



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

CASE NUMBER:	Class 3 Design Review / Class 3 Site Plan Review Case No.DR-SPR19-05
AMANDA APPLICATION NO:	19-111943-DR & 19-111944-RP
HEARING INFORMATION:	Salem Planning Commission, Tuesday, July 23, 2019, 5:00 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
PROPERTY LOCATION:	451-465 Division Street NE, Salem, OR 97301
OWNER / APPLICANT(S):	MAPS Credit Union
REPRESENTATIVE(S):	John Shirley for Anderson Shirley Architects, Inc.
DESCRIPTION OF REQUEST:	<p><b>SUMMARY:</b> 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.</p> <p><b>REQUEST:</b> 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.</p>
CRITERIA TO BE CONSIDERED:	<p><b><u>CLASS 3 DESIGN REVIEW</u></b></p> <p>Pursuant to SRC 225.005(e)(2), a <i>Class 3 Design Review</i> shall be approved if all of the applicable design review guidelines are met.</p> <p>The design review guidelines for the Broadway/High Street Overlay Zone are included under SRC 613.025.</p> <p><b><u>CLASS 3 SITE PLAN REVIEW</u></b></p> <p>Pursuant to SRC 220.005(f)(3), an application for a <i>Class 3 Site Plan Review</i> shall be granted if:</p> <ul style="list-style-type: none"><li>(A) The application meets all applicable standards of the UDC;</li><li>(B) 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;</li><li>(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and</li><li>(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.</li></ul>

<b>HOW TO PROVIDE TESTIMONY:</b>	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
<b>HEARING PROCEDURE:</b>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.</p> <p>Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
<b>CASE MANAGER:</b>	<b>Pamela Cole, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: <a href="mailto:pcole@cityofsalem.net">pcole@cityofsalem.net</a> .
<b>NEIGHBORHOOD ORGANIZATION:</b>	Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: (503) 781-8542; Email: <a href="mailto:bruhof@gmail.com">bruhof@gmail.com</a> .
<b>DOCUMENTATION AND STAFF REPORT:</b>	Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx">https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>NOTICE MAILING DATE:</b>	July 3, 2019

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

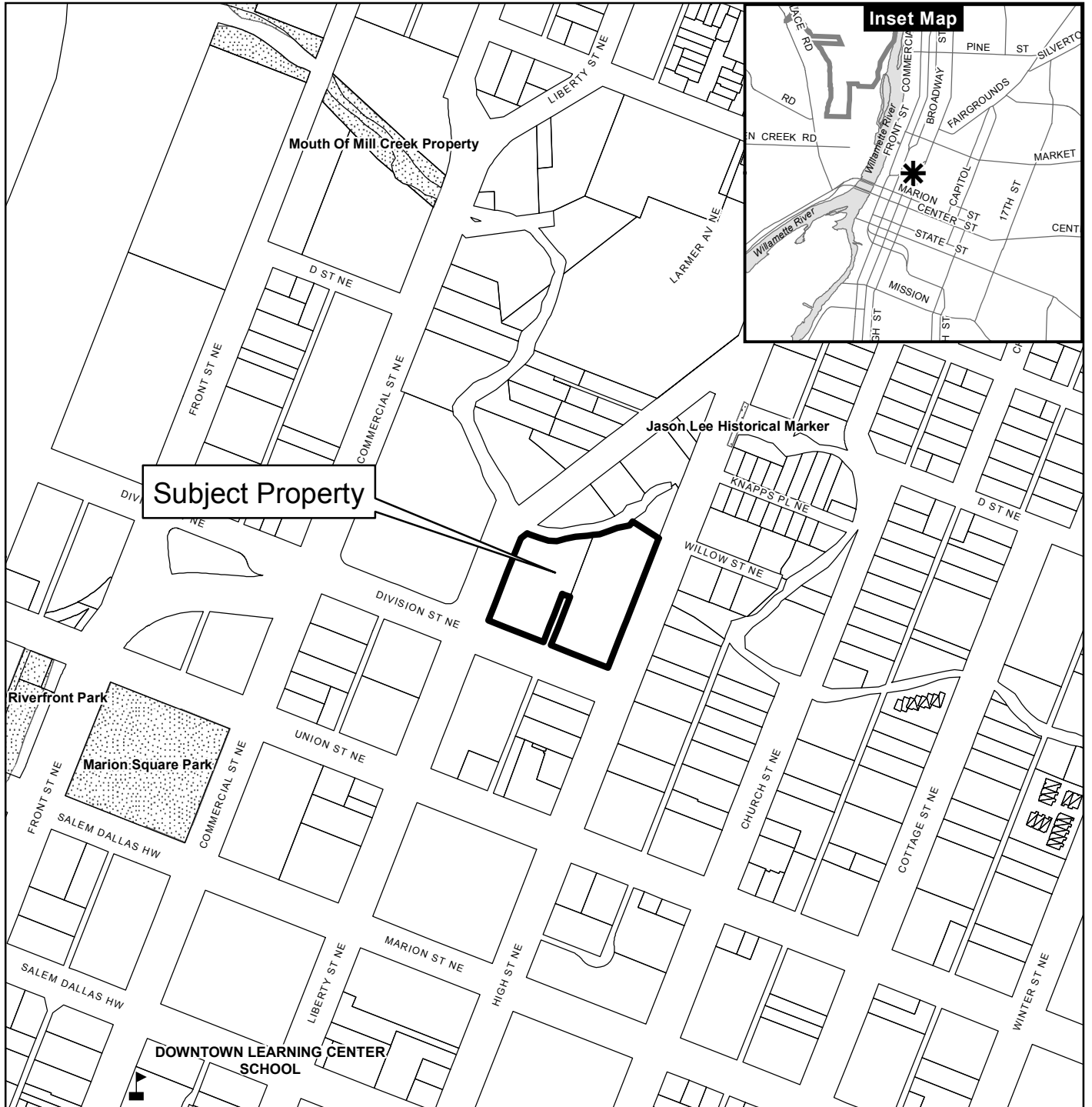
**For more information about Planning in Salem:**

