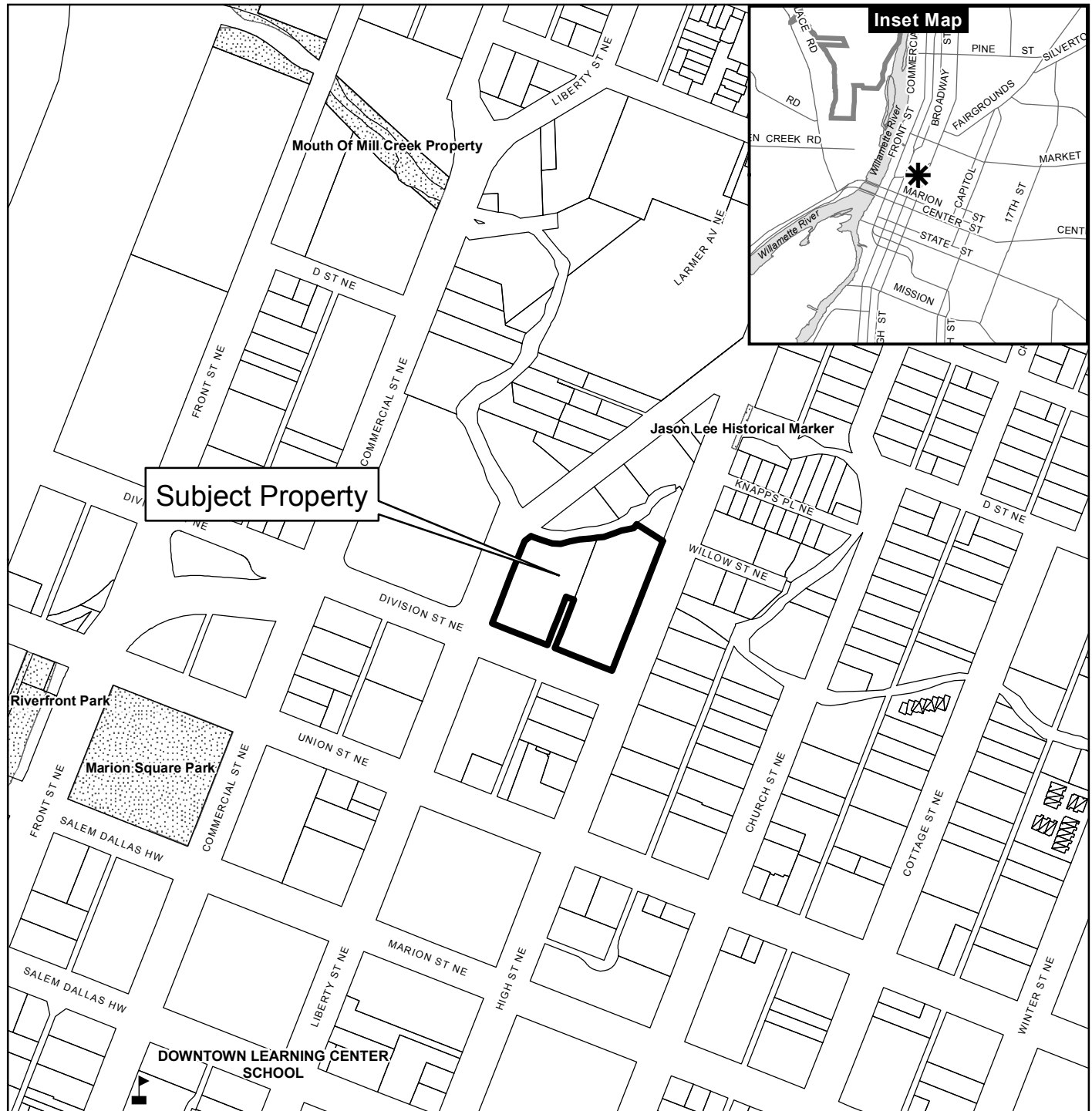


Vicinity Map

451 and 465 Division Street NE



Legend

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

