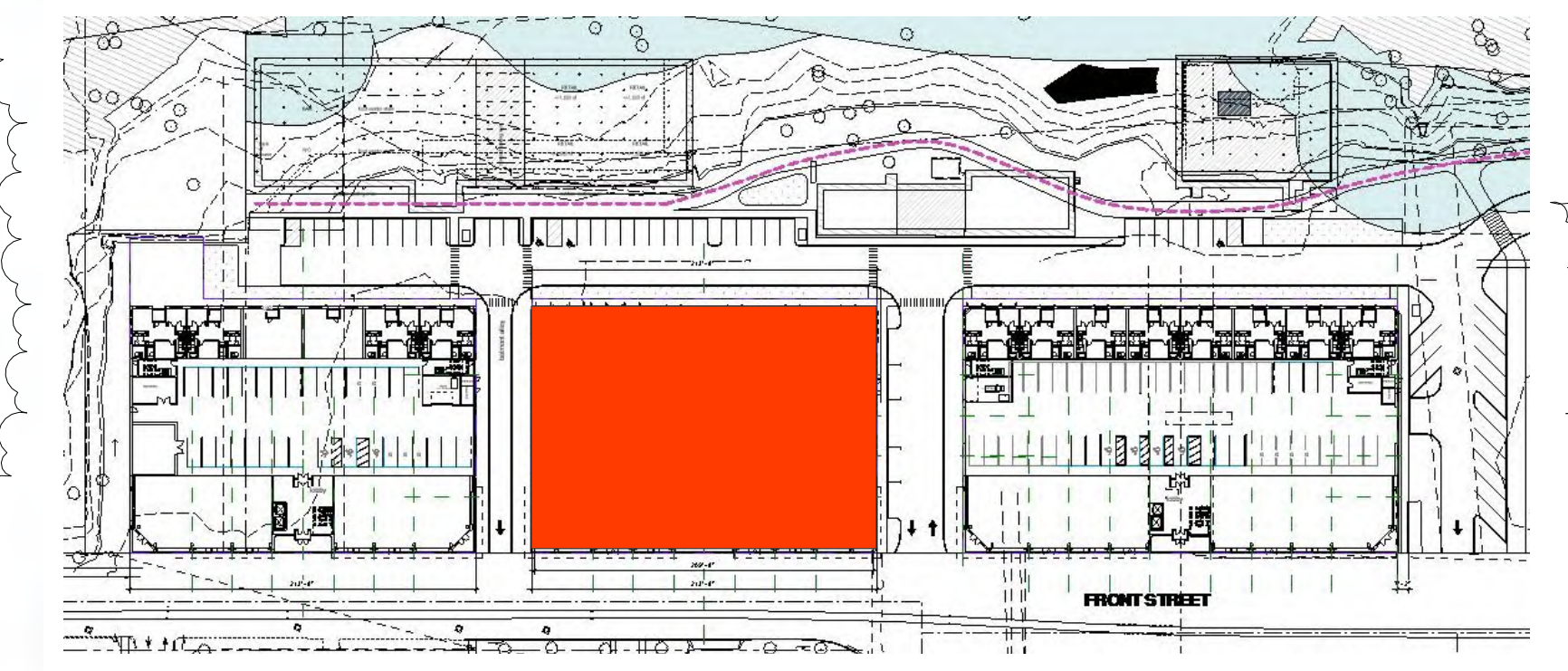


#	REVISION	DATE
2	Unit Changes	06/19/2024



FLOOR	BLDG I	BLDG II	BLDG III
1ST	8	6	6
2ND	26	22	22
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4TH	27	23	23
5TH	27	23	23
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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)



REVISION DATE
 2 Unit Changes 06/19/2024

56% GLAZING*
 59% WEATHERPROTECTION

*Calculated per SRC 112.030 (b)



