



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 Case No. SPR-ADJ25-12
PROPERTY LOCATION:	445 Marion St NE, Salem OR 97301
NOTICE MAILING DATE:	April 11, 2025
PROPOSAL SUMMARY:	An application for proposed alterations to the Marion Parkade to enhance the structure's usage, with improvements to increase safety, visibility, and accessibility, and to extend the usable life of the structure.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, April 25, 2025</u>. 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:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@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> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment 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):	City of Salem
APPLICANT(S):	Luke Gmazel, City of Salem Public Works Department
PROPOSAL REQUEST:	<p>A consolidated application for proposed alterations to the Marion Parkade. The application includes:</p> <ol style="list-style-type: none"> 1) Class 3 Site Plan Review for the proposed alterations to the structure, including removing the four existing enclosed corner stair towers and replacing them with new open-air covered stair towers; adding feature walls to the upper floor facades at the corners adjacent to the new stair towers to visually anchor the roof canopy and highlight the building corners; installing solar array canopies over parking stalls on the third-floor parking deck; replacing the existing ground-level pony walls on the perimeter of the parking garage with perforated metal screen panels to improve visibility and safety while still concealing parked vehicles; and installing vertical perforated metal fins with lighting on the second and third floor facades to enhance the structure's appearance; and 2) Class 2 Adjustments to: <ol style="list-style-type: none"> a) To eliminate the minimum required 10-foot accessory structure setback from the street for the proposed solar array canopies on the third floor of the parking garage adjacent to Liberty Street NE, Marion Street NE, and High Street NE (SRC 524.010(c)); b) Allow the percentage of existing windows on the ground floor facades of the parking garage facing streets to be reduced; thereby dropping them further below the minimum required 65 percent (SRC 524.010(f)(5)(A)(ii)); c) Allow the percentage of existing windows on the upper floor facades of the parking garage facing streets to be reduced; thereby dropping them further below the minimum required 30 percent (SRC 524.010(f)(5)(B)); and d) Allow the existing ground-level brick pony walls on the perimeter of the parking garage adjacent to Liberty Street NE, Marion Street NE, High Street NE, and Union Street NE to be replaced with perforated metal screen panels, where ground level parking is otherwise required to be screened from the adjacent right-of-way by a minimum three-foot-tall brick, stone, or finished concrete wall (SRC 806.035(c)(2)(D)). <p>The subject property is approximately 2.65 acres in size, zoned CB (Central Business District), and located at 445 Marion Street NE (Marion County Assessor Map and Tax Lot Number: 073W22DA12400).</p>
APPLICATION PROCESS:	<p>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.</p> <p>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.</p>
MORE INFORMATION:	<p>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 121254. Paper copies can be obtained for a reasonable cost.</p>

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 Case No. SPR-ADJ25-12

PROJECT ADDRESS: 445 Marion St NE, Salem OR 97301

AMANDA Application No.: 24-121254-PLN

COMMENT PERIOD ENDS: Friday, April 25, 2025 at 5:00 p.m.

SUMMARY: An application for proposed alterations to the Marion Parkade to enhance the structure's usage, with improvements to increase safety, visibility, and accessibility, and to extend the usable life of the structure.

REQUEST: A consolidated application for proposed alterations to the Marion Parkade. The application includes:

- 1) Class 3 Site Plan Review for the proposed alterations to the structure, including removing the four existing enclosed corner stair towers and replacing them with new open-air covered stair towers; adding feature walls to the upper floor facades at the corners adjacent to the new stair towers to visually anchor the roof canopy and highlight the building corners; installing solar array canopies over parking stalls on the third-floor parking deck; replacing the existing ground-level pony walls on the perimeter of the parking garage with perforated metal screen panels to improve visibility and safety while still concealing parked vehicles; and installing vertical perforated metal fins with lighting on the second and third floor facades to enhance the structure's appearance; and
- 2) Class 2 Adjustments to:
 - a) To eliminate the minimum required 10-foot accessory structure setback from the street for the proposed solar array canopies on the third floor of the parking garage adjacent to Liberty Street NE, Marion Street NE, and High Street NE (SRC 524.010(c));
 - b) Allow the percentage of existing windows on the ground floor facades of the parking garage facing streets to be reduced; thereby dropping them further below the minimum required 65 percent (SRC 524.010(f)(5)(A)(ii));
 - c) Allow the percentage of existing windows on the upper floor facades of the parking garage facing streets to be reduced; thereby dropping them further below the minimum required 30 percent (SRC 524.010(f)(5)(B)); and
 - d) Allow the existing ground-level brick pony walls on the perimeter of the parking garage adjacent to Liberty Street NE, Marion Street NE, High Street NE, and Union Street NE to be replaced with perforated metal screen panels, where ground level parking is otherwise required to be screened from the adjacent right-of-way by a minimum three-foot-tall brick, stone, or finished concrete wall (SRC 806.035(c)(2)(D)).

The subject property is approximately 2.65 acres in size, zoned CB (Central Business District), and located at 445 Marion Street NE (Marion County Assessor Map and Tax Lot Number: 073W22DA12400).

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. Friday, April 25, 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*

SPR-ADJ25-12 Request for Comments

Case Manager listed below, or submit comments online at
<https://egov.cityofsalem.net/PlanningComments>

CASE MANAGER: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@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