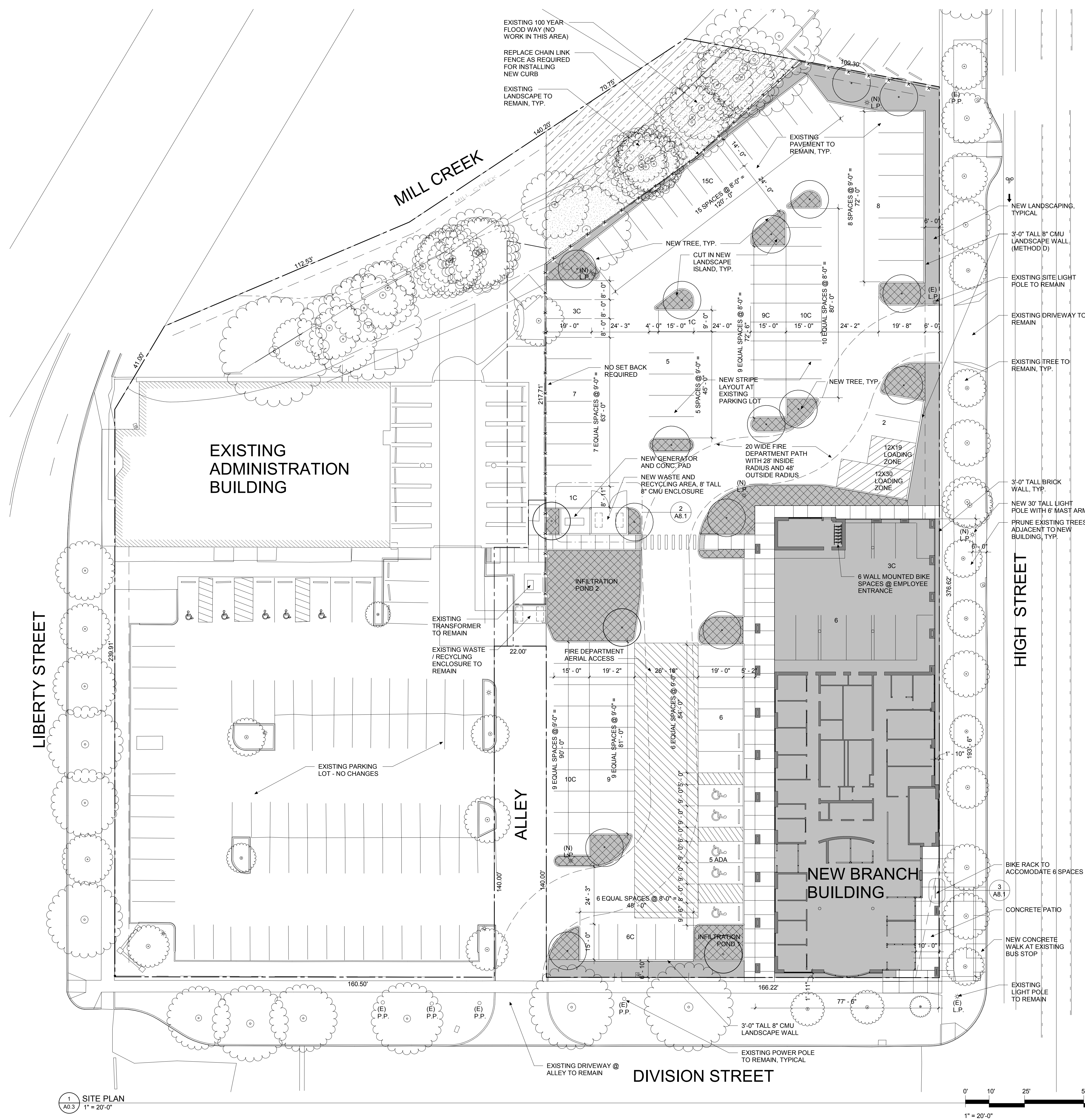
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





