

Site Plan Review, Adjustment, and Replat

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Submitted To:

City of Salem Planning

Project Location:

2210, 2216, 2220 & 2230 Commercial
St NE Salem, OR

Applicant(s):

Micronesia Islander Community
Jacqueline Leung, JD, MS, CHW, PSS,
NAV | Executive Director

Applicant's Land Use
Representative:

Britany Randall of BRAND Land Use
Britany@brandlanduse.com



BRAND

FEASIBILITY | PLANNING | LAND USE

BRANDLANDUSE.COM

503.370.8704

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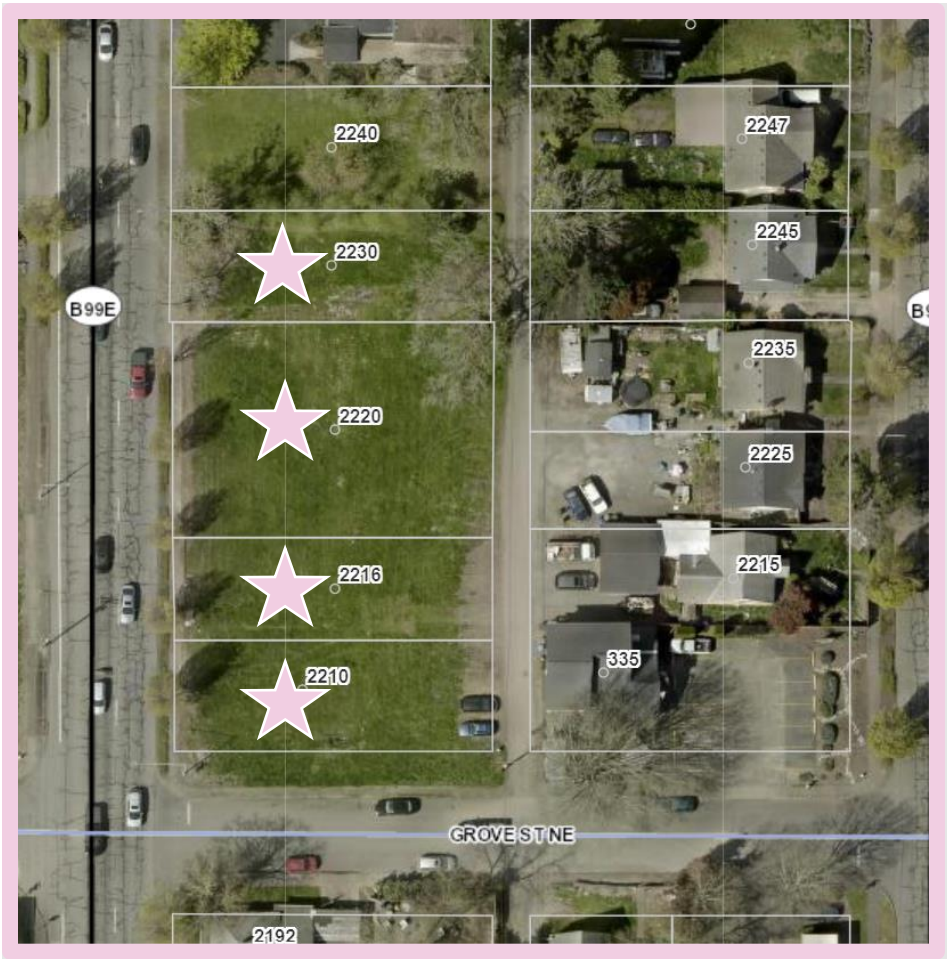
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Aerial View of Subject Property and Existing Development



Section 1: Property Background and Request

The applicant, Micronesian Islander Community, is presenting an affordable multifamily project which includes 41 dwelling units, suitable for families, and onsite amenities including recreational space, outdoor gathering space and pig-roasting pit, indoor bicycle parking, community gathering space, and administrative offices, off-street parking, and robust pedestrian connections. The applications being submitted for review and approval include the following: Class 3 Site Plan Review, Replat, and five (5) Class 2 Adjustments as follows:

Adjustment 1: Section 533.015(c) Setbacks. Setbacks within the MU-I zone shall conform to the standards set forth in Tables 533-3 and 533-4. Buildings abutting a street: 0 ft. or 10 ft. max. Qualifiers applicable to the proposal: (1) Maximum 10-foot setback applies if the setback area is used for pedestrian amenities. (b) For double frontage lots, the setback abutting a street shall only apply to the street with the highest street classification or, where both streets have the same classification, the street designation by the applicant. No minimum or maximum setback is required abutting the other street. (2) A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to [SRC] 533.015(h).

Adjustment 2: Section 533.015(h) Pedestrian Oriented Design. Development within the MU-I zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 533-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230. Ground floor height – Minimum height of the ground floor abutting primary streets is 14 feet.

Adjustment 3: Section 533.015(h) Pedestrian Oriented Design. Development within the MU-I zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 533-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230. Ground floor windows – Minimum of 65 percent. (1) For the purposes of this standard, ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent. (2) For buildings on corner sites, where the primary street intersects with a secondary street, this standard shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.

Adjustment 4: Section 533.015(h) Pedestrian Oriented Design. Development within the MU-I zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 533-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230. Weather protection - (1) For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required. (2) Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet and may encroach into the street right-of-way as provided in SRC 76.160.

Adjustment 5: Section 806.035(f)(2) Where a drive aisle terminates at a dead-end, include a turnaround area as shown in Figure 806-9. The turnaround shall conform to the minimum dimensions set forth in Table 806-6.

Although some site and design considerations require the applicant to request five adjustments, this narrative and the included application plans and exhibits demonstrate a project which will still be livable and an important centerpiece for a community which is greatly underserved in Salem.

“Micronesian Islander Community (MIC) will be the primary service provider and managing the common space/office space for residents in the building. MIC’s main programs focus on health, workforce development, education, and housing. Workshops and outreach work include focusing on chronic conditions including diabetes, cancer, and health/wellbeing, domestic and sexual violence prevention, food access, support for healthcare navigation and enrollment into Medicaid programs, leadership training, translation services, and a cultural language program. MIC will be partnering with other supportive organizations including Mano a Mano, Living Island, AREAA, DEV NW, State Services, DHS, OHA, OED, ODE, DCBS, Business Oregon, City of Salem and other local business. MIC has been providing housing, health, food, work training, and financial services since 2016. Throughout that time MIC has partnered with a plethora of local organizations to help enhance services provided.” This information was taken from the MIC application submitted to Oregon Housing and Community Services.

Section 2: Existing Conditions

The development site is approximately .63 acres in size and is described as Marion County Assessor Map and Tax Lots 073W15DA03100, 073W15DA03200, 073W15DA03300, and 073W15DA03400, a Marion County Tax Map is included within the exhibits list identifying the subject properties.

The site is located within the corporate city limits of the City of Salem. The Salem Area Comprehensive Plan (SACP) map has the designation for the properties of "Mixed Use". The properties are located within the City’s Urban Service Area (USA), making an urban growth area permit unnecessary for the proposed development to proceed.

The Comprehensive Plan designations of surrounding properties include:

North: MU "Mixed Use"

South: Across Grove Street NE, COM "Commercial"

East: Across the alley, MU "Mixed Use"

West: Across Commercial Street NE, MU "Mixed Use"

The subject property is zoned MU-I (Mixed Use-I) Surrounding properties are zoned as follows:

North: MU-I (Mixed Use-I)

South: Across Grove Street NE, CG (General Commercial)

East: Across the alley, MU-I (Mixed Use I)

West: Across Commercial Street NE, MU-I (Mixed Use-I)

Section 3: Findings Applicable to Administrative Procedures

Chapter 300 – Procedures for Land Use Applications and Legislative Land Use Proposals

Section 300.310 – Neighborhood Association Contact

- (a) *Purpose.* The purpose of neighborhood association contact is to provide an opportunity for neighborhood associations to learn of upcoming land use applications involving land within or adjacent to their boundaries in advance of applications being submitted. This encourages dialogue and provides opportunities for feedback and resolution of potential issues prior to filing.
- (b) *Applicability.*
 - (1) Neighborhood association contact, as provided in this section, is required for those land use applications identified under Table 300-2 as requiring neighborhood association contact.
 - (2) When multiple land use applications are consolidated into a single application and one or more of the applications involved include a requirement for neighborhood association contact and the other applications do not require neighborhood association contact, the entire consolidated application shall require neighborhood association contact.
 - (3) Nothing in this section shall be construed to preclude additional contact between an applicant and neighborhood association beyond the requirements of this section, or an applicant from contacting a neighborhood association where no neighborhood association contact is required.
- (c) *Process.* Prior to submitting a land use application requiring neighborhood association contact, the applicant shall contact the City-recognized neighborhood association(s) whose boundaries include, or are adjacent to, the subject property via e-mail or mailed letter. The e-mail or mailed letter shall:
 - (1) Be sent to the chair(s) and land use chair(s) of the applicable neighborhood association(s) prior to submitting the land use application; and
 - (2) Contain the following information:
 - (A) The name, telephone number, and e-mail address of the applicant;
 - (B) The address of the subject property;

- (C) A summary of the proposal;
 - (D) A conceptual site plan, if applicable, that includes the proposed development; and
 - (E) The date on which the e-mail or letter is being sent;
- (d) *Effect on subsequent land use application submittal.* A land use application requiring neighborhood association contact shall not be accepted, as provided under SRC 300.210, unless it is accompanied by a copy of the e-mail or letter that was sent to the neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent.

Applicant's Findings: Table 300-2 requires neighborhood association contact for the applications. The applicant understands the city is unable to accept applications requiring neighborhood association contact prior to contact being made. The applicant has demonstrated satisfying this criterion by emailing a letter with information about applications being applied for and other project details of the proposal to both the chair and land use chair of the neighborhood association. The letter included all the required information listed in this section. A copy of the letter and email are supplied within the exhibits section of this application submittal as proof this pre-submittal requirement is satisfied.

Section 4: Findings Applicable to Class 3 Site Plan Review

Chapter 220 – Site Plan Review

Section 220.001 – Purpose

The purpose of this chapter is to provide a unified, consistent and efficient means to conduct site plan 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.

Applicant's Findings: The applicant understands the purpose of Chapter 220, pertaining to Site Plan Review applications within the City of Salem, is to provide both the applicant and the review authority a consistent means to conduct review for development which requires a building permit. The applicant provides findings to all applicable criteria within the sections of this narrative below meeting the burden of proof that the development complies with the applicable provisions of the UDC.

Section 220.005 – Site Plan Review

- (a) *Applicability.*
 - (1) Except as provided in subsection (a)(2) of this section, site plan review approval is required:

- (A) Prior to issuance of a building permit, for any development that requires a building permit;
- (B) Prior to a change of use, when a building permit is not otherwise required; and
- (C) Prior to commencement of work, for any of the following when a building permit is not otherwise required:
 - (i) Development of a new off-street parking or vehicle use areas;
 - (ii) Expansion of an existing off-street parking or vehicle use areas, when additional paved surface is added;
 - (iii) Alteration of an existing off-street parking or vehicle use areas, when the existing paved surface is replaced with a new paved surface;
 - (iv) Paving of an unpaved area; and
 - (v) Restriping of an off-street parking or vehicular use areas, when the layout will be reconfigured.

Applicant's Findings: *In accordance with this section, Class 3 Site Plan Review is applicable to the development as the applicant is seeking a building permit to construct a new multifamily development on the subject site. The application is consolidated with Class 2 Adjustments to certain development standards which elevates the site plan review to a Class 3.*

(2) Exemptions.

- (A) The following development that requires a building permit is exempt from site plan review:
 - (i) Development of a single family use, two family use, three family use, four family use, or cottage cluster on an individual lot, including the construction of accessory structures and paving associated with such uses.
 - (ii) Sign installation.
 - (iii) Ordinary maintenance or repair of existing buildings, structures, utilities, landscaping, and impervious surfaces, and the installation or replacement of operational equipment or fixtures.
 - (iv) The alteration to the facade of a building, except in the Mixed Use-I (MU-I), Mixed Use- II (MU-II), Mixed Use-III (MU-III), or Mixed Use-Riverfront (MU-R) zones unless there are no standards in the

zone that are applicable to the proposed façade alteration.

(v) Interior construction or tenant improvements that involve no change of use or occupancy.

(vi) Demolition permit.

(vii) Construction of a fence.

(B) Any of the activities identified under subsection (a)(1)(C) of this section are exempt from site plan review if they are for a single family use, two family use, three family use, four family use, or cottage cluster on an individual lot.

Applicant's Findings: *The application, as proposed, is not exempt from Site Plan Review. This section is not applicable.*

(b) *Classes.* The three classes of site plan review are:

(1) *Class 1 site plan review.* Class 1 site plan review is site plan review for any development under subsection (a)(1) of this section that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves either:

(A) A change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required; or

(B) A change of use when a building permit is not otherwise required.

(2) *Class 2 site plan review.* Class 2 site plan review is site plan review for any development under subsection (a)(1) of this section, other than development subject to Class 1 site plan review, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

(3) *Class 3 site plan review.* Class 3 site plan review is site plan review for any development under subsection (a)(1) of this section that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015. As used in this subsection, land use decisions and limited land use decisions include, but are not limited to, any development application that:

(A) Requires a Transportation Impact Analysis pursuant to SRC chapter 803;

(B) Requires a geotechnical report or geologic assessment under SRC chapter 810, except where a geotechnical report or geologic assessment has already been approved for the property subject to the development application;

- (C) Requires deviation from clear and objective development standards of the UDC relating to streets, driveways or vision clearance areas;
- (D) Proposes dedication of right-of-way which is less than the requirements of the Salem Transportation System Plan;
- (E) Requires deviation from the clear and objective standards of the UDC and where the Review Authority is granted the authority to use limited discretion in deviating from the standard; or
- (F) Involves the imposition of conditions of approval; or
- (G) Requires a variance, adjustment, or conditional use permit.

Applicant's Findings: *This proposal triggers a Class 3 Site Plan review as it is consolidated with another limited land use decision, Class 2 Adjustments. Additionally, the development proposed requires a building permit.*

(c) *Procedure type.*

- (1) Class 1 site plan review is processed as a Type I procedure under SRC chapter 300.
- (2) Class 2 site plan review is processed as a Type I procedure under SRC chapter 300.
- (3) Class 3 site plan review is processed as a Type II procedure under SRC chapter 300.
- (4) An application for site plan review may be processed concurrently with an application for a building permit; provided, however, the building permit shall not be issued until site plan review approval has been granted.

Applicant's Findings: *This consolidated application will be processed utilizing Type II procedures in accordance with SRC Chapter 300.*

(d) *Submittal requirements for Class 1 site plan review.* In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 1 site plan review shall include a completed application form that shall contain the following information:

- (1) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
- (2) The address or location of the subject property and its assessor's map and tax lot number;
- (3) The size of the subject property;
- (4) The comprehensive plan designation and zoning of the subject property;
- (5) The type of application(s);
- (6) A brief description of the proposal; and

- (7) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).

Applicant's Findings: *The applicant is seeking approval of a Class 3 Site Plan Review. The submittal requirements for a Class 1 Site Plan Review are required in addition to the items listed in subsection (e) below. All required materials have been provided with this application package.*

(e) *Submittal requirements for Class 2 and Class 3 site plan review.*

- (1) *Class 2 site plan review.* In addition to the submittal requirements for a Type I application under SRC chapter 300, an application for Class 2 site plan review shall include the following:

(A) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

- (i) The total site area, dimensions, and orientation relative to north;
- (ii) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveways, indicating distance from the structures and improvements to all property lines and adjacent on-site structures;
- (iii) Loading areas, if included in the proposed development;
- (iv) The size and location of solid waste and recyclables storage and collection areas, and amount of overhead clearance above such enclosures, if included in the proposed development;
- (v) An indication of future phases of development on the site, if applicable;
- (vi) All proposed landscape areas on the site, with an indication of square footage and their percentage of the total site area;
- (vii) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
- (viii) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808;
- (ix) The location of all street trees, if applicable, or proposed location of street trees required to be

- planted at time of development pursuant to SRC chapter 86; and
 - (x) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.
- (B) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
- (i) The total site area, dimensions, and orientation relative to north;
 - (ii) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines; and
 - (iii) The type, size, and location of all existing trees on the property, with an identification of those trees that will be preserved and those trees that will be removed; and
 - (iv) The location of the 100-year floodplain, if applicable.
- (C) A tree plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
- (i) The total site area, dimensions, and orientation relative to north;
 - (ii) The location of all existing trees, indicating their species, DBH, critical root zone, and whether they will be preserved or removed;
 - (iii) The location of all new trees proposed to be planted on the development site, indicating their species and caliper at the time of planting;
 - (iv) The perimeter and soil depth of all proposed tree planting areas;
 - (v) The location of all existing and proposed primary and accessory structures;
 - (vi) The location of all existing and proposed parking and vehicle use areas; and

- (vii) For developments that include more than one-half acre of new off-street surface parking, the tree plan shall include the expected tree canopy area after 15 years for all trees not removed by the proposed development, and the caliper of all proposed new trees at the time of planting in addition to the other requirements of the tree planting plan.
 - (D) A grading plan depicting proposed site conditions following completion of the proposed development, when grading of the subject property will be necessary to accommodate the proposed development.
 - (E) A completed trip generation estimate for the proposed development, on forms provided by the City.
 - (F) Building elevation drawings for any proposed new buildings and any exterior additions or alterations to existing buildings when the height of the building, or a portion of the building is changed.
 - (G) For development in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) Mixed Use-III (MU-III), and Mixed Use-Riverfront (MU-R) zones, architectural drawings, renderings, or sketches showing all elevations of the existing buildings and the proposed buildings as they will appear on completion.
 - (H) For developments that include more than one-half acre of new off-street surface parking, proof of coordination with the local electric utility to ensure the compatibility of tree canopy and root systems with planned and existing utility infrastructure.
- (2) *Class 3 site plan review.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for Class 3 site plan review shall include the following:
- (A) All submittal requirements for a Class 2 site plan review under subsection (e)(1) of this section;
 - (B) The zoning district, comprehensive plan designation, and land uses for all properties abutting the site;
 - (C) Driveway locations, public and private streets, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;
 - (D) The elevation of the site at two-foot contour intervals, with specific identification of slopes in excess of 15 percent;

- (E) The location of drainage patterns and drainage courses, if applicable;
- (F) A preliminary utility plan showing capacity needs for municipal water, stormwater facilities, and sewer service, and schematic location of connection points to existing municipal water and sewer services;
- (G) Summary table which includes site zoning designation; total site area; gross floor area by use (e.g., manufacturing, office, retail, storage); building height; itemized number of full size compact and handicapped parking stalls, and the collective total number; total lot coverage proposed, including areas to be paved for parking and sidewalks;
- (H) A geological assessment or geotechnical report, if required by SRC chapter 810, or a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment; and
- (I) A Transportation Impact Analysis, if required by SRC chapter 803.

Applicant's Findings: *The applicant is seeking approval of a Class 3 Site Plan Review. This submittal includes all of the required documentation and information outlined in subsections (1) and (2) above.*

(f) *Criteria.*

(1)... *[Omitted intentionally due to inapplicability.]*

(2)... *[Omitted intentionally due to inapplicability.]*

(3) *Class 3 site plan review. An application for Class 3 site plan review shall be granted if:*

- (A) The application meets all applicable standards of the UDC;

Applicant's Findings: *The applicant has compiled a complete list of applicable standards and criteria and has provided a response to each within this narrative. Where the proposal is unable to meet the standard, the applicant is requesting adjustments with mitigation where needed and possible. This criterion is met.*

- (B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;

Applicant's Findings: *The transportation system within the area is built up and has a complete network of streets. The site has three frontages, Commercial Street NE to the west, Grove Street NE to the south, and an unnamed alley to the east. Of the three frontages, the lowest*

classification is the adjacent alley, which the applicant is proposing to take access to. An infrastructure planner with the city indicated additional pavement of 5-feet placed on private property to widen the alley is a requirement. Therefore, the applicant is proposing additional pavement width on the property for the alley which will provide for the safe, orderly, and efficient circulation of traffic into and out of the development site. This criterion is met.

- (C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and

Applicant's Findings: *The proposal includes a clear and robust pedestrian network on site with protections where pedestrian paths are adjacent to vehicle use areas. The pedestrian paths connect to the public sidewalk and the clear delineation between vehicular areas and pedestrian areas will increase the safety of pedestrians leaving the public right-of-way and entering the site. The bicycle parking room is located on the first floor with direct access to the public realm. The applicant has provided findings within this narrative related to SRC Chapter 806 demonstrating the proposed parking area and driveway is designed in accordance with the applicable provisions. Because the proposed circulation plan accommodates all modes of transportation and meets safety standards for vision clearance areas, this criterion is met.*

- (D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Applicant's Findings: *As demonstrated by the existing conditions plan provided with this application submittal, water and sewer facilities are available within the surrounding streets adjacent to the subject property to serve the proposed development. The site was previously developed with single family dwellings which were served by the existing infrastructure. The civil plans included provide details of the new services proposed to serve the new multifamily development. The existing infrastructure has capacity to serve this project, and stormwater will be managed on site. The applicant is meeting HUD requirements which means the project will also treat all new or replaced impervious surfaces within the city's right-of-way. This criterion is met.*

[Chapter 533 – MUI – Mixed Use I](#) [Section 533.001 – Purpose](#)

The purpose of the Mixed Use-I (MU-I) zone is to identify allowed uses and establish development standards that promote pedestrian-oriented development in vibrant mixed-use districts, encourage a mix of compatible uses in multi-story buildings, and emphasize active commercial uses on ground floors facing major streets.

Section 533.010 – Uses

- (a) The permitted (P), special (S), conditional (C), and prohibited (N) uses in the MU-I zone are set forth in Table 533-1.

Applicant's Findings: *The applicant understands development of the site is subject to the provisions of SRC Chapter 533. Pursuant to table 533-1 Uses, multiple family uses are outright permitted within the MU-I zone and the proposal is for a multiple family use. This is met.*

- (b) Prohibited uses. Notwithstanding Table 533-1, any permitted, special, or conditional use within the MU-I zone shall be a prohibited use if developed with a drive-through.

Applicant's Findings: *The proposal does not include a drive-through. Therefore, the use is not prohibited, and this provision is not applicable.*

- (c) Continued uses. Existing uses within the MU-I zone established prior to August 24, 2022, but which would otherwise be made non-conforming by this chapter, are hereby deemed continued uses.

- (1) Buildings or structures housing a continued use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided:

- (A) Such alteration, enlargement, or rebuilding of a conforming development complies with the standards in this chapter; or
(B) Such alteration, enlargement, or rebuilding of a continued development complies with the standards set forth in SRC 533.015(g).

- (2) A continued use shall terminate if the building or structure ceases to be occupied for that continued use for any reason for a continuous period of one year.

- (3) Conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.

Applicant's Findings: *There is not a continued use on the site and the proposal includes establishing a new use. These criteria are not applicable.*

Section 533.015 – Development Standards

Development within the MU-I zone must comply with the development standards set forth in this section.

- (a) *Lot standards.* Lots within the MU-I zone shall conform to the standards set forth in Table 533-2.

Applicant's Findings: *Within the MU-I zone, there are no minimum or maximum standards for lot area, lot width, or lot depth. The minimum street frontage for uses other than single-family*

residential is 16 feet. The development site is adjacent to Commercial Street NE and Grove Street NE, there is approximately 173 feet of frontage along Commercial Street NE and approximately 129 feet of frontage along Grove Street NE. Upon approval of this consolidated application, the development site will be platted into a single lot. This criterion is met.

- (b) *Dwelling unit density.* Development within the MU-I zone that is exclusively residential or single-room occupancy shall have a minimum density of 15 dwelling units per acre.

Applicant's Findings: *The proposal includes 41 dwelling units, exceeding the minimum density requirement. This is met.*

- (c) *Setbacks.* Setbacks within the MU-I zone shall conform to the standards set forth in Tables 533-3 and 533-4.

Applicant's Findings: *Within the MU-I zone, the following setbacks apply to the proposed development:*

Buildings abutting a street: *0 ft. or 10 ft. max. Qualifiers applicable to the proposal: (1) Maximum 10-foot setback applies if the setback area is used for pedestrian amenities. b) For double frontage lots, the setback abutting a street shall only apply to the street with the highest street classification or, where both streets have the same classification, the street designation by the applicant. No minimum or maximum setback is required abutting the other street. (2) A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to [SRC] 533.015(h).*

Applicant's Findings: *Commercial Street NE abuts the westerly boundary of the subject site and is the highest classification frontage (Major Arterial) in accordance with the City of Salem's Transportation System Plan. The applicant is seeking a Class 2 adjustment to this standard with a proposal to place the building 5 feet from the property line abutting Commercial Street NE at its closest point. Under Section 6 of this application narrative, the applicant provides detailed findings regarding the site conditions which require this adjustment including topographical challenges along the frontage. As mitigation, the applicant has designed an entrance plaza near the corner of Commercial Street NE and Grove Street NE which achieves a pleasant departure from the public realm into the private development. Because the units take access from a shared interior corridor, the applicant is unable to utilize the ground-floor residential use qualifier which would outright permit the proposed setbacks along Commercial Street NE. Upon approval of the requested Class 2 Adjustment, this criterion is met.*

Vehicle uses abutting a street: *Vehicle use setbacks are subject to the provisions of SRC Chapter 806. The use of berms is not permitted within the MU-I zone. Further in this section, the applicant provides responses to all applicable criteria of SRC Chapter 806.*

Applicant's Findings: The architectural site plan included with this application demonstrates the parking areas are proposed between the improved alley and the building which shelters the parking area from both Grove Street NE and Commercial Street NE. The edge of the parking area is more than 60-feet from Grove Street NE and is eclipsed by a portion of the proposed building and landscaped areas. This criterion is met.

Interior side and rear property line setbacks: Interior and rear property lines are subject to zone-to-zone setbacks listed in Table 533-4.

Applicant's Findings: Only the northern boundary of the development site is subject to zone-to-zone setbacks. The building is not required to be setback from the property line and vehicle use areas require a minimum 5-foot setback and Type A landscaping. The site plan provided demonstrates the applicant is proposing a minimum 6-foot setback to the vehicle use area with GSI and landscaping being placed within the setback. This criterion is met.

- (d) **Lot coverage; height; building frontage.** Buildings and accessory structures within the MU-I zone shall conform to the lot coverage, height, and building frontage standards set forth in Table 533-5.

Applicant's Findings: In accordance with Table 533-5, there is no maximum lot coverage within the MU-I zone, the exception being that SRC 533.015(e)(3) requires 15 percent of the development site to be landscaped and SRC Chapter 71 requires onsite GSI facilities to treat all new or replaced impervious surfaces. As demonstrated by the architectural plans included for review, 26 percent of the total site is proposed to be landscaped, and the civil sheets detail the proposed onsite GSI. Pursuant to table 533-5 the maximum building height is 65 feet, the proposed building height is 45 feet 7 inches, which is less than the maximum allowed height; therefore, meeting the height standard. Pursuant to table 533-5 the building frontage requirement for a corner lot is a minimum of 75% on the higher classified street frontage and 40% for the intersecting lower classified street. Along Commercial Street NE where 75% frontage is required, the distance is approximately 219 feet requiring a minimum of 164 feet. As proposed, the building occupies 213 feet, or 97% of the frontage on Commercial Street NE. Along Grove Street NE where 40% frontage is required, the distance is approximately 124 feet (excluding the required 5-foot onsite alley improvement) requiring a minimum of 50 feet. As proposed, the building occupies approximately 57 feet, the decoratively enclosed lanai occupies approximately 33 feet, and the electrical room occupies approximately 14 feet totaling 104 feet, or 83% of the frontage. This criterion is met.

- (e) **Parking.** Off-street parking shall not be located on a new standalone surface parking lot in the MU-I zone or MU-II zone.

Applicant's Findings: The proposed off-street parking is being developed with a new multiple-family building and is not considered a new standalone surface parking lot. This criterion is met.

(f) *Landscaping.*

- (1) *Setback areas.* Setbacks, except setback areas abutting a street that provide pedestrian amenities or horizontal separation pursuant to [SRC] 533.015(h), shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.

Applicant's Findings: *As shown on the submitted plans, the required setback areas are proposed to be landscaped. This criterion is met.*

- (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapter 806 and SRC chapter 807.

Applicant's Findings: *As shown on the submitted plans, the vehicle use areas are proposed to be landscaped in accordance with SRC Chapters 806 and 807. Additional findings addressing chapters 806 and 807 are provided within this section of the narrative. This criterion is met.*

- (h) *Pedestrian-oriented design.* Development within the MU-I zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 533-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

Applicant's Findings: *The applicant is providing findings to each of the pedestrian oriented design requirements listed in Table 533-6 below:*

Ground floor height – *Minimum height of the ground floor abutting primary streets is 14 feet.*

Applicant's Findings: *The applicant is seeking an adjustment to this standard and proposes a ground floor height of 10 feet rather than 14. The entire building is proposed as multifamily residential. A ceiling height of 14 feet is impractical in a residential setting. Because the standard is geared toward commercial spaces on the ground floor of a mixed-use building, the standard is really inapplicable to this proposal. Additionally, the added height adds unnecessary cost and burden onto this affordable housing development. For these reasons, the applicant is seeking approval of an adjustment with more detail provided in Section 6 of this narrative. Upon approval of the requested adjustment, this criterion is met.*

Separation of ground floor residential uses - *For the purposes of this standard, separation is required between the public right-of-way and the residential entryway and any habitable room.*

Applicant's Findings: *As demonstrated by the architectural plans provided with this application package, the ground floor dwelling units will have access to and from an internal corridor rather than directly out to the public street. Therefore, this criterion is not applicable to the proposed project.*

Building façade articulation - This standard applies to building facades facing primary streets.

(1) For buildings on corner lots, where the primary street intersects with a secondary street, these standards shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter. (2) Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top. (a) Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards: 1. Change in materials. 2. Change in color. 3. Molding or other horizontally articulated transition piece. (b) Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards: 1. Recesses of a minimum depth of two feet. 2. Extensions of a minimum depth of two feet. 3. Vertically oriented windows. 4. Pilasters that project away from the building. (c) Top: Building tops shall be defined by at least one of the following standards: 1. Cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the facade. 2. Change in material from the upper floors, with that material being a minimum of eight inches tall. 3. Offsets or breaks in roof elevation that are a minimum of three feet in height. 4. A roof overhang that is a minimum of eight inches beyond the face of the facade.

Applicant's Findings: Building elevations are included with this application package demonstrating the proposed design of the building meets the applicable standards. The base, or ground floor, of the building is differentiated from the upper floors by a change of materials. The middle articulation requirement is not a clear and objective standard as the requirement states "shall provide visual interest". Because the application is for needed housing, only clear and objective standards apply. In any case, the proposal includes articulation along Commercial Street NE and vertically oriented windows along Grove Street NE. The top of the building is differentiated with a change in material and a roof overhang. As proposed, the articulation requirements are met by the applicant's proposal.

Ground floor windows – Minimum of 65 percent. (1) For the purposes of this standard, ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent. (2) For buildings on corner sites, where the primary street intersects with a secondary street, this standard shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.

Applicant's Findings: The applicant is seeking an adjustment to this standard. The application of this standard is intended for commercial development. The applicant is seeking to develop needed housing on this site. Including 65 percent window coverage is inappropriate in a residential application and violates Oregon Administrative Rules which state "The standards,

conditions and procedures may not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.” This percentage of window coverage on the ground floor requires an unreasonable increase in structural and material costs which would discourage the development of this needed housing. The applicant provides findings to the adjustment approval criteria in Section 6 of this narrative. With approval of the requested adjustment, this criterion is met.

Building entrances - (2) For residential uses on the ground floor, a primary building entrance for each building facade facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a residential use on the ground floor may be provided at the corner of the building where the streets intersect. (3) Building entrances shall include weather protection.

Applicant’s Findings: As shown on the architectural sheets included with this application package, the development site is located at the corner of Commercial Street NE and Grove Street NE. The primary street for this project is Commercial Street NE. The building entrance is designed and oriented toward Commercial Street NE in accordance with this requirement. Additionally, the entrance includes weather protection, large windows, signage, a recessed plaza, and differentiated hard surface material indicating to pedestrians they have reached the building’s primary entrance. The proposal meets this criterion.

Weather protection - (1) For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required. (2) Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet and may encroach into the street right-of-way as provided in SRC 76.160.

Applicant’s Findings: As shown on the architectural sheets included with this application package, the building is not proposed behind the sidewalk along Commercial Street NE due to a change in grade behind the sidewalk. The entrance area is proposed to have 100 percent pedestrian coverage. Along the Commercial Street NE frontage, a total of 37 percent weather protection is proposed where the eaves and overhangs can protect the pedestrian plaza. Sunshades are proposed over windows which brings the weather protection total to 42 percent. Because the building is setback, weather protection would project over landscaped areas which is not appropriate, nor does it aid in meeting the intent of this standard. Where active pedestrian areas abut the building, the applicant is proposing weather protection which does not meet the requirement of 75 percent weather protection along the frontage. The applicant is seeking a Class 2 Adjustment to this standard. Upon approval of the requested adjustment, this criterion is met.

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.

Applicant's Findings: The parking area is proposed between the alley and the building meeting the requirement of this section.

Mechanical and service equipment - (1) Ground level mechanical and service equipment shall be screened with landscaping or a site-obscuring fence or wall. Ground level mechanical and service equipment shall be located behind or beside buildings. (2) Rooftop mechanical equipment, with the exception of solar panels and wind generators, shall be set back or screened so as to not be visible to a person standing at ground level 60 feet from the building.

Applicant's Findings: All mechanical equipment will be screened and integrated into the design of the building as necessary to meet the requirement of this standard.

Chapter 800 – General Development Standards

Section 800.005 – Applicability

The standards set forth in this chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this chapter and any other provision of the UDC, the more restrictive provision shall apply.

Section 800.055 – Solid waste service areas

Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.

(a) **Applicability.** Solid waste service area design standards shall apply to:

- (1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and
- (2) Any change to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.

Applicant's Findings: The proposal is for a new multifamily development that includes solid waste service area. Therefore, the applicability of this section is triggered. At the time of building permit application, the applicant will provide additional details regarding the trash enclosure room which will be serviced from the alley. The applicant has been in contact with the operations supervisors at Republic Services, which is the franchise responsible for collection at this site. The collection method used will be manual, which is acceptable, as demonstrated by the confirmation email included within the exhibits of this application package. All applicable design criteria have been met.

Section 800.065 – Pedestrian access

Except where pedestrian access standards are provided elsewhere under the UDC, and unless otherwise provided in this section, all developments, other than development of single-family, two-family, three-family, and four-family uses, and multiple family uses subject to SRC chapter 702, 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. Development also does not include the installation of electric vehicle charging stations in existing approved parking lots or vehicle use areas.

(a) *Pedestrian connections required.* The on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site as follows:

(1) *Connection between building entrances and streets.*

- (A) Except as otherwise provided in this subsection, a pedestrian connection shall be provided between the primary building entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street (see Figure 800-11).
- (B) Where an adjacent street is a transit route and there is an existing or planned transit stop along street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop (see Figure 800-12).
- (C) A pedestrian connection is not required between the primary building entrance of a building and each adjacent street if:
 - (i) The development site is a corner lot and the building has a primary building entrance that is located within 20 feet of, and has a pedestrian connection to, the property line abutting one of the adjacent streets; or
 - (ii) The building is a service, storage, maintenance, or similar type building not primarily intended for human occupancy.

Applicant's Findings: *The proposed building has two primary building entrances, one along Commercial Street NE and one on the east side of the building close to the proposed parking lot. Each of these entrances have connections to adjacent streets. There is only one building proposed and there is not a transit stop along either of the street frontages. These criteria are met by the applicant's proposed design.*

(2) *Connection between buildings on the same development site.*

- (A) Except as otherwise provided in this subsection, where there is more than one building on a development site, a pedestrian connection, or pedestrian connections, shall be provided to connect the primary building entrances of all of the buildings.
- (B) A pedestrian connection, or pedestrian connections, is not required between buildings on the same development site if:
 - (i) The buildings have a primary building entrance that is located within 20 feet of, and has a pedestrian connection to, the property line abutting a street; and
 - (ii) A public sidewalk within the adjacent street right-of-way provides pedestrian access between the primary building entrances; or
 - (iii) The buildings are service, storage, maintenance, or similar type buildings not primarily intended for human occupancy.

Applicant's Findings: *There is only one building proposed on the site. Therefore, these criteria are not applicable.*

(3) *Connection through off-street parking areas.*

- (A) Surface parking areas. Except as provided under subsection (a)(3)(A)(iii) of this section, off-street surface parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles shall include pedestrian connections through the parking area to the primary building entrance or where there is no building, through the parking area as provided in this subsection.
 - (i) The pedestrian connections shall be:
 - a. Provided in a minimum amount of either one connection for every four drive aisles or one connection for every 250 feet (See Figure 800-13); provided, however, in no case shall less than one pedestrian

connection be provided. Where the pedestrian connection requirements of this subsection result in a fractional number, any fractional number greater than 0.5 shall be round up to require an additional pedestrian connection;

- b. Spaced a minimum of two drive aisles apart; and
 - c. Connected to a pedestrian connection, or pedestrian connections, that lead to the primary building entrance. Where there is no building, the pedestrian connections shall connect to the street either at the sidewalk or at the public street right-of-way when there is no sidewalk.
- (ii) Where the off-street surface parking area is adjacent to a street that is a transit route and there is an existing or planned transit stop along the street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop.
 - (iii) A pedestrian connection provided between a primary building entrance and a street may be counted as a required connection through an off-street surface parking area.
 - (iv) Regardless of the size of the off-street parking area, pedestrian connections are not required through off-street surface parking areas that have a depth, in all locations, of not more than 124 feet. For purposes of this subsection, parking area depth is measured through the parking area from its outside edge towards the building.
 - (v) For purposes of this subsection, off-street surface parking area means:
 - a. An off-street surface parking area that is separated from other off-street surface parking areas on the development site by either a driveway, which begins at the

- street and extends into the site, or other physical separation; or
- b. An off-street surface parking area located in a separate location on the development site from other off-street surface parking areas.

Applicant's Findings: *The proposed development does not include a parking area that is greater than 25,000 square feet in size, nor does the proposed parking area include four or more consecutive parallel drive aisles. These standards are not applicable.*

- (B) Parking structures and parking garages. Where an individual floor of a parking structure or parking garage exceeds 25,000 square feet in size, a pedestrian connection shall be provided through the parking area on that floor to an entrance/exit.

Applicant's Findings: *There are no parking structures or parking garages proposed with this development. This is not applicable.*

- (4) *Connection to existing or planned paths and trails.* Where an existing or planned path or trail identified in the Salem Transportation System Plan (TSP) or the Salem Comprehensive Parks System Master Plan passes through a development site, the path or trail shall:
 - (A) Be constructed, and a public access easement or dedication provided; or
 - (B) When no abutting section of the trail or path has been constructed on adjacent property, a public access easement or dedication shall be provided for future construction of the path or trail.

Applicant's Findings: *There are no existing or planned paths or trails identified in the Salem Transportation System Plan (TSP). Therefore, this criterion is not applicable.*

- (5) *Connection to abutting properties.* Whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided. A pedestrian connection is not required, however:
 - (A) To abutting properties used for activities falling within the following use classifications, use categories, and uses under SRC chapter 400:
 - (i) Single-family;
 - (ii) Two-family;
 - (iii) Group living;
 - (iv) Industrial;

- (v) Infrastructure and utilities; and
- (vi) Natural resources.
- (B) Where the use of an abutting property has specific security needs that make providing a connection impractical or undesirable;
- (C) Where on-site activities on abutting properties, such as the operation of trucks, forklifts, and other equipment and machinery would present safety conflicts with pedestrians;
- (D) Where buildings or other improvements on abutting properties physically preclude a connection now or in the future; or
- (E) Where physical conditions of the land, such as topography or existing natural resource areas, including, but not limited to, wetlands, ponds, lakes, streams, or rivers, make providing a connection impractical.

Applicant's Findings: *There are no vehicular connections provided from the development site to an abutting property. Therefore, this criterion is not applicable.*

- (b) *Design and materials.* Required pedestrian connections shall be in the form of a walkway, or may be in the form of a plaza. Where a path or trail identified in the Salem Transportation System Plan (TSP) or Salem Comprehensive Parks System Master Plan is required, the path or trail shall conform to the applicable standards of the TSP or Salem Comprehensive Parks System Master Plan in-lieu of the standards in this subsection.

- (1) Walkways shall conform to the following:

- (A) Material and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards, and shall be a minimum of five feet in width.

Applicant's Findings: *The pedestrian connections are proposed to be paved with hard-surface material meeting the Public Works Design Standards and are proposed to be a minimum of five feet in width. This criterion is met.*

- (B) Where a walkway crosses driveways, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.

Applicant's Findings: *There are no walkways proposed to cross the driveway, parking areas, parking lot drive aisles, or loading area. Therefore, these standards are not applicable.*

- (C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

Applicant's Findings: *One proposed pedestrian connection abuts the onsite parking area and ramps down to its terminus at the alley in accordance with this requirement. Where the pedestrian connection abuts the vehicle use area, the walkway is elevated with a 6 inch curb and wheel stops are provided for added protection measures and to prevent vehicles from overhanging across the pedestrian paths. This criterion is met.*

- (2) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

Applicant's Findings: *The pedestrian connections abutting parking stalls are protected from vehicular encroachment by wheel stops. This criterion is met.*

- (c) *Lighting.* The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

Applicant's Findings: *At the time of building permit application, the development team will provide a lighting plan demonstrating pedestrian paths can be utilized in the dark by residents. This criterion will be met.*

- (d) *Applicability of standards to development sites comprised of lots under separate ownership.*

- (1) 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.
- (2) Where the pedestrian access standards of this section would otherwise require additional pedestrian connections throughout the development site beyond just the lot, or lots, proposed for development and any contiguous lots under the same ownership, the required pedestrian connections shall be extended to the boundaries of the lot, or lots, proposed for development and any contiguous lots under the same ownership in order to allow for future extension of required

pedestrian connections through the other lots within the development site in conformance with the standards in this section.

Applicant's Findings: *The applicant and property owner holds the title to each of the lots which comprise the development site. Additionally, the applicant has included a replat application which will consolidate the lots into one unit of land. These criteria are not applicable in this case.*

Chapter 803 – Streets and Right-of-Way Improvements

Section 803.015 – Traffic Impact Analysis

- (a) ***Purpose.*** The purpose of a traffic impact analysis is to ensure that development generating a significant amount of traffic provides the facilities necessary to accommodate the traffic impacts of the proposed development.

Applicant's Findings: *The applicant understands some development proposals trigger a Traffic Impact Analysis (TIA) based on the number of predicted trips it may add to the existing street system. Below, the applicant has demonstrated this proposal does not require a TIA in accordance with this section and has confirmed this with the City of Salem's Assistant Transportation Engineer.*

- (b) ***Applicability.*** An applicant shall provide a traffic impact analysis if one of the following conditions exists:
- (1) The development will generate 200 or more daily vehicle trips onto a local street or alley, or 1,000 daily vehicle trips onto a collector, minor arterial, major arterial, or parkway. Trips shall be calculated using the adopted Institute of Transportation Engineer's Trip Generation Manual. In developments involving a land division, the trips shall be calculated based on the proposed development that will occur on all lots that will be created by the land division.

Applicant's Findings: *The applicant completed a Trip Generation Estimate Form (TGE form) and supplied the completed form to the city for review. The proposed development includes 41 affordable multifamily units to be constructed on the subject site. The properties previously supported four (4) single family homes. In accordance with this code, only new trips may be calculated toward the threshold requiring a TIA. The ITE land use code for affordable housing is 223 – Affordable Housing and the ITE manual assigns a multiplier of 4.81 trips per dwelling unit. The new trips generated from the site will be fed to a public alley and a TIA is triggered at 200 new trips. Utilizing the calculation provided by the ITE manual, the proposed development will generate 197 average daily trips. The applicant is able to reduce the calculated trips by the number of trips the site previously supported, in this case that is a reduction of 38 average daily trips. Based on the ITE manual's affordable housing multiplier and the number of trips the applicant is credited for the previous development, the proposal will generate a net increase of 159 average daily trips and no TIA is required.*

- (2) The increased traffic resulting from the development will contribute to documented traffic problems, based on current accident rates, traffic volumes or speeds, and identified locations where pedestrian and/or bicyclist safety is a concern.

Applicant's Findings: *There is not a documented traffic problem within the area. With the approval of the proposed development, Commercial Street NE and Grove Street NE will be brought up to major arterial and local street standards respectively along the project frontage with frontage and ADA ramp improvements. The application also includes a 5-foot widening to the alley on private property. These improvements provide safer maneuvering for all modes of transportation. The development proposes adding pedestrian connections that do not currently exist in the area resulting in safer circulation of people travelling on foot. The development will improve the road conditions within the immediate vicinity and does not trigger a TIA based on this criterion.*

- (3) The City has performed or reviewed traffic engineering analyses that indicate approval of the development will result in levels of service of the street system that do not meet adopted level of service standards.

Applicant's Findings: *There is not a documented traffic problem within the area. It is not anticipated the city has or will perform or review traffic engineering analyses that indicate approval of the development will result in levels of service of the street system that do not meet adopted level of service standards. As stated above, with the approval of the proposed development, Commercial Street NE and Grove Street NE will be brought up to major arterial and local street standards respectively along the project frontage with frontage and ADA ramp improvements. The application also includes a 5-foot widening to the alley on private property. These improvements provide safer maneuvering for all modes of transportation. The development proposes adding pedestrian connections that do not currently exist in the area resulting in safer circulation of people travelling on foot. The development will improve the road conditions within the immediate vicinity and does not trigger a TIA based on this criterion.*

- (c) *Improvements may be required.* On-site and off-site public or private improvements necessary to address the impacts identified in the traffic impact analysis may be required as conditions of development approval. Improvements include, but are not limited to, street and intersection improvements, sidewalks, bike lanes, traffic control signs and signals, parking regulation, access controls, driveway approach location and design, and street lighting.

Applicant's Findings: *Based on the size and impact of the development, the frontage dedication and improvements shown on the proposed plans are proportionate. The applicant will comply with conditions imposed as staff determines to be required for development of the property in*

the manner proposed. Based on the applicant's findings for subsection (b) above, a TIA is not required for this project and this criterion is not applicable.

