

REQUEST FOR COMMENTS

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

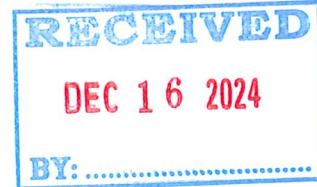
REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR24-35

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));
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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).

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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.

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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: **PHASE I IS ALMOST COMPLETE AND STILL NO PUMPING STATION. MY HOME WAS BUILT IN 2020 AND REQUIRED TO HAVE A WATER BOOSTER PUMP. THE FIRE HYDRANT @ MILDRED & EAGLE DANCE HAS ONLY 35 PSI! WE NEED A PUMPING STATION!!**

Name/Agency: **CHRIS BROWN**
Address: **1644 BIG MOUNTAIN AVE S**
Phone: **503-510-6175**
Email: **CBGHDUND@COMCAST.NET**
Date: **12/11/2024**

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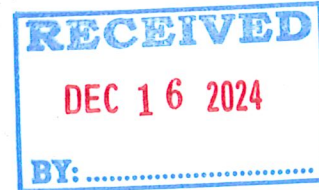
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- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: There are several apartment complexes nearby, and I feel this addition would decrease value for the many homeowners in this established neighborhood. This would also increase traffic in a quiet neighborhood where there are walkers and children.

Name/Agency: Cappen

Address: 112 Summit View Ave SE 97306

Phone: 503-380-0348

Email: Cappen8@comcast.net

Date: 12-12-24

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☒ 2. I have reviewed the proposal and have the following comments: *We live in lot 45 on Big Mountain and are opposed to having their garbage can against our fence. This is due to the odor that will ~~linger~~ linger to our home. It is the only garbage planned and travel near homes & needs to be moved.*

Name/Agency: Gillian Herndon
Address: 1145 Big Mountain Ave Salem OR 97306
Phone: 503-512-0147
Email: gillian.herndon@live.com
Date: 12-13-24

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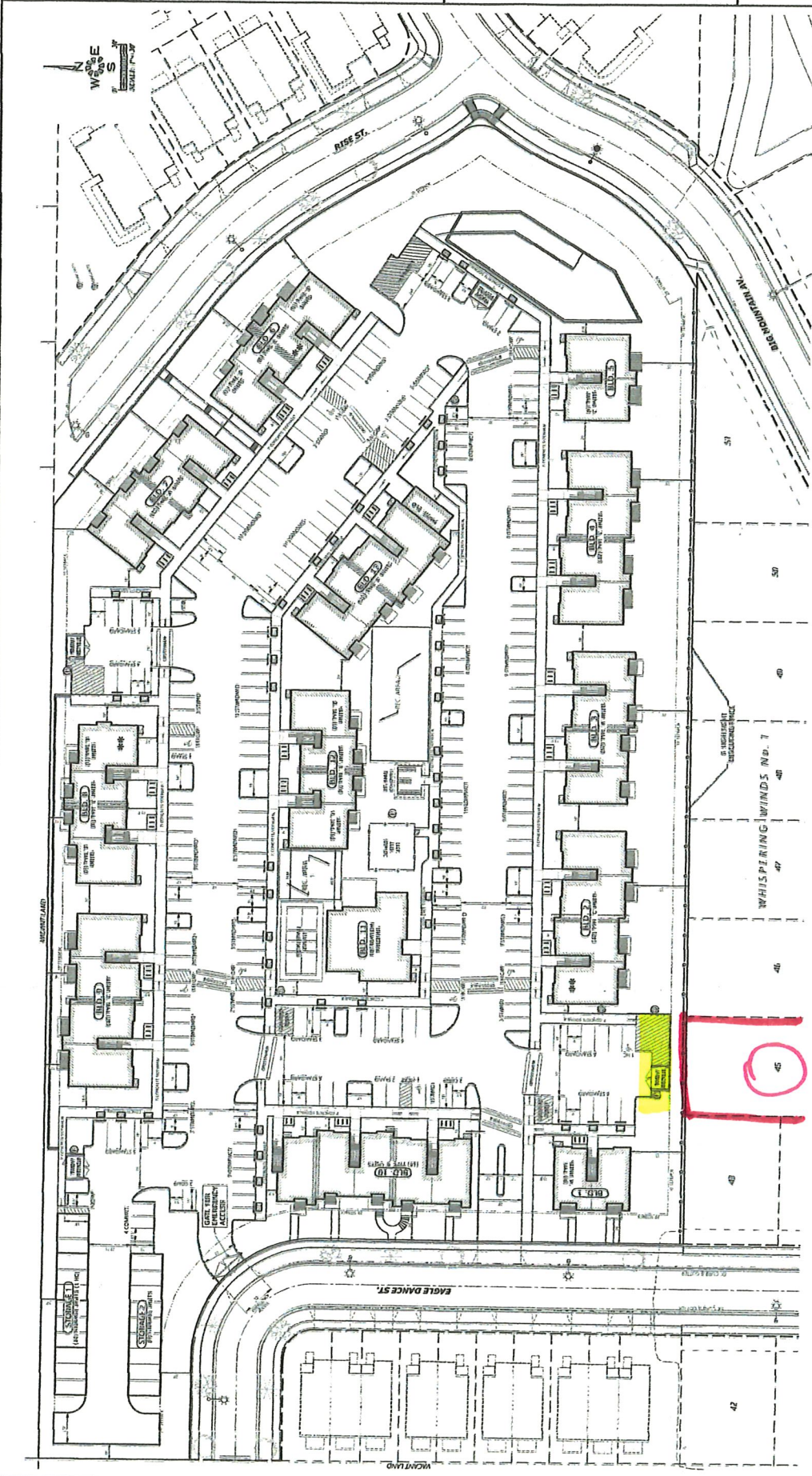
** See attached **

