

# **REQUEST FOR COMMENTS**

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

**REGARDING:** Partition Tentative Plan / Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Driveway Approach Permit Case No. PAR-UGA-SPR-ADJ-DAP-DR25-02

**PROJECT ADDRESS:** 4455 27th Ave SE, Salem OR 97302

**AMANDA Application No.:** 24-123435-PLN

**COMMENT PERIOD ENDS:** February 24, 2025, at 5:00 p.m.

**SUMMARY:** Proposed development of a new 72-unit multiple-family residential development.

**REQUEST:** A consolidated application for an Urban Growth Preliminary Declaration; Tentative Partition Plan to create two parcels 3.0-acres and 1.05-acres in size; and Class 3 Site Plan Review, Class 1 Design Review and two Class 2 Driveway Approach Permits for development of the second phase of a multifamily apartment complex, with thirteen Class 2 Adjustments:

- 1) To eliminate the minimum 10-foot setback abutting a flag lot accessway, per SRC 514.010(d);
- 2) To eliminate the six-foot-tall fence for the setback to Phase 1 of the development on the abutting RMII-zoned property to the east, per SRC 514.010(d);
- 3) To reduce the number of trees to be planted along the parking area perimeter adjacent to Building S, per SRC 702.020(b)(7);
- 4) To reduce the minimum planter bay width of various planter islands throughout the parking area from nine feet to eight feet, per SRC 702.020(b)(7)(B);
- 5) To reduce the minimum setback for Building P from 36 feet to 28 feet to the north property line abutting an RA-zoned property, per SRC 702.020(e)(2)
- 6) To the building orientation of Building M and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5);
- 7) To the building orientation of Building R and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5);
- 8) To the building orientation of Building S and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5);
- 9) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building M, per SRC 702.020(e)(6);
- 10) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building N, per SRC 702.020(e)(6);
- 11) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building P, per SRC 702.020(e)(6);
- 12) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building R, per SRC 702.020(e)(6);
- 13) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building S, per SRC 702.020(e)(6).

The development site is 4.05-acres in size, zoned RM-II (Multiple-Family Residential II) and located at 4455 27th Avenue SE (Marion County Assessor's Map and Tax Lot Numbers 083W12C / 600 and 800).

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., February 24, 2025**, 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:** Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: [pdomine@cityofsalem.net](mailto:pdomine@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: See attached.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: David Fridenmaker, Salem-Keizer Public Schools

Address: 2450 Lancaster Dr NE, PO Box 12024, Salem OR 97309

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Date: February 19, 2025

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



Business & Support Services  
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Andrea Castañeda, Superintendent

February 19, 2025

Peter Domine, Planner  
Planning Division, City of Salem  
555 Liberty Street SE, Room 305  
Salem OR 97301

RE: Land Use Activity Case No. PAR-UGA-SPR-ADJ-DAP-DR25-02, 4455 27<sup>th</sup> Av SE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

### **IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY**

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

<b>School Name</b>	<b>School Type</b>	<b>Grades Served</b>
Lee	Elementary	K thru 5
Judson	Middle	6 thru 8
South Salem	High	9 thru 12

*Table 1*

### **SCHOOL CAPACITY & CURRENT ENROLLMENT**

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Lee	Elementary	338	475	71%
Judson	Middle	797	1,059	75%
South Salem	High	2,145	2,248	95%

Table 2

### POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	72	MF	0.164	12
Middle			0.085	6
High			0.096	7

Table 3

### POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Lee	Elem.	338	0	12	12	475	74%
Judson	Mid.	797	1	6	7	1,059	76%
South Salem	High	2,145	99	7	106	2,248	100%

Table 4

### ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Lee	Elementary	Eligible for School Transportation
Judson	Middle	Eligible for School Transportation
South Salem	High	Eligible for School Transportation

Table 5

## ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	12	\$92,105	\$1,105,260
Middle	6	\$113,211	\$679,266
High	7	\$134,316	\$940,212
TOTAL			\$2,724,738

Table 6

\*Estimates based on average of Indicative Construction Costs from “RLB Construction Cost Report North America Q4 2024”

Sincerely,

David Fridenmaker  
Business and Support Services

c: T.J. Crockett, Acting Chief Operations Officer, David Hughes, Director of Operations & Logistics, Mitch Hamilton, Acting Director of Transportation