- (d) *Exception.* An exception to the requirement for a traffic impact analysis may be granted for development that generates more than the trips specified in subsection (b)(1) of this section if the Director determines the traffic impact analysis is not necessary to satisfy the purposes set forth in subsection (a) of this section.

Applicant's Findings: *As demonstrated above, a TIA is not triggered by the proposal. This criterion is not applicable.*

Chapter 805 – Vision Clearance

Section 805.001 – Purpose

The purpose of this chapter is to ensure visibility for vehicular, bicycle, and pedestrian traffic at the intersections of streets, alleys, flag lot accessways, and driveways.

Section 805.005 – Vision Clearance Areas

Vision clearance areas that comply with this section shall be provided at the corners of all intersections; provided, however, vision clearance areas are not required in the Central Business (CB) Zone.

- (a) *Street intersections.* Vision clearance areas at street intersections shall comply with the following:
 - (1) *Uncontrolled intersections.* At uncontrolled intersections, the vision clearance area shall have 30-foot legs along each street (see Figure 805-1).
 - (2) *Controlled intersections.* At controlled intersections, the vision clearance area shall have a ten-foot leg along the controlled street and a 50-foot leg along the uncontrolled street (see Figure 805-2).
 - (3) *One-way streets.* Notwithstanding subsections (a)(1) and (2) of this section, at an uncontrolled or controlled intersection of a one-way street, no vision clearance area is required on the corners of the intersection located downstream from the flow of traffic (see Figure 805-3).

Applicant's Findings: *The project site is located at the corner of Commercial Street NE and Grove Street NE. The project team has demonstrated compliance with the applicable vision clearance triangle at the street intersection.*

- (b) *Intersections with driveways, flag lot accessways, and alleys.* Vision clearance areas at intersections of streets and driveways, streets and flag lot accessways, streets and alleys, and alleys and driveways shall comply with the following:
 - (1) *Driveways.*

- (A) Driveways serving single family and two family uses. Driveways serving single family and two family uses shall have a vision clearance area on each side of the driveway. The vision clearance area shall have ten-foot legs along each side of the driveway, and ten-foot legs along the intersecting street or alley (see Figure 805-4).
- (B) Driveways serving uses other than single family and two family. Driveways serving uses other than single family and two family shall have a vision clearance area on each side of the driveway. The vision clearance area shall have ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley (see Figure 805-5).

(2) *Flag lot accessways.*

- (A) Flag lot accessways serving single family and two family uses. Flag lot accessways serving single family and two family uses shall have a vision clearance area on each side of the flag lot accessway. The vision clearance area shall have ten-foot legs along each side of the flag lot accessway, and ten-foot legs along the intersecting street (see Figure 805-6).
- (B) Flag lot accessways serving uses other than single family and two family. Flag lot accessways serving uses other than single family and two family shall have a vision clearance area on each side of the flag lot accessway. The vision clearance area shall have ten-foot legs along the flag lot accessway and 50-foot legs along the intersecting street (see Figure 805-7).

Applicant's Findings: *There are no flag lot accessways included with this proposal. This criterion is not applicable.*

- (3) *Alleys.* Alleys shall have a vision clearance area on each side of the alley. The vision clearance area shall have ten-foot legs along the alley and ten-foot legs along the intersecting street (see Figure 805-8).
- (4) *Measurement.* The legs of a vision clearance area shall be measured along the right-of-way line and along the intersecting driveway, flag lot accessway, or alley.

Applicant's Findings: *The design team received conflicting information from City staff regarding how vision clearance triangles are measured for this proposal along the alley. The alley is required to be widened on private property for fire access. The applicant and design team feel the vision clearance triangles shall be measured at the back of the proposed drivable surface to ensure maximum safety of vehicular and pedestrian traffic. Based on our submitted plans, there*

are no obstructions greater than 30-inches in height proposed within any vision clearance triangles that are applicable along this development site. This criterion is met.

Chapter 806 – Off-Street Parking, Loading, and Driveways

Section 806.001 – Purpose

The purpose of this chapter is to establish standards for off-street parking and vehicle use areas, bicycle parking, loading areas, and driveways.

Section 806.015 – Amount of 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.

Applicant's Findings: Pursuant to table 806-1, the maximum amount of off-street parking allowed for 41 non-studio dwelling units would be 71.75 spaces. The proposal includes a total of 21 parking spaces which is less than the maximum restriction. Therefore, this standard is met.

- (b) *Compact parking.* Up to 75 percent of the off-street parking spaces provided on a development site may be compact parking spaces.

Applicant's Findings: Of the 21 parking spaces proposed, 11, or 52 percent, are proposed to be compact spaces. This standard is met.

- (c) *Carpool and vanpool parking.* New developments with 60 or more required off-street parking spaces, and falling within the public services and industrial use classifications, and the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

Applicant's Findings: The proposal does not meet any of the items listed under (c) above that would require designation of carpool or vanpool parking. Therefore, this standard is not applicable.

- (d) *Required electric vehicle charging spaces.* For any newly constructed building with five or more dwelling units on the same lot, including buildings with a mix of residential and nonresidential uses, a minimum of 40 percent of the off-street parking spaces provided on the site for the building shall be designated as spaces to serve electrical vehicle charging. In order to comply with this subsection, such spaces shall include provisions for electrical service capacity, as defined in ORS 455.417.

Applicant's Findings: The applicant's site plan indicates 10 spaces will be EV ready and plumbed with conduit. In accordance with this section, the site is required to have 8 ($21 \times .4 = 8.4$, rounded to 8) EV ready spaces. This criterion is met.

Section 806.020 – Method of Providing Off-Street Parking

(a) *General.* If provided, off-street parking shall be accommodated through one or more of the following methods:

- (1) *Ownership.* Ownership in fee by the owner of the property served by the parking;
- (2) *Easement.* A permanent and irrevocable easement appurtenant to the property served by the parking;
- (3) *Lease Agreement.* A lease agreement
- (4) *Lease or rental agreement in parking structure.* A lease or rental agreement in an off-street parking facility established pursuant to ORS 223.805 to 223.845;

Applicant's Findings: All off-street parking will be provided utilizing method “(1) Ownership”, as it will be provided on the same property which it serves under the ownership of the applicant.

Section 806.035 – Off-Street Parking and Vehicle Use Area Development Standards for Uses of Activities Other Than Single-Family, Two-Family, Three-Family, and Four-Family

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than single family, two family, three family, and four family shall be developed and maintained as provided in this section.

(a) *General applicability.* The off-street parking and vehicle use area development standards set forth in this section shall 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.

Applicant's Findings: The off-street parking area is being proposed alongside a new 41-unit multifamily development which triggers the applicability of this section.

(b) *Location.*

- (1) *Generally.* Off-street parking and vehicle use areas shall not be located within required setbacks.

Applicant's Findings: The off-street parking and vehicle use areas are not proposed to be placed within setbacks. This criterion is met.

- (2) *Carpool and vanpool parking.* Carpool and vanpool parking shall be located so it is the closest employee parking to the building entrance normally used by employees;

provided, however, it shall not be located closer than any parking designated for disabled parking.

Applicant's Findings: *Carpool and vanpool parking are not required or proposed. This criterion is not applicable.*

- (3) *Underground parking.* Off-street parking may be located underground in all zones, except the RA and RS zones. Such underground parking may be located beneath required setbacks; provided, however, no portion of the structure enclosing the underground parking shall project into the required setback, and all required setbacks located above the underground parking structure shall be landscaped as otherwise required under the UDC.

Applicant's Findings: *Underground parking is not being proposed. Therefore, this criterion is not applicable.*

(c) *Perimeter setbacks and landscaping.*

(1) *Perimeter setbacks and landscaping, generally.*

- (i) *Perimeter setbacks.* Perimeter setbacks, as set forth in this subsection, shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures. Perimeter setbacks for parking garages are set forth under subsection (c)(5) of this section. Perimeter setbacks are not required for:

- (i) Off-street parking and vehicle use areas abutting an alley.
- (ii) Vehicle storage areas within the IG zone.
- (iii) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701, abutting nonresidential zones, uses or activities other than household living, or local streets.
- (iv) Gravel off-street parking areas, approved through a conditional use permit, abutting nonresidential zones, uses or activities other than household living, or local streets.
- (v) Underground parking.

(B) *Perimeter landscaping.* Required perimeter setbacks for off-street parking and vehicle use areas shall be landscaped as set forth in this subsection.

- (2) *Perimeter setbacks and landscaping abutting streets.* Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting a

street shall be setback and landscaped according to one the methods set forth in this subsection. Street trees located along an arterial street may be counted towards meeting the minimum required number of plant units.

- (A) *Method A.* The off-street parking and vehicle use area shall be setback a minimum of ten feet (see Figure 806-1). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.
 - (B) *Method B.* The off-street parking and vehicle use area shall be setback to accommodate a berm, the top of which shall be a minimum of 2.5 feet higher than the elevation of the abutting off-street parking or vehicle use area (see Figure 806-2). The berm shall have a slope no steeper than a 3:1 on all sides, and shall be landscaped according to the Type A standard set forth in SRC chapter 807 with plant materials to prevent erosion. The berm shall not alter natural drainage flows from abutting properties. Any portion of the berm that encroaches into a vision clearance area set forth in SRC chapter 805 shall have a height no greater than the maximum allowed under SRC 805.010.
 - (C) *Method C.* The off-street parking and vehicle use area shall be setback a minimum six feet to accommodate a minimum three-foot drop in grade from the elevation at the right-of-way line to the elevation of the abutting off-street parking or vehicular use area (see Figure 806-3). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.
 - (D) *Method D.* The off-street parking and vehicle use area shall be setback a minimum six feet in conjunction with a minimum three-foot-tall brick, stone, or finished concrete wall (see Figure 806-4). The wall shall be located adjacent to, but entirely outside, the required setback. The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807. Any portion of the wall that encroaches into a vision clearance area set forth in SRC chapter 805 shall have a height no greater than the maximum allowed under SRC 805.010.
 - (E) *Method E.* The off-street parking and vehicle use area shall be setback a minimum of six feet to accommodate green stormwater infrastructure meeting the Public Works Design Standards.
- (3) *Perimeter setbacks and landscaping abutting interior front, side, and rear property lines.* Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting an interior front, side, or rear property line shall be setback a

minimum of five feet (see Figure 806-5). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Applicant's Findings: *Landscape plans will be provided at the time the applicant submits plans to obtain their building permit. In accordance with Oregon Revised Statutes, the approval for this application can be conditioned to provide landscape details at the time of building permit submittal for review and approval by the planning administrator. The site has been designed in a manner that places the building as close as possible to Commercial Street NE and Grove Street NE with parking and vehicle use areas at the rear of the site (east) taking access from the alley. The zone-to-zone setbacks require vehicle use areas to be setback from the property line to the north a minimum of 5-feet with Type A landscaping. As demonstrated on the plans provided, the vehicle use area butting the northern property line is proposed to be setback approximately 6 feet with GSI and landscaping within the setback. These criteria are met.*

- (4) *Setback adjacent to buildings and structures.* Except for drive-through lanes, where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be setback from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, planted to the Type A standard set forth in SRC chapter 807, or by a minimum five-foot-wide paved pedestrian walkway (see Figure 806-6). A landscape strip or paved pedestrian walkway is not required for drive-through lanes located adjacent to a building or structure.

Applicant's Findings: *The site plan provided demonstrates the building will be setback from the vehicle use areas no less than 5 feet in all areas. Within the setback area there are landscape planters, pedestrian walkways, and common open areas which will also be landscaped and equipped with amenities like a play structure and outdoor furniture. This criterion is met.*

- (5) *Perimeter setbacks and landscaping for parking garages.* Perimeter setbacks and landscaping as set forth in subsection (c) of this section shall be required for parking garages; provided, however, perimeter setbacks and landscaping are not required for:
- (A) Any portion of a parking garage with frontage on a street and containing ground floor uses or activities other than parking.
 - (B) Any parking garage within an industrial zone, public zone, or commercial zone, other than a CO zone, that abuts an interior front, side, or rear property line where there is no required building setback.
 - (C) Any parking garage abutting an alley.

Applicant's Findings: *The applicant is not proposing a parking garage. This criterion is not applicable.*

- (d) *Interior landscaping.*

(1) *Interior landscaping, generally.* Interior landscaping, as set forth in this subsection, shall be required for off-street parking areas 5,000 square feet or greater in size; provided, however, interior landscaping is not required for:

- (i) Vehicle storage areas.
- (ii) Vehicle display areas.
- (iii) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701.
- (iv) Gravel off-street parking areas, approved through a conditional use permit.
- (v) Underground parking.
- (vi) Parking garages.

Applicant's Findings: *As shown on the site plan provided, the off-street parking areas total approximately 5,138 square feet, triggering the applicability of interior landscaping within the parking lot.*

(2) *Minimum percentage of interior landscaping required.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-4. For purposes of this subsection, the total interior area of an off-street parking area is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways. Perimeter landscaped setbacks and required landscape strips separating off-street parking areas from buildings and structures shall not count towards satisfying minimum interior landscaping requirements.

Applicant's Findings: *In accordance with Table 806-4, because the off-street parking area is less than 50,000 square feet in size, a minimum of 5 percent is required to be landscaped. The parking area is approximately 5,138 square feet in size which requires a minimum of 257 square feet of landscaping ($5,138 \times .05 = 256.9$ rounded to 257). There are several landscape islands throughout the parking area which total approximately 272 square feet in size, exceeding the minimum 5 percent requirement. This criterion is met.*

(3) *Trees.* A minimum of one deciduous shade tree shall be planted for every 12 parking spaces within an off-street parking area. Trees may be clustered within landscape islands or planter bays, and shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.

Applicant's Findings: *The proposed development includes 21 off-street parking spaces and in accordance with this provision 1 shade tree must be planted for every 12 parking spaces. For this proposal, a minimum of 2 deciduous shade trees are required. The proposal includes two (2)*

shade trees that are placed on the endcap planter islands near the alley to create a canopy effect breaking up expanses of paving in accordance with this section.

- (4) *Landscape islands and planter bays.* Landscape islands and planter bays shall have a minimum planting area of 25 square feet, and shall have a minimum width of five feet (see Figure 806-7).

Applicant's Findings: *Each required interior landscape island is dimensioned on the plan demonstrating they have a minimum width of 5 feet, excluding the 6-inch curbs, and have a minimum planting area of 25 square feet in accordance with this section. This criterion is met.*

- (e) *Off-street parking area dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6; provided, however, minimum off-street parking area dimensions shall not apply to:

- (1) Vehicle storage areas.
- (2) Vehicle display areas.

Applicant's Findings: *The parking area includes 21 parking stalls, of which 13 are proposed to be compact, meeting the dimensions of 15-feet in depth and 8-feet in width. The remaining standard stalls are 19-feet in depth and 9-feet in width. All of the parking stalls meet the dimensions for the 90-degree parking angle standards. This criterion is met.*

- (f) *Off-street parking area access and maneuvering.* In order to ensure safe and convenient vehicular access and maneuvering, off-street parking areas shall:

- (1) Be designed so that vehicles enter and exit the street in a forward motion with no backing or maneuvering within the street; and

Applicant's Findings: *In no case will any vehicle be forced to back out into a street. Alleys are not classified as streets. Therefore, this standard is met.*

- (2) Where a drive aisle terminates at a dead-end, include a turnaround area as shown in Figure 806-9. The turnaround shall conform to the minimum dimensions set forth in Table 806-6.

Applicant's Findings: *There is one instance where a drive aisle terminates at a dead-end. In this area, the drive aisle is 22-feet wide requiring a 6-foot turnaround. The applicant is seeking an adjustment to this standard given the desire to maximize the development site and off-street parking area for future residents and the fact that this parking area leads directly to an alley allowing vehicles to back out of the parking lot into the alley but enter the street in a forward motion. The applicant provides findings to the adjustment approval criteria for this standard in Section 6 of this narrative. Upon approval of the requested adjustment, this criterion is met.*

- (g) *Grade.* Off-street parking and vehicle use areas shall not exceed a maximum grade of ten percent. Ramps shall not exceed a maximum grade of 15 percent.

Applicant's Findings: The site is relatively flat where the applicant is proposing their off-street parking. The only grades present were designed by the applicant's civil engineer in the interest of properly draining stormwater. This criterion is met.

(h) ***Surfacing.*** Off-street parking and vehicle use areas shall be paved with a hard surface material meeting the Public Works Design Standards; provided, however, up to two feet of the front of a parking space may be landscaped with ground cover plants (see Figure 806-10). Such two-foot landscaped area may count towards meeting interior off-street parking area landscaping requirements when provided abutting a landscape island or planter bay with a minimum width of five feet but shall not count towards meeting perimeter setbacks and landscaping requirements. Paving is not required for:

- (1) Vehicle storage areas within the IG zone.
- (2) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701.
- (3) Gravel off-street parking areas, approved through a conditional use permit.

Applicant's Findings: The proposed off-street parking and vehicle use areas are proposed to be paved with a hard surface material meeting the Public Works Design Standards. Details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.

(i) ***Drainage.*** Off-street parking and vehicle use areas shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.

Applicant's Findings: As shown on the civil plans provided, the off-street parking and vehicle use areas are designed, graded, and drained according to the Public Works Design Standards, or to the approval of the director. Additional details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.

(j) ***Bumper guards or wheel barriers.*** Off-street parking and vehicle use areas shall include bumper guards or wheel barriers so that no portion of a vehicle will overhang or project into required setbacks and landscaped areas, pedestrian accessways, streets or alleys, or abutting property; provided, however, bumper guards or wheel barriers are not required for:

- (1) Vehicle storage areas.
- (2) Vehicle sales display areas.

Applicant's Findings: As demonstrated on the site plan provided, the applicant is proposing to provide wheel stops at the front of all 21 parking stalls. This criterion is met.

- (k) *Off-street parking area striping.* Off-street parking areas shall be striped in conformance with the off-street parking area dimension standards set forth in Table 806-6; provided, however, off-street parking area striping shall not be required for:
- (1) Vehicle storage areas.
 - (2) Vehicle sales display areas.
 - (3) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701.
 - (4) Gravel off-street parking areas, approved through a conditional use permit.

Applicant's Findings: *The proposed vehicle use area consists of 21 parking stalls all situated at 90 degrees. There is a mix of standard (10 stalls) and compact (11 stalls) which meet the minimum dimensional standards set forth for 90-degree parking stalls in Table 806-5. The off-street parking area will be striped in a manner consistent with this design. This criterion is met.*

(l) *Marking and signage.*

- (1) *Off-street parking and vehicle use area circulation.* Where directional signs and pavement markings are included within an off-street parking or vehicle use area to control vehicle movement, such signs and marking shall conform to the Manual of Uniform Traffic Control Devices.

Applicant's Findings: *The proposed parking area is designed in a manner that maneuvering is intuitive. It is not anticipated directional markings, or signage will be necessary to control vehicular movement. However, if markings or signage are determined to be necessary, the applicant will ensure they conform to the Manual or Uniform Traffic Control Devices. If applicable, this criterion will be met.*

- (2) *Compact parking.* Compact parking spaces shall be clearly marked indicating the spaces are reserved for compact parking only.

Applicant's Findings: *At the time of building permit submittal, the applicant's team will present a striping plan to the city for review and approval. The striping plan will indicate markings on each parking stall proposed to meet the compact parking dimensions. This criterion will be met.*

- (3) *Carpool and vanpool parking.* Carpool and vanpool parking spaces shall be posted with signs indicating the spaces are reserved for carpool or vanpool use only before 9:00 a.m. on weekdays.

Applicant's Findings: *Carpool and vanpool parking is not proposed or required. This criterion is not applicable.*

- (m) *Lighting.* Lighting for off-street parking and vehicle use areas shall not shine or reflect onto adjacent residentially zoned property, or property used for uses or activities falling under household living, or cast glare onto the street.

Applicant's Findings: Lighting placement and heights will be carefully considered for all parking lot lighting to ensure it does not shine or reflect onto adjacent properties. The applicant understands the importance of this standard especially considering adjacent uses are residential. This criterion will be met.

(n) *Additional standards for new off-street surface parking areas more than one-half acre in size.* When a total of more than one-half acre of new off-street surface parking is proposed on one or more lots within a development site, the lot(s) proposed for development shall comply with the additional standards in this subsection. For purposes of these standards, the area of an off-street surface parking area is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways and off-street loading areas.

Applicant's Findings: The total of new off-street parking areas is less than one-half acre in size. Therefore, this criterion is not applicable.

Section 806.045 – Bicycle Parking; When Required

(a) *General applicability.* Bicycle parking shall be provided as required under this chapter for:

- (1) Each proposed new use or activity.
- (2) Any change of use or activity.
- (3) Any intensification, expansion, or enlargement of a use or activity.

Applicant's Findings: The proposal is for a new development which proposes a new use. Therefore, triggering the applicability of this section.

Section 806.050 – Proximity of Bicycle Parking to Use or Activity Served

Except as otherwise provided in this chapter, bicycle parking shall be located on the same development site as the use or activity it serves.

Applicant's Findings: The proposed bicycle parking is located on the same development site as the use it serves. This criterion is met.

Section 806.055 – Amount of Bicycle Parking

(a) *Minimum required bicycle parking.* Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Applicant's Findings: In accordance with Table 806-9, the minimum bicycle parking spaces required is 1 space per dwelling unit. With 41 dwelling units proposed, 41 bicycle parking spaces are required. As shown on the site plan provided, the site includes a bicycle parking room on the ground floor with 8 spaces at the northeast corner of the building with direct access to the public right-of-way, floors two, three, and four include bicycle parking rooms with three spaces

in each for a total of 9 spaces, and an additional 24 in unit bicycle racks are provided for a grand total of 41 bicycle parking spaces provided on site. This criterion is met.

- (b) *Long-term bicycle parking.* Long-term bicycle parking may be provided to satisfy a percentage of the minimum bicycle parking spaces required under this chapter. Such long-term bicycle parking shall not exceed the amounts set forth in Table 806-9. The maximum percentage of long-term bicycle parking allowed is based solely on the minimum number of bicycle parking spaces required. This standard shall not be construed to prohibit the provision of additional long-term bicycle parking spaces provided the minimum number of required spaces is met. *(Example: A restaurant requiring a minimum of four bicycle parking spaces may, but is not required to, designate one of the required spaces as a long-term space. Additional short-term and long term spaces may be provided as long as the minimum required three short-term spaces are maintained).*

Applicant's Findings: Pursuant to table 806-8, 100% of the proposed bicycle parking is allowed to be long term parking. As shown on the submitted plans, 100% of the proposed bicycle parking is proposed to be long term parking. This criterion is met.

Section 806.060 – Bicycle Parking Development Standards

Unless otherwise provided under the UDC, bicycle parking shall be developed and maintained as set forth in this section. The standards set forth in this section shall not apply to City approved bike share stations which utilize bike docking stations.

(a) *Location.*

- (1) *Short-term bicycle parking.* Short-term bicycle parking shall be located outside a building within a convenient distance of, and clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.

Applicant's Findings: Short-term bicycle parking is not proposed with this development.

(2) *Long-term bicycle parking.*

(A) *Generally.* Long-term bicycle parking shall be located:

- (i) Within a building, on the ground floor or on upper floors when the bicycle parking areas are easily accessible by an elevator; or
- (ii) On-site, outside of a building, in a well-lighted secure location that is sheltered from precipitation and within a convenient distance of the primary entrance.

- (B) *Long-term bicycle parking for residential uses.* Long-term bicycle parking spaces for residential uses shall be located within:
- (i) A residential dwelling unit;
 - (ii) A lockable garage;
 - (iii) A restricted access lockable room serving an individual dwelling unit or multiple dwelling units;
 - (iv) A lockable bicycle enclosure; or
 - (v) A bicycle locker.

Applicant's Findings: *The bicycle parking room is located on the ground floor of the building in the northeast corner. In-unit bicycle parking will be placed throughout the building. Because the building includes an elevator, parking areas will be accessible to cyclists without the requirement to lift or carry bicycles up or down stairs. All bicycle parking areas will be well lit and provide security within a reasonable distance of the primary building entrances. These criteria are met.*

- (b) *Access.* All bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.

Applicant's Findings: *The bicycle parking room has direct unobstructed access to the alley leading to Grove Street NE and in-unit bicycle parking spaces which utilize the elevator will have direct access to Commercial Street NE and Grove Street NE through the main building entrance on the southwest corner of the building. All bicycle areas are accessible to and from the public realm without the requirement to lift a bicycle over a curb or up/down flights of stairs. These criteria are met.*

- (c) *Dimensions.* All bicycle parking areas shall meet the following dimension requirements:
- (1) *Bicycle parking spaces.* Bicycle parking spaces shall conform to the minimum dimensions set forth in Table 806-10.
 - (2) *Access aisles.* Bicycle parking spaces shall be served by access aisles conforming to the minimum widths set forth in Table 806-10. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

Applicant's Findings: *Details regarding bicycle racks utilized and their dimensions will be provided at the time of building permit. The material provided will demonstrate compliance with the applicable standards set forth in Table 806-10. This criterion will be met.*

- (d) *Surfacing.* Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.

Applicant's Findings: Outdoor bicycle parking is not proposed. This criterion is not applicable.

(e) *Bicycle racks.* Where bicycle parking is provided in racks, the racks may be horizontal or vertical racks mounted to the ground, floor, or wall. Bicycle racks shall meet the following standards:

- (1) Racks must support the bicycle in a stable position.
 - (A) For horizontal racks, the rack must support the bicycle frame in a stable position in two or more places a minimum of six inches horizontally apart without damage to the wheels, frame, or components.
 - (B) For vertical racks, the rack must support the bicycle in a stable vertical position in two or more places without damage to the wheels, frame, or components.
- (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
- (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
- (4) Racks shall be securely anchored.
- (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-11.

Applicant's Findings: Details regarding bicycle racks utilized and their dimensions will be provided at the time of building permit. The material provided will demonstrate compliance with the applicable standards set forth in Table 806-10. These criteria will be met.

(f) *Bicycle lockers.* Where bicycle parking is provided in lockers, the lockers shall meet the following standards:

- (1) Lockers shall conform to the minimum dimensions set forth in Table 806-10.
- (2) Lockers shall be served by an access aisle conforming to the minimum width set forth in Table 806-10 in front of each locker opening.
- (3) Lockers shall be securely anchored.

Applicant's Findings: Bicycle lockers are not proposed to be utilized with this development. These criteria are not applicable.

Chapter 807 – Landscaping and Screening

Section 807.001 – Purpose

The purpose of this chapter is to establish standards for required landscaping and screening under the UDC to improve the appearance and visual character of the community, promote compatibility between land uses, encourage the retention and utilization of existing vegetation, and preserve and enhance the livability of the City.

Section 807.010 – Applicability

The provisions of this chapter apply to all required landscaping and screening under the UDC.

Section 807.015 – Landscaping and Screening

Unless otherwise provided under the UDC, required landscaping and screening shall conform to the standards set forth in this section.

- (a) *Landscaping types.* Required landscaping shall be provided according to one of the landscaping types set forth in Table 807-1. Where landscaping is required under the UDC without a reference to a specific landscaping type, the required landscaping shall meet the Type A standard.

Applicant's Findings: *The landscape type required for the development site is Type A: one plant unit per 20 square feet. At the time of building permit submittal, the applicant will provide a landscape plan which demonstrates compliance with the minimum plan unit requirements.*

- (b) *Plant materials and corresponding plant unit values.* Plant materials, their corresponding minimum plant unit values, and minimum plant material size at time of planting for landscaping within required landscaped areas are set forth in Table 807-2. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials shall provide for a minimum 75 percent coverage of required landscaped areas within five years.

Applicant's Findings: *The applicant's landscape consultant will provide a preliminary plan meeting the landscape requirement of SRC Chapter 807 at the time of building permit submittal. A plant unit breakdown including how the site meets the 40 percent tree requirement will be demonstrated. This criterion will be met.*

- (c) *Preservation of existing trees and vegetation.* The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC chapter 808, existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.

Applicant's Findings: *The applicant proposes to preserve trees to the greatest extent feasible. One significant black walnut tree is proposed for removal due to the requirement to extend the alley by five feet onto private property, and the location of the proposed off-street parking area. The applicant understands the existing trees proposed to be preserved may be counted toward required landscaping.*

(d) *Tree replanting requirements.* In addition to the landscaping required under this chapter, when existing trees, as defined under SRC chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection. The provisions of this subsection do not apply to lots used for single family uses, two family uses, three family uses, four family uses, or cottage clusters.

(1) *Removal of trees within required setbacks.* When an existing tree or trees, as defined under SRC chapter 808, within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper.

Applicant's Findings: *The black walnut tree proposed for removal does not fall within required setback areas. This criterion is not applicable.*

(2) *Removal of trees from development site.* When more than 75 percent of the existing trees, as defined under SRC chapter 808, on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper. For purposes of this section, existing trees within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.

Applicant's Findings: *In accordance with the existing conditions plan, the site includes 5 existing trees. The applicant is proposing to remove one black walnut tree which is required to be removed to provide the 5-foot alley extension. In accordance with this section, this tree does not count toward the percentage of trees removed from the site and the applicant is preserving 100 percent of the trees. This criterion is met.*

(e) *Screening standards.* Unless otherwise provided under the UDC, where screening is required in the form of a fence, wall, or landscaping, it shall conform to the following standards:

(1) *Height.* Fences and walls shall be a minimum of six feet in height. Landscaping shall be of a species that will attain a height of at least six feet within three years after planting.

(2) *Opacity.* Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping. Landscaping shall be of an evergreen species that will attain required opacity within three years after planting.

(3) *Maintenance.* Fences and walls shall be maintained in safe condition, and shall be maintained as opaque. Landscaping shall be replaced within six months after

dying or becoming diseased to the point that required opacity can no longer be maintained.

Applicant's Findings: Screening is not a requirement of this development. This criterion is not applicable.

- (f) ***Berm.*** Unless otherwise provided under the UDC, where screening is required in the form a berm, the berm shall be an earthen mound no less than three feet in height above the existing grade, and shall be constructed with a slope no steeper than 3:1 on all sides. The berm shall be planted with plant materials to prevent erosion. The berm shall not alter natural drainage flows from abutting properties.

Applicant's Findings: Berms are not permitted within the MU-I zone and screening is not required or proposed. This criterion is not applicable.

- (g) ***Street trees.*** Development adjacent to public streets shall provide street trees that meet the standards and specifications set forth in SRC chapter 86.

Applicant's Findings: The applicant is proposing one new street tree along Commercial Street NE where the frontage is lacking trees, and four new street trees along Grove Street NE meeting the requirement to plant street trees to the greatest extent practicable. This criterion is met.

Section 807.025 – Plant Material Standards

All plant materials shall be, upon installation, vigorous and well-branched, with healthy and well-furnished root systems free of disease, insects, pests, and injuries.

Applicant's Findings: The applicant and their consultants will work together to source acceptable and healthy plant materials for the development site meeting the standards of this section. This criterion will be met.

Section 807.030 – Tree Protection Measures During Construction

Trees used to meet the landscaping requirements set forth in this chapter shall be protected during construction as provided under SRC chapter 808.

Applicant's Findings: The trees slated for preservation will be protected during construction in accordance with the requirements of SRC Chapter 808. This criterion will be met.

Section 807.040 – Irrigation

- (a) A permanent underground or drip irrigation system with an approved backflow prevention device shall be provided for all landscaped areas required under the UDC; provided, however, a permanent underground or drip irrigation system is not required for:

- (1) Existing healthy vegetation that has been established for at least two years and that is being preserved to meet the landscaping requirements under this chapter;
- (2) New vegetation that is drought resistant, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material; and
- (3) New vegetation located within stormwater facilities as required by the Public Works Design Standards, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material.

Applicant's Findings: *The landscaped areas are planned to be irrigated where necessary. Some of the landscape bays are planned to be subterranean to accommodate stormwater runoff, in which case method 3 listed above may be utilized to irrigate the landscaping within those bays. Details regarding irrigation will be provided in detail on the landscape plan submitted during the building permit review. This criterion will be met.*

- (b) Wherever feasible, sprinkler heads irrigating lawns or other high-water-demand landscape areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubbery, or other reduced-water-requirement areas.

Applicant's Findings: *The applicant's consultants will design the irrigation systems to appropriately distribute water to the plants as they require. This criterion will be met.*

Section 807.045 – Maintenance

- (a) The owner and tenant shall be jointly and severally responsible for maintaining all landscaping material in good condition so as to present a healthy, neat, and orderly appearance.

Applicant's Findings: *The owner understands that jointly with their tenants they are responsible for maintaining all landscaping material in good condition. This criterion will be met.*

- (b) Unhealthy or dead plant materials shall be replaced in conformance with the approved landscape plan.

Applicant's Findings: *If any of the plant materials die or become unhealthy, the applicant understands they must be replaced in conformance with the approved landscape plan. If applicable, this criterion will be met.*

Section 5: Findings Applicable to Replat

Chapter 205 – Land Division and Reconfiguration

Section 205.001 – Purpose

The purpose of this chapter is to provide regulations governing the division and reconfiguration of land.

Section 205.025 – Replat

- (a) *Applicability.* A replat is required to reconfigure lots or parcels and public easements in a recorded partition or subdivision plat, to increase or decrease the number of lots in a subdivision, or where multiple property line adjustments require a replat. No replat shall occur without receiving tentative replat approval as set forth in this section.

Applicant's Findings: *The applicant is seeking to consolidate previously platted lots into one unit of land to prepare for the future redevelopment of the site. The applicant understands because a replat is being sought, the provisions of this section are applicable.*

- (b) *Procedure type.* A tentative replat is processed as a Type II procedure under SRC chapter 300.

Applicant's Findings: *The applicant understands this replat application will be processed utilizing Type II procedures.*

- (c) *Submittal requirements.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for tentative replat shall include the information required in SRC 205.030. If the replat will vacate any easement, the tentative replat plan shall show the easement proposed to be vacated.

Applicant's Findings: *The applicant has provided each item required for submittal and processing of this application. This criterion is met.*

- (d) *Criteria.* A tentative replat shall be approved if all of the following criteria are met:
 - (1) The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.

Applicant's Findings: *As demonstrated by the tentative replat provided, the proposal does not include the vacation of any public street, road, or any recorded covenants or restrictions. This criterion is met.*

- (2) The tentative replat will not create nonconforming units of land or non-conforming development or increase the degree of nonconformity in existing units of land or development.

Applicant's Findings: The proposed replat will not create or increase the degree of non-conformity in existing units of land or development. This criterion is met.

- (3) The tentative replat complies with the standards of this chapter and with all applicable provisions of the UDC.

Applicant's Findings: The UDC implements the Salem Area Comprehensive Plan which encompasses the land use goals and guides the development of property within the corporate city limits. As demonstrated throughout this narrative, the proposed replat complies with all of the applicable provisions of the UDC. This criterion is met.

- (4) The tentative replat complies with all applicable provisions of ORS ch. 92.

Applicant's Findings: The applicable provisions of ORS Chapter 92 are as follows: ORS 92.185, 92.185(1), 92.185(2), 92.185(3), 92.185(4), 92.185(5), and 92.185(6). Replat applications are a two-part process with the first being tentative approval and the second being final plat approval. Upon submittal of the final plat mylar review, the city surveyor will confirm compliance with ORS 92. The subject replat consists of parcels 1 through 4 of Compton's Addition No. 1, Block 8 meeting the requirement that a replat shall only apply to previously platted properties. The applicant has provided deed information and a chain of title for the subject property as evidence of this fact. The replat is replating a portion of a developed subdivision making ORS 92.185(2) inapplicable to the proposal. The applicant understands the city will provide notice to owners of property within 250 feet of the subject property. In addition to the notice provided to the property owners within 250 feet, the city will provide notice to public and private utilities serving the subject property, meeting the requirement of ORS 92.185(4). Consistent with both ORS 92.185(6) and SRC 205.025(d), the proposed replat complies with all applicable subdivision standards, including lot size and dimensions, access and circulation, and availability of public and private utility infrastructure. In addition to meeting these standards, the replat does not propose altering any existing conditions. This criterion is met.

- (5) The tentative replat is not prohibited by any existing City land use approval or previous condition of approval, affecting one or both of the units of land.

Applicant's Findings: There are no existing land use approvals or previous condition of approvals impacting the approvability of the proposed replat application. This criterion is met.

- (6) The tentative replat does not adversely affect the availability of, or access to, city infrastructure or public or private utilities or streets.

Applicant's Findings: The proposed replat does not adversely affect the availability of, or access to, city infrastructure or public or private utilities or streets. The proposed replat is adjacent to public rights-of-way on three sides: Commercial Street NE, Grove Street NE, and an alley.

Additionally, there are public and private utilities surrounding the proposed replat. This criterion is met.

- (e) *Notice to utilities.* When a utility easement is proposed to be realigned, reduced in width, or eliminated by a replat, notice of the tentative replat application shall be mailed as provided in SRC 300.520(b)(1) to all affected utility companies or public agencies. Any utility company that desires to maintain an easement that would be realigned, reduced in width, or eliminated by a proposed replat must notify the Director in writing within 14 days of the mailing date of the notice. If an objection to the realignment, reduction in width, or elimination of an easement is received within the 14-day period, the utility easement shall not be realigned, reduced in width, or eliminated.

Applicant's Findings: *In addition to the notice provided to the property owners within 250 feet, the city will provide notice to public and private utilities serving the subject property, meeting the requirement of ORS 92.185(4). This criterion will be met.*

- (f) *Expiration.* Tentative replat approval shall expire as provided in SRC 300.850, unless an application for final plat is submitted within the time limits set forth in SRC 300.850, or an extension is granted pursuant to SRC 300.850(b).

Applicant's Findings: *The applicant understands their tentative replat approval will expire after two years unless an application for final plat is submitted, however, extensions to tentative replat approval are allowed.*

Section 205.030 – Additional Submittal Requirements

Applications to subdivide, partition, or replat land shall include, in addition to the submittal requirements under SRC chapter 300, the following:

- (a) A tentative plan map, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:
 - (1) A title block on each sheet indicating the proposed subdivision or phased subdivision name, or, if available, the partition number; the names and addresses of the landowner; the names and addresses of the professional engineers or surveyors responsible for preparing the plan; date; and township, range and section of the subject property;
 - (2) Scale and north arrow;
 - (3) The location of all property lines within 50 feet of the perimeter of the subject property;
 - (4) The boundaries, dimensions, and area of each proposed lot or parcel;
 - (5) The location, width, and names of all existing streets, flag lot accessways, and public accessways abutting the perimeter of the subject property;

- (6) The location, width, curve radius, grade, and names of all proposed streets, flag lot accessway, and public accessways;
 - (7) The location of all existing and proposed easements;
 - (8) The location, dimensions, and use of all existing and proposed public areas, including, but not limited to, stormwater management facilities and detention facilities;
 - (9) The location, dimensions, and use of any existing buildings and structures on the subject property, indicating which will remain and which will be removed;
 - (10) The location of any canals, ditches, waterways, detention facilities, sewage disposal systems, and wells on the subject property, indicating which will remain and which will be removed or decommissioned;
 - (11) The location of any natural topographic features on the subject property, including, but not limited to, creeks, drainage ways as shown on the most recent USGS maps, wetlands as shown on the Local Wetland Inventory, and floodplains; and
 - (12) For subdivisions and phased subdivisions, site topography shown at five-foot contour intervals, or two-foot contour intervals for areas within a floodplain;
- (b) A current title report for the property;
 - (c) A completed tree inventory on a form as provided by the Director accurately identifying all existing trees on the property as of the date of application submittal and, if required under SRC chapter 808, a tree conservation plan;
 - (d) A geological assessment or geo-technical report, if required by SRC chapter 810;
 - (e) A description of the proposed stormwater management system, including pre and post construction conditions, prepared in accordance with the Public Works Design Standards;
 - (f) A schematic plan showing the location of existing and proposed city infrastructure;
 - (g) A preliminary grading plan, for partitions, subdivisions, and phased subdivisions, when grading of the subject property will be necessary to accommodate the proposed development;
 - (h) For residentially zoned property, where the partition or subdivision will result in a lot or parcel that is one-half acre or larger, a plan for the lot or parcel showing the location of lot or parcel lines and other details of layout, and demonstrating that future further division of the lot or parcel may readily be made without violating the development standards of the UDC and without interfering with the orderly extension and connection of adjacent streets.
 - (i) For partitions of property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer, a plan showing:
 - (1) The location of lot lines and other details of layout demonstrating that the further division and full development of the property to the urban densities

allowed by the comprehensive plan may readily be made in conformance with the development standards of the UDC, and without interfering with the orderly extension and connection of adjacent streets.

- (2) The approximate location of city infrastructure following full development to the urban densities allowed by the comprehensive plan.
- (j) For subdivisions and phased subdivisions:
 - (1) A completed trip generation estimate on forms provided by the City;
 - (2) A traffic impact analysis, if required under SRC chapter 803; and
 - (3) A statement from the County Surveyor approving the name of the subdivision or phased subdivision.
- (k) For a subdivision of RA- or RS-zoned property that is at least ten acres in size, that includes or abuts a planned or existing collector or minor arterial street, and that is located at least one-quarter from all commercial, mixed-use, and neighborhood hub zones; the tentative plan shall designate the lots where neighborhood hub uses are allowed.
- (l) For a subdivision of RA- or RS-zoned property that is at least five acres in size; the tentative plan shall designate the lots where middle housing will be developed to meet density requirements.
- (m) For any land division creating residential flag lots after November 28, 2022, the tentative plan shall identify the number of units that will be developed on each lot served by the flag lot accessway.

Applicant's Findings: As applicable, the required additional information has been provided. It is believed this submittal is complete and the review authority has everything needed to hold a public hearing and render a decision on the case. This criterion is met.

Section 6: Findings Applicable to Adjustments

Chapter 250 – Adjustments

Section 250.001 – Purpose

The purpose of this chapter is to provide a process to allow deviations from the development standards of the UDC for developments that, while not meeting the standards of the UDC, will continue to meet the intended purpose of those standards. Adjustments provide for an alternative way to meet the purposes of the Code and provide for flexibility to allow reasonable development of property where special conditions or unusual circumstances exist.

Section 250.005 – Adjustments

- (a) *Applicability.*
 - (1) *Classes.*

- (A) A Class 1 adjustment is an adjustment to any numerical development standard in the UDC that increases or decreases the standard by not more than 20 percent.
- (B) A Class 2 adjustment is an adjustment to any development standard in the UDC other than a Class 1 adjustment, including an adjustment to any numerical development standard in the UDC that increases or decreases the standard by more than 20 percent.

Applicant's Findings: Each of the requested adjustments is proposing to adjust the standards numerical value by more than 20 percent. Therefore, triggering the class 2 adjustment applicability.

(2) *Prohibition.* Notwithstanding subsection (a)(1) of this section, an adjustment shall not be granted to:

- (A) Allow a use or activity not allowed under the UDC;
- (B) Change the status of a use or activity under the UDC;
- (C) Modify a definition or use classification;
- (D) Modify a use standard;
- (E) Modify the applicability of any requirement under the UDC;
- (F) Modify a development standard specifically identified as non-adjustable;
- (G) Modify a development standard that contains the word "prohibited";
- (H) Modify a procedural requirement under the UDC;
- (I) Modify a condition of approval placed on property through a previous planning action;
- (J) A design review guideline or design review standard, except Multiple Family Design Review Standards in SRC Chapter 702, which may be adjusted; or
- (K) The required landscaping in the Industrial Business Campus (IBC) Zone.

Applicant's Findings: The adjustments being sought are not prohibited in accordance with the list above. This criterion is not applicable.

(b) *Procedure type.* Class 1 and Class 2 adjustments are processed as a Type II Procedure under SRC chapter 300.

Applicant's Findings: The applicant understands the procedure type staff will use to review the consolidated class 2 adjustment.

(c) *Submittal requirements.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for a Class 1 or Class 2 adjustment shall include the following:

(1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing all information necessary to establish satisfaction with the approval criteria. By way of example, but not of limitation, such information may include the following:

- (A) The total site area, dimensions, and orientation relative to north;
- (B) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveway locations, indicating distance to such structures from all property lines and adjacent on-site structures;
- (C) All proposed landscape areas on the site, with an indication of square footage and as a percentage of site area;
- (D) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
- (E) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808; and
- (F) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.

Applicant's Findings: A site plan has been provided with this application submittal. This criterion is met.

(2) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

- (A) The total site area, dimensions, and orientation relative to north;
- (B) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines;
- (C) The location of the 100-year floodplain, if applicable; and
- (D) The location of drainage patterns and drainage courses, if applicable.

Applicant's Findings: An existing conditions plan has been submitted with this application. This criterion is met.

(d) *Criteria.*

(1) An application for a Class 1 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development;
or

(ii) Clearly satisfied by the proposed development.

(B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

Applicant's Findings: *The applicant is applying for a class 2 adjustment. Therefore, the approval criteria for a class 1 adjustment are not applicable. Findings addressing a class 2 adjustment have been provided below.*

(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development;
or

(ii) Equally or better met by the proposed development.

Applicant's Findings: *The applicant is seeking five (5) adjustments to standards and in each case, the applicant has demonstrated how the proposal equally meets the purpose of the underlying development standard or is inapplicable to the proposed development.*

Adjustment 1: Section 533.015(c) Setbacks. Setbacks within the MU-I zone shall conform to the standards set forth in Tables 533-3 and 533-4. Buildings abutting a street: 0 ft. or 10 ft. max. Qualifiers applicable to the proposal: (1) Maximum 10-foot setback applies if the setback area is used for pedestrian amenities. b) For double frontage lots, the setback abutting a street shall only apply to the street with the highest street classification or, where both streets have the same classification, the street designation by the applicant. No minimum or maximum setback is required abutting the other street. (2) A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to [SRC] 533.015(h).

Applicant's Findings: *Commercial Street NE abuts the westerly boundary of the subject site and is the highest classification frontage (Major Arterial) in accordance with the City of Salem's Transportation System Plan. The applicant is seeking a class 2 adjustment to this standard with a proposal to place the building 5 feet from the property line abutting Commercial Street NE at*

its closest point. There is a topographical change between the existing sidewalk along Commercial Street NE and the development site making it impractical to place the building at the property line. As mitigation, the applicant has designed an entrance plaza near the corner of Commercial Street NE and Grove Street NE which achieves a pleasant departure from the public realm into the private development. Because the units take access from a shared interior corridor, the applicant is unable to utilize the ground-floor residential use qualifier which would outright permit the proposed setbacks along Commercial Street NE. With the proposed mitigation, the application meets approval criterion (ii) and equally meets the purpose of the standard.