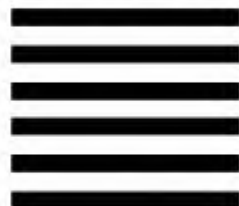


POSTAGE WILL BE PAID BY ADDRESSEE

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

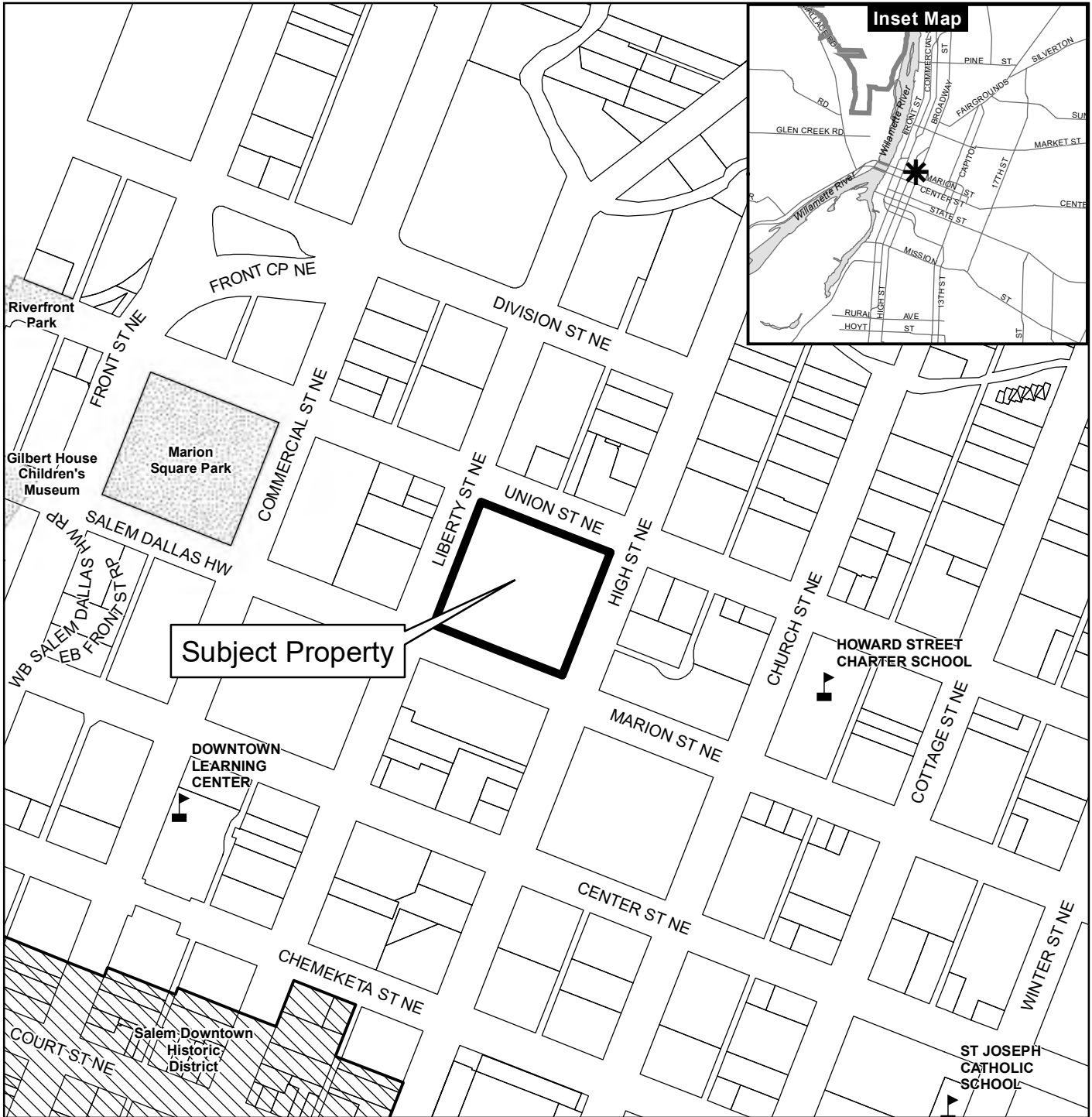


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

445 Marion Street NE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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

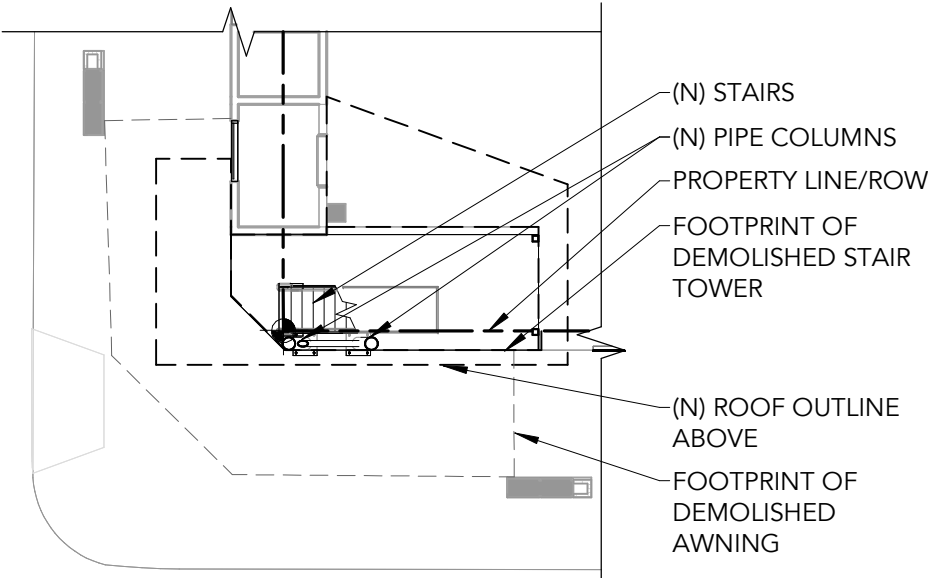


SITE COVERAGE:

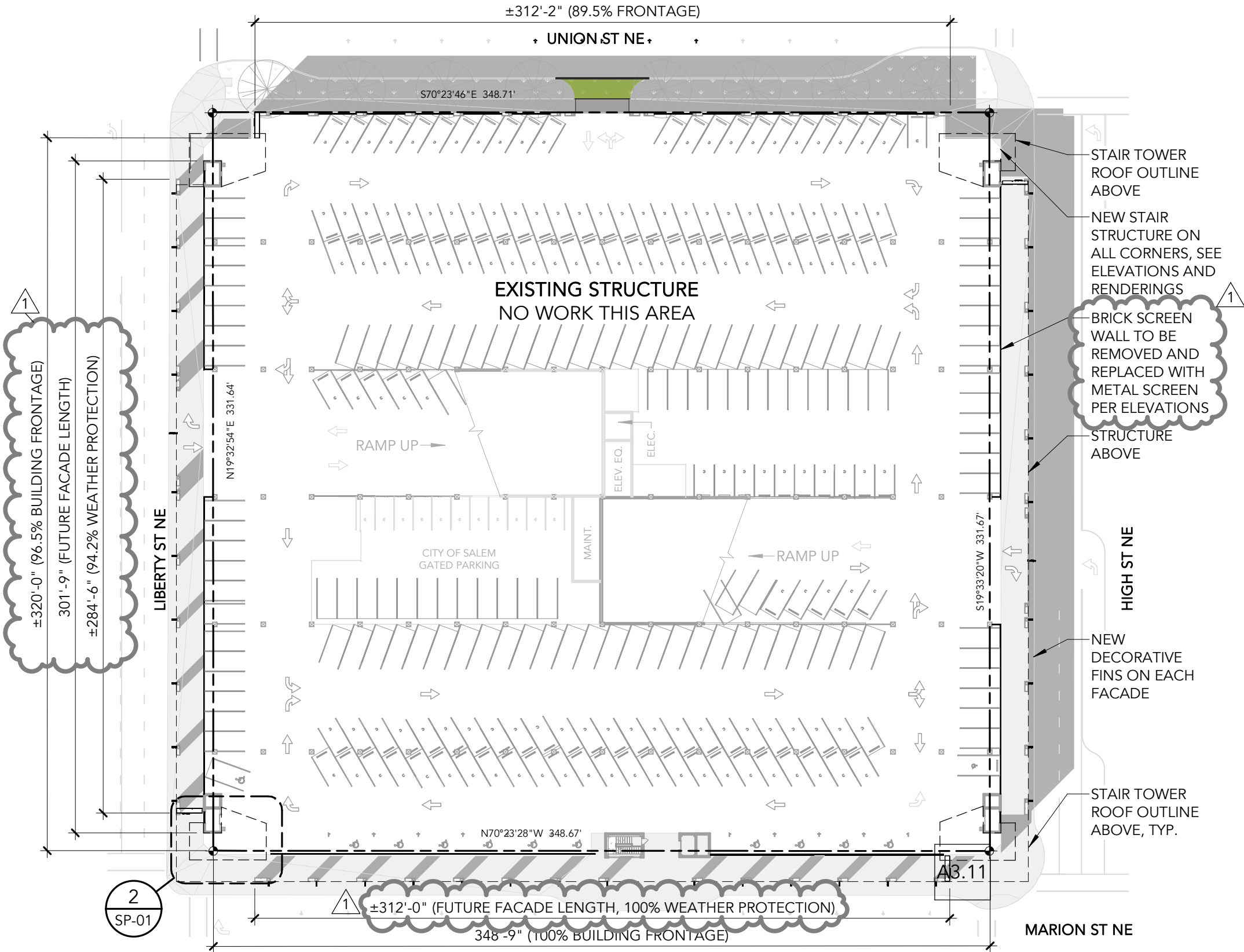
TYPE	AREA	%
EXISTING BUILDING	124,862 SF	95 %
RENOVATED STAIR TOWER	2,956 SF	2 %
EXISTING HARDSCAPE	3,434 SF	3 %
TOTAL SITE AREA	131,261 SF	100 %
NO MAXIMUM LOT COVERAGE PER CENTRAL BUSINESS DISTRICT		

FIRST FLOOR AREA:

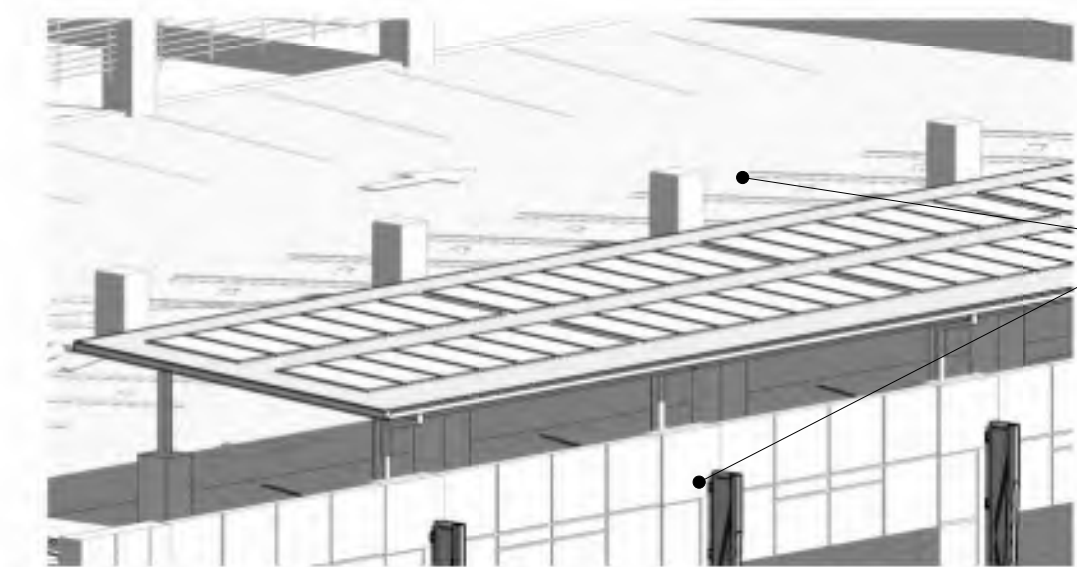
TYPE	AREA	%
PARKING	124,862 SF	95%
VERTICAL CIRCULATION STAIRS, ELEVATORS, SHAFTS, ETC	2,956 SF	3%
TOTAL SITE AREA	131,261 SF	
NO MAXIMUM LOT COVERAGE PER CENTRAL BUSINESS DISTRICT		



