

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: September 10, 2019

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
CPC-ZC-PUD-SUB-ADJ19-08 (18-124473-ZO)
255 CORDON ROAD NE
PICTSWEET RE-DEVELOPMENT

PROPOSAL

An application for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RM-II (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class 2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

For property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential), CR (Retail Commercial), and IP (Industrial Park), and located at 255 Cordon Road NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessor's Map and Tax Lot Numbers: 072W29B / 00200, 00201, 00300, and 00400, 072W29C / 00100, 00101, 00199, 00200, 00300, and 00400).

RECOMMENDED CONDITIONS OF APPROVAL

All phases:

1. The transportation impacts from the 122-acre site shall be limited to a maximum cumulative total of 14,157 average daily vehicle trips as required by Order Number 10-C-689.
2. The requirements of land use case number UGA09-07 and UGA09-07MOD1 may be completed incrementally with each specific phase as shown below.
3. Construct all internal private streets with property line sidewalks with minimum

4-foot landscape strip to accommodate street trees.

4. Provide access and utility easements (to be shown on the plat) for all private streets and public utilities located within private streets pursuant to PWDS.
5. Provide a 10-foot public utility easement along the street frontage of all internal streets.
6. Extend City infrastructure to adjacent parcels pursuant to PWDS.
7. Construct water, stormwater, and sewer systems to serve each lot.
8. Design and construct stormwater facilities as needed to accommodate future impervious surfaces on all proposed lots within each phase pursuant to PWDS. Additional capacity built in earlier phases can be used to serve impervious surfaces in later phases.
9. Prior to commencing work within the Critical Tree Zone (CTZ) (including removal) of any trees on City-owned property, the applicant shall obtain a Street Tree Permit pursuant to SRC Chapter 86.
10. Prior to commencing work in any mapped wetland area, obtain state and federal wetland permits.

Phase 1:

1. Construct a 24-inch water main in Cordon Road from the existing main near Gaffin Road SE to Auburn Road NE.
2. Construct a 12-inch water main in Auburn Road NE from Cordon Road NE to the west line of Phase 1.
3. Construct a 12-inch water main in (future) Greencrest Street NE through a portion of Phase 2 from Auburn Road NE to south line of Phase 1.
4. Construct Auburn Sewer Pump Station (SPS) along Auburn Road NE and sewer force main from Auburn SPS to the East Salem Interceptor consistent with the Salem Wastewater Management Master Plan and PWDS.
5. Construct a 15-inch public sewer main from the future Auburn SPS through portions of future phases to the future intersection of Ruby Avenue NE and Cougar Street NE as shown on the applicant's preliminary utility plan.
6. Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE.

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7. Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 1 frontage of Auburn Road NE.
8. Construct Greencrest Street NE within Phase 1 to Collector B street standards.
9. Construct a westbound-to-southbound left-turn lane at the intersection of Auburn Road NE and (future) Bobcat Street NE (private). Convey additional right-of-way to accommodate the improvement, if needed.
10. Obtain City Council approval for an amendment to the Salem TSP to modify the alignment of (future) Greencrest Street NE.

Phase 2:

1. Construct a 12-inch water main in Auburn Road NE to the west property line pursuant to PWDS.
2. Enter into a development agreement with Marion County for street improvements and right-of-way dedication for Cordon Road NE.
3. Construct a traffic signal at the intersection of Auburn Road NE and Cordon Road NE, and an eastbound-to-southbound right-turn lane, as specified by the TIA and as approved by Marion County Public Works. Convey additional right-of-way to accommodate the improvement, if needed.
4. Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE.
5. Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 2 frontage of Auburn Road NE to the western boundary of the subject property.
6. Construct Greencrest Street NE within Phase 2 to Collector B street standards.
7. Construct westbound-to-southbound and eastbound-to-northbound left-turn lanes at the intersection of (future) Greencrest Street NE and Auburn Road NE, as specified in the TIA. Convey additional right-of-way to accommodate the improvement, if needed.