Adjustment 2: Section 533.015(h) Pedestrian Oriented Design. Development within the MU-I zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 533-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230. Ground floor height – Minimum height of the ground floor abutting primary streets is 14 feet.

Applicant's Findings: The applicant is seeking an adjustment to this standard and proposes a ground floor height of 10 feet rather than 14. The entire building is proposed as multifamily residential. A ceiling height of 14 feet is impractical in a residential setting. Because the standard is geared toward commercial spaces on the ground floor of a mixed-use building, the standard is inapplicable to this proposal. Additionally, the added height adds unnecessary cost and burden onto this affordable housing development. For these reasons, the applicant is seeking approval of an adjustment. The applicant has demonstrated the adjustment meets approval criterion (i) as the standard is clearly inapplicable to the proposed development.

Adjustment 3: Section 533.015(h) Pedestrian Oriented Design. Development within the MU-I zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 533-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230. Ground floor windows – Minimum of 65 percent. (1) For the purposes of this standard, ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent. (2) For buildings on corner sites, where the primary street intersects with a secondary street, this standard shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter.

Applicant's Findings: The applicant is seeking an adjustment to this standard. The application of this standard is intended for commercial development. The applicant is seeking to develop needed housing on this site. Including 65 percent window coverage is inappropriate in a residential application and violates Oregon Administrative Rules which state "The standards, conditions and procedures may not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay." This percentage of window coverage on the ground floor requires an unreasonable increase in structural and material costs which would discourage the development of this needed housing. The applicant has demonstrated the adjustment meets approval criterion (i) as the standard is clearly inapplicable to the proposed development.

Adjustment 4: Section 533.015(h) Pedestrian Oriented Design. Development within the MU-I zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 533-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230. Weather protection - (1) For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required. (2) Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet and may encroach into the street right-of-way as provided in SRC 76.160.

Applicant's Findings: The entrance area is proposed to have 100 percent pedestrian coverage. Along the Commercial Street NE frontage, a total of 37 percent weather protection is proposed where the eaves and overhangs can protect the pedestrian plaza. Sunshades are proposed over windows which brings the weather protection total to 42 percent. Because the building is setback, weather protection would project over landscaped areas which is not appropriate, nor does it aid in meeting the intent of this standard. Where active pedestrian areas abut the building, the applicant is proposing weather protection which does not meet the requirement of 75 percent weather protection along the frontage. With approval of the adjustment to setbacks, the applicant has demonstrated the adjustment meets approval criterion (i) and the standard is clearly inapplicable to the proposed development.

Adjustment 5: Section 806.035(f)(2) Where a drive aisle terminates at a dead-end, include a turnaround area as shown in Figure 806-9. The turnaround shall conform to the minimum dimensions set forth in Table 806-6.

Applicant's Findings: There is one instance where a drive aisle terminates at a dead-end. In this area, the drive aisle is 22-feet wide requiring a 6-foot turnaround. The applicant is seeking an adjustment to this standard given the desire to maximize the development site and off-street parking area for future residents and the fact that this parking area leads directly to an alley allowing vehicles to back out of the parking lot into the alley but enter the street in a forward

motion. Because vehicles will never be forced to back into a street, the adjustment requested meets approval criterion (ii) and equally meets the purpose of the standard.

- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant's Findings: *The development site is within an area that has mixed use and multiple family zoning designations. The proposed development with 5 adjustments will not detract from the livability or appearance of the residential area, especially because the applicant is providing mitigation to the design standard needing adjustment, or the standard being adjusted isn't applicable to the proposed development. This criterion is met.*

- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant's Findings: *The applicant is seeking approval for 5 adjustments to standards. The applicant is providing mitigation to the design standards needing adjustment, or the standard being adjusted isn't applicable to the proposed development, this will result in a project which is still consistent with the overall purpose of the zone. This criterion is met.*

- (e) *Transfer of adjustments.* Unless otherwise provided in the final decision granting the adjustment, an adjustment shall run with the land.

Applicant's Findings: *The applicant understands that unless the final decision states otherwise, any approved adjustments shall run with the land.*

Section 7: Conclusion

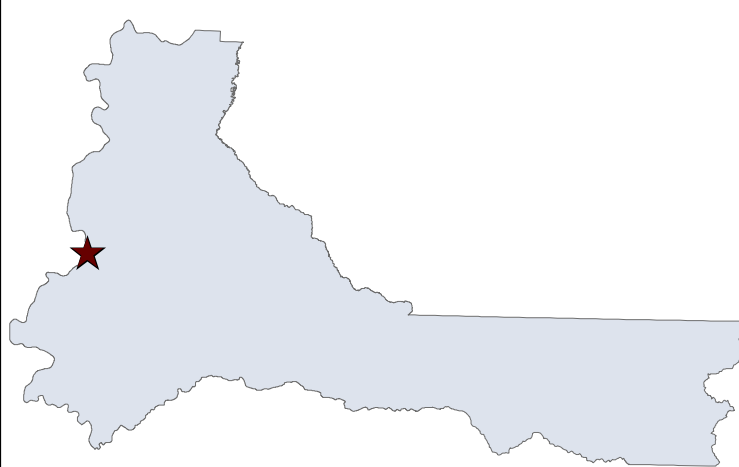
Based on the facts and findings presented by the applicant within this detailed written narrative, the applicant believes they have satisfied the burden of proof required by the Unified Development Code and demonstrated how the proposed site plan review, class 2 adjustment, and replat applications not only satisfies all applicable criteria but would also be a benefit to the community by providing diverse and needed housing types within the Highland Neighborhood Association.

Section 8: Exhibits

Exhibit A – Marion County Tax Map

07 3W 15DA

07 3W 15DA
SALEM



MARION COUNTY, OREGON
NE1/4 SE1/4 SEC15 T7S R3W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ Section Corner

NUMBERS

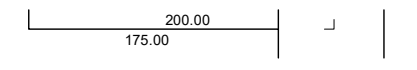
Tax Code Number
00 00 0

Acreage
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

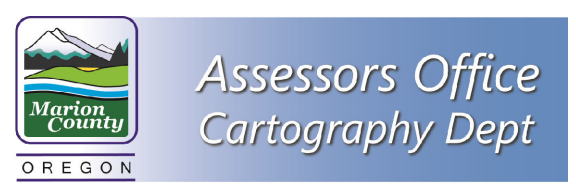
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

2200		
2900		
4600		
5200A1		
5400A2		
5400A3		
5400A4		
9700U2		
11200		
13700		
13900		
14100		
14200		
14300		
14400		
15900		

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

SALEM
07 3W 15DA

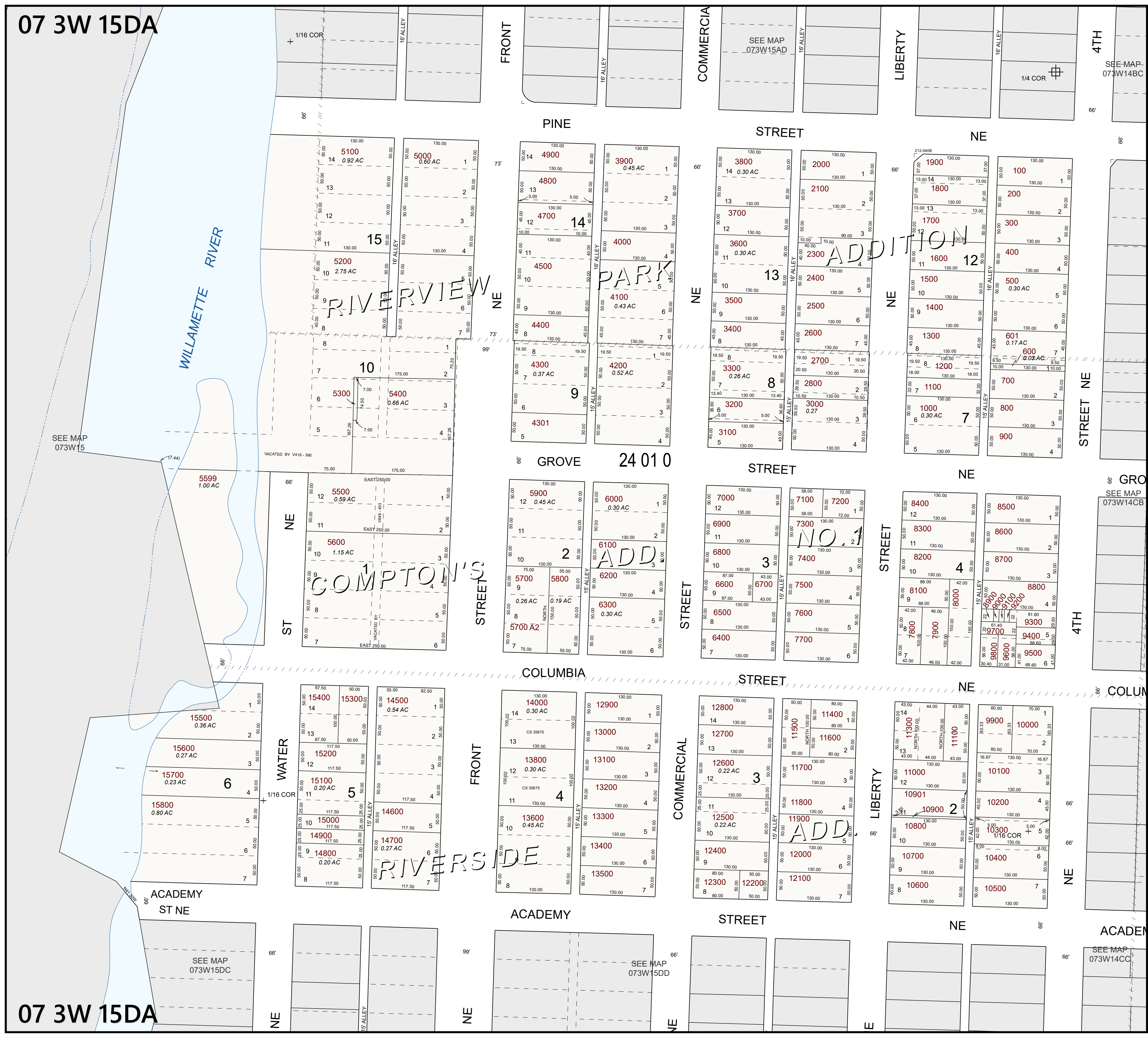


Exhibit B – Deeds



Parcel Information

Parcel #:	570227
Tax Lot:	073W15DA03100
Site Address:	2210 Commercial St NE Salem OR 97301 - 0716
Owner:	Micronesian Islander Community
Owner2:	
Owner Address:	PO Box 18606 Salem OR 97305
Twtn/Range/Section:	07S / 03W / 15 / SE
Parcel Size:	0.13 Acres (5,850 SqFt)
Plat/Subdivision:	Compton Add 01
Lot:	5
Block:	8
Census Tract/Block:	000300 / 3002
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6269
Tax Year:	2023
Annual Tax:	\$1,206.27
Exempt Desc:	N/A

Legal

COMPTONS ADD SALEM FR LOT 5 BLK 8

Assessment Information

Market Value Land:	\$80,440.00
Market Value Impr:	\$0.00
Market Value Total:	\$80,440.00
Assessed Value:	\$61,460.00

Land

Zoning:	Salem-MU-I - Mixed Use-I	Cnty Bldg Use:	Market Cmlse Commercial Secondary
Cnty Land Use:	980	Neighborhood:	
Std Land Use:	CMSC - Commercial Miscellaneous	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Highland Elementary School
Middle School:	Parrish Middle School	High School:	North Salem High School

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Rec. Date:	03/14/2023	Sale Price:	\$500,000.00	Doc Num:	2023-2597 (46940140)	Doc Type:	Deed
Owner:	Micronesian Islander Community	Grantor:	ANNAND PROPERTIES I-C LLC	Title Co:	TICOR TITLE		
Orig. Loan Amt:	\$450,000.00	Lender:	OREGON HSNG&CMNTY SVCS				
Finance Type:		Loan Type:	Conventional				

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel Information

Parcel #:	570228
Tax Lot:	073W15DA03200
Site Address:	2216 Commercial St NE Salem OR 97301 - 0716
Owner:	Micronesian Islander Community
Owner2:	
Owner Address:	PO Box 18606 Salem OR 97305
Twtn/Range/Section:	07S / 03W / 15 / SE
Parcel Size:	0.12 Acres (5,408 SqFt)
Plat/Subdivision:	Compton Add 01
Lot:	5
Block:	8
Census Tract/Block:	000300 / 3002
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6269
Tax Year:	2023
Annual Tax:	\$818.64
Exempt Desc:	N/A

Legal

COMPTONS ADD SALEM FR LOTS 5 & 6 BLK 8

Assessment Information

Market Value Land:	\$67,600.00
Market Value Impr:	\$0.00
Market Value Total:	\$67,600.00
Assessed Value:	\$41,710.00

Land

Zoning:	Salem-MU-I - Mixed Use-I	Cnty Bldg Use:	Market Cmlse Commercial Secondary
Cnty Land Use:	980	Neighborhood:	
Std Land Use:	CMSC - Commercial Miscellaneous	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Highland Elementary School
Middle School:	Parrish Middle School	High School:	North Salem High School

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Rec. Date:	03/14/2023	Sale Price:	\$500,000.00	Doc Num:	2023-2597 (46940140)	Doc Type:	Deed
Owner:	Micronesian Islander Community	Grantor:	ANNAND PROPERTIES I-C LLC	Title Co:	TICOR TITLE		
Orig. Loan Amt:	\$450,000.00	Lender:	OREGON HSNG&CMNTY SVCS				
Finance Type:		Loan Type:	Conventional				

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel Information

Parcel #:	570229
Tax Lot:	073W15DA03300
Site Address:	2220 Commercial St NE Salem OR 97301 - 0716
Owner:	Micronesia Islander Community
Owner2:	
Owner Address:	PO Box 18606 Salem OR 97305
Twtn/Range/Section:	07S / 03W / 15 / SE
Parcel Size:	0.25 Acres (10,777 SqFt)
Plat/Subdivision:	Compton Add 01
Lot:	6
Block:	8
Census Tract/Block:	000300 / 3002
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6269
Tax Year:	2023
Annual Tax:	\$1,637.09
Exempt Desc:	N/A

Legal

COMPTONS ADD SALEM FR LOT 6 LOT 7 & 8 BLK 8

Assessment Information

Market Value Land:	\$134,710.00
Market Value Impr:	\$0.00
Market Value Total:	\$134,710.00
Assessed Value:	\$83,410.00

Land

Zoning:	Salem-MU-I - Mixed Use-I	Cnty Bldg Use:	Market Cmlse Commercial Secondary
Cnty Land Use:	981	Neighborhood:	
Std Land Use:	CMSC - Commercial Miscellaneous	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Highland Elementary School
Middle School:	Parrish Middle School	High School:	North Salem High School

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Rec. Date:	03/14/2023	Sale Price:	\$500,000.00	Doc Num:	2023-2597 (46940140)	Doc Type:	Deed
Owner:	Micronesia Islander Community	Grantor:	ANNAND PROPERTIES I-C LLC	Title Co:	TICOR TITLE		
Orig. Loan Amt:	\$450,000.00	Lender:	OREGON HSNG&CMNTY SVCS				
Finance Type:		Loan Type:	Conventional				

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel Information

Parcel #:	587737
Tax Lot:	073W15DA03400
Site Address:	2230 Commercial St NE Salem OR 97301 - 0716
Owner:	Micronesian Islander Community
Owner2:	
Owner Address:	PO Box 18606 Salem OR 97305
Twn/Range/Section:	07S / 03W / 15 / SE
Parcel Size:	0.13 Acres (5,850 SqFt)
Plat/Subdivision:	Riverveiw Park Add
Lot:	8
Block:	13
Census Tract/Block:	000300 / 3002
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6269
Tax Year:	2023
Annual Tax:	\$975.44
Exempt Desc:	N/A

Legal

RIVERVIEW PARK ADD SALEM LOT 8 BLK 13

Assessment Information

Market Value Land:	\$73,130.00
Market Value Impr:	\$0.00
Market Value Total:	\$73,130.00
Assessed Value:	\$49,700.00

Land

Zoning:	Salem-MU-I - Mixed Use-I	Cnty Bldg Use:	Market Cmlse Commercial Secondary
Cnty Land Use:	980	Neighborhood:	
Std Land Use:	CMSC - Commercial Miscellaneous	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Highland Elementary School
Middle School:	Parrish Middle School	High School:	North Salem High School

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Rec. Date:	03/14/2023	Sale Price:	\$500,000.00	Doc Num:	2023-2597 (46940140)	Doc Type:	Deed
Owner:	Micronesian Islander Community	Grantor:	ANNAND PROPERTIES I-C LLC	Title Co:	TICOR TITLE		
Orig. Loan Amt:	\$450,000.00	Lender:	OREGON HSNG&CMNTY SVCS				
Finance Type:		Loan Type:	Conventional				

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471822122183-LT
Jacqueline Leung
Micronesia Islander Community
PO Box 18606
Salem, OR 97305

SEND TAX STATEMENTS TO:

Micronesia Islander Community
PO Box 18606
Salem, OR 97305

REEL 4694 PAGE 140
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-14-2023 01:55 pm.
Control Number 733424 \$ 91.00
Instrument 2023 00006555

APN: 570228
587737
570229
570227
Map: 073W15DA03200
073W15DA03400
073W15DA03300
073W15DA03100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Anand Properties I-C, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Micronesia Islander Community**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

PARCEL 1:

The Southerly 36.6 feet of Lot 6 and the Northerly 5.0 feet of Lot 5, Block 8, COMPTON'S ADDITION NO. 1 to Salem, Marion County, Oregon.

PARCEL 2:

Lot 8, Block 13, RIVER VIEW PARK ADDITION to Salem, Marion County, Oregon.

PARCEL 3:

The Northerly 13.4 feet of Lot 6 and all of Lots 7 and 8, Block 8, COMPTON'S ADDITION NO. 1 to Salem, Marion County, Oregon.

PARCEL 4:

Lot 5, Block 8, COMPTON'S ADDITION NO. 1 to Salem, Marion County, Oregon.

EXCEPT the Northerly 5 feet of said Lot.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

TICOR TITLE 471822122183

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-7-23

Annand Properties I-C, LLC

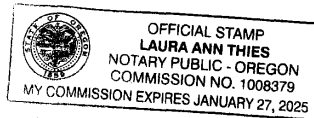
BY: John D. Annand
John D Annand
Manager

State of OR
County of Marion

This instrument was acknowledged before me on March 7, 2023 by John D Annand, as Manager for Annand Properties I-C, LLC, an Oregon limited liability company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1-27-25



REEL: 4694

PAGE: 140

March 14, 2023, 01:55 pm.

CONTROL #: 733424

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

Send Tax Statements To:

John D. Annand, II

8260 S.W. Hunziker, Ste. 150

Tigard, Oregon 97223

Reel

2716

Page

424

After recording return to

Calvin N South, Jr., Esq

350 SW Sequoia Pkwy Ste 220

Portland, OR 97224

BARGAIN AND SALE DEED

BRIAN ANNAND, Grantor, conveys to ANNAND PROPERTIES I-C, LLC, Grantee, An undivided Ten Per Cent (10%) Interest as Tenant in Common, in and to the real property, together with all improvements thereon, described in Exhibit A, attached hereto and by this reference incorporated herein.

THIS INSTRUMENT WILL NOT ALLOW THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is other than money or money's worth.

DATED this 29th day of December, 2005

GRANTOR:

Brian H. Annand

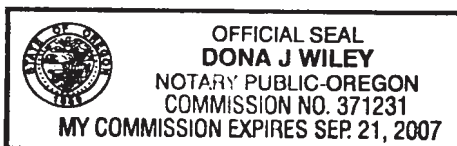
Brian Annand

STATE OF OREGON)

Multnomah) ss.

County of Washington)

Subscribed and sworn to before me, a Notary Public for the State of Oregon on this 29 day of December, 2005.



Dona J Wiley
Notary Public
My Commission expires: 9-21-07

STATE OF OREGON)
) ss.
County of Multnomah)

Subscribe, sworn to and acknowledged, before me a notary public for the State of Oregon, by Brian K. Annand on December 28, 2005.




Notary Public for Oregon
My Commission Expires: 9-21-2007

EXHIBIT A

Real property in the County of Marion, State of Oregon, described as follows:

Parcel I:

The southerly 36.6 feet of Lot Six (6) and the northerly 5.0 feet of Lot Five (5), Block Eight (8), COMPTON'S ADDITION NO. 1, to Salem, Marion County, Oregon.

Parcel II:

Lot Eight (8), Block Thirteen (13), RIVERVIEW PARK ADDITION, Salem, Marion County, Oregon.

Parcel III:

The northerly 13.4 feet of Lot 6 and all of Lots 7 and 8 in Block 8, COMPTON'S FIRST ADDITION to the City of Salem, Marion County, Oregon.

Parcel IV:

Lot Five (5), Block Eight (8), COMPTON'S ADDITION NO. 1, Salem, Marion County, Oregon. Except the northerly 5 feet of said Lot, (see Book 2, Page 9, record of Town Plats for said County and state).

Tax Parcel Number: R70228 and R87737 and R70229 and R70227

REEL:2716

PAGE: 424

October 09, 2006, 02:03 pm.

CONTROL #: 179203

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 36.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Send Tax Statements To:
John D. Annand, II
8260 S.W. Hunziker, Ste. 150
Tigard, Oregon 97223

BARGAIN AND SALE DEED

Reel Page
2716 425
After recording return to
Calvin N Souther, Jr., Esq
15350 SW Sequoia Pkwy Ste 220
Portland, OR 97224

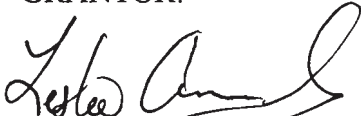
LESLIE ANNAND, Grantor, conveys to ANNAND PROPERTIES I-C, LLC, Grantee,
An undivided Ten Per Cent (10%) Interest as Tenant in Common, in and to the real
property, together with all improvements thereon, described in Exhibit A, attached hereto
and by this reference incorporated herein.

THIS INSTRUMENT WILL NOT ALLOW THE USE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS
DEFINED IN ORS 30.930.

The true consideration for this conveyance is other than money or money's worth.

DATED this 28 day of December, 2005

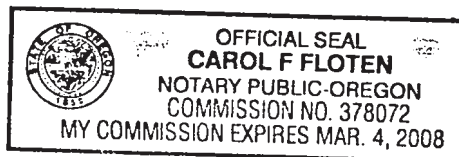
GRANTOR:

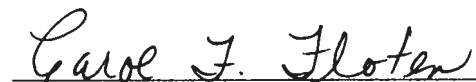


Leslie Annand

STATE OF OREGON)
) ss.
County of Washington)

Subscribed and sworn to before me, a Notary Public for the State of Oregon on
this 28 day of December, 2005.

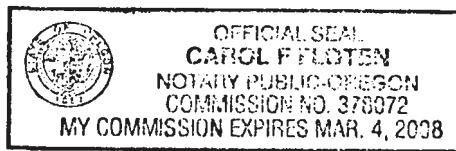




Notary Public
My Commission expires: 3/4/2008

STATE OF OREGON)
) ss
County of Washington)

Before me, a notary public for the State of Oregon, personally appeared Leslie Annand, who acknowledged the foregoing to be her voluntary act and deed, this 28 day of December, 2005.



Carol F. Floten
Notary Public
My Commission Expires: *3/4/08*

EXHIBIT A

Real property in the County of Marion, State of Oregon, described as follows:

Parcel I:

The southerly 36.6 feet of Lot Six (6) and the northerly 5.0 feet of Lot Five (5), Block Eight (8), COMPTON'S ADDITION NO. 1, to Salem, Marion County, Oregon.

Parcel II:

Lot Eight (8), Block Thirteen (13), RIVERVIEW PARK ADDITION, Salem, Marion County, Oregon.

Parcel III:

The northerly 13.4 feet of Lot 6 and all of Lots ~~7 and 8 in Block 8~~, COMPTON'S FIRST ADDITION to the City of Salem, Marion County, Oregon.

Parcel IV:

Lot Five (5), Block Eight (8), COMPTON'S ADDITION NO. 1, Salem, Marion County, Oregon. Except the northerly 5 feet of said Lot, (see Book 2, Page 9, record of Town Plats for said County and state).

Tax Parcel Number: R70228 and R87737 and R70229 and R70227

REEL:2716

PAGE: 425

October 09, 2006, 02:03 pm.

CONTROL #: 179203

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 36.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Send Tax Statements To:
John D. Annand, II
8260 S.W. Hunziker, Ste. 150
Tigard, Oregon 97223

Reel
2716

Page
426

After recording return to
Calvin N Souther, Jr., Esq
15350 SW Sequoia Pkwy Ste 220
Portland, OR 97224

BARGAIN AND SALE DEED

JOHN D ANNAND, II and EDNA ANNAND, Grantors, convey to ANNAND PROPERTIES I-C, LLC, Grantee, An undivided Eighty Per Cent (80%) Interest as Tenant in Common, in and to the real property, together with all improvements thereon, described in Exhibit A, attached hereto and by this reference incorporated herein.

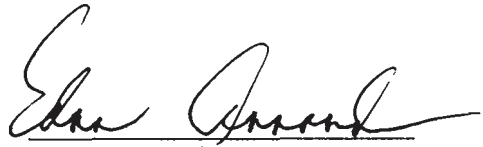
THIS INSTRUMENT WILL NOT ALLOW THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is other than money or money's worth.

DATED this 28 day of December, 2005

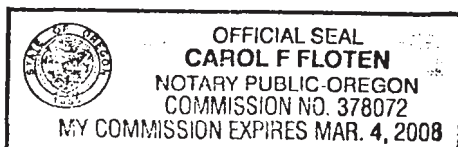
GRANTORS:

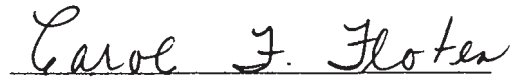

John D. Annand, II


Edna Annand

STATE OF OREGON)
) ss.
County of Washington)

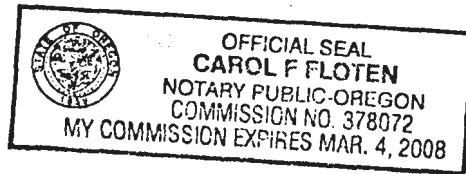
Subscribed and sworn to before me, a Notary Public for the State of Oregon on this 28 day of December, 2005.




Notary Public
My Commission expires: 3/4/2008

STATE OF OREGON)
) ss.
County of Washington)

Before me, personally appeared Edna Annand and John D. Annand, II, who
acknowledged the foregoing to be their voluntary act and deed on December 28, 2005.



Carol F. Floten
Notary Public
My Commission Expires: 3/4/08

EXHIBIT A

Real property in the County of Marion, State of Oregon, described as follows:

Parcel I:

The southerly 36.6 feet of Lot Six (6) and the northerly 5.0 feet of Lot Five (5), Block Eight (8), COMPTON'S ADDITION NO. 1, to Salem, Marion County, Oregon.

Parcel II:

Lot Eight (8), Block Thirteen (13), RIVERVIEW PARK ADDITION, Salem, Marion County, Oregon.

Parcel III:

The northerly 13.4 feet of Lot 6 and all of Lots 7 and 8 in Block 8, COMPTON'S FIRST ADDITION to the City of Salem, Marion County, Oregon.

Parcel IV:

Lot Five (5), Block Eight (8), COMPTON'S ADDITION NO. 1, Salem, Marion County, Oregon. Except the northerly 5 feet of said Lot, (see Book 2, Page 9, record of Town Plats for said County and state).

Tax Parcel Number: R70228 and R87737 and R70229 and R70227

REEL:2716

PAGE: 426

October 09, 2006, 02:03 pm.

CONTROL #: 179203

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 36.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



After recording return to:
Annand Living Trust
8260 SW Hunziker St Ste 150
Tigard, OR 97223

Until a change is requested all tax statements
shall be sent to the following address:
Annand Living Trust
8260 SW Hunziker St Ste 150
Tigard, OR 97223

File No.: 7082-683802 (CLH)
Date: September 29, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald H. Adler, Grantor, conveys and warrants to **John D. Annand II and Edna N. Annand, Trustees, or their successors in the trust under the Annand Living Trust, dated November 1, 2002 (80%); Brian K. Annand (10%); Leslie S. Annand (10%)**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Consideration: \$200,000

FATCO

683802

APN: **R70228**

Statutory Warranty Deed
- continued

File No.: **7082-683802 (CLH)**
Date: **09/29/2005**

EXHIBIT A

LEGAL DESCRIPTION:

Parcel I:

The Southerly 36.6 feet of Lot Six (6), and the Northerly 5.0 feet of Lot Five (5), Block Eight (8), COMPTON'S ADDITION NO. 1, to Salem, Marion County, Oregon.

Parcel II:

Lot Eight (8), Block Thirteen (13), RIVERVIEW PARK ADDITION, Salem, Marion County, Oregon.

Parcel III:

The Northerly 13.4 feet of Lot 6 and all of Lots 7 and 8 in Block 8, COMPTON'S FIRST ADDITION to the City of Salem, Marion County, Oregon.

Parcel IV:

Lot Five (5), Block Eight (8), COMPTON'S ADDITION NO. 1, Salem, Marion County, Oregon. Except the Northerly 5 feet of said Lot, (see Book 2, Page 9, Record of Town Plats for said County and State)

REEL:2546

PAGE: 20

September 30, 2005, 04:21 pm.

CONTROL #: 151546

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 36.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Exhibit C – Articles of Organization

AMENDED ANNUAL REPORT



Corporation Division
sos.oregon.gov/business

E-FILED
Dec 23, 2023

OREGON SECRETARY OF STATE

REGISTRY NUMBER

74578999

REGISTRATION DATE

02/01/2011

BUSINESS NAME

MICRONESIAN ISLANDER COMMUNITY

BUSINESS ACTIVITY

SOCIAL JUSTICE, SOCIAL SUPPORT, HEALTH SERVICES, CULTURAL AWARENESS AND ACTIVITIES

MAILING ADDRESS

PO BOX 18606
SALEM OR 97305 USA

TYPE

DOMESTIC NONPROFIT CORPORATION

PRIMARY PLACE OF BUSINESS

2744 12TH ST SE
SALEM OR 97302 USA

JURISDICTION

OREGON

REGISTERED AGENT

CRUZ TURCOTT

BETTS PATTERSON MINES
111 SW 5TH AVE SUITE 3650
PORTLAND OR 97204 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

PRESIDENT

JACKIE LEUNG

PO BOX 18606
SALEM OR 97305 USA

SECRETARY

WINONA MARATITA-LIZAMA

PO BOX 18606
SALEM OR 97305 USA



I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, directors, employees or agents of the corporation on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

JACKIE LEUNG

TITLE

EXECUTIVE DIRECTOR

DATE

12-23-2023

Exhibit D – Title Report



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Ticor Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Peter Harris



315 Commercial St SE, Ste 150, Salem, OR 97301
(503)585-1881 FAX (503)370-7915

PRELIMINARY REPORT

ESCROW OFFICER: Laura Thies
Laura.Thies@TicorTitle.com
(503)585-1881

ORDER NO.: 471824131974
Supplement 2: Eff Date

TITLE OFFICER: Dave Driskill

TO: Ticor Title Company of Oregon
315 Commercial St SE, Ste 150
Salem, OR 97301

ESCROW LICENSE NO.: 200406224

BUYER/BORROWER: Micronesian Islander Community

PROPERTY ADDRESS: 2210-2230 Commercial Street NE, Salem, OR 97301-0716

EFFECTIVE DATE: September 30, 2024, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Loan Policy 2021	\$ 600,000.00	\$ 1,500.00
Extended Lender's (Short Term Rate)		
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 208.2-06 - Commercial Environmental Protection Lien (ALTA 8.2-06)		\$ 150.00
Government Lien Search		\$ 200.00
Additional Chain of title		\$ 300.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Micronesian Islander Community

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF SALEM, COUNTY OF MARION, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

PARCEL 1:

The Southerly 36.6 feet of Lot 6 and the Northerly 5.0 feet of Lot 5, Block 8, COMPTON'S ADDITION NO. 1 to Salem, Marion County, Oregon.

PARCEL 2:

Lot 8, Block 13, RIVER VIEW PARK ADDITION to Salem, Marion County, Oregon.

PARCEL 3:

The Northerly 13.4 feet of Lot 6 and all of Lots 7 and 8, Block 8, COMPTON'S ADDITION NO. 1 to Salem, Marion County, Oregon.

PARCEL 4:

Lot 5, Block 8, COMPTON'S ADDITION NO. 1 to Salem, Marion County, Oregon.

EXCEPT the Northerly 5 feet of said Lot.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
7. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: LIRH 307.517 Low Income Rental Housing
Tax Account No.: 570227, 570229 and 587737

8. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: NCLIH 307.541 Nonprofit Corporation Low Income
Tax Account No.: 570228

9. City Liens, if any, in favor of the City of Salem. None found as of June 19, 2024.

10. A line of credit trust deed, security agreement, fixture filing and assignment of leases and rents to secure an indebtedness in the amount shown below,

Amount: \$450,000.00
Dated: March 1, 2023
Trustor/Grantor: Micronesian Islander Community, an Oregon nonprofit public benefit corporation
Trustee: Ticor Title of Salem
Beneficiary: State of Oregon, acting by and through its Housing and Community Services Department
Loan No.: Not Disclosed
Recording Date: March 14, 2023
Recording No: Reel 4694, Page 141

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

11. State of Oregon Housing and Community Services Department Land Acquisition Program Regulatory Agreement and Declaration of Land-Use Restrictive Covenants

Executed by and Between: Micronesian Islander Community, an Oregon nonprofit public benefit corporation and State of Oregon, acting by and through its Housing and Community Services Department
Recording Date: March 14, 2023
Recording No.: Reel 4694, Page 142
Affects: See document for details

12. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
13. Note: We find no Notice of Completion recorded on said Land.
14. The Company has on file a copy of the Bylaws for Micronesian Islander Community, dated November 8, 2011. A copy of any amendments subsequent to the date of said Bylaws should be furnished for review prior to closing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

The Oregon Corporation Commission records show that as of June 19, 2024, Micronesian Islander Community is an active Oregon corporation and is currently in good standing.

15. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

16. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

17. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.

The Company will require a survey of the Land by a professional surveyor, and this exception may be eliminated or limited as a result thereof.

THE FOLLOWING DEEDS AFFECT PARCEL 1:

Warranty Deed:

From: J. H. Thompson and Jennie R. Thompson, husband and wife
To: D. B. Maxfield and Helen E. Maxfield
Dated: March 20, 1959
Recording Date: March 23, 1959
Recording No: Vol. 520, Page 853

Contract:

From: D. B. Maxfield and Helen E. Maxfield
To: Clyde W Wells and Luella E. Wells
Dated: December 30, 1964
Recording Date: February 3, 1965
Recording No: Vol. 596, Page 368

Warranty Deed:

From: Walter A. De Puy and Mabel L. De Puy
To: D. B. Maxfield and Helen E. Maxfield
Dated: February 1, 1965
Recording Date: December 29, 1965
Recording No: Vol. 611, Page 198

Warranty Deed:

From: D. B. Maxfield and Helen E. Maxfield
To: Bradley W. Burkland and Elda E. Burkland, husband and wife
Dated: March 24, 1966
Recording Date: March 25, 1966
Recording No: Vol. 614, Page 548

Warranty Deed:

From: Bradley W. Burkland and Elda E. Burkland, husband and wife
To: John L. Ahlbin
Dated: June 1, 1972
Recording Date: June 5, 1972
Recording No: Vol. 727, Page 798

Contract:

From: John L. Ahlbin
To: John Boss
Dated: August 31, 1977
Recording Date: September 1, 1977
Recording No: Reel 94, Page 344

Assignment of Contract:

From: John Boss

To: Ted T. Kightlinger and Richard D. Lee
Dated: February 7, 1980
Recording Date: February 8, 1980
Recording No: Reel 201, Page 783

Warranty Deed:

From: John L. Ahlbin
To: Ted T. Kightlinger and Richard D. Lee
Dated: September 29, 1982
Recording Date: September 30, 1982
Recording No: Reel 291, Page 1518

THE FOLLOWING DEEDS AFFECT PARCEL 2:

A Warranty Deed:

From: Howard E Elwood and Ethel Marie Elwood, his wife
To: Guy L. Willson and Evedna H. Willson
Dated: January 11, 1956
Recording Date: January 16, 1956
Recording No: Vol. 483, Page 780

Warranty Deed:

From: Walter A. Martin and Priscilla J. Martin, husband and wife
To: Guy L. Willson and Evedna H. Willson
Dated: April 15, 1960
Recording Date: June 21, 1960
Recording No: Vol. 535, Page 155

A Warranty Deed:

From: Guy L. Willson and Evedna H. Willson
To: Roy B. Hamilton and Joan T. Hamilton
Dated: April 15, 1960
Recording Date: June 21, 1960
Recording No: Vol. 535, Page 155

Warranty Deed:

From: Roy B. Hamilton and Joan T. Hamilton
To: Vernon D. Leek and Matred Leek
Dated: April 15, 1960
Recording Date: June 21, 1960
Recording No: Vol. 535, Page 157

Warranty Deed:

From: Vernon D. Leek and Matred Leek, husband and wife
To: Everett C Dale and Eva M. Dale
Dated: August 21, 1962
Recording Date: August 30, 1962
Recording No: Vol. 563, Page 115

Contract:

From: John N. Rawls and Imogene C. Rawls
To: Edwin J. Williams and Fay S. Williams, husband and wife
Dated: January 29, 1979
Recording Date: January 30, 1979
Recording No: Reel 155, Page 311

Assignment Contract:

From: Edwin J. Williams and Fay S. Williams, husband and wife

To: Ted T. Kightlinger and Richard D. Lee
Dated: October 19, 1979
Recording Date: October 24, 1979
Recording No: Reel 189, Page 857

Warranty Deed:

From: Eva M. Layne, formerly Eva M. Dale, and Robert N. Layne, wife and husband
To: Imogene C. Rawls
Dated: September 1984
Recording Date: September 19, 1984
Recording No: Reel 357, Page 252

Warranty Deed:

From: Imogene C. Rawls, surviving spouse of John W. Rawls, deceased
To: Ted T. Kightlinger and Richard D. Lee
Dated: June 27, 1990
Recording Date: August 15, 1990
Recording No: Reel 791, Page 480

THE FOLLOWING DEEDS AFFECT PARCEL 3:

Deed:

From: Agnes G Barey, a widow
To: Archie R. Lee
Recording Date: June 18, 1945
Recording No: Vol. 323, Page 374

Warranty Deed:

From: Clarence Roy Lee, Robert Marion Lee, Cordillea Alfreda Weber, Phil Don Lee, and
Linda Mary Risso
To: Clara May Lee and Darlene Marie Lee
Dated: October 14, 1970
Recording Date: October 16, 1970
Recording No: Vol. 692, Page 429

Warranty Deed:

From: Clara May Lee and Darlene Marie Lee
To: Ted T. Kightlinger and Richard D. Lee
Dated: June 29, 1977
Recording Date: June 30, 1977
Recording No: Reel 86, Page 1629

Quitclaim Deed:

From: Imogene C. Rawls
To: Ted T. Kightlinger and Richard D. Lee
Dated: July 18, 1988
Recording Date: September 25, 1989
Recording No: Reel 719, Page 57

THE FOLLOWING DEEDS AFFECTS PARCEL 1, 2 and 3:

A Contract:

From: Ted T. Kightlinger and Richard D. Lee
To: David V. Waldner
Dated: September 20, 1989
Recording Date: September 25, 1989
Recording No: Reel 719, Page 58
Affects Parcels 1-3

A Quitclaim Deed:

From: David V. Waldner
To: Ted T. Kightlinger and Richard D. Lee
Dated: March 8, 1990
Recording Date: June 22, 1990
Recording No: Reel 779, Page 37
Affects Parcels 1-3

A Warranty Deed:

From: Ted T. Kightlinger and Richard D. Lee
To: Dale R. Peterson
Dated: August 13, 1990
Recording Date: August 15, 1990
Recording No: Reel 791, Page 479
Affects Parcels 1-3

A Warranty Deed:

From: Dale R. Peterson
To: Jack J. Williams
Dated: October 15, 1996
Recording Date: October 16, 1996
Recording No: Reel 1347, Page 317
Affects Parcels 1-3

A Warranty Deed:

From: Jack J. Williams
To: Jay Coleman
Dated: April 15, 1997
Recording Date: April 22, 1997
Recording No: Reel 1387, Page 752
Affects Parcels 1-3

Deed in Lieu:

From: Jay Coleman
To: Jack J. Williams
Dated: April 30, 1998
Recording Date: May 4, 1998
Recording No: Reel 1484, Page 713
Affects Parcels 1-3

THE FOLLOWING DEEDS AFFECT PARCEL 4:

Warranty Deed:

From: Harold H. White and Mary Jane White, husband and wife
To: Ronald E. Jones and Madge B. Jones, husband and wife
Dated: March 21, 1952
Recording Date: March 24, 1952
Recording No: Vol. 438, Page 73
Warranty Deed:

From: Madge B. Jones
To: Frank L. Le May & Roberta LeMay, husband and wife
Dated: November 8, 1977
Recording Date: November 14, 1977
Recording No: Reel 102, Page 1584

SALE AGREEMENT:

From: Frank L. Le May & Roberta LeMay, husband and wife
To: Badley K. LeMay
Dated: November 24, 1978
Recording Date: December 11, 1978
Recording No: Reel 149, Page 1540

Warranty Deed:

From: Frank L. LeMay and Roberta LeMay, husband and wife
To: Bradley K. LeMay
Dated: March 25, 1987
Recording Date: April 23, 1987
Recording No: Reel 541, Page 251

Warranty Deed:

From: Bradley K. LeMay
To: Donald H. Adler
Dated: July 28, 2000
Recording Date: August 1, 2000
Recording No: Reel 1708, Page 557
Re-Recording Date: September 6, 2000
Re-Recording No: Reel 1717, Page 305

THE FOLLOWING DEEDS AFFECT ALL PARCELS:

Bargain and Deed:

From: Donald H. Adler
To: John D Annand, II and Edna Annand, Trustees Under the Annand Living Trust, dated November 1, 2002 (80%); Brian K. Annand (10%); Leslie S. Annand (10%)
Dated: September 30, 2005
Recording Date: September 30, 2005
Recording No: Reel 2546, Page 20

Bargain and Deed:

From: Brian Annand
To: Annand Properties I--C, LLC 10% interest
Dated: December 29, 2005
Recording Date: October 9, 2006
Recording No: Reel 2716, Page 424
Bargain and Deed:

From: Leslie Annand
To: Annand Properties I--C, LLC 10% interest
Dated: December 28, 2005
Recording Date: October 9, 2006
Recording No: Reel 2716, Page 425
Bargain and Deed:

From: John D Annand, II and Edna Annand
To: Annand Properties I--C, LLC 80% interest
Dated: December 28, 2005
Recording Date: October 9, 2006
Recording No: Reel 2716, Page 426
Bargain and Deed:

From: John D Annand, II and Edna Annand, Trustees Under the Annand Living Trust, dated November 1, 2002
To: John D Annand, II and Edna Annand, 80% undivided interest
Dated: December 28, 2005
Recording Date: October 9, 2006
Recording No: Reel 2716, Page 427

Warranty Deed:

From: Annand Properties I--C, LLC, an Oregon limited liability company
To: Micronesian Islander Community
Dated: March 7, 2023
Recording Date: March 14, 2023
Recording No: Reel 4694, Page 140

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2023-2024
Amount: \$1,206.27
Levy Code: 24010
Account No.: 570227
Map No.: 073W15DA03100
Affects Parcel 4

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2023-2024
Amount: \$818.64
Levy Code: 24010
Account No.: 570228
Map No.: 073W15DA03200
Affects Parcel 1

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- C. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2023-2024
Amount: \$1,637.09
Levy Code: 24010
Account No.: 570229
Map No.: 073W15DA03300
Affects Parcel 3

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- D. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2023-2024
Amount: \$975.44
Levy Code: 24010
Account No.: 587737
Map No.: 073W15DA03400
Affects Parcel 2

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- E. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.

- F. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Micronesian Islander Community

- G. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.

- H. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Annand Properties I-C, LLC, an Oregon limited liability company
Grantee: Micronesian Islander Community
Recording Date: March 14, 2023
Recording No: Reel 4694, Page 140

- I. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

- J. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Marion	\$86.00	\$5.00
Benton	\$108.00	\$5.00
Polk	\$91.00	\$5.00
Linn	\$105.00	\$5.00

Note: When possible the company will record electronically. An additional charge may be applied.

Note: Please send any documents for recording to the following address:

Portland Title Group
Attn: Recorder
1455 SW Broadway, Suite 1450
Portland, OR. 97201

- K. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

- L. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS:
Fiscal Year: July 1st through June 30th
Taxes become a lien on real property, but are not yet payable: July 1st
Taxes become certified and payable (approximately on this date): October 15th
First one third payment of taxes is due: November 15th
Second one third payment of taxes is due: February 15th
Final payment of taxes is due: May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply. If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE
2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any reason not stated in the Covered Risk 13.b
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection;
 - b. any governmental forfeiture, police, regulatory, or national security power
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer, or
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information);
- biometric data (e.g. fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics, and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Exhibit E – HOA Statement

BRAND

Homeowners Association Information

The applicant is submitting this statement to confirm there is no homeowners association (HOA) which is active or registered with the Oregon Secretary of State which impacts the subject property.

Exhibit F – HCRPZ Acknowledgement

BRAND

Historic and Cultural Resources Protection Zone Acknowledgement

The applicant is aware the subject site is identified on the City of Salem's Historic and Cultural Resources Protection Zone map. The applicant's consultant has discussed properties within these areas with the city's Historic Preservation Officer, Kimberli Fitzgerald. At the time the site is developed, the applicant's contractors will have an inadvertent discovery plan on file with the city.

