

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NO: DR-SPR19-05

AMANDA APPLICATION NO.: 19-111943-DR & 19-111944-RP

ADDRESS: 451-465 Division Street NE

ZIPCODE: 97301

HEARD BY: Salem Planning Commission

CASE MANAGER: Pamela Cole

Summary: Design review and site plan review application for a proposed 3-story building with a first-floor retail financial services branch and second- and third-floor offices.

Request: A Class 3 design review and Class 3 Site Plan Review application for a proposed development including a 3-story building with a retail financial services branch on the first floor and offices on the second and third floor; a single-level parking garage; and a parking lot, all on a 1.46-acre parcel at 465 Division Street NE (Marion County Assessor Map and Tax Lot 073W22DA09800) that is in the CR (Retail Commercial) zone and Broadway/High Street Retail Overlay Zone and part of a development site with a 1.21-acre parcel at 451 Division Street NE (Marion County Assessor Map and Tax Lot 073W22DA09801) in the CB (Central Business District) zone and General Retail/Office Overlay Zone.

Attached is a copy of the proposal and any related maps. 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. A staff report for this proposal will be prepared by the planning staff from information available to staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by 5:00 P.M., July 5, 2019, will be considered in the staff report. Comments received after this date will be provided to the review body. **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 or hand deliver your comments to the Case Manager listed below.**

SEND QUESTIONS OR COMMENTS TO: Pamela Cole, Planner II City of Salem, Planning Division;
555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; Fax: 503-588-6005;
E-Mail: pcole@cityofsalem.net; <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ____ 1. We have reviewed the proposal and have no comments.
- ____ 2. We have reviewed the proposal and have the following comments:

____ 3. Other: _____

Name: _____

Address: _____

Agency: _____

Phone No.: _____

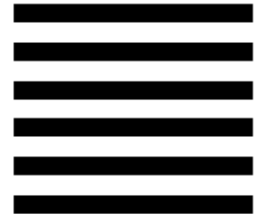


POSTAGE WILL BE PAID BY ADDRESSEE

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

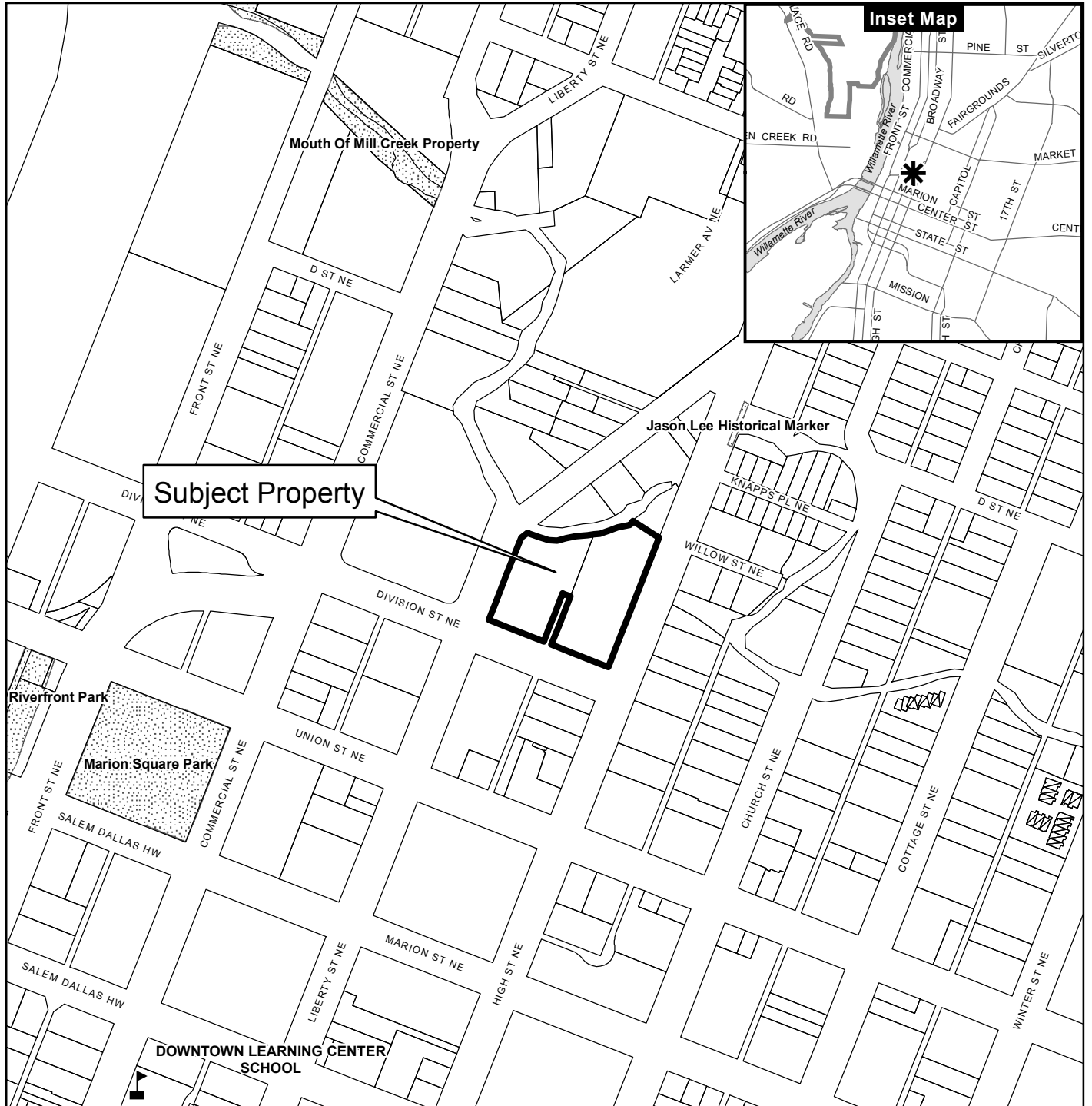


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

451 and 465 Division Street NE



Legend

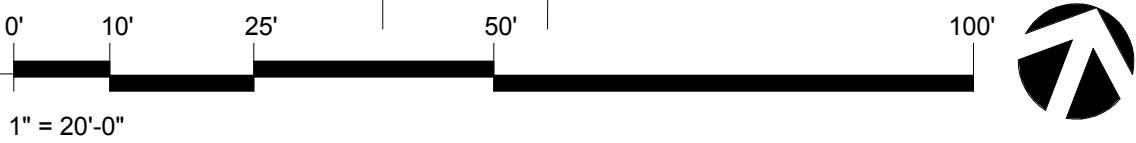
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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ISSUE DESIGN DEVELOPMENT