Phase 3:

1. Construct a 12-inch water main in (future) Greencrest Street NE to State Street.
2. Construct Greencrest Street NE to State Street to Collector B street standards.

3. Construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of (future) Greencrest Street NE and State Street, as specified in the TIA.

Phase 4:

1. Construct a 12-inch water main along the Phase 4 frontage of State Street to the western boundary of the subject property pursuant to PWDS.
2. Construct a 15-inch sewer main to the State Street Pump Station.
3. Convey land for dedication of right-of-way to equal 48 feet from centerline along the Phase 4 frontage of State Street.
4. Align the intersection of Cougar Street NE (private) at State Street with Cougar Court SE in accordance with PWDS.
5. Construct a minimum 46-foot-wide three-quarter-street improvement along the Phase 4 frontage of State Street.
6. Construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of (future) Cougar Street NE (private) and State Street, as required by the TIA.

Phase 5:

1. Construct a 12-inch water main along the Phase 5 frontage of State Street.
2. Construct a traffic signal at the intersection of (future) Greencrest Street NE and State Street as specified in the TIA, and provide an interconnect to the signal at the intersection of Cordon Road NE and State Street.
3. Construct improvements at the intersection of Cordon Road NE and State Street for a traffic signal to provide dual eastbound-to-northbound left-turn lanes as specified in the TIA, and construct improvements on Cordon Road NE to accommodate receiving lanes as approved by Marion County Public Works.
4. Convey land for dedication of right-of-way to equal 48 feet from the centerline along State Street from the eastern boundary of Phase 4 to Cordon Road NE.
5. Construct a minimum 46-foot-wide three-quarter-street improvement along the State Street frontage from the eastern boundary of Phase 4 to Cordon Road NE.
6. Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 5

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frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works.

7. Convey park land to the City as shown on the tentative plan.

Phase 6:

1. Convey land for dedication of right-of-way to equal 30 feet from centerline along the Phase 6 frontage of Auburn Road NE.
2. Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 6 frontage of Auburn Road NE.
3. Construct a westbound-to-southbound left-turn lane at the intersection of Auburn Road NE and (future) Lynx Street NE (private). Convey additional right-of-way to accommodate the improvement, if needed.
4. Provide right-of-way and grading for a future Local street connection from (future) Lynx Street NE (private) to the neighboring property at the southwest corner of the intersection of Auburn Road NE at Cordon Road NE (Marion County Assessor's Map and Tax Lot Number 072W29B 00100).
5. Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 6 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works.

FACTS

Public Infrastructure Plan—The *Water System Master Plan*, *Wastewater Management Master Plan*, and *Stormwater Master Plan* provide the outline for facilities adequate to serve the proposed zone.

Transportation Planning Rule—The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060). The TPR analysis is required to demonstrate that the proposed CPC/ZC will not have a significant effect on the transportation system as defined by OAR 660-012-0060.

Urban Growth Area Development Permit

The subject property is located outside of the Urban Service Area. Facility improvements were identified in the conditions of approval under land use case numbers UGA09-07 and UGA09-07MOD1. Plans for the public construction of the 24-inch extension of the water main in Cordon Road SE have been submitted, see permit number 19-109135-PC. Construction requirements from UGA09-07 and UGA09-07MOD1 are included in the conditions of approval above as applicable to each phase.

Streets

1. Cordon Road NE

- a. Standard—This street is designated as a Parkway street in the Salem TSP and is under the jurisdiction of Marion County. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
- b. Existing Conditions—This street has a varying 36- to 66-foot-wide improvement within a varying 100- to 104-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The frontage of the subject property has a special setback equal to 60 feet from the centerline of Cordon Road NE.

2. State Street

- a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
- b. Existing Conditions—This street has a varying 30- to 48-foot-wide improvement within a varying 60- to 78-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The frontage of the subject property has a special setback equal to 48 feet from the centerline of State Street.

