

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

DECISION OF THE PLANNING ADMINISTRATOR

CLASS 2 SITE PLAN REVIEW

APPLICATION NO.: 24-115961-PLN

NOTICE OF DECISION DATE: September 27, 2024

REQUEST: A Class 2 Site Plan Review for the establishment of a new self-storage use and shell space for future office uses, and minor exterior alterations to the former Statesman Journal building. The subject property is 1.26 acres in size, zoned CB (Central Business District), and located at 280 Church Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AA / 2000).

APPLICANT: Brand Land Use, on behalf of the owner, Statesman Storage Oz, LLC

LOCATION: 280 Church Street NE

FINDINGS: The findings are in the attached Decision dated September 27, 2024.

DECISION: The **Planning Administrator APPROVED** the application based upon the submitted materials and the findings as presented in the decision.

The rights granted by the attached decision, which are effective as of the date of this decision, must be exercised by September 27, 2028 or this approval shall be null and void.

Case Manager: Peter Domine, Planner II, pdomine@cityofsalem.net, 503-540-2311

This decision is final; there is no local appeal process. Any person with standing may appeal this decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301, **not later than 21 days after September 27, 2024**. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The following items are submitted to the record: 1) All materials and evidence submitted by the applicant, including any applicable professional studies; and 2) All materials, evidence, and comments from City Departments and public agencies. The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. To view the materials without registering, you may use the search function and enter the permit number listed here: 24 115961.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
CLASS 2 SITE PLAN REVIEW)
24-115961-PLN)
280 CHURCH NE) SEPTEMBER 27, 2024

In the matter of the application for a Class 2 Site Plan Review, the Planning Administrator, having received and reviewed the evidence and application materials, makes the following findings, and adopts the following order as set forth herein.

REQUEST

A Class 2 Site Plan Review for the establishment of a new self-storage use and shell space for future office uses, and minor exterior alterations to the former Statesman Journal building. The subject property is 1.26 acres in size, zoned CB (Central Business District), and located at 280 Church Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AA / 2000).

PROCEDURAL FINDINGS

1. On Jul 31, 2024, an application for a Class 2 Site Plan Review was submitted for property located at 280 Church Street NE.
2. After additional requested information was provided by the applicant, the application was deemed complete on September 24, 2024.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed Class 2 Site Plan Review affects property located at 280 Church Street NE (**Attachment A**). The Class 2 Site Plan Review proposes interior alterations to an existing building to establish new spaces for a self-storage use and associated office uses. The proposed development plans are included as **Attachment B**.

2. City Department Comments

Development Services Division – Reviewed the proposal and indicated no concerns with the scope of work.

Building and Safety Division – Reviewed the proposal and indicated no concerns with the scope of work.

Salem Fire Department – Reviewed the proposal and indicated Fire Department access and water supply are required per the Oregon Fire Code. Additional comments may be provided at time of building permit review.

DECISION CRITERIA FINDINGS

3. Analysis of Class 2 Site Plan Review Approval Criteria

The purpose of Site plan review is to provide a unified, consistent, and efficient means to review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure.

Pursuant to SRC 220.005(b)(2), Class 2 Site Plan Review is required for any development that requires a building permit, other than development subject to Class 1 Site Plan Review, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

SRC 220.005(f)(2) provides that an application for Class 2 Site Plan Review shall be granted if:

(a) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the application.

Finding: Only clear and objective standards apply to the proposed development. Complete findings addressing the proposal's conformance with these standards are included within the findings addressing approval criterion SRC 220.005(f)(2)(B) below. This approval criterion is met.

(b) The application meets all the applicable standards of the UDC.

Finding: The proposal is for interior alterations and changes of use for a *Self-service storage* use and shell space for future *Office* uses within an existing building only. The proposal also includes the addition of a new ADA ramp on the rear side of the building off of the alley. The subject property is zoned CB (Central Business District); therefore, the proposed development is subject to the use and development standards of the CB (Central Business District) Zone, SRC Chapter 524. The following is a summary of the applicable use and development standards of the CB zone.

Development Standards – CB (Central Business District) Zone

SRC 524.005(a) – Uses

The permitted, special, conditional, and prohibited uses in the CB zone are set forth in Table 524-1.