<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event. TTD/TTY telephone 503-588-6439 is also available 24/7*

# Vicinity Map

## 451 and 465 Division Street NE



### Legend

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

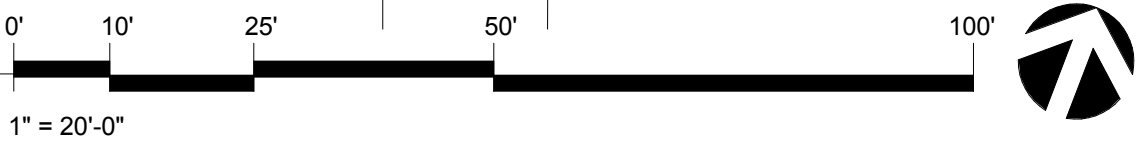
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**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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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

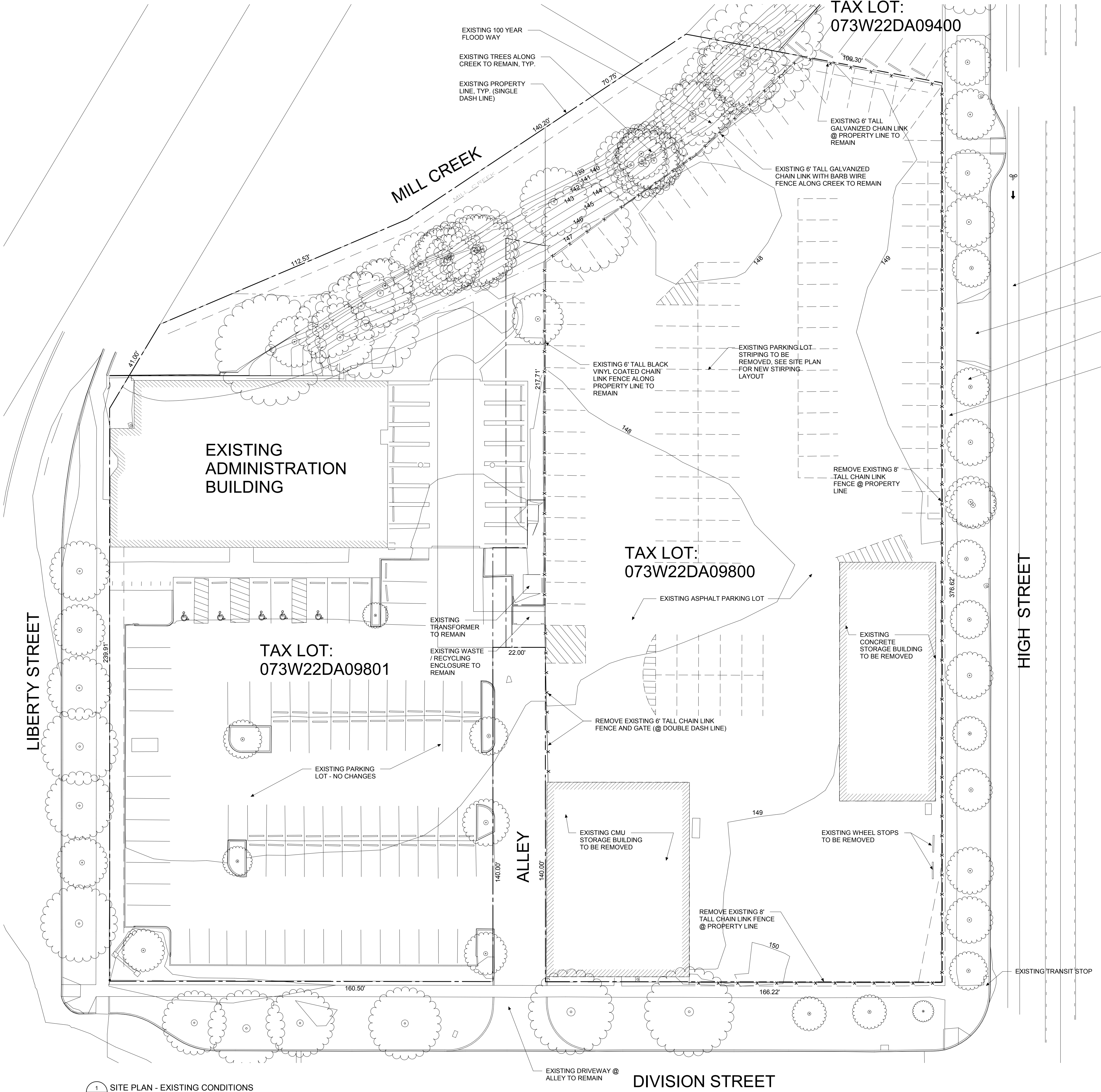