ALTERNATE #1
SITE PLAN

LIBERTY ROAD APARTMENTS
WEST

NO CHANGES, MODIFICATIONS
OR REVISIONS TO BE MADE
TO THESE DRAWINGS
DATE: 11/11/11
BY: M.G.
CHECKED: M.G.
DESIGNED: M.G.
GRAPHICAL REPRESENTATION
DATE: 11/11/11
BY: M.G.

SDR3
2011 7 2011



- ADA HANDICAP ACCESSIBILITY NOTES:**
- ALL ON-SITE WALKWAYS, FOOTPATHS, DRIVEWAYS, AND OTHER SURFACES SHALL BE CONSTRUCTED TO THE MAXIMUM PERMISSIBLE GRADE TO PROVIDE A SMOOTH, FIRM, AND EVEN SURFACE. ALL WALKWAYS SHALL BE WIDENED TO A MINIMUM OF 6 FEET TO PROVIDE A CLEAR WALKWAY FOR HANDICAPPED PERSONS. ALL WALKWAYS SHALL BE GRATED TO PROVIDE A SMOOTH, FIRM, AND EVEN SURFACE. ALL WALKWAYS SHALL BE WIDENED TO A MINIMUM OF 6 FEET TO PROVIDE A CLEAR WALKWAY FOR HANDICAPPED PERSONS.
 - HANDICAPPED PERSONS SHALL HAVE ACCESS TO ALL AREAS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO: LOBBY, STAIRS, ELEVATORS, AND PARKING STALLS. ALL AREAS SHALL BE ACCESSIBLE TO HANDICAPPED PERSONS.
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- 285 TOTAL PARKING STALLS**
- 179 STANDARD STALLS
 - 46 COMPACT STALLS
 - 10 HANDICAP STALLS
 - 2 12'x20' LOADING ZONES
 - 25 STORAGE UNITS
 - 100 BICYCLE SPACES IN 25 RACKS
 - 1 CLUBHOUSE / MANAGER'S OFFICE
 - 1 BICYCLE REPAIR STATION
 - 1 30'x80' TENNIS COURT
 - 4 TRASH / BICYCLE
 - 1 PLAY AREA
 - 1 U.S. MAIL BOX AREA
- 135 TOTAL APARTMENT UNITS**
- 30 TYPE "A" 2-BR 1-BR 908 (3.5%) UNITS
 - 27 TYPE "B" 2-BR 2-BR 1,098 (3.5%) UNITS
 - 42 TYPE "C" 2-BR 2-BR 1,332 (3.5%) UNITS
 - 18 TYPE "D" 2-BR 2-BR 720 (3.5%) UNITS
 - 7 9'x10' STORAGE UNITS
 - 5 10'x10' STORAGE UNITS
- 60 TOTAL PARKING STALLS (40%)**
- 32 STANDARD STALLS
 - 32 COMPACT STALLS
 - 2 HANDICAP STALLS

- WHISPERING WINDS No. 7**
- 1 U.S. MAIL BOX AREA
 - 1 PLAY AREA
 - 1 30'x80' TENNIS COURT
 - 4 TRASH / BICYCLE
 - 1 BICYCLE REPAIR STATION
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- LEGEND:**
- 1 - POLY LIGHT MAXIMUM 4" TALL
 - 2 - POLY LIGHT MAXIMUM 6" TALL
 - 3 - WALL FACE MOUNTED ON BUILDING
 - 4 - LOCATION OF ELECTRICAL SEPARATION WALL
 - 5 - MAXIMUM 1:12 SLOPE ON SIDEWALK AND RAMP
 - 6 - BICYCLE SPACES
 - 7 - BICYCLE SPACES