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

ATTACHMENT B

STRUCTURAL GRID LINE

DETAIL NUMBER
SHEET NUMBER
WALL / BLDG. SECTION

DETAIL NUMBER
SHEET NUMBER
DETAIL REFERENCE

VIEW DESIGNATION
ELEVATION NUMBER
SHEET NUMBER
INTERIOR ELEVATIONS

DRAWING TITLE
SCALE

NORTH ARROW

ROOM TITLE
ROOM NAME / NUMBER

REVISION

NOTE

NOTE

SPOT ELEVATION

ASA

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

PRELIMINARY · PRELIMINARY
NOT FOR
CONSTRUCTION
PRELIMINARY · PRELIMINARY

JOB 1906 DWG 2 OF 2

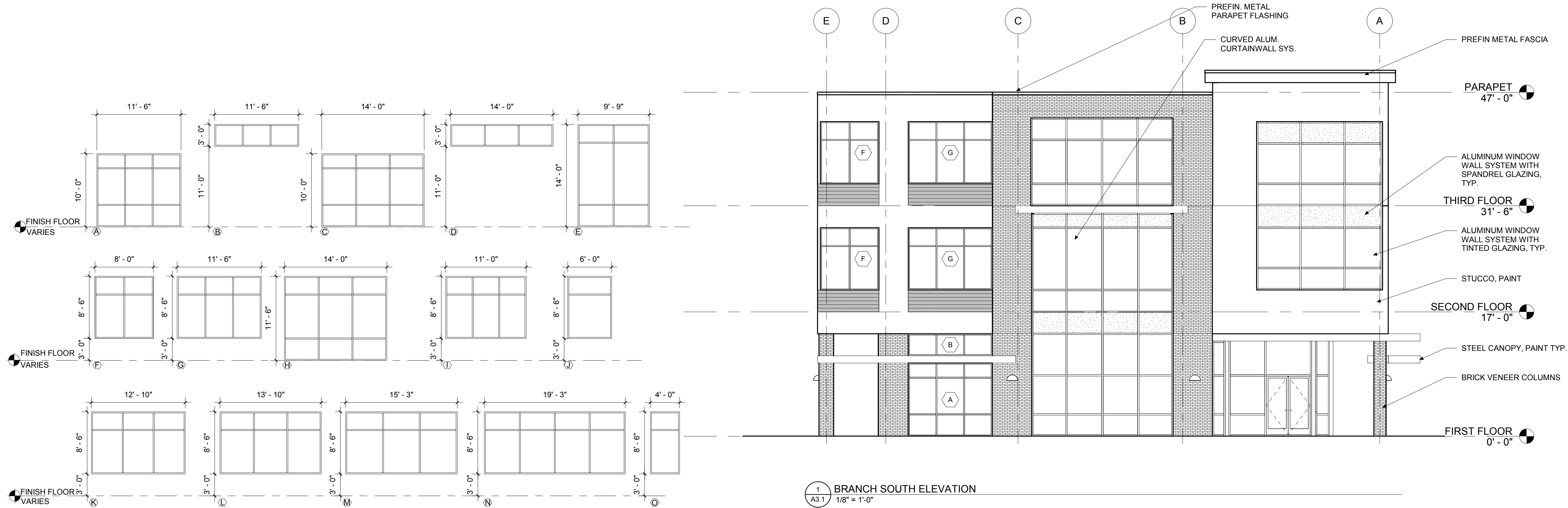
DRAWN: JKS DATE: 05-21-19

TITLE SITE PLAN

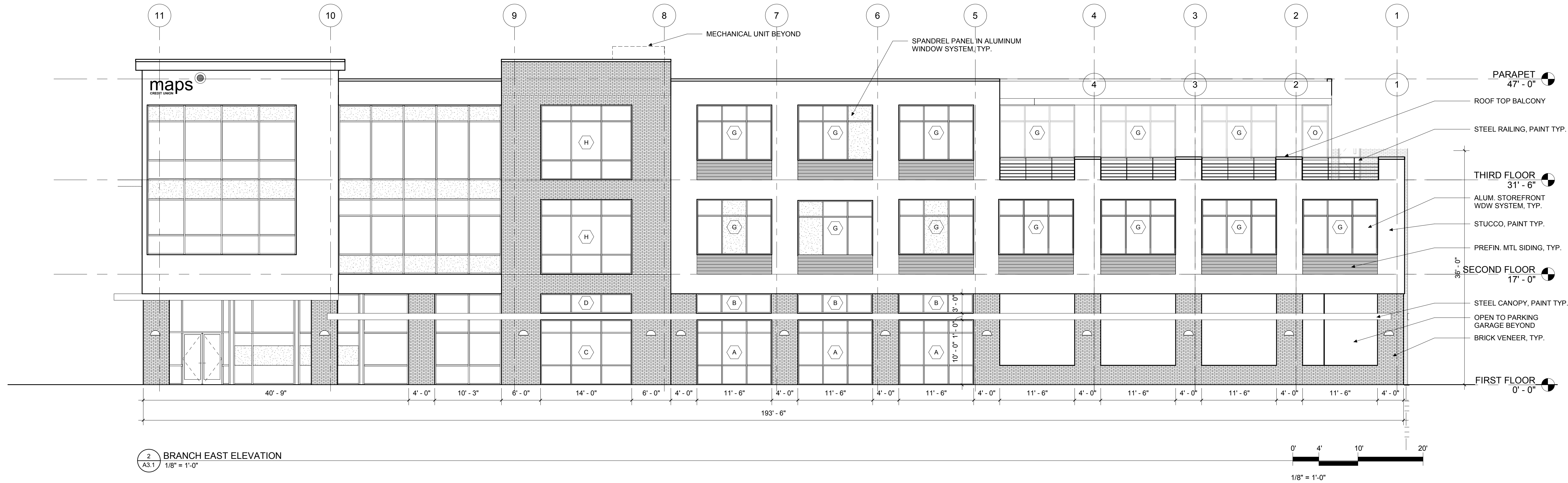
SHEET

A0.3

ISSUE DESIGN DEVELOPMENT



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



- DETAIL NUMBER
SHEET NUMBER
WALL / BLDG. SECTION
- DETAIL NUMBER
SHEET NUMBER
DETAIL REFERENCE
- 01 53 00 KEY NOTE
- 3 SEE CIVIL KEY NOTE
- WINDOW TYPE
- 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