DRAWN: Author DATE: 05-10-19

TITLE SITE PLAN - EXISTING  
CONDITIONS

SHEET

A0.2

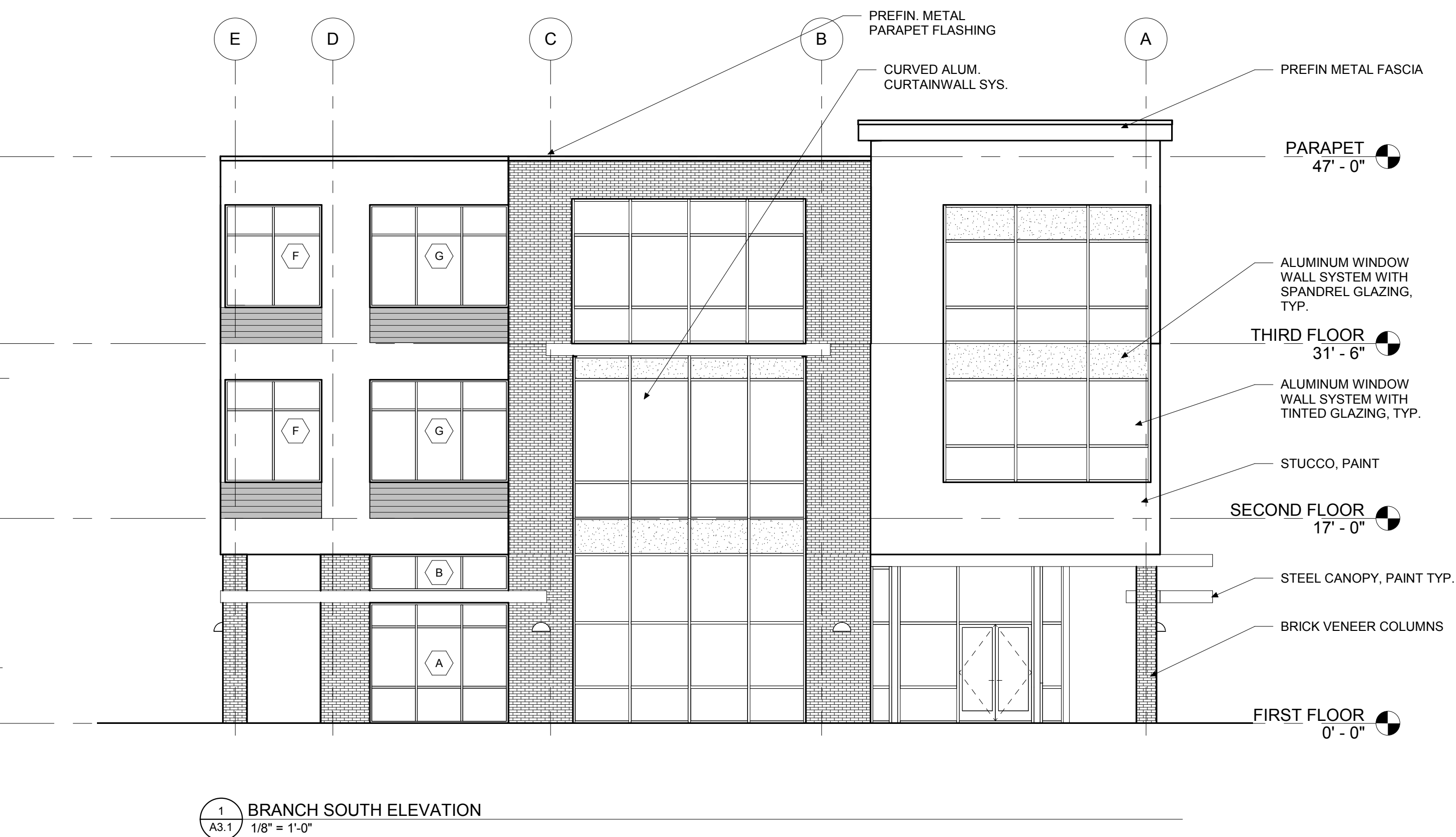
ISSUE DESIGN DEVELOPMENT



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  
SALEM, OR 97301

STAMP

JOB 1906    DWG OF 2

DRAWN: JKS                      DATE: 05-10-19

# TITLE EXTERIOR ELEVATIONS

SHEET

SHEET **A3.1**

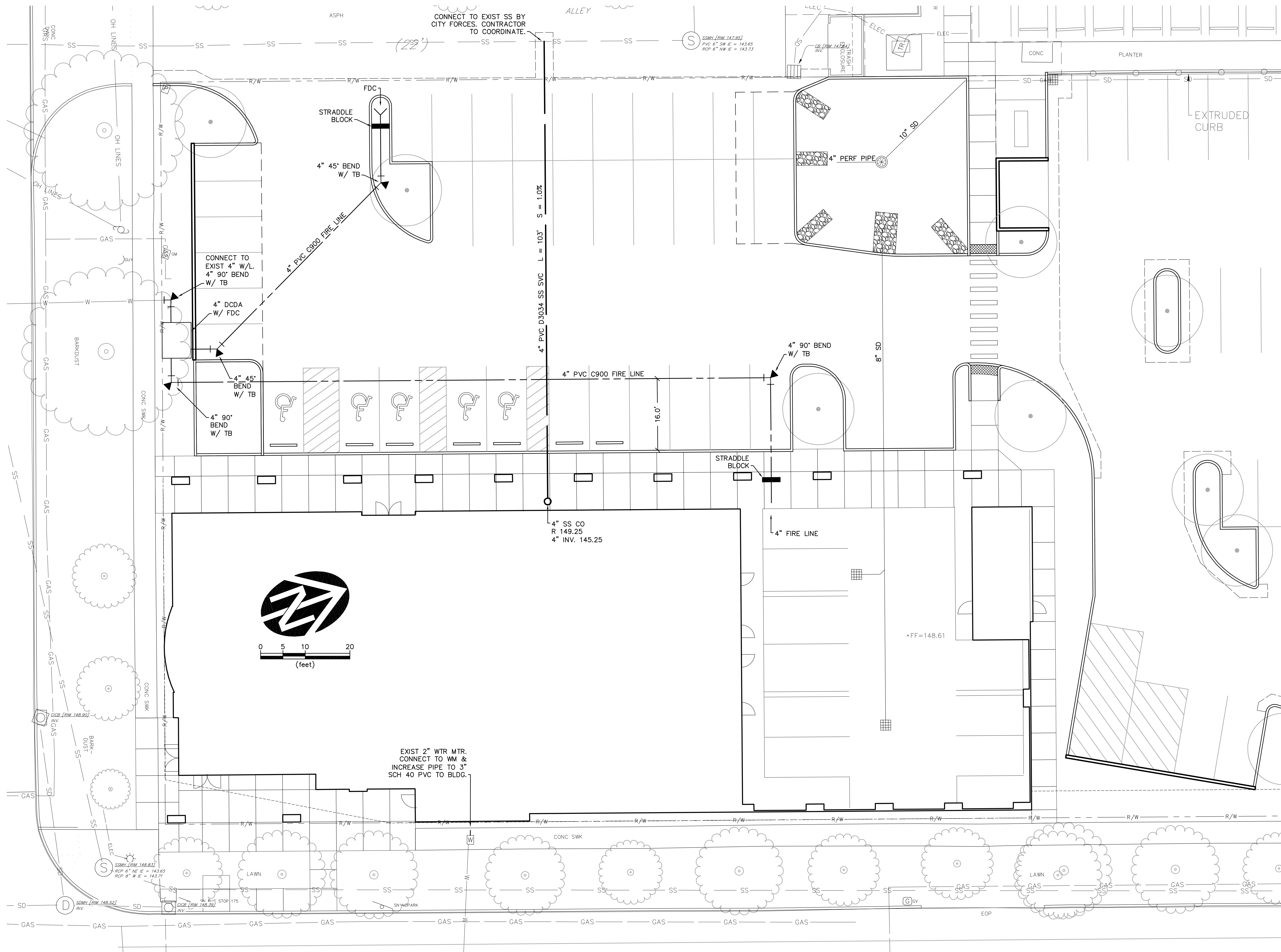
ISSUE DESIGN DEVELOPMENT

11



Architectural drawing of the West Elevation of a building. The drawing shows the First, Second, and Third floors, along with a Parapet. The building is divided into 11 vertical sections, numbered 1 through 11. The First Floor is 0' - 0" high, the Second Floor is 17' - 0" high, and the Third Floor is 31' - 6" high. The Parapet is 47' - 0" high. The drawing includes a scale bar (1/8" = 1'-0") and a north arrow. The building features a central entrance on the First Floor, a large glass facade on the Second Floor, and a series of windows on the Third Floor. A "maps" logo is visible on the Second Floor facade.





