



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

REVISED

Audiencia Pública

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

CASE NUMBER:	Class 3 Design Review / Class 3 Site Plan Review / <u>Class 2 Adjustment</u> Case No.DR-SPR- <u>ADJ19-05</u>
AMANDA APPLICATION NO:	19-111943-DR, 19-111944-RP & <u>19-115423-ZO</u>
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:	SUMMARY: Design review, site plan review, and <u>adjustment</u> 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, Class 3 Site Plan Review, and <u>Class 2 Adjustment</u> 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. <u>The adjustment is requested to reduce the minimum setback abutting a street from 5 feet to 0 feet in order to comply with the design review guidelines of the Broadway/High Street Retail Overlay Zone, which require setbacks from the street to be minimized and which prefer buildings constructed contiguous to the right-of-way of Broadway/High Streets.</u>
CRITERIA TO BE CONSIDERED:	<u>CLASS 3 DESIGN REVIEW</u> 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. The design review guidelines for the Broadway/High Street Overlay Zone are included under SRC 613.025. <u>CLASS 3 SITE PLAN REVIEW</u> Pursuant to SRC 220.005(f)(3), an application for a <i>Class 3 Site Plan Review</i> shall be granted if: (A) The application meets all applicable standards of the UDC; (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;

- (C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

CLASS 2 ZONING ADJUSTMENT

Pursuant to SRC 250.005(d)(2), an application for a *Class 2 Adjustment* shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development; or
 - (ii) Equally or better met by the proposed development.
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.
- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

HOW TO PROVIDE TESTIMONY:

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.

HEARING PROCEDURE:

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.

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.

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.

CASE MANAGER:

Pamela Cole, Planner II, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: (503) 781-8542; Email: bruhof@gmail.com.

**DOCUMENTATION
AND STAFF REPORT:**

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: <https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx>

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

July 8, 2019

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

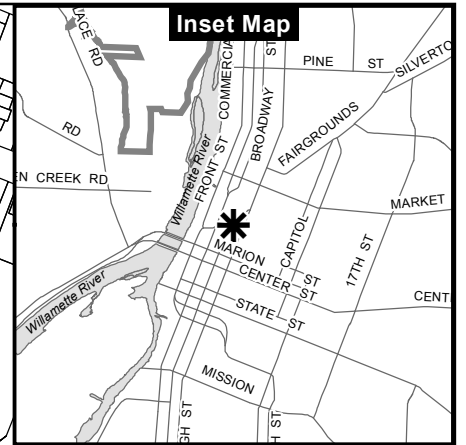
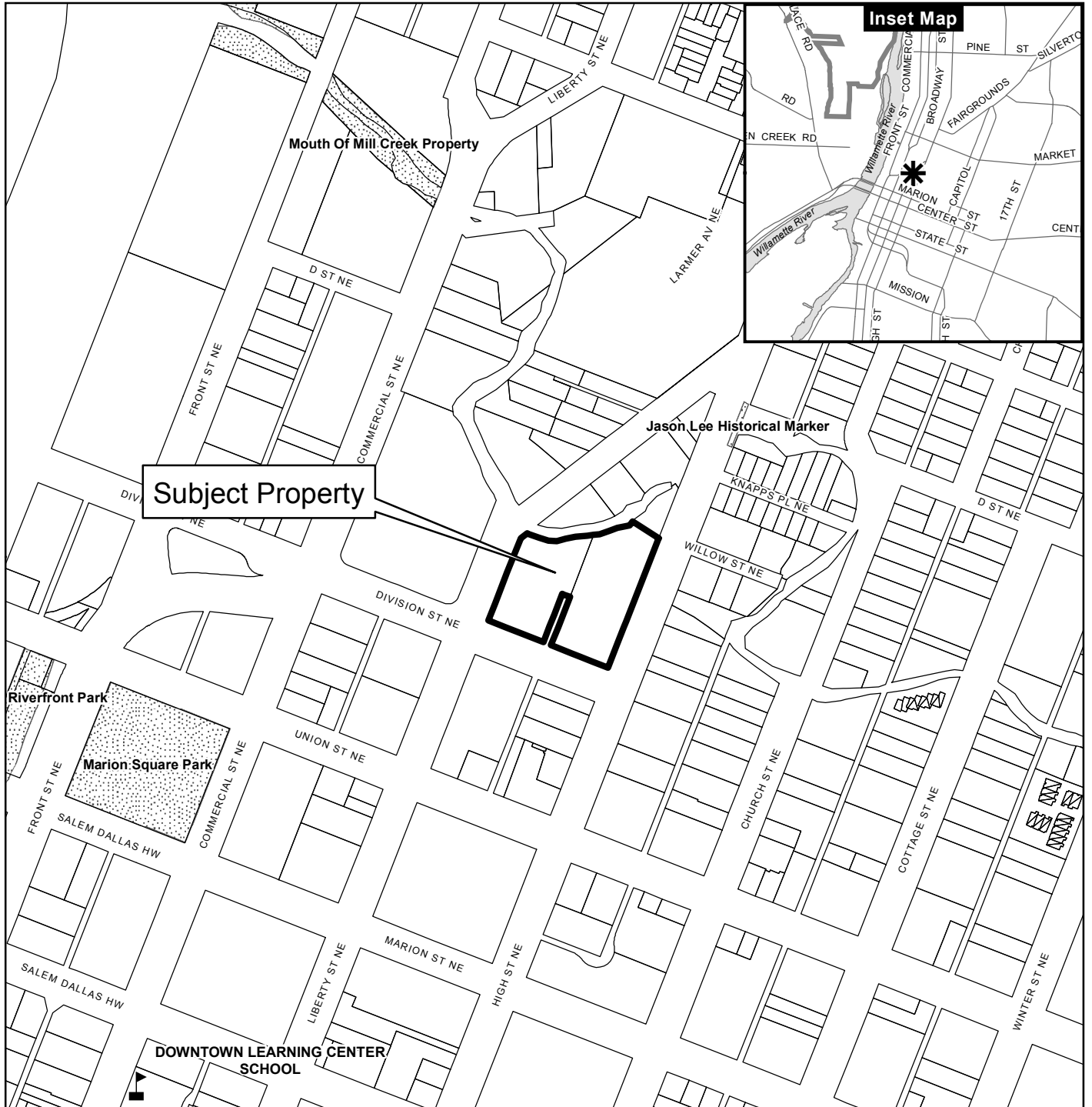
For more information about Planning in Salem:

<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

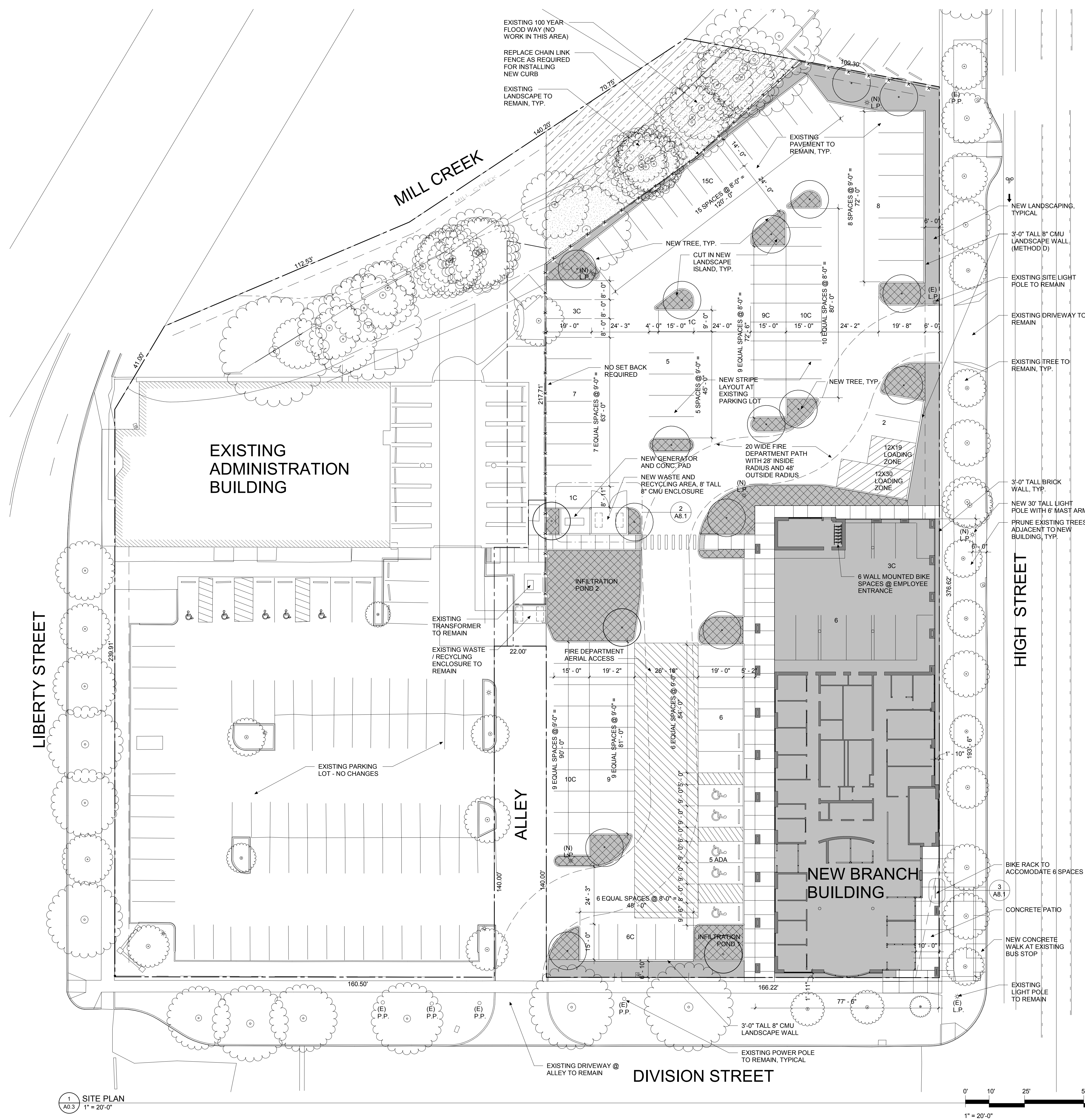
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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PARKING SPACES

RETAIL FINANCIAL: 1 PER 350 SF, 8,439 / 500 = 17
BUSINESS OFFICE: 1 PER 250 SF, 26,943 / 350 = 77
TOTAL PARKING SPACES REQUIRED: 94
BROADWAY/ HIGHT ST. OVERLAY - 10% REDUCTION: 84
5% CARPOOL: 80
75% MAX COMPACT SPACES: 60

ADA SPACES = 5
COMPACT SPACES = 58
STANDARD SPACES = 43
TOTAL SPACES = 106
5% CARPOOL SPACES = 106 X .05 = 5

COMPACT SPACE = 8X15
STANDARD SPACE = 9X19
PARKING GARAGE COMPACT SPACE = 8'-6" X 15'

BICYCLE PARKING:
RETAIL FINANCIAL: 8,439SF / 3000SF = 2.8 :: 4 MIN.
OFFICE: 26,943 / 3,500 = 7.6 :: 8 SPACES
TOTAL BICYCLE SPACES REQUIRED = 12
COVERED BICYCLE SPACES @ EMPLOYEE ENTRANCE= 6
PUBLIC BICYCLE SPACES @ CORNER ENTRANCE = 6

