

## REQUEST FOR COMMENTS

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

CASE NO: DR-SPR-DAP19-12

AMANDA APPLICATION NO.: 19-122763-DR, 19-122762-RP, 19-124614-ZO

ADDRESS: 4485 Kale St NE

ZIPCODE: 97305

HEARD BY: Salem Planning Commission

CASE MANAGER: Olivia Glantz

**SUMMARY:** A Class 3 Design Review, Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new multi-family apartment complex containing eight buildings and a total of 324 dwelling units, with associated parking, play and recreation areas, landscaping, and common building, for property approximately 14.5 acres in size, zoned RM-II (Multi-Family Residential), and located at 4485 Kale Street NE - 97305 (Marion County Assessors Map and Tax lot numbers: 062W32C / 800 and 062W32C / 700).

**REQUEST:** Attached is a copy of the proposal and any related maps. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request. A staff report for this proposal will be prepared by the planning staff from information available to staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

**Comments received by 5:00 P.M., Thursday January 9, 2020** will be considered in the staff report. Comments received after this date will be provided to the review body. **Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail or hand deliver your comments to the Case Manager listed below.**

**SEND QUESTIONS OR COMMENTS TO:** Olivia Glantz, Planner III City of Salem,  
Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343;  
Fax: 503-588-6005; E-Mail: [OGlantz@cityofsalem.net](mailto:OGlantz@cityofsalem.net), <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- \_\_\_\_ 1. We have reviewed the proposal and have no comments.
- \_\_\_\_ 2. We have reviewed the proposal and have the following comments:

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Agency: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Date: \_\_\_\_\_

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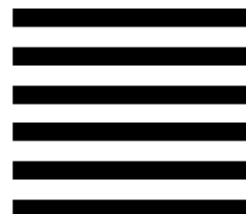


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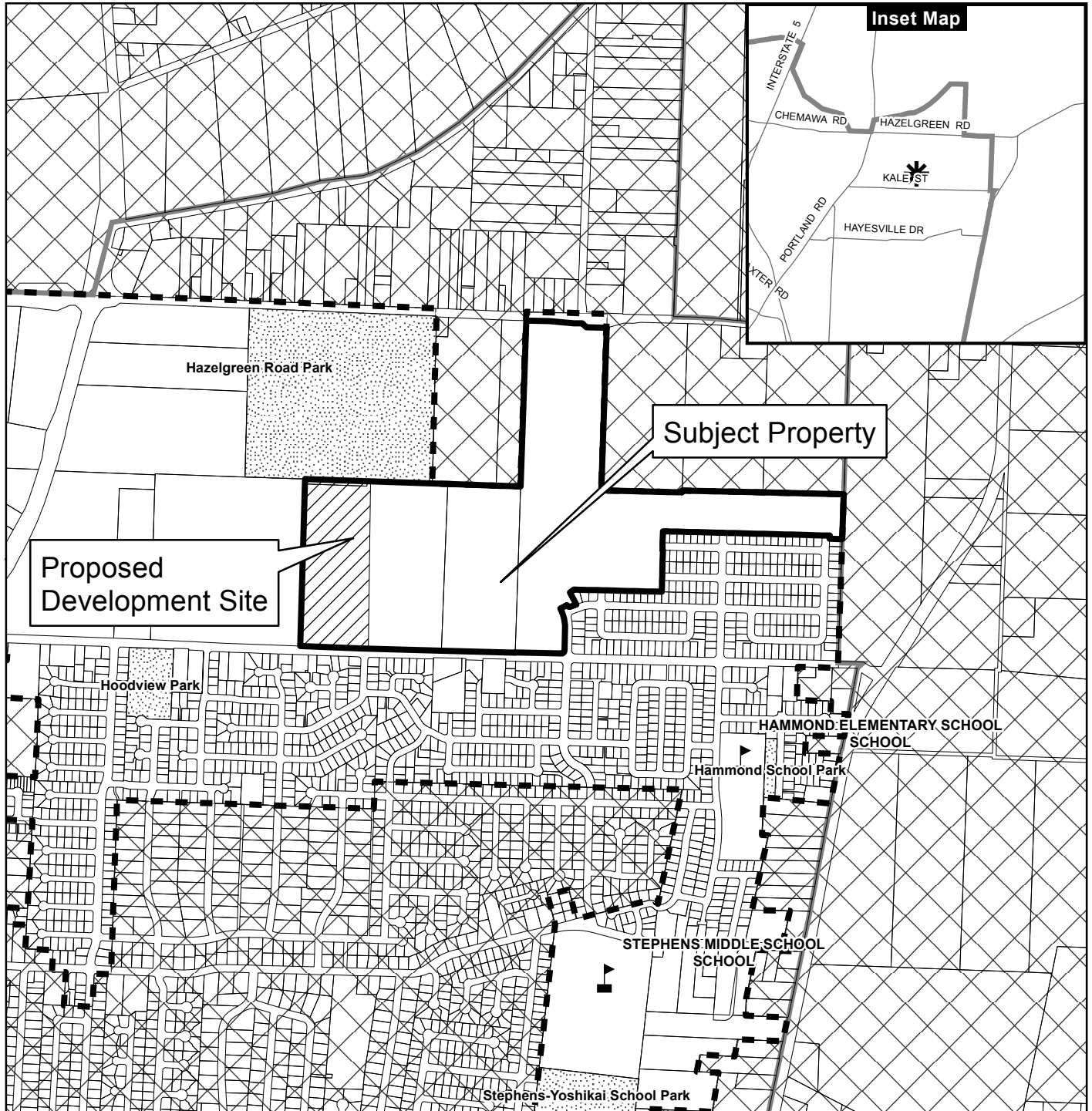


