

Site Plan Review – Class 2  
 Liberty Elementary School Secure Vestibule  
 4871 Liberty RD S, Salem, OR, 97306  
 Tax Lot # 083W09CA07900



**Written Statement**

**Introduction**

The 2018 Bond measure is intended to fund school renovations and expansions to address crowding / safety at various school campuses. Liberty Elementary School will have a remodel of the existing main entry porch to create a new secure vestibule and entry cover. Site work includes improving pedestrian access to the main entry. Construction is planned to begin June 2025.

**Use: Basic Education (SRC Sec. 400.070.- Education services)**

**PE Zone Standards (SRC Chapter 542)**

**Sec. 542.010.a. Lot Standards** (table 542-2)

PE lot standards are as follows:

	<b>Required</b>	<b>Liberty Elementary Site</b>
Lot Area	10,000 sf min.	6.04 acres (263,784 square feet)
Lot Width	50' min.	1,043'
Lot Depth	80' min.	173'
Street Frontage	16' min.	1,043'

**Sec. 542.010.b. Setbacks** (table 542-3 and 542-4)

*North property line: MU-III*

*East property line: RM2 (across Liberty RD S)*

*South property line: RS (across Boone Rd. S)*

*West property line: RS*

*Table 542-3, Setbacks: Abutting streets, Buildings, and accessory structures, minimum 20 feet plus one foot for each one foot of height over thirty-five feet but need not exceed 50 feet.*

*Table 542-4, Zone-to-Zone Setbacks:*

- *Interior side; Mixed Use III zone – No setback requirements*
- *Interior rear; RS zone - Bldg & accessory structures < 35' tall= 20' setback and Type A landscaping.*

**Existing**

- North (side) MU-III zone - 147'-7" (no change proposed)
- East (street) - 11'-2" from special setback (no change proposed)
- South (street) - 328'-1" (no change proposed)
- West (rear), RS zone- 10'-3" (no change proposed)

**Sec. 542.010.c. Lot Coverage** (table 542-5)

Maximum lot coverage per Table 542-5 is 50 percent for buildings and accessory structures.

Property is 6.06 acres (263,784 square feet)

Proposed

Final Quantities (after development):	<b>105,652 sf</b>	<b>40.0%</b>
Structures	<b>52,090 sf</b>	<b>19.7%</b>
Pavement	<b>53,562 sf</b>	<b>20.3%</b>

**Sec. 542.010.c. Height** (table 542-5)

Maximum height for buildings and accessory structures per Table 542-5 is 70 feet.

Existing

- School building 30'-8" tall (no change proposed)

**Wireless Communications Facilities (SRC chapter 703)**

No exterior wireless communication infrastructure is planned for this location.

**General Development Standards (SRC chapter 800)**

**Sec.800.005 Applicability** – *The standards set forth in this chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this chapter and any other provision of the UDC, the more restrictive provision shall apply.*

**Sec.800.035 Setbacks** (b) *Permitted projections into required setbacks per Table 800-2 indicates steps are not limited for front/side abutting streets or interior front streets. Ramps are not limited provided the floor area does not exceed 4 feet above grade and in no case shall the wheelchair ramp come closer than 10 feet to the property line.*

Proposed

- No ramps, steps, balconies, patios, or porches are located within setbacks.

**Sec.800.040 Special Setbacks** (b) *Setback distance required; how measured. The special setback shall equal one-half of the right-of-way width specified in the Salem Transportation System Plan for the street's applicable classification. Special setbacks shall be measured at right angles to the centerline of the street, or where there is no street, from the centerline of the right-of-way. Where the center line is not designated, the Director shall designate the location of the centerline.*

(c) *Relationship to other required setbacks. The special setback shall apply in addition to other setbacks required under the UDC. Setbacks required elsewhere under the UDC shall be measured from the special setback line.*

SRC Table 803-1:

- Major Arterial: Min. Right-of-Way= 96 feet .
- Local Street: Min. Right-of-Way = 60 feet.