#	REVISION	DATE
2	Unit Changes	06/19/2024

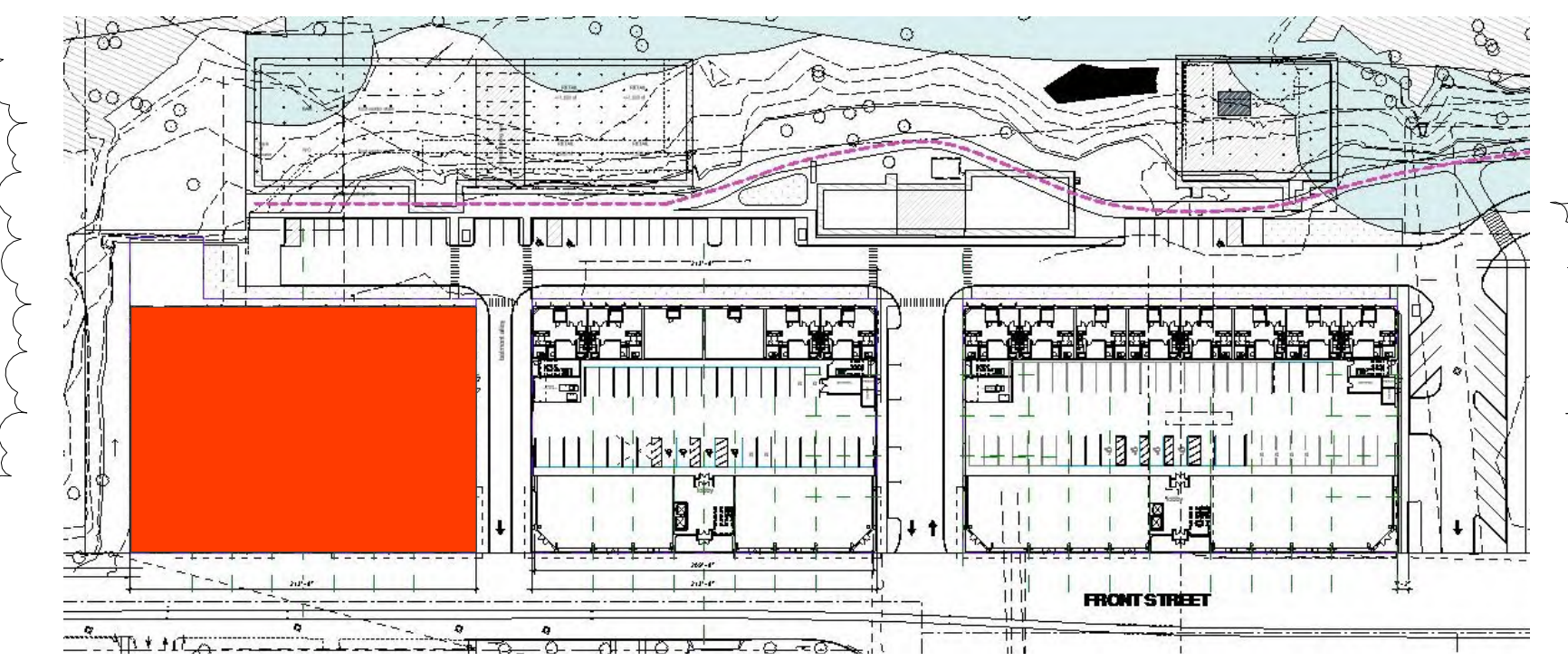


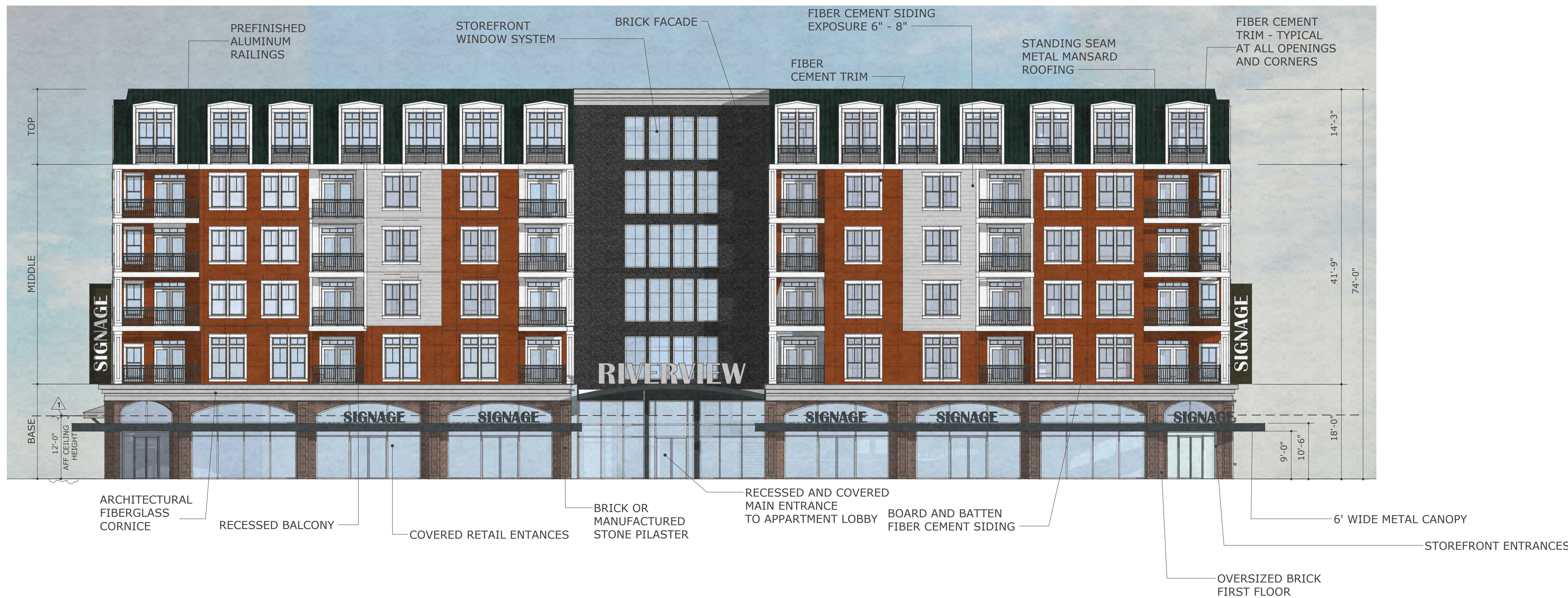
#	REVISION	DATE
2	Unit Changes	06/19/2024



FLOOR	BLDG I	BLDG II	BLDG III