Finding: The proposal includes interior improvements to an existing building for the establishment of a storage facility, which is classified as a *Self-service storage* use, and associated *Office* uses. *Self-service storage* uses are permitted as a special use in the CB zone, subject to the special use provisions of SRC 700.071. This standard is met.

SRC 524.010(a) – Lot Standards

Lots within the CB zone shall conform to the standards set forth in Table 524-2.

Finding: There is no minimum lot size, lot width or lot depth for all uses in the CB zone. All uses other than single family require a street frontage of 16 feet. The existing lot complies with the minimum lot standards of the CB zone and no changes to the lot size or dimensions are proposed.

SRC 524.010(b) – Development density

Development density within the CB zone shall conform to the standards set forth in Table 524-3.

Finding: The existing building is one story with an in-ground basement and is considered existing nonconforming. No changes are proposed to the existing building's floor area ratio.

SRC 524.010(c) – Setbacks

Setbacks within the CB zone shall be provided as set forth in Table 524-4 and Table 524-5.

Abutting Street

West: The subject property is adjacent to Church Street NE to the west. Buildings are permitted a maximum 10-foot setback, provided those portions of a building where a plaza or other outdoor space open to the public is provided between the building and the street right-of-way.

North: The subject property is adjacent to Chemeketa Street NE to the north. Buildings are permitted a maximum 10-foot setback, provided those portions of a building where a plaza or other outdoor space open to the public is provided between the building and the street.

South: The subject property is adjacent to Court Street NE to the south. Buildings are permitted a maximum 10-foot setback, provided those portions of a building where a plaza or other outdoor space open to the public is provided between the building and the street

Finding: The proposal is for interior alterations and changes of use only. The building abuts the property lines adjacent to the streets except at the primary entrance along Church Street NE, which is recessed four feet. No changes are proposed to the existing building abutting the streets. This standard is met.

Interior Front, Side and Rear

East: The subject property is adjacent an alleyway along the entirety of the east side. Per SRC 806.035(c)(1)(A), vehicle use areas abutting an alley do not require perimeter setbacks.

Finding: The proposal is for interior alterations and changes of use only. No changes are proposed to the existing vehicle use areas abutting the alley. This standard is met.

SRC 553.010(d) – Lot Coverage & Height

Buildings and accessory structures within the CB zone shall conform to the lot coverage and height standards set forth in Table 524-5.

Finding: The proposal does not include changes to the height of the existing building;

therefore, this standard is not applicable.

SRC 524.010(e) – Landscaping

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) *Vehicle Use Areas.* Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

Finding: The proposal is for interior alterations and changes of use only. The existing building abuts the property lines adjacent to the streets except where the primary entrance is recessed four feet. Per SRC 806.035(c)(1)(A), vehicle use areas abutting an alley do not require perimeter setbacks. Therefore, there are no landscaping requirements applicable to the proposed development.

SRC 524.010(f) – Design

Development within the CB zone shall conform to the design standards set forth in this subsection.

- (1) *Ground floor building height.* The ground floor of buildings shall be a minimum of 14 feet in height. For purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor.

Finding: The proposal is for interior alterations and changes of use only. No changes are proposed to the ground floor building height; therefore, this standard is not applicable.

- (2) *Building façade articulation.* The ground floor facades of buildings shall be distinguished from their upper floor facades through incorporation of at least one of the following architectural detailing techniques identified in this subsection. This standard does not apply to the repainting of the façade of an existing building.
 - a. Change in materials;
 - b. Change in color; or
 - c. Molding or other horizontally-articulated transition piece.

Finding: The proposal is for interior alterations and changes of use only. No changes are proposed to the building facade; therefore, this standard is not applicable.

- (3) *Building entrances.* Primary building entrances shall be provided for each building façade facing a street as follows:
 - a. For non-residential uses on the ground floor, a primary building entrance shall be provided for each non-residential ground floor tenant space facing a street. If a non-residential ground floor tenant space within a building has frontage on more than one street, a single primary building entrance for the non-residential ground floor tenant space may be provided at the corner of the building where the streets intersect.
 - b. For residential uses on the ground floor, a primary building entrance shall be provided for each building facade facing a street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect.

Finding: The primary building entrance faces Church Street NE and there are no residential uses on the property. This standard is met.