2 R.O.W. ENCROACHMENT PLAN
SCALE: 1/16" = 1'-0"

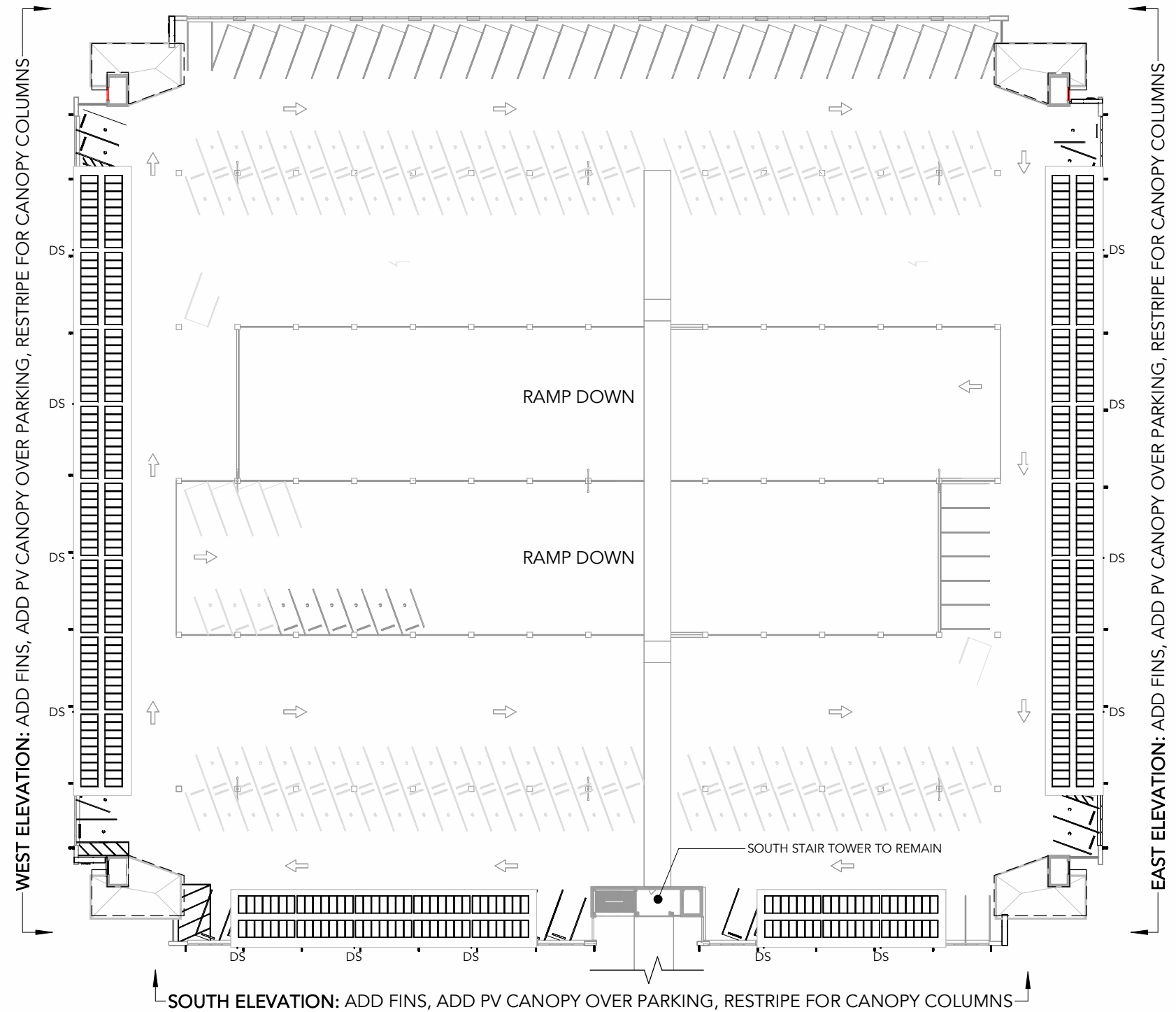


1 SITE AND FIRST FLOOR PLAN
SCALE: 1" = 50'-0"



PARKING CANOPY
DECORATIVE FINNS

ROOF DECK CANOPY



THIRD FLOOR AND ROOF PLAN

SCALE: 1" = 50'-0"



CBTWO
ARCHITECTS LLC

CITY OF *Salem*

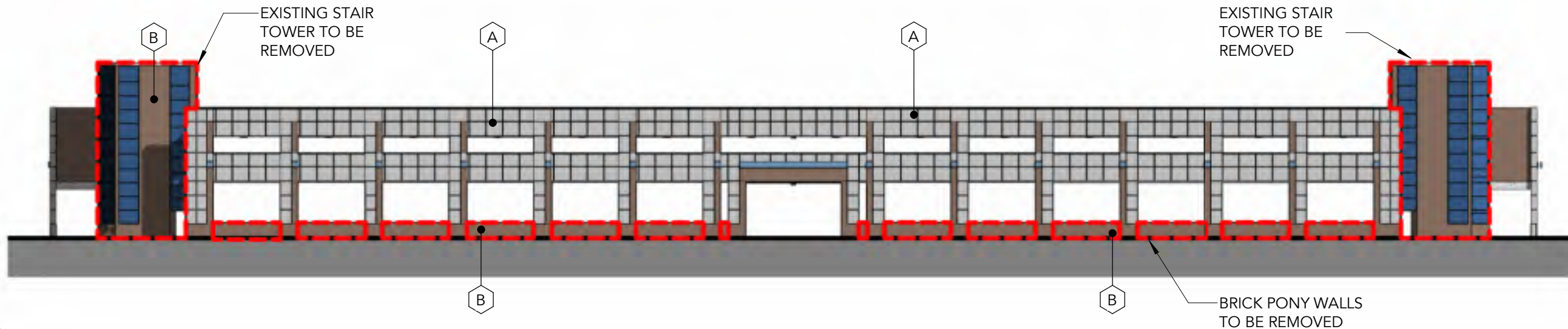
PROJECT/LOCATION:

MARION PARKADE
445 MARION ST NE, SALEM OR 97301

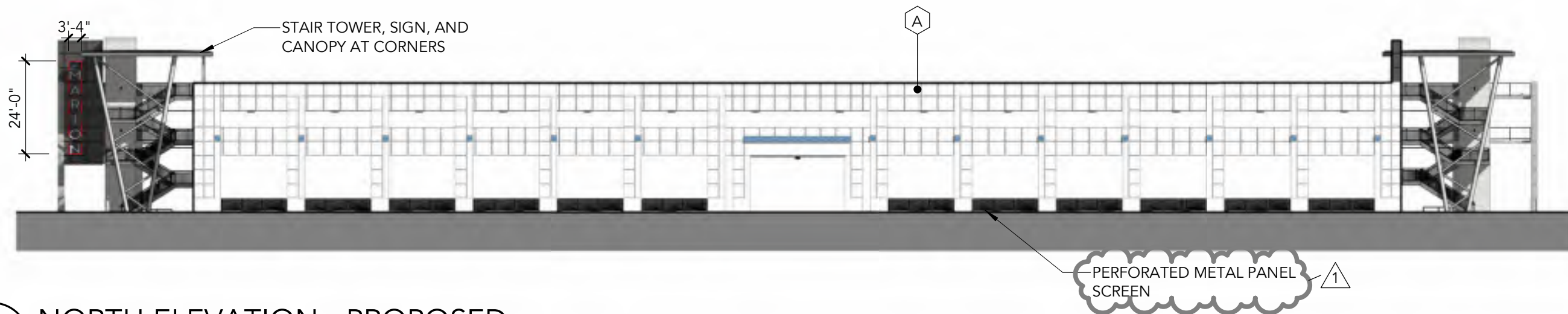
TITLE: THIRD FLOOR AND ROOF PLAN

SP-03

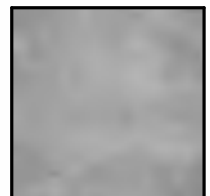
DATE: 3/11/2025



1 NORTH ELEVATION - EXISTING
SCALE: 1" = 30'-0"



2 NORTH ELEVATION - PROPOSED
SCALE: 1" = 30'-0"



A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING



B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING



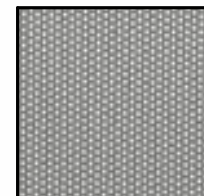
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