Exhibit G – Approved Subdivision Name

**MARION COUNTY
SUBDIVISION/CONDOMINIUM NAME REQUEST**

Marion County Surveyor – 5155 Silverton Road NE, Salem, OR 97305
Fax: 503-588-7970 Phone: 503-588-5155 Email: MarionCountySurveyor@co.marion.or.us

Proposed Subdivision Name*: Voyagers Village

(Please do not use the word "Subdivision" in the name.)

Proposed Condominium Name*:

(Must include either the word Condominium, Condominiums, or A Condominium)

***Subject to consent by prior party if name was previously used in a recorded plat, per ORS 92.090(1).**

NOTE: Reserved names expire 2 years from original approval date.

Renewal?

Yes

☐

No

☒

Owner Name: Microneasian Islander Community

Address: 2744 12th Street SE

Salem, OR 97302

Email: jleung@micoregon.org

Phone: 626-848-8619

Date: 7.15.24

Location: Is the subdivision in a city?

Yes

☒

No

☐

City Name: Salem

Tax Map and Taxlot Number:

073W15DA03100, 073W15DA03200, 073W15DA0

Office Use Only

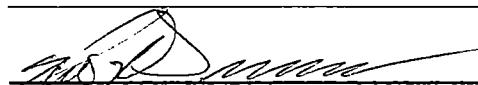
Date Received:

7/16/24

X

Approved as Submitted (approval expires in 2 years)

Not Approved for the following reason(s):


Marion County Surveyor

Date

7/25/24

Exhibit H – Approved TGE Form

CITY OF Salem

AT YOUR SERVICE

Traffic Engineering Section

Public Works Department

555 Liberty Street SE, Room 325 Telephone: 503-588-6211

Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received 6-12-2024

Section 1 (To be completed by applicant.)

Applicant Name: Micronesian Islander Community - Represented by BRAND Land Use for land use applications Telephone: 971-266-3919

Applicant Mailing Address: 2744 12th Street SE Salem, OR 97302

Location of New Development: 2210, 2216, 2220, and 2230 Commercial Street NE Salem, OR 97301 Marion County Map and Tax Lot Numbers: 073W15DA03100, 073W15DA03200, 073W15DA03300, and 073W15DA03400
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: 41 multifamily dwelling units
(e.g., 150 single-family homes, 20,000 sq. ft. office addition, 12-pump gas station, 50-student day care, additional parking, etc.)

Description and Size of Existing/Past Development, if any (note whether to remain or be removed):
2210 - single family dwelling, 2216 - single family dwelling, 2220 single family dwelling, 2230 single family dwelling. A total of 4 single family dwellings existed on the site which have since been demolished.

Planning Action Involved, if any: SPR, ADJ, PLA Building Permit Involved:
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.) Yes ☒ No ☐

Section 2 (To be completed by City staff.)

Proposed Use	Existing Use
Development Quantity: 41 "Affordable" Multi-Family Units	Development Quantity: 4 Single Family Homes
ITE Land Use Code: 223 - Affordable Housing	ITE Land Use Code: 210 - Single Family Detached Homes
Trip Generation Rate/Equation: 4.81 Trips/DU	Trip Generation Rate or Equation: 9.43 Trips/DU
Average Daily Trips: 197	Average Daily Trips: 38
ELNDT Adjustment Factors	ELNDT Adjustment Factors
Trip Length: 0.97 Linked Trip: 1.00	Trip Length: 1.00 Linked Trip: 1.00
TSDC Trips: 191	TSDC Trips: 38

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)	Transportation Systems Development Charge
Net Increase in Average Daily Trips: 159 (Proposed use minus existing use.)	Net Increase in TSDC Trips: 153 (Proposed use minus existing use.)
☐ A TIA will be required: ☐ Arterial/Collector—1000 Trip/day Threshold ☐ Local Street/Alley—200 Trip/day Threshold ☐ Other: _____	☒ A TSDC will be required. (Fee determined by Development Services.)
☒ A TIA will not be required.	☐ A TSDC will not be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks: _____ Date: _____

- cc: ☐ Chief Development Services Engineer
☐ Community Development
☐ Building Permit Application
☐ _____

By: _____



Britany Randall

From: Tony Martin <TMartin@cityofsalem.net>
Sent: Wednesday, June 12, 2024 9:51 AM
To: Britany Randall
Cc: Robin Dalke; Shelby Guizar; Chris Randall; Laurel Christian
Subject: RE: TGE Voyager's Village Affordable Housing
Attachments: TGE Form Voyagers Village.pdf

Britany,

Sorry, your email got lost in my inbox. No TIA.

Tony C. Martin, PE

Assistant City Traffic Engineer

City of Salem | Public Works Department

555 Liberty St SE, Suite 325, Salem OR 97301-3515

tmartin@cityofsalem.net

Office: 503-588-6211 x7339 | Cell: 503-910-4828

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



From: Britany Randall <britany@brandlanduse.com>
Sent: Wednesday, June 12, 2024 8:14 AM
To: Tony Martin <TMartin@cityofsalem.net>
Cc: Robin Dalke <RDalke@cityofsalem.net>; Shelby Guizar <shelby@brandlanduse.com>; Chris Randall <chris@brandlanduse.com>
Subject: RE: TGE Voyager's Village Affordable Housing

Hi Tony,

Last week we sent the TGE for this project, can you please take a look and confirm a TIA is not required for this project?

Thank you!

Britany Randall

BRAND
Land Use

Owner & Principal Planner

Office: (503) 370-8704
Cell: (503) 680-0949
Place: 1720 Liberty Street SE
Salem, OR 97302
www.brandlanduse.com

From: Britany Randall
Sent: Monday, June 3, 2024 8:45 PM
To: TMartin@cityofsalem.net
Cc: Robin Dalke <RDalke@cityofsalem.net>; Shelby Guizar <shelby@brandlanduse.com>; Chris Randall <chris@brandlanduse.com>
Subject: TGE Voyager's Village Affordable Housing

Hi Tony,

Can you take a look at the attached TGE and confirm a TIA is not triggered for this project? Please let us know if any additional information would be helpful.

Thank you,

Britany Randall
BRAND Land Use
Owner & Principal Planner
Office: (503)370-8704
Cell: (503)680-0949
www.brandlanduse.com

Exhibit I – Neighborhood Association/Transit Contact



Notice of Land Use Application Submittal

July 25, 2024

Highland Neighborhood Association

Leigha Gaynair

highland@salemneighbors.org

RE: Replat, Site Plan Review, and Adjustments for property identified as Marion County Map and Tax lot Numbers 073W15DA03100, 073W15DA03200, 073W15DA03300, and 073W15DA03400

Dear Highland Neighborhood Association Chairs,

We are reaching out to you regarding a project within the boundaries of your Neighborhood Association.

The applicant/property owners are seeking approval of a Replat, Site Plan Review, and Adjustments for a 41-unit affordable multi-family development lead by the Micronesian Islander Community.

This application will be processed using Type II procedures. The neighborhood association, property owners, and tenants within 250-feet of all portions of the property will receive notice of the application and have an opportunity to provide comments.

We hope that you find this letter and attached conceptual plan informative. If you have any questions regarding this notice, please [contact the applicant's land use representative](#).

Thank you.

Applicant Information

Micronesian Islander Community

Applicant Representative Information

BRAND Land Use, LLC | Britany Randall

Ph: 503-680-0949

Britany@BRANDlanduse.com

Shelby Guizar

From: Shelby Guizar
Sent: Thursday, July 25, 2024 3:14 PM
To: highland@salemneighbors.org
Cc: planning@cherriots.org; Ken Spencer; Britany Randall
Subject: Notice of Land Use Application - Voyager Village
Attachments: Voyagers Village Neighborhood Contact Letter.pdf; Proposed Site Plan.pdf

Dear Neighborhood Chair,

Please find notice of a replat, site plan review, and adjustments within your neighborhood attached. If you have questions, please feel free to contact me.

Thank you!

Shelby Guizar

BRAND
Land Use

Project Manager

Office: (503) 370-8704

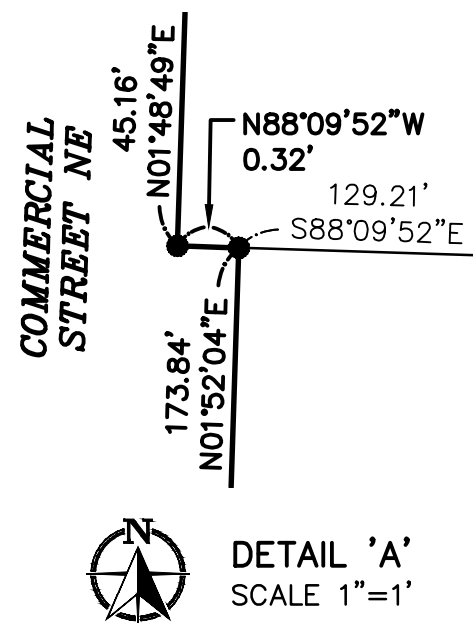
Cell: (503) 509-4275

Place: 1720 Liberty Street SE

Salem, OR 97302

www.brandlanduse.com

Exhibit J – Existing Conditions Plan



PARCEL 1:

THE SOUTHERLY 36.6 FEET OF LOT 6 AND THE NORTHERLY 5.0 FEET OF LOT 5,
BLOCK 8, COMPTON'S ADDITION NO. 1 TO SALEM, MARION COUNTY, OREGON.

PARCEL 2:

LOT 8, BLOCK 13, RIVER VIEW PARK ADDITION TO SALEM, MARION COUNTY, OREGON.

PARCEL 3:

THE NORTHERLY 13.4 FEET OF LOT 6 AND ALL OF LOTS 7 AND 8, BLOCK 8
COMPTON'S ADDITION NO. 1 TO SALEM, MARION COUNTY, OREGON.

PARCEL 4:

LOT 5, BLOCK 8, COMPTON'S ADDITION NO. 1 TO SALEM, MARION COUNTY, OREGON

EXCEPT THE NORTHERLY 5 FEET OF SAID LOT.

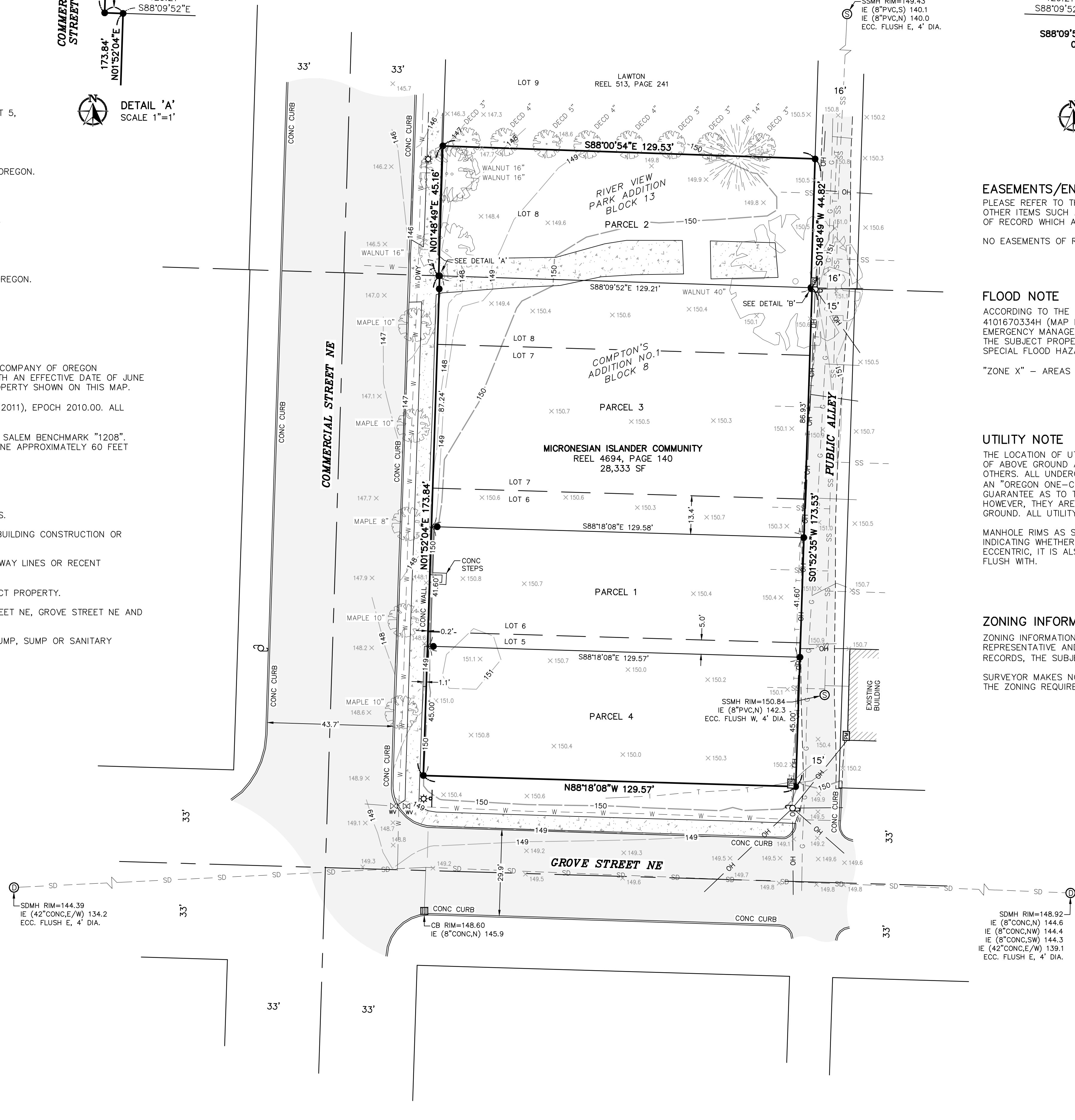
1. THE SURVEY SHOWN HEREON WAS PREPARED REFERRING TIGOR TITLE COMPANY OF OREGON PRELIMINARY REPORT ORDER NUMBER 471824131974, SUPPLEMENT 1, WITH AN EFFECTIVE DATE OF JUNE 17, 2024. THE PROPERTY DESCRIBED THEREIN IS THE SAME AS THE PROPERTY SHOWN ON THIS MAP.
2. BASIS OF BEARINGS IS THE OREGON STATE PLANE NORTH ZONE, NAD83(2011), EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
3. ELEVATIONS WERE ESTABLISHED BY GPS RTK OBSERVATIONS TO CITY OF SALEM BENCHMARK "1208". MARK IS A BRASS DISK IN THE SOUTH CURB LINE OF SHIPPING STREET NE APPROXIMATELY 60 FEET WEST OF FRONT STREET NE.
ELEVATION = 153.05' (CITY OF SALEM DATUM, NGVD29)
4. PROPERTY ADDRESS OBSERVED FROM PUBLIC RECORDS IS:
2210, 2216, 2220 & 2230 COMMERCIAL STREET NE, SALEM, OR 97301.
5. SUBJECT PROPERTY CONTAINS 28,333 SF OR 0.65 ACRES MORE OR LESS.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET/SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON SUBJECT PROPERTY.
9. SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO COMMERCIAL STREET NE, GROVE STREET NE AND A PUBLIC ALLEY AS SHOWN.
10. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

TO: MICRONESIAN ISLANDER COMMUNITY AND TICOR TITLE COMPANY
OF OREGON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 8, 9, 11(a)(b), 13, 14, 16, 17, 18, AND IN ADDITION AS TABLE A ITEM 20 OF THE FOLLOWING: 20(A) ALL AREAS AFFECTED BY ANY RECORDED RESTRICTIONS OR ACCESS LIMITATIONS. (NOTE: ALL SUCH AREAS ARE TO BE IDENTIFIED BY A DOCUMENT RECORDING NUMBER OR OTHER DOCUMENT REFERENCE); 20(B) THE PERIMETER DIMENSIONS AND LOCATIONS OF EXISTING IMPROVEMENTS AS MEASURED ON EACH SIDE TO THE NEAREST PROPERTY LINE; 20(C) THE PROPOSED LOCATIONS OF CONTEMPLATED IMPROVEMENTS; 20(D) INTERIOR LOT LINES, IF ANY; 20(E) ALL APPLICABLE MUNICIPAL BUILDING SETBACK LINES; 20(F) LOCATION AND SIZE OF INTERNAL DRIVEWAYS AND PAVED PARKING AREAS AND THE LOCATION AND NUMBER OF INDIVIDUAL PARKING SPACES CONTAINED THEREIN; 20(G) LOCATION OF WALKWAYS; 20(H) THE EXTERIOR DIMENSIONS AND LOCATION OF ALL BUILDINGS AND IMPROVEMENTS, AS BUILT, AS MEASURED ON EACH SIDE TO THE NEAREST PROPERTY LINE; 20(I) SQUARE FOOTAGE OF EACH BUILDING; 20(J) ALL ENTRANCES TO AND EXITS FROM EACH BUILDING; 20(K) ALL WATER RETENTION AREAS AND DRAINAGE WATER RECEPTACLES; AND 20(L) TO THE EXTENT UTILITIES AND SERVICES ARE RECORDED OR EASEMENTS FROM ADJACENT PROPERTIES TO THE RECORDING PUBLIC EASEMENT OR RIGHT OF WAY, THEN THE SURVEY MUST SHOW ANY RELEVANT EASEMENTS ON ADJACENT PROPERTIES TO THE EXTENT NECESSARY TO SHOW AN EXIT TO A RECORDED PUBLIC EASEMENT OR RIGHT OF WAY. OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JULY 2024.

DATE OF PLAT OR MAP: AUGUST 9, 2024

STEVEN L. HOWELL, PLS
REGISTRATION NUMBER: 91569



PLEASE REFER TO THE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR OTHER ITEMS SUCH AS LEASES, LIENS, TAXES, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS.

NO EASEMENTS OF RECORD NOTED IN REPORT

ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4101670334H (MAP NUMBER 41047C0334H) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH A REVISION DATE OF JANUARY 2, 2003, THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING ZONE AND IS NOT IN A SPECIAL FLOOD HAZARD AREA:

"ZONE X" – AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ALONG WITH SURFACE UTILITY MARKINGS BY OTHERS. ALL UNDERGROUND UTILITIES SHOWN WERE MARKED ON THE SURFACE BY AN "OREGON ONE-CALL NOTIFICATION CENTER" REQUEST. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SAID MARKINGS. HOWEVER, THEY ARE LOCATED AS ACCURATELY AS THEY ARE MARKED ON THE GROUND. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

MANHOLE RIMS AS SHOWN ARE CENTER OF LID AT SURFACE WITH A NOTE INDICATING WHETHER THE UNDERGROUND CONE IS ECCENTRIC OR CONCENTRIC. IF ECCENTRIC, IT IS ALSO NOTED WHICH EDGE OF THE RIM THE ECCENTRIC CONE IS FLUSH WITH.

ZONING INFORMATION WAS NOT PROVIDED BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE AND IS NOT SHOWN HEREON, HOWEVER, PER CITY OF SALEM RECORDS, THE SUBJECT PROPERTY LIES WITHIN THE 'MU-1' (MIXED USE-1) ZONE.

SURVEYOR MAKES NO GUARANTEE THAT SUBJECT PROPERTY IS IN COMPLIANCE WITH THE ZONING REQUIREMENTS.

- FOUND MONUMENT
- Ⓢ STORM DRAIN MANHOLE
- ▤ CATCH BASIN
- Ⓢ SANITARY SEWER MANHOLE
- ⋈ WATER VALVE
- PM POWER METER
- ⚙ LIGHT POLE
- ⚙ UTILITY POLE
- TR COMMUNICATION RISER

CONCRETE
GRAVEL
ASPHALT

DECIDUOUS TREE & TRUNK SIZE

CONIFEROUS TREE & TRUNK SIZE

SEWER LINE UNDERGROUND
STORM LINE UNDERGROUND
WATERLINE UNDERGROUND
GAS LINE UNDERGROUND
COMMUNICATION LINE UNDERGROUND
OVERHEAD POWER LINE

CONC	CONCRETE
DWY	DRIVEWAY
SF	SQUARE FEET

[illegible]

JOB NO. 24-512

SHEET 1 / 1

Exhibit K – Arborist Information

2210 Commercial Street NE - Tree Inventory

Survey Number	Common Name	Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Field Notes/ Comments
1	black-walnut	Juglans nigra	45	Fair	Fair	25	2 codominate stems at 8' above grade, canopy pruned for utility clearance east side, vigorous suckering growth from base, deadwood throughout, one sided to west
2	birch	Betula sp.	4	Good	Fair	5	3 stems from base 3" 2" 2", canopy crowded by adjacent pine
3	shore-pine	Pinus contorta	14	Good	Good	10	Minor deadwood and minor lean to south, pitch running on trunk
4	birch	Betula sp.	5	Good	Fair	5	2 stems from base 3" and 4", canopy crowded by adjacent pine
5	birch	Betula sp.	5	Good	Fair	5	2 stems from base 3" and 4", canopy crowded leaning west
6	birch	Betula sp.	7	Good	Fair	5	3 stems from base 5" 3" and 3", canopy crowded leaning south
7	English-walnut	Juglans regia	14	Fair	Very Poor	15	2 stems at base 10" and 10", large cavity at base which extends up trunk first 3' above grade
8	birch	Betula sp.	5	Good	Fair	5	3 stems from base 4" 3" and 3", canopy crowded leaning south
9	birch	Betula sp.	8	Fair	Fair	10	2 stems from base 5" and 5.6", leaning south
10	birch	Betula sp.	6	Fair	Fair	10	2 stems from base 4" and 4", included bark at union
11	birch	Betula sp.	5	Fair	Fair	5	3 stems from base 3" 3" and 2", crowded by adjacent tree to south
12	tree of heaven	Ailanthus altissima	48	Good	Fair	20	Growing along west side of property, thick ivy throughout, small cherry and holly suckers at base, crowding adjacent street light
13	tree of heaven	Ailanthus altissima	23	Very Poor	Poor	15	Severe canopy dieback, failed stem at 3' above grade
14	red maple	Acer rubrum	11	Good	Good	5	Street tree growing in planter strip
15	red maple	Acer rubrum	11	Good	Good	5	Street tree growing in planter strip
16	red maple	Acer rubrum	10	Good	Good	10	Street tree growing in planter strip
17	red maple	Acer rubrum	10	Fair	Good	5	Street tree growing in planter strip, tip dieback in upper canopy
18	red maple	Acer rubrum	13	Fair	Fair	10	Street tree growing in planter strip, minor tip dieback

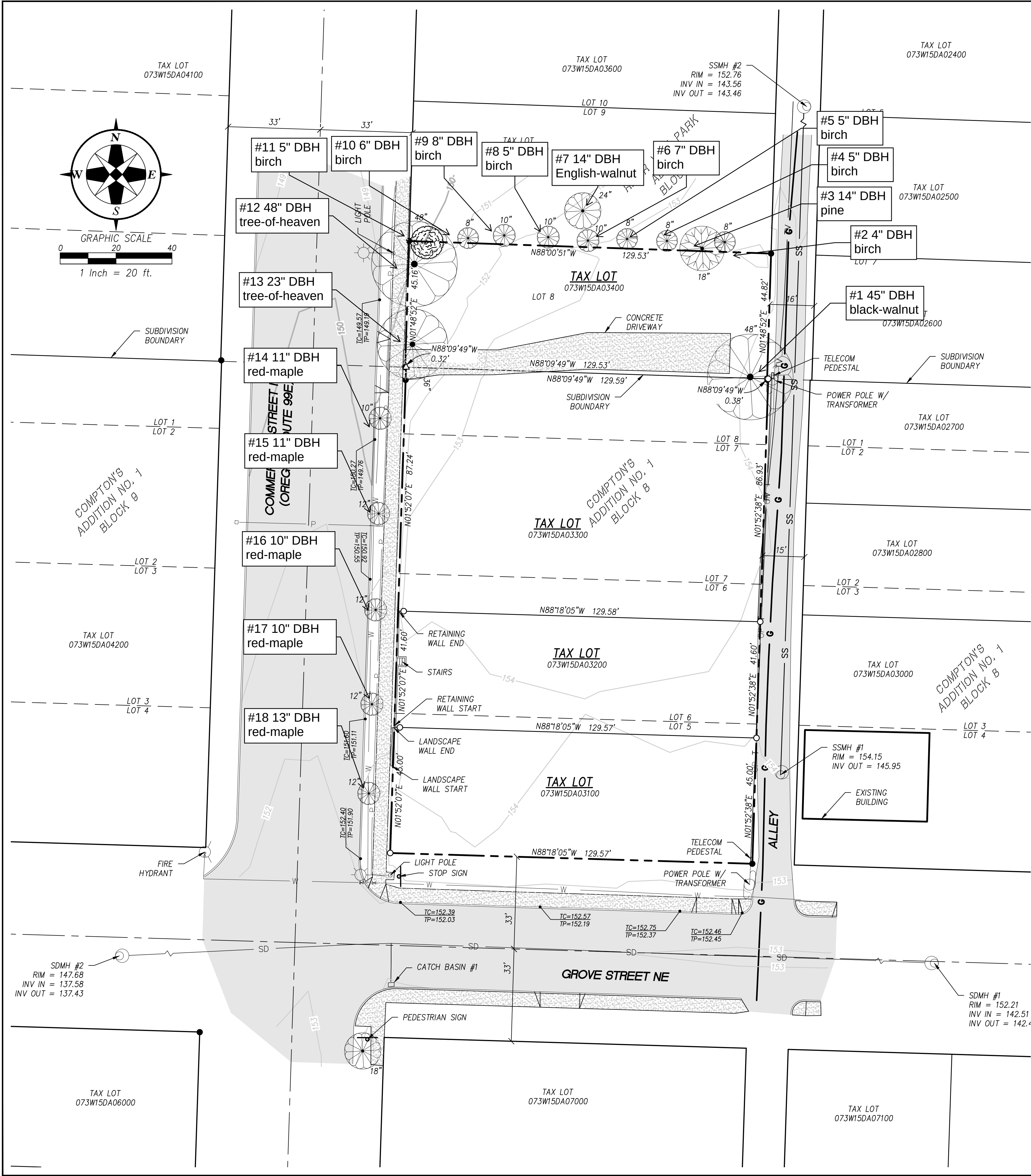
Definitions:

DBH: Diameter at 54 inches above grade.

Condition ratings for health range from: Excellent, Good, Fair, Poor, Very Poor, and Dead/ Dying.

Condition ratings for structure range from: Excellent, Good, Fair, Poor, Very Poor, and Failed/ Failing.





CONTACTS

OWNERS
ANNAND PROPERTIES I-C, LLC
21640 SW LEBEAU RD.
SHERWOOD, OREGON 97140-8704
(503) 750-1815
ARCH.DA2@AOL.COM

CIVIL ENGINEER / SURVEYOR
KAID E. MCKAY, PE/PLS
McKAY CONSULTING, LLC
205 SE 3RD AVENUE, SUITE 600
HILLSBORO, OREGON 97123
OFFICE (503) 648-6475
MOBILE (503) 828-8831
KAID.MCKAY@MCKAYCONSULTINGLLC.COM

PROJECT PLANNER
GRETA HOLMSTROM
ARDOR CONSULTING, LLC
3296 NE 13TH PLACE
HILLSBORO, OREGON 97124
(360) 721-5745
GHOLMSTROM@YAHOO.COM

AREA SUMMARY

BEFORE CONSOLIDATION
TAX LOT
073W15AD03100 - 5,831 SF
073W15AD03200 - 5,390 SF
073W15AD03300 - 11,285 SF
073W15AD03400 - 5,827 SF
TOTAL - 28,333 SF

AFTER CONSOLIDATION
TAX LOT
073W15AD03100 - 28,333 SF
073W15AD03200 - 0 SF
073W15AD03300 - 0 SF
073W15AD03400 - 0 SF
TOTAL - 28,333 SF

NOTES

- PROPERTIES LINES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY FILED IN THE COUNTY SURVEYOR'S OFFICE OF MARION COUNTY AS MCSC 38654
- FIELD WORK FOR THIS TOPOGRAPHIC SURVEY WAS COMPLETED IN OCTOBER OF 2016

Tree Inventory

Survey Number	Common Name	Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Field Notes/ Comments
1	black-walnut	Juglans nigra	45	Fair	Fair	25	2 codominate stems at 8' above grade, canopy pruned for utility clearance east side, vigorous suckering growth from base, deadwood throughout, one sided to west
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18	red maple	Acer rubrum	13	Fair	Fair	10	Street tree growing in planter strip, minor tip dieback

Definitions:
DBH: Diameter at 54 inches above grade.
Condition ratings for health range from: Excellent, Good, Fair, Poor, Very Poor, and Dead/ Dying.
Condition ratings for structure range from: Excellent, Good, Fair, Poor, Very Poor, and Failed/ Failing.

LEGEND

---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY
---	CENTER LINE
---	LOT LINE
---	RECORD LINE
---	CONTOUR LINE
OP	OVERHEAD POWER
P	UNDERGROUND POWER
T	UNDERGROUND TELECOM
W	WATER LINE
G	GAS LINE
	AC PAVEMENT
	CONCRETE PAVEMENT
●	FOUND MONUMENT AS NOTED
○	SET 5/8"X 30" IRON ROD WITH YPC MARKED "MCKAY PLS 59859"
YPC	YELLOW PLASTIC CAP
IR	IRON ROD
IP	IRON PIPE
○ #	CONIFEROUS TREE W/ DIAMETER AS NOTED
○ #	DECIDUOUS TREE W/ DIAMETER AS NOTED

EXISTING CONDITIONS PLAN

REV.	DATE	DESCRIPTION	BY

(503) 648-6475
McKay Consulting, LLC
Planning - Engineering - Surveying
205 SE 3rd Avenue, Suite 600
Hillsboro, Oregon 97123-4038
contact@mckayconsultingllc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
KAID EDWARD MCKAY
59859

RENEWALS: 12-31-2022

DESIGNED BY: KAID E. MCKAY

DRAWN BY: KAID E. MCKAY

CHECKED BY: KAID E. MCKAY

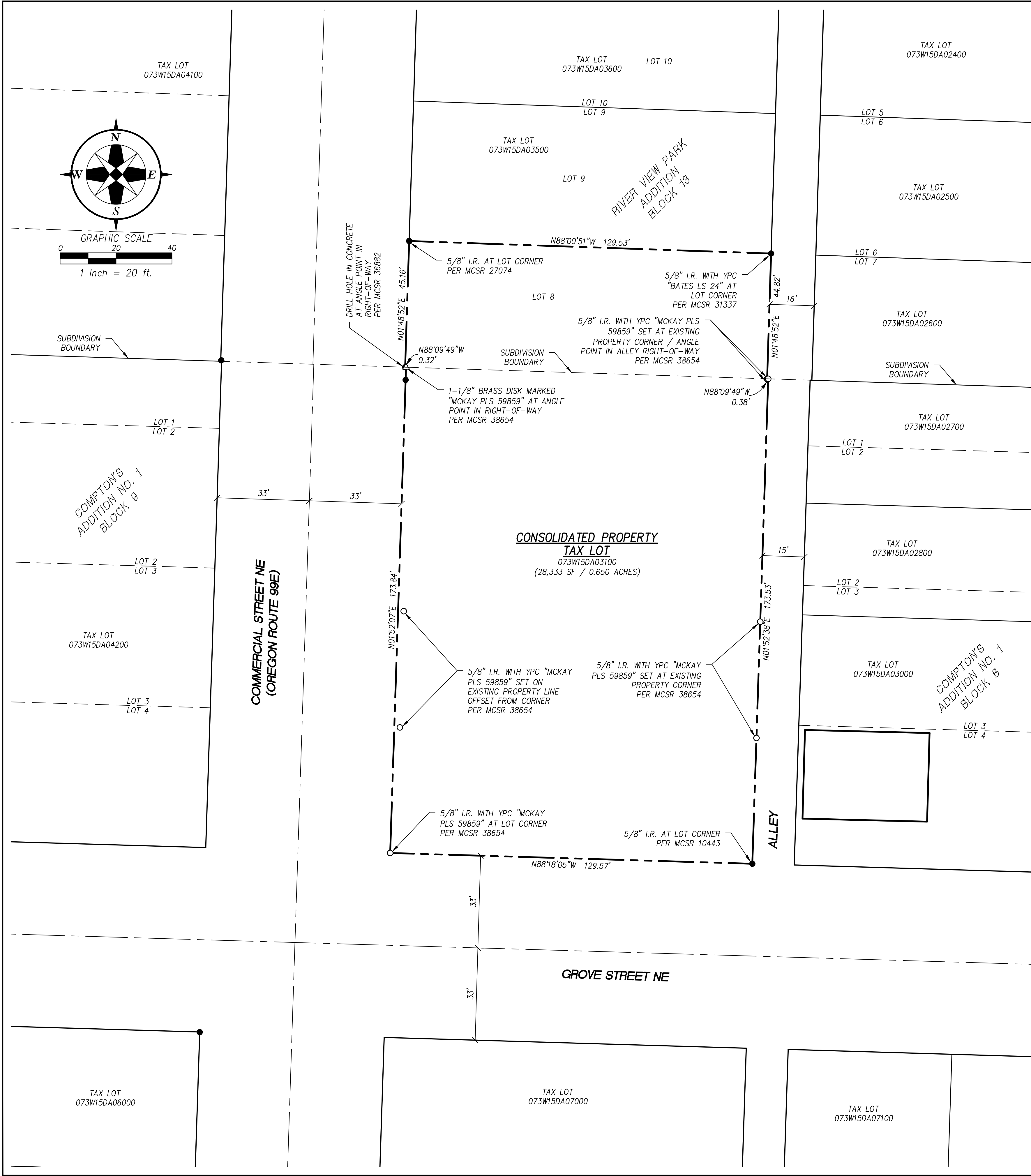
DATE: OCTOBER 4, 2022

REVISED ON:

JOB NAME: JA GROVE STREET

JOB #: 15115 SHEET C1

C:\MC Projects\15115 JA Grove St\15 Planning\15115Plan.dwg Oct 04, 2022 - 10:35pm



Oct 04, 2022 -- 10:35pm

C:\MC Projects\15115 Planning\15115Plan.dwg

DESIGNED BY: KAID E. MCKAY	
DRAWN BY: KAID E. MCKAY	
CHECKED BY: KAID E. MCKAY	
DATE:	OCTOBER 4, 2022
REVISED ON:	
JOB NAME: JA GROVE STREET	
JOB #	15115
SHEET C2	

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
KAID EDWARD MCKAY
59859
RENEWES: 12-31-2022

Mckay Consulting, LLC

(503) 648-6475

contact@mckayconsultingllc.com

Planning - Engineering - Surveying
205 SE 3rd Avenue, Suite 600
Hillsboro, Oregon 97123-4038

PROPERTY CONSOLIDATION PLAN

GROVE STREET PROPERTY CONSOLIDATION
LOTS 3100, 3200, 3300 AND 3400 OF TAX MAP 073W15DA
FOR: JOHN D. ANNAND II

Exhibit L – Geotechnical Report

GEOTECHNICAL REPORT

PROPOSED AFFORDABLE HOUSING PROJECT
VOYAGERS VILLAGE HOUSNG
2210 COMMERCIAL STREET NE
SALEM, OREGON, 97301

Prepared for:

Micronesian Islander Community
Attn: Jackie Leung
2744 12th St. SE
Salem, OR 97302

JULY 22, 2024

STRATA #24-1101

Prepared By:



Dylan Anspach, EIT
Project Engineer

Reviewed By:



Randy Goode, PE
Principal Engineer



David Rankin, RG CEG
Senior Engineering Geologist



2117 NE OREGON STREET, SUITE 502
PORTLAND, OREGON 97232
360-450-7574 MAIN
STRATA-DESIGN.CO

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APPENDIX A: FIGURES

- Figure 1: Vicinity Map
- Figure 2: Site Plan – Exploration Locations
- Figure 3: Site Plan – Proposed design

APPENDIX B: EXPLORATION DATA

- Figure 1: Compiled CPT Data
- Figure 2: Compiled Test Pit Data

1.0 INTRODUCTION

At your request, STRATA Design, LLC (STRATA) has completed this geotechnical site report for the proposed multi-family housing unit located at 2210-2230 Commercial Street NE, Salem, Oregon 97301, as indicated on the Site Vicinity map (Appendix A – Figure 1). Based on provided project documentation, we understand that the proposed project consists of constructing a new 4-level mixed use structure, with associated parking, utilities, and on-site stormwater disposal as illustrated on the proposed site layout (Appendix A – Figure 3).

This Report is intended to satisfy the guidelines/requirements for geotechnical reporting set forth by the City of Salem and OSSC prescribed code. Our scope of services will be to provide geotechnical design and construction recommendations. The development proposed involves structural alterations to the existing footings.

In satisfaction of City requirements for geotechnical engineering and reporting, our scope of services will be to provide design and construction recommendations as generally follows:

- Soil Explorations – completed 3 Cone Penetration Tests (CPT) to a depths ranging between 12 and 14' below ground surface (bgs). Completed four test pit locations to depths ranging up to 10 feet bgs.
- Infiltration Testing – Completed in one of the Test Pit locations as outlined in Figure 2 of the attached appendix.
- Developed geotechnical recommendations related to site development protocols and/or constraints based on findings (soil character, index properties, drainage properties and assumed strength properties), quantify ground settlement, bearing capacity.
- Geologic Records Research - Completed a review of nearby wells and geotechnical hole data, and of the developments surrounding your parcels. Review available photos, mapping and reports covering the property and the immediate surrounding area.
- Report Preparation - Data and information collected during the above indicated work is summarized in this geotechnical report including logs of the geotechnical explorations, topographic map of the site with boring locations, and recommendations for site preparation, excavation, and construction based on the development proposed.
- Produced a scaled, 11" x 17" site topographic map with 1-foot contours, conceptual building placement, and soil exploration location.

2.0 SITE CONDITIONS

2.1 Site Geology

According to geologic mapping¹, the site is underlain by Lower terrace deposits of the Willamette River. The locally mapped geology consists of unconsolidated to semi consolidated cobbles, gravel, sand, silt, clay, muck and organic matter of variable thickness (30-50 ft) on the lowland terraces and flood plains immediately above the major tributaries of the Willamette River. This geologic unit regionally consists of 5-20 feet of silt and clay or very fine sand overlaying 10-45 feet of moderately well-sorted sand and locally cemented gravels.

According to the United States Geological Survey (USGS) mapping of U.S. Quaternary Faults², the site is constrained by several localized faults that include the Salem-Eola Hills, Waldo Hills, Turner and Mill Creek faults. Each of the faults in the general vicinity of the site has a slip rate of less than 0.2 millimeters per year.

Although the anticipated earthquake intensity in the event of an earthquake along one of the several faults in the general vicinity of the site is not well constrained, the site is expected to experience severe ground shaking during a Cascadia Subduction Zone (CSZ) earthquake according to Oregon Department of Geology and Mineral Industries (DOGAMI)³. DOGAMI assigns “severe” ground shaking to an earthquake intensity of VIII on the Modified Mercalli Intensity (MMI) scale. The CSZ is a 600-mile long fault that trends approximately north-south and is located between 70 and 100 miles off the coast of northern California, Oregon and Washington. The CSZ is a convergent plate boundary whereby the Juan de Fuca plate subducts beneath the North American plate. During subduction processes, the Juan de Fuca plate bends and buckles as it is pushed downward until the stress builds up and finally releases. This release of energy results in earthquakes of magnitude 8.5 to 9.0+. The last recorded CSZ earthquake occurred in 1700 and the average recurrence interval of these megathrust earthquakes is 590±170 years⁴.

2.2 Landslide Mapping

From our review of geologic and landslide hazard mapping, published by Oregon Department of Geology and Mineral Industries (DOGAMI)⁵, the site is not located within an ancient or active landslide zone. According to the DOGAMI Report and Statewide Landslide Information Database for Oregon (SLIDO)⁶, the

¹ Bela, J.L, 1981, [Geology of the Rickreall, Salem West, Monmouth, and Sidney 7.5' quadrangles](#): Oregon Department of Geology and Mineral Industries, Geological Map Series 18, scale 1:24,000

² United States Geological Survey, U.S. Quaternary Faults, <https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>, accessed February 7, 2024.

³ Oregon Department of Geology and Mineral Industries (DOGAMI), Oregon HazVu: Statewide Geohazards Viewer, <https://gis.dogami.oregon.gov/maps/hazvu/>, accessed February 7, 2024.

⁴ Adams, J., Paleoseismicity of the Cascadia Subduction Zone: Evidence from turbidites off the Oregon-Washington Margin, AGU, 10.1029/TC009i004p00569, 9, 4, (569-583), (1990).

⁵ Ma, Madin, Duplantis, and Williams, 2012, Lidar-based Surficial Geologic Map and Database of the Greater Portland, et.al., Oregon DOGAMI Open-file Report O-12-02.

⁶ Oregon Department of Geology and Mineral Industries, Landslide inventory website: <http://www.oregongeology.org/slido/>, accessed November 22, 2022.

nearest location of a mapped landslide is at least 2.75 miles to the southeast from the study site. This landslide is attributed as an Pre-Historic (occurred greater than 150 years ago) translational debris slide. According to SLIDO, the project location lies within a region with low susceptibility to shallow landslide masses.

2.3 Site Conditions

STRATA visited the site on June 11th and on July 10th, 2024, to characterize the subsurface lithology, evaluate existing site conditions, and assess suitability of subsurface for the proposed structure. The total property consists of four individual rectangular tax lots (2210-2230 Commercial Street NE, Salem, Oregon 97301) which combine to a total area of approximately 0.63 acres in area. The Subject Property is currently vacant. There is evidence of former residential structures onsite, including driveways, paved areas and stone steps down to Commercial Street NE. The entirety of the Subject Property is raised above the sidewalk along Commercial Street. An unnamed alleyway is located adjacent east, beyond which are residential properties. The southwest corner of the lot has an approximately 3' high concrete retaining wall that spans approximately 20-25 feet (visually estimated). According to the proposed site plans, the retaining wall is to be replaced with a 1.5% sloped landscape bank. The site topographic map and proposed structure locations is attached as Appendix A.

2.4 Previous Report Studies

According to the provided Phase I Environmental Site Assessment⁷, the site was developed with single family residences from at least 1926 through 2006. According to section 4.6 *Historic Subject Property Operations* of this report, a ground penetrating radar survey of the property was conducted. The survey did not find evidence of heating oil tanks, drainage fields, or septic tanks. However, there is an underground phone line along Commercial Street. The report did not speak to the existence of deconstructed basements or crawl spaces in the previous dwelling locations.

Due to the previous use of the site, it is likely undocumented fill and/or foreign debris may be encountered during construction. All undocumented fill and/or foreign debris shall be over excavated to expose a firm, native subgrade. Excavations necessary for removal of the underground effects or otherwise should be properly backfilled prior to construction of the new footings, following recommendations below in *Structural Fill* section.

2.5 Subsurface Explorations

STRATA completed three mechanized Cone Penetrometer Test (CPT) across the site (Appendix A – Figure 2) on June 11th, 2024. The exploration depths ranged from approximately 12' to 14' bgs. Soils were classified using the CPT tip sensor which continuously records soil consistency. Within 2 of the 3 CPT

⁷ Phase I Environmental Site Assessment; Micronesian Islander Community – Commercial Street; Phase I Environmental Site Assessment Proposal 2210, 2216, 2220 and 2230 Commercial St NE Salem, Oregon 97301. Prepared by Cascade Environmental Solutions 7302 North Richmond Avenue Portland, Oregon 97203. Dated December 1, 2022

locations and at selected intervals, the instrument was further utilized to measure down hole shear wave velocities and groundwater level. Encountered soils can be seen below:

- **SILTY SAND (SP-ML) / SANDY SILT (ML-SP)**– This soil was encountered in various depths and within all 3 of the CPT locations. The deposits are interbedded with other fine-grained soils within approximately the upper 12 feet.
- **CLAY (CL)** – Clay deposits were encountered within all three of the CPT locations. This deposit tends to reside within the upper 2 to 4 feet of explorations.
- **Silty CLAY (CL-ML) / Clayey SILT (ML-CL)** – This soil was encountered in various depths and within all 3 of the CPT locations. The deposits are interbedded with other fine-grained soils within approximately the upper 12 feet.
- **GRAVELLY SAND (GP-SP) / SAND (SP)** – Fine grain deposits in all 3 of the CPT locations were underlain by impenetrable dense deposits of gravelly sand or sand. These layers were typically encountered beyond 11' bgs.

At the time of our subsurface investigation, as measured by the CPT tip sensor via hydrostatic drawdown recordings, no groundwater was encountered within the depths explored. Additionally, a water level indicator was used in all three of the subsurface explorations after the CPT tooling was removed. Per the water level indicator, no ground water was encountered.

STRATA Design returned to the site on July 10th, 2024 to conduct infiltration testing as well as conduct a test pit investigation in the approximate location of the previously deconstructed historic dwellings. STRATA completed four test pit explorations excavated to depths of 5-10 feet below ground surface (bgs). The approximate locations of the explorations are shown on Figure 2 – Appendix A. Logs of the explorations are attached (Appendix B). The soils were classified in general accordance with *ASTM D2488 – Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*. Soil consistency was estimated and should be considered approximate. Summaries of the encountered materials are listed below:

- **FILL** – Fill material was within the upper 2' in almost all of the test pit locations. Fill Material consisted of medium stiff Silt that had construction materials such as concrete, plastic, wood, glass etc. throughout the lithology. These encountered structural materials are likely evidence of historic structure foundation depths or inadequate fill material placement.
- **SILT** – Silt (ML) was encountered in the upper 5' and is a medium stiff to stiff Silt with some clay and various percentage of predominantly fine-grained sand resulting in medium plasticity.
- **CLAY** – Clay (CL) was encountered in most of the test pit locations at various depths. Typically characterized by medium stiff consistency, medium plasticity, and trace to some silt and sand material
- **SILTY SAND** – Silty Sand (SM) was only encountered during test pit exploration in TP-3 at a depth of 9 feet bgs. This layer was characterized by medium dense consistency and low plasticity.

- **Silty CLAY (CL-ML) / Clayey SILT (ML-CL)** – These materials were identified in all test pit locations at various depths. These layers typically consisted of medium stiff to stiff consistency and medium plasticity.