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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 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

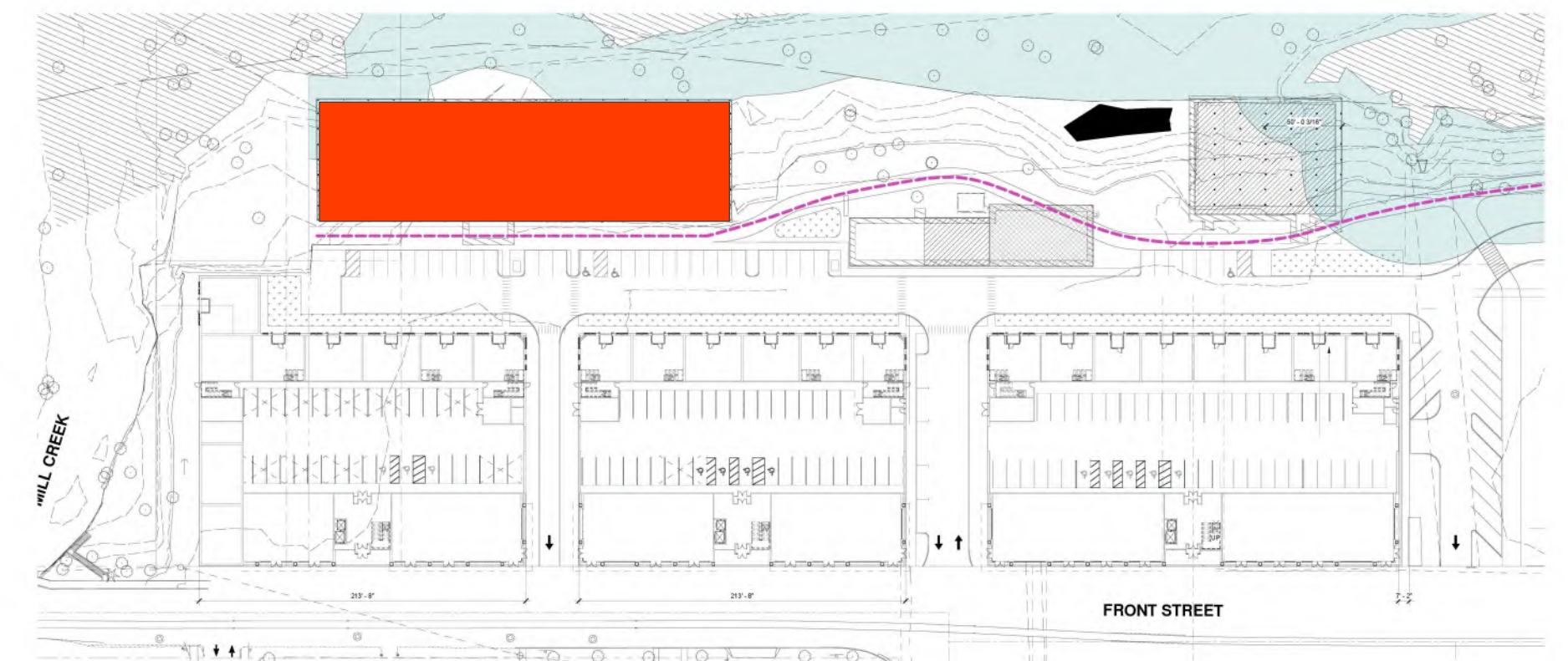
*Calculated per SRC 112.030 (b)