REVISIONS

KEY PLAN

DESC. NEW BRANCH BUILDING

PROJECT MAPS CREDIT UNION

ADDRESS 465 DIVISION STREET NE
SALEM, OR 97301

STAMP

PRELIMINARY · PRELIMINARY · PRELIMINARY
NOT FOR CONSTRUCTION

JOB 1906 DWG OF 2

DRAWN: JKS DATE: 05-10-19

TITLE EXTERIOR ELEVATIONS

SHEET

A3.1

ISSUE DESIGN DEVELOPMENT





Design Review- Class 3 and Site Plan Review – Class 3

465 Division Street NE (Area of work) / 451 Division St NE (No Change – development site)

Tax Lot # 073W22DA09800 / 073W22DA09801

Written Statement

DESIGN REVIEW

Uses (SRC 613.015)

(a) *Additional permitted uses.*

The uses set forth in Table 613-1 are additional permitted (P) uses in the Broadway/High Street Retail Overlay Zone.

The first floor credit union is retail financial with office spaces on the upper two levels. Both are permitted uses in the CR zone and overlay zone. There is no drive-through for the credit union.

Development standards (SRC 613.020)

Development within the Broadway/High Street Retail Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) *Height*

Buildings and accessory structures within the Broadway/High Street Retail Overlay Zone shall conform to the height standards set forth in Table 613-3.

Building is no more than 50'-0" tall which meets the standard.

(b) *Reductions to required off-street parking*

Within the Broadway/High Street Retail Overlay Zone, the minimum number of off-street parking spaces required under SRC [chapter 806](#) shall be **automatically reduced by ten percent**. Further reductions to the minimum number of required off-street parking spaces may be satisfied through one or more of the following alternative means; provided, however, the total number of off-street parking spaces reduced through such alternative means shall not exceed 20 percent:

(1) *Transit stop.*

A transit stop or stops approved by the Salem-Keizer Transit District may be used to satisfy five percent of the minimum number of required off-street parking spaces for building sites located within 400 feet of the transit stop or stops.

There is one transit stop at the corner of High and Division.

(2) *Covered bicycle parking.*

Covered bicycle parking, provided at a ratio of one bicycle space for each ten vehicle parking spaces, may be used to satisfy five percent of the minimum number of required off-street parking spaces.

There are six covered bike parking spaces for employees.

(3) *Pedestrian improvements.*

Pedestrian improvements, provided in an amount equal to or greater than one percent of the estimated construction cost of the proposed building(s), may be used to satisfy ten percent of the minimum number of required off-street parking spaces. Construction cost estimates shall be prepared by a licensed architect, landscape architect, or other qualified professional and shall be subject to review and approval by the Planning Administrator.

- (A) Pedestrian improvements include plazas, sidewalk extensions on development sites (e.g., sidewalk extensions with outdoor cafe space), street furnishings (e.g., benches, public art, pedestrian-scale lighting, water fountains, trash receptacles, transit shelters, or shade structures), wayfinding signs, or similar amenities, as approved by the Planning Administrator.
- (B) Where a plaza adjoins a building entrance, pedestrian improvements include the incorporation of weather protection over that plaza in the form of a canopy, awning, pergola, or similar feature.

Not Applicable

Design review (SRC 613.025)

Design review under SRC [chapter 225](#) is required for development within the Broadway/High Street Retail Overlay Zone as follows:

- (a) Except as otherwise provided in this section, design review according to the design review guidelines or the design review standards set forth in SRC [613.030](#) is required for all development within the Broadway/High Street Retail Overlay Zone.

Design review guidelines and design review standards (SRC 613.030)

(a) Building location, orientation, and design.

(1) *Building location.*

(A) *Design review guidelines*

- (i) Building setbacks from the street shall be minimized (see Figure 613-1). Buildings constructed contiguous to the right-of-way of Broadway/High Streets are preferred.

ia. The structural engineer for the project requested the building be located a few feet away from the property line to accommodate the grade beam design. Therefore, the majority of the high street facade is 2'-0" from the property line and the articulated stairway is contiguous with the property line. Overall setbacks are minimized.

ib. The first level entrance is set back 10'-0" and 7'-0" at the corner to accommodate the 10'-50' vision clearance requirement at the

corner. This also creates a plaza & exterior seating for the retail bank & coffee shop. Overall set backs are minimized.

ic. The upper patio is set back 24'-6" feet from the property line to create an outdoor patio which is encouraged in the building orientation and design portion of this overlay zone.

ii. The building is 0 to 3 feet from the street on the right-of-way on Division Street NE. The building is set back to accommodate curve a curved glass feature wall & exterior swinging egress doors. Overall setbacks are minimized and this faces the side street.

iii. The front of the building is oriented toward High Street. The building is 193.5' long which covers 52% of the 376.62' length facing High Street. The intent of the guideline is met since the long edge of the building faces High Street and this is an atypical shaped lot.