Existing

- Boone Rd. S= Local Street, 60' ROW, 30' ( ½ ROW)
- Liberty Rd. S= Major Arterial, 60' ROW, 30' ( ½ ROW)

Proposed

- Boone Rd. S= Local Street, 60' ROW, 30' ( ½ ROW) :: no change

- Liberty Rd. S= Major Arterial, 96' wide street, 48' wide ½ ROW :: 48' Special Setback measured from centerline of ROW, 18' setback from existing property line.

**Sec. 800.050. - Fences, walls, hedges, gates, and retaining walls.** *Unless otherwise provided under the UDC, the standards set forth in this section shall apply to fences, walls, hedges, gates, and retaining walls in all zones. Where screening is required under the UDC in the form of a fence, wall, or hedge, it shall meet the standards set forth in SRC [chapter 807](#), in addition to the standards set forth in this section. For purposes of this section, the term "front yard" means that portion of a lot located between the front property line and a line parallel to the front property line extended from the wall of the main building lying at the greatest distance from the front property line.*

*(a) Location, height, and density. Fences, walls, hedges, gates, and retaining walls shall comply with the location, height, and density standards set forth in this subsection.*

*(1) Fences and walls.*

*(A) Residential zones and property used for uses falling under household living in other zones. Fences and walls within residential zones, or on property used for uses falling under household living in other zones, shall not exceed a maximum height of eight feet; provided, however:*

*(ii) Side and rear yards abutting street. Fences and walls within a side or rear yard abutting a street shall not exceed a maximum height of six feet when located within ten feet of a property line abutting a street.*

*(2) Hedges. There is no maximum height limitation for hedges; provided, however, where a hedge is located within ten feet of a property line abutting a street, any portion of the hedge more than 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the hedge.*

Existing

- North Property Line, MU-III zone = 4'-0" tall chain link fence (no change)
- West Property Line, RS zone = 6'-0" tall chain link fence w/ privacy slats (no change)

**Sec.800.055 Solid waste service areas-** *Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.*

*(a) Applicability. Solid waste service area design standards shall apply to:*

*(1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and*

*(2) Any change to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.*

Existing

- Trash/recycling are located to the north of the building in the existing parking area. No change proposed.

**Sec.800.060 Exterior lighting-** *Exterior lighting shall not shine or reflect onto adjacent properties or cast glare onto the public right-of-way.*

*Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot,*

shall be either: 1. Completely shielded from direct view or 2. No greater than five foot-candles in illumination.

Proposed

- General: New light fixtures will be mounted near the main building entry in the underside of the new entry cover. Fixtures will be shielded to maintain less than five foot-candles at the property line.

**Sec.800.065 Pedestrian access (a)** *The on-site pedestrian circulation system shall provide connectivity through the development site as follows:*

*(1)(A) Connection between building entrances and streets.*

- Existing points of entry at the north end of the school and the main entry to the south will remain.
- The existing north entry has an existing 8' wide concrete walk from the sidewalk to the entrance. No change proposed.
- The existing main entry is accessed from the sidewalk by an existing 4' wide concrete walk with steps, and a painted crosswalk. A new 5' wide concrete walk will bypass the steps for ADA access, existing steps will be replaced with 5' wide steps, and the painted crosswalk will be replaced with a raised crosswalk.

*(b) Design and materials. Required pedestrian connections shall be in the form of a walkway or may be in the form of a plaza.*

*(1) Walkways shall conform to the following:*

*(A) Material and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards and shall be a minimum of five feet in width.*

Proposed

- New walkways will be 5'-0" wide, constructed of concrete per Sec.78.040, and meet Public Works Standards.

*(B) Where a walkway crosses driveway, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.*

Proposed

- New walkway will be raised where it crosses the driveway.

*(C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping, or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.*

Proposed

- Walkways will be raised. A minimum 4" curb will be provided along the new concrete walk at the main entry, adjacent to the driveway.

(2) *Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.*

Proposed

- Walkways will be raised to prevent encroachment of vehicles.

**Public Improvements (SRC chapter 802)**

**Sec. 802.001. - Purpose.** *The purpose of this chapter is to establish the means and standards whereby public improvements are provided for development within the City.*

Proposed

**Stormwater:**

- All new and re-routed storm drain piping will be installed underground. New and disturbed impervious area for this project is less than 5,000 SF, so no stormwater mitigation is required.