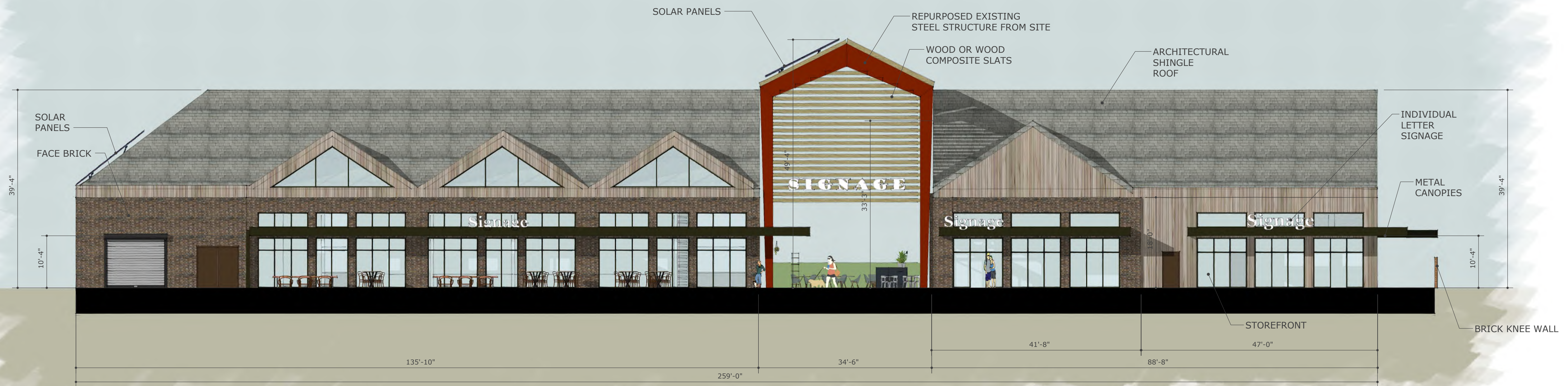
#	REVISION	DATE
2	Unit Changes	06/19/2024