- (4) *Separation of residential ground floor entrances from street.* When a residential entrance is located on the ground floor of a building adjacent to a street, the entrance shall be vertically or horizontally separated from the public right-of-way as follows:
- a. *Vertical separation.* Where vertical separation is provided between the residential entrance and the public right-of-way, the vertical separation shall be a minimum of 1.5 feet but not more than three feet and shall take the form of steps or a ramp to a porch, stoop or terrace (see Figure 524-3).
 - b. *Horizontal separation.* Where horizontal separation is provided between the residential entrance and the public right-of-way, the horizontal separation shall be a minimum of five feet but not more than ten feet and shall take the form of a landscaped area, such as private open space, or a hardscaped area, such as a plaza.

Finding: There are no residential uses on the property; therefore, this standard is not applicable.

- (5) *Windows.* Windows shall be provided throughout building facades as follows:
- a. *Ground floor windows.*
 - i. Ground floor building facades facing a street shall include transparent windows on a minimum of 65 percent of the ground floor façade (see Figure 524-4). The windows shall not be mirrored or treated in such a way to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.
 - ii. Alternative standard for existing buildings. Notwithstanding subsection (f)(5)(A)(i) of this section, where a building existing on March 16, 2022, does not include ground floor windows as required under this subsection, the percentage of transparent windows existing on the ground floor façade shall not be reduced and additional windows meeting the transparency requirements of subsection (f)(5)(A)(i) may be added without meeting the minimum 65 percent standard.
 - b. *Upper floor windows.* Upper floor building facades facing streets and open space shall include windows along a minimum of 30 percent of each building floor length, and on a minimum of 30 percent of the overall exterior wall area, of the upper floor façade.

Finding: The proposal is for interior alterations and changes of use only and no changes are proposed for the existing window coverage; therefore, this standard is not applicable.

- (6) *Weather protection.*
- a. Building facades facing a street shall include weather protection, in the form of awnings or canopies, along a minimum of 90 percent of the length of the ground floor building façade adjacent to a street. Awnings or canopies shall have a minimum clearance height above the sidewalk

of eight feet and may encroach into the public street right-of-way as provided in SRC 76.160 (see Figure 524-5).

- b. *Alternative standard for existing buildings.* Notwithstanding subsection (f)(6)(A) of this section, where a building existing on March 16, 2022, does not include weather protection as required under this subsection, the percentage of weather protection existing along the ground floor façade shall not be reduced and additional weather protection meeting the sidewalk clearance requirements of subsection (f)(6)(A) may be added without meeting the minimum 90 percent standard.

Finding: The proposal is for interior alterations and changes of use only. No changes are proposed to the exterior of the building requiring weather protection to be added, and the existing weather protection is not proposed to be reduced; therefore, this standard is not applicable.

- (7) *Balconies.* Building facades facing Front Street NE shall provide upper floor balconies for residential units. Balconies shall be a minimum of 48 square feet in size, have no dimension less than six feet, and shall be directly accessible from each dwelling unit through a doorway.

Finding: The development site is not located adjacent to Front Street NE; therefore, this standard is not applicable.

- (8) *Off-street parking location.* 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.

Finding: The existing off-street parking and vehicle use areas are located behind the building abutting the alley, and no changes are proposed for additional off-street parking or vehicle use areas. The standard is met.

- (9) *Mechanical and service equipment.* Mechanical and service equipment shall conform to the following standards:
 - a. *Ground level mechanical and service equipment.* Ground level mechanical and service equipment shall be screened with landscaping and/or a sight-obscuring fence or wall. Ground level mechanical and service equipment shall be located behind or beside buildings (see Figure 524-7).
 - b. *Rooftop mechanical and service equipment.* Rooftop mechanical and service equipment, with the exception of solar panels and wind generators, shall be setback or screened so as to not be visible to a person standing at ground level 60 feet from the building.

Finding: The proposal is for interior alterations and changes of use only; therefore, this standard is not applicable.

- (10) *Pedestrian walkways.* Above grade pedestrian walkways may be provided, except that no above grade pedestrian walkway shall be provided to property located within the Salem Downtown Historic District.

Finding: No above grade pedestrian walkways are proposed, and the development site is not located within the Salem Downtown Historic District; therefore, this standard is not applicable.

