

Site Plan Review – Class 2
Grant Elementary School 2018 Bond Measure Project
725 Market St NE, Salem, OR, 97301
Tax Lot # 073W23BC5400



Written Statement

Introduction

The 2018 Bond measure is intended to fund school renovations and expansions to address crowding / safety at various school campuses. Grant Elementary School will have renovations to improve security and accessibility by creating a new main entry vestibule. Construction is planned to begin June 2025.

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

RS Zone Standards (SRC Chapter 542)

The subject property is currently zoned PE (Public and Private Educational Services).

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

PE lot standards are as follows:

	Required	Grant Elementary Site
Lot Area	10,000 sf min.	2.58 acres (112,291 square feet)
Lot Width	50' min.	260.99'
Lot Depth	80' min.	414.87'
Street Frontage	16' min.	1,121.61'

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

North property line: PA (Public Amusement); park

East property line: RS (Single Family Residential); single family dwellings

South property line: RS (Single Family Residential); single family dwellings

West property line: RS (Single Family Residential); single family dwellings

Table 542-3: 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: Interior (front, side, and rear); Residential zones (most restrictive)

-Bldg & accessory structures < 35' tall= 20' setback and Type A landscaping.

-Bldg & accessory structures > 35' tall= 30' setback and Type A landscaping.

Existing

- North RS zone- 37'-6" (no change)
- East (Winter Street) 10'-3" at structure (no change) and 0' setback at parking (no change)
- South (Market Street) 13'-10", measured from Special Setback (no change)
- West (Cottage Street)- 6'-5" (no change)

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

Maximum lot coverage per Table 542-5 is 50 percent for buildings and accessory structures.
Property is 2.58 acres (112,291 square feet)

Proposed

Final Quantities (after development):

Structures	51,450 sf	45.8%
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Sec. 542.010.c. Lot Coverage; Height (table 542-5)

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

Existing

- School building approx. 20' tall (No change)
- Gym & Covered play area approx. 26' tall (No change)

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.*

- No change to existing ramps, steps, balconies, patios, or porches.

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:

- Local Street: Min. Right-of-Way = 60 feet.
- Minor Arterial: Min. Right-of-Way = 72 feet.

Existing

- Cottage St. NE = Local designation, 66' ROW, 33' (½ ROW)
- Winter St. NE = Local designation, 75' ROW, 37.5' (½ ROW)
- Market St. NE = Minor arterial designation, 66' ROW, 33' (1/2 ROW)

Required

- Cottage St. NE = Local designation, 60' ROW, 66' existing ROW :: No change

- Winter St. NE = Local designation, 60' ROW, 75' existing ROW :: No change
- Market St. NE = Minor arterial, 72' ROW, 66' existing ROW :: 3' special setback req'd.

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 in the existing parking lot. 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

- No change proposed to exterior lighting.

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

(a)(1) Connection between building entrances and streets.

Proposed

- Existing main entrance is on the corner of Cottage and Market Streets, and includes pedestrian connections to both streets. No change proposed.

(2) Connections between buildings.

Proposed

- All buildings on site are linked by pedestrian connections. No change proposed.

(3) Connection through off-street parking areas.

Proposed

- Off-street parking area is approximately 7,000 SF in area, with one drive aisle. No pedestrian connection required.

(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

- Walkways are paved with concrete, and at least 5 feet wide.

(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

- No pedestrian connections cross driveways or parking areas.

(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

- No on-site pedestrian walkways are located adjacent to auto travel lanes.

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

Proposed

- Existing parking lot incorporates wheel stops.

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:

- No changes to the existing stormwater system are proposed. No net add to paved area is proposed.

Power:

- No changes to the existing power utilities are proposed.

Domestic water and Fire Protection

- No changes to the existing water or fire protection utilities are proposed.

Sanitary sewer:

- No changes to the existing sanitary system are proposed.

Gas:

- No changes to the existing gas system are 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

- There are significant established trees on all three streets bordering the site. No additional street trees are proposed.

Sec. 803.035.l. 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 sidewalks along Madrona Ave S, Liberty Rd S, and Winola Ave S are in good working order and will not be altered

Proposed:

- New sidewalks are a minimum of 5'-0" wide. An existing 5' wide sidewalk adjacent to the existing driveway and near the new main entry is being widened to 8' wide.

Sec. 803.035.p. Landscape strips. *Landscape strips for signs, streetlights, and shade trees shall be provided that conform to the Public Works Design Standards.*

Proposed

- Two (2) street trees will be planted in existing landscaping along Madrona Ave S.

Sec. 803.035.q. Landscaping. *Property owners shall cover at least 75 percent of the unimproved surface area within the right-of-way abutting the property with perennial living plant material which conforms to all other requirements of the UDC, and which is kept free of noxious vegetation.*

Proposed

- Existing surface area within the ROW is currently landscaped with healthy, mature trees, shrubs, and grass.
- Plant unit calculations are included on submitted landscape drawings. Final landscaping plan including plant material information, will be submitted with building permit review documents.

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 exception (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, so no driveway approach permit is required.

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 will be provided on the development site.

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 19 classrooms. Therefore, the maximum allowable number of parking spaces is 57.

Existing

Off-street

Full Size:	5
Compact (max. 75%):	0
Accessible:	2
Existing Total off-street:	7 < 57 :: OK

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 7 spaces are designated “compact.”

Sec. 806.055 Amount of bicycle parking (table 806-8) *Basic education min. 2 per classroom.*

Proposed

- 19 classrooms x 2 bikes = 38 bike parking spaces required

Existing

- 40 spaces (non-conforming racks) – no change 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.

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, there are no areas of landslide susceptibility on the subject property.

End of Written Statement