GENERAL LANDSCAPING REQUIRMENTS

SITE AREA: 63,751 SF
LANDSCAPE REQUIRED: 63,751 X .15 = 9,563 SF
EXISTING LANDSCAPE TO REMAIN = 2,834 SF
NEW LANDSCAPE = 7,354 SF
GRAND TOTAL = 10,188 SF

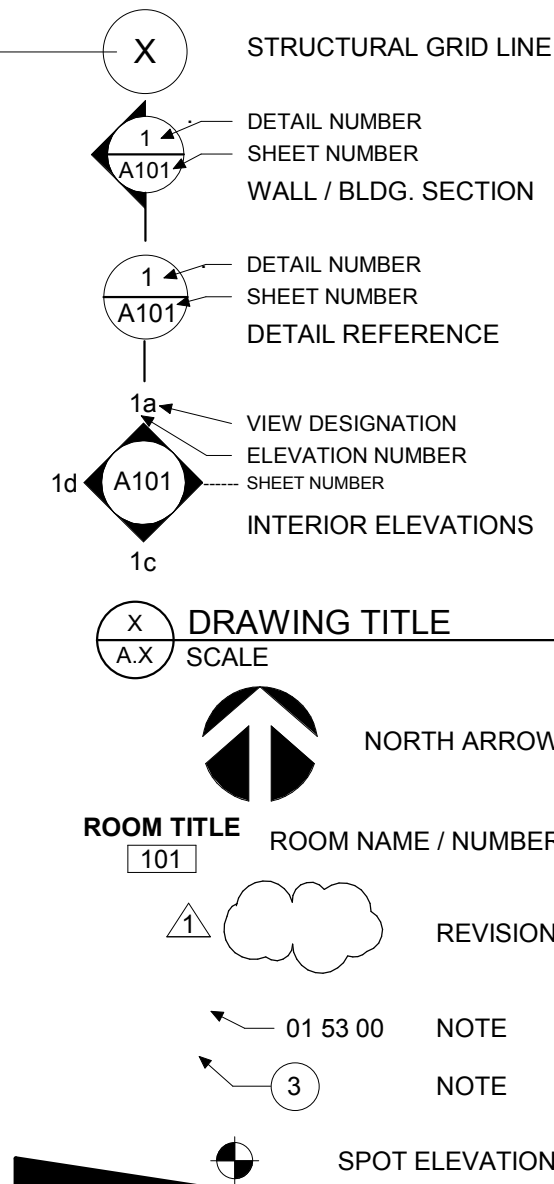
REQUIRED PLANT UNITS: 9,563 SF / 20 PU = 478 PU

REQUIRED TREE PLAN UNITS: 478 X .4 = 192PU
18 EXISTING TREES @ CREEK = 180PU
16 EXISTING TREES @ HIGH STREET = 160PU
16 NEW SHADE TREES X 10 = 160 PU
TOTAL TREE = 500PU

PARKING LOT REQUIREMENTS

MIN. 1 SHADE TREE PER EVERY 12 PARKING SPACES.
106 SPACES / 12 SPACES = 9 TREES
NEW TREE'S @ PARKING LOT = 18

TABLE 806-5
INTERIOR OFF-STREET PARKING AREA: 40,513SF
LANDSCAPING FOR UNDER 50,000 SF: 5% MIN.
NEW PARKING LOT: 40,513SF x .05 = 2,026 SF
TOTAL INT. LANDSCAPE (CROSS HATCH AREAS) = 4,375 SF