- (ii) Buildings shall be located to minimize impacts to adjacent residential uses.
There are no adjacent residential uses.

(B) Design review standards

- (i) Setbacks abutting Broadway/High Street. Buildings shall have the following setbacks from Broadway/High Street:
 - a. Contiguous to the street right-of-way; or
See response to guideline above.
 - b. Maximum ten feet from the street right-of-way, for those portions of a building where a plaza or other outdoor space open to the public is provided between the building and the street right-of-way.
See response to guideline above.
 - c. Portions of buildings greater than 25 feet in height may be setback up to ten additional feet from the street right-of-way.
See response to guideline above.
- (ii) Setbacks abutting a street other than Broadway/High Street. Buildings shall have the following setbacks abutting a street other than Broadway/High Street:
 - a. Minimum: zero feet.
 - b. Maximum: 12 feet, for buildings or portions of buildings not more than 25 feet in height.
 - c. Maximum: 25 feet, for portions of buildings greater than 25 feet in height.
See response to guideline above.
- (iii) Interior side setback. Buildings shall be constructed contiguous to interior side lot lines.
See response to guideline above.

- (iv) Interior rear setback. Buildings shall have a minimum interior rear setback of one foot for each one foot of building height. Such setback need not exceed 20 feet in depth
The interior rear building setback is over 20 feet, this standard is met.

(2) *Building orientation and design.*

(A) Design review guidelines

- (i) Buildings shall create safe, pleasant, and active pedestrian environments.
- (ii) Ground floor building facades facing Broadway/High Street shall include transparent windows to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.
- (iii) Upper floors of buildings facing Broadway/High Street should incorporate decks and balconies.
- (iv) Weather protection, in the form of awnings or canopies appropriate to the design of the building, shall be provided along ground floor building facades adjacent to a street in order to create a comfortable and inviting pedestrian environment.
- (v) An urban streetscape shall be provided along Broadway/High Street by locating new buildings close to the street and close to one another, and by providing, wherever practical, buildings with multiple stories in order to create a sense of enclosure along sidewalks and a variety of street level facades.

(B) Design review standards

- (i) A primary building entrance shall be provided for each building facade facing Broadway/High Street. If a building has frontage on Broadway/High Street and another street, a single primary building entrance may be provided at the corner of the building where the streets intersect (see Figure 613-2).
One entrance faces High street and one entrance faces Division Street at the SE corner of the property therefore this standard is met.
- (ii) Ground floor building facades facing Broadway/High Street shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.
There is 146LF of glazing over 6'-0" tall along 193.5'-0" of building length (SEC. 112.030(b)) along high street = 75% therefore this standard is met.
- (iii) Building offsets and articulation shall be provided for building frontages greater than 100 feet in length in order to create pedestrian scale.
There are 4 offsets over the 193.5' façade facing High Street, these occur both at ground level and on upper floors therefore this standard is met.
- (iv) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 50 percent of the length of the ground floor building facade adjacent to a street. Awnings or canopies shall

have a minimum clearance height above the sidewalk of eight feet, and may encroach into the street right-of-way as provided in SRC [76.160](#).

The ground floor on Division street is approximately 77.5' in length and has awnings over approximately 66% of the length. The ground floor façade on High Street is 193.5' and has awnings over approximately 99% of the length therefore this standards is met.

- (v) New buildings on lots abutting Broadway/High Street shall be a minimum of 25 feet in height and shall provide space for commercial uses on the ground floor and office and/or residential uses above.
The building is over 25 feet tall, has retail financial services on the ground floors, office space above, and a roof top terrace / patio on the third level facing High street therefore this standards is met.

(b) Open space.

(1) Private open space.

(A) Design review guidelines.

- (i) Private open space shall be provided for each dwelling unit that provides a pleasant and private place for the enjoyment of the occupants.

(B) Design review standards.

- (i) A minimum of 48 square feet of private open space shall be provided for each dwelling unit. The private open space shall have no dimension less than six feet and shall be directly accessible from the dwelling unit through a doorway.

Not applicable.

(c) Site access.

(1) Vehicle access.

(A) Design review guidelines.

- (i) Vehicle access and driveway approaches onto Broadway/High Street shall be minimized. Joint use driveways providing access to Broadway/High Street are preferred (see Figure 613-3).

- (ii) Where feasible, provide vehicle access to buildings on lots abutting Broadway/High Street from an alley or side street (see Figure 613-4).

i. There is an existing access from the alley on Division street. The existing driveway onto High Street is maintained; no other vehicle access onto High street is proposed.

(B) Design review standards.

- (i) Vehicle access to off-street parking and loading areas shall be provided from an alley or side street (see Figure 613-4).

See response to the guideline above.