#	REVISION	DATE
2	Unit Changes	06/19/2024



 FUND

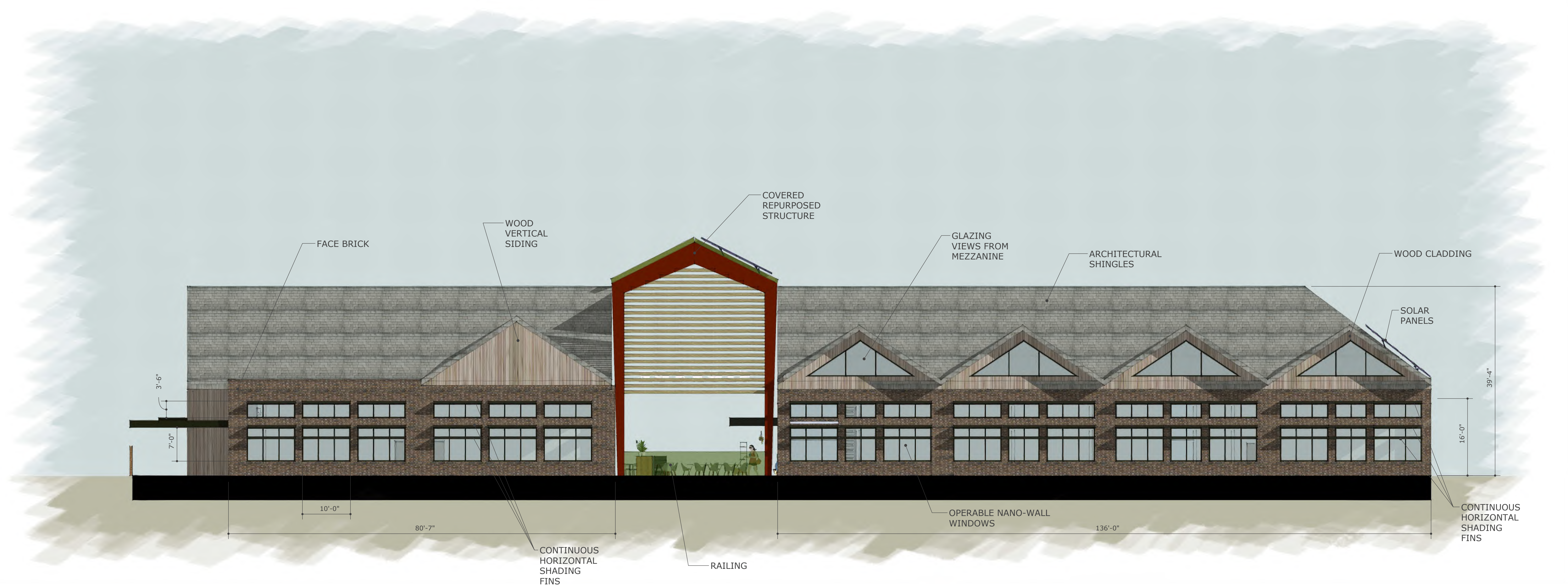


SOUTH SECTION

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