Special Use Provisions (SRC Chapter 700)

SRC 700.071 Self-Service Storage within an Existing Building

SRC 700.071(a) – Location

Self-service storage shall only be located within a building existing on March 16, 2022.

Finding: The existing building was built in 1952. This standard is met.

SRC 700.071(b) – Ground Floor Active Uses Required

Any existing building used for self-service storage shall include ground floor active uses other than storage. Ground floor active uses shall:

- (1) Shall occupy the entire ground floor of the building, except for those portions of the ground floor where loading docks and service elevators are allowed, pursuant to subsection (c)(2)(B) of this section; and
- (2) Shall include one or more uses, other than storage, that area allowed within the except:
 - (A) Motor vehicle, trailer, and manufactured dwelling sales and service.
 - (B) Construction contracting, repair, maintenance, and industrial services.
 - (C) Wholesale sales, storage, and distribution.
 - (D) Manufacturing.
 - (E) Utilities.

Finding: The development plans indicate the entire ground floor will be occupied by office and shell space for other uses not yet determined, except for where the loading docks and services elevators are located. Any future uses in the shell space will be reviewed at time of permit submittal. This standard is met.

SRC 700.071(c) – Maximum Floor Area and Location of Storage within Building

- (1) Not more than 50 percent of the total floor area of the existing building shall be occupied by self-service storage; provided, however:
 - (A) If the building is expanded to add additional floors, storage may be located within the new additional floors but only when the storage space within the new floors is surrounded by perimeter uses facing the street other than storage.
 - (B) Non-storage perimeter uses are not required for those portions of new floors facing an interior side property line, an interior property line, or an alley.
- (2) Storage shall not be located on the ground floor of the building; provided, however:
 - (A) A leasing office and other non-storage customer service areas associated with the use may be located on the ground floor; and
 - (B) Loading docks and service elevators associated with the use may be located on the ground floor provided they are located at the rear of the building and do not occupy any portion of the ground floor space within the building abutting a street.
- (3) Access to individual storage spaces shall be provided from within the building.

Finding: The development plans indicate the ground floor is 44,817 square feet and that the self-service storage use will be located entirely within the 44,380 square foot basement

floor. The total floor area of the proposed self-service storage area is less than 50 percent of the total floor area. This standard is met.

SRC 700.071(d) – Building Appearance and Design

- (1) No alteration, regardless of whether a building permit is required, shall be made to the existing building that would result in the building either being made nonconforming or having its degree of nonconformance increased with respect to the following design standards of the Central Business District (CB) zone included under SRC 524.010(f).

Finding: No alterations are proposed to the existing building that would result in the building being made nonconforming or that would increase the existing nonconformity of the building. This standard is met.

SRC 700.071(e) – Outdoor Storage Not Allowed

Outdoor storage of any type, including, but not limited to, commercial vehicles, recreational vehicles, boats, and moving vans is prohibited.

Finding: No outdoor storage is proposed. This standard is met.

SRC 700.071(f) – Loading and Service Area Location

- (1) Any loading and service area associated with the self-service storage use must be located behind the building and accessed either from an alley at the rear of the lot or a side street.
- (2) Any loading and service areas associated with the self-service storage use must be completely screened from view from the street and abutting properties. Screening may be satisfied by either a minimum eight-foot-tall decorative masonry wall architecturally finished to match the building or by locating the loading and service area within the building.

Finding: The development plans indicate the loading and service area associated with the self-service use will be accessed from the alley behind the building on the rear of the site. There is an existing six-foot-tall decorative masonry wall which matches the building on the south side of the building screening the loading area from view from the street. The development plans indicate the existing wall will be increased to eight feet in height, providing screening for the loading and service area from view from the street. To the rear, the property abuts an alley, requiring no additional screening. This standard is met.

General Development Standards (SRC Chapter 800)

SRC 800.055(a) – Solid Waste Service Areas.

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

Finding: The site plan does not propose any new solid waste enclosure; therefore, this section is not applicable.

SRC 800.065 – Pedestrian Access.

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, three family, four family, and multiple

family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section. For purposes of this section development means the construction of, or addition to, a building or accessory structure or the construction of, or alteration or addition to, an off-street parking or vehicle use area. Development does not include construction of, or additions to, buildings or accessory structures that are less than 200 square feet in floor area.

When a development site is comprised of lots under separate ownership, the pedestrian access standards set forth in this section shall apply only to the lot, or lots, proposed for development, together with any additional contiguous lots within the development site that are under the same ownership as those proposed for development.

Finding: The proposal does not include any development as defined by the section; therefore, this section is not applicable.

Off-Street Parking, Loading, and Driveways (SRC Chapter 806)

SRC 806.015 – Amount Off-Street Parking.

- (a) *Maximum Off-Street Parking.* Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-1. For the purposes of calculating the maximum amount of off-street parking allowed, driveways shall not be considered off-street parking spaces.

Finding: The proposal is for a change of use to include *Self-service storage* and shell space for future *Office* uses. The allowed maximum parking for a *Self-service storage* use is one space per 1,000 square feet, or 44 ($44,380 / 1,000 = 44.38$); the allowed maximum for an *Office* use is one space per 250 square feet, or 179 ($44,817 / 250 = 179.26$). There are an existing 17 off-street parking spaces on the development site, less than the allowed maximum, and no changes are proposed to the amount of vehicle parking available on site

SRC 806.035 – Off-Street Parking and Vehicle Use Area Development Standards.

- (a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to:
- (1) The development of new off-street parking and vehicle use areas;
 - (2) The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added;
 - (3) The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
 - (4) The paving of an unpaved area.

Finding: The proposal does not include any changes to the existing off-street parking areas on the development site; therefore, these standards are not applicable.

Bicycle Parking

SRC 806.045 – General Applicability.

- (a) Bicycle parking shall be provided as required under this chapter for each proposed new use or activity; any change of use or activity; or any intensification, expansion, or enlargement of a use or activity.

- (b) *Applicability to change of use of existing building in Central Business District (CB) zone.* Notwithstanding any other provision of this chapter, the bicycle parking requirements for a change of use of an existing building within the CB zone shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. If the minimum number of required bicycle parking spaces are not present within the block face, the applicant shall be required to obtain a permit to have the required number of spaces installed. For purposes of this subsection, "block face" means the area within the public street right-of-way located along one side of a block, from intersecting street to intersecting street.
- (c) *Applicability to nonconforming bicycle parking area.* When bicycle parking is required to be added to an existing bicycle parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

Finding: The proposal is for a change of use to include *Self-service storage* and shell space for future *Office* uses. There is no minimum bicycle parking for a *Self-service storage* use, and the minimum for an *Office* use is the greater of four spaces or one per 10,000 square feet for the first 50,000 square feet, or 4 ($44,817 / 10,000 = 4.48$). Per subsection (b) of this section, the minimum bicycle parking space requirement shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. There are an existing nine bicycle parking spaces within the block face along Church Street NE. This standard is met.

Off-Street Loading Areas

SRC 806.065 – General Applicability.

- (a) Off-street loading areas shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity; or any intensification, expansion, or enlargement of a use or activity.
- (b) *Applicability to nonconforming off-street loading area.* When off-street loading is required to be added to an existing off-street loading area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

SRC 806.070 – Proximity of Off-Street Loading Areas to use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 – Amount of Off-Street Loading.

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-11.

Finding: The proposal includes a change of use for a *Self-service storage* use and *Office* uses. Per Table 806-11, a *Self-service storage* use between 5,000 and 100,000 square feet

requires a minimum of one off-street loading space, and an *Office* use between 5,000 and 100,000 square feet requires a minimum of one off-street loading space. The development site includes at least five existing off-street loading spaces, and the proposal includes alterations to remodel the building to remove at least two. The development site includes more than the minimum amount of off-street loading spaces, meeting the requirement. This standard is met.

4. Conclusion

Based on the conformance with the preceding requirements the Planning Administrator certifies that the proposed Class 2 Site Plan Review is in conformance with the UDC and the approval criteria provided in SRC 220.005(f)(2), provided compliance occurs with any applicable items noted above.

Please Note: Findings included in this decision by the direction of the Salem Fire Department are based on non-discretionary standards. Fire Code related findings are intended to inform the applicant of the clear and objective Fire Prevention Code standards of SRC Chapter 58 that will apply to this development proposal on application for building permit(s). Additional or different Fire Prevention Code standards may apply based on the actual building permit application submitted.