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# Vicinity Map

## 4485 Kale Street NE



### Legend

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

- Parks

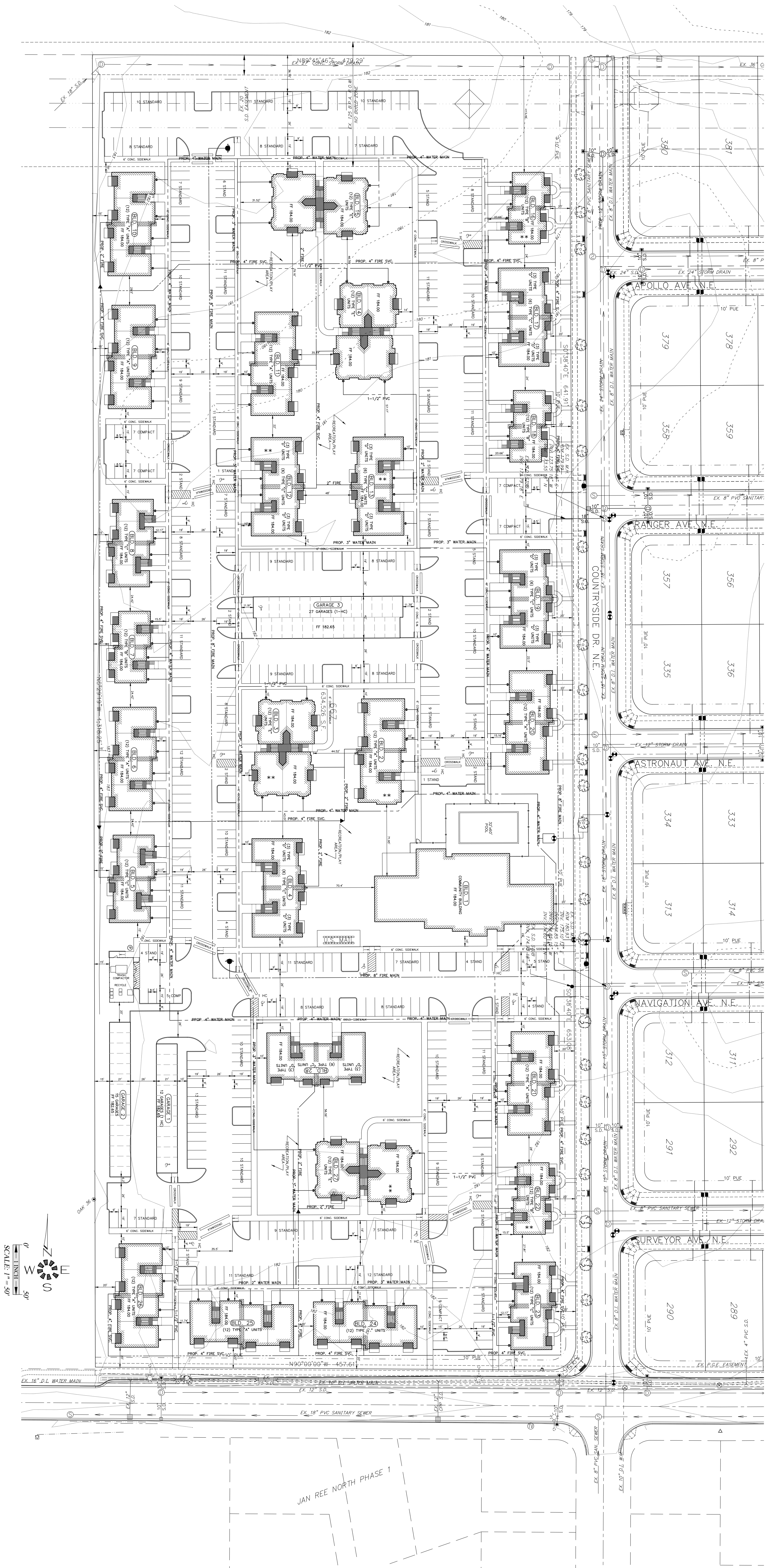
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet

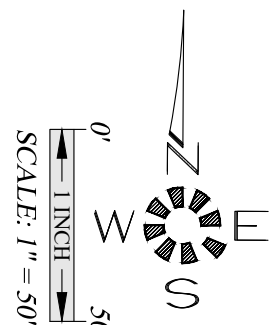


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- 324 TOTAL APARTMENT UNITS
- 120 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
- 48 TYPE "B" STUDIO (549 S.F.) UNITS
- 72 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 36 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS
- 48 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS
- 611 TOTAL PARKING STALLS
- 500 STANDARD STALLS
- 42 COMPACT STALLS
- 14 HANDICAP STALLS
- 54 GARAGES
- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 4 RECREATION/PLAY AREA
- 1 SWIMMING POOL (32'x60')
- 1 U.S. MAIL BOX AREA



## NORTHSTAR APARTMENT COMPLEX

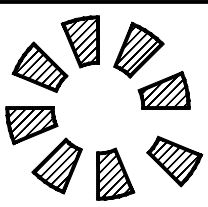
## SITE PLAN

6826p SDR3-SITE

Design:	M.D.G.
Drawn:	C.F.S.
Checked:	---
Date:	OCT 2018
Scale:	AS SHOWN

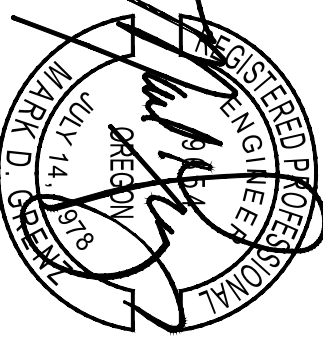
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SDR3



REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. GENTRY  
NO. 14567  
STATE OF OREGON

EXPIRES: 06-30-2021  
JOB # 6826