CONSULTANT

REVISIONS

KEY PLAN

DESC. NEW BRANCH BUILDING

PROJECT MAPS CREDIT UNION

ADDRESS 465 DIVISION STREET NE
SALEM, OR 97301

STAMP



JOB 1906 DWG 2 OF 2

DRAWN: JKS DATE: 05-21-19

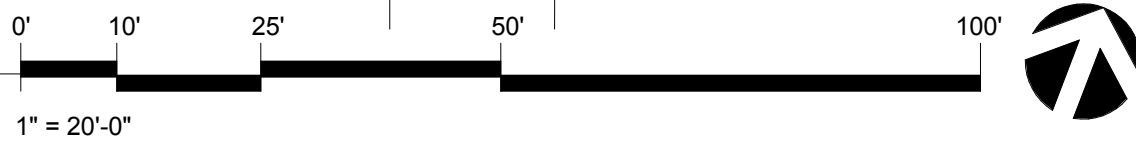
TITLE SITE PLAN

SHEET

A0.3

ISSUE DESIGN DEVELOPMENT

1 SITE PLAN
A0.3 1" = 20'-0"





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

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KEY PLAN

DESC. NEW BRANCH BUILDING

PROJECT MAPS CREDIT UNION

ADDRESS 465 DIVISION STREET NE
SALEM, OR 97301

STAMP



