

NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

Partition Tentative Plan / Class 3 Site Plan Review Case No. PAR-SPR24-13 **CASE NUMBER:**

PROPERTY LOCATION: 739 23rd St NE, Salem OR 97301

NOTICE MAILING DATE: November 27, 2024

PROPOSAL SUMMARY: Multi-family development of 60 units as Phase II of the Gussie Belle Commons.

COMMENT PERIOD: All written comments must be submitted to City Staff no later than 5:00 p.m.

Wednesday, December 11, 2024. Please direct any questions and/or

comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in

your comment such as name, email, physical address and phone number.

CASE MANAGER: Jamie Donaldson, Planner III, City of Salem Planning Division, 555 Liberty Street

SE. Room 305, Salem. Oregon 97301, Telephone: 503-540-2328; E-mail:

idonaldson@cityofsalem.net

NEIGHBORHOOD Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land **ASSOCIATION:**

use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone.

Contact your neighborhood association to get involved:

Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair;

Phone: 503-990-4460; Email: johnson.ian.patrick@gmail.com.

ACCESS: The Americans with Disabilities Act (ADA) accommodations will be provided on

request.

CONSIDERED:

Salem Revised Code (SRC) Chapter(s) 205.005(d) - Partition Tentative Plan; 220-**CRITERIA TO BE**

005(f)(3) - Class 3 Site Plan Review

Salem Revised Code (SRC) is available to view at this link:

http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S): City of Salem

APPLICANT(S): Tim Lawler, Green Light LLC (Mark Desbrow) Home First Development LLC (Ben

Pray)

PROPOSAL REQUEST:A consolidated Tentative Partition Plan to divide the resulting Parcel 2 from the

Phase I development of Gussie Belle Commons (Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08) into two lots, approximately one acre and two acres in size; in conjunction with a Class 3 Site Plan Review for the development of 60 apartment units as Phase II of the Gussie Belle multi-family development. The subject property is currently 10.1 acres in size, zoned MU-I (Mixed Use-I), and located at 739 23rd Street NE (Marion County Assessors map and tax lot numbers:

073W24CC / 4000).

APPLICATION PROCESS: Following the close of the Public Comment Period, a decision will be issued and

mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the

land use request.

Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of

approval precludes an action for damages in circuit court.

MORE INFORMATION:

All documents and evidence submitted by the applicant are available on the City's

online Permit Application Center at https://permits.cityofsalem.net. You can use the search function without registering and enter the permit number listed here: 24

113032. Paper copies can be obtained for a reasonable cost.

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE For more information about Planning in Salem:

http://www.cityofsalem.net/planning

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

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

REGARDING: Partition Tentative Plan / Class 3 Site Plan Review Case No. PAR-

SPR24-13

PROJECT ADDRESS: 739 23rd St NE, Salem OR 97301

AMANDA Application No.: 24-113032-PLN

COMMENT PERIOD ENDS: December 11, 2024 at 5:00 p.m.

SUMMARY: Multi-family development of 60 units as Phase II of the Gussie Belle Commons.

REQUEST: A consolidated Tentative Partition Plan to divide the resulting Parcel 2 from the Phase I development of Gussie Belle Commons (Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08) into two lots, approximately one acre and two acres in size; in conjunction with a Class 3 Site Plan Review for the development of 60 apartment units as Phase II of the Gussie Belle multi-family development. The subject property is currently 10.1 acres in size, zoned MU-I (Mixed Use-I), and located at 739 23rd Street NE (Marion County Assessors map and tax lot numbers: 073W24CC / 4000).

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. Wednesday, December 11, 2024, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are <u>public record</u>. 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

<u>CASE MANAGER:</u> Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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:	

DI FACE CUECK THE FOLLOWING THAT ADDI V.

