

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: October 28, 2019

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
DR-SPR-ADJ19-10 (19-114687-RP)
990 BROADWAY STREET NE
NEW MIXED-USE BUILDING



PROPOSAL

A Class 3 Design Review and Class 3 Site Plan Review application for development of a new mixed-use development with 23 multi-family residential units and approximately 2,400 square feet of ground floor retail space. The subject property is approximately 0.35 acres in size, zoned CO (Commercial Office), within the Broadway/High Street Housing Overlay Zone, and located at 990 Broadway Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W22AD / 08600).

RECOMMENDED CONDITIONS OF APPROVAL

1. Replace the existing alley approach along E Street NE pursuant to PWDS.
2. Close the existing unused driveway along E Street.
3. Obtain awning permits for proposed awnings encroaching into the right-of-way.
4. Replace non-conforming portions of existing sidewalk in conformance with the provisions of SRC Chapter 78 and PWDS.
5. Protect existing street trees during construction in conformance with the provisions of SRC Chapter 86 and PWDS.
6. Proposed bicycle parking within the vision clearance triangle shall comply with SRC Chapter 805.

FACTS

Streets

1. Broadway 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 Conditions—This street has an approximate 52-foot improvement within a 98-foot-wide right-of-way abutting the subject property.

2. E 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 Conditions—This street has an approximate 30-foot improvement within a 55-foot-wide right-of-way abutting the subject property. This street meets the alternative street standard for right-of-way width pursuant to SRC 803.065(a)(2) because the street is fully developed to standards that were in effect at the time it was originally constructed.

Storm Drainage

1. Existing Conditions

- a. A 10-inch storm main is located in Broadway Street NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 12-inch water main is located in Broadway Street NE.
- c. An 8-inch water main is located in E Street NE.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Broadway Street NE.
- b. An 8-inch sewer main is located in the alley abutting the subject property.

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.

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.

The proposed plan shows awnings encroaching into the right-of-way. The applicant shall obtain awning permits. The proposed plan also shows bicycle parking spaces within the vision clearance triangle. The bicycle parking shall comply with SRC Chapter 805.

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 no mapped landslide hazard areas on the subject property.

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—Broadway 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. E Street NE meets the alternative street standard for right-of-way width pursuant to SRC 803.065(a)(2) because the street is

fully developed to standards that were in effect at the time it was originally constructed; therefore, no additional street improvements are required as a condition of the proposed development.

The existing alley approach along E Street does not meet PWDS. Pursuant to SRC 803.040, the applicant shall be required to replace the existing alley approach along E Street NE pursuant to PWDS.

Pursuant to SRC 78.180(a), the applicant shall replace non-conforming portions of existing sidewalk in conformance with the provisions of SRC Chapter 78 and PWDS. Pursuant to SRC Chapter 86, the applicant shall protect existing street trees during construction.

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 driveway access onto Broadway Street NE provides for safe turning movements into the property. Pursuant to SRC 804.060(a)(4), the applicant shall be required to close the existing unused driveway along E Street NE.

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 shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075. The applicant's architect submitted a statement demonstrating compliance with SRC Chapter 71 because the project involves less than 10,000 square feet of new or replaced impervious surface.

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