

Shelby Guizar

From: Laurel Christian <LChristian@cityofsalem.net>
Sent: Thursday, August 1, 2024 1:40 PM
To: Shelby Guizar
Subject: RE: Vision Clearance along Alleys

Hi Shelby,

1. In this situation, we should include anything that is being used for vehicular access, so I would say do the centerline of the widened alley.
2. The standard planter strip for a local street is 8-feet. I don't think we would be supportive of going less than that, especially if the right-of-way width is there. The other thing to consider is how the sidewalk will interact with the required canopies and building setbacks. All things that would need to be considered with an Alternative Street Standard request. I would want to see an overall site plan before determining whether or not there was support.

Thanks!

Laurel Christian | Office: 503-584-4632

City of Salem | Community Planning and Development | Development Services

From: Shelby Guizar <shelby@brandlanduse.com>
Sent: Thursday, August 1, 2024 12:26 PM
To: Laurel Christian <LChristian@cityofsalem.net>
Subject: RE: Vision Clearance along Alleys

Laurel, I have some follow up questions:

1. When you say measured from the centerline of the alley, are you referring to the actual public alley width? Or do we include the portion they are widening on private property when trying to find the centerline?
2. There is approximately 18-feet of right-of-way (from curb to property line), so they don't want to have sidewalks setback all the way against the building, I told them to at least propose a larger planter strip than 4-feet (they are proposing 6-ft planter strips) so that they could plant larger street trees and that we would see if that would be satisfactory to the City. Is an in-between PL or CL location not allowed as an alternative street standard?

Thank you so much for looking at this! There is a lot going on with this site so they are trying to get down as much as they can before they submit.

Shelby Guizar

BRAND

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From: Laurel Christian <LChristian@cityofsalem.net>

Sent: Thursday, August 1, 2024 11:23 AM

To: Shelby Guizar <shelby@brandlanduse.com>

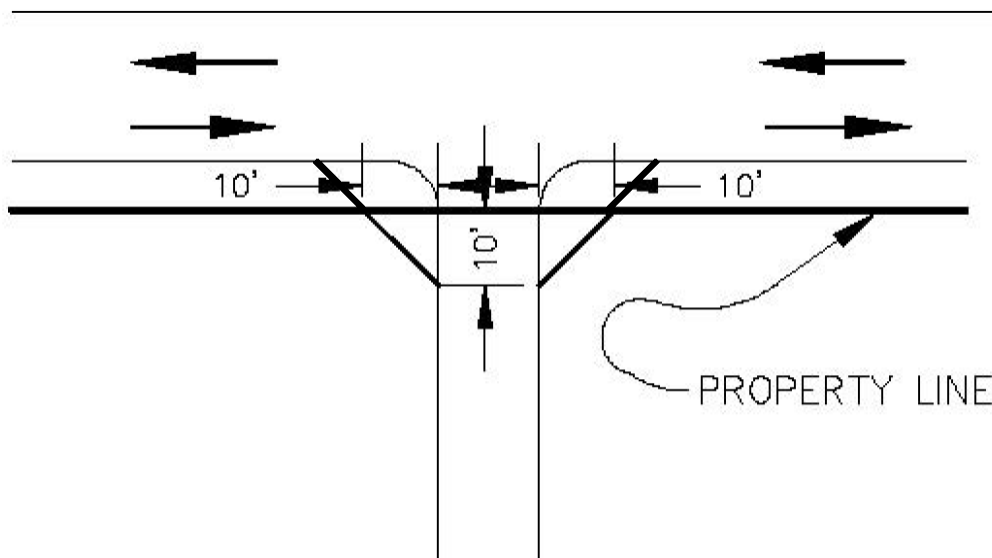
Subject: RE: Vision Clearance along Alleys

Good morning, Shelby!

I can't tell if they are measuring it from the centerline of the alley or the property line abutting the alley? It does not look like the vision clearance is drawn quite right per SRC 803.005(b)(3) FIGURE 805-8. ALLEYS (see below). The vision clearance should be measured from the centerline of the alley and not the property line. I can't quite tell from the plans where it's being measured from. The sidewalks along Grove should be moved to the property line. When it's drawn like that it makes more sense why the vision clearance is measured at the property line as it reduced vehicle/ped conflicts.

I'm not sure how tall transformers usually are, but if less than 30-inches it could be located in the vision clearance area. See measuring details in SRC 805.010.

Hope this helps!