Please Note:

All Test Pit explorations were backfilled with spoils generated during the exploration process. The backfill was loosely compacted with a Takeuchi TB240 Compact Excavator. As is typical with Test Pit explorations, the backfill was not compacted to structural fill specifications. During site development we recommend surveying the locations of all Test Pits. Test Pits may be located within settlement sensitive areas (e.g., future foundations or pavements). If soft, loose, or otherwise unsuitable soils are encountered, it may be necessary to over-excavate unsuitable soils and replacement with material meeting project-specific structural fill standards. Additionally, evidence of historic structure foundations or construction material was generally found within the upper 2' bgs. In Test Pit 2, a large brick fragment was found at a depth of 7.5 feet bgs, suggesting evidence of a buried/backfilled basement at this depth. Please refer to section 3.0 Geotechnical Recommendations for recommendations on over-excavation of soft material and placement of structural fill.

In addition to our above explorations, we obtained four nearby boring records for an exploration depths of approximately 30 feet. The nearby borehole records referenced are all located within a 600 foot radius of the site. Per the public borehole records, fine grained materials were encountered within the upper 10-20 feet. In all the referenced records, the fine-grained deposits were underlain by deposits of sand and gravels.

2.6 Groundwater

We did not encounter groundwater within the depths explored at the site. In the above referenced nearby borings of record, static ground water levels were encountered at approximately 22' bgs. We anticipate that groundwater will not be encountered based on the depth of the proposed structure footing excavations and the depth to regional groundwater. However, perched groundwater may be encountered, particularly during periods of heavy rainfall. Management of the roof downspouts and rainwater in general will be key to attaining long term assurance of subgrade performance.

Note that groundwater levels can fluctuate during the year depending on climate, irrigation season, extended periods of precipitation, and other factors.

3.0 GEOTECHNICAL RECOMMENDATIONS

3.1 General

As presented in the Report, based on the results and analysis of our subsurface explorations, we are able to make a determination that the soils are structurally sound for placement of the proposed shallow, spread concrete footings.

The conclusions and recommendations presented in this report are based on the information provided to us, and our professional judgment. STRATA should be consulted for further recommendations if the

design and/or location of the proposed development changes, or variations and/or undesirable geotechnical conditions are encountered during site development.

3.2 Stormwater Infiltration

STRATA completed an Encased Falling Head infiltration at the location as seen on Figure 2 (attached) at a depth 5 feet bgs. Testing was carried out in general accordance with test criteria set forth in the City of Salem Department of Public Works Administrative Rules, Chapter 109, Division 004 Appendix C, Infiltration Testing Requirements. After a period of saturation, the height of the water column in the pipe was then measured initially and at regular timed intervals. Results of our field infiltration testing are presented in Table 1 below:

Table 1 - Infiltration Test Results

TEST LOCATION	DEPTH (feet bgs)	FIELD MEASURED INFILTRATION RATE (in/hr)	Soil Classification
INFIL - 1	5	0.1	SILT (ML)

The infiltration listed in Table 1 is not a permeability/hydraulic conductivity, but a field-measured rate, and does not include correction factors related to long-term infiltration rates. The design engineer should determine the appropriate correction factors to account for the planned level of pre-treatment, maintenance, vegetation, siltation, etc. Field measured infiltration rates are typically reduced by a minimum factor of safety of 2 to 4 for use in design.

Soil types can vary significantly over relatively short distances. The infiltration rate(s) as noted above are representative of one discrete location and depth. Installation of infiltration systems within the layer of field rate was measured is considered critical to the proper performance of the systems.

3.3 Site Preparation and Grading

We anticipate only minor stripping and clearing will be required for the new footing areas. Areas of proposed new development should be stripped of organic-rich topsoil. Stripping may need to extend into non-organic firm stratum of soil. Additional overexcavating could be required in areas where significant roots or deeper soft soil zones are present. Undocumented fill or excessively wet or soft soils should be removed to expose firm native soil. Excavations necessary for removal of the underground effects or otherwise should be properly backfilled prior to construction of the new footings, following recommendations below in *Structural Fill* section.

Over-excavations should be backfilled with structural fill. Grades should be developed and maintained to drain surface and roof runoff away from structures and other site improvements. Permanent cut and fill slopes should be planned no steeper than 2H:1V (Horizontal:Vertical). Following the site subgrade preparation, the area should be evaluated for the presence of soft, yielding soils.

Unsupported excavations should be maintained outside of a 1H:1V downward projection from a 5-foot setback established from the base of the existing footings, or other structures. Excavations that must be

inside of this zone should be supported by temporary shoring designed for moment resistance for the full height of the excavation, including kickout for the full buried depth of the retaining system.

3.4 Structural Fill

Import materials typically used for structural fill include 1.5-inch-minus or 4-inch-minus crushed rock, depending on the application. Materials greater than 4 inches in diameter are not unsuitable for use as structural fill. Imported granular structural fill should consist of crushed rock that is fairly well graded between coarse and fine particle sizes, and should contain no organic matter, debris, or particles larger than 4 inches, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. For the footing base pads, the percentage of fines can be increased (to 12 percent) if placed during dry weather, and provided the fill material is moisture-conditioned, as necessary, for proper compaction. For fine grading purposes, the maximum particle size should be limited to no more than 3/4 inches for granular fill placed under structural elements (footings, concrete slabs, etc.). Separation geotextiles and geogrid reinforcement of subgrade soils may be utilized to stabilize soft, yielding areas.

Structural fill should be placed in lifts with a maximum compacted thickness of about 12 inches. Structural backfill should be compacted to a minimum of 95 percent of the material's maximum dry density as determined in general accordance with ASTM D1557 (Modified Proctor).

3.5 Shallow Spread Foundations

Based on our understanding of the proposed development, shallow spread footings and/or thickened edge slab footings may be utilized for building support provided they are founded on undisturbed, competent subgrade. An allowable bearing capacity of 2,000 psf may be utilized in design, when bearing in the fine-grained soils. This bearing pressure assume competent, undisturbed subgrade conditions. They are a net bearing pressure, and apply to the total of dead and long-term live loads. The allowable pressure used for design may be increased by a factor of 1.5 when considering seismic or wind loads.

It is necessary that foundations and structural fill bear on competent native soils which have been field-verified by the geotechnical engineer during construction. If soft, loose, or otherwise unsuitable soils are encountered, over-excavation may be recommended to mitigate those soils. The resulting over-excavation should be brought back to grade with structural fill. Structural fill for footings should be constructed a minimum of 12 inches wider on each side of the footing for every vertical foot of over-excavation below the concrete footing base. Excavations near footings should not extend within a 1H:1V plane projected downward from the outside, bottom edge of the footings.

Placement of foundation drains is recommended at the base elevations of footings on the outside of the footings. Foundation drains should consist of a minimum 4-inch- diameter, perforated, PVC drainpipe wrapped with a non-woven geotextile filter fabric. The drains should be backfilled with a minimum of 2 cubic feet of open graded drain rock per lineal foot of pipe. The drain rock should be encased in a geotextile fabric in order to provide separation from the surrounding soils. Foundation drains should be positively sloped and should outlet to an appropriate discharge point. Alternatively, it is conceivable

that the foundation drains can infiltrate into the underlying SAND stratum, provided that stratum is exposed by way of overexcavation below footings thus allowing downward drainage.

3.5.1 Settlement

Where utilizing shallow spread footings and/or a thickened edge, reinforced slab for the building foundations, we estimate that the structure will experience no more than 1 inch of total settlement and 1/2-inch of differential settlement under the assumed loading. This assumes that subgrade soils are verified in the field by the geotechnical professional as undisturbed, competent native soil or bedrock.

3.5.2 Lateral Resistance

Lateral loads can be resisted by passive earth pressure on the sides of footings and grade beams, and by friction at the base of the footings. A passive earth pressure of 250 pounds per cubic foot (pcf) may be used for footings confined by native soils and new structural fills. The allowable passive pressure has been reduced by a factor of two to account for the large amount of deformation required to mobilize full passive resistance. Adjacent floor slabs or the upper 12-inch depth of adjacent unpaved areas should not be considered when calculating passive resistance. For footings supported on native soils or new structural fills, use a coefficient of friction equal to 0.35 when calculating resistance to sliding. These values do not include a factor of safety.

3.6 Floor Slabs

Satisfactory subgrade support for floor slabs constructed on grade, supporting up to 150 psf area loading, can be obtained from the undisturbed, competent native soil or on structural fill that extends to this material. Where undocumented fill soils or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with structural fill.

Base rock material placed directly below the slab should have a maximum particle size of ¾-inch or less. For floor slabs constructed as recommended, a static modulus of subgrade reaction of 120 kips per cubic foot (kcf), or 240 kcf for dynamic modulus, is recommended for design. Floor slabs constructed as recommended will likely encounter total settlement of no greater than 1-inch. For general floor slab construction, slabs should be jointed around columns and walls to permit slabs and foundations to settle differentially.

The crushed rock base recommended may also serve as a capillary break in providing some protection against moisture intrusion. Ultimately, use of a vapor retarding membrane or other additional vapor barrier will be determined by the architect and/or owner. If a vapor retarder or vapor barrier is placed below the slab, its location should be based on current American Concrete Institute (ACI) guidelines, ACI 302 Guide for Concrete Floor and Slab Construction.

3.7 Pavement Design

The provided pavement recommendations were developed using the American Association of State Highway and Transportation Officials (AASHTO) design methods and references the associated Oregon Department of Transportation (ODOT) specifications for construction. Our evaluation considered a maximum of two trucks per day for a 20-year design life.

The minimum recommended pavement section thicknesses are provided in Table 2. Depending on weather conditions at the time of construction, a thicker aggregate base course section could be required to support construction traffic during the preparation and placement of the pavement section.

Table 2. Minimum AC Pavement Sections - LOOKS THIN; ASK CORY

Traffic Loading	AC (inches)	Base Course (inches)	Subgrade
Pull-in Car Parking Only	3	9	To be verified in construction. Subgrade shall pass ASTM proofroll test
Drive Lanes and Access Roads	4	12	

The asphalt cement binder should be selected following ODOT SS 00744.11 – Asphalt Cement and Additives. The AC should consist of ½-inch hot mix asphalt concrete (HMAC) with a maximum lift thickness of 3 inches. The AC should conform to ODOT SS 00744.13 and 00744.14 and be compacted to 91 percent of the maximum theoretical density (Rice value) of the mix, as determined in accordance with ASTM D2041.

Heavy construction traffic on new pavements or partial pavement sections (such as base course over the prepared subgrade) will likely exceed the design loads and could potentially damage or shorten the pavement life; therefore, we recommend construction traffic not be allowed on new pavements or that the contractor take appropriate precautions to protect the subgrade and pavement during construction.

If construction traffic is to be allowed on newly constructed road sections, an allowance for this additional traffic will need to be made in the design pavement section.

3.8 Temporary Excavation and Shoring

In accordance with OR-OSHA, temporary exposed cut excavations of more than 4 feet should be sloped or shored. The contractor shall be responsible for maintaining safe excavation of the slopes and/or shoring. From our site characterization, soils to the depths explored are consistent with a OSHA Type B soil designation. OSHA specifies that temporary slope laybacks for this soil may be planned as steep as 1H:1V. STRATA will avail themselves to be consulted to review the contractor's shoring plan prior to construction.

If significant seepage, running-soil conditions, or slope instability become evident during excavation, flatter slopes may be necessary. Some minor amounts of sloughing, slumping, or running of temporary slopes should be anticipated during and shortly after excavation. Open-cut excavations should be completed and backfilled in the shortest practical sequence. In our opinion, the short-term global stability of temporary slopes will be adequate if surcharge loads due to construction traffic, vehicle parking, material laydown, foundations for existing nearby structures, etc., are maintained a horizontal distance equal to the height of the slope away from the top of the excavation. However, smaller horizontal offsets may be appropriate for surcharge loads that act over smaller areas, such as point loads and foundation loads of limited areal extent. In this regard, any planned temporary excavation slopes in close proximity to the existing structures at the site should be reviewed by a qualified geotechnical engineer prior to construction.

Other measures that should be implemented to reduce the risk of localized sloughing or failures of temporary slopes include 1) using geotextile fabric to protect the exposed slopes from surface erosion; 2) providing positive drainage away from the top and bottom of the excavation slopes; 3) constructing and backfilling embedded structures or overexcavated areas as soon as practical after completing the excavation; and 4) periodically monitoring the slopes and the areas around the top of the excavation for evidence of distress or ground cracking.

It is recommended that heavy construction equipment, building materials, excavated soil, and vehicular traffic not be allowed within a distance equal to $1/3$ of the slope height from the top of any excavation. Temporary excavations and cut slopes should be monitored by the contractor during construction based on actual observed soil conditions. Cut slopes may require more layback in the extreme wet seasons and/or be covered with clear plastic sheets. During the time of our investigation, groundwater was not observed. Perched groundwater may be present within excavations, particularly during the wet season. If groundwater or seepage is encountered during construction, the stability of the excavation or trench may be undermined. If this occurs, the sidewalls should be flattened or shored.

It is the contractor's responsibility to select the excavation and dewatering methods, to monitor excavations for safety, and to provide any shoring required to protect personnel and adjacent improvements. All excavations should be in accordance with applicable OSHA and State regulations.

3.9 Utility Trenches

Trench backfill for the utility pipe base and pipe zone should consist of import, well-graded crushed rock with a maximum particle size of 1.5-inches and less than 7 percent fines content. Backfill should be placed in accordance with the pipe manufacturer's recommendations. In the absence of manufacturer guidelines, backfill in the pipe zone and trench backfill throughout

should be placed in maximum 10-inch-thick loose lifts and compacted to not less than 95 percent of the material's maximum dry density, as determined in general accordance with ASTM D698.

3.10 Wet Weather Considerations

We recommend stabilizing the areas of the site experiencing heavily loaded construction traffic with a support layer of crushed rock with 3-inch or greater particle size. Silt fences, inlet protection, soil stockpile covers, etc., are required to reduce sediment transport during construction to acceptable levels. Measures to reduce erosion should be implemented in general accordance with project civil site plan and state, county, and city regulations.

4.0 Seismic Design

We anticipate the project will likely be designed in accordance with the current International Building Code (IBC) and the 2021 Oregon Structural Specialty Code. For seismic design, the current IBC references American Society of Civil Engineers (ASCE) document 7-16, titled "Minimum Design Loads and Associated Criteria for Buildings and Other Structures" (ASCE 7-16). The current IBC and ASCE 7-16 seismic hazard levels are based on a Risk-Targeted Maximum Considered Earthquake (MCE_R).

4.1 Liquefaction Hazards

In general, liquefaction occurs when deposits of loose/soft, saturated, cohesionless soils, generally sands and sandy silts, are subjected to strong earthquake shaking. If these deposits cannot drain quickly enough, then the pore water pressures can increase and approach the value of the overburden pressure. When the pore water pressure increases to this value, the shear strength of the soil trends toward zero, causing a liquefiable condition. As seen in the attached CPT records, cohesionless soils are not encountered until approximately 12' bgs. Local borehole records place groundwater levels at approximately 22' bgs. Therefore, we consider the liquefaction hazard to be low.

4.2 Seismic Design Parameters

Based on our review of the 2021 IBC and soils disclosed by our subsurface explorations, we recommend using Site Class D to evaluate the seismic design of the structure. The maximum horizontal-direction spectral response accelerations S_S and S_1 were obtained from the USGS Seismic Design Maps for the project coordinates. Site coefficients F_a and F_v were used to develop the Site Class D MCE_R -level spectrum in accordance with Section 11.4 of ASCE 7-16. However, Section 11.4.8 of ASCE 7-16 requires a ground-motion hazard analysis be completed for structures on Site Class D sites to determine the F_v coefficient when the S_1 parameter is greater than or equal to 0.2 g. The code provides an exception that waives the ground-motion hazard analysis if the seismic-response coefficient, C_s , is determined in accordance with Section 11.4.8, Exception 2, of ASCE 7-16.

We anticipate the response coefficient will be developed as discussed above; therefore, the code-based, Site Class D, ground-surface MCE_R response spectrum is appropriate for design of the structures. The design-level response spectrum is calculated as two-thirds of the ground-surface MCE_R spectrum.

Based on our investigation, the parameters in Table 1 should be used to compute seismic base shear forces if the site improvements are designed using the applicable provisions of the current editions of the IBC.

Table 1 - Seismic Ground Motion Values

Parameter		Design Value*
Mapped Acceleration Parameters	Spectral Acceleration, 0.2 second (S_s)	0.828 g
	Spectral Acceleration, 1.0 second (S_1)	0.414 g
Coefficients (Site Class D)	Site Coefficient, 0.2 sec. (F_A)	1.169
	Site Coefficient, 1.0 sec. (F_V)	N/A
Adjusted MCE Spectral Response Parameters	MCE Spectral Acceleration, 0.2 sec. (S_{MS})	0.967 g
	MCE Spectral Acceleration, 1.0 sec. (S_{M1})	N/A g
Design Spectral Response Accelerations	Design Spectral Acceleration, 0.2 seconds (S_{DS})	0.645 g
	Design Spectral Acceleration, 1.0 second (S_{D1})	N/A g

- 1) Exception 2 of Section 11.4.8 should be considered when evaluating base shear calculations in Section 12.8.
- 2) The S_{D1} value is intended only for calculating T_s

5.0 ADDITIONAL SERVICES AND CONSTRUCTION OBSERVATION

Because the future performance and integrity of the structural elements will depend largely on proper site preparation, drainage, fill placement, and construction procedures, monitoring and testing (geotechnical special inspection) by experienced geotechnical personnel should be considered an integral part of the design and construction process. Consequently, we recommend that STRATA be retained to provide the following post-investigation services:

- Review construction plans and specifications to verify that our design criteria presented in this report have been properly integrated into the design.
- Attend a pre-construction conference with the design team and contractor to discuss geotechnical construction issues, erosion control measures, and maintain slope stability.
- Observe placement of fill and conduct density testing of structural fill.
- Conduct density testing of underground utility backfill.
- Observe proof rolling of pavement and curb line base rock and compaction of asphalt pavement as it is placed.
- Observe pavement and structure and retaining wall footing subgrade before footings are constructed to verify the soil conditions.
- Prepare a post-construction letter-of-compliance summarizing our field observations, inspections, and test results.

6.0 LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers, for aiding in the design and construction of the proposed development and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part,

without the express written consent of the client and STRATA. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure the correct implementation of the recommendations.

The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, field explorations, laboratory testing, and engineering analyses. It is possible that soil, rock, or groundwater conditions could vary between or beyond the points explored. If soil, rock, or groundwater conditions are encountered during construction that differ from those described herein, the client is responsible for ensuring that STRATA is notified immediately so that we may reevaluate the recommendations of this report.

Unanticipated fill, soil, and rock conditions, and seasonal soil moisture and groundwater variations are commonly encountered and cannot be fully determined by merely taking soil samples or completing explorations such as soil borings or test pits. Such variations may result in changes to our recommendations and may require additional funds for expenses to attain a properly constructed project; therefore, we recommend a contingency fund to accommodate such potential extra costs.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations presented herein. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings; therefore, this report should not be relied upon after three years from its issue or if the site conditions change.

STRATA recommends that the geotechnical design review take place prior to releasing bid packets to contractors. We recommend that the geotechnical engineer or their representative be included in attending the project pre-construction meetings.

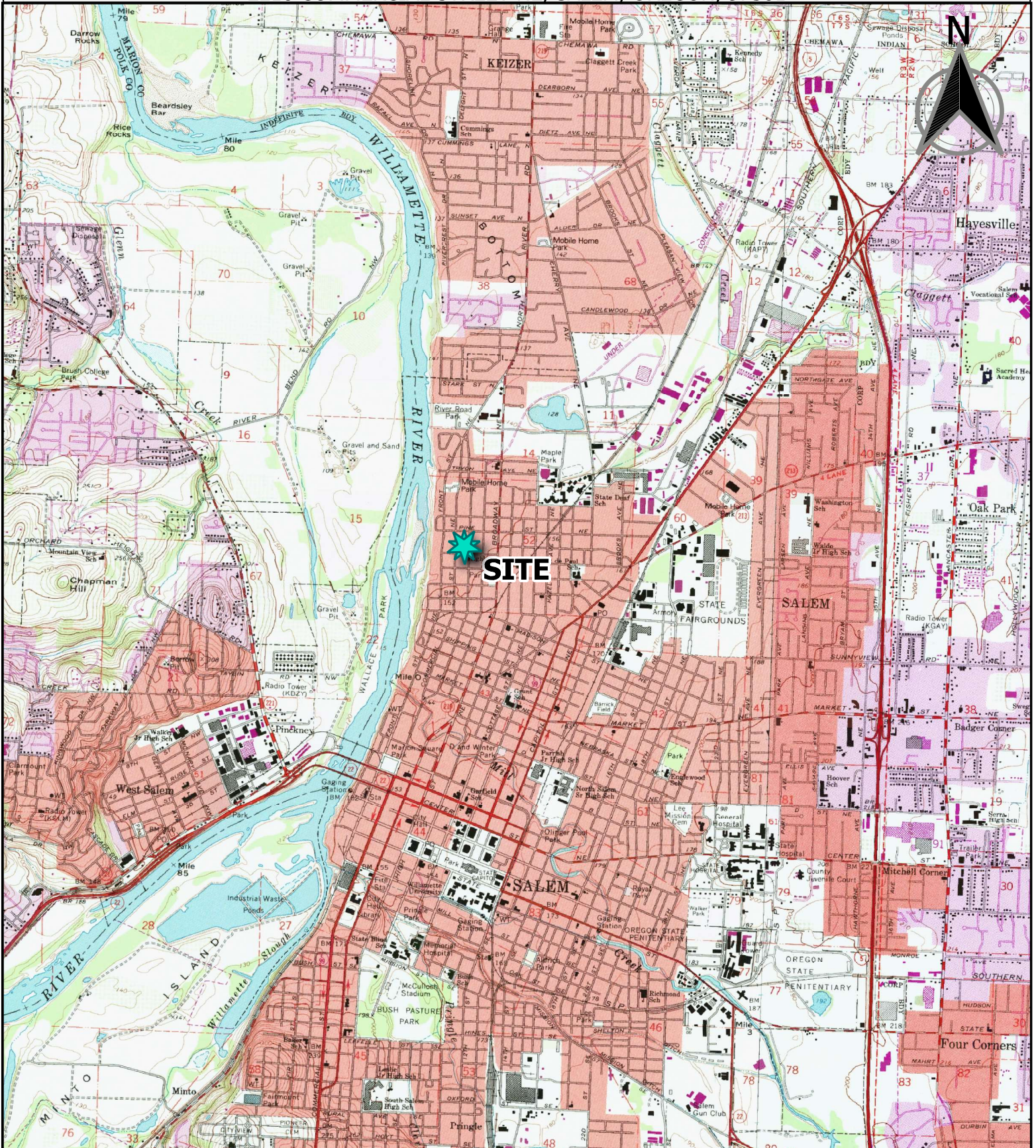


APPENDIX A: FIGURES

- Figure 1 – Vicinity Map
- Figure 2 – Existing Conditions & Subsurface Exploration
- Figure 3 - Site Plan Proposed

FIGURE 1 SITE VICINITY MAP

PROPOSED AFFORDABLE HOUSING PROJECT
2210 COMMERCIAL STREET NE, SALEM, OREGON, 97301



0

5,000

10,000 ft



SUBSURFACE EXPLORATIONS

VOYAGERS VILLAGE HOUSING
2210 COMMERCIAL STREET NE
SALEM, OREGON, 97301

Legend

- Project Boundary
- CPT
- 10' contours
- 1' contours
- County Parcels
- Test Pit & Infiltration (Approximate Locations)

Aerial base map from Google Earth

Lot lines shown are from GIS and should be considered approximated

STRATADESIGN

JULY 11TH, 2024
Job #24-1101

Figure 2



SITE MAP



SITE CONTEXT



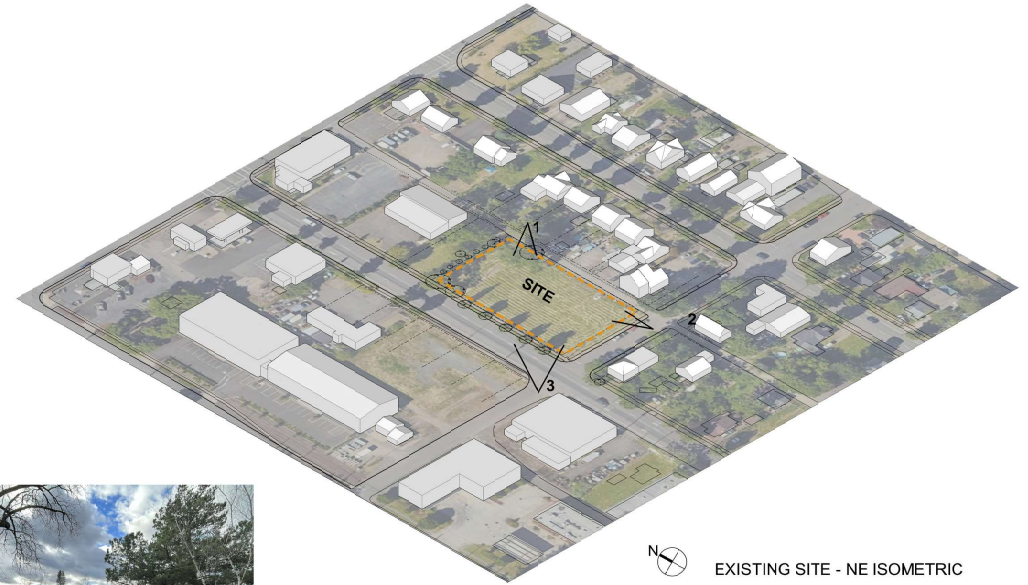
1. LOOKING SOUTHWEST FROM ALLEY



2. LOOKING NORTH FROM GROVE ST.



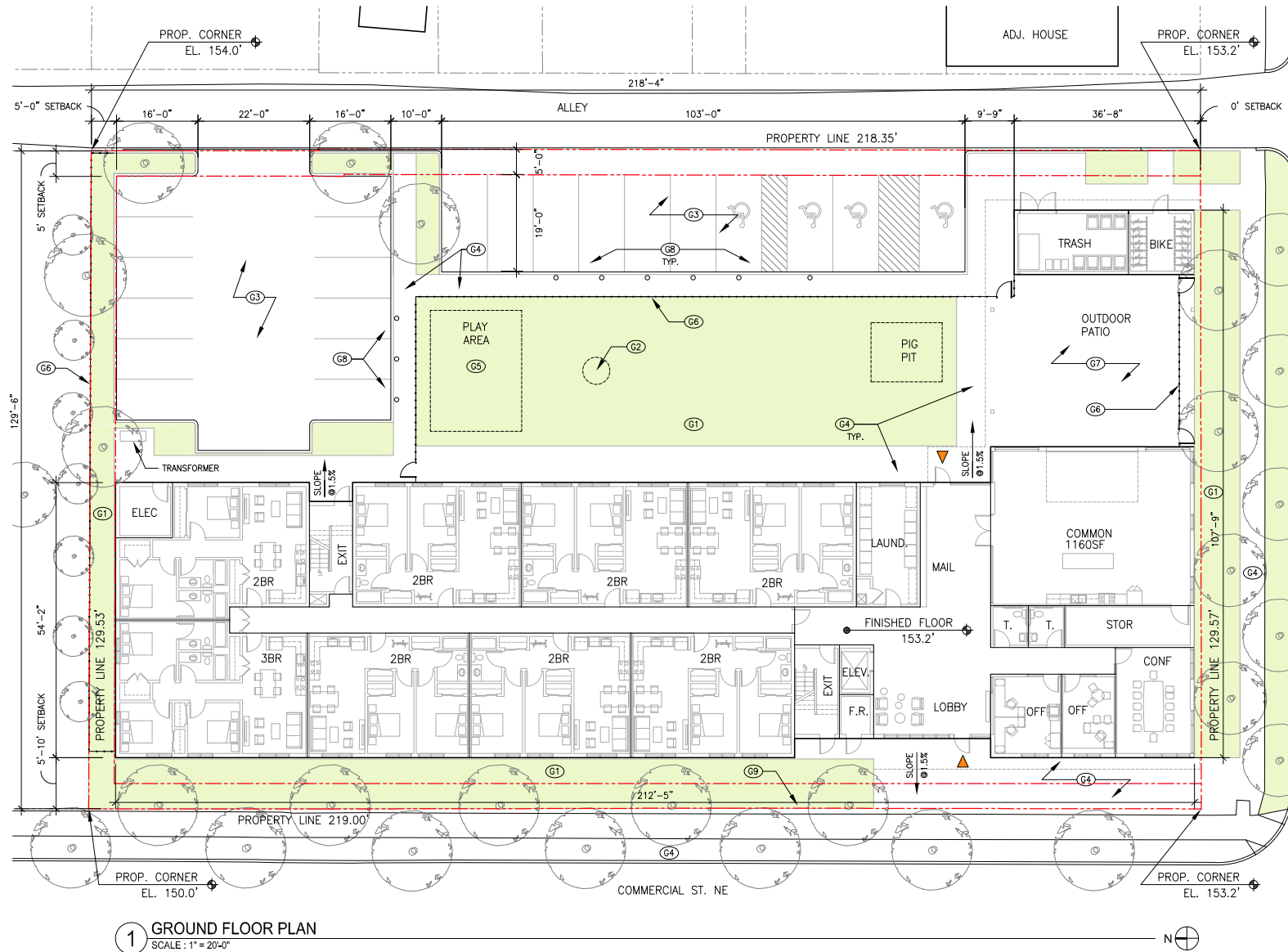
3. LOOKING EAST FROM ACROSS COMMERCIAL ST.



EXISTING SITE - NE ISOMETRIC

SITE CONTEXT

- SITE IS AT NE INTERSECTION OF COMMERCIAL AND GROVE
- COMMERCIAL STREET IS MORE ACTIVE
- GROVE STREET IS QUIETER (INCLUDING ALLEY)
- SURROUNDING BUILDINGS ARE PRIMARILY LOW-RISE COMMERCIAL
- RESIDENTIAL ACROSS ALLEY AND GROVE ST IS PRIMARILY 1 AND 2 STORY
- SITE RECENTLY CHANGED TO ZONE MU-1
- GOOD SOLAR ACCESS FOR SITE
- PRIMARY VEHICLE ACCESS OCCURS FROM ALLEY
- SITE IS PRIMARILY FLAT, WITH SMALL CONCRETE RETAINING WALL ALONG COMMERCIAL TO BE REMOVED AND REPLACED WITH LANDSCAPED BANK
- BUILDING FINAL GRADES TO BE DESIGNED TO BE FULLY ACCESSIBLE, WHILE STILL PROVIDING DRAINAGE AWAY FROM BUILDINGS.



GENERAL MATERIAL & SYSTEM NOTES

FOUNDATION SYSTEM TO BE REINFORCED CONCRETE SPREAD FOOTINGS, FOUNDATION WALLS, AND SLAB ON GRADE, RESILIENT FLOORING IN THE UNITS, CARPET TILE IN THE HALLWAYS. PROVIDE APPROPRIATE GRAVEL SUBSTRATE AND VAPOR BARRIER. PROVIDE 2" RIGID INSULATION BELOW GRADE AT BUILDING PERIMETER.

SECOND THRU FOURTH FLOOR FRAMING ASSEMBLY TO BE WOOD, TJI'S, BATT OR BLOWN-IN INSULATION, PLYWOOD SUBFLOORING, GYPCRETE TOPPING, RESILIENT FINISH FLOORING IN THE UNITS, CARPET TILE IN THE HALLWAYS.

TYPICAL ROOF ASSEMBLY FRAMING TO BE GABLE WOOD TRUSSES, PLYWOOD SHEATHING, AND ASPHALTIC SHINGLE ASSEMBLY.

EXTERIOR WALL FRAMING TO BE 2X6 WOOD, WITH BATT OR BLOWN-IN INSULATION, PLYWOOD SHEATHING AND BREATHABLE WRB, RAIN-SCREEN SIDING ASSEMBLY, PRIMARILY CEMENTITIOUS CLADDING - LAP SIDING, PAINTED. GROUND FLOOR TO BE MASONRY, NORMAN, GROUND-FACE CMU, OR SIM.

INTERIOR WALL FRAMING TO BE 2X4 OR 2X6 WOOD, DEPENDING ON BEARING WALL LOCATIONS, WITH TYPE X GYPBOARD, ACOUSTIC INSULATION, AND RESILIENT CHANNELS.

INTERIOR FINISHES TO INCLUDE RESILIENT FLOORING IN THE KITCHENS, BATHROOMS, LIVING ROOM AND BEDROOMS, CLOSET SHELF AND ROD, ETC. KITCHEN AND BATH CABS AND COUNTERTOPS TO BE HIGH QUALITY BUT FRUGAL PLASTIC LAMINATE (LANZ, OR SIM.) UNIT ENTRY DOORS SC WOOD, UNIT INTERIOR DOORS HC WOOD, (LYNDEN OR SIM.)

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BUILDING SYSTEMS & MATERIAL ASSEMBLIES TO COMPLY WITH EARTH ADVANTAGE (EA) REQUIREMENTS (GOLD ASSUMED).

RESIDENTIAL UNIT MIX NOTES

3-BR ATYPICAL UNIT	924sf	x 3 UNITS	=	2,772sf
3-BR TYPICAL UNIT	905sf	x 10 UNITS	=	9,050sf
2-BR ATYPICAL UNIT	791sf	x 1 UNITS	=	791sf
2-BR ATYPICAL UNIT	740sf	x 3 UNITS	=	2,220sf
2-BR ATYPICAL UNIT	733sf	x 9 UNITS	=	6,597sf
2-BR TYPICAL UNIT	717sf	x 12 UNITS	=	8,604sf
1-BR TYPICAL UNIT	502sf	x 3 UNITS	=	1,506sf
NET RESIDENTIAL UNITS	41 UNITS		=	31,540sf

(ALL RESIDENTIAL UNITS AND COMMON AREAS ARE TO BE VISITABLE, WITH 4 UNITS FULLY ACCESSIBLE, REMAINING UNITS ADAPTABLE.)

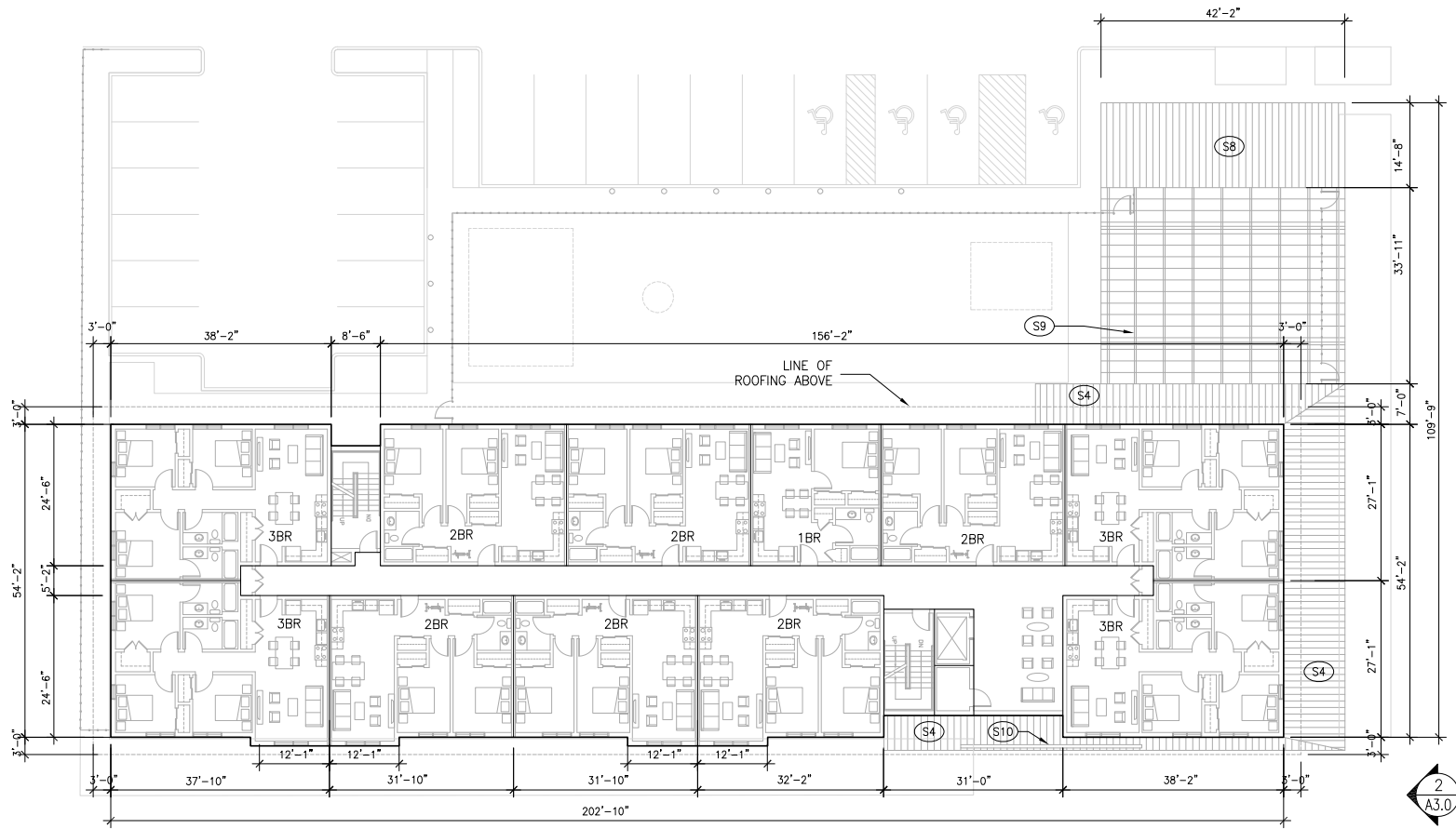
OVERALL UNIT PLANS ARE COMPACT BUT EFFICIENT - AS ALL ROOM AREA AND DIMENSIONS MEET OHCS CDM STANDARDS.

COMMUNITY ROOM, OFFICES, SUPPORT AREAS, STORAGE, CIRCULATION, ETC. = 13,254sf

GROSS ENCLOSED AREA = 44,794sf

SITE PLAN NOTES

- G1 SITE LANDSCAPING
- G2 SITE STORMWATER RETENTION (BELOW GROUND DRYWELL)
- G3 CONCRETE OR ASPHALTIC PARKING AREA
- G4 CONCRETE SIDEWALKS
- G5 SITE FURNISHINGS AND PLAY EQUIPMENT
- G6 SITE PRIVACY/SECURITY FENCING & GATES
- G7 COVERED OUTDOOR PATIO
- G8 EV CHARGING STATIONS
- G9 EXISTING LOW CONCRETE RETAINING WALL TO BE REPLACED WITH LANDSCAPED SLOPE DOWN TO SIDEWALK



1 TYPICAL FLOOR PLAN
SCALE: 1" = 20'-0"

GENERAL MATERIAL & SYSTEM NOTES

FOUNDATION SYSTEM TO BE REINFORCED CONCRETE SPREAD FOOTINGS, FOUNDATION WALLS, AND SLAB ON GRADE, RESILIENT FLOORING IN THE UNITS, CARPET TILE IN THE HALLWAYS. PROVIDE APPROPRIATE GRAVEL SUBSTRATE AND VAPOR BARRIER. PROVIDE 2" RIGID INSULATION BELOW GRADE AT BUILDING PERIMETER.

SECOND THRU FOURTH FLOOR FRAMING ASSEMBLY TO BE WOOD, TJI'S, BATT OR BLOWN-IN INSULATION, PLYWOOD SUBFLOORING, GYPCRETE TOPPING, RESILIENT FINISH FLOORING IN THE UNITS, CARPET TILE IN THE HALLWAYS.

TYPICAL ROOF ASSEMBLY FRAMING TO BE GABLE WOOD TRUSSES, PLYWOOD SHEATHING, AND ASPHALTIC SHINGLE ASSEMBLY.

EXTERIOR WALL FRAMING TO BE 2x6 WOOD, WITH BATT OR BLOWN-IN INSULATION, PLYWOOD SHEATHING AND BREATHABLE WRB, RAIN-SCREEN SIDING ASSEMBLY, PRIMARILY CEMENTITIOUS CLADDING - LAP SIDING, PAINTED. GROUND FLOOR TO BE MASONRY, NORMAN, GROUND-FACE CMU, OR SIM.

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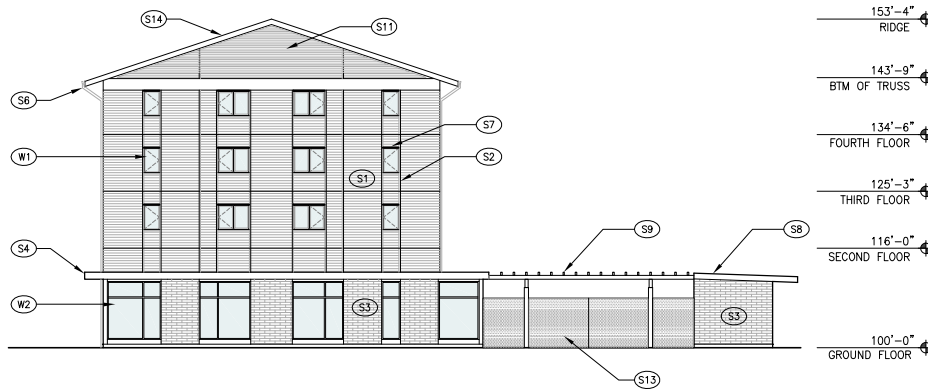
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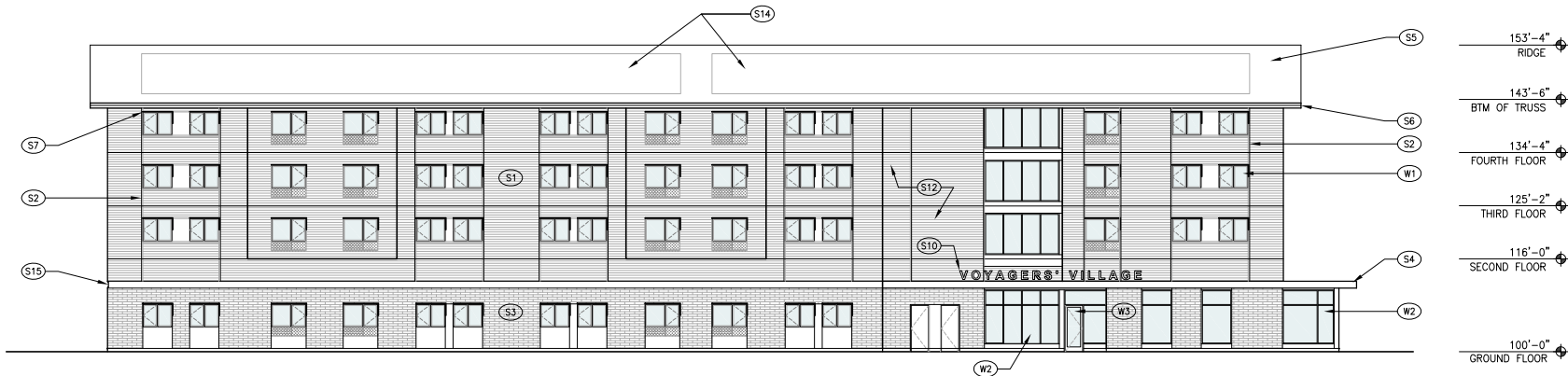
GROSS ENCLOSED AREA = 44,794sf

SITE PLAN NOTES

- (S4) ENTRANCE CANOPY, METAL CLAD TOP AND FASCIA, GYP. SOFFIT UNDERSIDE, WITH RECESSED LIGHTING
- (S5) ASPHALTIC ROOFING
- (S8) STANDING SEAM METAL LOW-SLOPE ROOFING
- (S9) STEEL AND WOOD TRELLIS STRUCTURE
- (S10) ALUMINUM CUT LETTER SIGNAGE, POWDERCOATED



2 ELEVATION - SOUTH
SCALE: 1" = 20'-0"



1 ELEVATION - WEST
SCALE: 1" = 20'-0"

GENERAL MATERIAL AND SYSTEM NOTES

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BUILDING SYSTEMS & MATERIAL ASSEMBLIES TO COMPLY WITH EARTH ADVANTAGE (EA) REQUIREMENTS (GOLD ASSUMED).