3. Auburn Road NE

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34- to 40-foot-wide improvement within a 60-foot-wide right-of-way.

- b. Existing Conditions—This street has an approximate 24-foot improvement within a varying 40- to 54-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The frontage of the subject property has a special setback equal to 30 feet from the centerline of Auburn Road NE.

Storm Drainage

1. Existing Conditions

- a. A series of ditches and stormwater mains and culverts are located in State Street.
- b. A waterway flows through the subject property, and discharges into two 24-inch culverts in Auburn Road NE.
- c. The subject property is within the Little Pudding Drainage Basin.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. The nearest available adequate water main is located near the intersection of Cordon Road SE and Gaffin Road SE. The applicant has applied for a public construction permit to build a 24-inch water main from this location to the northern boundary of the property as conditioned by UGA09-07MOD1. See permit number 19-109135-PC.

Sanitary Sewer

1. Existing Conditions

- a. A 12-inch sewer main is located in State Street.
- b. To serve the northern portion of the subject property, UGA09-07MOD1 indicates that a new pump station along Auburn Road NE with a force main connecting to the East Salem Interceptor is needed. No application or plans have been received for this sewer connection.

Parks

A portion of the property is currently unserved by a neighborhood park. The applicant's proposal includes dedication of a 7.5-acre parcel to the City of Salem for future park use.

CRITERIA AND FINDINGS – COMP PLAN/ZONE CHANGE

Criteria: SRC 265.005(e)(1)(F) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.

Finding: The applicant has submitted a Traffic Impact Analysis (TIA) which addresses the TPR analysis that is required to address the Transportation Planning Rule (OAR 660-012-0060). The TPR analysis demonstrates that the proposed CPC/ZC will not have a significant impact on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer concurs with the TPR analysis findings and recommends upholding the condition in the 2010 annexation of the subject property (Order Number. 10-C-689) to limit the development on the 122-acre site to 14,157 average daily vehicle trips in order to ensure compliance with the Transportation Planning Rule.

Criteria: SRC 265.005(e)(1)(G) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.

Finding: The property is subject to the conditions found in UGA09-07 and UGA09-07MOD1 which indicate how the property is capable of being served. Conditions address Boundary streets (including street sections under the jurisdiction of Marion County), internal street extensions, water main extensions, construction of a sewer pump station and sewer main extensions, and the limitation of stormwater runoff. The conditions are distributed by phase, which are based on the phasing shown on the applicant's preliminary utility plans and the suggested phasing provided by Transight Consulting LLC in the TIA provided. Upon completion of all improvements required in UGA09-07 and UGA09-07MOD1, the property will be served with City infrastructure needed to support the proposed use.

CRITERIA AND FINDINGS – PLANNED UNIT DEVELOPMENT

Criteria: In addition to the standards set forth in SRC Chapter 210, the proposed development must comply with all other applicable development standards of the UDC, including, but not limited to, the chapters set forth in SRC 210.075.

Finding: The subject property meets all applicable standards of the following chapters of the UDC:

86-Trees on City Owned Property: The applicant's site plan shows the removal of multiple trees located within existing or future right-of-way along the property's Auburn Road NE frontage. Prior to commencing work within the Critical Tree Zone (CTZ) (including removal) of any trees on City-owned property, the applicant shall obtain a Street Tree Permit pursuant to SRC Chapter 86. An Alternatives Analysis is required for permits requesting removal of street trees pursuant to Salem Administrative Rule 109-500 Section 2.4.

601-Floodplain Overlay Zone: Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

802-Public Improvements: The property is subject to the conditions found in UGA09-07 and UGA09-07MOD1 which indicate how the property is capable of being served as specified in existing infrastructure master plans. Conditions address Boundary streets, internal street extensions, a water main extension, the construction of a sewer pump station and sewer main extensions, and the limitation of stormwater runoff. The conditions are determined by phases as shown on the applicant's preliminary utility plans and the suggested phasing provided by Transight Consulting LLC in the TIA provided.