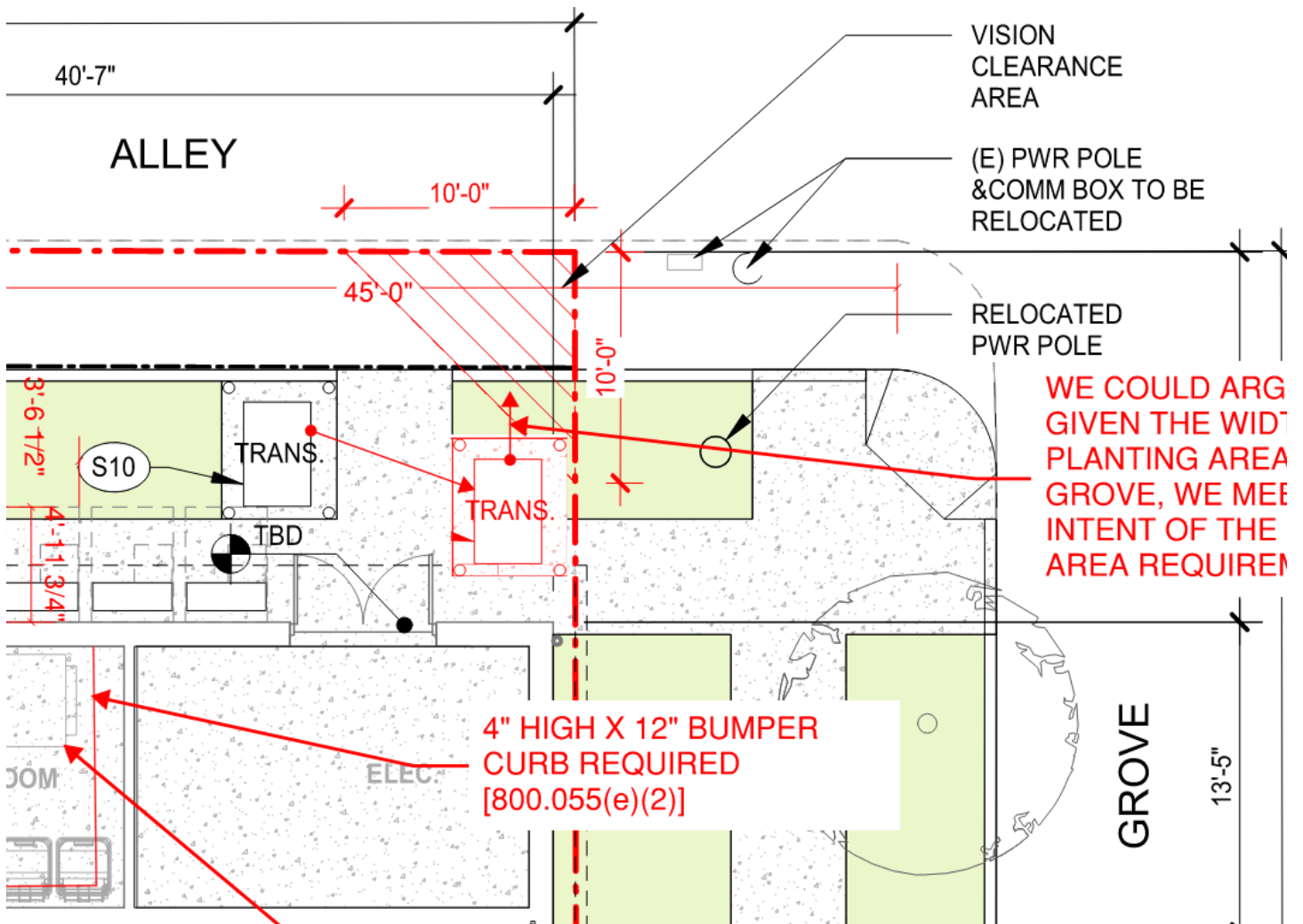


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City of Salem | Community Planning and Development | Development Services

From: Shelby Guizar <shelby@brandlanduse.com>
Sent: Thursday, August 1, 2024 8:30 AM
To: Laurel Christian <LChristian@cityofsalem.net>
Subject: RE: Vision Clearance along Alleys

Laurel, apologies, the vision clearance triangle I am referring to is the intersection of Grove St and the alley for the Voyager Village development. They are extending the alley on their private property per your request in the pre-ap, and I think they are measuring the triangle appropriately, except with how wide the ROW is along Grove, a vision clearance triangle where they are showing it doesn't make sense since it is still quite a way back from the intersection. They are trying to see if they can place the transformer in red in that location shown below. Should I pass this to Tony to see where he would identify the triangles for this site? Thanks for your help!



Shelby Guizar

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From: Shelby Guizar
Sent: Thursday, August 1, 2024 8:14 AM
To: Laurel Christian <LChristian@cityofsalem.net>
Subject: Vision Clearance along Alleys

Laurel,

I can't remember if the vision clearance triangles changed along driveways to alleys.. I thought I remembered something about that but don't exactly remember if vision clearance triangles for driveways to alleys aren't a thing anymore since we decided driveways to alleys don't require an approach permit?

Thanks for your help!

Shelby Guizar

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