If a building permit application has not already been submitted for this project, please submit a copy of this decision with your building permit application for the work proposed.

IT IS HEREBY ORDERED

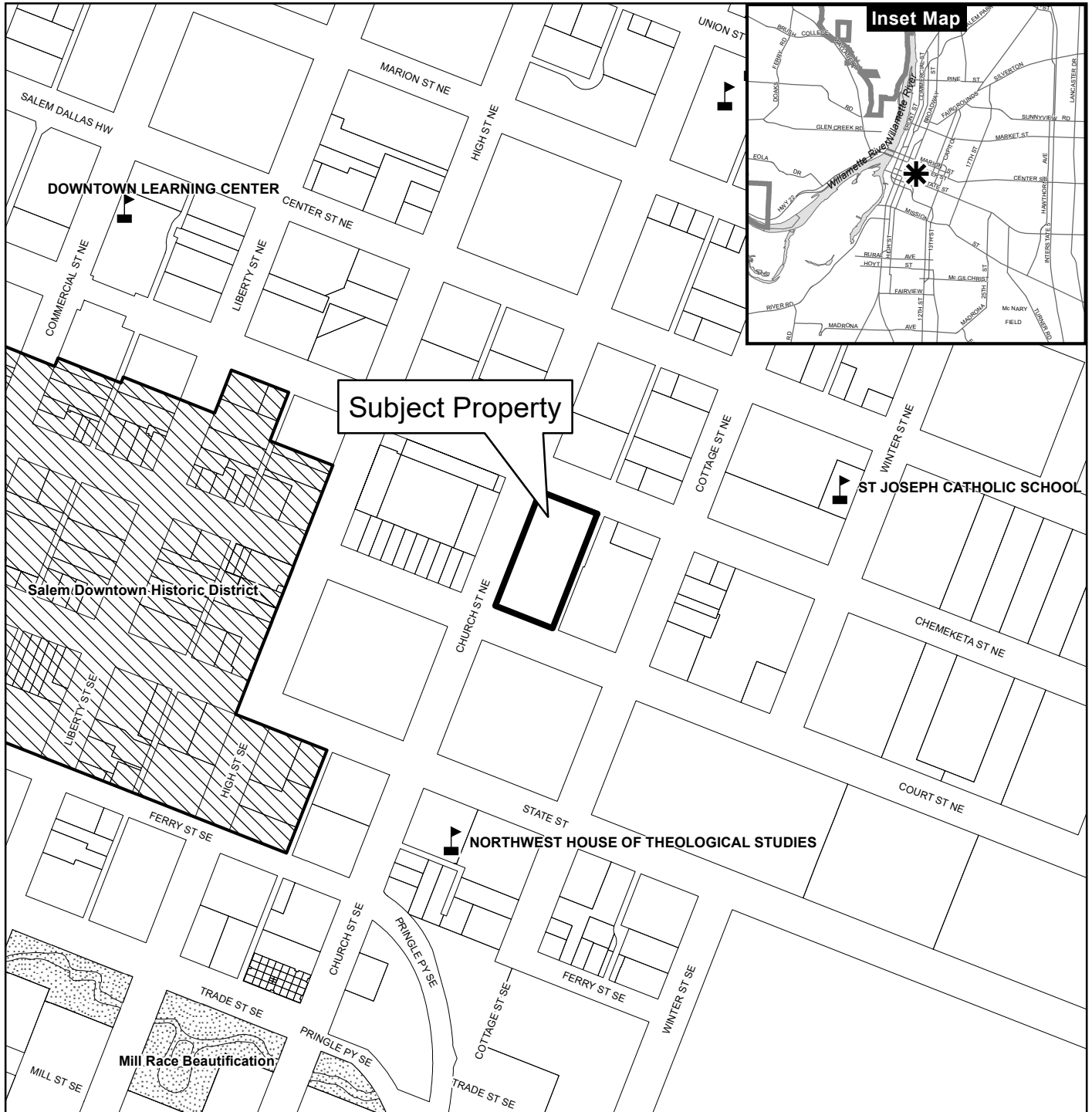
The proposed Class 2 Site Plan Review is consistent with the provisions of SRC Chapter 220 and is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.