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



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

CONSULTANT  
**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

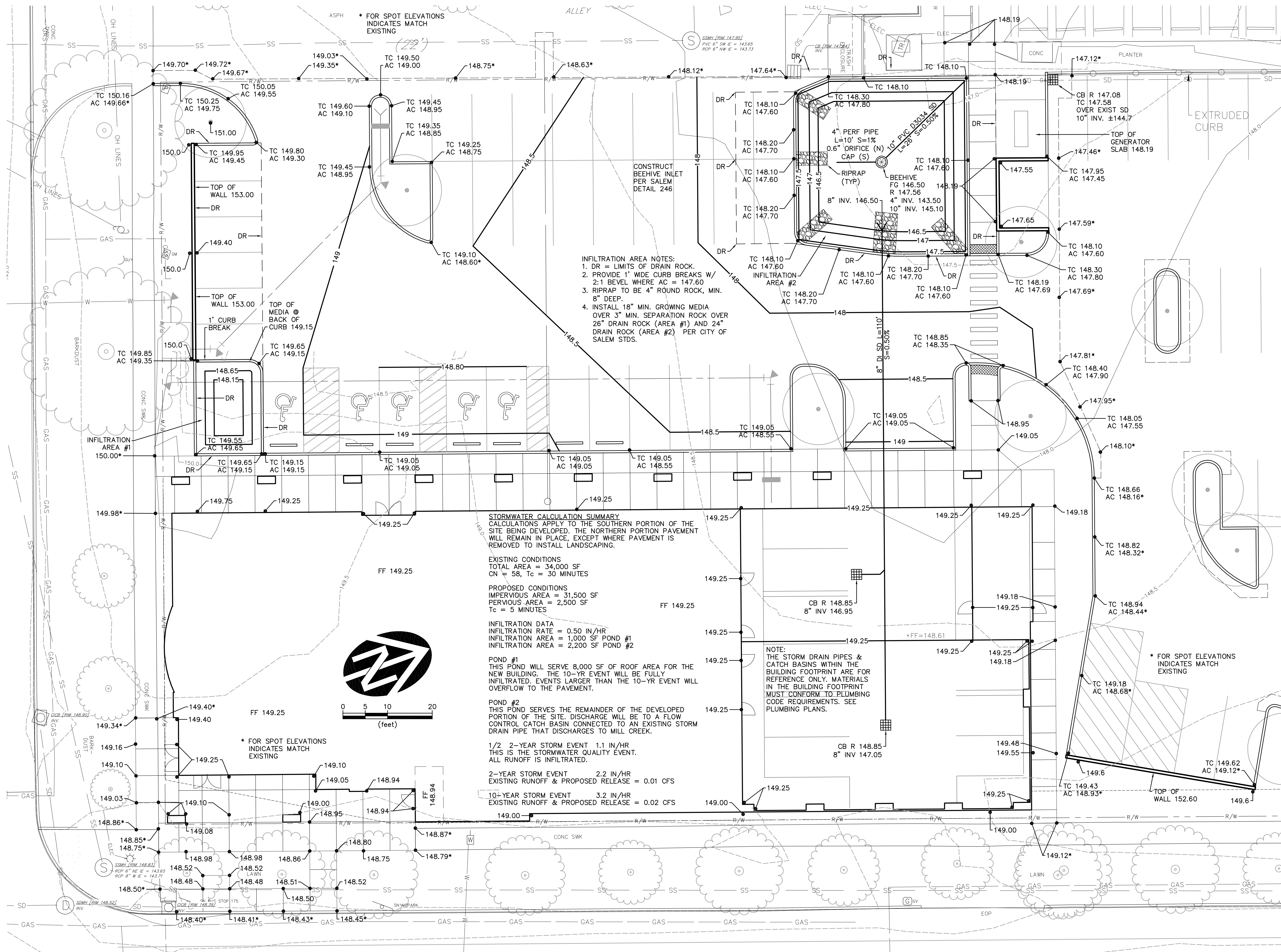
DESC. RENOVATION AND  
NEW CONSTRUCTION  
PROJECT MAPS CREDIT UNION -  
CAMPUS PLAN

ADDRESS 451 DIVISION STREET NE  
SALEM, OR 97301

STAMP  
**REGISTERED PROFESSIONAL  
ENGINEER**  
**REVIEW**  
JULY 15, 1991  
RAYMOND C. ENGEL  
RENEWED: 12/31/2019  
JOB 1808 DWG 1 OF 18  
DRAWN: RCE DATE: 04-12-19  
TITLE UTILITY PLAN

SHEET  
**C5.0**  
ISSUE  
DESIGN DEVELOPMENT





C4.1 GRADING PLAN - SOUTH

1" = 10'

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

**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

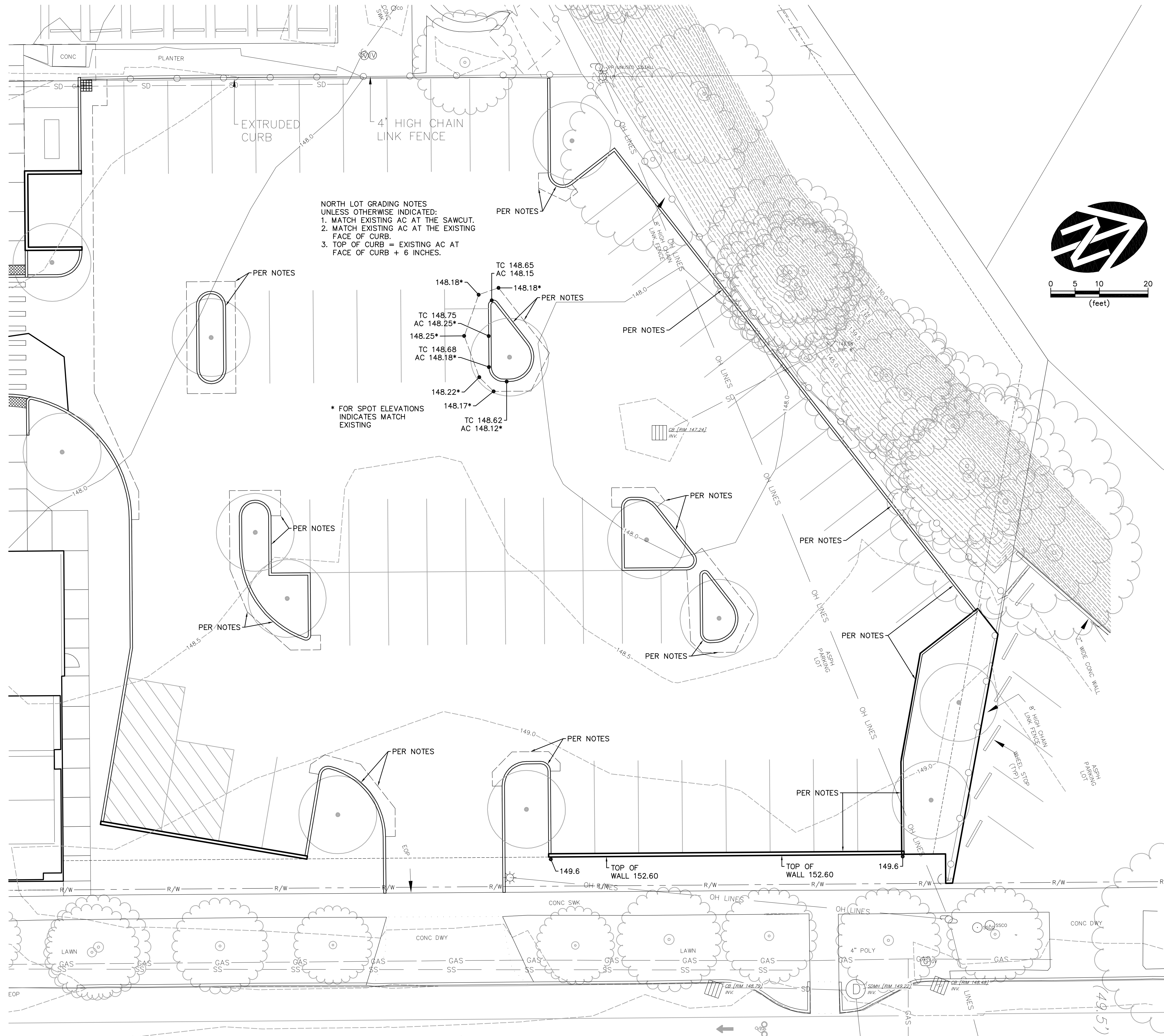
KEY PLAN

**RENOVATION AND**  
**NEW CONSTRUCTION**  
**MAPS CREDIT UNION -**  
**CAMPUS PLAN**

451 DIVISION STREET NE  
SALEM, OR 97301

**REGISTERED PROFESSIONAL ENGINEER**  
**REVIEW**  
 RAYMOND C. ENGEL  
 RENEWS: 12/31/2019  
**JOB 1808 DWG 18**  
 DRAWN: RCE DATE: 04-12-19  
**GRADING PLAN - SOUTH**

**C4.1**  
**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)
<b>Total:</b>	<b>1.46 Acres (63,597 sf)</b>

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
<b>Grand Total:</b>		<b>35,672 sf</b>

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

Parking :

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

Total Lot Coverage:

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

Paved Area:

Tax Lot # 073W22DA09800	
<b>Total:</b>	<b>49,800 sf</b>

Landscaping:

Tax Lot #073W22DA09800	
<b>Total:</b>	<b>2834 sf</b>