

TO: Christopher Green, Planner II
Community Development Department

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

DATE: August 29, 2017

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS (REVISED)**
UGA 17-03 (17-108503)
4700 BLOCK OF BATTLE CREEK ROAD SE
PRELIMINARY DECLARATION FOR URBAN GROWTH AREA

PROPOSAL

An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 68.14 acres northeast of the intersection of Kuebler Boulevard SE and Battle Creek Road SE for single family residential development.

The subject property consists of 8 tax lots totaling approximately 68.14 acres in size, zoned RA (Residential Agriculture), with Tax Lot 1600 being split zoned RA and PH (Public Health) and located at the 4700 Block of Battle Creek Road SE (Marion County Assessor map and tax lot numbers: 083W11D00100, 00200, 00202, 00400, 00500, 00601, 00602; 083W12B01600; and 083W12C00700).

SUMMARY OF FINDINGS

1. As a condition of development in the S-1 water service level, applicant will be required to:
 - a. Reserve property for dedication of an approximately 90-foot by 252-foot area of land abutting the north line of tax lots 083W12C00701 and 083W11D00101 for future construction of Coburn Reservoir.
 - b. Construct a minimum 18-inch S-1 water main from the terminus of the existing S-1 water main in Marietta Street SE near Fairview Industrial Drive SE to the Coburn Reservoir site.
 - c. Construct Coburn Reservoir, Boone Road S-1 Pump Station, and S-1 connecting water mains as indicated in *Water System Master Plan*; or pay a Temporary Access Fee (TAF) pursuant to SRC 200.080(a). The TAF shall be \$10,000 per acre of land being developed within the S-1 service area. The TAF is not due for land conveyed to the City. The TAF shall be subtracted by the following, but shall not be less than \$0:
 - i. the market value of the land conveyed in condition 1a above; and
 - ii. the certified cost of the non-reimbursed off-site portion of the water main in condition 1b above.

MEMO

2. Reserve property for dedication of neighborhood park facility not less than 6.5 acres in size. The park facility shall be located along Pringle Creek in the vicinity of tax lot 083W11D00200 or in an alternate location as approved by the Public Works Director.
3. Provide a Traffic Impact Analysis (TIA) pursuant to SRC 803.015. The following requirements for boundary street right-of-way dedication and street improvements represent the minimum necessary to meet SRC 200.055(c); additional transportation requirements may apply as specified in the TIA:
 - a. Convey land for dedication of right-of-way along all boundary streets to equal the following distances from the street centerline: Battle Creek Road SE—36 feet; Reed Road—36 feet; and Strong Road—30 feet.
 - b. Construct a 23-foot-wide half-street improvement along the entire frontage of Battle Creek Road SE and Reed Road SE.
 - c. Construct a 15-foot-wide half-street improvement on the development of centerline and a 15-foot-wide pavement widening on the opposite side of centerline along Strong Road SE.
4. Connect to the existing sewer mains in Strong Road SE and Reed Road SE. If off-site easements are needed because of topographic constraints and the applicant is unable to acquire easements from adjacent property owner(s), then the applicant shall follow the procedures established in SRC 200.050.
5. Connect to the existing stormwater facilities abutting Strong Road SE, Reed Road SE, and Kuebler Boulevard SE. If off-site easements are needed because of topographic constraints and the applicant is unable to acquire easements from adjacent property owner(s), then the applicant shall follow the procedures established in SRC 200.050.

FACTS AND FINDINGS

Traffic Impact Analysis—As a requirement of development, the applicant may be required to provide a Traffic Impact Analysis to identify the impacts of this proposed development on the public transportation system in the area, and construct any necessary mitigation measures identified in that report (OAR 660-12-0000 et seq.; SRC 803.015).

Water

1. **Existing Conditions**
 - a. The subject property is located within the S-1 and S-2 water service levels.
 - b. A 12-inch water line in the S-2 service level is located in Kuebler Boulevard SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

Sanitary Sewer

1. **Existing Conditions**

- a. A 15-inch sewer line is located in Reed Road SE.
- b. A 24-Inch sewer line is located in 27th Avenue SE.

Storm Drainage

1. Existing Condition—Drainage patterns in this area are generally conveyed into Pringle Creek. The property is on a ridge in which the drainage flows either to the northwest toward the West Middle Fork of Pringle Creek or northeast toward Strong Road SE or southeast toward Kuebler Boulevard SE.
2. At the time of development, the applicant shall be required to design and construct a storm drainage system for areas of replaced and new impervious surfaces. If the development proposal meets the definition of a large project, as defined in SRC 71.005(a) (11), the applicant shall provide a storm drainage system that provides treatment and flow control as required by the 2014 PWDS.

Streets

1. Reed Road SE
 - a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
 - b. Existing Condition—This street has an approximate 20-foot improvement within a 40-foot-wide right-of-way abutting the subject property.
2. Battle Creek Road SE
 - a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
 - b. Existing Condition—This street has an approximate 20-foot to 46-foot improvement within a 60-foot to 72-foot-wide right-of-way abutting the subject property.
3. Kuebler Boulevard SE
 - a. Standard—This street is designated as a Parkway street in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
 - b. Existing Condition—This street has an approximate 70-foot to 80-foot improvement within a 120-foot to 150-foot-wide right-of-way abutting the subject property.
 - c. Access control—No driveway access will be granted onto Kuebler Boulevard SE.