The nearest available adequate water main is located near the intersection of Cordon Road SE and Gaffin Road SE. The applicant has applied for a public construction permit to build a 24-inch water main from this location to the northern boundary of the property as conditioned by UGA09-07MOD1. See permit number 19-109135-PC. Pursuant to UGA09-07MOD1, a 12-inch loop shall be made around the subject property in Auburn Road NE, (future) Greencrest Street NE, and State Street. Developments are required to extend public utility services to serve upstream and neighboring properties. The applicant shall extend the proposed 12-inch water main in State Street and Auburn Road NE to the western boundaries of the subject property pursuant to PWDS.

UGA09-07MOD1 indicates that a new sewer pump station along Auburn Road NE with a force main connecting to the East Salem Interceptor is needed to serve the northern portion of the site. Pursuant to PWDS, as a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. This shall include the extension of sewer mains in easements or rights-of-way across the property to adjoining properties, and across the street frontage of the property to adjoining properties when the main is located in the street right-of-way. The applicant shall construct a 15-inch public sewer main from the future Auburn SPS through portions of future phases to the future intersection of (future) Ruby Avenue NE (private) and (future) Cougar Street NE (private) as shown on the applicant's preliminary utility plan

as a condition of Phase 1, and construct a 15-inch sewer main to the State Street Pump Station as a condition of Phase 4.

The proposed development is subject to SRC Chapter 71 and PWDS as adopted in Administrative Rule 109, Division 004. To demonstrate the proposed parcels can meet the PWDS, the applicant shall provide an engineered tentative stormwater design to accommodate future impervious surface on all proposed lots. As a condition of all phases, the applicant shall design and construct stormwater facilities as needed to accommodate future impervious surfaces on all proposed lots within each phase pursuant to PWDS. Additional capacity built in earlier phases can be used to serve impervious surfaces in later phases

All utilities (sewer, water, and storm drainage) shall be designed and constructed according to all applicable provisions of SRC and PWDS. Construction plans shall be approved and secured per SRC Chapter 77 prior to building permit issuance, and the improvements shall be completed and accepted to the satisfaction of the Public Works Director prior to occupancy. Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat. All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured per SRC 205.035(c)(7)(B) prior to final plat approval. As specified in the conditions of approval, private water, sewer, and storm services shall be constructed to serve each lot as a condition of plat approval. Construction of facilities in the right-of-way is required prior to final plat except as authorized in an improvement agreement per SRC 205.035(c)(7)(B).

The applicant shall provide the required field survey and subdivision plat per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC Chapter 205, the approval of the subdivision plat by the City Surveyor may be delayed or denied based on the non-compliant violation. It is recommended the applicant request a pre-plat review meeting between the City Surveyor and the applicant's project surveyor to ensure compliance with ORS 672.005(2)(g)&(h), 672.007(2)(b), 672.045(2), 672.060(4), *Oregon Administrative Rules* 850-020-0015(4)&(10), 820-020-0020(2), and 820-020-0045(5).

803—Streets and Right-of-Way Improvements: UGA09-07 requires the applicant to: (1) convey land for dedication along the frontage of Auburn Road NE (30 feet from centerline) and State Street (48 feet from centerline); (2) construct three-quarter street improvements to equal a 23-foot-wide Collector B street improvement on the development side with a 12-foot-wide widening on the opposite side of Auburn Road NE and a 34-foot-wide Major Arterial improvement on the development side with a 12-foot-wide widening on the opposite side of State Street; (3) construct Greencrest Street NE to extend through the property as a Collector improvement within a 60-foot-wide right-of-way as specified in the Salem TSP; (4) enter into an agreement with Marion County for the street improvements and/or right-of-way dedication for

Cordon Road NE; and (5) provide a Traffic Impact Analysis (TIA) to identify the impacts of this proposed development.