Name/Agency: ______Address: ______Phone: _____Email: _____

Date:

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



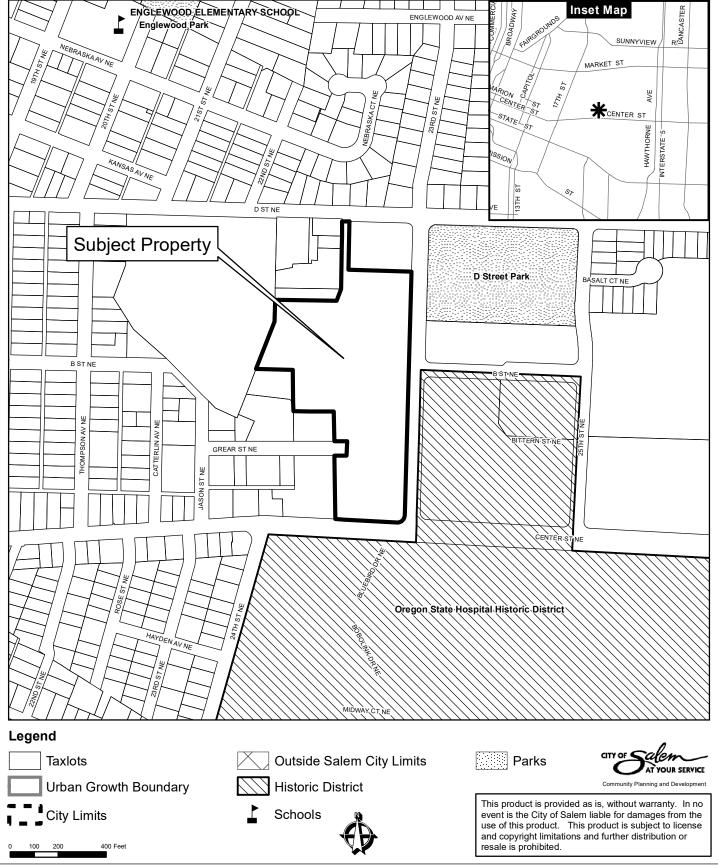
BUSINESS REPLY MAIL FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