**Power:**

- All power is currently underground. No changes proposed.

**Domestic water and Fire Protection**

- All water is currently underground. No changes proposed.

**Sanitary sewer:**

- All sanitary sewer is currently underground. No changes proposed.

**Gas:**

- All gas is currently underground. No changes proposed.

**Streets and Right-of-Way Improvements (SRC chapter 803)**

**Sec. 803.001. - Purpose.** *The purpose of this chapter is to establish standards for streets and other improvements within public right-of-way in the City.*

Proposed

- No right-of-way improvements are proposed.

**Sec. 803.015. – Traffic Impact Analysis.** *The purpose of this chapter is to ensure that development generating a significant amount of traffic provides the facilities necessary to accommodate the traffic impacts of the proposed development.*

*Applicability: The development will generate 200 or more daily vehicle trips onto a local street or alley, or 1,000 daily vehicle trips onto a collector, minor arterial, major arterial, or parkway.*

Proposed: See attached Trip Generation Estimate form. No Traffic Impact Analysis is anticipated.

**Sec.803.020 Public and private streets**

Proposed

- There are no public or private streets on the site.

**Sec. 803.035.k. Street trees.** *Development adjacent to public streets shall provide street trees that meet the standards and specifications set forth in SRC chapter 86.*

Proposed

- An existing 8' wide sidewalk occupies the entire width between the existing curb and the property line. There are significant established trees on school property all along the street frontage. No additional street trees are proposed.

**Sec. 803.035.i. Sidewalks** (1) *Sidewalk construction required.*

(2) *Sidewalk location; width.*

- (A) *Sidewalks shall be located parallel to and one foot from the adjacent right-of-way; provided, however, on streets having a right-of-way of 50 feet or less, sidewalks shall be located parallel to and abutting the curb.*
- (B) *If topography or other conditions make the construction of a sidewalk impossible or undesirable in a location required by this subsection, a different location may be allowed.*
- (C) *Except as otherwise provided in this subsection, all sidewalks shall be a minimum of five feet in width.*
- (D) *Sidewalks connecting with the direct access to the primary entrance of a school shall be a minimum of eight feet in width along the right-of-way for 600 feet from the point of connection.*
- (E) *Sidewalks shall have an unobstructed four-foot-wide clearance around streetlights, signs, mailboxes, and other streetscape facilities.*

Existing:

- Existing 8' wide sidewalks along Boone Rd. S and Liberty Rd. S are in good working order and will not be altered

**Sec. 803.040. - Boundary streets.**

(a) *General. Except as otherwise provided in this section, dedication of right-of-way for, and construction or improvement of, boundary streets of up to one-half of the right-of-way and improvement width specified in SRC 803.025 shall be required as a condition of approval for the following:*

(d) *Exceptions. Notwithstanding subsections (a) and (b) of this section, the dedication of right-of-way for, and construction or improvement of, boundary streets is not required in the following circumstances:*

- (1) *Improvement of the boundary street abutting the property is a funded project in the Five-Year Capital Improvement Program;*
- (2) *The erection or construction of a new building or structure in a complex, if the new building or structure is less than 2,000 square feet. This exception shall be based on the extent of development existing on December 31, 1995;*
- (3) *The enlargement of any building or structure if the enlargement results in less than a 50 percent increase in gross building area. This exception shall be based on the extent of development existing on December 31, 1995;*

(4) The erection, construction, or enlargement of any building or structure to be used entirely for agriculture, the keeping of livestock and other animals, or animal services, as defined in SRC chapter 400, and which involve no retail sales; or

(5) The erection, construction, or enlargement of any building or structure that will generate less than 20 new vehicle trips per day according to the Institute of Transportation Engineers' Trip Generation Manual.

Proposed

- Per (3) the project is exempt from Boundary Street improvements.

**Driveway Approaches (SRC chapter 804)**

**Sec. 804.015 Driveway approach permit required-** A driveway approach permit shall be obtained prior to constructing, relocating, reconstructing, enlarging, or altering any driveway approach.

Proposed

- No changes to the existing driveway approaches are proposed.