The subject property is abutted by Auburn Road NE, a Collector, to the north; State Street, a Major Arterial, to the south, and Cordon Road NE, a Parkway under Marion County jurisdiction, to the east. Auburn Road NE lacks adequate right-of-way and does not meet the current standard for a Collector street. However, Auburn Road NE also has multiple existing City Owned trees. Auburn Road NE is approved for an Alternative Street Standard pursuant to SRC 803.065(a)(3) because the existing City Owned trees along the development frontage make the construction of a Collector B street improvement to PWDS undesirable. Instead, the street may have an alternate alignment to be approved by Public Works Director and shall be constructed with a minimum 29-foot-wide three-quarter-street improvement along the property frontage, except where parking is provided, in order to preserve existing City Owned trees.

Additionally, all internal private Local streets are approved to allow for a minimum 50-foot right-of-way width with property-line sidewalks. Pursuant to SRC 803.065(a)(3), the Director may authorize the use of one or more alternate street standards where topography or other conditions make the construction that conforms to the standards impossible or undesirable. After reviewing the applicant's alternate design proposal, it is consistent with past practice and the Director authorizes the proposed 30-foot improvement, within a 50-foot right-way, and property-line sidewalks. The applicant shall construct all internal private streets with property line sidewalks with minimum 4-foot landscape strip to accommodate street trees.

State Street lacks adequate right-of-way and does not meet the current standard for a Major Arterial street. Right-of-way and street improvement requirements for Auburn Road NE and State Street are found in the conditions of approval and are divided by phase to account for proportionality.

The applicant's site plan shows the proposed intersection of (future) Cougar Street NE (private) at State Street offset from Cougar Court SE. Prior to commencement of work in Phase 4, the applicant shall align the intersection of (future) Cougar Street NE (private) at State Street with Cougar Court SE in accordance with PWDS.

Cordon Road NE lacks adequate right-of-way and does not meet the current standard for a Parkway street. However, because Cordon Road NE is under the jurisdiction of Marion County, the requirements for right-of-way dedication and frontage improvements are specified by the TIA and an agreement that was required by Condition 3 of UGA09-07 between Marion County and the developer. As of this writing, the agreement is not complete. The agreement shall be recorded prior to commencing development on Phase 2.

The applicant's proposal shows the extension of (future) Greencrest Street NE, designated a Collector B street in the Salem TSP, intersecting with State Street in an

alignment that does not conform with the existing Salem TSP. The proposed intersection aligns with Oakmont Court SE, more than 600 feet east of the designed transportation system, therefore a TSP Amendment is required. As of this writing, the applicant has applied for a TSP Amendment, however approval has not yet been obtained. Prior to commencement of work in Phase 1, the applicant shall obtain City Council approval for an amendment to the Salem TSP to modify the alignment of (future) Greencrest Street NE.

Pursuant to SRC 803.035(n), the applicant shall provide a 10-foot public utility easement along the frontage of all internal streets.

The applicant submitted a Traffic Impact Analysis (TIA), prepared by Transight Consulting, LLC and dated February 2019. The TIA included a phasing plan, dated April 26, 2019, for the proposed subdivision. The TIA and phasing plan specify that the following street improvements should occur with each phase as follows:

Phase 1:

- a. Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE (also required by Condition 1 of UGA09-07).
- b. Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 1 frontage of Auburn Road NE (also required by Condition 2 of UGA09-07).
- c. Construct Greencrest Street NE within Phase 1 to Collector B street standards (also required by Condition 4 of UGA09-07).
- d. Construct a westbound-to-southbound left-turn lane at the intersection of Auburn Road NE and (future) Bobcat Street NE (private). Convey additional right-of-way if needed to accommodate the improvement.
- e. Obtain City Council approval for an amendment to the Salem TSP to modify the alignment of (future) Greencrest Street NE.