Peter Domine, Planner II, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments: A. Vicinity Map
 B. Proposed Site Plan

Vicinity Map 280 Church Street NE



Legend

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

 Parks

CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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280 CHURCH ST. NE SALEM, OR

PROJECT SUMMARY

ZONING: CB (CENTRAL BUSINESS DISTRICT)

ASSESSOR'S MAP TAX LOT NUMBER:
073W27AA02000

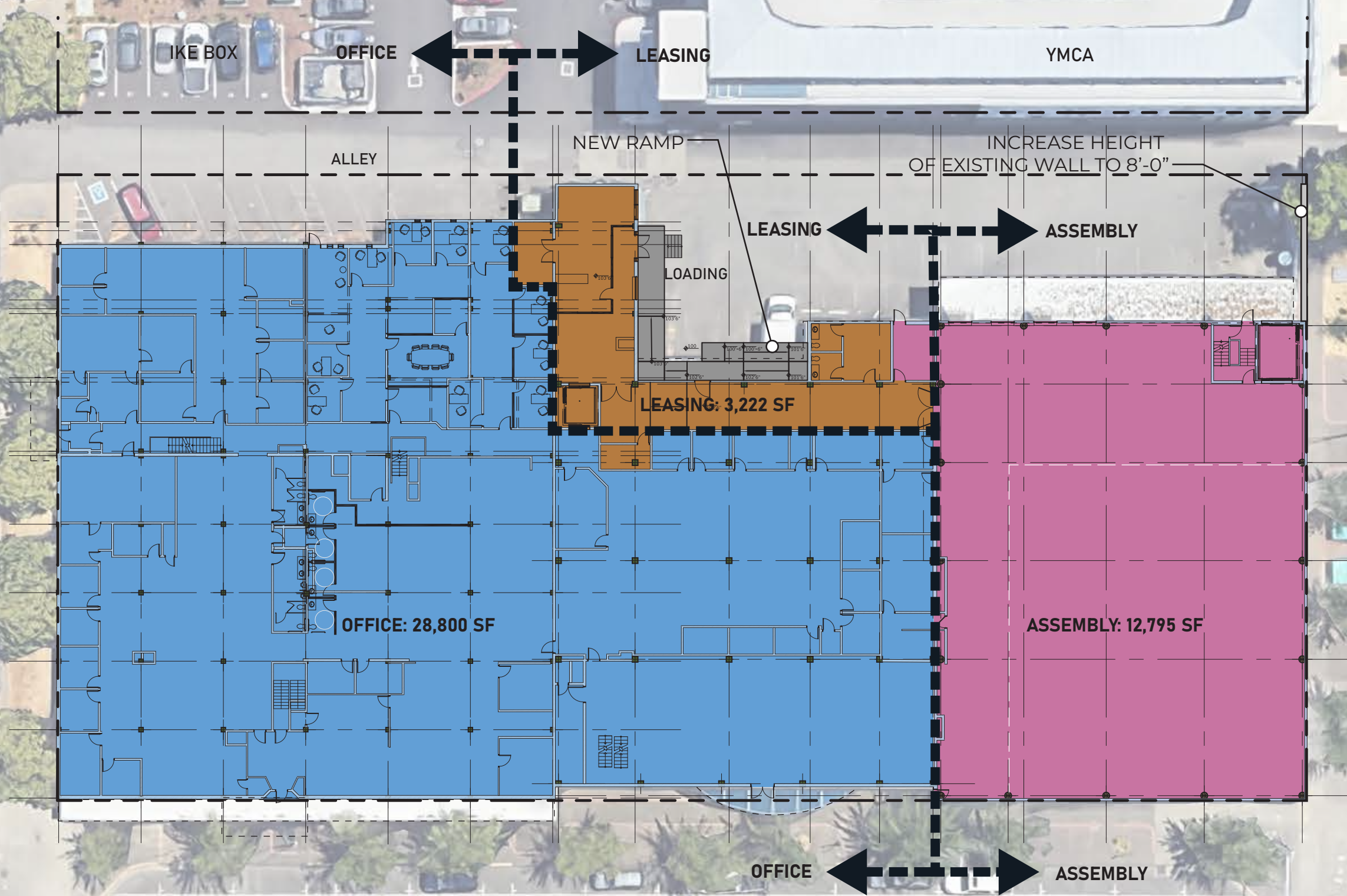
PROPERTY SIZE: 1.26 ACRES

COMPREHENSIVE PLAN:
CENTRAL BUSINESS DISTRICT

OVERLAY ZONES: NONE

CHEMEKETA ST. NE

COURT ST. NE



STORAGE AREAS:	