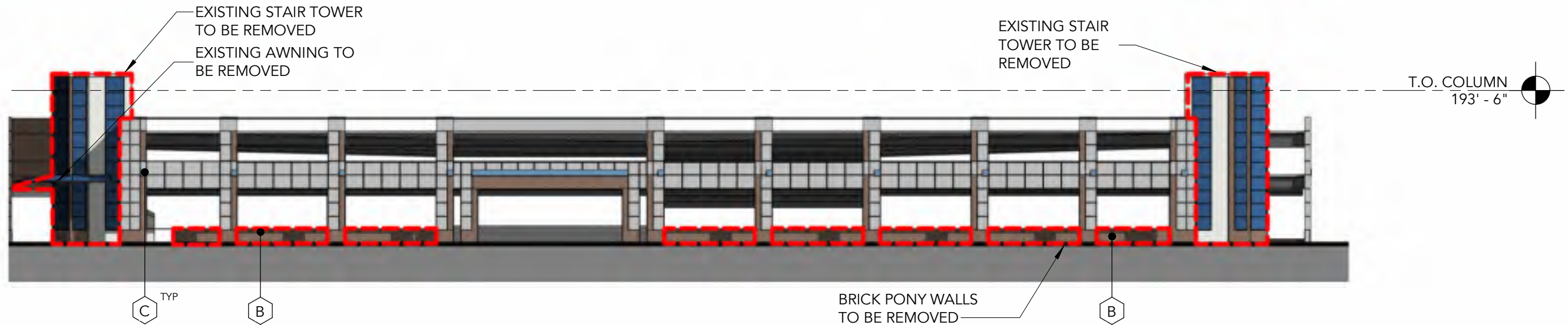
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MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL

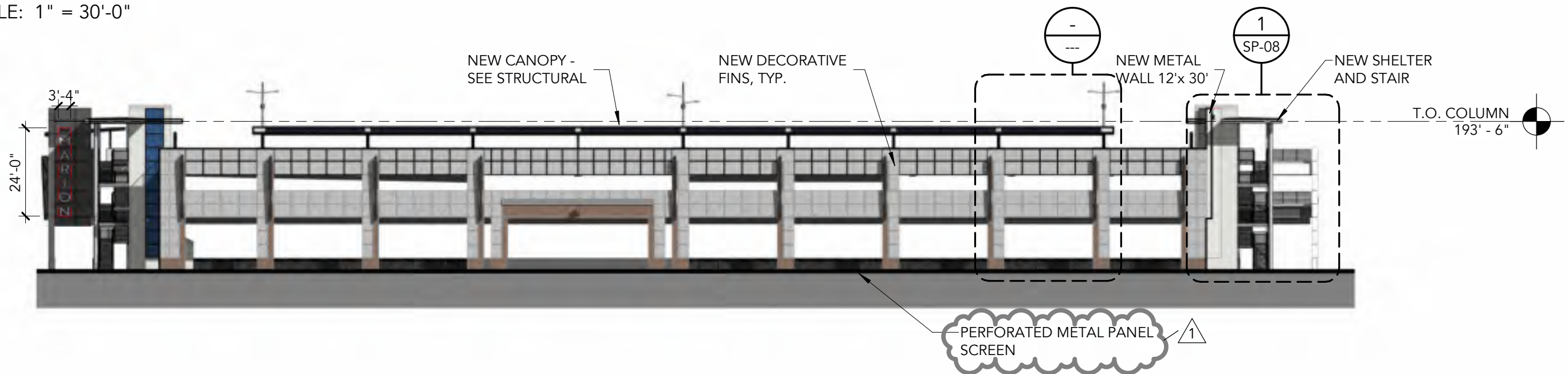


E
MATERIAL:
DECORATIVE
FINS & SCREENS

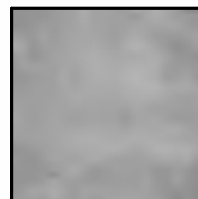
COLOR:
SW "7066" GRAY
MATTERS



1 EAST ELEVATION - EXISTING
SCALE: 1" = 30'-0"



2 EAST ELEVATION - PROPOSED
SCALE: 1" = 30'-0"



A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING



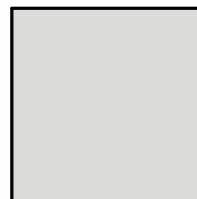
B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING



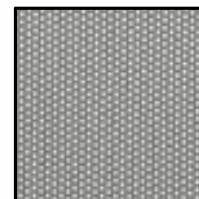
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MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



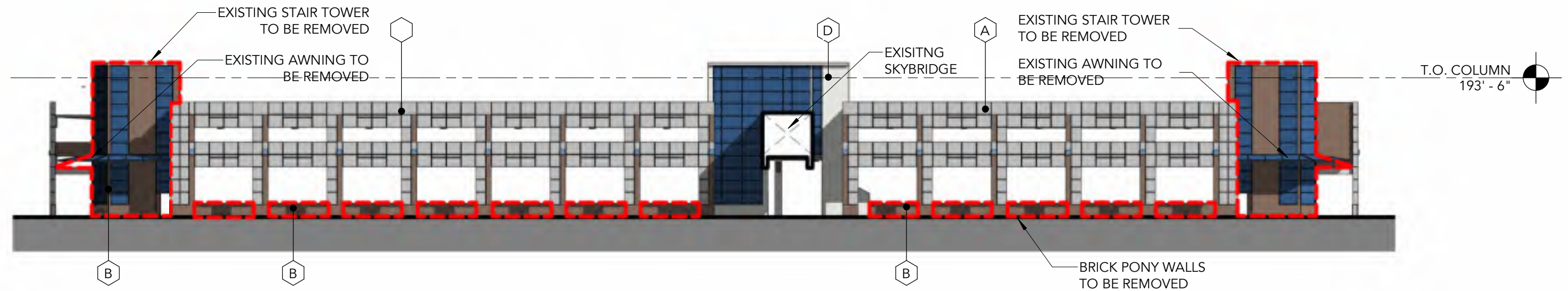
D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL

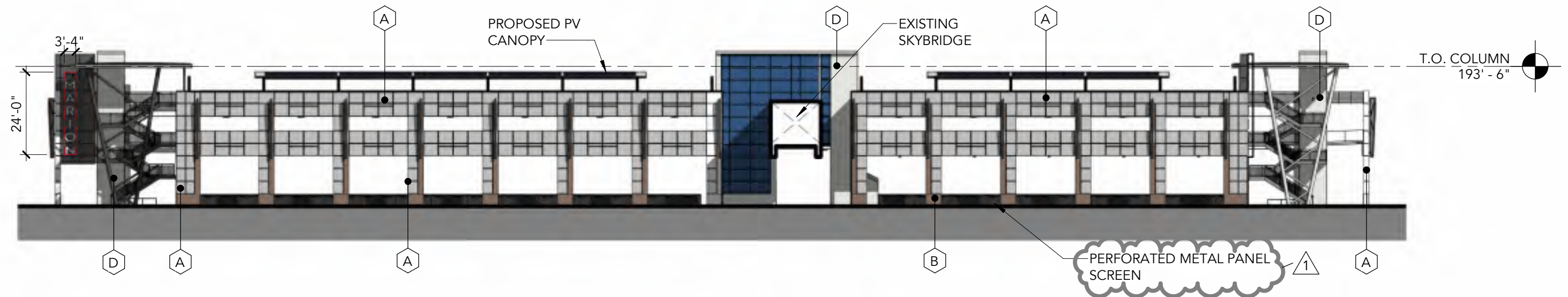


E
MATERIAL:
DECORATIVE
FINS & SCREENS

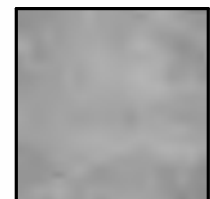
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SW "7066" GRAY
MATTERS



1 SOUTH ELEVATION - EXISTING
SCALE: 1" = 30'-0"



2 SOUTH ELEVATION - PROPOSED
SCALE: 1" = 30'-0"



A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING



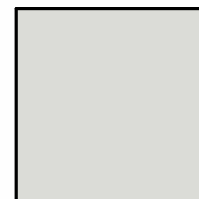
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MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING



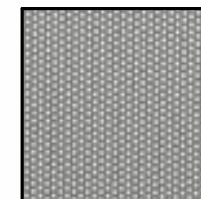
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MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



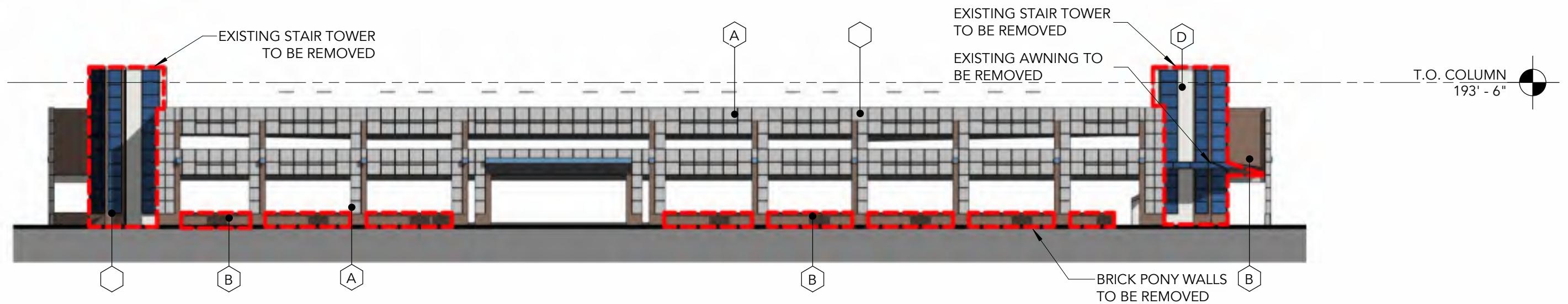
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MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL

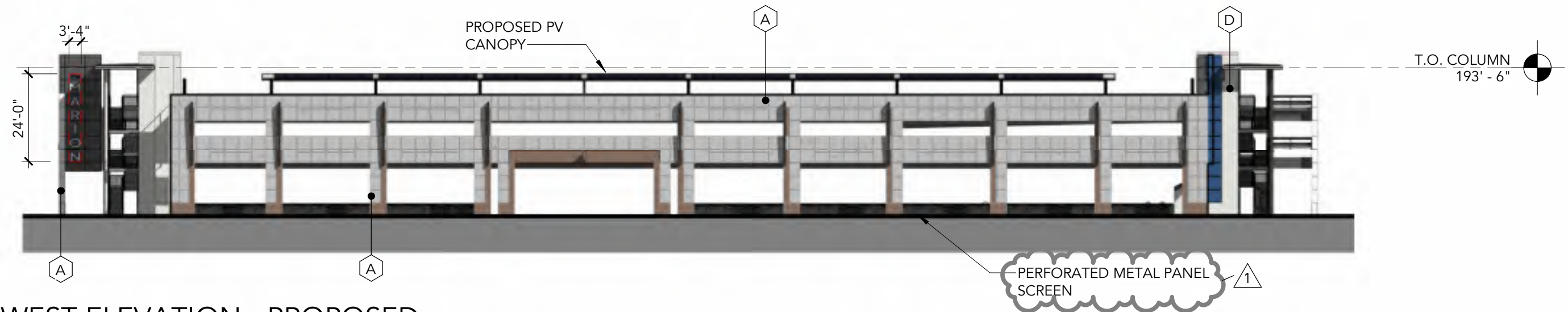


E
MATERIAL:
DECORATIVE
FINS & SCREENS

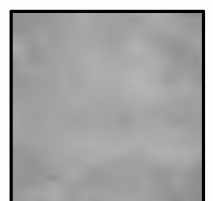
COLOR:
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MATTERS



1 WEST ELEVATION - EXISTING
SCALE: 1" = 30'-0"



2 WEST ELEVATION - PROPOSED
SCALE: 1" = 30'-0"



A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING



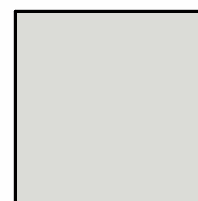
B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING



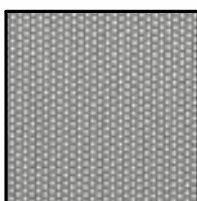
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