MATERIALS

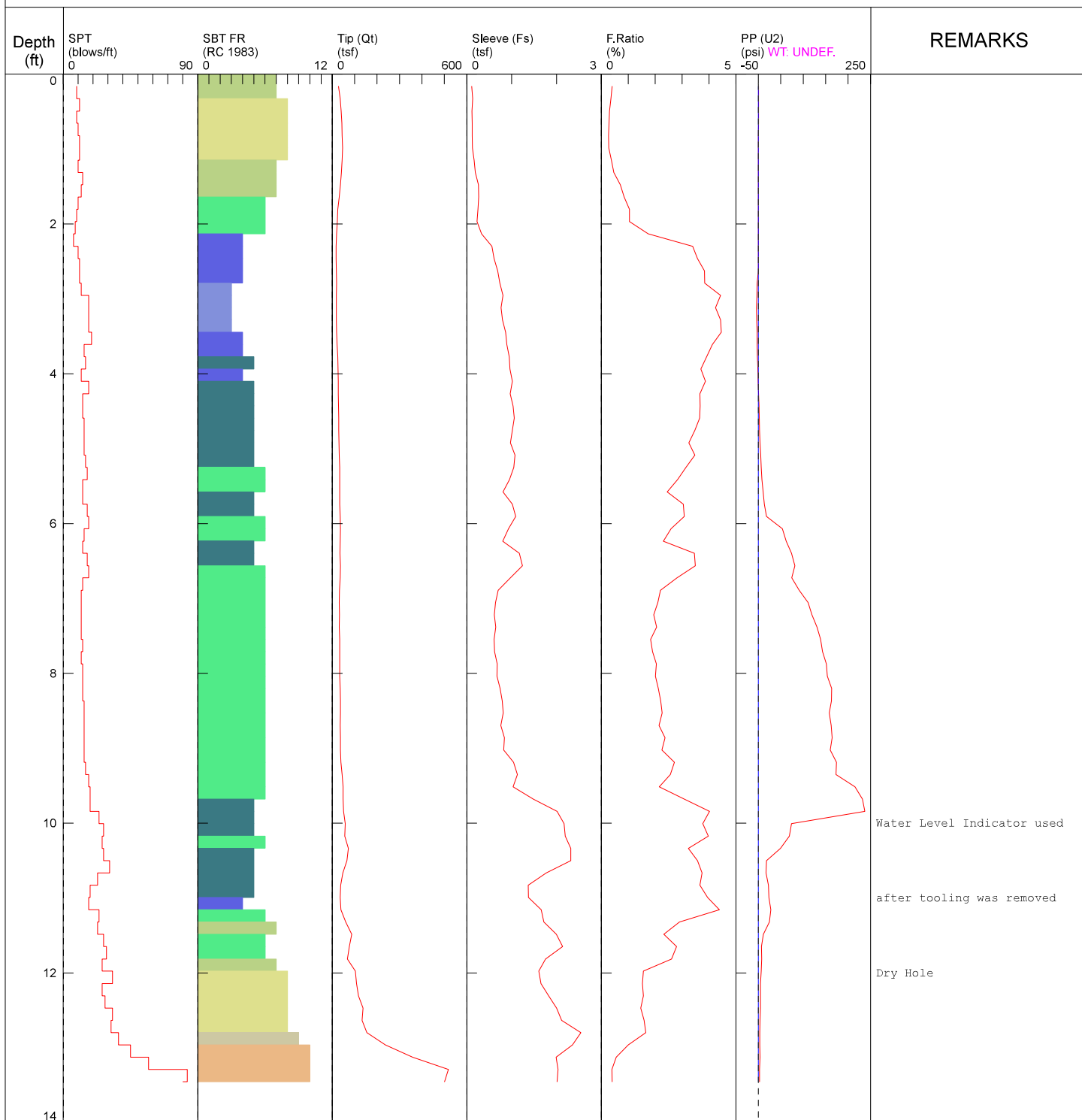
- S1 CEMENTITIOUS COMPOSITE LAP SIDING EXTERIOR CLADDING (SMOOTH, 5/16" X 4" EXP., PAINTED)
- S2 CEMENTITIOUS TRIM, 2x3 NOMINAL, PAINTED
- S3 MASONRY (GROUND FACE CMU, OR SIM.)
- S4 ENTRANCE CANOPY, METAL CLAD TOP AND FASCIAS, GYP. SOFFIT UNDERSIDE, WITH RECESSED LIGHTING
- S5 ASPHALTIC SHINGLE ROOFING W/CONTINUOUS RIDGE AND SOFFIT VENTING
- S6 PRE-FINISHED METAL GUTTERS & DOWNSPOUTS
- S7 3/16" BENT METAL PLATE SUNSHADE (HEAD AND HALF-JAMB) ON ALL SOUTH AND WEST TYP. WINDOWS)
- S8 STANDING SEAM METAL LOW-SLOPE ROOFING
- S9 STEEL AND WOOD TRELLIS STRUCTURE
- S10 ALUMINUM CUT LETTER SIGNAGE, POWDERCOATED
- S11 ARCHITECTURAL LOUVERS
- S12 ART PANEL CLADDING/MURAL
- S13 LASER-CUT STEEL DECORATIVE FENCE/GATE, POWDERCOATED
- S14 PHOTOVOLTAIC ROOFTOP PANELS - PROVIDED AS SOLAR READY AT A MINIMUM, SOLAR NOW IF FUNDING AVAILABLE
- S15 PROFILED BENT METAL PANEL BELLY BAND
- W1 HIGH-PERFORMANCE VINYL WINDOWS, INSULATED, LOW-E GLAZING
- W2 ALUMINUM WINDOW WALL, THERMALLY BROKEN ASSEMBLY, LOW-E GLAZING
- W3 HEAVY-DUTY ALUMINUM AND GLASS ENTRY AND VESTIBULE DOORS AT BUILDING ENTRIES

APPENDIX B - EXPLORATION LOGS

- Figure 1 - CPT Logs
- Figure 2 - Test Pit Logs

Strata Design / CPT-1 / 2210 Commercial St NE Salem

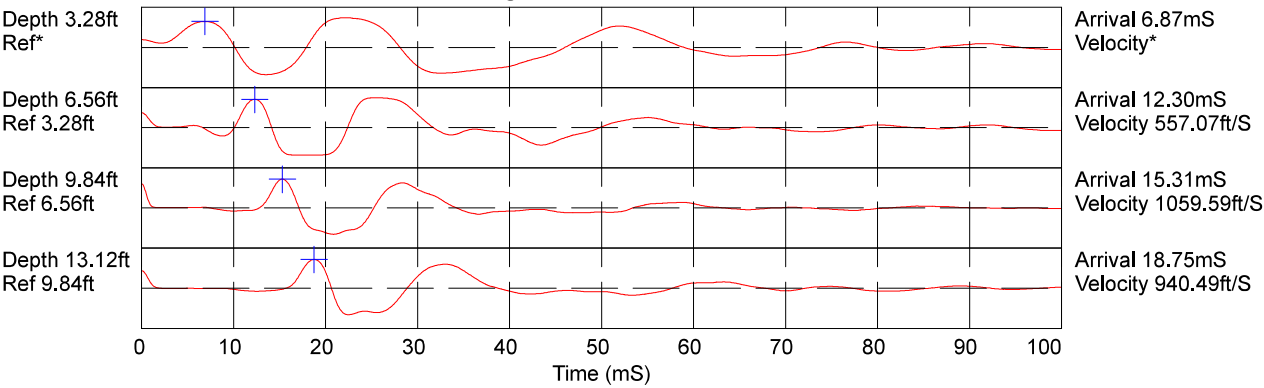
OPERATOR: OGE BAK
 CONE ID: DDG1654
 TEST DATE: 6/11/2024 10:19:28 AM
 TOTAL DEPTH: 13.451 ft



- | | | | |
|--------------------------|-----------------------------|----------------------------|--------------------------------|
| 1 sensitive fine grained | 4 silty clay to clay | 7 silty sand to sandy silt | 10 gravelly sand to sand |
| 2 organic material | 5 clayey silt to silty clay | 8 sand to silty sand | 11 very stiff fine grained (*) |
| 3 clay | 6 sandy silt to clayey silt | 9 sand | 12 sand to clayey sand (*) |

*SBT/SPT CORRELATION: UBC-1983

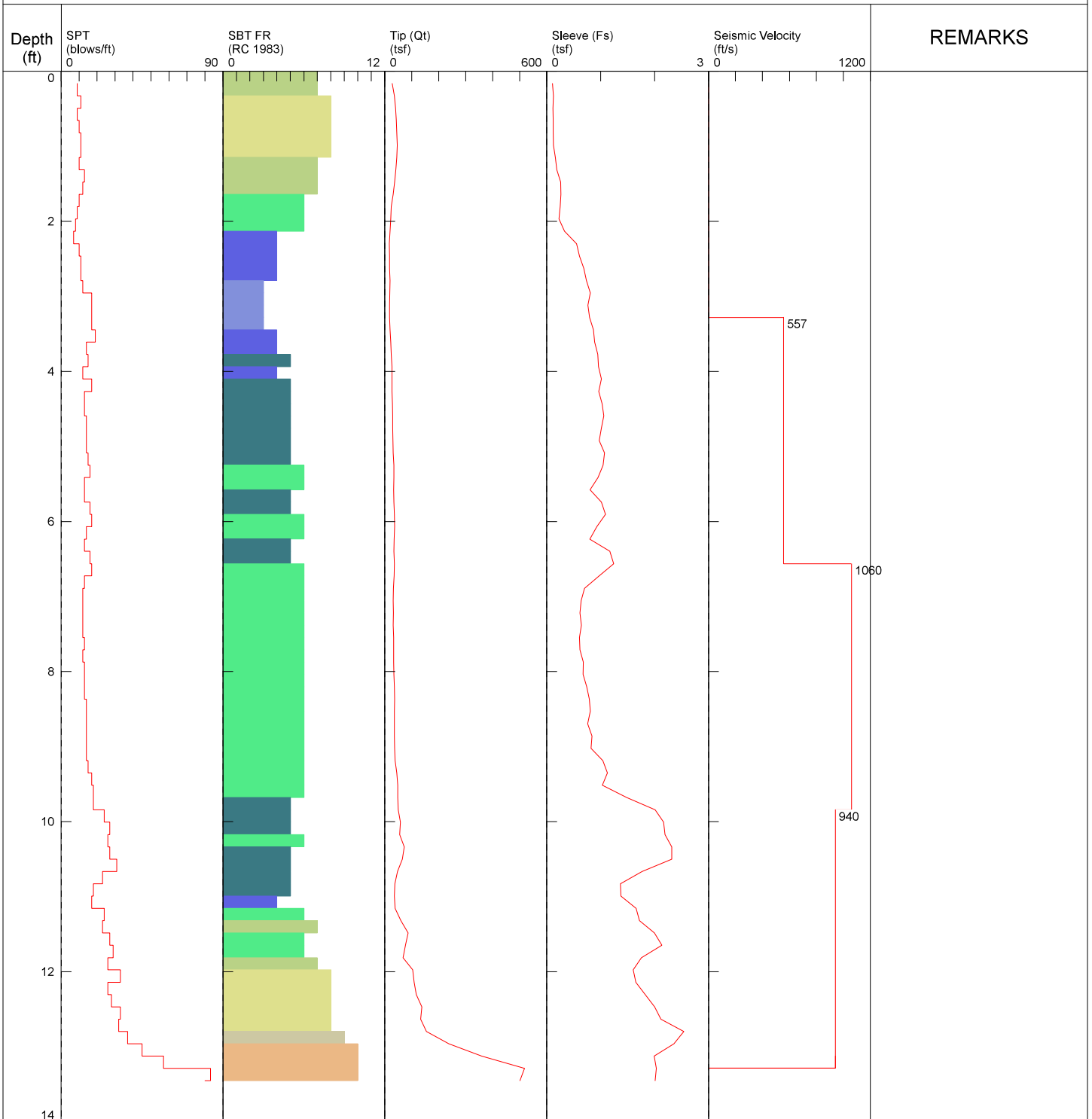
COMMENT: Strata Design / CPT-1 / 2210 Commercial St NE Salem



Hammer to Rod String Distance (ft): 1.97
* = Not Determined

Strata Design / CPT-1 / 2210 Commercial St NE Salem

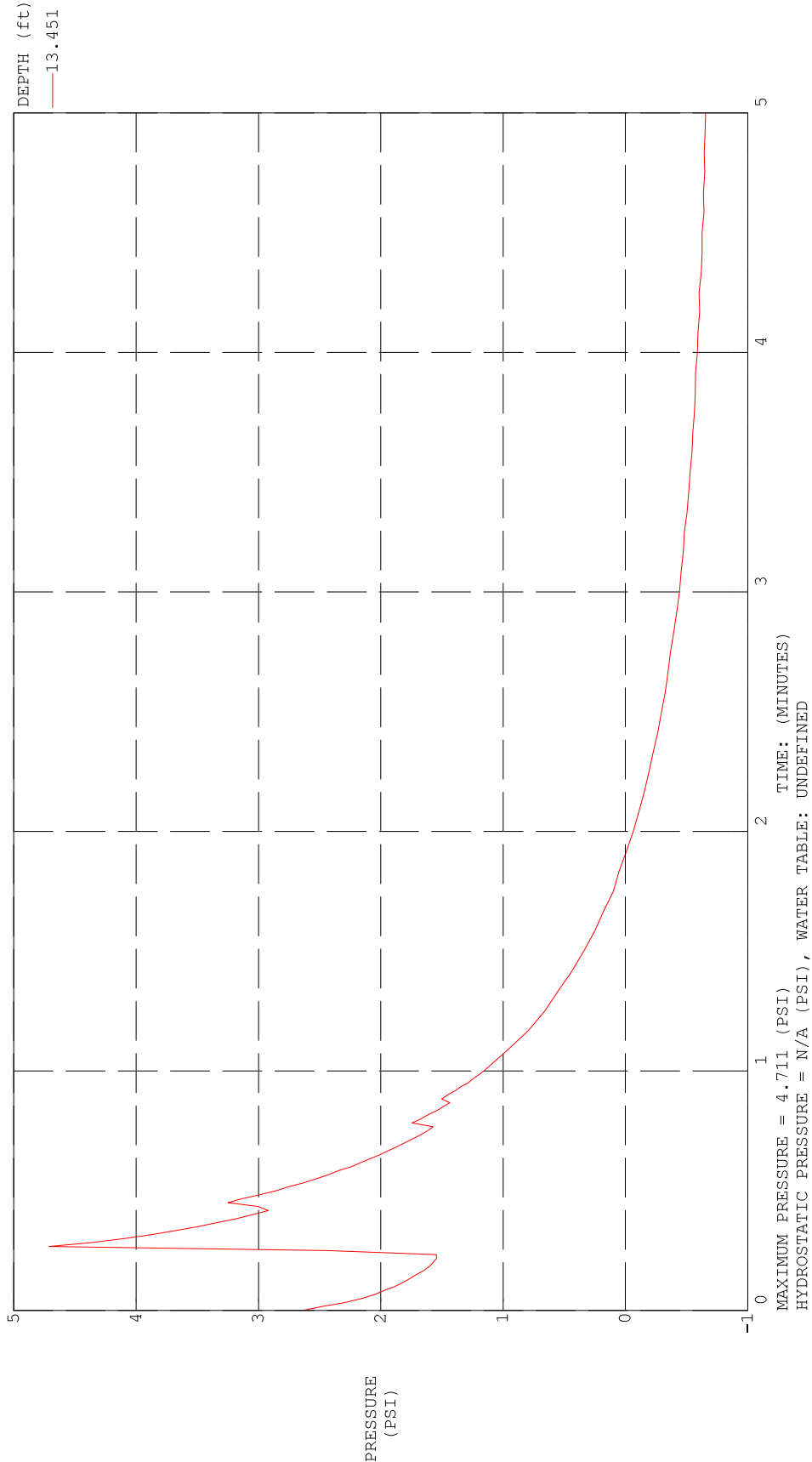
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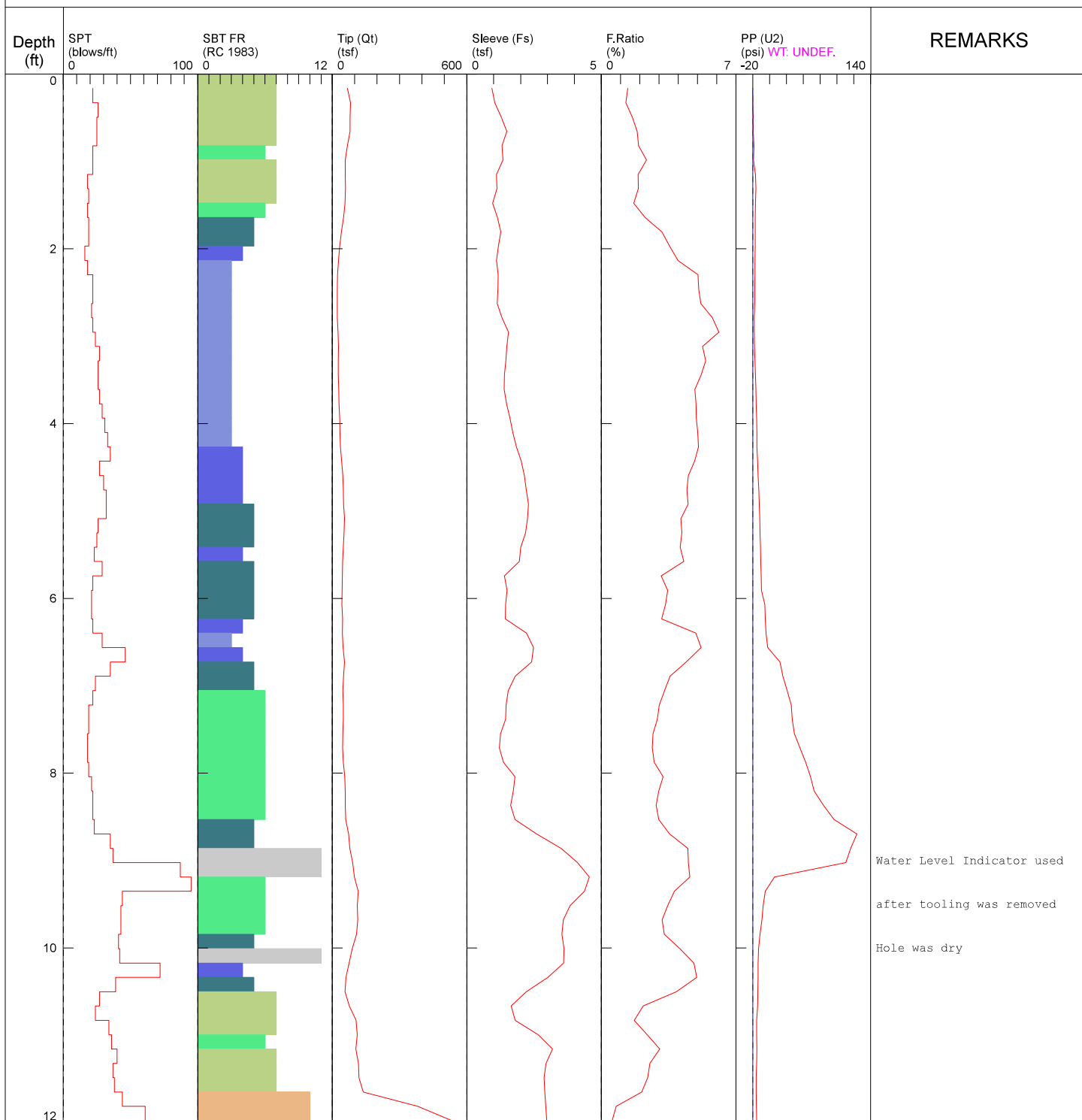
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Depth ft	Tip (Qt) (tsf)	Sleeve (Frs) (tsf)	F.Ratio (%)	PP (U2) (psi)	SPT (blows/ft)	Zone	Soil Behavior Type UBC-1983
0.164	27.30	0.1084	0.397	0.208	9	7	silty sand to sandy silt
0.328	35.30	0.1265	0.358	0.386	11	7	silty sand to sandy silt
0.492	39.31	0.1168	0.297	0.206	9	8	sand to silty sand
0.656	42.33	0.1183	0.279	0.293	10	8	sand to silty sand
0.820	44.40	0.1192	0.269	0.013	11	8	sand to silty sand
0.984	45.69	0.1245	0.272	-0.102	11	8	sand to silty sand
1.148	43.75	0.1606	0.367	-0.203	10	8	sand to silty sand
1.312	40.75	0.1867	0.458	-0.236	13	7	silty sand to sandy silt
1.476	36.46	0.2563	0.703	-0.074	12	7	silty sand to sandy silt
1.640	31.22	0.2637	0.845	-0.130	10	7	silty sand to sandy silt
1.804	23.92	0.2488	1.040	-0.147	9	6	sandy silt to clayey silt
1.969	21.83	0.2283	1.046	-0.031	8	6	sandy silt to clayey silt
2.133	19.03	0.3310	1.739	0.010	7	6	sandy silt to clayey silt
2.297	16.36	0.5552	3.393	0.043	10	4	silty clay to clay
2.461	17.03	0.6077	3.568	0.061	11	4	silty clay to clay
2.625	17.97	0.6874	3.826	0.092	11	4	silty clay to clay
2.789	19.21	0.7371	3.837	-2.621	12	4	silty clay to clay
2.953	18.23	0.8068	4.426	-3.475	17	3	clay
3.117	18.00	0.7628	4.239	-4.365	17	3	clay
3.281	17.93	0.7939	4.426	-3.966	17	3	clay
3.445	19.42	0.8654	4.457	-2.667	19	3	clay
3.609	21.55	0.8897	4.129	-2.674	14	4	silty clay to clay
3.773	24.17	0.9460	3.915	-2.148	15	4	silty clay to clay
3.937	26.05	0.9626	3.695	-1.284	12	5	clayey silt to silty clay
4.101	26.26	1.0143	3.863	-0.534	17	4	silty clay to clay
4.265	26.42	0.9662	3.657	0.508	13	5	clayey silt to silty clay
4.429	28.10	1.0299	3.665	1.444	13	5	clayey silt to silty clay
4.593	29.00	1.0378	3.648	2.227	14	5	clayey silt to silty clay
4.757	29.20	1.0145	3.474	2.766	14	5	clayey silt to silty clay
4.921	29.87	0.9708	3.250	3.686	14	5	clayey silt to silty clay
5.085	30.88	1.0714	3.469	5.095	15	5	clayey silt to silty clay
5.249	33.33	1.0468	3.141	6.389	16	5	clayey silt to silty clay
5.413	33.56	0.9483	2.825	8.036	13	6	sandy silt to clayey silt
5.577	33.02	0.8065	2.443	10.604	13	6	sandy silt to clayey silt
5.741	33.31	1.0133	3.042	13.446	16	5	clayey silt to silty clay
5.906	35.34	1.0893	3.082	18.363	17	5	clayey silt to silty clay
6.070	36.00	0.9298	2.582	53.373	14	6	sandy silt to clayey silt
6.234	34.70	0.7996	2.305	61.935	13	6	sandy silt to clayey silt
6.398	33.80	1.1696	3.460	73.851	16	5	clayey silt to silty clay
6.562	35.57	1.2425	3.494	81.282	17	5	clayey silt to silty clay
6.726	34.63	0.9737	2.812	74.209	13	6	sandy silt to clayey silt
6.890	31.90	0.6994	2.192	90.968	12	6	sandy silt to clayey silt
7.054	30.56	0.6409	2.097	110.864	12	6	sandy silt to clayey silt
7.218	31.58	0.6141	1.945	119.261	12	6	sandy silt to clayey silt
7.382	31.43	0.6442	2.050	130.720	12	6	sandy silt to clayey silt
7.546	33.20	0.6066	1.827	138.931	13	6	sandy silt to clayey silt

Depth ft	Tip (Qt) (tsf)	Sleeve (Fs) (tsf)	F.Ratio (%)	PP (U2) (psi)	SPT (blows/ft)	Zone	Soil Behavior Type UBC-1983
7.710	32.41	0.6166	1.903	143.240	12	6	sandy silt to clayey silt
7.874	33.27	0.6784	2.039	151.503	13	6	sandy silt to clayey silt
8.038	33.55	0.6735	2.007	153.910	13	6	sandy silt to clayey silt
8.202	35.02	0.7417	2.118	163.276	13	6	sandy silt to clayey silt
8.366	35.93	0.7909	2.201	162.707	14	6	sandy silt to clayey silt
8.530	35.87	0.8097	2.258	158.029	14	6	sandy silt to clayey silt
8.694	35.45	0.7575	2.137	162.229	14	6	sandy silt to clayey silt
8.858	35.63	0.8410	2.361	164.448	14	6	sandy silt to clayey silt
9.022	36.51	0.8210	2.249	160.024	14	6	sandy silt to clayey silt
9.186	38.31	1.0381	2.710	174.338	15	6	sandy silt to clayey silt
9.350	43.94	1.1258	2.562	173.206	17	6	sandy silt to clayey silt
9.514	47.99	1.0304	2.147	215.355	18	6	sandy silt to clayey silt
9.678	48.18	1.4823	3.077	232.012	18	6	sandy silt to clayey silt
9.843	50.04	2.0110	4.019	237.160	24	5	clayey silt to silty clay
10.007	57.43	2.1641	3.768	73.706	27	5	clayey silt to silty clay
10.171	55.30	2.1944	3.968	69.171	26	5	clayey silt to silty clay
10.335	71.69	2.3184	3.234	49.292	27	6	sandy silt to clayey silt
10.499	64.98	2.3188	3.568	17.819	31	5	clayey silt to silty clay
10.663	47.36	1.7699	3.738	17.143	23	5	clayey silt to silty clay
10.827	37.39	1.3664	3.654	22.423	18	5	clayey silt to silty clay
10.991	34.81	1.3729	3.944	23.684	17	5	clayey silt to silty clay
11.155	37.80	1.6572	4.384	28.008	24	4	silty clay to clay
11.319	59.27	1.7185	2.900	24.543	23	6	sandy silt to clayey silt
11.483	86.04	1.9947	2.318	10.896	27	7	silty sand to sandy silt
11.647	76.40	2.1323	2.791	6.796	29	6	sandy silt to clayey silt
11.811	67.30	1.7537	2.606	7.223	26	6	sandy silt to clayey silt
11.975	102.98	1.6044	1.558	6.188	33	7	silty sand to sandy silt
12.139	108.43	1.6513	1.523	4.787	26	8	sand to silty sand
12.303	116.72	1.8248	1.563	4.602	28	8	sand to silty sand
12.467	137.21	2.0004	1.458	4.568	33	8	sand to silty sand
12.631	133.06	2.1157	1.590	3.943	32	8	sand to silty sand
12.795	154.31	2.5399	1.646	3.152	37	8	sand to silty sand
12.959	237.32	2.3562	0.993	3.114	45	9	sand
13.123	358.40	1.9930	0.556	3.491	57	10	gravelly sand to sand
13.287	517.96	2.0305	0.392	2.527	83	10	gravelly sand to sand
13.451	500.85	2.0105	0.401	2.682	80	10	gravelly sand to sand

Strata Design / CPT-2 / 2210 Commercial St NE Salem

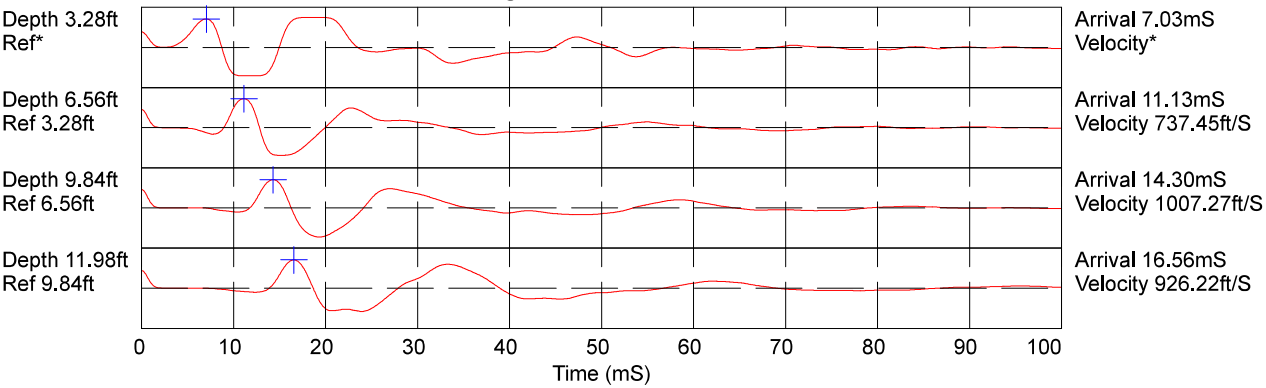
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 CONE ID: DDG1654
 TEST DATE: 6/11/2024 10:57:20 AM
 TOTAL DEPTH: 11.975 ft



- 1 sensitive fine grained
- 2 organic material
- 3 clay
- 4 silty clay to clay
- 5 clayey silt to silty clay
- 6 sandy silt to clayey silt
- 7 silty sand to sandy silt
- 8 sand to silty sand
- 9 sand
- 10 gravelly sand to sand
- 11 very stiff fine grained (*)
- 12 sand to clayey sand (*)

*SBT/SPT CORRELATION: UBC-1983

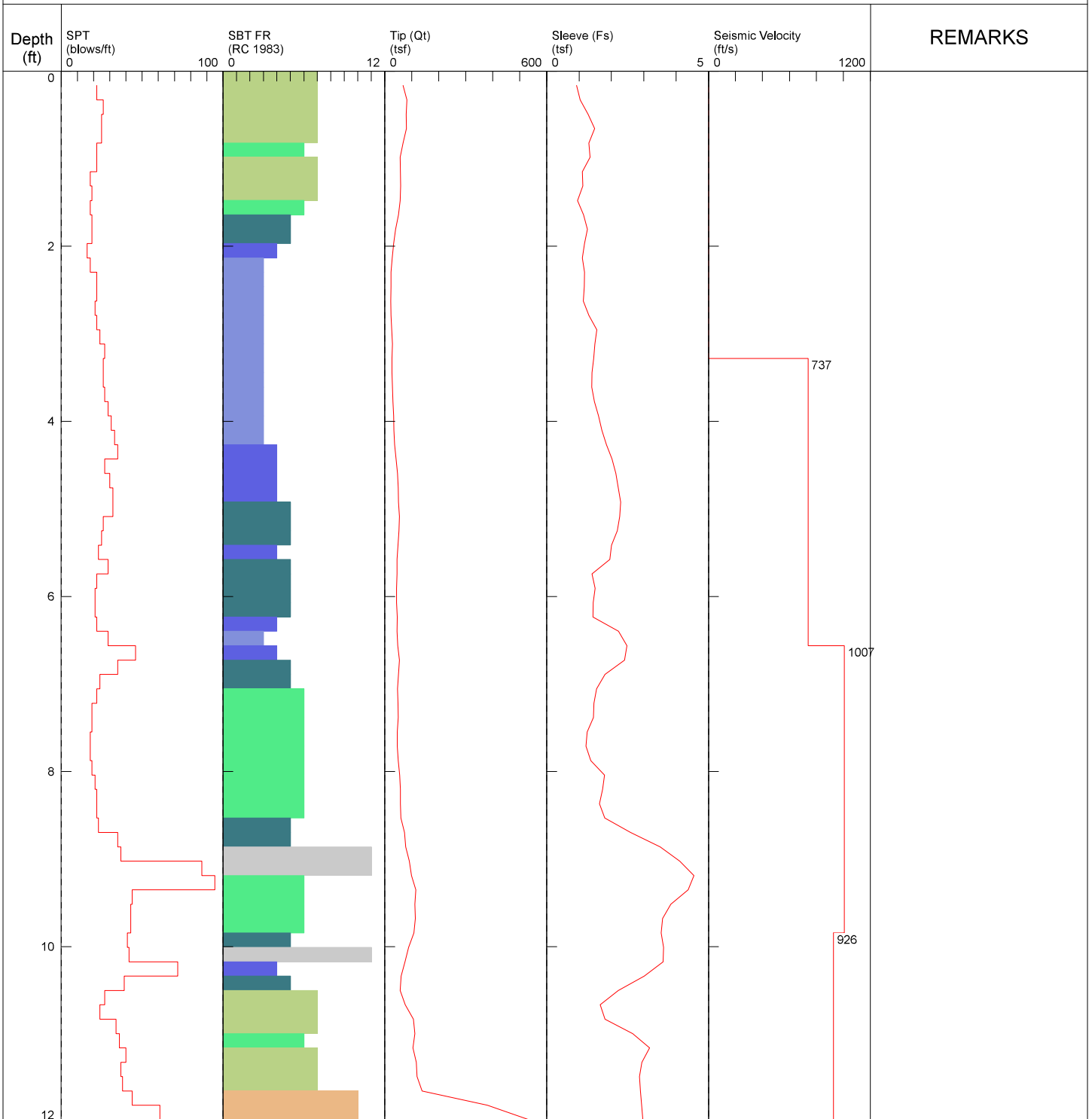
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Hammer to Rod String Distance (ft): 1.97
* = Not Determined

Strata Design / CPT-2 / 2210 Commercial St NE Salem

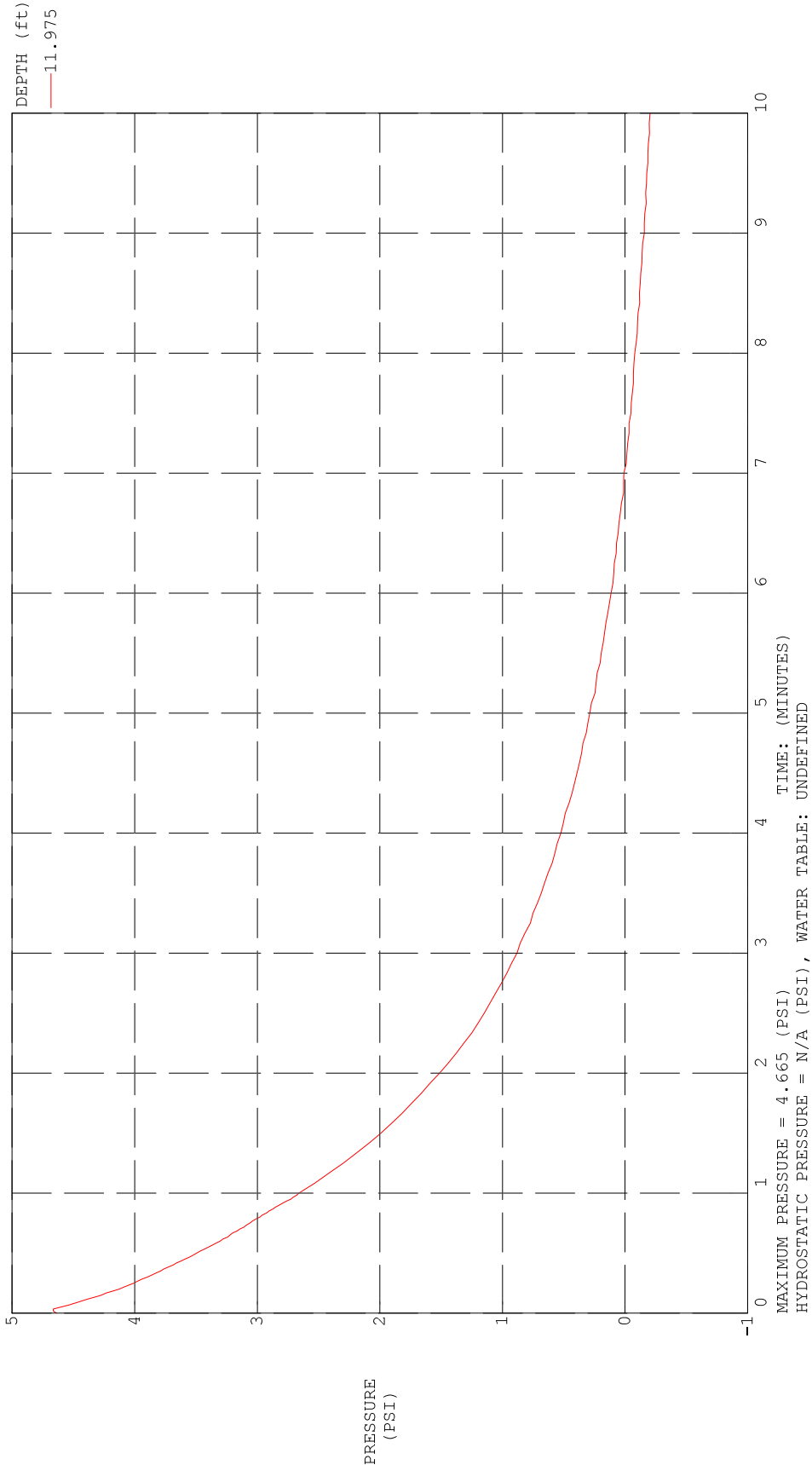
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COMMENT: Strata Design / CPT-2 / 2210 Commercial St NE Salem

CONE ID: DDG1654
TEST DATE: 6/11/2024 10:57:20 AM



Strata Design / CPT-2 / 2210 Commercial St NE Salem

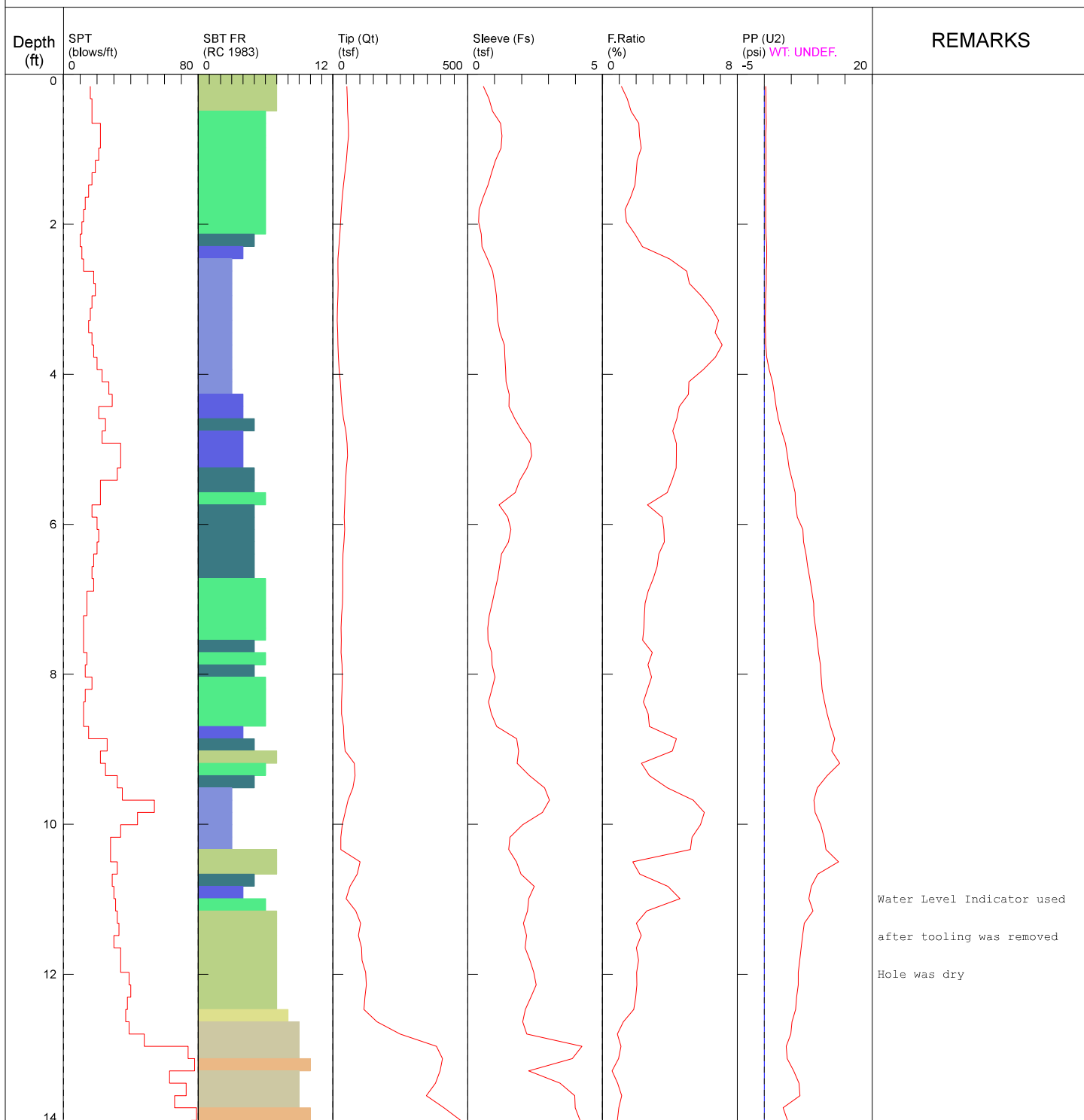
OPERATOR: OGE BAK
CONE ID: DDG1654
TEST DATE: 6/11/2024 10:57:20 AM
TOTAL DEPTH: 11.975 ft

Depth ft	Tip (Qt) (tsf)	Sleeve (Fs) (tsf)	F.Ratio (%)	PP (U2) (psi)	SPT (blows/ft)	Zone	Soil Behavior Type UBC-1983
0.164	67.63	0.9254	1.368	-0.191	22	7	silty sand to sandy silt
0.328	81.75	1.0368	1.268	-0.038	26	7	silty sand to sandy silt
0.492	79.26	1.2783	1.613	0.638	25	7	silty sand to sandy silt
0.656	79.57	1.4815	1.862	0.475	25	7	silty sand to sandy silt
0.820	67.40	1.3064	1.938	1.340	22	7	silty sand to sandy silt
0.984	57.11	1.3434	2.352	1.027	22	6	sandy silt to clayey silt
1.148	57.52	1.0993	1.911	3.158	18	7	silty sand to sandy silt
1.312	58.32	1.1212	1.923	3.737	19	7	silty sand to sandy silt
1.476	56.64	0.9566	1.689	3.239	18	7	silty sand to sandy silt
1.640	50.08	1.1408	2.278	2.980	19	6	sandy silt to clayey silt
1.804	40.01	1.2596	3.148	2.924	19	5	clayey silt to silty clay
1.969	32.93	1.1695	3.552	2.827	16	5	clayey silt to silty clay
2.133	27.63	1.1024	3.989	2.667	18	4	silty clay to clay
2.297	23.23	1.1661	5.020	2.507	22	3	clay
2.461	22.92	1.1589	5.056	2.428	22	3	clay
2.625	21.81	1.1282	5.173	2.268	21	3	clay
2.789	22.62	1.3064	5.776	1.836	22	3	clay
2.953	25.34	1.5499	6.116	1.823	24	3	clay
3.117	28.33	1.4894	5.258	2.041	27	3	clay
3.281	26.72	1.4496	5.425	2.659	26	3	clay
3.445	26.93	1.3965	5.185	3.259	26	3	clay
3.609	28.61	1.3893	4.857	4.853	27	3	clay
3.773	29.99	1.4760	4.921	4.108	29	3	clay
3.937	32.48	1.6028	4.934	4.579	31	3	clay
4.101	34.00	1.7046	5.014	4.968	33	3	clay
4.265	36.50	1.8436	5.051	5.074	35	3	clay
4.429	41.56	2.0162	4.851	5.588	27	4	silty clay to clay
4.593	47.24	2.1373	4.524	6.323	30	4	silty clay to clay
4.757	49.70	2.2092	4.445	7.134	32	4	silty clay to clay
4.921	50.62	2.2851	4.514	7.683	32	4	silty clay to clay
5.085	54.43	2.2529	4.139	8.234	26	5	clayey silt to silty clay
5.249	52.04	2.1769	4.184	8.540	25	5	clayey silt to silty clay
5.413	48.85	2.0022	4.099	9.142	23	5	clayey silt to silty clay
5.577	45.52	1.9513	4.287	9.381	29	4	silty clay to clay
5.741	44.93	1.3974	3.110	10.078	22	5	clayey silt to silty clay
5.906	43.44	1.4980	3.449	10.228	21	5	clayey silt to silty clay
6.070	43.04	1.4360	3.337	14.400	21	5	clayey silt to silty clay
6.234	45.60	1.4302	3.136	14.966	22	5	clayey silt to silty clay
6.398	45.10	2.2161	4.914	15.691	29	4	silty clay to clay
6.562	47.76	2.4786	5.190	17.610	46	3	clay
6.726	54.49	2.4060	4.416	32.325	35	4	silty clay to clay
6.890	50.39	1.8001	3.572	35.663	24	5	clayey silt to silty clay
7.054	46.90	1.5431	3.290	41.020	22	5	clayey silt to silty clay
7.218	48.58	1.4610	3.007	45.782	19	6	sandy silt to clayey silt
7.382	49.74	1.4457	2.907	46.941	19	6	sandy silt to clayey silt
7.546	46.57	1.2520	2.689	49.575	18	6	sandy silt to clayey silt

Depth ft	Tip (Qt) (tsf)	Sleeve (Fs) (tsf)	F.Ratio (%)	PP (U2) (psi)	SPT (blows/ft)	Zone	Soil Behavior Type UBC-1983
7.710	45.71	1.2093	2.645	55.963	18	6	sandy silt to clayey silt
7.874	49.58	1.3642	2.751	63.039	19	6	sandy silt to clayey silt
8.038	55.59	1.7880	3.217	68.670	21	6	sandy silt to clayey silt
8.202	57.98	1.7280	2.980	72.882	22	6	sandy silt to clayey silt
8.366	57.26	1.6297	2.846	84.112	22	6	sandy silt to clayey silt
8.530	59.99	1.7922	2.987	96.615	23	6	sandy silt to clayey silt
8.694	73.03	2.5937	3.551	123.868	35	5	clayey silt to silty clay
8.858	77.87	3.5036	4.499	116.315	37	5	clayey silt to silty clay
9.022	90.72	4.1112	4.532	110.638	87	11	very stiff fine grained (*)
9.186	98.81	4.5491	4.604	25.626	95	11	very stiff fine grained (*)
9.350	115.08	4.3683	3.796	14.827	44	6	sandy silt to clayey silt
9.514	111.39	3.8370	3.445	12.317	43	6	sandy silt to clayey silt
9.678	113.46	3.5819	3.157	10.906	43	6	sandy silt to clayey silt
9.843	108.11	3.5315	3.267	8.593	41	6	sandy silt to clayey silt
10.007	88.37	3.6065	4.081	6.918	42	5	clayey silt to silty clay
10.171	74.74	3.5936	4.808	6.463	72	11	very stiff fine grained (*)
10.335	60.76	3.0160	4.964	6.297	39	4	silty clay to clay
10.499	56.63	2.2102	3.903	5.931	27	5	clayey silt to silty clay
10.663	75.96	1.6490	2.171	5.758	24	7	silty sand to sandy silt
10.827	105.72	1.8018	1.704	4.627	34	7	silty sand to sandy silt
10.991	111.51	2.6573	2.383	4.571	36	7	silty sand to sandy silt
11.155	104.75	3.1795	3.035	4.843	40	6	sandy silt to clayey silt
11.319	116.67	2.9426	2.522	4.706	37	7	silty sand to sandy silt
11.483	119.07	2.8692	2.410	4.080	38	7	silty sand to sandy silt
11.647	138.08	2.8986	2.099	4.073	44	7	silty sand to sandy silt
11.811	380.18	2.9308	0.771	4.363	61	10	gravelly sand to sand
11.975	534.05	2.9708	0.556	4.652	85	10	gravelly sand to sand