JOB 1906 DWG OF 2

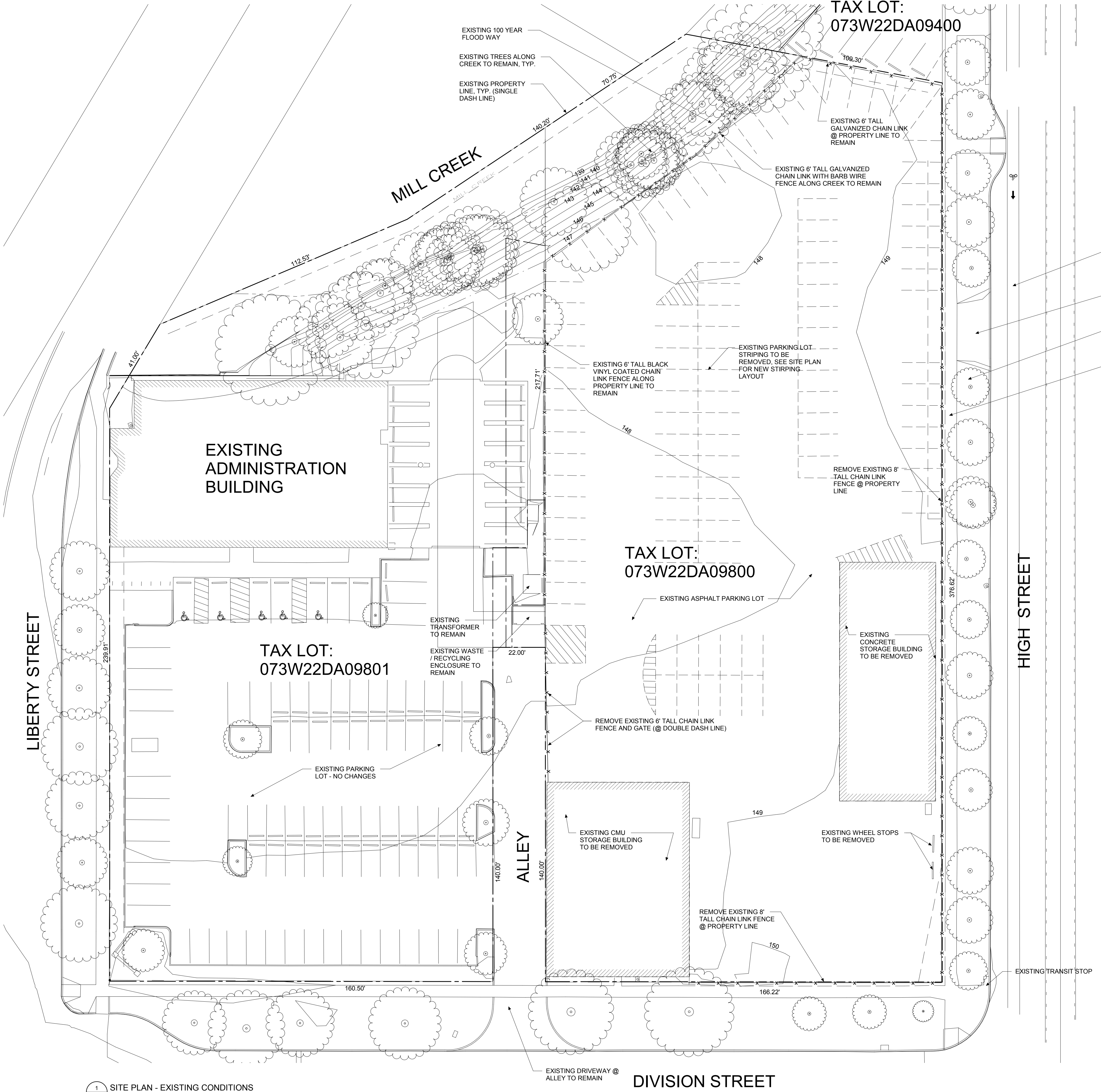
DRAWN: Author DATE: 05-10-19

TITLE SITE PLAN - EXISTING
CONDITIONS

SHEET

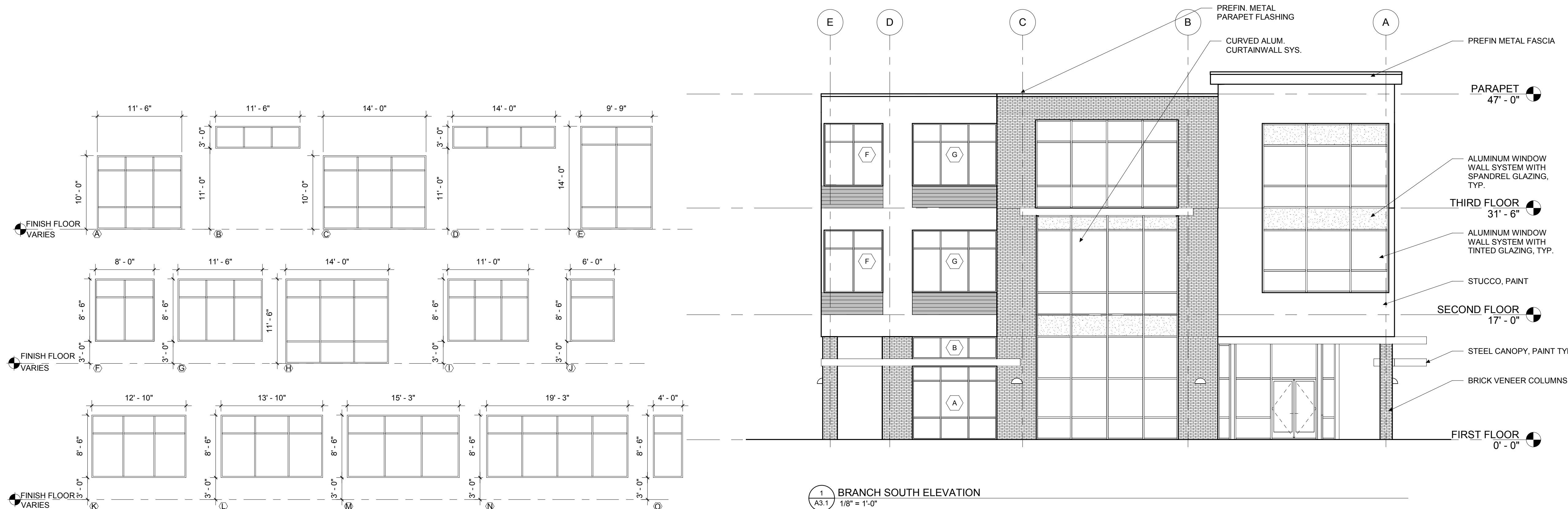
A0.2

ISSUE DESIGN DEVELOPMENT



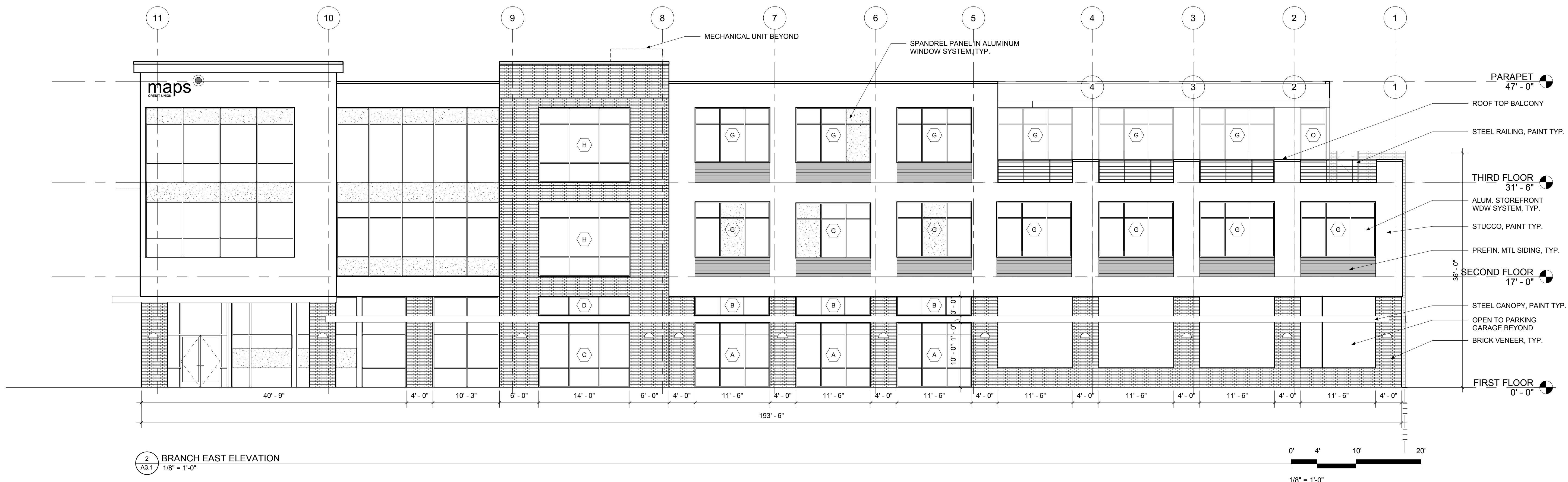
1 SITE PLAN - EXISTING CONDITIONS
A0.2 1" = 20'-0"



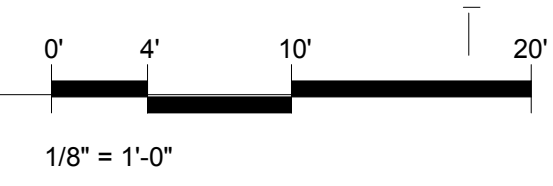


1
A3.1
BRANCH SOUTH ELEVATION
1/8" = 1'-0"

DESIGN REVIEW STANDARDS / GUIDELINES
BUILDING HEIGHT MAX = 50'-0"
ACTUAL HEIGHT = 50'-0"
TRANSPARENT WINDOWS
193.5 LF OF BUILDING LENGTH / 146 LF GLAZING = .75%