ANDERSON SHIRLEY
ARCHITECTS
695 COMMERCIAL ST., SE SUITE 5 SALEM, OR 97301
OFFICE: 503-370-1140 FAX: 503-364-6751

CONSULTANT

REVISIONS

KEY PLAN

DESC. NEW BRANCH BUILDING

PROJECT MAPS CREDIT UNION

ADDRESS 465 DIVISION STREET NE
SALEM, OR 97301

STAMP



JOB 1906 DWG OF 2

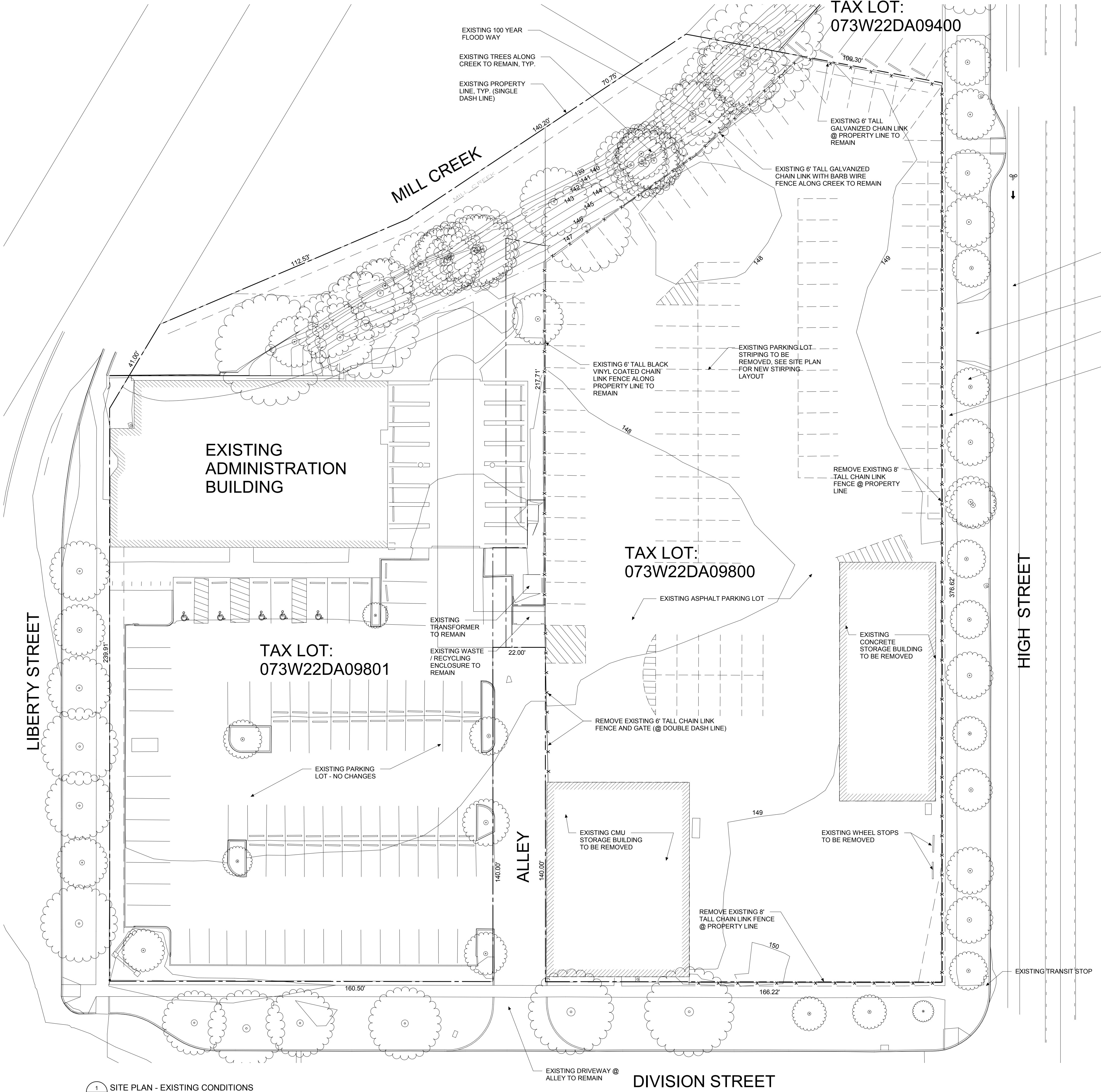
DRAWN: Author DATE: 05-10-19

TITLE SITE PLAN - EXISTING
CONDITIONS

SHEET

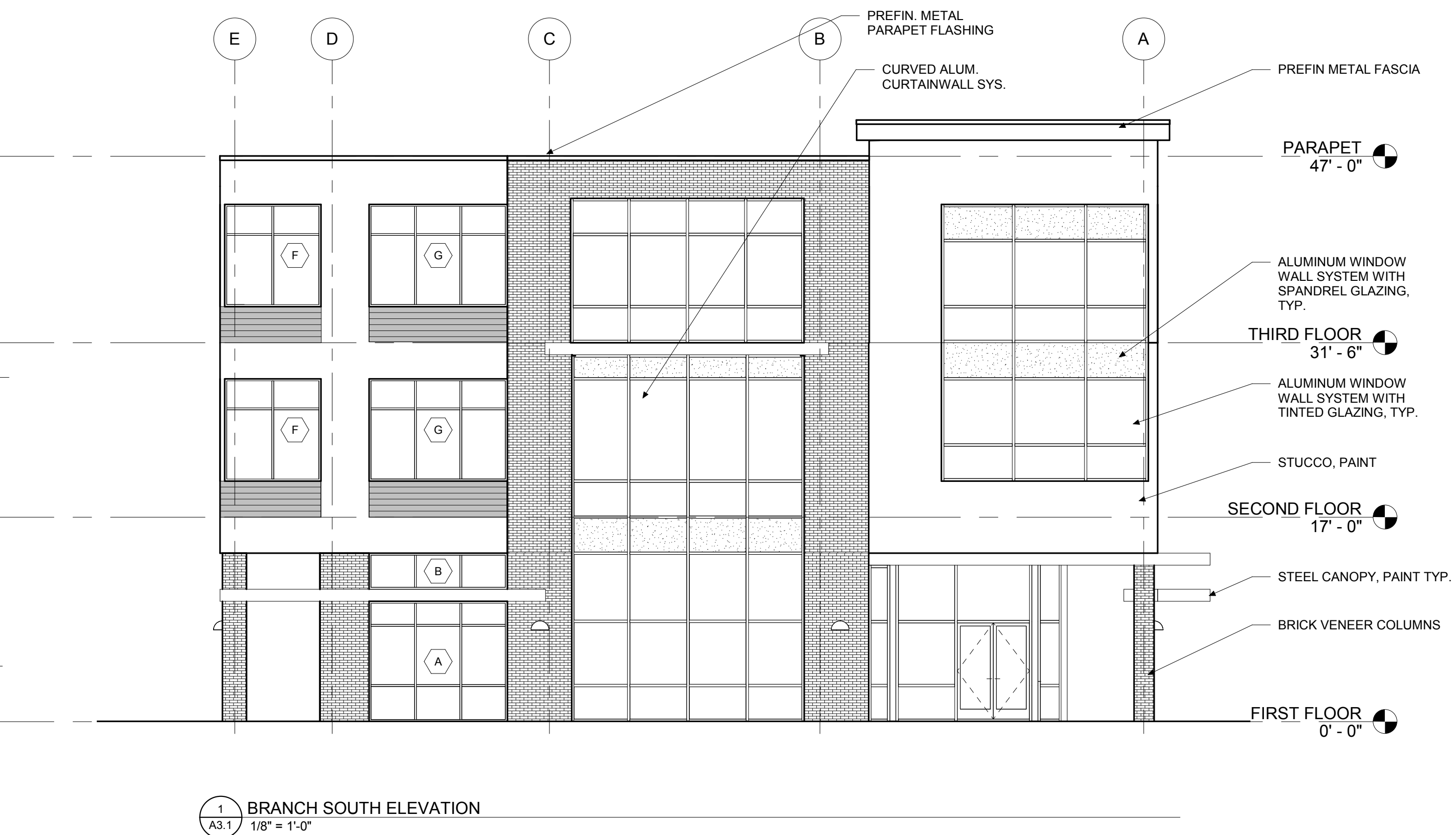
A0.2

ISSUE DESIGN DEVELOPMENT



1 SITE PLAN - EXISTING CONDITIONS
A0.2 1" = 20'-0"





1
A3.1

BRANCH SOUTH ELEVATION

$1/8" = 1'-0"$



KEY PLAN

DESC. NEW BRANCH BUILDING

PROJECT **MAPS CREDIT UNION**

ADDRESS 465 DIVISION STREET NE
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JOB 1906 DWG OF 2