- (ii) No new driveway approaches shall be permitted onto Broadway/High Street.

No new driveways are added to High street, this standard is met.

(d) Off-street parking and loading.

(1) Off-street parking.

(A) Design review guidelines.

- (i) Off-street surface parking areas shall have a scale, orientation, and location that support a pedestrian-oriented mixed-use residential and commercial district.

- (ii) The amount of land needed to accommodate off-street parking shall be minimized through shared and structured parking where such parking is physically possible.

(B) Design review standards.

- (i) Off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street (see Figure 613-5 and Figure 613-6).

Off-street parking is provided behind and beside the building and in a ground floor parking garage. No parking occurs between the building and either street therefore this standard is met.

- (iii) Off-street parking areas shall not occupy more than 50 percent of the street frontage of a lot, except that:
 - a. Where a lot has frontage on Broadway/High Street and a side street, an off-street surfacing parking area may occupy more than 50 percent of the side street frontage.
 - b. On lots abutting Broadway/High Street, multi-level parking structures may occupy more than 50 percent of the Broadway/High Street frontage, provided the parking structures include space for ground floor commercial uses along their entire Broadway/High Street frontage.

The proposed off-street parking areas occupy approximately 46% of the frontage on High Street and 48% of the frontage on Division Street, the side street. This is less than 50% therefore this standard is met.

(2) *Off-street loading.*

(A) Design review guidelines.

- (i) Off-street loading areas shall be located so as to minimize their visibility from the street.

(B) Design review standards.

- (i) Off-street loading areas shall be located behind or beside buildings and structures. Off-street loading areas shall not be located between a building or structure and a street.

Loading spaces are located beside the building and screened by landscaping therefore this standard is met.

(e) **Drive-through.**

(1) *Drive-through location, access, and design.*

(A) Design review guidelines.

- (i) A drive-through shall have a scale, orientation, and design supportive of a pedestrian-oriented mixed-use residential and commercial district.
- (ii) A drive-through service area or service window shall be located and designed to minimize its visibility from Broadway/High Street.
- (iii) Any queuing lane shall be located and designed to minimize its visibility from the street.
- (iv) Vehicular access to a drive-through may enter from the street when the drive-through exits onto an alley. A drive-through may exit onto the street when vehicular access to the drive-through enters from an alley.
- (v) Any queuing lane shall be located and designed to minimize conflicts with pedestrians and to ensure safe pedestrian access to and throughout the site.

(B) Design review standards.

- (i) A drive-through service area or service window shall be located behind the building or structure. For purposes of this standard, the term "located behind the building or structure" means located on the side of the building or structure that is opposite the side of the building or structure facing Broadway/High Street.
- (ii) Not more than one drive-through, which includes only one queuing lane and one service area, shall be provided per development site.
- (iii) A queuing lane shall not be located between a building or structure and a street.
- (iv) Vehicular access to and from a drive-through shall be taken from an alley.
- (v) Where pedestrians must cross a queuing lane, a minimum five-foot-wide pedestrian connection shall be provided across the queuing lane. The pedestrian connection shall be defined by visual contrast or tactile finish texture.

Not applicable, there is no drive-through as part of this project therefore this standard is met.

Purpose (SRC 522.001)

The purpose of the Commercial Retail (CR) Zone is to implement the commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The CR zone generally allows a wide array of retail sales and office uses.

Uses (SRC 522.005)

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CR zone are set forth in Table 522-1.

The building is retail financial on the ground floor and office space on the upper two levels. The proposed uses are permitted.

SITE PLAN REVIEW

Development standards (SRC 522.010)

Development within the CR zone must comply with the development standards set forth in this section.

(a) Lot standards.

Lots within the CR zone shall conform to the standards set forth in Table 522-2.

There are no minimum lot size or dimension standards in the CR zone for these uses. The minimum street frontage required is 16' which is met on both Division (77.5') and High Street (193.5').

(b) Setbacks.

Setbacks within the CR zone shall be provided as set forth in Tables 522-3 and 522-4.

Abutting Street

East: ***The development standards of the overly zone take precedence over the 5 foot building setback for the CR zone. At vehicle use areas (other than the parking garage) there is a 6'-10' set back required. The standard is met using a 3' CMU screen wall entirely outside of a 6' deep landscaping area (SRC 806.035 (c) (2) (D).***

South: ***The development standards of the overly zone take precedence over the 5 foot building setback for the CR zone. At vehicle use areas (other than the parking garage) there is a 6'-10' set back required. The standard is met using a 3' CMU screen wall entirely outside of a 6' deep landscaping area (SRC 806.035 (c) (2) (D).***

West: ***The 451 Division Street NE property adjacent to this site is under the same ownership and therefore no setback is required between the two.***

Interior Front, Side, and Rear Yards

North (interior side): ***The property is adjacent to a CR (retail commercial) zone which does not have a building set back. There is a 5'-0" set back and type A landscaping standard. A 5' deep landscaping area is provided which meets this requirement.***

West (interior rear): ***The property is adjacent to a CB zone on a different tax lot but under the same ownership. Therefore this is considered the same development site for the purposes of setbacks, there is no interior rear property line, no minimum building setback, and no minimum vehicle area set back. It also abuts and alley which does not require a setback.***

(c) Lot coverage; height

Buildings and accessory structures within the CR zone shall conform to the lot coverage and height standards set forth in Table 522-5.

