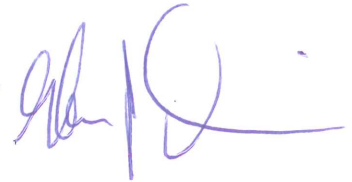


TO: Aaron Panko, Planner III
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: June 27, 2017

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SITE PLAN REVIEW SPR-DR17-16 (16-120896)
1700-1800 BLOCK OF 23RD STREET SE
96-UNIT APARTMENT COMPLEX**



PROPOSAL

A Class 3 Site Plan Review and Class 1 Design Review for development of a 96-unit apartment complex, for property approximately 3.33 acres in size, zoned IC (Industrial Commercial), and located at the 1700-1800 Block of 23rd Street SE, 97302 (Marion County Assessor's Map and Tax Lot numbers: 073W35AA / 09403 and 073W35AD / 00800).

RECOMMENDED CONDITIONS OF APPROVAL

1. Development within the floodway or floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.
2. The existing unused driveway approaches to 23rd Street SE shall be removed and replaced with new curb and sidewalk.
3. Prior to final occupancy, a public easement shall be dedicated to the City of Salem for the proposed water meter, located on private property.

FACTS

Streets

1. 23rd Street SE
 - a. Existing Conditions—This street has an approximate 30-foot improvement within a 45-foot-wide right-of-way abutting the subject property.
 - b. Standard—This street is designated as a collector street in the Salem TSP. This street has a reduced standard of a 30-foot improvement within a 45-foot-wide right-of-way.

2. Oxford Street SE

- a. Existing Condition—There is an existing 16-foot partially paved alley improvement within a 25-foot-wide right-of-way adjacent to the subject property.

Storm Drainage

1. Existing Conditions

- a. A 12-inch to 18-inch storm line is located in 23rd Street SE.
- b. A 48-inch storm line is located in Oxford Street SE.

Water

1. Existing Conditions

- a. The subject property is located within the G-0 water service level.
- b. A 12-inch water line is located in 23rd Street SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.
- c. An 8-inch water line is stubbed to the northern and southern portion of the subject property.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer line is located in 23rd Street SE. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.
- b. A 10-inch sewer line is located in Oxford Street SE. Mains of this size generally convey flows of 700 to 1,700 gallons per minute.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: The application meets all applicable standards of the Unified Development Code (UDC)

Finding—The subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone AE floodplain. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined the

100-year base flood elevation of the subject development is 181 feet. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of 1-foot above the base flood elevation. An Elevation Certificate is required to verify the proposed structure's elevation. The Elevation Certificate shall be submitted to the City to verify the structure's elevation prior to pouring building foundations and again prior to final occupancy. The applicant's site plan indicates the proposed finish floor elevations will meet or exceed the minimum requirement of 182 feet.

Criteria: The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding: 23rd Street SE meets the modified right-of-way width and pavement width standards allowed under SRC Chapter 803. Oxford Street SE is not designated in the Salem TSP and is improved as a public alley, and development is not proposing to take vehicular access from Oxford Street SE. Therefore, no additional street improvements are required as a condition of the proposed development.

Criteria: Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding: The driveway access onto 23rd Street SE provides for safe turning movements into and out of the property. The development plans shall include closure of existing unused driveway approaches to 23rd Street SE. The unused driveway approaches shall be removed and replaced with new curb and sidewalk (SRC 804.060).

Criteria: The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities including sewer, water, and storm drainage according to the PWDS and to the satisfaction of the Public Works Director. As shown on the proposed plan, a public easement shall be dedicated to the City of Salem for the proposed water meter located on private property. The easement shall be recorded prior to final occupancy.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

Prepared by: Robin Dalke, Administrative Analyst III
cc: File