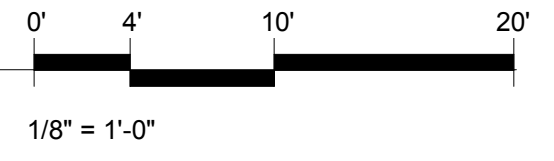
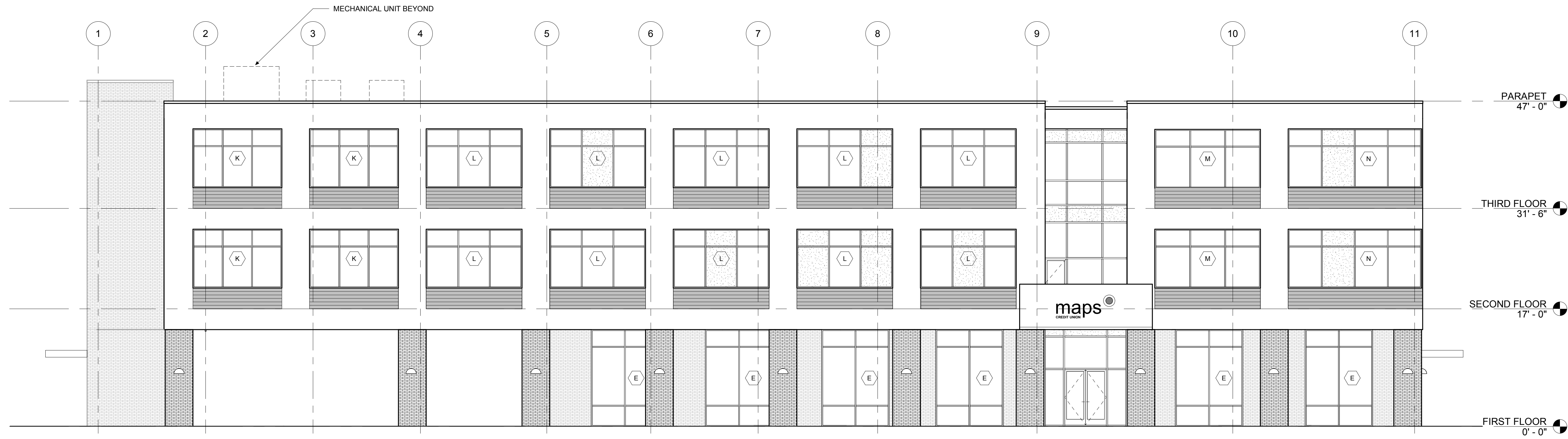
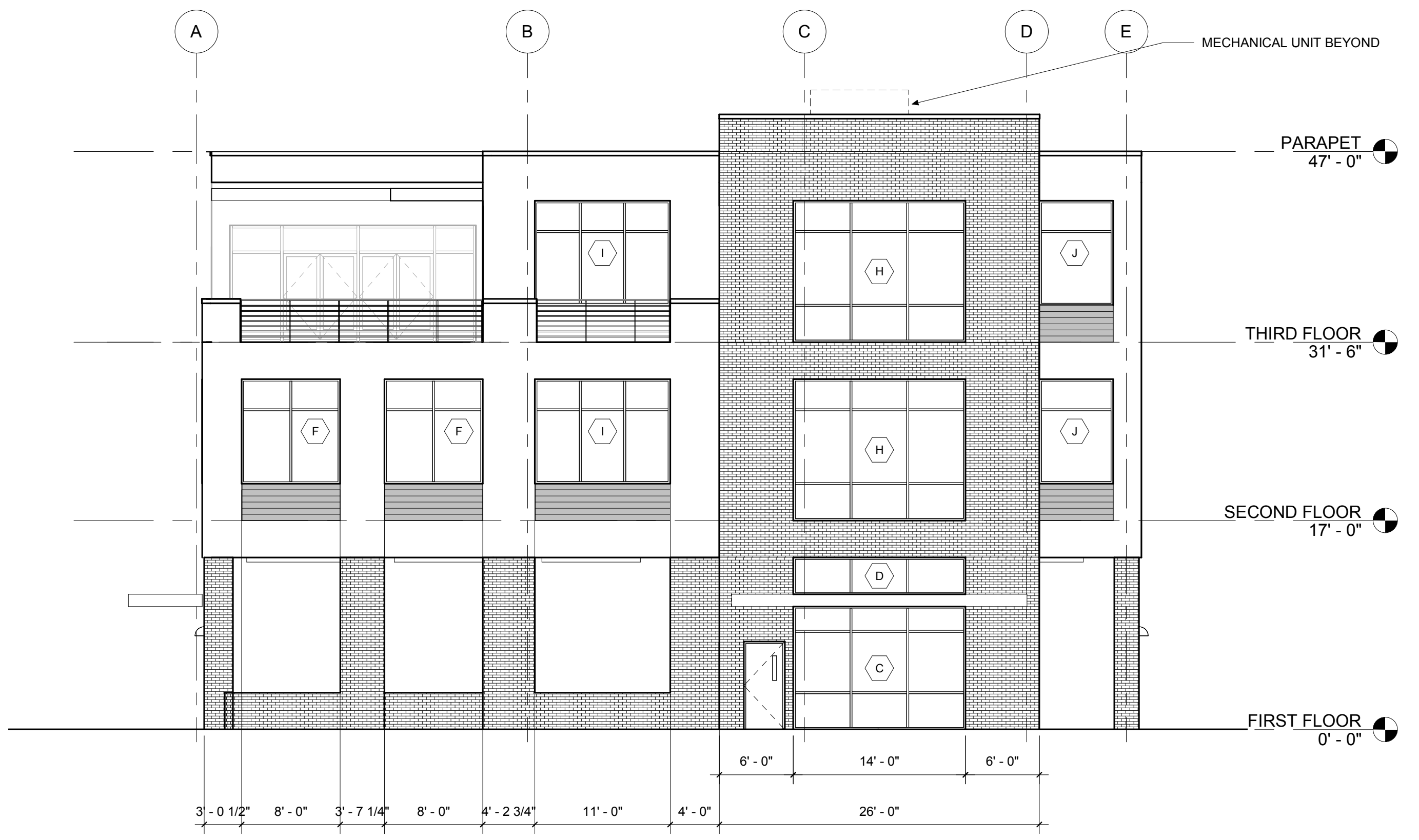
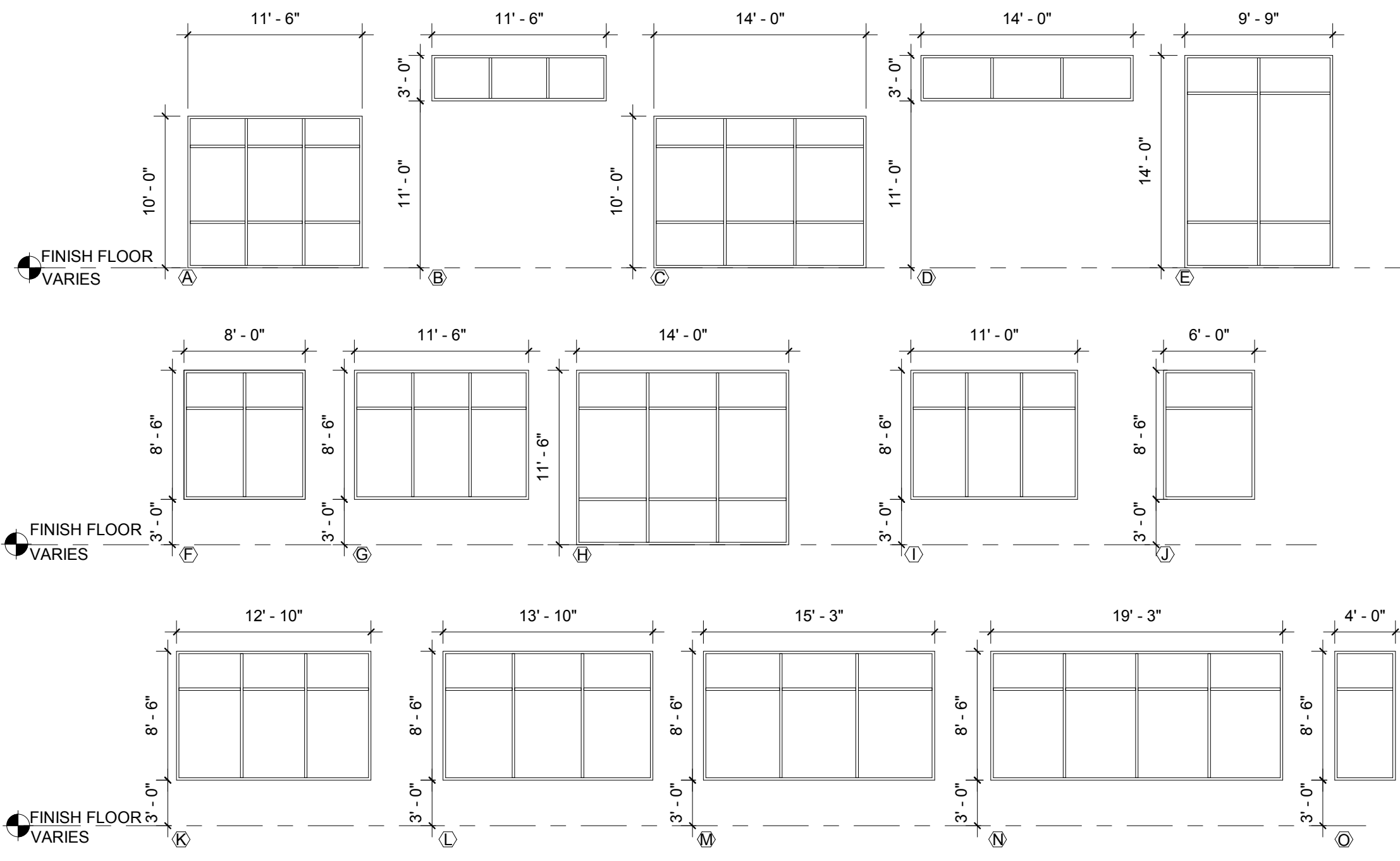
DRAWN: JKS DATE: 05-10-19