**Off-Street Parking, Loading, & Driveways (SRC Chapter 806)**

**Sec.806.010 Proximity of off-street parking to use or activity served-** (a) Residential zones. Within residential zones, required off-street parking may be located within 200 feet of the development site containing the use or activity it serves.

Proposed

- All required parking for the School is provided on the development site. No changes proposed.

**Sec.806.015.a. Amount off-street parking** (table 806-1) The table allows a maximum of 3 parking spaces per classroom for Education Services, Basic education, elementary schools. The school has 24 classrooms. Therefore, the maximum number of parking spaces is 72.

Existing

Full Size:	50
Compact (max. 75%):	0
Accessible:	3
<b>Existing Total:</b>	<b>53</b>

**Sec.806.015.b. Compact parking.** Up to 75 percent of the minimum off-street parking spaces required under this chapter may be compact parking spaces.

Proposed

- 0 of 53 spaces are designated “compact.”

**Sec. 806.055 Amount of bicycle parking** (table 806-8) Basic education min. 2 per classroom. 24 classrooms x 2 = 48 bikes required.

Existing

- Bike racks on south side of school = 40 bikes

Proposed

- 4 new bike racks near north entry = 8 bikes

**Sec. 806.060. Bicycle parking development standards.**

**Sec. 806.060.a.1. Location-** *Exterior bicycle parking shall be located within a convenient distance of and be clearly visible from the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance as measured along a direct pedestrian access route.*

Proposed

- New racks: 8 (4 'U' Loops) located within 50' of north entry.

**Sec. 806.060.b. Access-** *Bicycle parking areas shall have direct and accessible access to the public right of way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.*

Proposed

- The proposed location is free of obstructions, barriers, curbs, or stairs.

**Sec. 806.060.c. Dimensions-** *6 feet long x 2 feet wide; 4 feet access aisle; side by side, 'U' shaped racks.*

Proposed

- All bike parking spaces will be 2'-0" x 6'-0" with 2'-0" between racks and the adjacent wall. The access aisle will be approximately 9'-0" wide.

**Sec. 806.065. Loading Spaces**

**Sec. 806.075 Minimum off-street loading; amount** (Table 806-9) *Education services; 5,000 to 60,000 sf, 1 space .*

Existing

Existing bldg. 51,809 sf; 1 space required, location indicated on site plan.

**Sec. 806.080.a. Location** *Off street loading areas shall not be located within required setbacks.*

Proposed

- Loading zone is not within any setbacks

**Sec. 806.080.b. Perimeter setbacks and landscaping.**

Proposed

- Loading zone is not adjacent to any property lines.

**Sec. 806.080.c. Dimensions** (table 806-9) *Off street loading dimensions 12 feet width x 30 feet length x 14 feet height.*

Proposed

- 12' x 30' space is provided.

**Sec. 806.080.d. Maneuvering.** *Off street loading areas shall be of sufficient size, and all curves and corners of sufficient radius, to accommodate the safe operation of a delivery vehicle.*

Proposed

- Loading zone is located and configured to allow safe operation of a delivery vehicle.



**Sec. 806.080.e. Surfacing.** *All loading areas shall be paved with a hard surface material meeting the Public Works Design Standards.*

Proposed

- Loading zone is paved with asphalt.

**Sec. 806.080.f. Drainage.** *Loading areas shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.*

Proposed

- Loading zone is sloped to drain.

**Sec. 806.080.g. Lighting.** *Lighting for off-street loading areas shall not shine or reflect onto adjacent residentially zoned property, or property used for uses of activities falling under household living, or cast glare onto the street.*

Proposed

- Loading zone is located well away from property lines, no new lighting is proposed.

**Natural Resources**

**Trees (SRC Chapter 808)**

No significant trees, heritage trees or trees and native vegetation within a riparian corridor would be affected by the proposed development. Existing trees will be preserved and protected.

**Wetlands (SRC Chapter 809)**

According to the Salem-Keizer Local Wetland Inventory there are no mapped wetlands or waterways present around the proposed development on the subject property.

**Landslide Hazard Susceptibility (SRC Chapter 810)**

According to the City's adopted landslide hazard susceptibility maps, the property has either low or very low hazard ratings.

End of Written Statement