There is no maximum lot coverage requirement in the CR zone. There is no height requirement in the CR zone. There is a 50' height limit as part of the Broadway / High Street Retail Overlay Zone which is met.

(d) Landscaping.

(1) Setbacks.

Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC [chapter 807](#).

(2) Vehicle use areas.

Vehicle use areas shall be landscaped as provided under SRC chapters [806](#) and [807](#).

(3) Development site.

A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC [chapter 807](#). Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

The property is within the CR zone and at 1.46 acres or 63,598SF requires 9,540 square feet of landscaping. The plan provides 10,188SF of landscaping and meets this standard.

191 Tree units are required and 500 are provided.

Solid waste service areas (SRC 800.055)

Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.

(a) Applicability.

Solid waste service area design standards shall apply to:

- (1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and

(b) Solid waste receptacle placement standards.

All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of four inches thick, or on an asphalt pad that is a minimum of six inches thick. The pad shall have a slope of no more than a three percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.

- (1) *Pad area.* In determining the total concrete pad area for any solid waste service area:
 - (A) The pad area shall extend a minimum of one foot beyond the sides and rear of the receptacle; **Min. 1 foot provided.**
 - (B) The pad area shall extend a minimum three feet beyond the front of the receptacle. **Min. 3 feet provided**
 - (C) In situations where receptacles face each other, a minimum four feet of pad area shall be required between the fronts of the facing receptacles. **Min. 4' provided**
- (2) *Minimum separation.*
 - (A) A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure. **Min. 1.5' provided**
 - (B) A minimum separation of five feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings. **Closest structure is 25' away**
- (3) *Vertical clearance.*
 - (A) Receptacles two cubic yards or less in size shall be provided with a minimum of eight feet of unobstructed overhead or vertical clearance for servicing.
CMU trash enclosure is 8 feet tall. Enclosure does not have roof above
 - (B) Receptacles greater than two cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for servicing.
Not applicable

(c) Permanent drop box and compactor placement standards. **Not applicable**

(d) Solid waste service area screening standards.

- (1) Solid waste, recycling, and compostable service areas shall be screened from all streets abutting the property and from all abutting residentially zoned property by a minimum six-foot-tall sight-obscuring fence or wall; provided, however, where receptacles, drop boxes, and compactors are located within an enclosure, screening is not required. For the purpose of this standard, abutting property shall also include any residentially zoned property located across an alley from the property.

Waste area is surrounded by an 8' tall CMU wall and chain link gate with privacy slats.

(e) Solid waste service area enclosure standards.

When enclosures are used for required screening or aesthetics, such enclosures shall conform to the following standards:

- (1) *Front opening of enclosure.*

The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

Enclosure has a 15'-0" wide opening

- (2) *Measures to prevent damage to enclosure.*

- (A) Enclosures constructed of wood or chainlink fencing material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacle impacts.

Not Applicable

- (B) Enclosures constructed of concrete, brick, masonry block, or similar types of material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, or a fixed bumper rail to prevent damage from receptacle impacts.

Fixed P.T. wood bumper rail provided @ ground level

- (C) The requirements under subsections (e)(2)(A) and (B) of this section shall not apply if the enclosure is designed to be separated:

- (i) A minimum distance of two feet from the sides of the container or receptacles; and
- (ii) A minimum of three feet from the rear of the container or receptacles.

Not Applicable

Landscaping and Screening (SRC 807.015)

Unless otherwise provided under the UDC, required landscaping and screening shall conform to the standards set forth in this section.

(a) Landscaping types.

Required landscaping shall be provided according to one of the landscaping types set forth in Table 807-1. Where landscaping is required under the UDC without a reference to a specific landscaping type, the required landscaping shall meet the Type A standard.

Landscaping meets this standard.

(b) Plant materials and corresponding plant unit values.

Plant materials, their corresponding minimum plant unit values, and minimum plant material size at time of planting for landscaping within required landscaped areas are set forth in Table 807-2. A minimum of 40 percent of the required number of plant units shall be a combination of

mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials shall provide for a minimum 75 percent coverage of required landscaped areas within five years.

Landscaping meets this standard.

(c) *Preservation of existing trees and vegetation.*

The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC [chapter 808](#), existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.

Existing street trees and existing riparian area will be protected and remain. Existing street trees will be pruned where they are located next to new branch building.

(d) *Tree replanting requirements.*

In addition to the landscaping required under this chapter, when existing trees, as defined under SRC [chapter 808](#), are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection.

(1) *Removal of trees within required setbacks.*

When an existing tree or trees, as defined under SRC [chapter 808](#), within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper.

(2) *Removal of trees from development site.*

When more than 75 percent of the existing trees, as defined under SRC [chapter 808](#), on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper. For purposes of this section, existing trees within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.

Trees will not be removed, not applicable.

(e) *Screening standards.*

Unless otherwise provided under the UDC, where screening is required in the form of a fence, wall, or landscaping, it shall conform to the following standards:

(1) *Height.*

Fences and walls shall be a minimum of six feet in height. Landscaping shall be of a species that will attain a height of at least six feet within three years after planting.

(2) *Opacity.*

Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping. Landscaping shall be of an evergreen species that will attain required opacity within three years after planting.

(3) *Maintenance.*

Fences and walls shall be maintained in safe condition, and shall be maintained as opaque. Landscaping shall be replaced within six months after dying or becoming diseased to the point that required opacity can no longer be maintained.

Not applicable

(f) Berm.

Unless otherwise provided under the UDC, where screening is required in the form a berm, the berm shall be an earthen mound no less than three feet in height above the existing grade, and shall be constructed with a slope no steeper than 3:1 on all sides. The berm shall be planted with plant materials to prevent erosion. The berm shall not alter natural drainage flows from abutting properties.

Not applicable

(g) Street trees.

Development adjacent to public streets shall provide street trees that meet the standards and specifications set forth in SRC [chapter 86](#).

Existing street trees will be protected and remain. At new branch building trees will be pruned.

Trees (SRC 808)

The project does not remove or impact trees on the site. The existing trees and landscaping in the riparian zone will be protected. Street trees on High street and Division street will be pruned at locations where adjacent to the new construction.

Wetlands and Water Ways (SRC 809)

The areas of the site being developed does not occur in the wetlands and water ways. The existing riparian area on the north side of the site will be maintained.


Landslide Hazard Susceptibility (SRC 810)

There are not any structures located in the hazard areas. There is some replacement of paving with landscaping at the north part of the site located near the moderate landslide risk areas. See Geotech report for additional information.



MEMO

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: July 11, 2019

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
DR-SPR19-05 (19-111944-RP)
465 DIVISION STREET NE
NEW 3-STORY BUILDING AND PARKING LOT IMPROVEMENTS**

PROPOSAL

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 Number 073W22DA09801) in the CB (Central Business District) zone and General Retail/Office Overlay Zone.

RECOMMENDED CONDITIONS OF APPROVAL

1. Obtain City approval for the privatization of the sewer main located in the alley and construct a new sewer lateral connecting to the sewer main in Division Street NE to serve parcel 2 within the right-of-way.
2. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. Division Street NE

- a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 40-foot improvement within a 99-foot-wide right-of-way abutting the subject property.

2. High Street NE

- 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 60-foot improvement within a 99-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 10-inch storm main is located in Division Street NE.
- b. An 8-inch storm main is located in High Street NE.
- c. Mill Creek is located north of the subject property.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 10-inch water main is located in Division Street NE. Mains of this size generally convey flows of 1,500 to 3,400 gallons per minute.
- c. A 12-inch water main is located in High Street NE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Division Street NE.
- b. An 8-inch sewer main is located in the alley. This main is conditioned to be made private in land use case PAR19-07.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601—Floodplain; 802—Public Improvements; 803—Streets and Right-of-Way Improvements; 804—Driveway Approaches; 805—Vision Clearance; 809—Wetlands; and 810—Landslides.

The northern portion of the subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone “AE” floodplain and floodway. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. The new structure is not being constructed in the floodplain area.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas.

According to the City’s adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a commercial building adds 3 activity points to the proposal, which results in a total of 5 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A Geotechnical Engineering Report, prepared by GeoEngineers, Inc. and dated December 10, 2018, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

Criteria: SRC 220.005(f)(3)(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

Finding— Division Street NE meets the right-of-way width and pavement width standards per the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

High Street NE meets the right-of-way width and pavement width standards per the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The existing driveway access onto High Street NE provides for safe turning movements into and out of the property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant is proposing to connect to the sewer main in the alley, however this main will be made private as conditioned in land use case PAR19-07. The applicant shall obtain City approval for the privatization of the sewer main located in the alley and construct new sewer lateral connecting to sewer main in Division Street NE to serve parcel 2 within the right-of-way.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. At the time of building permit issuance, the applicant shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. The applicant is advised that the trash area shall be designed in compliance with Public Works Standards.

Prepared by: Jennifer Scott, Program Manager
cc: File