Phase 2:

- a. Construct a traffic signal at the intersection of Auburn Road NE and Cordon Road NE, and an eastbound-to-southbound right-turn lane, as specified by the TIA and as approved by Marion County Public Works. Convey additional right-of-way if needed to accommodate the improvement.

- b. Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE (also required by Condition 1 of UGA09-07).
- c. Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 2 frontage of Auburn Road NE to the western boundary of the subject property (also required by Condition 2 of UGA09-07).
- d. Construct Greencrest Street NE in Phase 2 to Collector B street standards (also required by Condition 4 of UGA09-07)
- e. Construct westbound-to-southbound and eastbound-to-northbound left-turn lanes at the intersection of (future) Greencrest Street NE and Auburn Road NE, as specified in the TIA. Convey additional right-of-way if needed to accommodate the improvement.

Phase 3:

- a. Construct Greencrest Street NE to State Street to Collector B street standards (also required by Condition 4 of UGA09-07)
- b. Construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of (future) Greencrest Street NE and State Street, as specified in the TIA.

Phase 4:

- a. Convey land for dedication of right-of-way to equal 48 feet from centerline along the Phase 4 frontage of State Street (also required by Condition 1 of UGA09-07).
- b. Align the intersection of Cougar Street NE (private) at State Street with Cougar Court SE in accordance with PWDS.
- c. Construct a minimum 46-foot-wide three-quarter-street improvement along the Phase 4 frontage of State Street (also required by Condition 2 of UGA 09-07).
- d. Construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of (future) Cougar Street NE (private) and State Street, as required by the TIA.

Phase 5:

- a. Construct a traffic signal at the intersection of (future) Greencrest Street NE and State Street as specified in the TIA, and provide an interconnect to the signal at the intersection of Cordon Road NE and State Street.
- b. Construct improvements at the intersection of Cordon Road and State Street for a traffic signal to provide dual eastbound-to-northbound left-turn lanes as specified in the TIA, and construct improvements on Cordon Road NE to accommodate receiving lanes as approved by Marion County Public Works.
- c. Convey land for dedication of right-of-way to equal 48 feet from the centerline along State Street from the eastern boundary of Phase 4 to Cordon Road NE (also required by Condition 1 of UGA09-07)
- d. Construct a minimum 46-foot-wide three-quarter-street improvement along the State Street frontage from the eastern boundary of Phase 4 to Cordon Road NE (also required by Condition 2 of UGA09-07)
- e. Construct a multi-modal multi-use pedestrian and bicycle path along the Phase 5 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works.

Phase 6:

- a. Convey land for dedication of right-of-way to equal 30 feet from centerline along the Phase 6 frontage of Auburn Road NE (also required by Condition 1 of UGA09-07).
- b. Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 6 frontage of Auburn Road NE (also required by Condition 2 of UGA09-07).
- c. Construct a westbound-to-southbound left-turn lane at the intersection of Auburn Road NE and (future) Lynx Street NE (private). Convey additional right-of-way to accommodate the improvement, if needed.
- d. Provide right-of-way and grading for a future Local street connection from (future) Lynx Street NE (private) to the neighboring property at the southwest corner of the intersection of Auburn Road NE at Cordon Road NE (Marion County Assessor's Map and Tax Lot Number 072W29B 00100).
- e. Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 6 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works.

804—Driveway Access: No driveway approaches are proposed to public right-of-way within the proposed development.

805—Vision Clearance: The proposed intersections shall meet the PWDS vision clearance standards set forth in SRC Chapter 805.

809—Wetlands: The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and hydric soils mapped on the property. Prior to commencing work in any mapped wetland area, the applicant shall obtain state/federal wetland permits. Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

810—Landslides: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2 and 3-point landslide hazard areas on the subject property. The proposed activity of a subdivision adds 3 activity points to the proposal, which results in a total of 5-6 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A Geotechnical Investigation, prepared by Redmond Geotechnical Services and dated December 21, 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.

Prepared by: Jennifer Scott, Program Manager
cc: File