ARTICULATION = 193.5LF AND 4 OFFSETS PROVIDED



2
A3.1
BRANCH EAST ELEVATION
1/8" = 1'-0"



DETAIL NUMBER
SHEET NUMBER
WALL / BLDG. SECTION
1
A101

DETAIL NUMBER
SHEET NUMBER
DETAIL REFERENCE
1
A101

01 53 00 KEY NOTE

3 SEE CIVIL KEY NOTE

WINDOW TYPE
X

GLASS TYPE
X

PT-X PAINT TYPE

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KEY PLAN

DESC. NEW BRANCH BUILDING

PROJECT MAPS CREDIT UNION

ADDRESS 465 DIVISION STREET NE SALEM, OR 97301

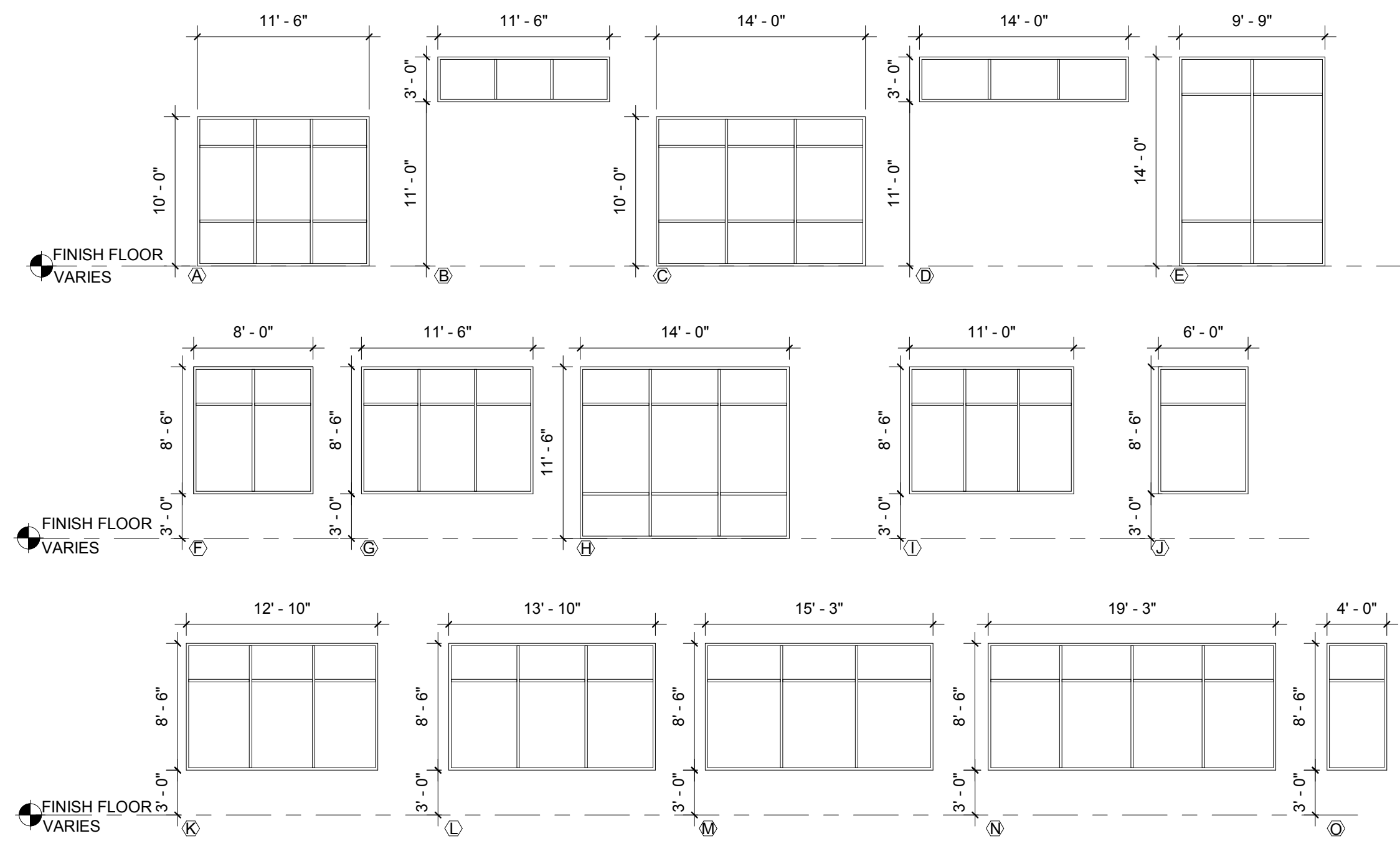
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NOT FOR CONSTRUCTION