4. Strong Road SE

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 20-foot to 30-foot improvement within a 40-foot to 60-foot-wide right-of-way abutting the subject property.

Parks

No parks facilities are available to serve the proposed development. The Comprehensive Parks System Master Plan shows that a Neighborhood Park (NP 32) and Urban Park (UP 3) are planned on or near the subject property.

CRITERIA AND FINDINGS

SRC 200.055—Standards for Street Improvements

Findings: An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b). Battle Creek Road SE meets the criteria for an adequate linking street.

Pursuant to SRC 200.055(d), boundary street improvements and right-of-way dedication are required along Battle Creek Road SE, Reed Road SE, and Strong Road SE based on their street classification. Additional street improvements may be required as specified in the TIA.

SRC 200.060—Standards for Sewer Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facilities appear to be located in Reed Road SE and Strong Road SE abutting the subject property. The applicant shall construct the *Salem Wastewater Management Master Plan* improvements and link the site to existing facilities that are defined as adequate under 200.005(a).

Existing sewer mains in Strong Road SE and Reed Road SE may not be available to serve the northernmost portion of the site because of topographic constraints. If off-site easements are needed and the applicant is unable to acquire easements from adjacent property owner(s), then the applicant shall follow the procedures established in SRC 200.050.

SRC 200.065—Standards for Storm Drainage Improvements

Findings: The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The nearest available public storm systems appear to be abutting Reed Road SE, Strong Road SE, and Kuebler Boulevard SE. The West Middle Fork of Pringle Creek is located within the subject property. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a).

Existing stormwater facilities may not be available to serve the northernmost portion of the site because of topographic constraints. If off-site easements are needed and the applicant is unable to acquire easements from adjacent property owner(s), then the applicant shall follow the procedures established in SRC 200.050.

SRC 200.070—Standards for Water Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards. The nearest adequate water main is located in Marietta Street SE near Fairview Industrial Drive SE, approximately 2,000 feet east of the subject property. The applicant shall be required to construct a minimum 18-inch S-1 water main from the terminus of the existing S-1 water main in Marietta Street SE near Fairview Industrial Drive SE to the Coburn Reservoir site.

The Water System Master Plan specifies that the subject property is to be served by the future Coburn Reservoir and future Boone Road S-1 pump station. The subject property surrounds the site of the future Coburn Reservoir (tax lots 083W12C00701 and 083W11D00101). The existing reservoir site does not provide two acres of land needed for construction of the reservoir. Therefore, the applicant shall be required to reserve property for dedication of an approximately 90-foot by 252-foot area of land abutting the north line of tax lots 083W12C00701 and 083W11D00101 as shown on Attachment 1 for future construction of Coburn Reservoir.

Temporary capacity is available in the Mill Creek Reservoir and Deer Park Pump Station through payment of a temporary access fee pursuant to SRC 200.080(a). In lieu of constructing Coburn Reservoir and Boone Road Pump Station, the applicant has the option of paying a temporary access fee. The temporary access fee for this area of the S-1 service area is based on approximately 13 million dollars of improvements needed to serve 1,300 acres, totaling \$10,000 per acre. The S-1 area of the subject property is 43 acres, resulting in a temporary access fee of \$430,000. The temporary access fee shall be reduced by the market value of the land conveyed for Coburn Reservoir and by the certified cost of the non-reimbursed off-site portion of the water main needed to serve the proposed development. Non-reimbursed costs for water mains abutting or within the subject property will not part of the temporary access fee reduction. If the land value and certified costs exceed \$430,000, then the temporary access fee shall be \$0.

SRC 200.075—Standards for Park Sites

Findings: The applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the Salem Comprehensive Parks System Master Plan.

No parks facilities are available to serve the proposed development. The Comprehensive Parks System Master Plan shows that a Neighborhood Park (NP 32) and Urban Park (UP 3) are planned on or near the subject property. The applicant shall reserve property for dedication of neighborhood park facility NP-32 based on sizing criteria established in SRC 200.075(b).

The park sizing methodology is as follows:

- The park size shall be 2.25 acres per 1,000 population (SRC 200.075(b))
- The park service area is 180 acres based on the area of residentially zoned property that can be served within an average half-mile radius.
- Single-family residential development density is 6.3 dwelling units per net acre (Table 5 of draft *Salem Housing Needs Analysis* dated December 2014).
- According to the U.S. Census, the average household size in Salem in 2010 was 2.55 people (p16 of draft *Salem Housing Needs Analysis* dated December 2014).
- The minimum park size is 6.5 acres based on 2.55 people per dwelling multiplied by 6.3 dwellings per acre multiplied by 180 acres of park service area multiplied by 2.25 acres of park size per 1,000 population.
- The proposed park site is located within along Pringle Creek in the vicinity of tax lot 083W11D00200. An alternate location may be selected as approved by the Public Works Director.
- Approximately 3 acres of the proposed park site provides only passive park uses because of its proximity to Pringle Creek. Therefore, consistent with the Parks Master Plan's maximum neighborhood park size of 10 acres, this park may have a size up to 10 acres because of the proposed park site's limited recreational uses in the 3 acres along the Pringle Creek.

cc: File