

BRAND

Incomplete Application Response

24-118099-PLN | Voyagers' Village – 2230 Commercial St NE

This letter shall serve as the applicant's response to an incomplete application notice received on September 23, 2024. This response is organized by item in the same order as the incomplete letter.

Item 1: Signed Land Use Application

Applicant's Response: *The signed land use application has been submitted. This item is resolved.*

Item 2: Written Statement

Applicant's Response: *A written statement has been submitted. This item is resolved.*

Item 3: Adjustments

Applicant's Response: *The applicant has provided findings addressing adjustments within the written statement. The applicant needs to apply for one additional adjustment, for a total of five adjustments. This item is resolved.*

Item 4: Stormwater Management and/or Design Exception

Applicant's Response: *The applicant's engineer and design team were working on the stormwater plan and report with the city at the time of application submittal. A stormwater plan and report, aligning with the discussions with the city, has been submitted. This item is resolved.*

Item 5: Vesting Deeds

Applicant's Response: *A preliminary report & chain – linked document has been uploaded via the PAC portal. This item is resolved.*

Item 6: Title Report

Applicant's Response: *An updated title report has been submitted. This item is resolved.*

Item 7: Lot Legality

Applicant's Response: A chain of title has already been provided for each involved property. Each property has been described in its current configuration prior to 1960. This item is resolved.

Item 8: Right-of-way Encroachments

Applicant's Response: The applicant and staff have worked out this issue. The applicant has revised their plans and removed the first-floor encroachment and will be entering into a revocable agreement with the City of Salem for the other approved encroachments into the right-of-way. This item is resolved.

Item 4: Pedestrian-Oriented Design Standards

Applicant's Response: A written statement has been submitted. This item is resolved.

Item 5: Building Façade Articulation

Applicant's Response: See narrative and revised plans. This item is resolved.

Item 6: Solid Waste Service Area

Applicant's Response: The applicant has coordinated with the waste service provider for manual collection that is typical along alley developments. Email has been uploaded to the PAC portal. This item is resolved.

Item 7: Pedestrian Connections - Lighting

Applicant's Response: The applicant will provide detailed lighting plans at the time of building permit. This item is resolved.

Item 8: Alternative Street Standards

Applicant's Response: The applicant reached out to City staff regarding the location of the sidewalk along Grove and was told a reduced planter strip would likely not be approved in this location since there was adequate right-of-way (see emails labeled Grove Planter Strip Email); therefore, the design team provided an 8-foot planter strip between the curb and proposed sidewalk to meet the local street standard. The applicant has no issue with the

alternative street design requested by staff to provide protection of a City water main; provided however, that the City provides the findings for the alternative street standard as the applicant has demonstrated they are willing to meet the standard. Additionally, the applicant requests a more specific condition regarding street tree plantings along Grove Street, rather than the typical “maximum extent feasible” condition language. The applicant should not be required to plant double the amount of trees since there are now two planter strips available with staffs proposed alternative street design.

Item 9: Driveway Closure

Applicant's Response: See narrative and revised plans. This item is resolved.

Item 10: Setbacks – Parking Lot

Applicant's Response: See written narrative for findings addressing parking lot setbacks. This item is resolved.

Item 11: EV Charging Spaces

Applicant's Response: Each call out on the plan indicating a potential future EV charging space is proposed in a location to serve two spaces each. As demonstrated on the plans and the written narrative, this item is resolved.

Item 12: Bicycle Parking

Applicant's Response: See written narrative and revised plans. This item is resolved.

Item 13: Tree Removal Permit

Applicant's Response: The applicant has applied for a tree and vegetation removal permit for the removal of the significant tree along the alley. Additionally, the applicant has provided a tree inventory plan. The significant tree is proposed for removal due to the City's request for the applicant to pave an additional 5 feet of asphalt on private property to improve fire access to the site. The removal meets the approval criteria 808.030(d)(5) because there are no reasonable design alternatives for the proposed development and the applicant is required to provide additional pavement width for fire access. This item is resolved.