

KUEBLER GATEWAY SHOPPING CENTER SITE PLAN REVIEW – SRC
CHAPTER 808 CODE RESPONSE NARRATIVE TO CITY COMMENTS
DATED JULY 6, 2018

SRC Chapter 808 Preservation of Trees and Vegetation

The property is designated "Commercial" on the Salem Area Comprehensive Plan (SACP) map, and it is zoned Commercial Retail (CR), SRC Chapter 522. The CR zone is the city's major zone for commercial uses, and includes an extensive range of retail, service, and office uses and activities. The property has been approved for development of a shopping center with a maximum gross leasable area of 240,000 square feet of retail space, as specified in CPC/ZC 06-6, condition of approval (14). The proposed shopping center consists of an anchor retail building of 168,550 square feet, and approximately 21,000 square feet of leasable space in 4 retail buildings, for a total gross leasable area of 189,550 square feet. Neither the Decision granting approval for the shopping center, or the Zone Code, place any restrictions or limitations on the allowable size or square footage of any individual commercial building within the approved shopping center.

As shown in the SPR submittal binder, section 6, Proposed Development Plans, sheets C100 and 101, there are a number of trees on the SW portion of the site. These trees include 8 Oregon White Oaks that are classified as significant trees. These trees are proposed for removal. Significant trees may be removed per SRC 808.030(a)(2)(L):

Removal of Oregon white oaks (Quercus garryana) where the removal is necessary in connection with construction of a commercial or industrial facility.

Civil sheet C101 shows the locations of the 8 significant trees on the site, and Landscape Plan sheet L1.1 shows mitigation calculations.

The proposed shopping center would result in the removal of the 8 Oregon White Oak trees in order to place the anchor retail building in the southwest part of the site. In this orientation, a majority of the customer entrance/exit activity will occur on the north side of the building, thereby significantly mitigating visibility and noise to the residential neighborhood south of Boone Road. During our site development process, we considered a number of layouts including placing the anchor retail building in the NW, NE and SE corners of the site in an effort to potentially retain some or all of these trees. However, each of these scenarios would result in greater potential for impacts to the residential neighborhood. These potential impacts would primarily be due to noise from parking lot traffic and truck deliveries to the anchor store, and the fuel station – See attached conceptual site plan scenarios.

The proposed shopping center layout with the anchor retail building located in the SW corner of the site just east of the medical buildings and the access driveway, best minimizes potential impacts to the residential neighborhood south of Boone Road by using the building itself to screen and buffer parking lot traffic and delivery activity. The ability to mitigate the potential impacts of the parking lot and activity at the front of the building from the residential neighborhood to the south causes the removal of the eight trees in connection with construction of the approved commercial shopping center to be necessary. Importantly, it also places the fuel station in the far northeast corner near 27th Avenue and Kuebler Boulevard where it is farthest from the residential neighborhood to the south. At that location, fuel deliveries and customer traffic will have immediate access from the main driveway on 27th, which reduces traffic movements in the southern portion of the site near Boone Road.

The conditions of approval associated with CPC/ZC 06-6 addressed the potential noise and visual impact issue associated with the development of a commercial retail shopping center of 240,000 square feet by requiring a 6 foot tall masonry wall or berm and 15 foot wide landscape buffer along the southern property line. The proposed shopping center configuration enhances the existing required mitigation to the residential neighborhood south of Boone Road because potential noise and visual activities are placed as far from the residential areas as possible, and the back wall of the anchor retail building is a 35' tall x 300' wide, thick masonry wall, which provides greater protection from potential impacts to the residential neighborhood south of Boone Road.