TITLE EXTERIOR ELEVATIONS

SHEET

SHEET **A3.1**

ISSUE DESIGN DEVELOPMENT



1
A101

DETAIL NUMBER
SHEET NUMBER
WALL / BLDG. SECTION

1
A101

DETAIL NUMBER
SHEET NUMBER
DETAIL REFERENCE

01 53 00

KEY NOTE

3

SEE CIVIL

KEY NOTE

X

WINDOW TYPE

X

GLASS TYPE

PT-X

PAINT TYPE

ASA

ANDERSON SHIRLEY
ARCHITECTS

695 COMMERCIAL ST., SE SUITE 5 SALEM, OR 97301
OFFICE: 503-370-1140 FAX: 503-364-6751

CONSULTANT

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KEY PLAN

DESC. NEW BRANCH BUILDING

PROJECT MAPS CREDIT UNION

ADDRESS 465 DIVISION STREET NE
SALEM, OR 97301

STAMP

PRELIMINARY · PRELIMINARY · PRELIMINARY · PRELIMINARY · PRELIMINARY
NOT FOR
CONSTRUCTION

JOB 1906 DWG OF 2

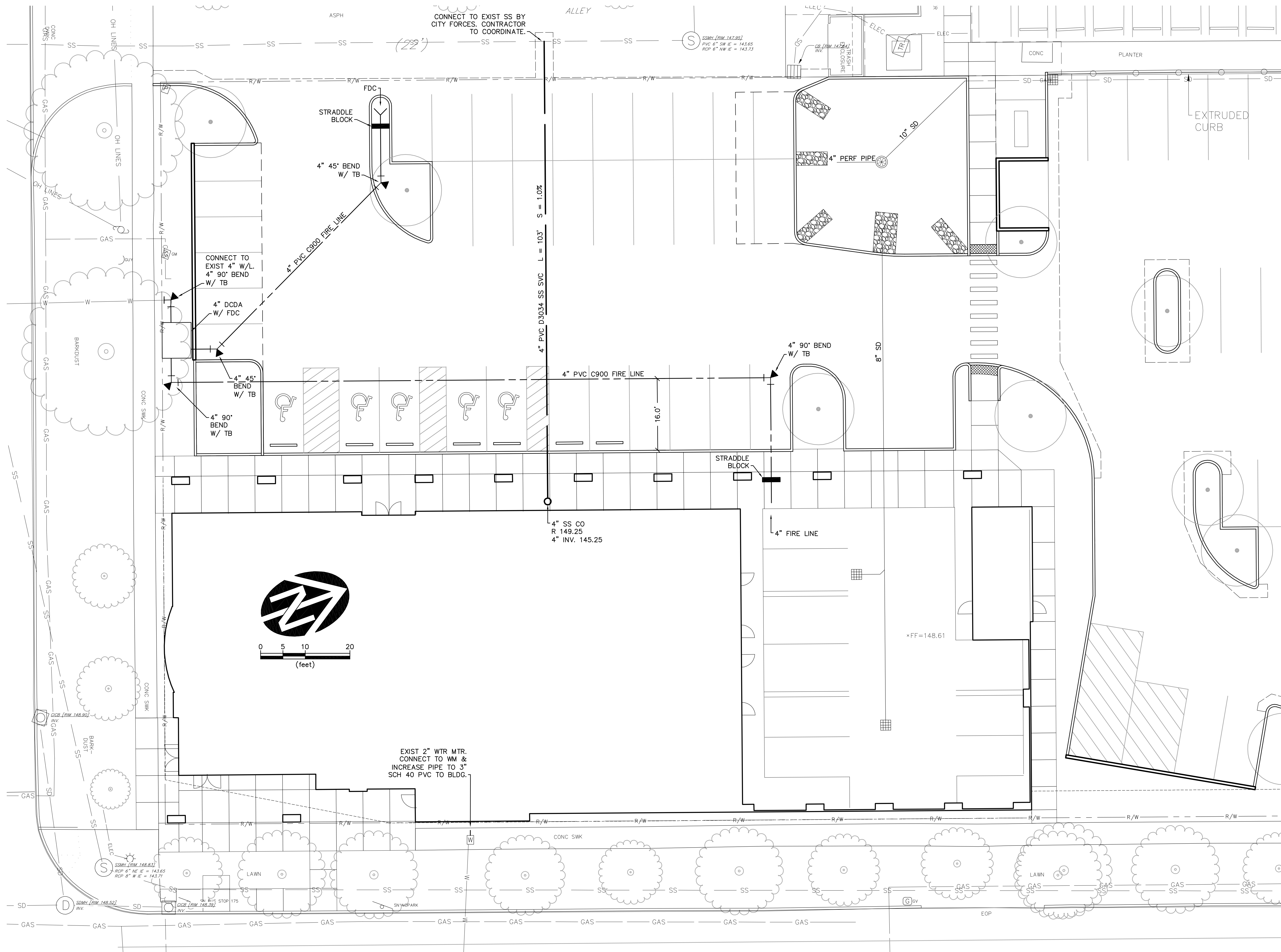
DRAWN: JKS DATE: 05-10-19

TITLE EXTERIOR ELEVATIONS

SHEET A3.2

ISSUE DESIGN DEVELOPMENT

12



1
C6.0 UTILITY PLAN - SOUTH
1" = 10'



ASA
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WE WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
JO 3119.0000.0
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
REVISIONS

KEY PLAN

DESC. RENOVATION AND
NEW CONSTRUCTION
PROJECT MAPS CREDIT UNION -
CAMPUS PLAN

ADDRESS 451 DIVISION STREET NE
SALEM, OR 97301

STAMP
REGISTERED PROFESSIONAL ENGINEER
REVIEW
RAYMOND C. ENGEL
RENEWED: 12/31/2019
JOB 1808 DWG 18
DRAWN: RCE DATE: 04-12-19
TITLE UTILITY PLAN