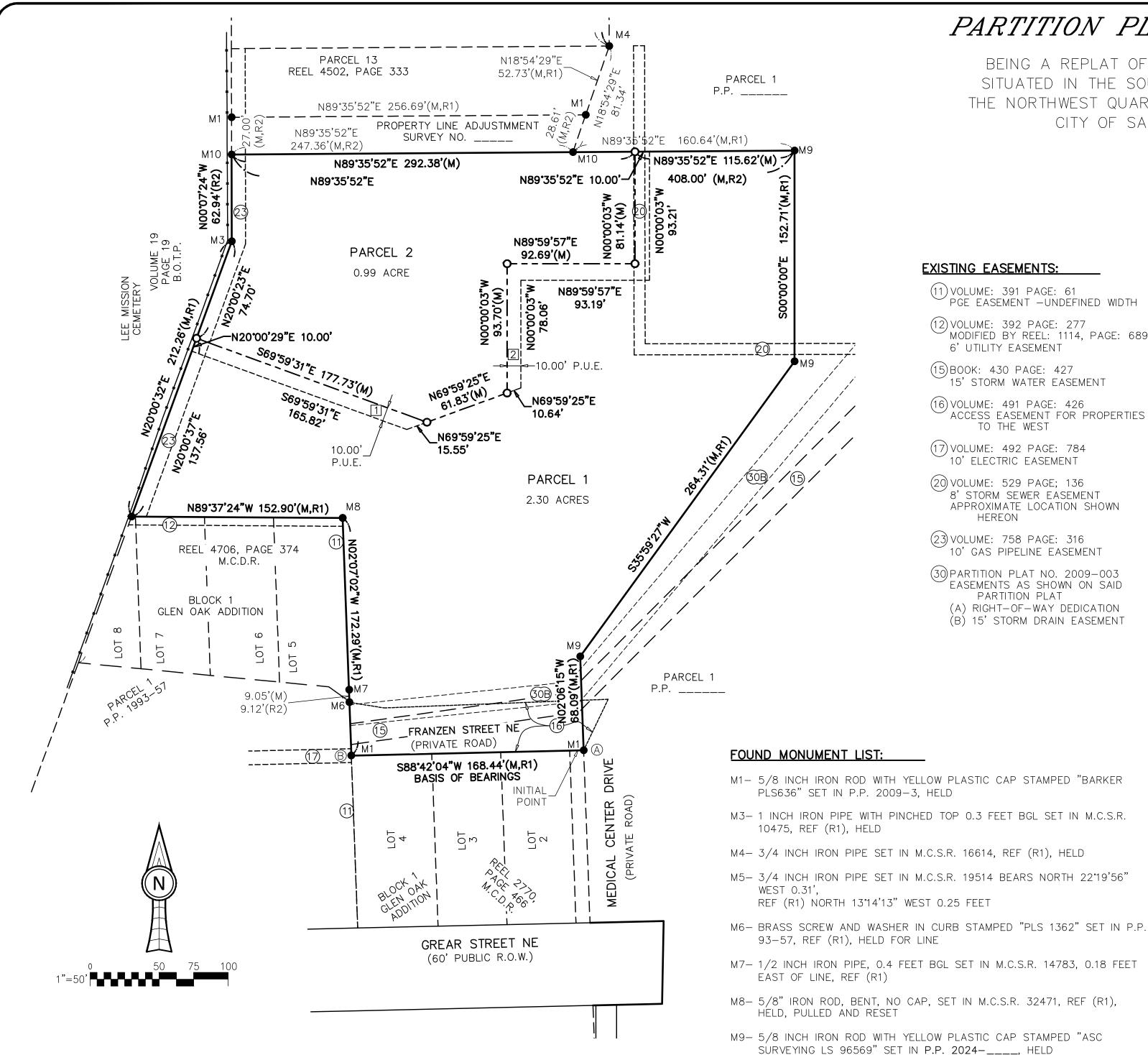
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION CITY OF SALEM RM 305 555 LIBERTY ST SE SALEM OR 97301–9907 NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

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Vicinity Map 739 23rd Street NE





PARTITION PLAT NO.

BEING A REPLAT OF PARCEL__, PARTITION PLAT NO. ____, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25, T. 7S., R. 3W., W.M. CITY OF SALEM, MARION COUNTY, OREGON

> JULY 29, 2024 SHEET 1 OF 2

- MODIFIED BY REEL: 1114, PAGE: 689
- ACCESS EASEMENT FOR PROPERTIES
- 8' STORM SEWER EASEMENT APPROXIMATE LOCATION SHOWN
- (30) PARTITION PLAT NO. 2009-003 EASEMENTS AS SHOWN ON SAID (A) RIGHT-OF-WAY DEDICATION

M10- 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC

SURVEYING LS 96569" SET IN M.C.S.R. (property line adjustment), HELD

LEGEND:

- O 5/8" X 30" IR WITH YPC STAMPED "ASC SURVEYING LS 96569" _, 2024 SET ON _____
- FOUND MONUMENT AS NOTED
- RECORD DATA REFERENCE
- MEASURED DATA
- MARION COUNTY SURVEY RECORDS
- MARION COUNTY DEED RECORDS
- M.C.P.R. MARION COUNTY PLAT RECORDS
- MARION COUNTY BOOK OF TOWN PLAT
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- P.P. PARTITION PLAT NO.
- FOUND MONUMENT PER LIST
- FOUND AND CALCULATED POINTS REFERENCED IN NARRATIVE
- EXISTING EASEMENT -SEE LIST SHEET 2
- 1 PLAT EASEMENTS PER LIST

REFERENCE DATA:

- R1 P.P. 2024---, M.C.P.R.
- R2 PROPERTY LINE ADJUSTMENT, M.C.S.R.