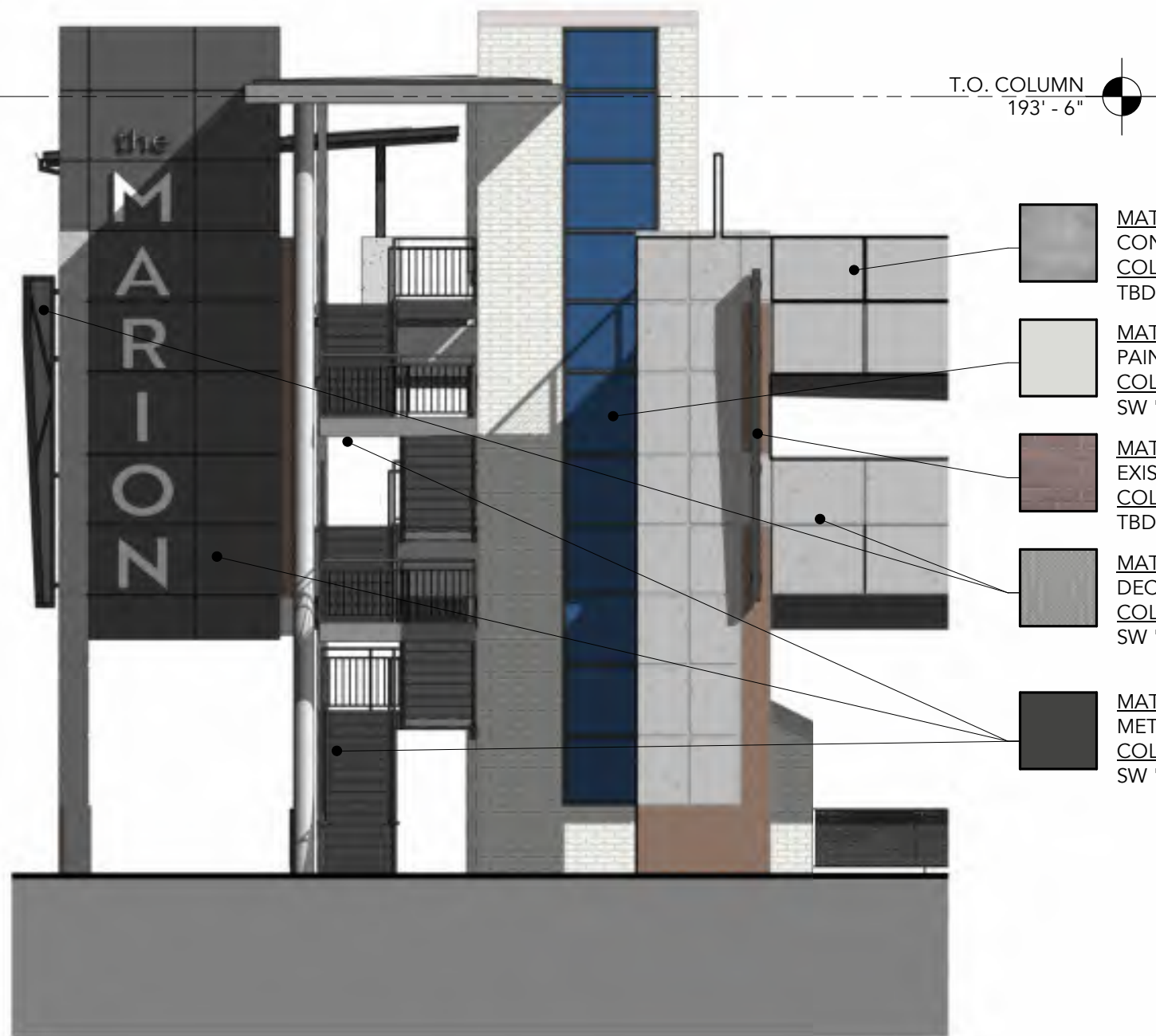
D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL



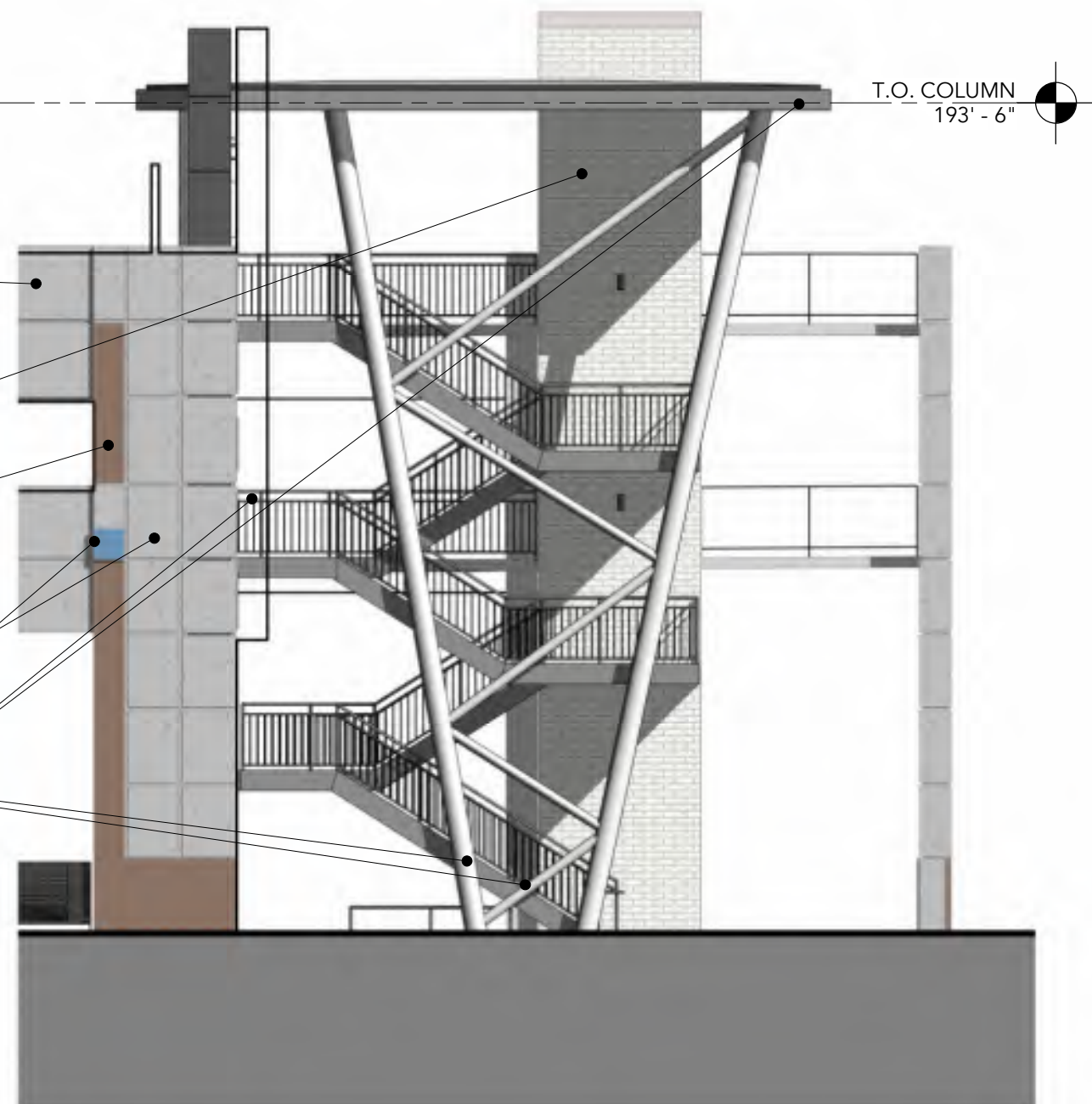
E
MATERIAL:
DECORATIVE
FINS & SCREENS

COLOR:
SW "7066" GRAY
MATTERS








SE CORNER - EAST ELEVATION

SCALE: 1/8" = 1'-0"



SE CORNER - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

-  MATERIAL:
CONCRETE
COLOR:
TBD
-  MATERIAL:
PAINT EXISTING BRICK
COLOR:
SW "7666" FLEUR DE SEL
-  MATERIAL:
EXISTING BRICK
COLOR:
TBD
-  MATERIAL:
DECORATIVE FINS & SCREENS
COLOR:
SW "7066" GRAY MATTERS
-  MATERIAL:
METAL ELEMENTS
COLOR:
SW "7069" IRON ORE

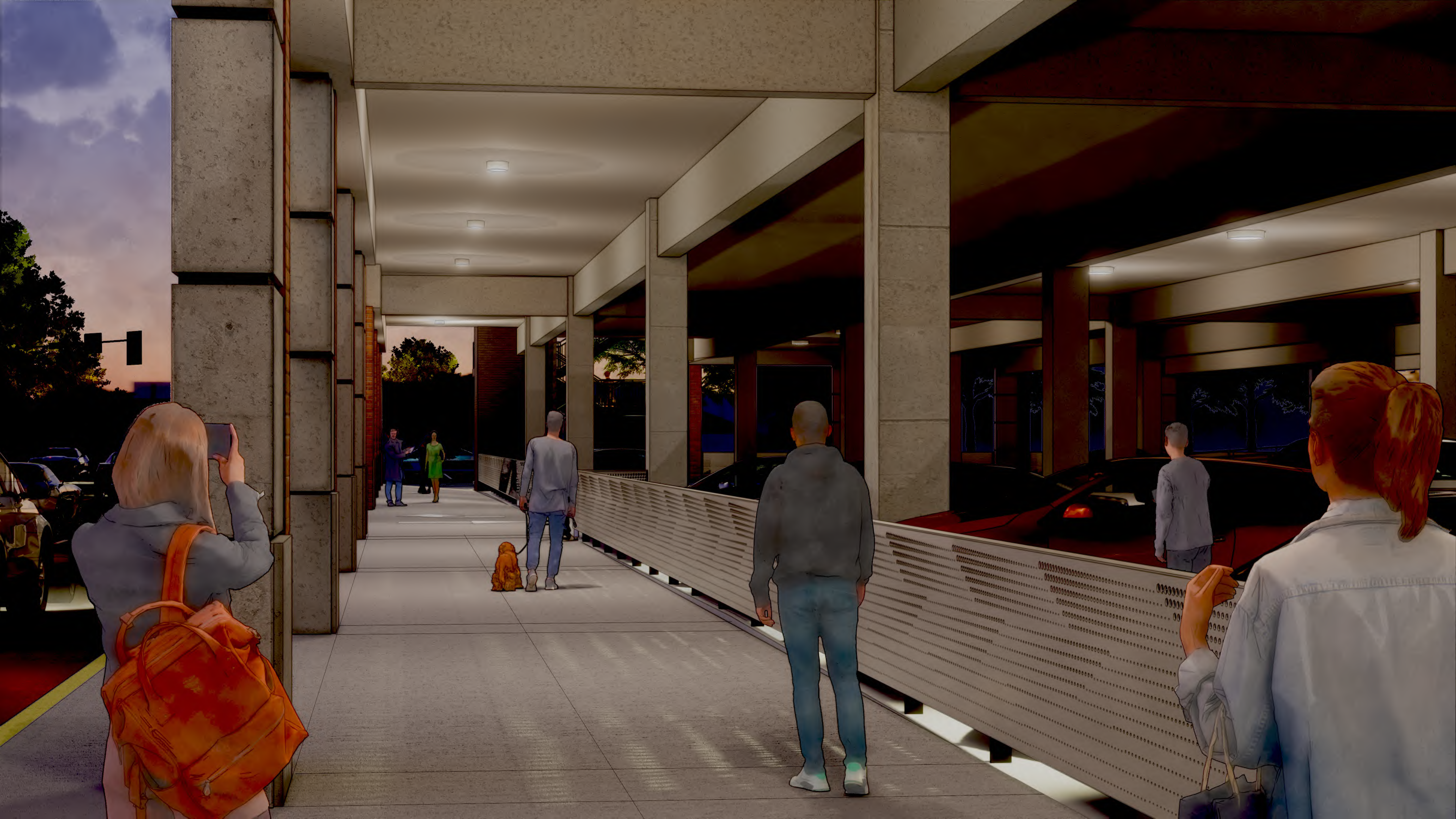


M
A
R
I
O
N

ONE
WAY
←

MARION ST

P
No Right Turn





VIEW FROM SW CORNER TOWARD SKYBRIDGE

		<p>PROJECT/LOCATION:</p> <p>MARION PARKADE</p> <p>445 MARION ST NE, SALEM OR 97301</p>	<table><tr><td>TITLE:</td><td>RENDERINGS</td></tr><tr><td colspan="2">SP-10</td></tr><tr><td>DATE:</td><td>3/11/2025</td></tr></table>	TITLE:	RENDERINGS	SP-10		DATE:	3/11/2025
TITLE:	RENDERINGS								
SP-10									
DATE:	3/11/2025								