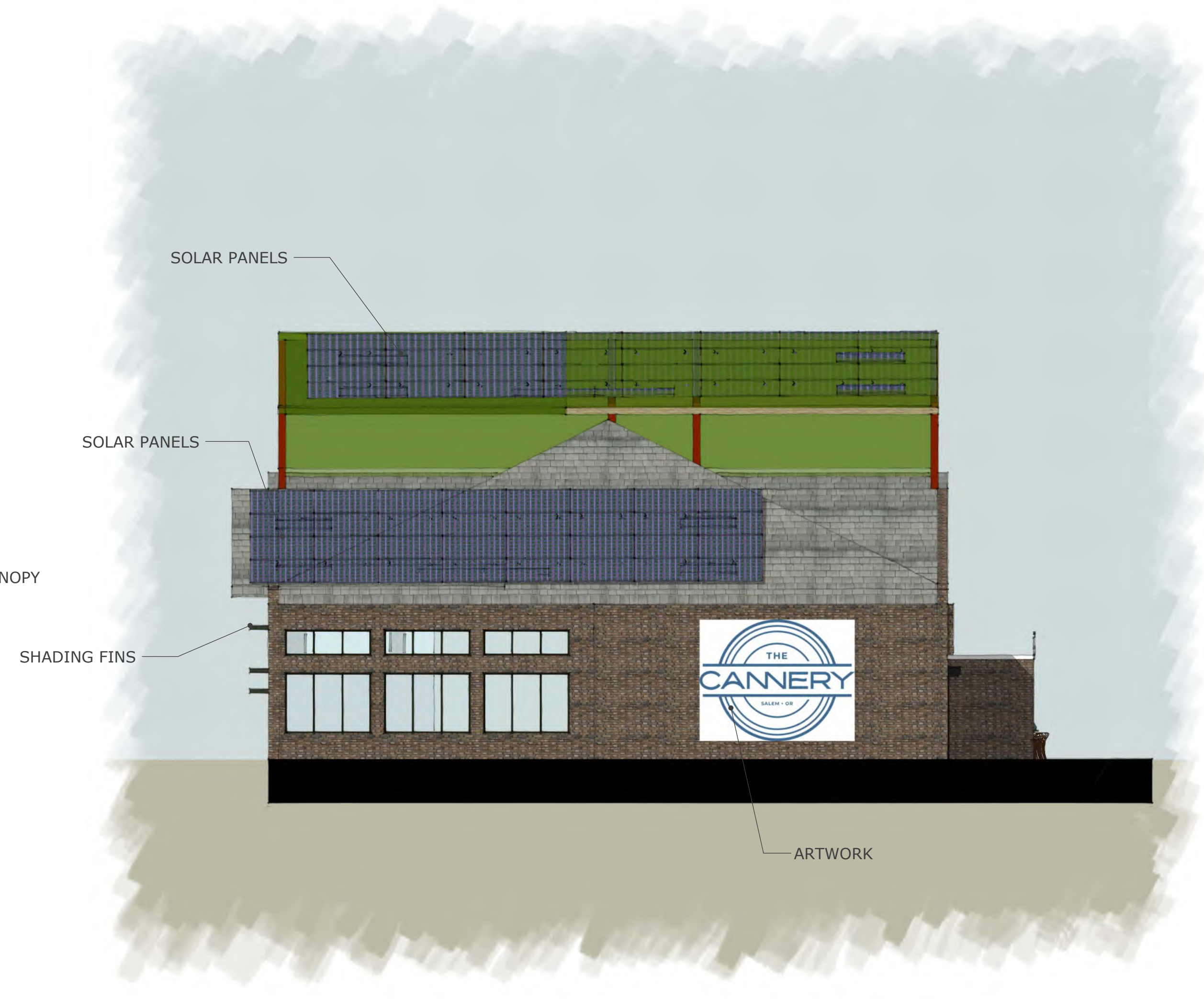
75% GLAZING*
 NO WEATHERPOTECTION.
 Pedestrian traffic between the two building sections.
 *Calculated per SRC 112.030 (b)