1ST FLOOR TOTAL:	3,222 SF +/-
MEZZANINE:	0 SF +/-
<u>BASEMENT:</u>	<u>44,380 SF +/-</u>
<u>TOTAL STORAGE:</u>	<u>47,602 SF +/-</u>

CONCEPTUAL MAIN LEVEL FLOOR PLAN

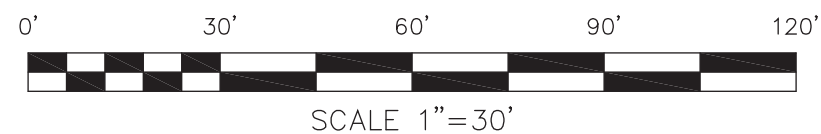
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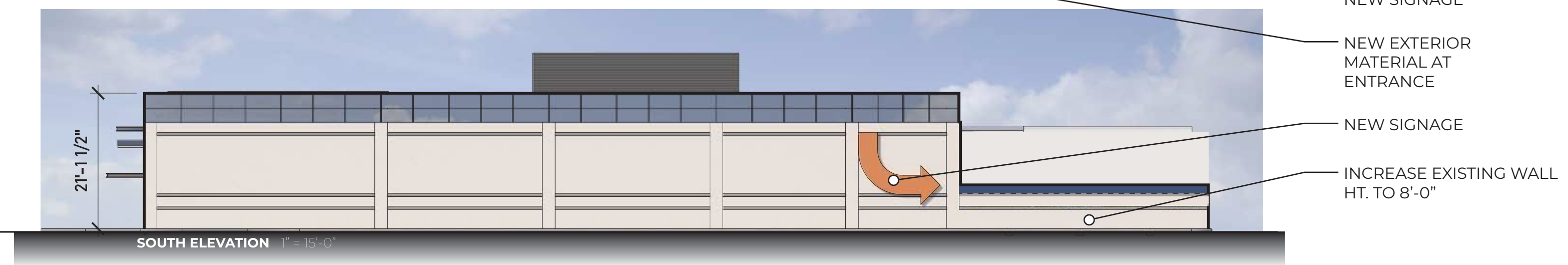
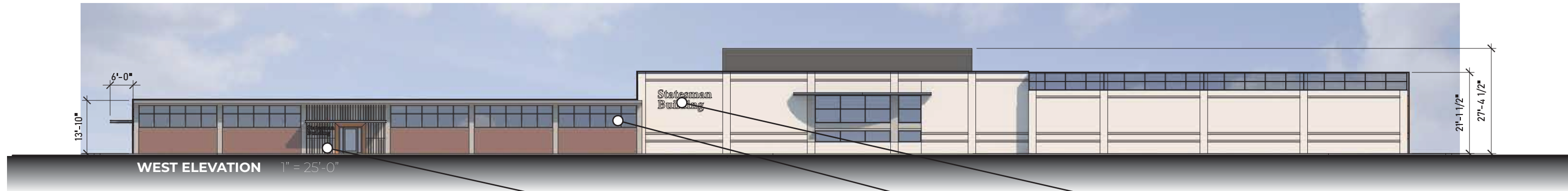


SCALE 1"=30'



CONCEPTUAL BASEMENT LEVEL FLOOR PLAN





- NEW SIGNAGE
- REPLACE EXISTING STOREFRONT (TYP.)
- NEW EXTERIOR MATERIAL AT ENTRANCE
- PAINT FASCIA TO MATCH NEW STOREFRONT
- REPLACE EXISTING STOREFRONT (TYP.)
- NEW SIGNAGE
- NEW EXTERIOR MATERIAL AT ENTRANCE
- NEW SIGNAGE
- INCREASE EXISTING WALL HT. TO 8'-0"