JOB 1906 DWG OF 2
DRAWN: JKS DATE: 05-10-19

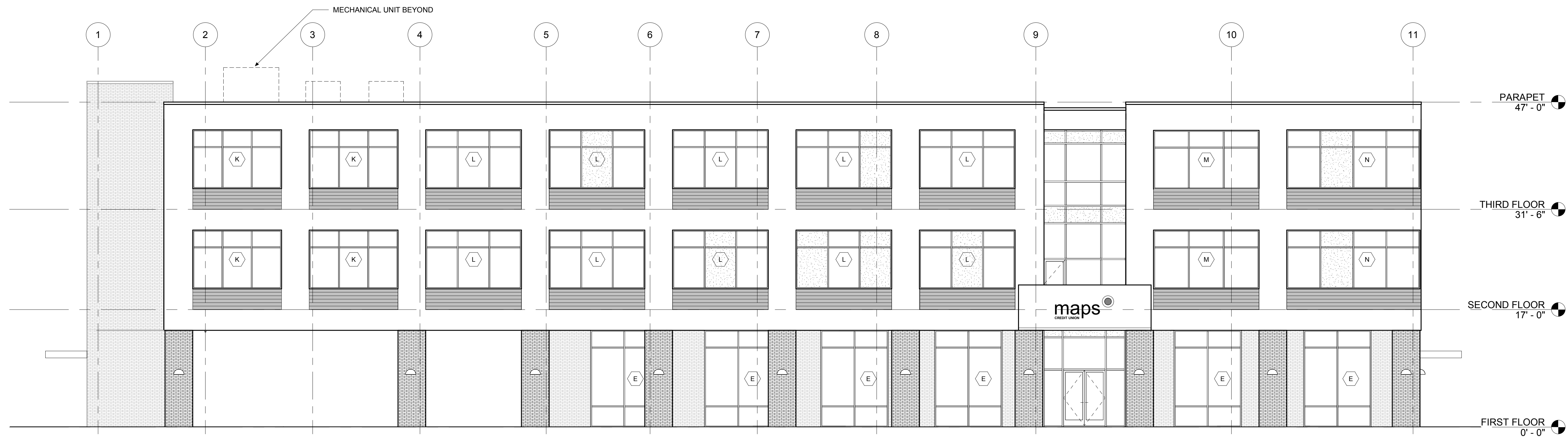
TITLE EXTERIOR ELEVATIONS

SHEET
ISSUE
A3.1
DESIGN DEVELOPMENT

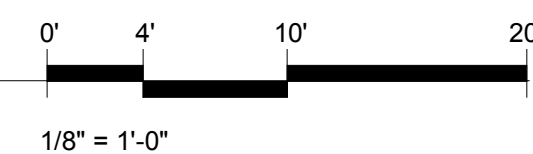
11



3
A3.2
BRANCH NORTH ELEVATION
1/8" = 1'-0"



2
A3.2
WEST ELEVATION
1/8" = 1'-0"



- 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

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KEY PLAN	

DESC. NEW BRANCH BUILDING

PROJECT MAPS CREDIT UNION

ADDRESS 465 DIVISION STREET NE
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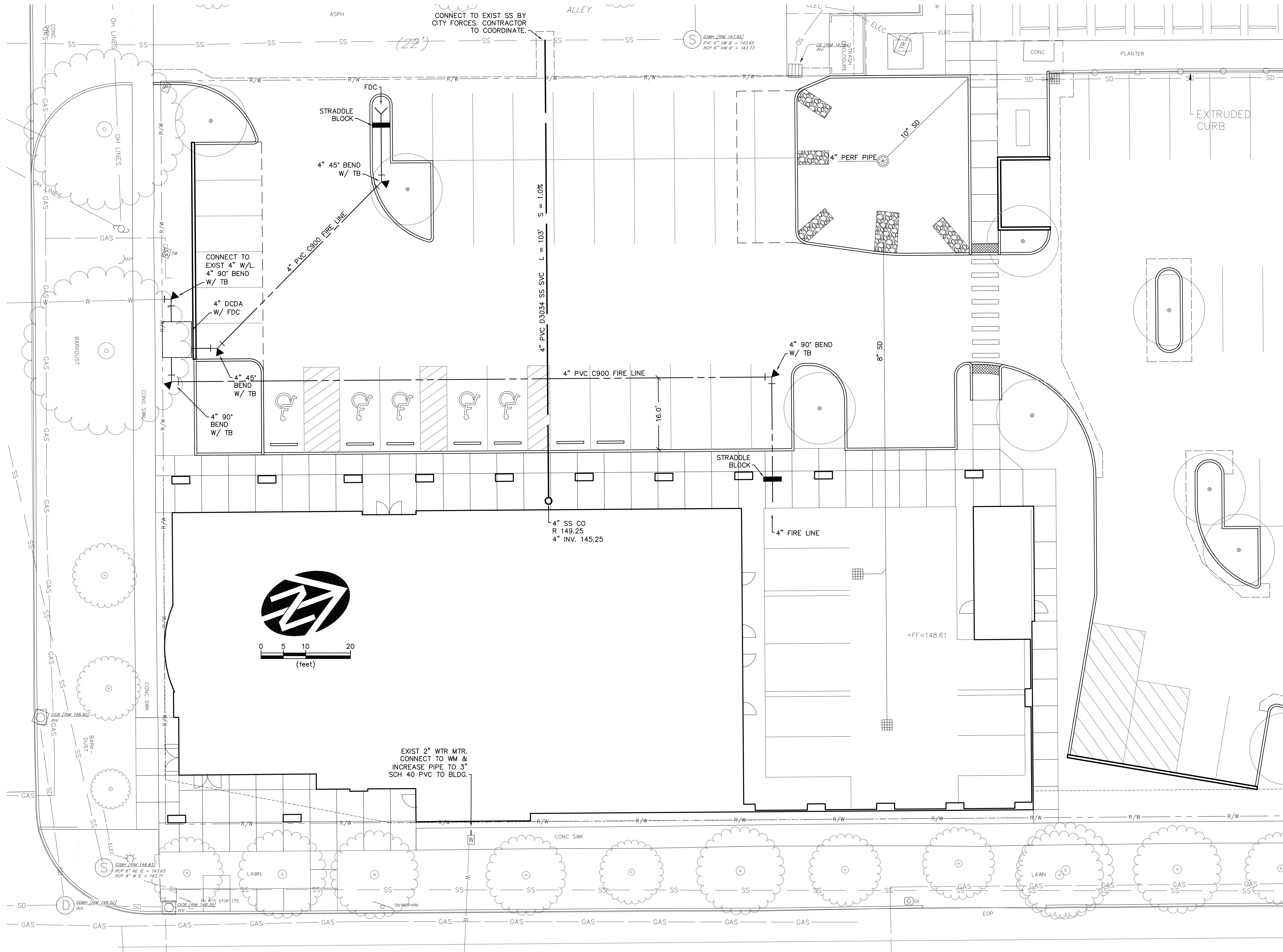
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JOB 1906 DWG OF 2

DRAWN: JKS DATE: 05-10-19

TITLE EXTERIOR ELEVATIONS



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



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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