PLAT EASEMENTS:

- 1 10-FOOT EASEMENT
- 2 10-FOOT EASEMENT

SHEET INDEX SHEET 1- SOUTH PORTION OF PLAT, LEGEND, REFERENCE DATA, AND FOUND MONUMENT LIST

SHEET 2-NARRATIVE, SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION, NOTES AND ACKNOWLEDGEMENT

FOR REVIEW ONLY





CLIENT: **GREEN LIGHT** DEVELOPMENT/ HOME FIRST DEVELOPMENT

TRASH ENCL. 3 NUMBER OF PARKING SPACES IN A ROW (A "c" SUFFIX DENOTES 'COMPACT' SPACES) , L'OT LINE ADJUSTMENT TO GIVÈ THIS RORTION TO ADJACENT RROPERT PHASE 1 SITE PLAN LEGEND PHASE 2 ACCESS DRIVEWAY AND EASEMENT TO / CONSERVATION AREA ON PHASE I OF PROJECT CONSERVATION / EASEMENT AREA. NO CONSTUCTION ACTIVIT TO OCCUR **FUTURE PROPERT'** PARTION LINE **BUILDING J** PARKING ARCHEOLOGICAL (4 SPACES) PRESERVATION AREA (47,987 SF) GIANT SEQUOIA TO BE PRESERVED/PROTECTED PER TREE PROTECTION . **BIKE PARKING 4 BUILDING K** COVERED SHORT TERM BIKE PARKING (32 SPACES) (1) ADA TYPE 'A' 2 BED UNIT TYPE 'A' TYPE 'A' SHORT TERM BIKE —— PARKING (6 SPACES) SHORT TERM BIKE -PARKING (4 SPACES) ACCESS TO: 2455 FRANZEN ST NE BUILDING M GSI POND FRANZEN STREET NE EASEMENT

BUILDINGS (1) MAXIMUM 10-FT SETBACK APPLIES IF THE SETBACK IS USED FOR PED AMENITIES B) FOR DOUBLE FRONTAGE LOTS, THE SETBACK ABUTTING A STREET SHALL ONLY APPLY TO THE STREET W/ THE HIGHEST STREET CLASSIFICATION OR WHERE BOTH HAVE THE SAME CLASSIFICATION, THE STREET DESIGNATED BY THE APPLICANT. NO MIN OR MAX IS REQ ABUTTING THE OTHER STREET <u>HEIGHT</u> BLDG 1 (COMMON) >20' BLDGS 2-18 (RES) <65' MIN 20' MAY PROVIDE A FALSE FRONT, PROMINENT ENTRY, CUPOLA, OR REVERSE SHED ACCESS. STRUC. = EXEMPT TO MEET THIS REQUIREMENT. **BUILDING FRONTAGE** MIN 75% FOR CORNER LOTS, THIS STANDARD MUST BE MET ON THE FRONTAGE OF THE N/A STREET W/ THE HIGHEST CLASSIFICATION. THE INTERSECTING STREET HAS A 40% MIN STANDARD 533-6 PED ORIENTED DESIGN GROUND FLOOR HEIGHT ON PRIMARY STREETS 14 FT MIN. (FLOOR TO CEILING) SEPARATION OF GROUND FLOOR USES FOR RES USE VERTICAL OR HORIZ SEPARATION IS REQ FROM PUBLIC ROW VERTICAL DISTANCE MIN 1.5' MAX 3' HORIZONTAL DIST MIN 5' MAX 10' SHALL TAKE THE FORM OF LANDSCAPED AREA OR PLAZA **BUILDING FACADE ARTICULATION** (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP. A) BASE: GROUND FLOOR FACADES: 1. CHANGE IN MATERIALS 1,2, & 3 PROVIDED 2. CHANGE IN COLOR 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE **FOLLOWING** 1. RECESSES OF A MIN DEPTH OF 2' 2 & 3 PROVIDED 2. EXTENSIONS OF A MIN DEPTH OF 2' 3. VERTICALY-ORIENTED WINDOWS 4. PILASTERS 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL 4 PROVIDED 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH 4. A ROOF OVERHANG A MIN OF 8" DEEP **GROUND FLOOR WINDOWS** (APPLIES TO PRIMARY STREETS) N/A MIN 65% ONLY TRANSPARENT WINDOWS COUNT **BUILDING ENTRANCES** (APPLIES TO PRIMARY STREETS) 2) FOR RESIDENTIAL USES ON GROUND FLOOR, A PRIMARY BLDG ENTRANCE FOR EACH BLDG FACADE FACING A PRIMARY STREET SHALL BE LOCATED ON THE PRIMARY STREET. N/A 3) BLDG ENTRANCES SHALL INCLUDE WEATHER PROTECTION **WEATHER PROTECTION** (APPLIES TO GROUND FLOORS ADJACENT TO STREET) MIN 75% 1) AWNINGS OR CANOPIES N/A 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO <u>PARKING</u> N/A BEHIND OR BESIDE STRUCTURES, NOT BETWEEN STRUCTURE AND STREET **MECH EQUIPMENT** 1) GROUND LEVEL EQUIPMENT SHALL BE SCREENED W/ LANDSCAPING OR SITE OBSCURING FENCE OR WALL; LOCATED BEHIND OR BESIDE BLDGS PTAC UNITS WILL BE USED 2)ROOF TOP EQUIP (OTHER THAN SOLAR) SHALL BE SET BACK OR SCREENED SO THROUGHOUT THE PROJECT AS NOT TO BE VISIBLE TO A PERSON STANDING AT GROUND LEVEL 60' AWAY.