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

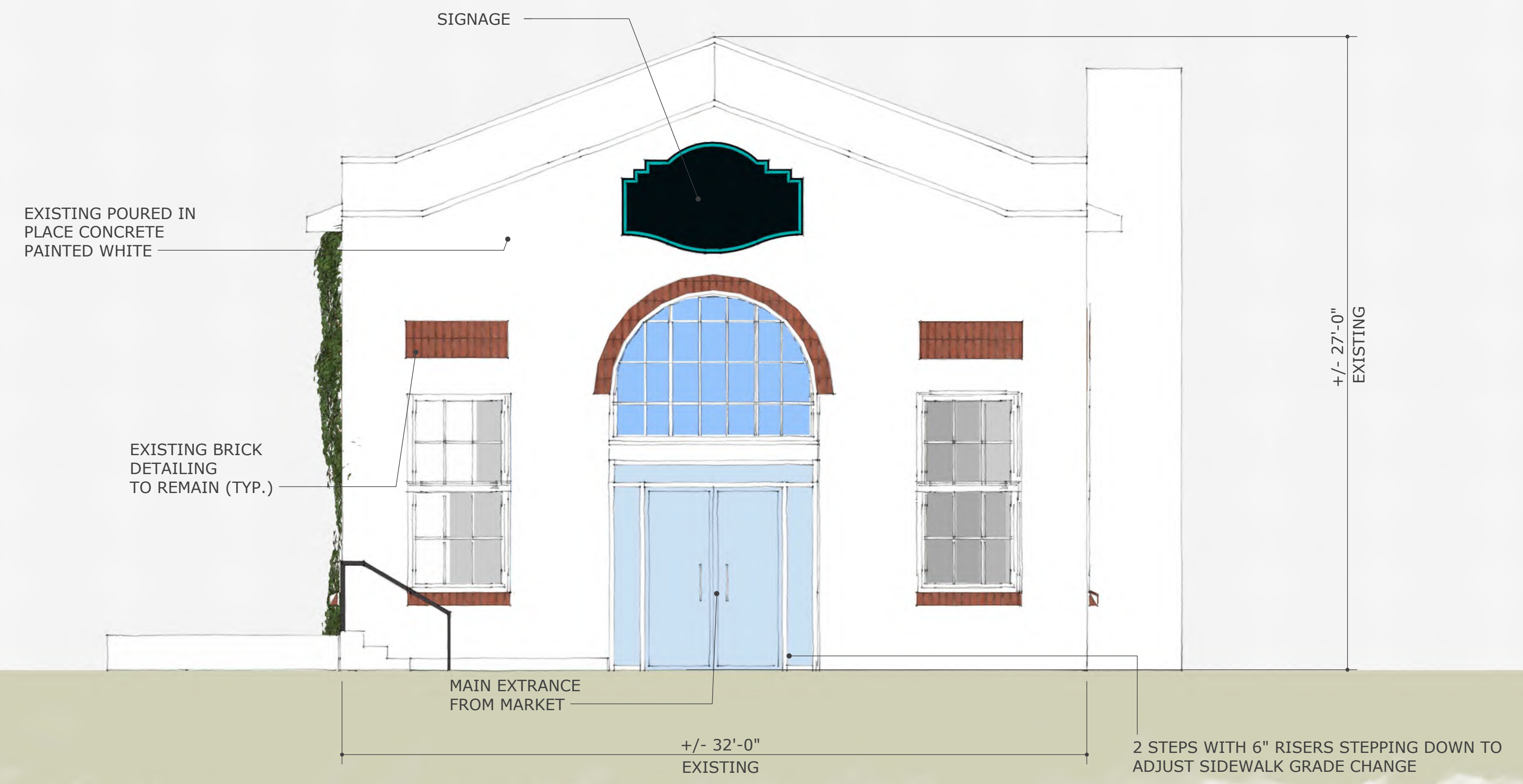
ALL EXISTING WINDOWS
TO REMAIN

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.)

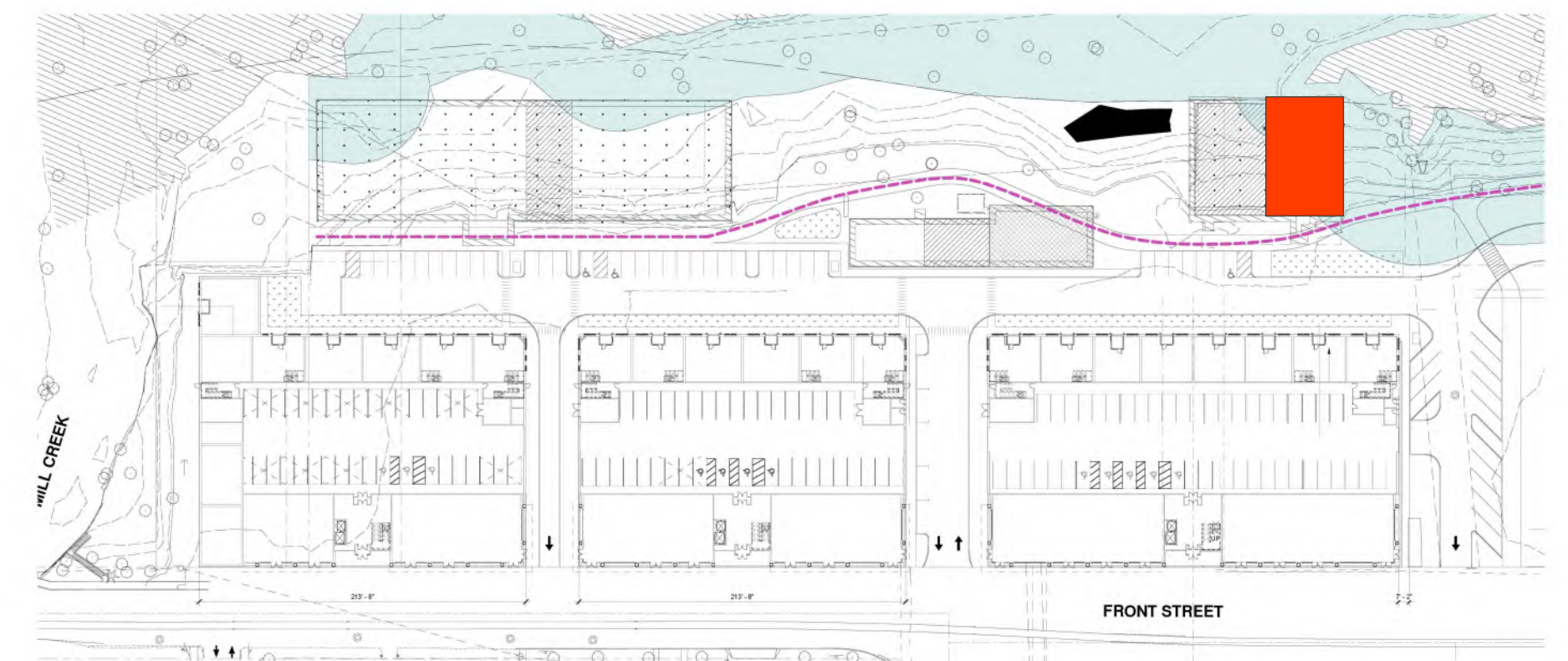
ALL EXISTING WINDOWS TO REMAIN
FOR SOUTH, EAST AND WEST FACADE

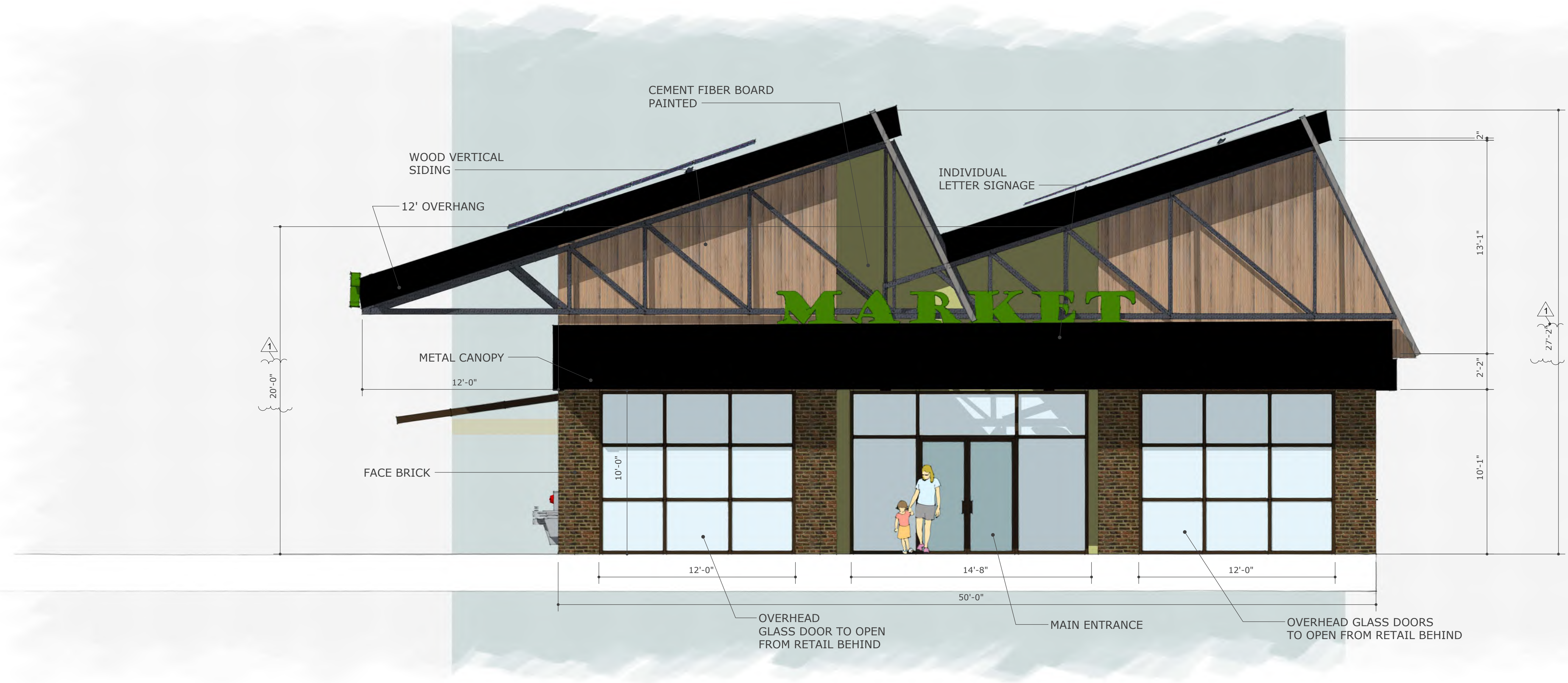
EXISTING POURED IN PLACE CONCRETE
STRUCTURE PAINTED WHITE

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)