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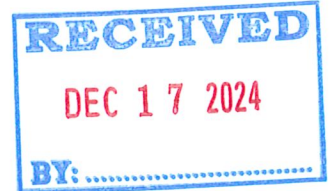
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Name/Agency: ANDREW AND MICHELLE STEVENS
Address: 5755 KAREN LYNN LOOP SALEM, OR
Phone: 480 440-1467
Email: ASTEVEN557@COX.NET
Date: 12/14/2024

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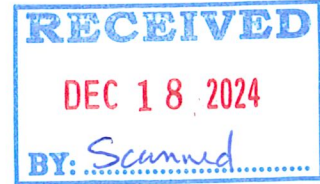
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- Name/Agency: Gabriele R. Michaela Bordenave
- Address: 5757 KAREN LYNN LOOP S Salem 97306
- Phone: 408 828 7671
- Email: gabriele.bordenave@sbcglobal.net
- Date: 12-12-24

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Jamie Donaldson

From: Ken Loffink <kendawg121@gmail.com>
Sent: Wednesday, December 18, 2024 11:45 AM
To: Jamie Donaldson
Subject: Comments opposing plan at 5871 Liberty Rd S
Attachments: Comments for Proposed Plan at 5871 Liberty Rd.pdf

Greetings,

Please see the attached comments pertaining to the proposal at 5871 Liberty Rd S. Please let me know if you have any questions.

Thanks

Ken Loffink, Homeowner
1559 Big Mountain Ave S
Salem, OR 97306

December 18th, 2024

Jamie Donaldson
City of Salem, Planning Division
555 Liberty St SE Room 305
Salem, OR 97301

RE: Class 3 Site Plan Review/Class 2 Adjustment/Class 2 Driveway Approach Permit/Class 1 Design Review Case No. SPR-ADJ-DAP-DR24-35

Dear City of Salem Planning Department,

Please accept these comments regarding the proposal for a new 135-unit multi family housing development located at 5871 Liberty Road S, Salem, OR 97306. I own a home and live my family immediately adjacent to the subject property at 1559 Big Mountain Ave S, Salem, OR 97306. I have reviewed the proposal and I am commenting in opposition to the proposal due to the detrimental impact it will have on my property value and my family. I offer the following comments:

- The proposal includes constructing a three-story apartment complex immediately adjacent to my property and single-family home. In preparation for construction, the City approved bringing in fill and building up the land behind my home to create a level space for construction. The result of this is that there is a 15-foot wall of un-kempt fill directly behind my home. Adding a three-story apartment complex to this fill, as is proposed will mean that the apartment complex will tower above my home. Based on the plans provided and by adding in the height of the constructed fill material, it is likely that the top of the complex will be over 40-feet above the elevation of my backyard. This will create a scenario of limited daylight, zero privacy, and will severely lower the value of my property.
- Increased storm runoff. With the construction of the hill behind my home, runoff into my backyard has increased tremendously. My backyard is continually wet for over 9 months out of the year. By constructing a large impervious surface directly above my property will only exacerbate this issue. Concerns with backyard usage aside, this also poses increased risk of flooding my crawlspace and causing other myriad issues with drainage around my property and home.
- Poor planning. While I understand the need for multi-family residences, the proposed location is simply the wrong location for this to occur. Once constructed there will be one strip of single-family homes on Big Mountain Avenue (25 homes in total), that will be surrounded by apartment complexes. What was once a quiet residential neighborhood will be transformed into something far different and not what I or any of the other homeowners signed up for. This is a new housing development constructed in 2018. It is incredibly short-sighted to construct this

narrow strip of single-family homes, only to then propose large apartment complexes all around them only a few short years later. A proposal for more single-family residences fits much better with the neighborhood and makes more sense than apartments.

I appreciate your time in hearing my comments, and I ask that you consider the ramifications to my family, property values, and the deleterious impacts that will occur if the proposal moves forward. I cannot stress enough that if constructed as proposed, it will be like living in a canyon with apartments towering over our home. As stated, this will drastically reduce our property value and quality of life at our home and will unfairly impact our family financially. What is currently a desired property in a quiet neighborhood will be converted to something far less desirable, and will lead to lower property values, lower quality of life, and increased risks to my property.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Loffink', written in a cursive style.

Ken Loffink (Homeowner)
1559 Big Mountain Avenue S
Salem, OR 97306