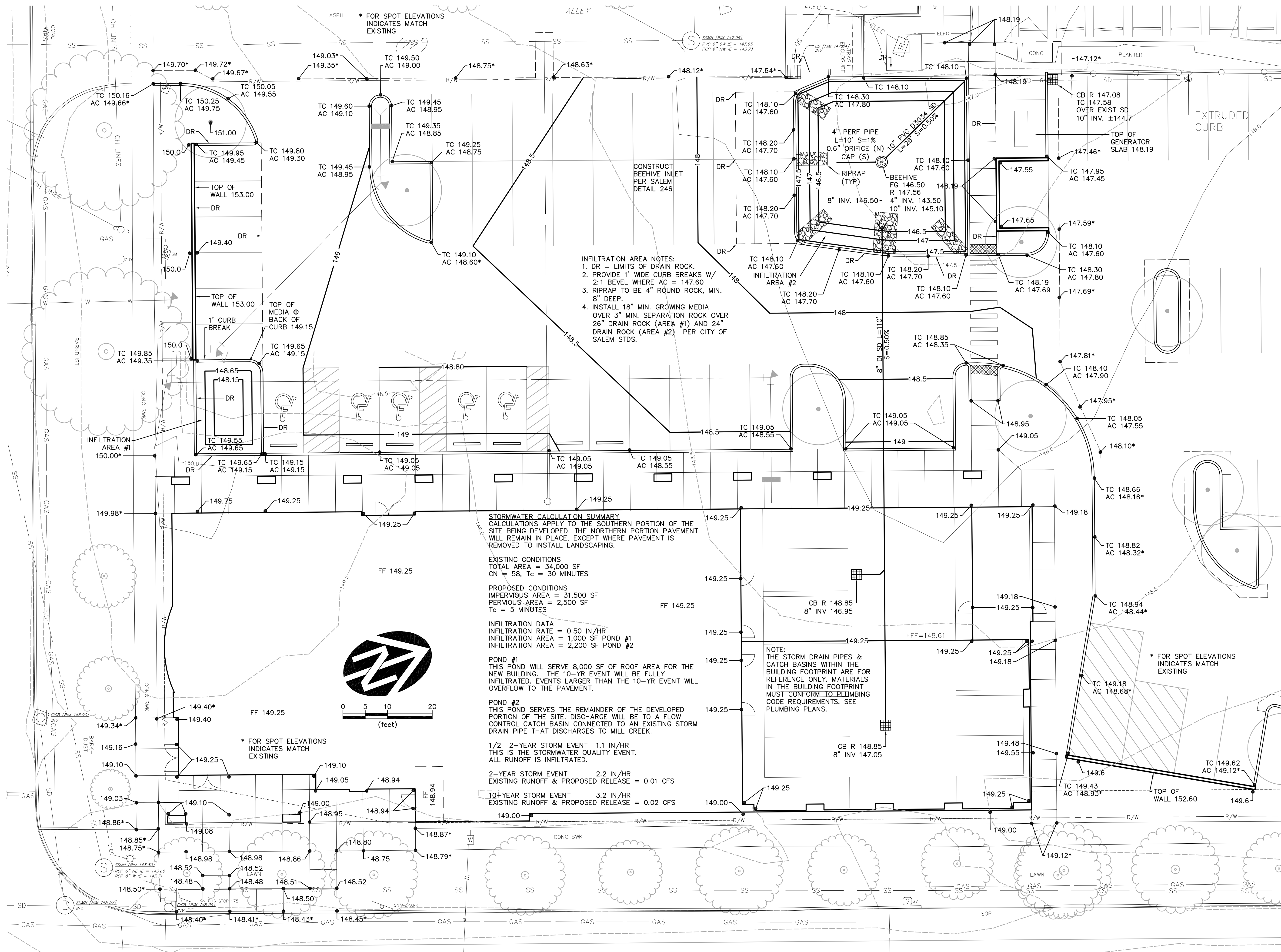
KEY PLAN

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
RENEWS: 12/31/2019
JOB 1808 DWG 18
DRAWN: RCE DATE: 04-12-19
TITLE UTILITY PLAN

SHEET
C5.0
ISSUE
DESIGN DEVELOPMENT



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

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KEY PLAN

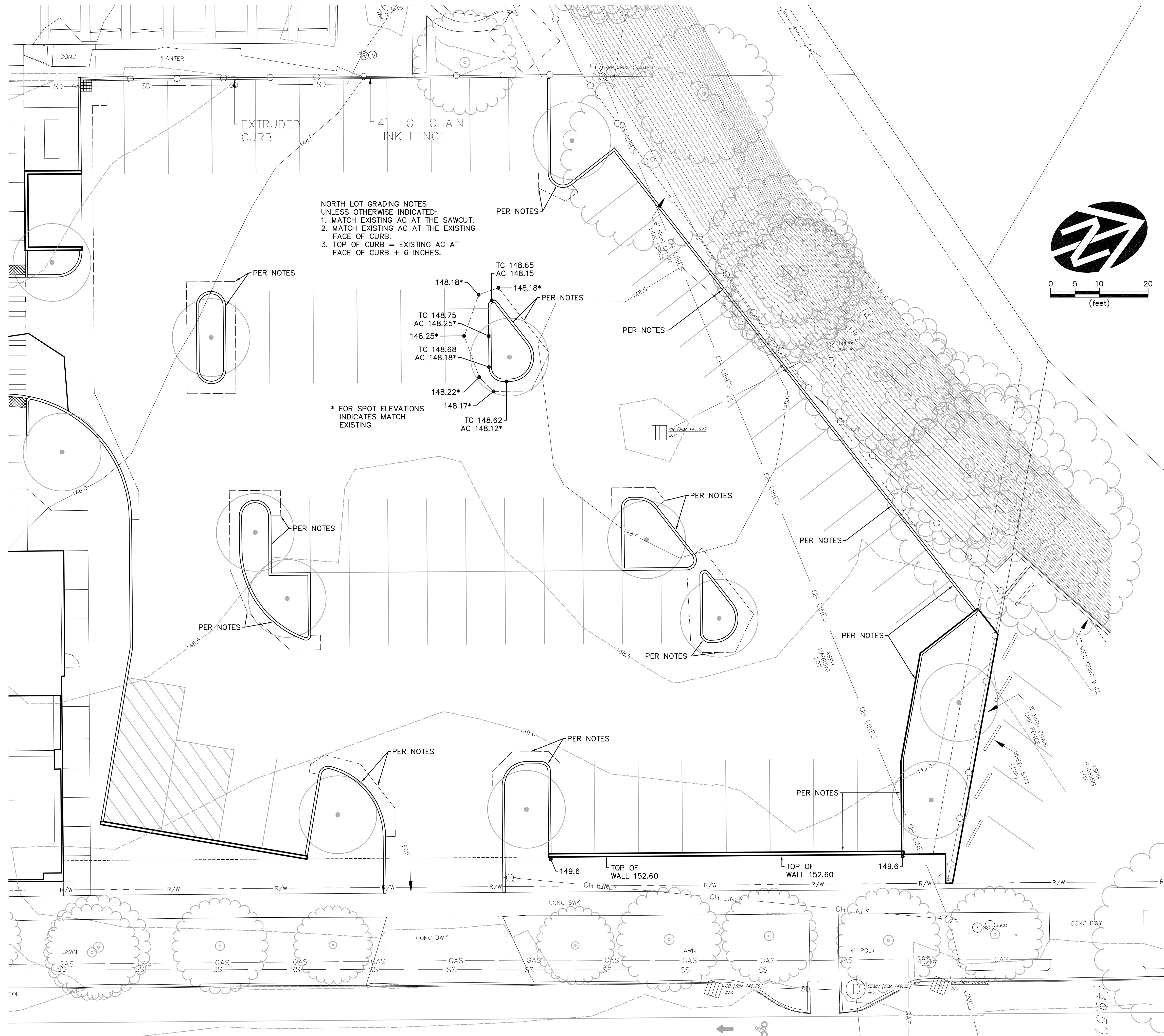
DESC. RENOVATION AND
NEW CONSTRUCTION
PROJECT MAPS CREDIT UNION -
CAMPUS PLAN

ADDRESS 451 DIVISION STREET NE
SALEM, OR 97301

STAMP
REGISTERED PROFESSIONAL
ENGINEER
REVIEW
RAYMOND C. ENGEL
RENEW: 12/31/2019

JOB 1808 DWG # 18
DRAWN: RCE DATE: 04-12-19
TITLE GRADING PLAN - SOUTH

SHEET **C4.1**
ISSUE DESIGN DEVELOPMENT



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



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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. 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
RENEWS: 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