

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Replat Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Tree and Vegetation Removal Permit Case No. REP-SPR-ADJ-TRP24-07

PROJECT ADDRESS: 2230 Commercial St NE, Salem OR 97301

AMANDA Application No.: 24-118099-PLN

COMMENT PERIOD ENDS: Friday, November 29, 2024 at 5:00 p.m.

SUMMARY: Development of a new multi-family apartment complex.

REQUEST: A Class 3 Site Plan Review for the development of a 41-unit multi-family apartment complex and associated site improvements. The consolidated application includes a tentative replat plan to consolidate four discrete units of land into one development site, and eight Class 2 Adjustments to:

- 1) To provide only a one-foot landscaped setback without pedestrian amenities along the Grove Street side, per SRC 533.015(c);
- 2) To reduce the ground floor building height from 14 feet to 10 feet, per SRC 533.015(h);
- 3) To provide only a five-foot landscaped setback along the Commercial Street side where ground floor dwelling units require horizontal or vertical separation, per SRC 533.015(h);
- 4) To reduce the minimum ground floor window coverage from 65 percent to 24 and 27 percent along Commercial Street and Grove Street, respectively, per SRC 533.015(h);
- 5) To reduce the minimum weather protection from 75 percent to 37 percent along the Commercial Street side, per SRC 533.015(h);
- 6) To eliminate the minimum weather protection on the Grove Street side, per SRC 533.015(h);
- 7) To reduce the building recess and extension depth from two feet to 18 inches for the middle facade, per SRC 533.015(h);
- 8) To eliminate the required off-street parking vehicle turnaround area, per SRC 806.035(f)

The proposal also includes one tree removal permit to remove one 45-inch dbh (diameter-at-breast height) black walnut tree to accommodate the widening of the alley. The development site is 28,333 square feet in size, zoned MU-I (Mixed Use I) and located at 2230 Commercial Street NE (Marion County Assessor's Map and Tax Lot Numbers 073W15DA / 3400; 3300; 3200; and 3100).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Friday, November 29, 2024, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: See attached
- _____
- _____
- _____

Name/Agency: David Fridenmaker, Salem-Keizer Public School

Address: 2450 Lancaster Dr. NE, PO Box 12024, Salem OR 97309

Phone: 503-315-0232

Email: Fridenmaker_david@salkeiz.k12.or.us

Date: 11/25/24

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



Business & Support Services
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Andrea Castañeda, Superintendent

November 25, 2024

Peter Domine, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. REP-SPR-ADJ-TRP24-07, 2230 Commercial St NE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Highland	Elementary	K thru 5
Parrish	Middle	6 thru 8
North Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Highland	Elementary	261	423	62%
Parrish	Middle	673	829	81%
North Salem	High	2,045	2,248	91%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	41	MF	0.164	7
Middle			0.085	3
High			0.096	4

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Highland	Elem.	261	16	7	23	423	67%
Parrish	Mid.	673	55	3	58	829	88%
North Salem	High	2,045	147	4	151	2,248	98%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Highland	Elementary	Walk Zone
Parrish	Middle	Eligible for school transportation
North Salem	High	Eligible for school transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	7	\$87,035	\$609,245
Middle	3	\$106,854	\$320,562
High	4	\$126,672	\$506,688
TOTAL			\$1,436,495

Table 6

*Estimates based on average of Indicative Construction Costs from “RLB Construction Cost Report North America Q2 2024”

Sincerely,

David Fridenmaker
Business and Support Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation