



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.

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR24-35
PROPERTY LOCATION:	5871 Liberty Rd S, Salem OR 97306
NOTICE MAILING DATE:	December 4, 2024
PROPOSAL SUMMARY:	A proposal for a new 135-unit multi-family housing development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, December 4, 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: 503540-2328; E-mail: jdonaldson@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land 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:</i> Sunnyslope Neighborhood Association, Sally Cook, Land Use Chair; Email: sally.cook@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design 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):	Harrison Industries LLC (Kenneth O. Harrison, Kevin C. Harrison)
APPLICANT(S):	Brandie Dalton, Multi/Tech Engineering, on behalf of Harrison Industries LLC
PROPOSAL REQUEST:	A consolidated application for a Class 3 Site Plan Review, two Class 2 Driveway Approach Permits, and Class 1 Design Review for the development of a new 135-unit apartment complex, with three Class 2 Adjustment requests to: 1) Eliminate the requirement for off-street parking areas not to be located between a building and the street for Buildings 5 and 6 (SRC 702.020(d)(2)); 2) Eliminate the requirement that the 40 percent buildable width be placed at the setback line for Buildings 6 and 7 along Rise Street (SRC 702.020(e)(4)); and 3) Eliminate the requirement to orient buildings towards the street with direct pedestrian access to the street for Buildings 6 and 7 (SRC 702.020(e)(5)). The subject property is a portion of property approximately 6.7 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 5871 Liberty Rd S (Marion County Assessor's Map and Tax lot number: 083W16C / 600).
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 116100. 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: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR24-35

PROJECT ADDRESS: 5871 Liberty Rd S, Salem OR 97306

AMANDA Application No.: 24-116100-PLN

COMMENT PERIOD ENDS: Wednesday, December 18, 2024, at 5:00 p.m.

SUMMARY: A proposal for a new 135-unit multi-family housing development.

REQUEST: A consolidated application for a Class 3 Site Plan Review, two Class 2 Driveway Approach Permits, and Class 1 Design Review for the development of a new 135-unit apartment complex, with three Class 2 Adjustment requests to:

- 1) Eliminate the requirement for off-street parking areas not to be located between a building and the street for Buildings 5 and 6 (SRC 702.020(d)(2));
- 2) Eliminate the requirement that the 40 percent buildable width be placed at the setback line for Buildings 6 and 7 along Rise Street (SRC 702.020(e)(4)); and
- 3) Eliminate the requirement to orient buildings towards the street with direct pedestrian access to the street for Buildings 6 and 7 (SRC 702.020(e)(5)).

The subject property is a portion of property approximately 6.7 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 5871 Liberty Rd S (Marion County Assessor's Map and Tax lot number: 083W16C / 600).

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 18, 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: 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: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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

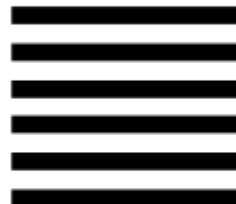
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907

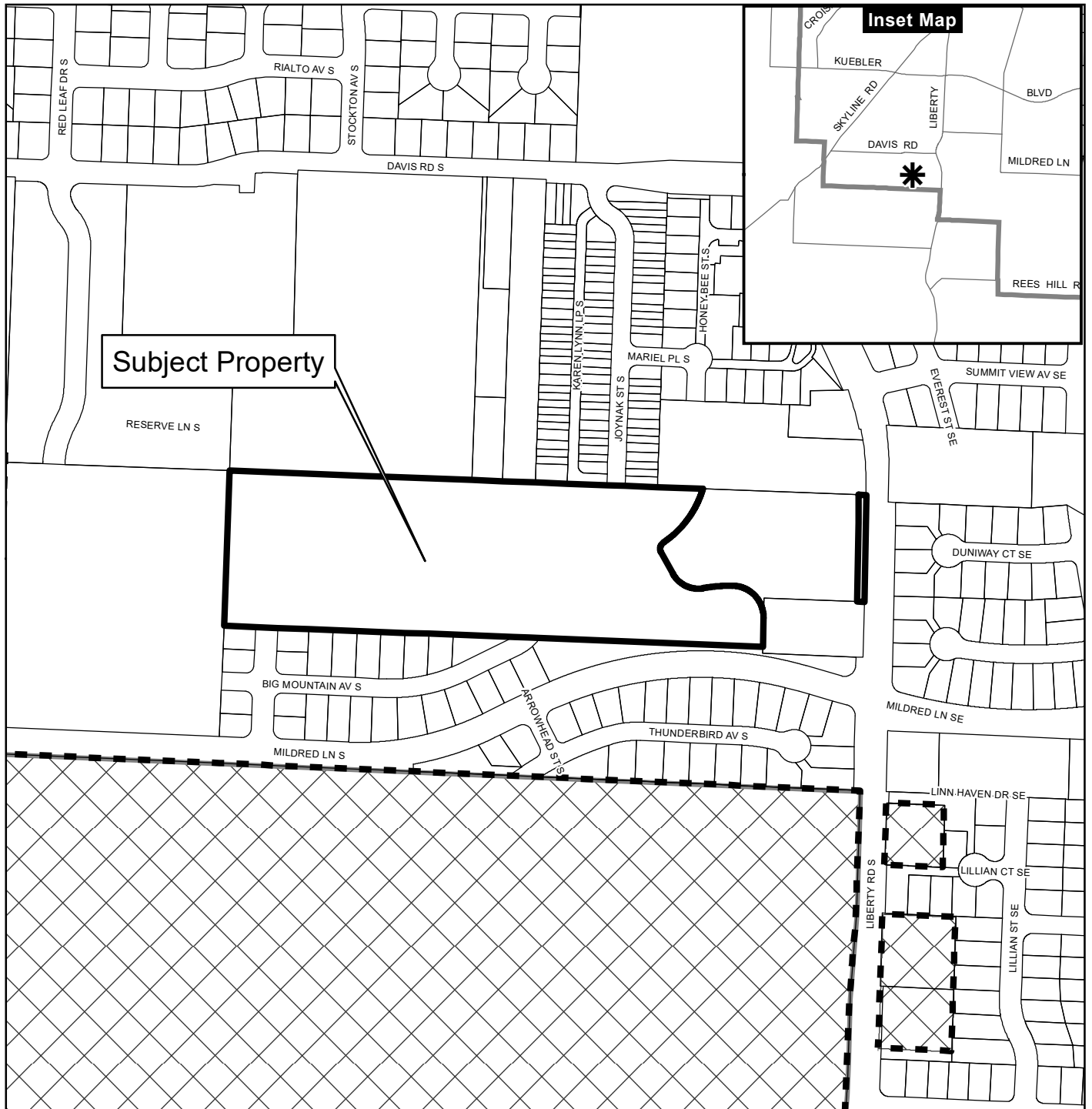


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

5871 Liberty Road S



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet





★★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 2,6 & 8 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2022 OSSC SEC. T107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2022 OSSC SEC. T107.6.2.1.2

- Ⓟ - POLE LIGHT MAXIMUM 14' TALL
- Ⓢ - POST LIGHT MAXIMUM 5' TALL
- ▢ - WALL PACK MOUNTED ON BUILDING
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ▢ - 6 BICYCLE SPACES
- ▢ - 4 BICYCLE SPACES

135 TOTAL APARTMENT UNITS
30 TYPE "A" 2-Bd, 1-Ba 903 (S.F.) UNITS
27 TYPE "B" 2-Bd, 2-Ba 1,005 (S.F.) UNITS
42 TYPE "C" 2-Bd, 2-Ba 1,139 (S.F.) UNITS
18 TYPE "D" 3-Bd, 2-Ba 1,123 (S.F.) UNITS
18 TYPE "E" 1-Bd, 1-Ba 728 (S.F.) UNITS
7 9'x10' STORAGE UNITS
5 10'x10' STORAGE UNITS

235 TOTAL PARKING STALLS
179 STANDARD STALLS
46 COMPACT STALLS
10 HANDICAP STALLS
2 12'x20' LOADING ZONES
25 STORAGE UNITS
150 BICYCLE SPACES IN 25 RACKS
1 CLUBHOUSE / MANAGER'S OFFICE
1 PICKLEBALL COURT
1 30'x30' TOT LOT
4 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA
EVC - ELECTRIC VEHICLE PARKING:
94 TOTAL PARKING STALLS (40%)
60 STANDARD STALLS
32 COMPACT STALLS
2 HANDICAP STALLS

ADA HANDICAP ACCESSIBILITY NOTES:

- ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
- HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
- 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

SITE PLAN ALTERNATE #1

LIBERTY ROAD APARTMENTS WEST

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: P.H.S. & M.K.D.
Checked: M.D.G.
Date: 06-30-2025
Scale: AS SHOWN

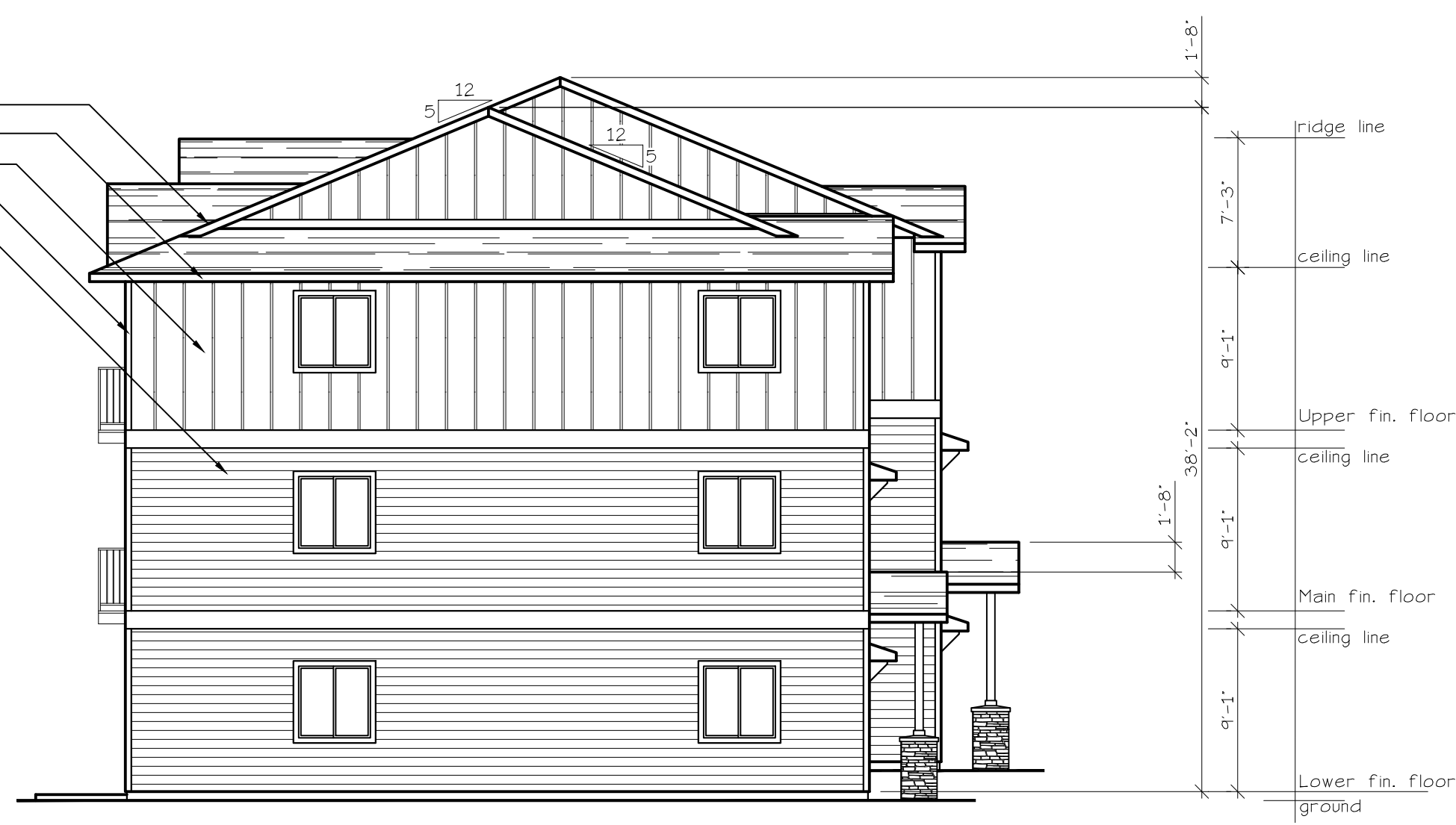
REGISTERED PROFESSIONAL ENGINEER
MARK D. GIBSON
EXPIRES 06-30-2025

JOB # 7586

SDR3



SOUTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 3



EAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 3



NORTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 3



WEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 3



SOUTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 4

COMP. ROOFING
2 X 6 FASCIA
HARDIPANEL SIDING
1" X 4" TRIM
HARDIEPLANK LAP SIDING

ceiling line
9'-1"
Upper fin. floor
ceiling line
9'-1"
Main fin. floor
ceiling line
9'-1"
Lower fin. floor
ground



EAST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 4

ridge line
2'-9"
ceiling line
4'-1 1/2"
ceiling line
9'-1"
Upper fin. floor
ceiling line
9'-1"
Main fin. floor
ceiling line
9'-1"
Lower fin. floor
ground



NORTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 4

COMP. ROOFING
2 X 6 FASCIA
HARDIPANEL SIDING
1" X 4" TRIM
HARDIEPLANK LAP SIDING

ceiling line
9'-1"
Upper fin. floor
ceiling line
9'-1"
Main fin. floor
ceiling line
9'-1"
Lower fin. floor
ground



WEST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 4

ridge line
2'-9"
ceiling line
4'-1 1/2"
ceiling line
9'-1"
Upper fin. floor
ceiling line
9'-1"
Main fin. floor
ceiling line
9'-1"
Lower fin. floor
ground



NORTHEAST ELEVATION (BLD. 6)
SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 6)



SOUTHWEST ELEVATION (BLD. 6)
SCALE: 1/8" = 1'-0"

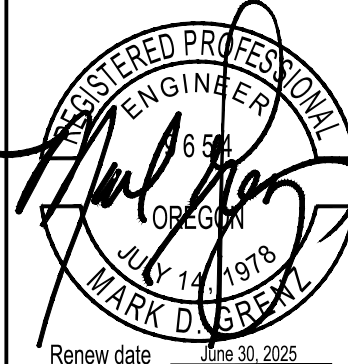


SOUTHEAST ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 6)

NO CHANGES, MODIFICATIONS OR
REDUCTIONS TO BE MADE TO
DIMENSIONS WITHOUT THE WRITTEN
AUTHORIZATION FROM THE DESIGN
ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D./A.R.T.
Checked: M.D.G.
Date: Oct-23
Scale: AS SHOWN

JOB # 7586



Renew date: 12/31/2025

A6.80



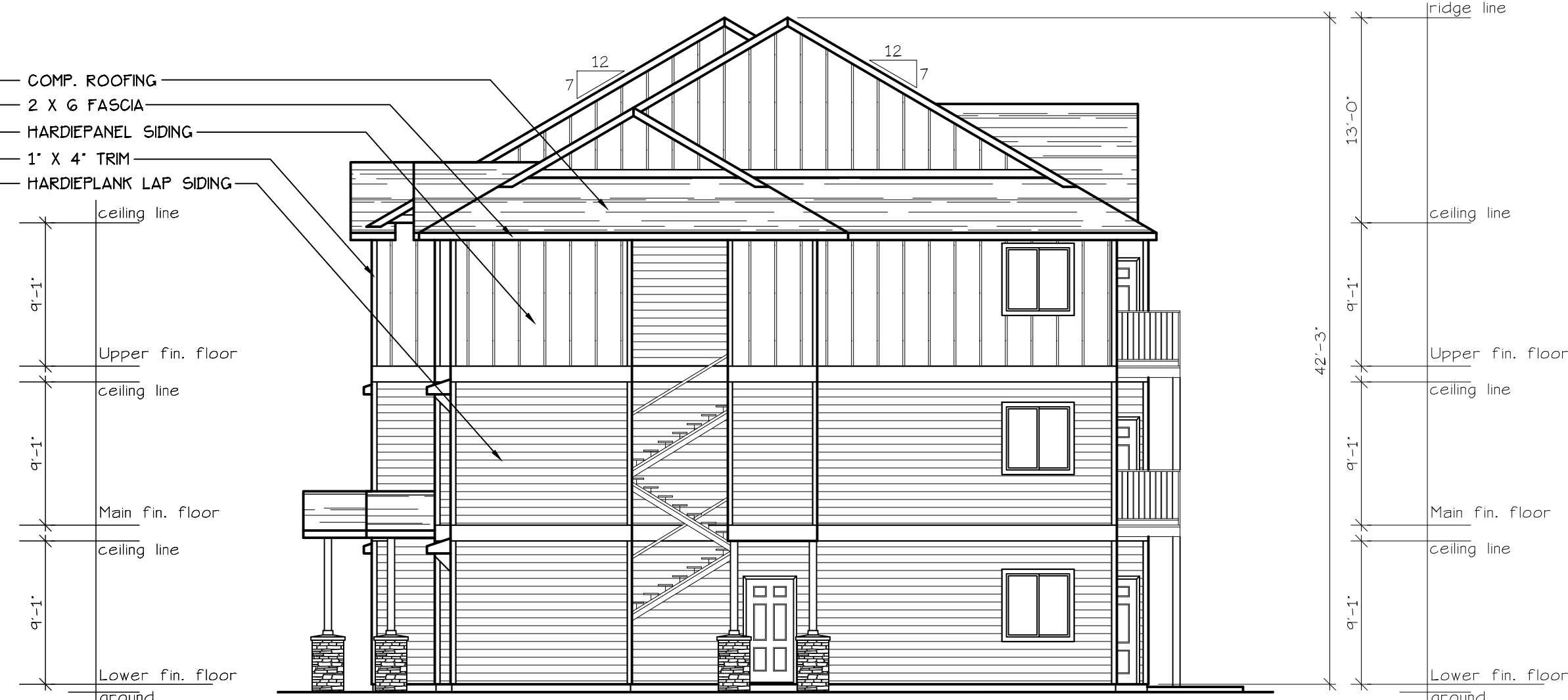
WEST ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
BLD. 10



SOUTH ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
BLD. 10



EAST ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
BLD. 10



NORTH ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
BLD. 10