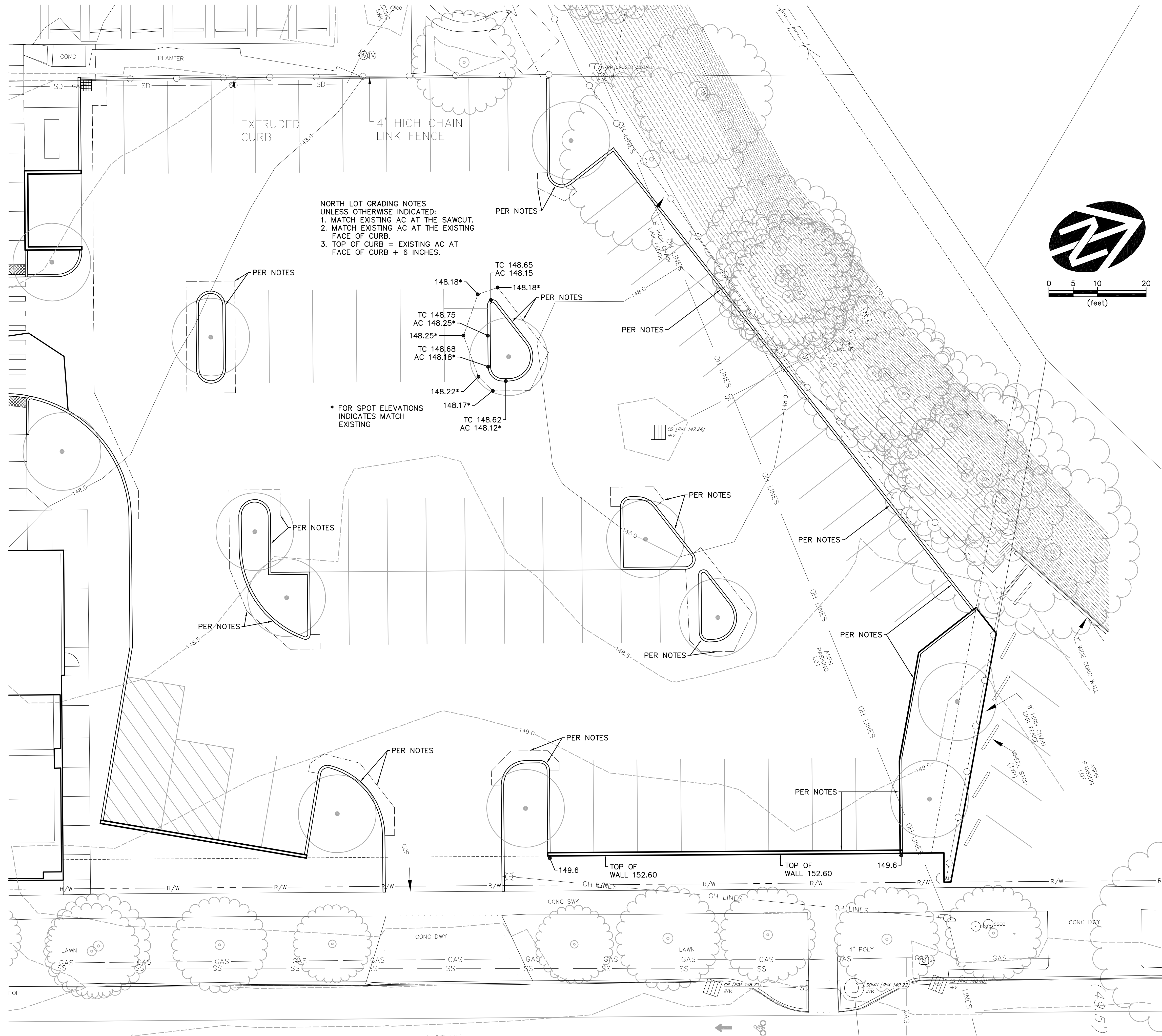
SHEET
C5.0
ISSUE
DESIGN DEVELOPMENT



C4.1

1° = 10'

ISSUE DESIGN DEVELOPMENT



1 GRADING PLAN - NORTH
C4.1 1" = 10'



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STAMP
REGISTERED PROFESSIONAL ENGINEER
REVIEW
RAYMOND C. ENGEL
RENEW: 12/31/2019
JOB 1808 DWG 18
DRAWN: RCE DATE: 04-12-19
TITLE GRADING PLAN - NORTH

SHEET **C4.2**
ISSUE DESIGN DEVELOPMENT



ANDERSON SHIRLEY
ARCHITECTS

Site Plan Review – Class 3
465 Division ST NE Salem, OR 97301
Summary Table

Zone: CR (Retail Commercial)

Total Site Area:

Tax Lot # 073W22DA09800:	1.46 Acres (63,597 sf)
Total:	1.46 Acres (63,597 sf)

Gross Floor Area:

First Floor:	Retail Financial:	8,678 sf
Second Floor:	Office:	14,016 sf
Third Floor:	Office:	12,978 sf
Sub-Total	Retail Financial:	8,678 sf
	Office:	26,994 sf
Grand Total:		35,672 sf

Building Height: Building is no more than 50'-0" tall, 3 stories

Parking :

Full Size New total:	43
Compact New total:	58
Handicap New total:	5
Total:	106
Bicycle:	12 new spaces

Total Lot Coverage:

Tax Lot # 073W22DA09800		
Structure:	Existing:	0 sf
	New:	8,910 sf
Total:		8910 sf

Paved Area:

Tax Lot # 073W22DA09800	
Total:	49,800 sf

Landscaping:

Tax Lot #073W22DA09800	
Total:	2834 sf