PROJECT INFO: 891 23RD ST NE - PHASE II TAX ID: 527113 (4000) SIZE: 143,102 SF (3.3 ACRES)

MU-I CODE REQUIREMENTS

ZONE: MU-I

UNIT AND PARKING SUMMARY

3 BED/1.5BA x30 2 BED/1.0BA x18 1 BED/1.0BA x12

TOTAL UNITS

PARKING: **60** PARKING SPACES (1.03 PER UNIT) 42 STANDARD

(INCLUD. 3 ADA AND 1 LOADING SPACES) 18 COMPACT

EV PARKING

TOTAL PARKING: 60 SPACES **24 SPACES MIN** (60x0.40=24) EV ENABLED PARKING REQ: EV ENABLED PARKING PROVIDED: 24 SPACES

BIKE PARKING SUMMARY

REQUIRED RATIO: NUMBER OF UNITS: REQUIRED NO. OF SPACES:

TOTAL SPACES PROVIDED: LT PARKING PROVIDED IN UNITS:

ST PARKING PROVIDED OUTSIDE BLDGS **ST** PARKING IN BUILDING BREEZEWAYS: **ST** COVERED BIKE PARKING CORRAL SPACES: **BIKE PARKING 4**:

1 SPACE /UNIT

32

4 SPACES (1 PER GROUND FLOOR 1-BED UNIT) 10 (ONE STAPLE PER BLDG)

PARKING LANDSCAPING

PARKING AREA: 24,170 SF (PARKING AREA FALLS BELOW 50,000 SF SO LANDSCAPING IS NOT REQUIRED)

PROPOSED

PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED

PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY

(VIA FLO-CORE+ DUAL PORT EV CHARGER)

PARKING LANDSCAPE AREA: 1933 SF (24,170 x 0.08) (INCLUDING PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS, AND CURBED AREAS, BUT NOT INCLUDING INTERIOR DRIVEWAYS.)

INTERIOR PARKING LANDSCAPE AREA PROVIDED: 1950 SF (>1933 SF REQ)



SITE PLAN -PHASE 2

ORIGINAL SHEET SIZE: 22"x34"