Strata Design / CPT-3 / 2210 Commercial St NE Salem

OPERATOR: OGE BAK
 CONE ID: DDG1654
 TEST DATE: 6/11/2024 11:27:54 AM
 TOTAL DEPTH: 13.944 ft

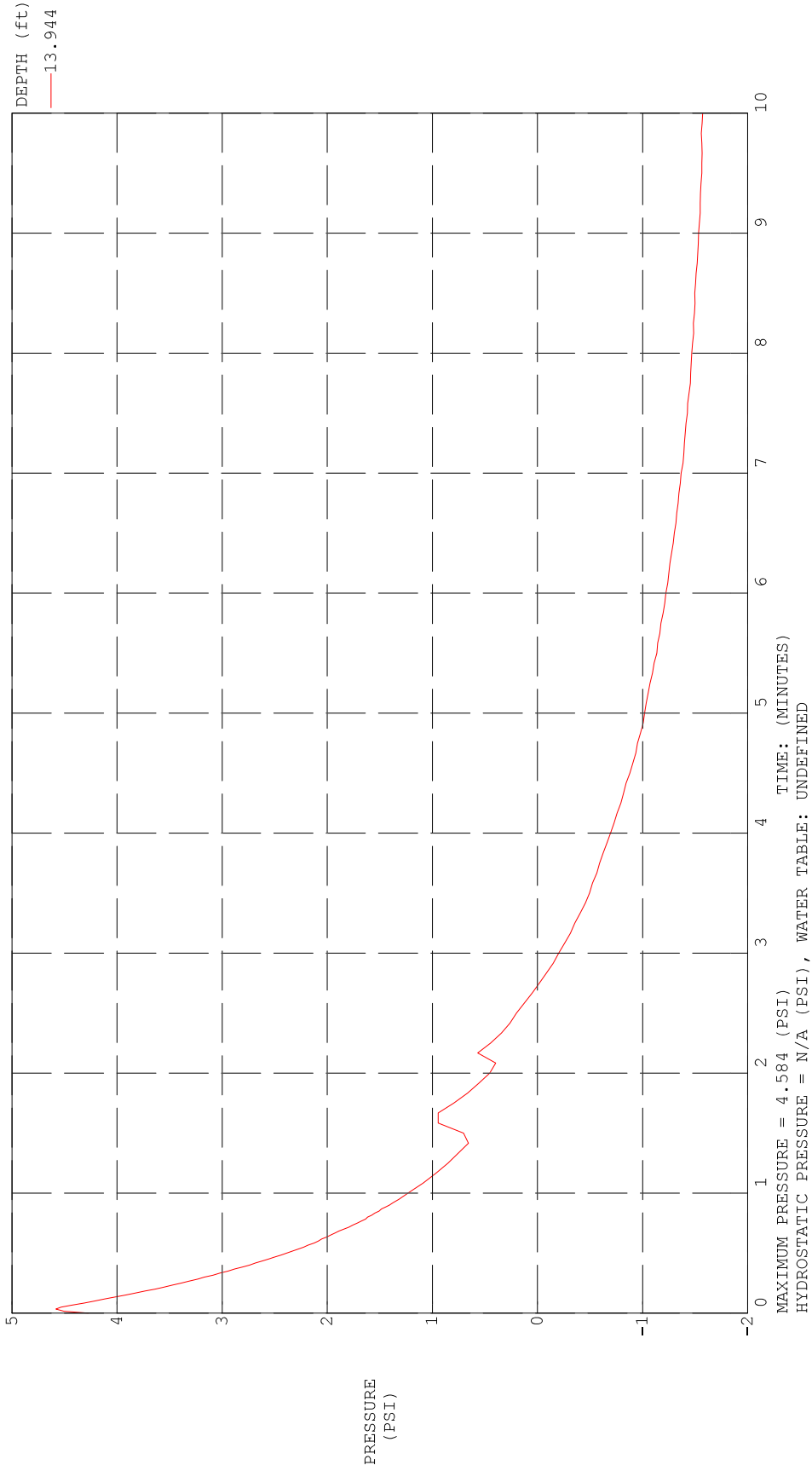


- | | | | |
|--------------------------|-----------------------------|----------------------------|--------------------------------|
| 1 sensitive fine grained | 4 silty clay to clay | 7 silty sand to sandy silt | 10 gravelly sand to sand |
| 2 organic material | 5 clayey silt to silty clay | 8 sand to silty sand | 11 very stiff fine grained (*) |
| 3 clay | 6 sandy silt to clayey silt | 9 sand | 12 sand to clayey sand (*) |

*SBT/SPT CORRELATION: UBC-1983

COMMENT: Strata Design / CPT-3 / 2210 Commercial St NE Salem

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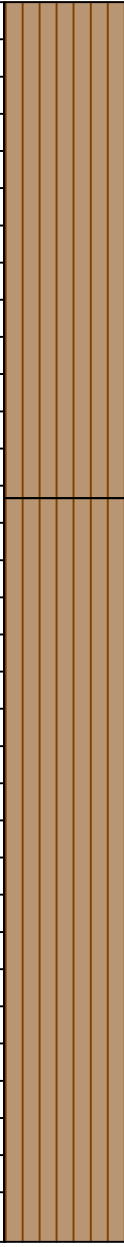


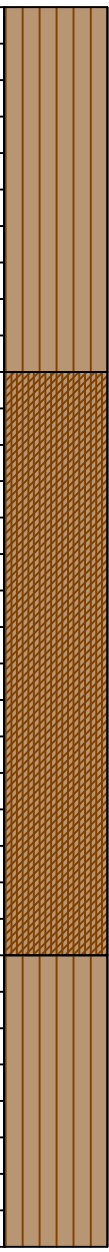
Strata Design / CPT-3 / 2210 Commercial St NE Salem

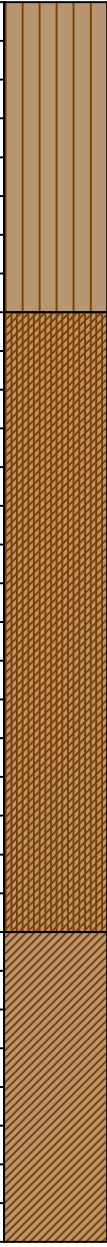
OPERATOR: OGE BAK
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TEST DATE: 6/11/2024 11:27:54 AM
TOTAL DEPTH: 13.944 ft

Depth ft	Tip (Qt) (tsf)	Sleeve (Frs) (tsf)	F.Ratio (%)	PP (U2) (psi)	SPT (blows/ft)	Zone	Soil Behavior Type UBC-1983
0.164	51.37	0.5768	1.123	0.262	16	7	silty sand to sandy silt
0.328	53.46	0.7837	1.466	0.305	17	7	silty sand to sandy silt
0.492	54.72	0.9242	1.689	0.318	17	7	silty sand to sandy silt
0.656	56.50	1.2136	2.148	0.364	22	6	sandy silt to clayey silt
0.820	58.05	1.2709	2.189	0.280	22	6	sandy silt to clayey silt
0.984	53.64	1.2342	2.301	0.328	21	6	sandy silt to clayey silt
1.148	49.90	1.0236	2.051	0.313	19	6	sandy silt to clayey silt
1.312	44.40	0.8886	2.001	0.300	17	6	sandy silt to clayey silt
1.476	38.54	0.7443	1.931	0.272	15	6	sandy silt to clayey silt
1.640	34.54	0.5732	1.660	0.275	13	6	sandy silt to clayey silt
1.804	31.34	0.4195	1.338	0.285	12	6	sandy silt to clayey silt
1.969	28.49	0.4062	1.425	0.282	11	6	sandy silt to clayey silt
2.133	26.24	0.5031	1.917	0.330	10	6	sandy silt to clayey silt
2.297	22.09	0.5223	2.365	0.463	11	5	clayey silt to silty clay
2.461	18.39	0.7333	3.987	0.447	12	4	silty clay to clay
2.625	18.42	0.9212	5.000	0.343	18	3	clay
2.789	19.43	1.0007	5.150	0.338	19	3	clay
2.953	18.19	1.0661	5.861	0.264	17	3	clay
3.117	16.87	1.0906	6.465	0.224	16	3	clay
3.281	16.16	1.1126	6.887	0.175	15	3	clay
3.445	17.89	1.1965	6.687	0.234	17	3	clay
3.609	19.12	1.3588	7.106	0.259	18	3	clay
3.773	20.62	1.3804	6.695	0.430	20	3	clay
3.937	23.50	1.4061	5.984	0.885	23	3	clay
4.101	27.77	1.4230	5.123	1.525	27	3	clay
4.265	30.07	1.5354	5.107	1.866	29	3	clay
4.429	33.49	1.5257	4.555	2.176	21	4	silty clay to clay
4.593	39.49	1.7420	4.411	2.621	25	4	silty clay to clay
4.757	48.16	2.0088	4.171	3.226	23	5	clayey silt to silty clay
4.921	53.00	2.3228	4.382	3.918	34	4	silty clay to clay
5.085	53.84	2.3631	4.389	4.304	34	4	silty clay to clay
5.249	50.36	2.1996	4.367	4.624	32	4	silty clay to clay
5.413	46.92	1.9352	4.125	5.194	22	5	clayey silt to silty clay
5.577	45.93	1.7659	3.844	5.697	22	5	clayey silt to silty clay
5.741	43.59	1.1630	2.668	5.840	17	6	sandy silt to clayey silt
5.906	41.91	1.4837	3.540	6.104	20	5	clayey silt to silty clay
6.070	43.86	1.5983	3.644	7.131	21	5	clayey silt to silty clay
6.234	41.16	1.5129	3.676	7.299	20	5	clayey silt to silty clay
6.398	37.53	1.2521	3.337	7.759	18	5	clayey silt to silty clay
6.562	36.41	1.1801	3.241	8.049	17	5	clayey silt to silty clay
6.726	36.91	1.1116	3.012	8.463	18	5	clayey silt to silty clay
6.890	36.78	0.9997	2.718	8.794	14	6	sandy silt to clayey silt
7.054	35.69	0.9031	2.530	9.145	14	6	sandy silt to clayey silt
7.218	32.15	0.7980	2.482	9.223	12	6	sandy silt to clayey silt
7.382	30.23	0.7415	2.453	9.536	12	6	sandy silt to clayey silt
7.546	31.24	0.7455	2.387	9.816	12	6	sandy silt to clayey silt

Depth ft	Tip (Qt) (tsf)	Sleeve (Fs) (tsf)	F.Ratio (%)	PP (U2) (psi)	SPT (blows/ft)	Zone	Soil Behavior Type UBC-1983
7.710	30.05	0.8957	2.947	10.075	14	5	clayey silt to silty clay
7.874	33.35	0.9006	2.701	10.408	13	6	sandy silt to clayey silt
8.038	34.77	1.0096	2.904	10.568	17	5	clayey silt to silty clay
8.202	33.68	0.8967	2.662	10.746	13	6	sandy silt to clayey silt
8.366	31.88	0.7741	2.428	11.171	12	6	sandy silt to clayey silt
8.530	32.54	0.8804	2.706	11.659	12	6	sandy silt to clayey silt
8.694	38.63	1.0751	2.783	12.279	15	6	sandy silt to clayey silt
8.858	41.29	1.8085	4.380	13.042	26	4	silty clay to clay
9.022	45.54	1.8933	4.135	12.541	22	5	clayey silt to silty clay
9.186	79.55	1.8361	2.308	14.000	25	7	silty sand to sandy silt
9.350	82.33	2.2851	2.776	11.682	32	6	sandy silt to clayey silt
9.514	73.85	2.8491	3.858	9.831	35	5	clayey silt to silty clay
9.678	56.33	3.0309	5.381	9.206	54	3	clay
9.843	45.83	2.7701	6.044	9.445	44	3	clay
10.007	35.01	2.0364	5.816	10.469	34	3	clay
10.171	29.41	1.5647	5.319	11.059	28	3	clay
10.335	29.12	1.5190	5.216	11.453	28	3	clay
10.499	100.86	1.8057	1.790	13.754	32	7	silty sand to sandy silt
10.663	89.83	1.9779	2.202	9.917	29	7	silty sand to sandy silt
10.827	63.51	2.4666	3.884	8.740	30	5	clayey silt to silty clay
10.991	49.09	2.2569	4.598	8.280	31	4	silty clay to clay
11.155	84.61	2.2191	2.623	9.038	32	6	sandy silt to clayey silt
11.319	102.38	2.0623	2.014	7.421	33	7	silty sand to sandy silt
11.483	94.73	2.1799	2.301	7.096	30	7	silty sand to sandy silt
11.647	105.87	2.1299	2.012	6.854	34	7	silty sand to sandy silt
11.811	107.54	2.3034	2.142	6.569	34	7	silty sand to sandy silt
11.975	121.47	2.4544	2.021	6.315	39	7	silty sand to sandy silt
12.139	124.35	2.5407	2.043	6.297	40	7	silty sand to sandy silt
12.303	118.81	2.3424	1.971	5.979	38	7	silty sand to sandy silt
12.467	114.96	2.1376	1.859	5.842	37	7	silty sand to sandy silt
12.631	163.43	2.0385	1.247	5.153	39	8	sand to silty sand
12.795	249.40	2.1928	0.879	4.942	48	9	sand
12.959	384.08	4.2370	1.103	4.078	74	9	sand
13.123	406.19	3.8833	0.956	4.279	78	9	sand
13.287	397.68	2.2565	0.567	5.438	63	10	gravelly sand to sand
13.451	380.65	3.4198	0.898	6.432	73	9	sand
13.615	346.63	3.9713	1.146	6.618	66	9	sand
13.780	411.74	3.9910	0.969	3.470	79	9	sand
13.944	473.47	4.1611	0.879	4.312	76	10	gravelly sand to sand

 STRATADesign 2117 NE Oregon Street, Suite 202 • Portland, OR 97232 360-450-7574 STRATA-DESIGN.COM			PROJECT NAME: 2210 COMMERCIAL STREET NE		START DATE: 7/10/2024		INFIL - 1	
LOCATION: SALEM, OREGON		END DATE: 7/10/2024		Page 1 of 1				
CUSTOMER: Micronesian Islander Community		LATITUDE: -123.03250				LOGGED BY: DJA		
PROJECT ID: 24-1101		LONGITUDE: 44.95917				CHECKED BY: RSG		
ELEVATION: 151.00								
DEPTH [ft]	GRAPHIC LOG (BORING)	POCKET PEN (TSF)	MATERIAL DESCRIPTION (BORING)		USCS CLASSIFICATION	OBSERVATIONS AND COMMENTS:		
<i>Note: Lines representing the interface between soil/rock units of differing descriptions are approximate only, inferred where between samples, and may indicate a gradual transition</i>								
0.00			SILT (ML) Moderate Brown (5YR 4/4) Medium Stiff SILT (ML) with some predominantly fine-grained sand, trace clay, low plasticity, moist.		ML			
0.15		Plastic, Wood, Concrete pieces ranging in size, Glass debris and other construction material throughout upper 2' {FILL}						
0.30								
0.45								
0.60								
0.75								
0.90								
1.05				Subrounded Gravels in upper 1'				
1.20								
1.35								
1.50								
1.65								
1.80								
1.95								
2.10		SILT (ML) Moderate Brown (5YR 4/4) Medium stiff to stiff SILT with some clay (ML), trace predominantly fine-grained sand, medium plasticity, orange mottling						
2.25								
2.40								
2.55								
2.70								
2.85								
3.00								
3.15								
3.30								
3.45								
3.60								
3.75								
3.90								
4.05								
4.20								
4.35								
4.50								
4.65								
4.80								
5.00						TP Terminated at 5' bgs for Infiltration Testing		
Key:					DRILLING COMPANY: MARSHALL'S EXCAVATING			
					METHOD OF DRILLING: TAKEUCHI TB240 2' BUCKET			

 STRATADesign 4117 NE Oregon Street, Suite 202 • Portland, OR 97232 360-450-7574 STRATA-DESIGN.COM			PROJECT NAME: 2210 COMMERCIAL STREET NE		START DATE: 7/10/2024		TP -1	
LOCATION: SALEM, OREGON		END DATE: 7/10/2024		Page 1 of 1				
CUSTOMER: Micronesian Islander Community		LATITUDE: -123.03250		LOGGED BY: DJA				
PROJECT ID: 24-1101		LONGITUDE: 44.95917						
		ELEVATION: 151.00		CHECKED BY: RSG				
DEPTH [ft]	GRAPHIC LOG (BORING)	POCKET PEN (TSF)	MATERIAL DESCRIPTION (BORING)	USCS CLASSIFICATION	SAMPLE TYPE AND NUMBER	OBSERVATIONS AND COMMENTS:		
0.00			SILT (ML) Moderate Brown (5YR 4/4) Medium Stiff SILT (ML) with some predominantly fine-grained sand, trace clay, low plasticity, moist. Plastic, Wood, Concrete pieces ranging in size, Glass debris and other constructon material throughout upper 2' {FILL}	ML		Subrounded Gravels in upper 1' bgs		
0.25								
0.50								
0.75								
1.00								
1.25								
1.50								
1.75								
2.00								
2.25								
2.50								
2.75								
3.00								
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6.75								
7.00								
7.25								
7.50								
7.75								
8.00								
8.25								
8.50								
			CLAYEY SILT to SILTY CLAY Moderate Brown (5YR 4/4), medium stiff, Clayey SILT to Silty CLAY (ML/CL), trace predominantly fine-grained sand, medium plasticity, moist	ML/CL	1			
2.50								
2.75								
3.00								
3.25								
3.50								
3.75								
4.00								
4.25								
4.50								
4.75								
5.00								
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6.25								
6.50								
6.75								
7.00								
7.25								
7.50								
7.75								
8.00								
8.25								
8.50								
			Sandy SILT (ML) Moderate Brown (5YR 4/4), Stiff, sandy SILT (ML) with trace clay, low plasticity, moist, trace sub-rounded gravels	ML	2	TP terminated at 8' bgs. Backfilled with spoils		
6.50								
6.75								
7.00								
7.25								
7.50								
7.75								
8.00								
8.25								
8.50								
Key:  disturbed				DRILLING COMPANY: MARSHALL'S EXCAVATING				
				METHOD OF DRILLING: TAKEUCHI TB240 2' BUCKET				

 STRATADesign 2117 NE Oregon Street, Suite 202 • Portland, OR 97232 360-450-7574 STRATA-DESIGN.COM			PROJECT NAME: 2210 COMMERCIAL STREET NE		START DATE: 7/10/2024		TP - 2		
LOCATION: SALEM, OREGON		END DATE: 7/10/2024		Page 1 of 1					
CUSTOMER: Micronesia Islander Community		LATITUDE: -123.03250		LOGGED BY: DJA					
PROJECT ID: 24-1101		LONGITUDE: 44.95917							
		ELEVATION: 151.00		CHECKED BY: RSG					
DEPTH [ft]	GRAPHIC LOG (BORING)	POCKET PEN (TSF)	MATERIAL DESCRIPTION (BORING)		USCS CLASSIFICATION	SAMPLE TYPE AND NUMBER		OBSERVATIONS AND COMMENTS:	
<i>Note: Lines representing the interface between soil/rock units of differing descriptions are approximate only, inferred where between samples, and may indicate a gradual transition</i>									
0.00			SILT (ML) Moderate Brown (5YR 4/4) medium stiff to stiff, SILT (ML) with trace to some predominantly fine-grained sand, moist, low plasticity	ML	 1	Subrounded Gravels in upper 6" bgs 1 foot heavily rooted zone			
0.25									
0.50									
0.75									
1.00									
1.25									
1.50									
1.75									
2.00									
2.25				Silty CLAY (CL/ML) Moderate Brown (5YR 4/4), medium stiff to stiff, Silty CLAY (CL/ML) with some predominantly fine-grained sand, medium plasticity, moist		CL/ML			
2.50									
2.75									
3.00									
3.25									
3.50									
3.75									
4.00									
4.25									
4.50									
4.75									
5.00									
5.25									
5.50									
5.75									
6.00									
6.25			CLAY (CL) Moderate Brown (5YR 4/4) Stiff CLAY (CL) with some sand and silt; predominantly fine-grained sand, low to medium plasticity,	CL					
6.50									
6.75									
7.00									
7.25									
7.50									
7.75									
8.00									
Key:			DRILLING COMPANY: MARSHALL'S EXCAVATING		METHOD OF DRILLING: TAKEUCHI TB240 2' BUCKET				
 disturbed									

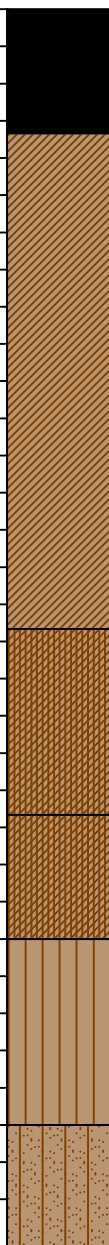
 STRATADESIGN 2117 NE Oregon Street, Suite 202 • Portland, OR 97232 360-450-7574 STRATA-DESIGN.COM			PROJECT NAME: 2210 COMMERCIAL STREET NE		START DATE: 7/10/2024		TP-3	
			LOCATION: SALEM, OREGON		END DATE: 7/10/2024		Page 1 of 1	
			CUSTOMER: Micronesia Islander Community		LATITUDE: -123.03250		LOGGED BY: DJA CHECKED BY: RSG	
			PROJECT ID: 24-1101		LONGITUDE: 44.95917			
					ELEVATION: 151.00			
DEPTH [ft]	GRAPHIC LOG (BORING)	POCKET PEN (TSF)	MATERIAL DESCRIPTION (BORING)		USCS CLASSIFICATION	SAMPLE TYPE AND NUMBER		OBSERVATIONS AND COMMENTS:
0.00			COVER Upper 1' consisted of a 6" concrete slab underlain by 6" of well graded Sub-rounded gravel with some SILT		CL	 1		- 3': Extremely weathered Nodules that weather out to clay. Blue-grey weathering. Silt and Sand content decreases
0.30			CLAY (CL) Moderate Brown (5YR 4/4) Medium stiff, CLAY (CL) with some silt and trace predominantly fine-grained sand, medium plasticity, moist					
0.60					CL/ML			
0.90								
1.20								
1.50					ML/CL			
1.80								
2.10								
2.40					ML			
2.70								
3.00								
3.30			SM					
3.60								
3.90								
4.20								
4.50								
4.80								
5.10								
5.40								
5.70								
6.00								
6.30								
6.60								
6.90								
7.20								
7.50								
7.80								
8.10								
8.40								
8.70								
9.00								
9.30								
9.60								
9.90								
10.00								
Key:  disturbed					DRILLING COMPANY: MARSHALL'S EXCAVATING			
					METHOD OF DRILLING: TAKEUCHI TB240 2' BUCKET			

Exhibit M – Environmental Report



Phase I Environmental Site Assessment
Micronesian Islander Community- Commercial Street
Phase I Environmental Site Assessment Proposal
2210, 2216, 2220 and 2230 Commercial St NE
Salem, Oregon 97301

Prepared for:

Jackie Leung
Micronesian Islander Community
PO Box 18606 Salem, OR 97305
(971) 209-5827
jleung@micoregon.org



Prepared by:

Cascade Environmental Solutions
7302 North Richmond Avenue
Portland, Oregon 97203



December 1, 2022

Jackie Leung
Micronesian Islander Community
PO Box 18606 Salem, OR 97305
(971) 209-5827
jleung@micoregon.org

and

Daryn Murphy
North Development Group
Portland, Oregon
971-533-4267
ncdoregon@gmail.com

Subject: Phase I Environmental Site Assessment Proposal

Micronesian Islander Community
2210, 2216, 2220 and 2230 Commercial St NE Salem, Oregon 97303
Marion County Tax Lots 073W15DA03400; 073W15DA03300;
073W15DA03200 and 073W15DA03100

To Whom It May Concern:

Cascade Environmental Solutions (Cascade Environmental) has prepared this Phase I Environmental Site Assessment (ESA) for the Subject Property located at 2210, 2216, 2220 and 2230 Commercial St NE in Salem, Oregon, on Marion County Tax Lots 073W15DA03400; 073W15DA03300; 073W15DA03200 and 073W15DA03100 (Subject Property). This Phase I ESA was performed in accordance with the standards and practices for all appropriate inquiries specified in Title 40, Chapter 1 of the Code of Federal Regulations Part 312 and American Society for Testing and Materials (ASTM) Standard E1527-13, with the additional rigor of the ASTM E1527-21 updates. The ASTM standard requires a review of reasonably ascertainable standard historical sources. Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.

A Phase I ESA seeks to identify recognized environmental conditions (RECs) associated with a property as defined by ASTM Standard E1527-13, and further defined in the E1527-21 Update. A REC is defined by ASTM as: "the presence or likely presence of hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose

a material threat of a future release to the environment. There are three kinds of RECs, as discussed below.

A Historic Recognized Environmental Condition (HREC) is defined by ASTM as: “A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls”.

A Controlled Recognized Environmental Condition (CREC) is defined by ASTM as: “A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)”.

A Business Environmental Risks (BER) is defined under the ASTM standard as “a risk which can have a material environmental impact on the business associated with the current or planned use” of a property” and includes ASTM Non-Scope items such as asbestos, Lead-Based paint (LPB), radon, methane, mold, and/or additional areas considered for discussion.

A de minimis issue refers to a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Following is a summary of the Phase I ESA findings:

Phase I ESA Executive Report Summary

- The Subject Property is four vacant parcels on approximately about 0.63 total acres, addressed at 2210, 2216, 2220 and 2230 Commercial St NE in Salem, Oregon, on Marion County Tax Lots 073W15DA03400; 073W15DA03300; 073W15DA03200; 073W15DA03100. The property is currently owned by Annand Properties I-C LLC C/O John D Annand and the purpose of this Phase I ESA is for due diligence in a property transaction. A multifamily development is planned for the Subject Property.
- According to aerial photographs, Sanborn Fire Insurance Maps and city directories, the site was developed with single family residential structures from at least 1926 through 2006.

Table A: Surrounding Property Operations

Location	Address	Occupant or Use
Adjacent North	2240 Commercial St NE	Vacant Lot
	2250 Commercial St NE	Oregon Medical Marijuana Card Clinic (OMMC) and Chiropractic Family Health Center
Adjacent South	2192 Commercial St NE	Single Family Residential
Adjacent East	335 Grove St NE	f/Stop Fitzgerald's Public House
	2215 Liberty St NE	Single Family Residential
	2225 Liberty St NE	Single Family Residential
	2235 Liberty St NE	Single Family Residential
	2245 Liberty St NE	Single Family Residential
Adjacent West	2245 Commercial St NE**	Jeremy Dumanovsky Roofing Not considered a REC for the Subject Property (for example)
	2225 Commercial St NE	Ara Enterprises LLC c/o The Marble Center Inc
Adjacent Southwest	2195 Commercial St NE**	Transmission Parts Co
Adjacent Northeast	2247 Liberty St NE	Single Family Residential
Adjacent Northwest	2245 Commercial St NE	Jeremy Dumanovsky Roofing
Adjacent Southeast	330 Grove St NE	Single Family Residential

**listed on database report

- According to the City of Salem, all four parcels at the Subject Property are zoned Mixed Use-I (MU-I). The purpose of the Mixed Use-I (MU-I) zone is to identify allowed uses and establish development standards that promote pedestrian-oriented development in vibrant mixed-use districts, encourage a mix of compatible uses in multi-story buildings, and emphasize active commercial uses on ground floors facing major streets.
- The site is located in Salem, Oregon within the Willamette Valley. It is located approximately 154 feet above mean sea level. The property is located in the Highland neighborhood of Salem, just north of the downtown core. This urban neighborhood is bordered to the west by the Willamette River. The Willamette River flows the entire length of the valley, and the valley is surrounded by mountains on three sides – the Cascade Range to the east, the Oregon Coast Range to the west, and the Calapooya Mountains to the south. The closest body of water is the Willamette River, approximately 800 feet due west.
- Water use in the area was evaluated by DEQ in a previous environmental investigation. Beneficial use of groundwater at the Subject Property is unlikely for the foreseeable future, as all properties in the vicinity are connected to local water utilities. Shallow groundwater beneath the Subject Property is expected to flow northwest, with depth-to-water measurements ranging from approximately 17 to 19 feet in the vicinity. Specific groundwater flow directions vary based on various hydrogeological conditions and can only be defined by a subsurface investigation
- The study area is mapped in the East Bank watershed of the Willamette River in the Salem-Keizer Local Wetland Inventory (LWI). No wetlands or streams are mapped in the study area in the LWI.

- The property is in FEMA Flood Zone X, an area that is determined to be outside the 100 and 500-year floodplains. No water wells were identified at the Subject Property or on adjacent properties.
- Cascade Environmental personnel requested Salem fire department records to determine if underground storage tanks were ever located at the Subject Property. Per ASTM standards, ERIS was subcontracted to perform a historic records search for the Subject Property and Oregon DEQ's website was checked for records of USTs, LUSTs, air quality permits and hazardous waste permits and Cit of Salem fire department was consulted to view historic tank permits. The Salem Assessors office was contacted for parcel records and building permits.
- Per the City of Salem Fire department, they do not maintain heating oil tank records for single-family residences. Due to history of multiple residences, the lack of tank records and the possibility of former heating oil tanks at the Subject Property, Locates Down Under was subcontracted to perform a ground penetrating radar survey of the property. Per the survey, no subsurface anomalies were identified at the Subject Property. There is an underground phone line along Commercial Street that should be taken into consideration during development of the site.
- City directories were reviewed at approximate 5-year intervals. Directories from R.L. Polk & Co. and InfoUSA were identified starting in 1951. Adjacent west (2225 Commercial Street NE) was discovered to have been a gas station and service station in the 1950 and 1960s. No storage tanks records are associated with this property. It is possible that storage tanks remain at this location. As this property is downgradient, and no documented releases exist, this finding is not a recognized environmental condition for the Subject Property.
- The Subject Property address is not listed on the environmental database report provided by ERIS. Based on a review of historical records, regulatory databases and the November 14, 2022, no RECs were identified for the Subject Property
- Two adjacent listings were identified on the radius report:
 - a. 2245 Commercial Street NE is located adjacent west of the Subject Property. It is located 5 feet downgradient and approximately 29 feet NW of the Subject Property. This is the site of a hazardous substance incident (#900496). A truck leaking propane fuel from a fuel supply rank leaked on to the road in 1990. It is called a controlled leak in the database. This downgradient leak occurred offsite and more than 30 years ago. This is not an environmental concern to the Subject Property.
 - b. 2195 Commercial Street NE is located adjacent southwest of the Subject Property. It is also referred to as Bensons Transmission Parts Company. It is located one foot downgradient and approximately 121 feet SSW of the Subject Property. It is located

on the RCRA non-generator site (UST 2383, AST 13122 and Tier 2 13122. Heating oil tanks (permitted) are located onsite. There are no Compliance Monitoring and Enforcement (violation) records associated with this facility. No contamination and no enforcement actions exist for this site; therefore no recognized environmental concerns are associated with this listing.

- Based on a review of available resources as documented in the attached report, Cascade Environmental has found there is low potential for release of vapor encroachment contaminants of concern (as identified in ASTM E 2600-10) into the subsurface at the Subject Property.

NON-SCOPE ASTM CONSIDERATIONS

- According to regional radon information obtained from the Environmental Protection Agency and the Oregon Health Authority the Subject Property is located within EPA-designated Zone 1 for radon gas. Average radon concentrations within Zone 1 are considered to have low potential and are predicted have a predicted average indoor radon screening level below 2.0 pCi/L (picocuries per liter). The vicinity has an average radon screening level of 1.9 pCi/L. *The United States Environmental Protection Agency (US EPA) recommends re-sampling for radon every two to five years.*
- There are no structures on the Subject Property and the presence of lead, asbestos, mold or PCBs is unlikely.

REPORT CONCLUSION

Based on the site reconnaissance and information reviewed for the Subject Property at the time of this report, it is unlikely that contaminants of concern are present at the Subject Property. Any opinions and/or recommendations presented in this Phase I ESA report apply to conditions that existed at the Subject Property at the time services were performed. No environmental assessment can altogether eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of a Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the existence of RECs in connection with a property.

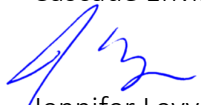
Based on the results of this Phase I Environmental Site Assessment, historic and current use of the Subject Property, changes in property boundaries and information known to date, it is our opinion that there is low potential for the presence of hazardous substances or petroleum products in, on or at the Subject Property that are indicative of a current REC for the Subject Property.

- Radon mitigation is currently unnecessary. The United States Environmental Protection Agency (US EPA) recommends re-sampling for radon every two to five years.

- Based on a review of available resources as documented in this report, Cascade Environmental has found there is low potential for release of vapor encroachment contaminants of concern (as identified in ASTM E 2600-10) into the subsurface at the Subject Property.
- City directories were reviewed at approximate 5-year intervals. Directories from R.L. Polk & Co. and InfoUSA were identified starting in 1951. Adjacent west (2225 Commercial Street NE) was discovered to have been a gas station and service station in the 1950 and 1960s. No storage tanks records are associated with this property. It is possible that storage tanks remain at this location. As this property is downgradient, and no documented releases exist, this finding is not a recognized environmental condition for the Subject Property.

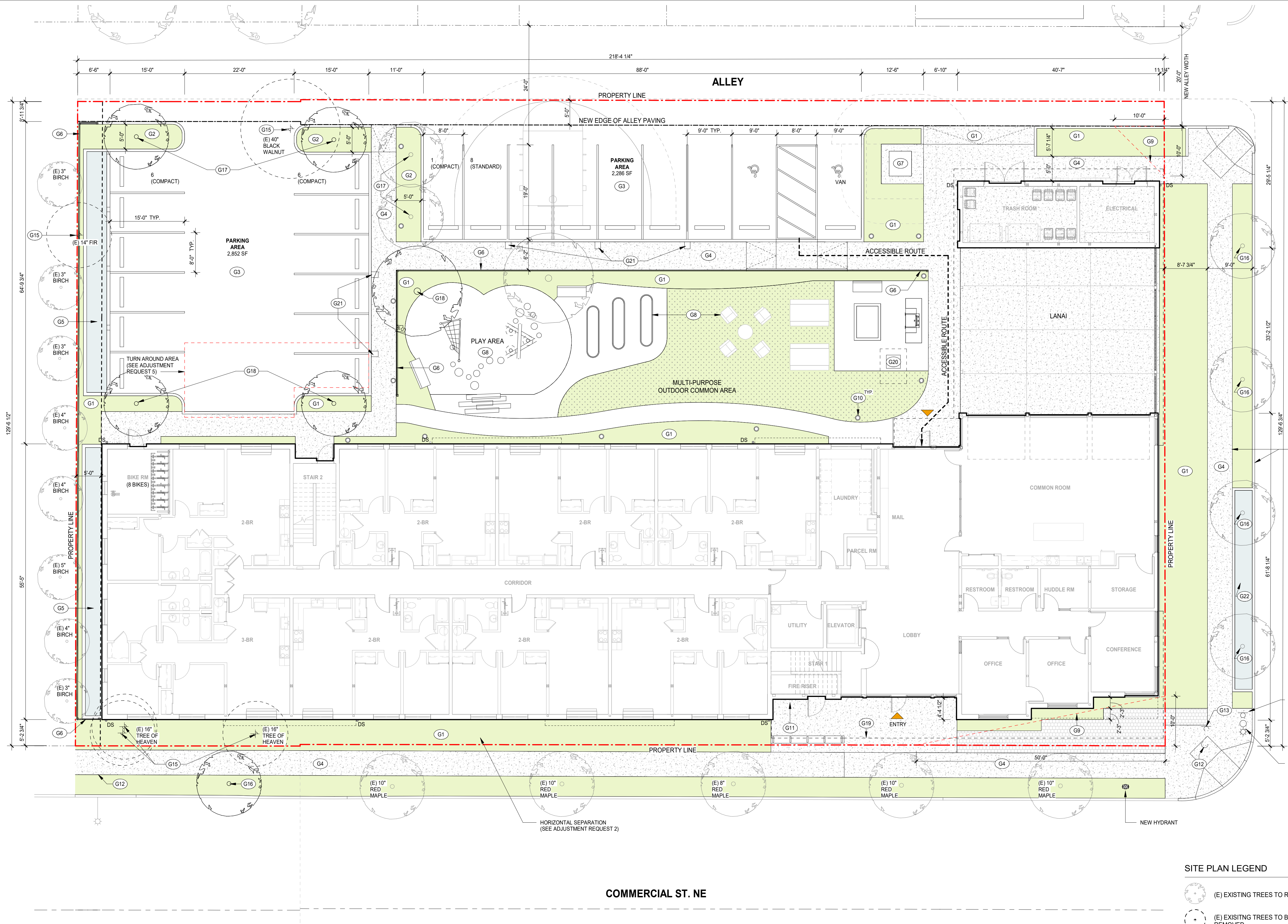
We appreciate the opportunity to be of service to Jackie Leung with Micronesian Islander Community. Please contact us if you have questions regarding this report.

Sincerely,
Cascade Environmental Solutions



Jennifer Levy
Principal

Exhibit N – Architectural Plans



SITE & ZONING INFORMATION	
TOTAL SITE AREA: 28,303 SF TOTAL LANDSCAPED AREA: 7,585 SF, OR 26% OF TOTAL SITE AREA	
ZONE: MU-I (MIXED USE I)	PARKING: NOT REQUIRED
OVERLAY ZONE: NA	PARKING PROVIDED: 21 SPACES COMPACT: 13 ACCESSIBLE: 2 (1 VAN)
USE: MULTIPLE FAMILY (PERMITTED)	LOADING: NOT REQUIRED
SETBACKS	BICYCLE PARKING REQUIRED: 41 BICYCLE PARKING PROVIDED: 41
NORTH 0' 5' 5'-1'	IN UNIT: 24
EAST 0' NA 16'-7"	BIKE ROOMS: 17
SOUTH 0' 10' 1'-1 1/2"	STAGGERED WALL MOUNTED
WEST 0' 10' 5'-1'	BIKE RACKS PROVIDED IN BIKE ROOMS
MAXIMUM HEIGHT: 65 FT MINIMUM HEIGHT: 20 FT PROPOSED HEIGHT: 45'-7"	
MINIMUM FRONTAGE: 75% PROPOSED FRONTAGE: 97%	
INTERIOR OFF-STREET PARKING AREA LANDSCAPE CALCULATION	
PARKING AREA:	5138 SF
PERCENTAGE REQUIRED (TABLE 806.4):	5%
MIN INTERIOR LANDSCAPE REQUIREMENT:	257 SF
INTERIOR LANDSCAPE PROVIDED:	272 SF

- SITE PLAN NOTES**
- LANDSCAPING SHOWN IS PRELIMINARY. COMPLETE LANDSCAPE PLANS AND SPECIFICATIONS DONE BY LANDSCAPE ARCHITECT WILL BE PROVIDED.
 - SITE LIGHTING FOR ACCESS AND SECURITY WILL BE PROVIDED, IN ACCORDANCE WITH PEDESTRIAN ACCESS REQUIREMENTS.

- ADJUSTMENT REQUESTS**
- SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN**
GROUND FLOOR HEIGHT
STANDARD: 14-FEET MINIMUM FLOOR TO CEILING.
PROPOSED: 10-FEET.
WHILE THE STANDARD IS APPROPRIATE FOR A MIXED-USE MULTI-STORY BUILDING, 14-FOOT CEILINGS ARE NOT APPROPRIATE FOR A RESIDENTIAL PROJECT, THEREFORE ADJUSTMENT REQUESTED.
 - SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN**
SEPARATION OF GROUND FLOOR RESIDENTIAL USES
STANDARD: VERTICAL OR HORIZONTAL SEPARATION. VERTICAL SEPARATION BETWEEN 1.5-FEET AND 3-FEET IN THE FORM OF SEVERAL STEPS OR A RAMP TO A PORCH, STOOP, OR TERRACE. HORIZONTAL SEPARATION BETWEEN 5-FEET AND 10-FEET IN THE FORM OF AN AREA LANDSCAPED AS A PRIVATE OPEN SPACE OR HARDSCAPED PLAZA.
PROPOSED: 5-FEET LANDSCAPED HORIZONTAL SEPARATION.
STANDARD IS APPROPRIATE FOR DWELLING UNITS WITH ACCESS FROM THE EXTERIOR. PROPOSED APARTMENTS ARE ACCESSED FROM AN INTERIOR HALLWAY ONLY, THEREFORE ADJUSTMENT REQUESTED.
 - SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN**
GROUND FLOOR WINDOWS
STANDARD: 65 PERCENT MINIMUM TRANSPARENT WINDOWS ON THE FRONT FAÇADE, AND A PORTION OF THE SIDE FAÇADE THAT EXTENDS A MINIMUM OF 50-FEET FROM THE CORNER.
PROPOSED: 53 PERCENT AT NON-RESIDENTIAL PORTION OF COMMERCIAL ST. FAÇADE, 18 PERCENT ON RESIDENTIAL PORTION OF COMMERCIAL ST. FAÇADE, AND 24 PERCENT OF GROVE ST. FAÇADE.
STANDARD IS APPROPRIATE FOR GROUND FLOOR COMMERCIAL USE BUT IS INAPPROPRIATE FOR RESIDENTIAL USES WHERE PRIVACY IS IMPORTANT, THEREFORE ADJUSTMENT IS REQUESTED.
 - SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN**
WEATHER PROTECTION
STANDARD: 75% PROTECTION IN THE FORM OF AWNINGS OR CANOPIES ALONG THE GROUND FLOOR BUILDING FAÇADE.
PROPOSED: 100 PERCENT OF ENTRY ALONG COMMERCIAL ST., 37 PERCENT OVERALL, AND SUNSHADES ARE PROPOSED FOR 42 PERCENT OF OVERALL LENGTH.
WEATHER PROTECTION IS APPROPRIATE FOR A WALKING SURFACE ALONG ACTIVE GROUND FLOOR USES, BUT NOT APPROPRIATE OVER LANDSCAPING THEREFORE AN ADJUSTMENT IS REQUESTED.
 - SECTION 806.035 (F) (2) OFF-STREET PARKING AREA ACCESS AND MANEUVERING**
STANDARD: INCLUDE A TURNAROUND AREA (6 X 12' PLUS PARKING SPACE) WHERE A DRIVE AISLE TERMINATES AT A DEAD-END.
PROPOSED: SEE CONFIGURATION PROPOSED, WHICH INCLUDES A 5-FOOT X 20-FOOT BACK-UP AREA.
STANDARD SEEMS APPLICABLE TO PARKING LOTS ACCESSED OFF STREETS. AS THIS SMALL PARKING LOT IS ACCESSED OFF AN ALLEY, THIS STANDARD DOES NOT SEEM APPLICABLE.

SITE PLAN KEYNOTES	
G1 LANDSCAPED AREA	G12 EXISTING SITE UTILITY / LIGHT POLE
G2 INTERIOR OFF-STREET PARKING AREA LANDSCAPING PER 806.035(d)(1)	G13 EXISTING STOP SIGN
G3 ASPHALTIC PARKING AREA	G14 EXISTING CONCRETE SIDEWALKS
G4 NEW CONCRETE SIDEWALKS	G15 EXISTING (E) TREE TO BE REMOVED BY SEPARATE PERMIT
G6 GREEN STORMWATER INFRASTRUCTURE (GSI) FACILITY	G16 NEW (N) STREET TREE PROPOSED
G8 42" TALL CEDAR FENCING	G17 NEW (N) DECIDUOUS SHADE TREE PROPOSED PER UDC 806.035(d)(3)
G7 NEW TRANSFORMER LOCATION	G18 NEW (N) ORNAMENTAL TREE PROPOSED
G8 SITE FURNISHINGS AND PLAY EQUIPMENT	G19 WEATHER PROTECTION CANOPY ABOVE
G9 SIGHT TRIANGLE VISION CLEARANCE AREA	G20 BELOW GRADE STORMWATER TREATMENT VAULT
G10 BOLLARD LIGHT	G21 EV READY, DUAL PORT CHARGING STATION LOCATIONS
G11 WALL MOUNTED FIRE DEPARTMENT CONNECTION	G22 PUBLIC STORMWATER FACILITY CONNECTION

SITE PLAN LEGEND

- (E) EXISTING TREES TO REMAIN
- (E) EXISTING TREES TO BE REMOVED
- (N) NEW TREES
- BUILDING ENTRY



1 SITE PLAN - LAND USE
SCALE: 1" = 10'-0"

ADJUSTMENT REQUESTS

1.

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GROUND FLOOR HEIGHT
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2.

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3.

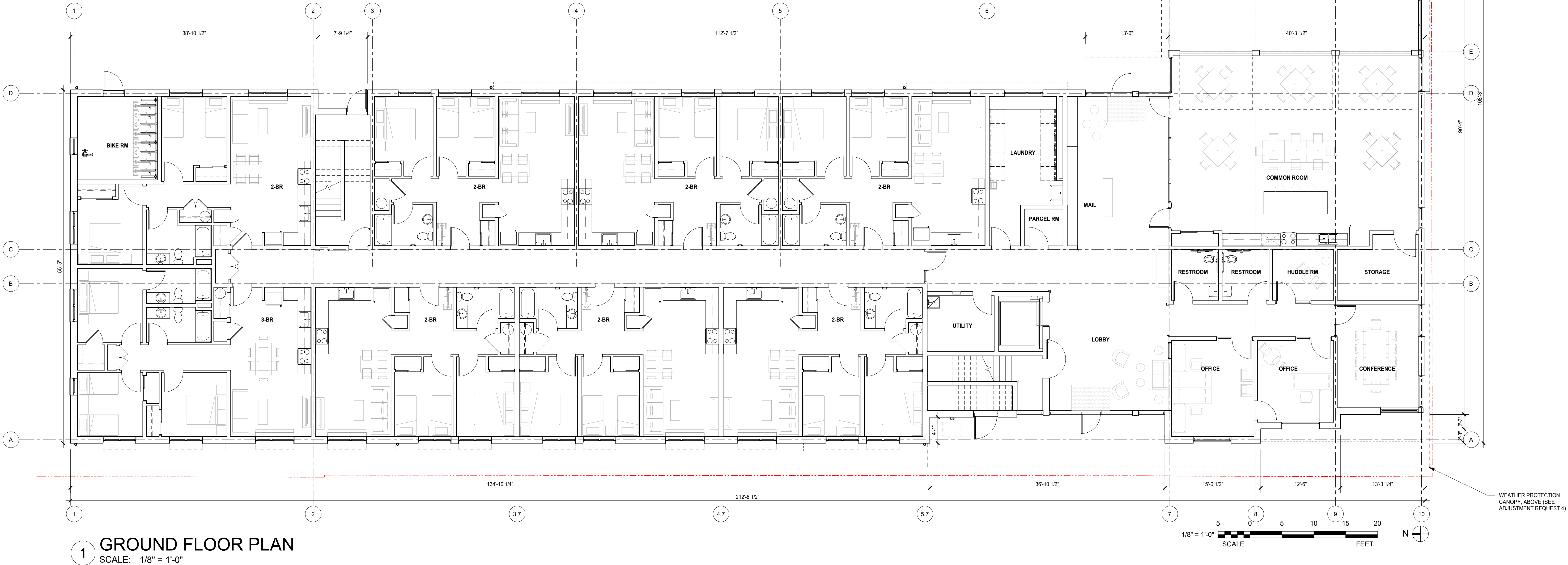
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5.

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PROPOSED: SEE CONFIGURATION PROPOSED, WHICH INCLUDES A 5-FOOT X 20-FOOT BACK-UP AREA.
STANDARD SEEMS APPLICABLE TO PARKING LOTS ACCESSED OFF STREETS. AS THIS SMALL PARKING LOT IS ACCESSED OFF AN ALLEY, THIS STANDARD DOES NOT SEEM APPLICABLE.



VIEW FROM SW



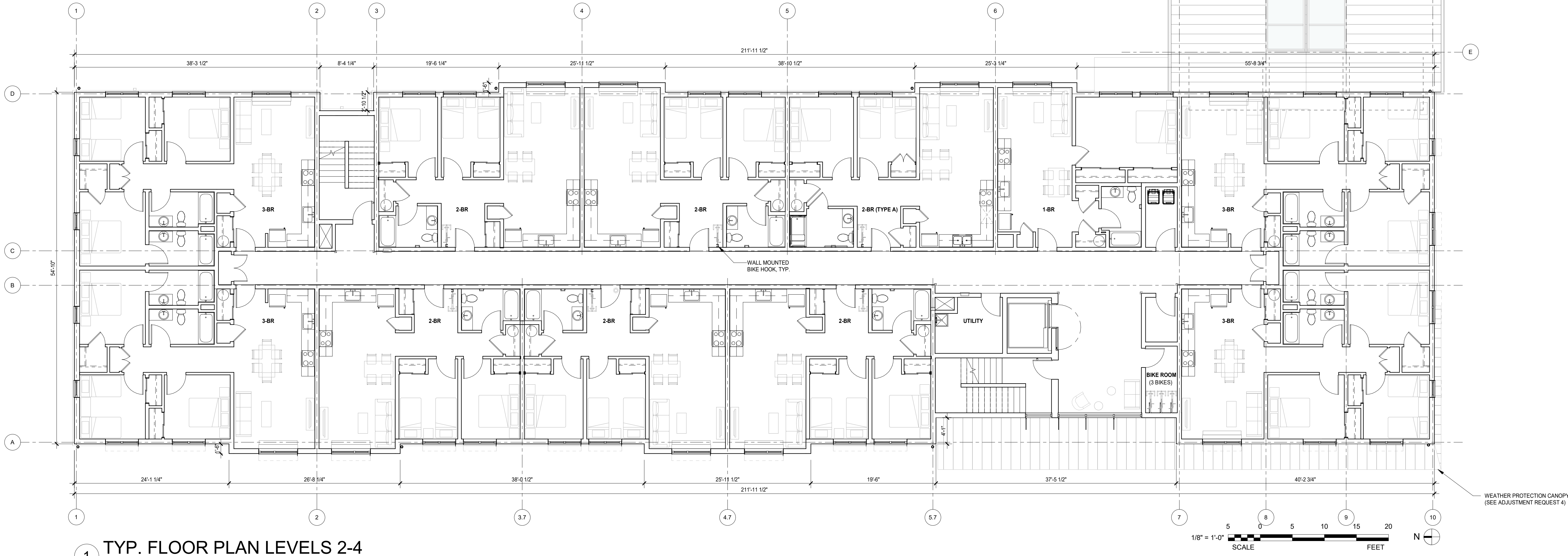
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADJUSTMENT REQUESTS

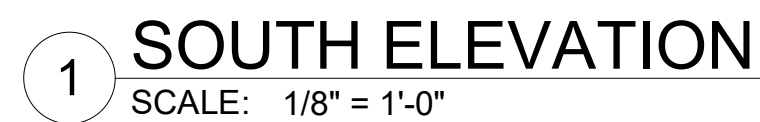
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STANDARD IS APPROPRIATE FOR GROUND FLOOR COMMERCIAL USE BUT IS INAPPROPRIATE FOR RESIDENTIAL USES WHERE PRIVACY IS IMPORTANT, THEREFORE ADJUSTMENT IS REQUESTED.
4. **SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN**
WEATHER PROTECTION
STANDARD: 75% PROTECTION IN THE FORM OF AWNINGS OR CANOPIES ALONG THE GROUND FLOOR BUILDING FAÇADE.
PROPOSED: 100 PERCENT OF ENTRY ALONG COMMERCIAL ST., 37 PERCENT OVERALL, AND SUNSHADES ARE PROPOSED FOR 42 PERCENT OF OVERALL LENGTH.
WEATHER PROTECTION IS APPROPRIATE FOR A WALKING SURFACE ALONG ACTIVE GROUND FLOOR USES, BUT NOT APPROPRIATE OVER LANDSCAPING THEREFORE AN ADJUSTMENT IS REQUESTED.
5. **SECTION 806.035 (F) (2) OFF-STREET PARKING AREA ACCESS AND MANEUVERING**
STANDARD: INCLUDE A TURNAROUND AREA (6 X 12' PLUS PARKING SPACE) WHERE A DRIVE AISLE TERMINATES AT A DEAD-END.
PROPOSED: SEE CONFIGURATION PROPOSED, WHICH INCLUDES A 5-FOOT X 20-FOOT BACK-UP AREA.
STANDARD SEEMS APPLICABLE TO PARKING LOTS ACCESSED OFF STREETS. AS THIS SMALL PARKING LOT IS ACCESSED OFF AN ALLEY, THIS STANDARD DOES NOT SEEM APPLICABLE.



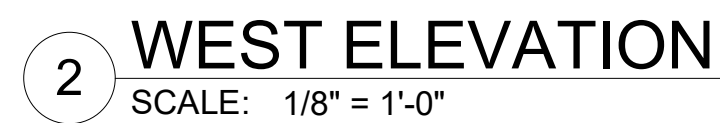
VIEW FROM NE

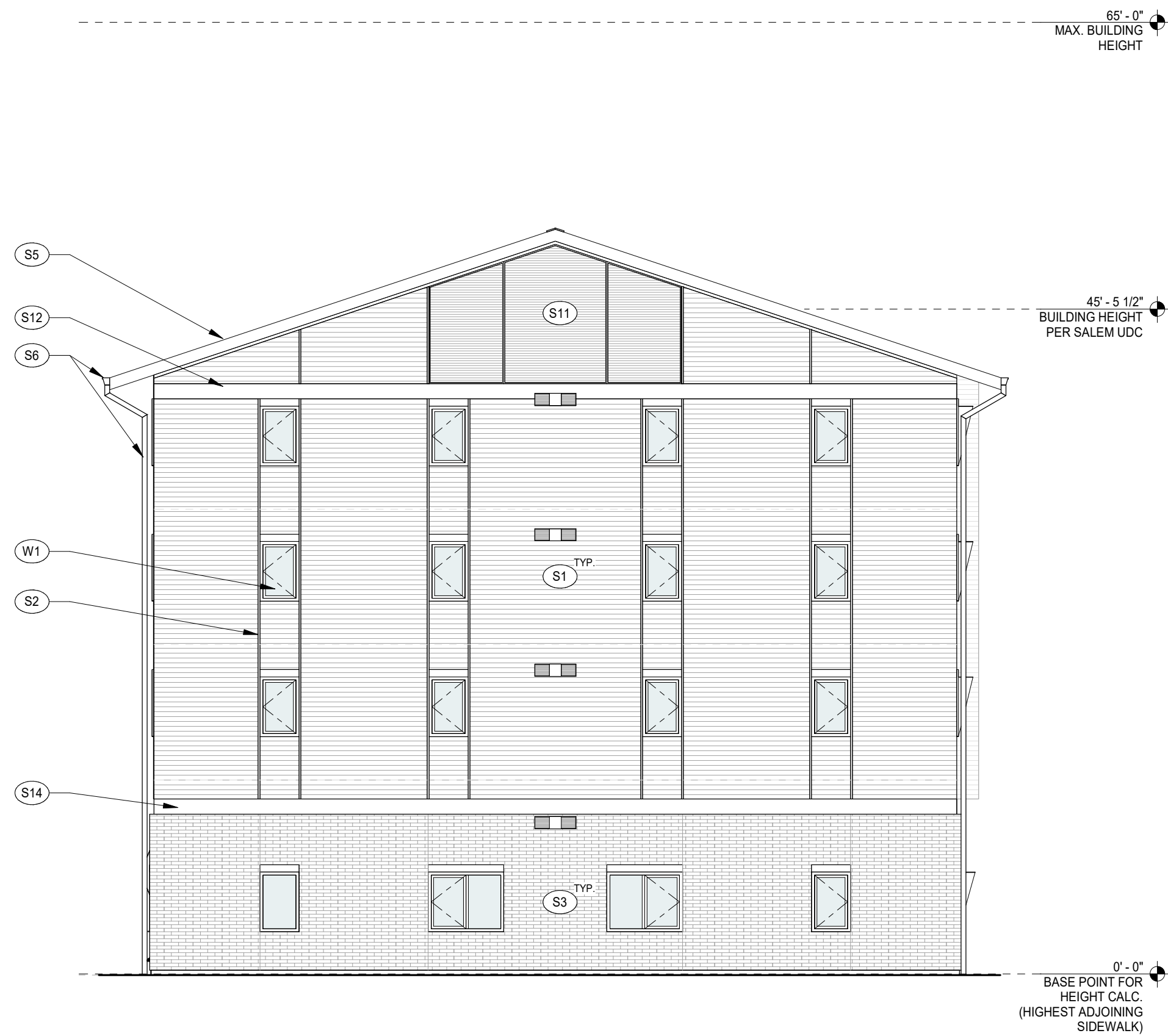


1 TYP. FLOOR PLAN LEVELS 2-4
SCALE: 1/8" = 1'-0"

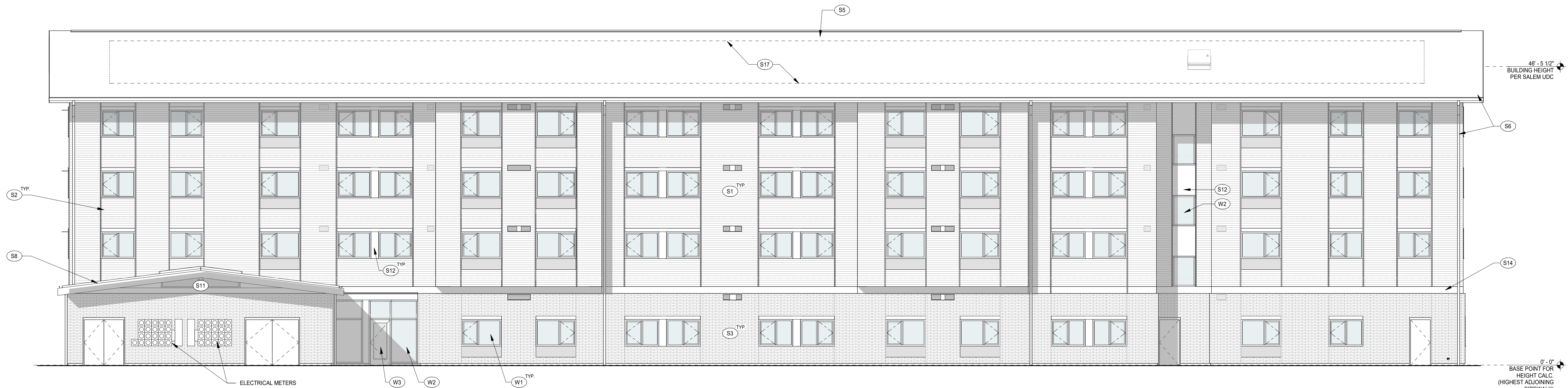


- 1. SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN
GROUND FLOOR HEIGHT**
STANDARD: 14- FEET MINIMUM FLOOR TO CEILING.
PROPOSED: 10- FEET.
WHILE THE STANDARD IS APPROPRIATE FOR A MIXED-USE MULTI-STORY BUILDING, 14-
FOOT CEILINGS ARE NOT APPROPRIATE FOR A RESIDENTIAL PROJECT, THEREFORE
ADJUSTMENT REQUESTED.
- 2. SECTION 533.015 (H) PEDESTRIAN-ORIENTED DESIGN
SEPARATION OF GROUND FLOOR RESIDENTIAL USES**
STANDARD: VERTICAL OR HORIZONTAL SEPARATION. VERTICAL SEPARATION BETWEEN
1.5- FEET AND 3- FEET IN THE FORM OF SEVERAL STEPS OR A RAMP TO A PORCH,
STOOP, OR TERRACE. HORIZONTAL SEPARATION BETWEEN 5- FEET AND 10- FEET IN THE
FORM OF AN AREA LANDSCAPED AS A PRIVATE OPEN SPACE OR HARDSCAPED PLAZA.
PROPOSED: 5- FEET LANDSCAPED HORIZONTAL SEPARATION.
STANDARD IS APPROPRIATE FOR DWELLING UNITS WITH ACCESS FROM THE EXTERIOR.
PROPOSED APARTMENTS ARE ACCESSED FROM AN INTERIOR HALLWAY ONLY,
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PROPOSED: 53 PERCENT AT NON-RESIDENTIAL PORTION OF COMMERCIAL ST.
FAÇADE, 18 PERCENT ON RESIDENTIAL PORTION OF COMMERCIAL ST. FAÇADE, AND 24
PERCENT OF GROVE ST. FAÇADE.
STANDARD IS APPROPRIATE FOR GROUND FLOOR COMMERCIAL USE BUT IS
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SMALL PARKING LOT IS ACCESSED OFF AN ALLEY, THIS STANDARD DOES NOT SEEM
APPLICABLE.

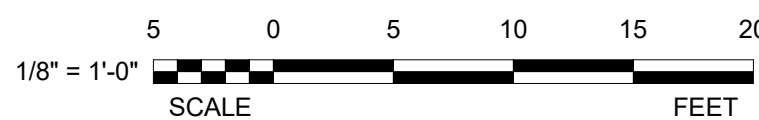




2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



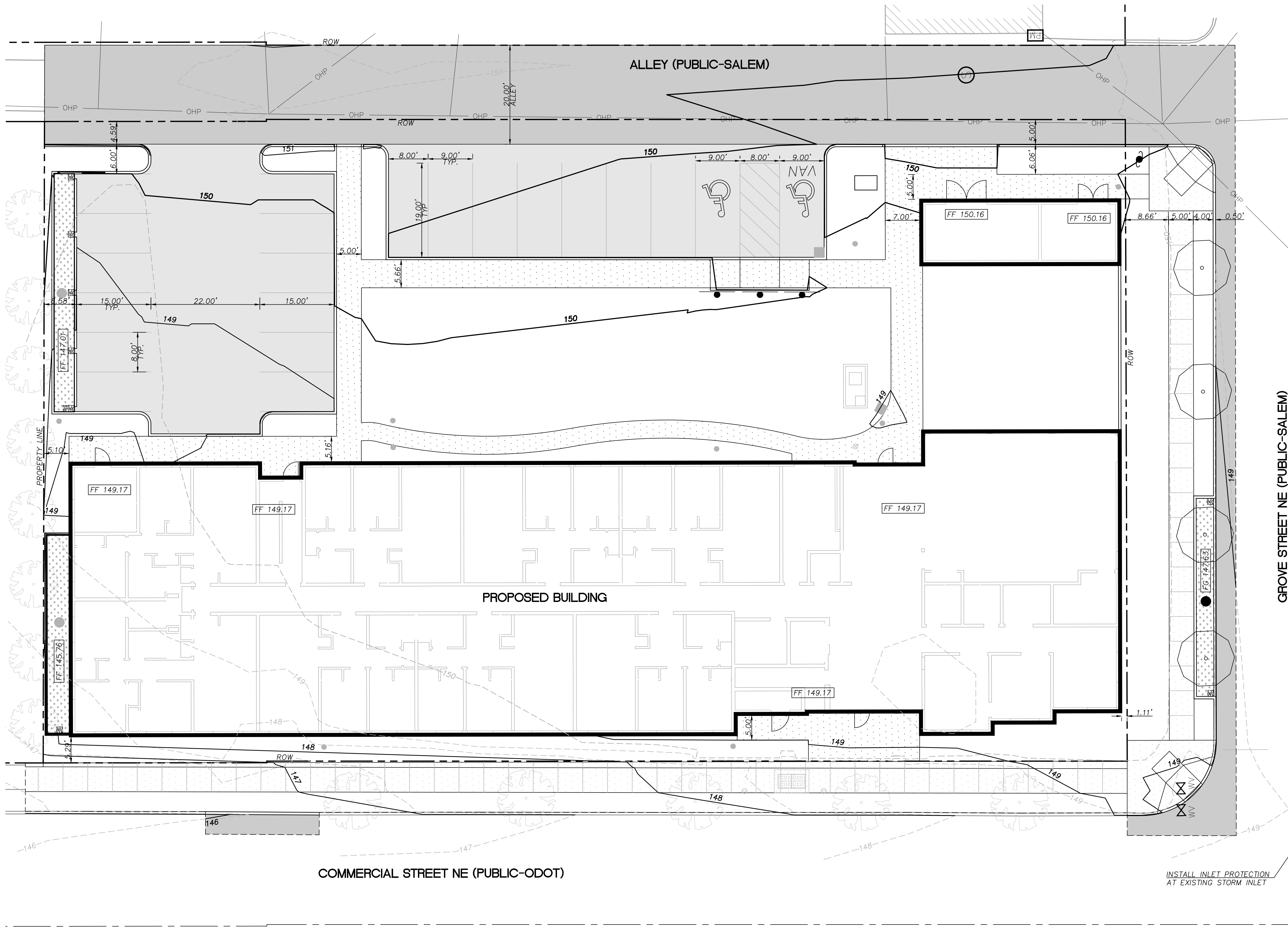
MATERIALS

- (S1) FIBER CEMENT LAP SIDING EXTERIOR CLADDING, PTD.
- (S2) PREFINISHED BRAKE MTL TRIM
- (S3) MASONRY BRICK VENEER, NORMAN
- (S4) ENTRY CANOPY: STANDING SEAM MTL ROOF, PREFINISHED SHT MTL FASCIA AND RAKE, GYP. SOFFIT UNDERSIDE WITH RECESSED LIGHTING
- (S5) ASPHALTIC SHINGLE ROOFING
- (S6) PRE-FINISHED METAL GUTTERS & DOWNSPOUTS
- (S7) BENT METAL PLATE SUNSHADE (HEAD AND HALF-JAMB) ON ALL SOUTH AND WEST TYP. WINDOWS) WITH POWDERCOAT FINISH
- (S8) STANDING SEAM METAL LOW-SLOPE ROOFING
- (S9) STEEL COLUMN WITH HIGH-PERFORMANCE COATING
- (S10) LASER CUT ALUMINUM PLATE, POWDERCOATED SIGN TO BE REVIEWED UNDER SEPARATE PERMIT
- (S11) ARCHITECTURAL LOUVERS
- (S12) FIBER CEMENT PANEL EXTERIOR CLADDING
- (S13) ORNAMENTAL SECURITY FENCE - STEEL PLATE, WITH LASERCUT ARTWORK PATTERNING, OVER TUBE STEEL SUPPORT FRAMEWORK, ALL POWDERCOATED.
- (S14) BELLY BAND - BRAKE METAL, PREFINISHED
- (S15) SKYLIGHT - ALUM. FRAMED, POLYCARBONATE PANELS
- (S16) VERTICAL SHADING FINS - ALUM. PLATE, POWDERCOATED, WITH LASERCUT ARTWORK PERFORATIONS
- (S17) PV ROOFTOP PANELS
- (W1) HIGH-PERFORMANCE VINYL WINDOWS
- (W2) ALUM. WINDOW WALL, THERMALLY BROKEN ASSEMBLY, LOW-E GLAZING
- (W3) HEAVY-DUTY ALUM. AND GLASS ENTRY AND VESTIBULE DOORS AT BUILDING ENTRIES

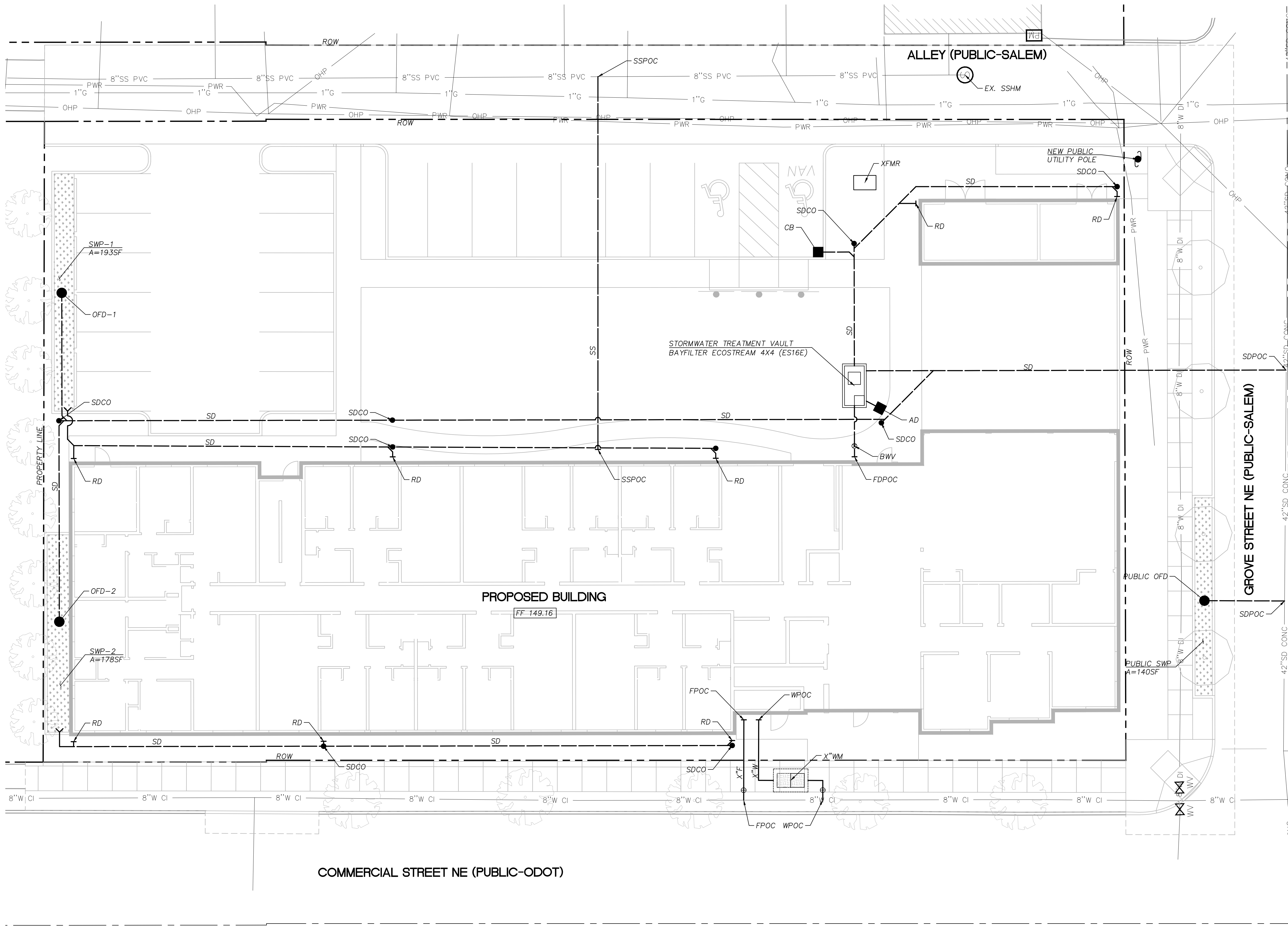
ADJUSTMENT REQUESTS

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Exhibit O – Civil Plans

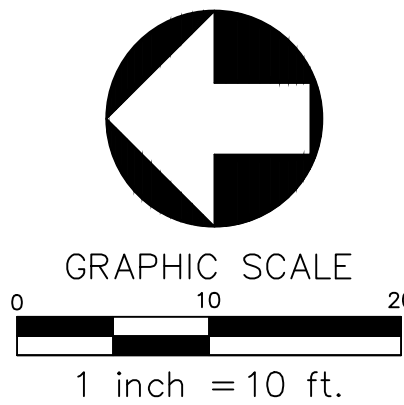


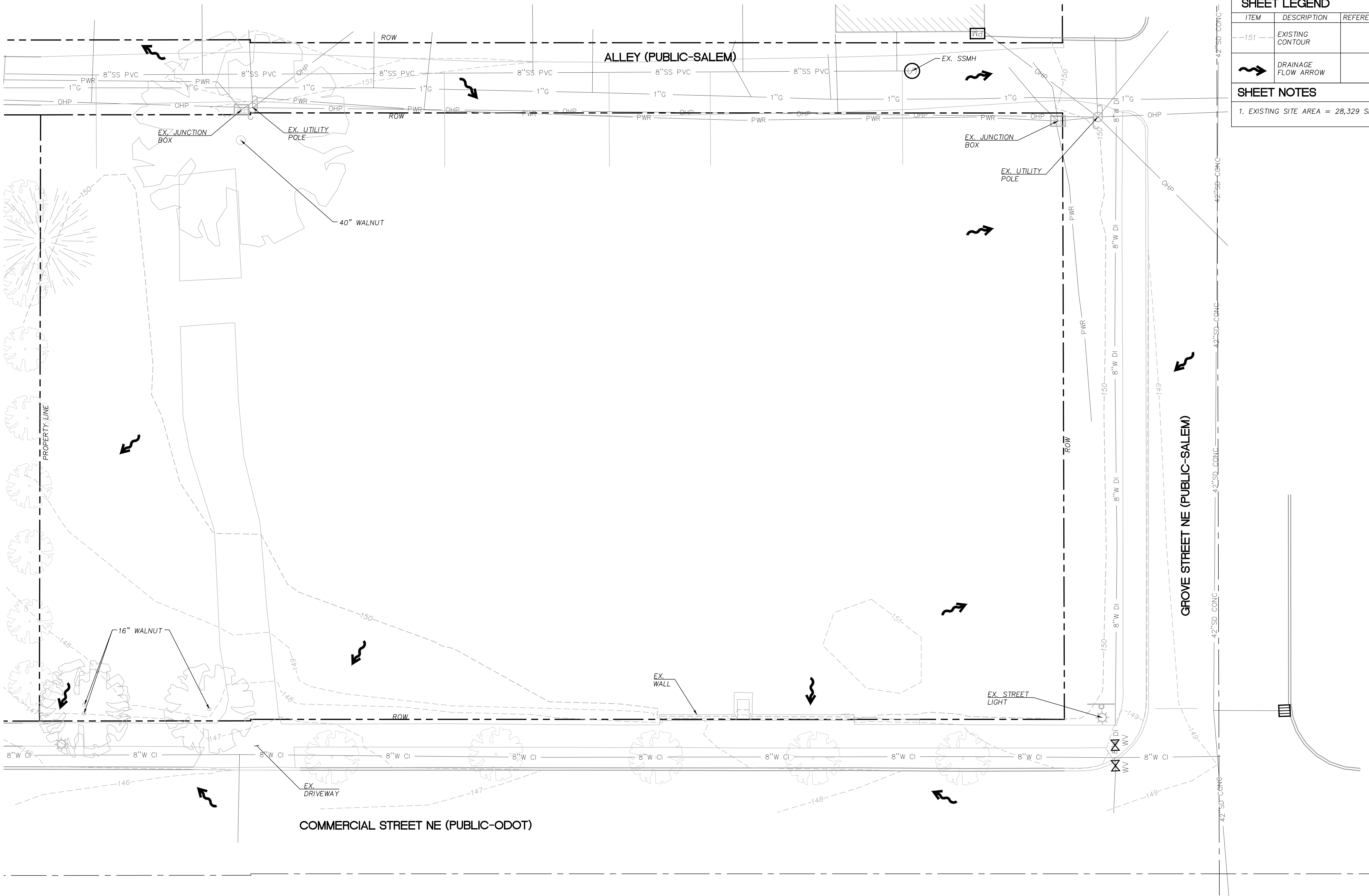
SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
---	SAWCUT	
- 151 -	EXISTING CONTOUR	
151	PROPOSED CONTOUR	
[Pattern]	PRIVATE ASPHALT PAVEMENT	
[Pattern]	PRIVATE CONCRETE PAVEMENT	
[Pattern]	PUBLIC CONCRETE PAVEMENT	
[Pattern]	PUBLIC ASPHALT PAVEMENT	
[Pattern]	STORMWATER PLANTER	
SHEET NOTES		
1. ALL WORK IN RIGHT-OF-WAY UNDER SEPARATE PERMIT.		



SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
	STORMWATER PLANTER (SWP)	
SD	STORM DRAIN	
SS	SANITARY DRAIN	
W	DOMESTIC WATER	
F	DOMESTIC WATER	
●	CLEANOUT (CO)	
●	OVERFLOW DRAIN (OFD)	
■	AREA DRAIN / CATCH BASIN	
SHEET NOTES		
1. ALL WORK IN RIGHT-OF-WAY UNDER SEPARATE PERMIT.		
2. INSTALL 4" PERFORATED FOUNDATION DRAIN AROUND PERIMETER, AT FOUNDATION WALL PER GEOTECHNICAL ENGINEERS RECOMMENDATION		

UTILITY PLAN
SCALE: 1"=10'





SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
	EXISTING CONTOUR	
	DRAINAGE FLOW ARROW	
SHEET NOTES		
1. EXISTING SITE AREA = 28,329 SF		

EXISTING CONDITIONS PLAN
SCALE: 1"=10'

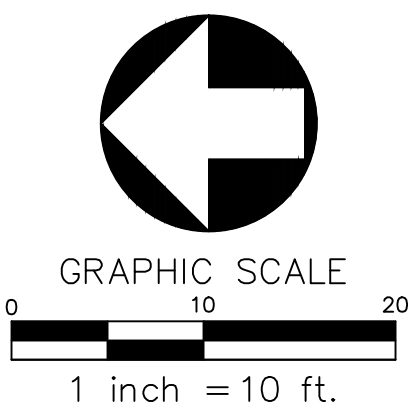
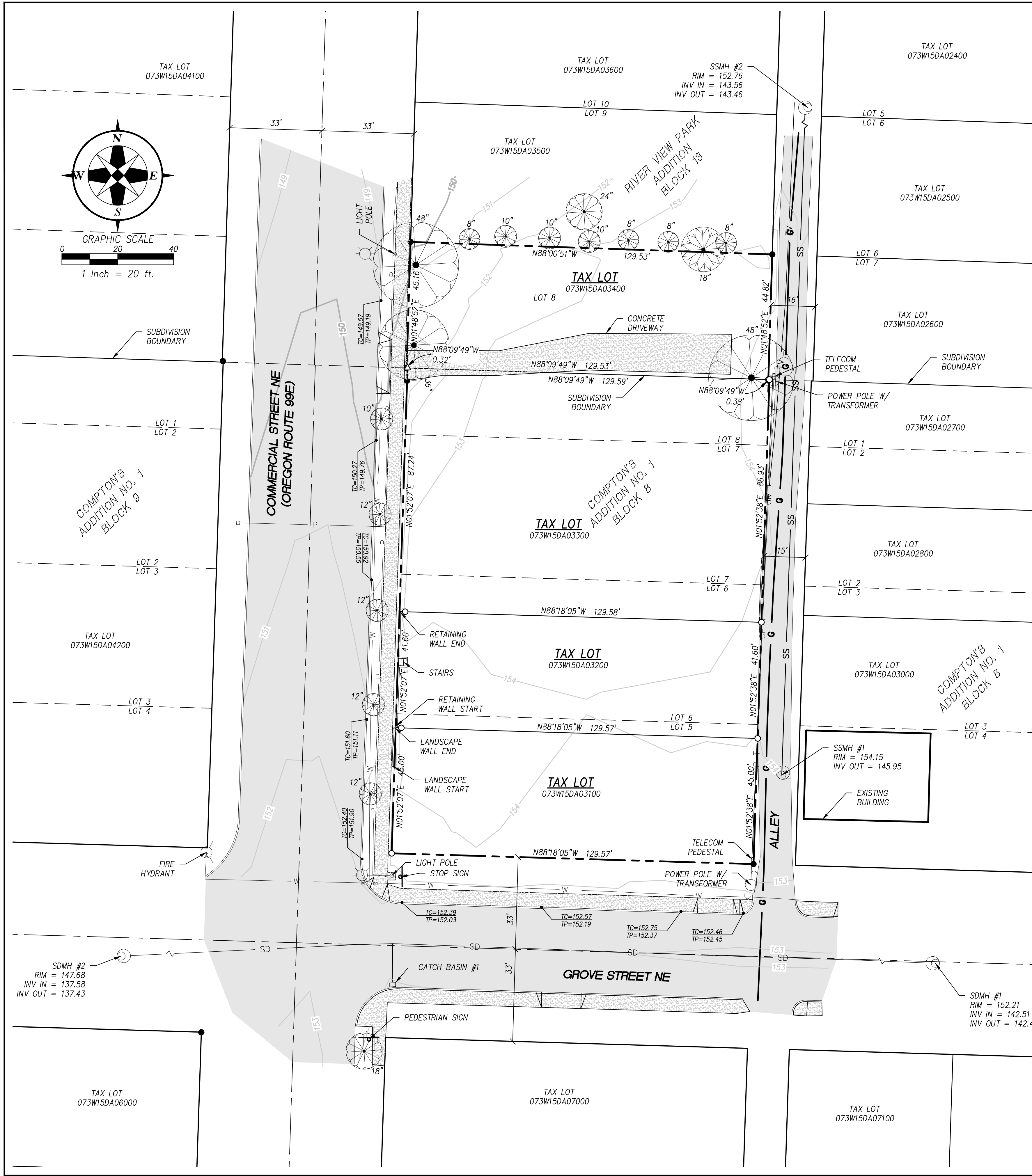


Exhibit P – Survey Plans



CONTACTS

OWNERS
ANNAND PROPERTIES I-C, LLC
21640 SW LEBEAU RD.
SHERWOOD, OREGON 97140-8704
(503) 750-1815
ARCH.IDA2@AOL.COM

CIVIL ENGINEER / SURVEYOR
KAID E. MCKAY, PE/PLS
McKAY CONSULTING, LLC
205 SE 3RD AVENUE, SUITE 600
HILLSBORO, OREGON 97123
OFFICE (503) 648-6475
MOBILE (503) 828-8831
KAID.MCKAY@MCKAYCONSULTINGLLC.COM

PROJECT PLANNER
GRETA HOLMSTROM
ARDOR CONSULTING, LLC
3296 NE 13th PLACE
HILLSBORO, OREGON 97124
(360) 721-5745
GHOLMSTROM@YAHOO.COM

AREA SUMMARY

BEFORE CONSOLIDATION	
TAX LOT	
073W15AD03100	5,831 SF
073W15AD03200	5,390 SF
073W15AD03300	11,285 SF
073W15AD03400	5,827 SF
TOTAL	28,333 SF

AFTER CONSOLIDATION	
TAX LOT	
073W15AD03100	28,333 SF
073W15AD03200	0 SF
073W15AD03300	0 SF
073W15AD03400	0 SF
TOTAL	28,333 SF

NOTES

- PROPERTIES LINES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY FILED IN THE COUNTY SURVEYOR'S OFFICE OF MARION COUNTY AS MCSC 38654
- FIELD WORK FOR THIS TOPOGRAPHIC SURVEY WAS COMPLETED IN OCTOBER OF 2016

LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	CENTER LINE
	LOT LINE
	RECORD LINE
	CONTOUR LINE
	OVERHEAD POWER
	UNDERGROUND POWER
	UNDERGROUND TELECOM
	WATER LINE
	GAS LINE
	AC PAVEMENT
	CONCRETE PAVEMENT
	FOUND MONUMENT AS NOTED
	SET 5/8"X 30" IRON ROD WITH YPC MARKED "MCKAY PLS 59859"
	YELLOW PLASTIC CAP
	IRON ROD
	IRON PIPE
	CONIFEROUS TREE W/ DIAMETER AS NOTED
	DECIDUOUS TREE W/ DIAMETER AS NOTED

C:\MC Projects\15115 JA Grove St\5 Planning\15115Plan.dwg Oct 04, 2022 - 10:35pm

McKay Consulting, LLC

(503) 648-6475

contact@mckayconsultingllc.com

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
KAID EDWARD MCKAY
59859
RENEWES: 12-31-2022

DESIGNED BY: KAID E. MCKAY

DRAWN BY: KAID E. MCKAY

CHECKED BY: KAID E. MCKAY

DATE: OCTOBER 4, 2022

REVISED ON:

JOB NAME: JA GROVE STREET

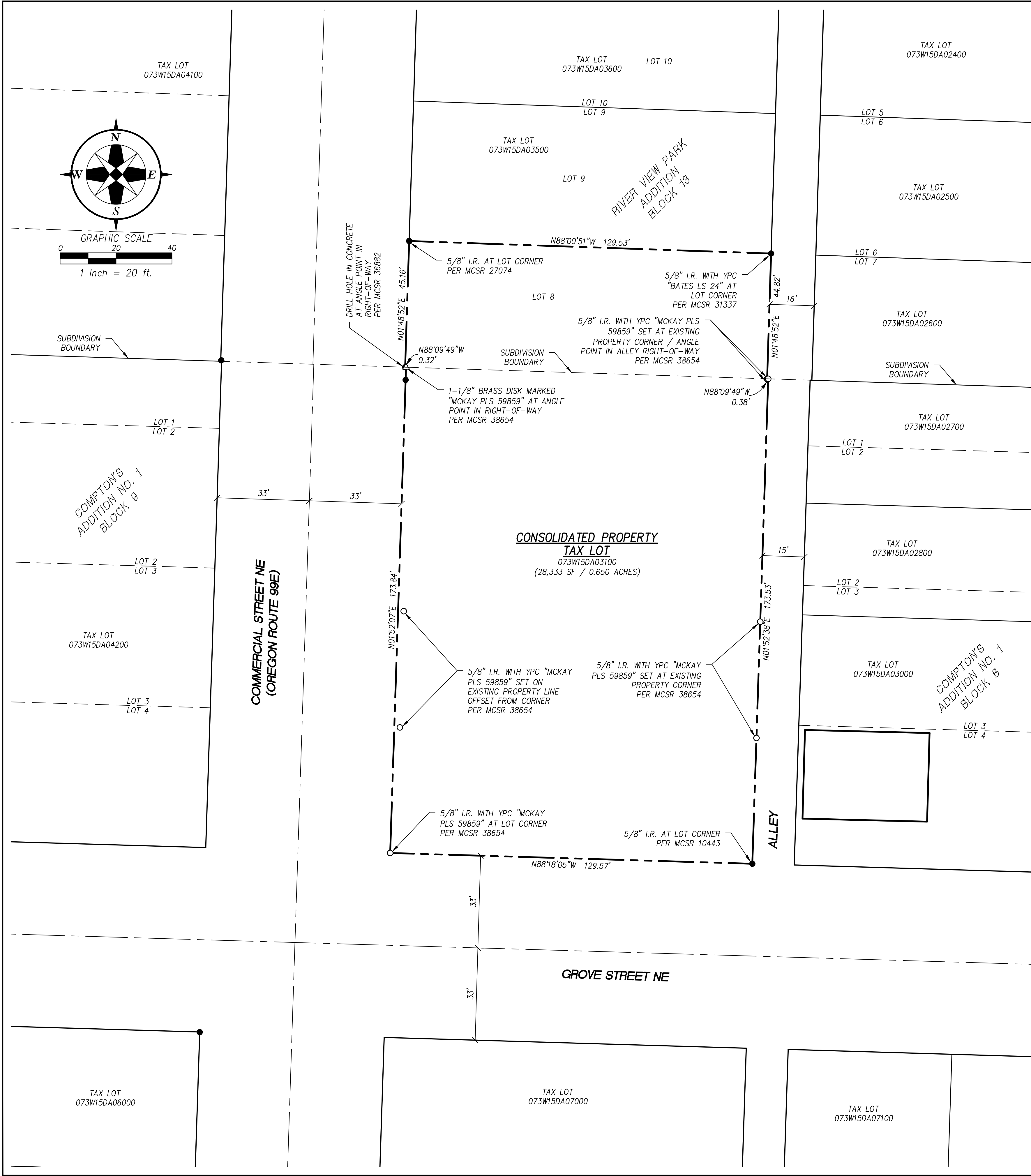
JOB #: 15115

SHEET C1

REV.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS PLAN

GROVE STREET PROPERTY CONSOLIDATION
LOTS 3100, 3200, 3300 AND 3400 OF TAX MAP 073W150A
FOR: JOHN D. ANNAND II



Oct 04, 2022 - 10:35pm

C:\MC Projects\15115 Planning\15115Plan.dwg

DESIGNED BY: KAID E. MCKAY	
DRAWN BY: KAID E. MCKAY	
CHECKED BY: KAID E. MCKAY	
DATE:	OCTOBER 4, 2022
REVISED ON:	
JOB NAME: JA GROVE STREET	
JOB #	15115
SHEET C2	

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
KAID EDWARD MCKAY
59859
RENEWES: 12-31-2022

Mckay Consulting, LLC

(503) 648-6475

contact@mckayconsultingllc.com

Planning - Engineering - Surveying
205 SE 3rd Avenue, Suite 600
Hillsboro, Oregon 97123-4038

PROPERTY CONSOLIDATION PLAN

GROVE STREET PROPERTY CONSOLIDATION
LOTS 3100, 3200, 3300 AND 3400 OF TAX MAP 073W15DA
FOR: JOHN D. ANNAND II

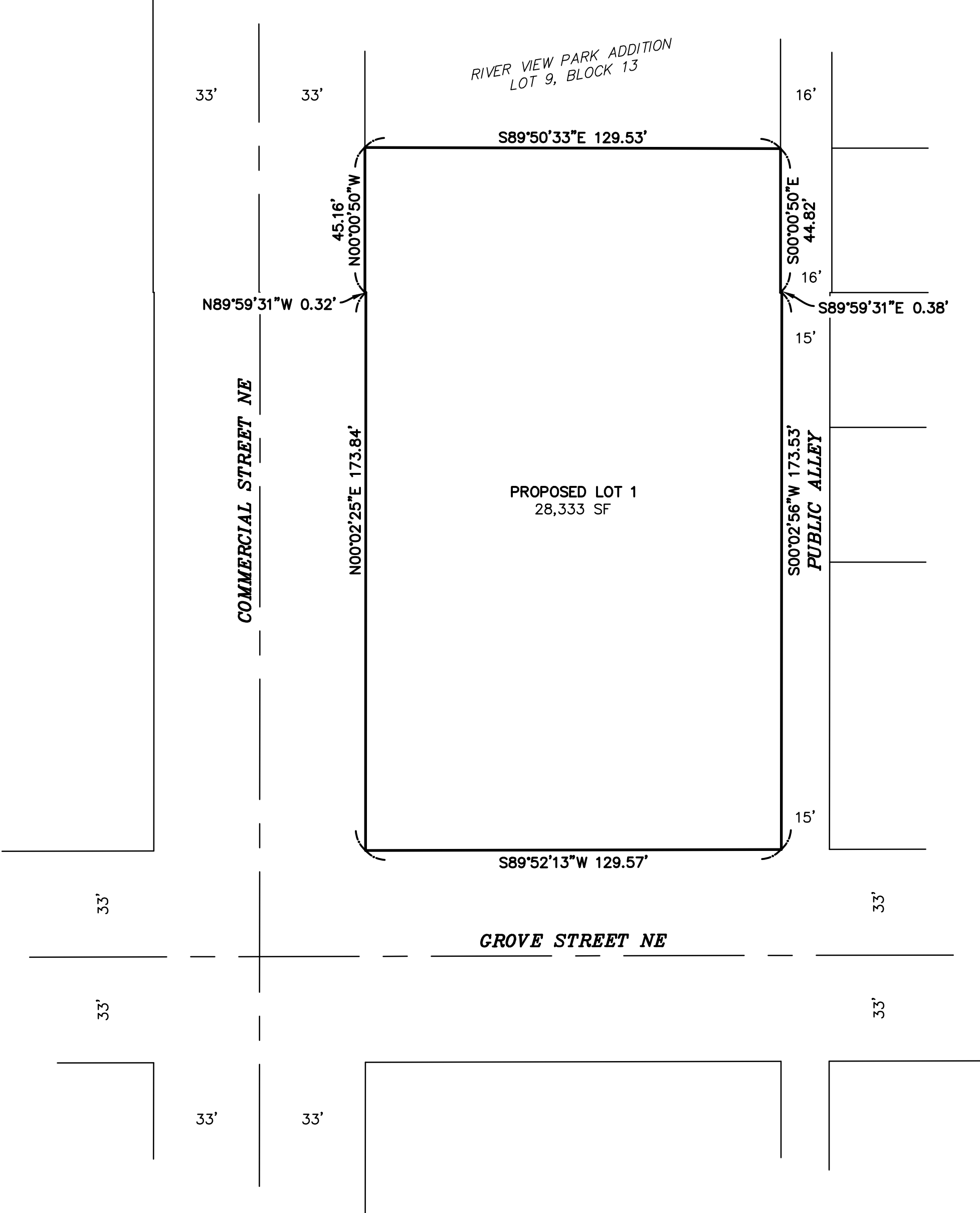


0' 30' 60'
SCALE: 1 INCH = 30 FEET

PROPOSED SUBDIVISION PLAT

A REPLAT OF LOTS 5-8, BLOCK 8 OF "COMPTON'S ADDITION NO.1"
AND LOT 8, BLOCK 13 OF "RIVER VIEW PARK ADDITION"
IN THE SE 1/4 OF SECTION 15, T.7S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: JULY 17, 2024



BOUNDARY NOTE

BOUNDARY DETERMINATION, STREET RIGHT OF WAY WIDTHS AND ALLEY WIDTHS WERE RESOLVED AND HELD PER MARION COUNTY SURVEY NUMBER 38654, WHICH IS ALSO COINCIDENT WITH "RIVER VIEW PARK ADDITION" AND "COMPTON'S ADDITION NO. 1".

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DRAFT
OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: MICRONESIAN ISLANDER COMMUNITY

 **FFN SURVEYING**

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 24-512

SHEET 1/1