

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: _____
_____ building permits required where applicable. Follow all building, fire, and accessibility
_____ codes.

Name/Agency: Marcus O'Donnell City of Salem
Building and Safety

Address: _____

Phone: _____

Email: _____

Date: _____

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