



Marion County **OREGON**

PUBLIC WORKS

(503) 588-5036

January 16, 2020

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Via email: oglantz@cityofsalem.net

Olivia Glantz, Planner III
City of Salem, Planning Division
555 Liberty Street SE, Room 305
Salem OR 97301-3053

RE: RFC: SUB19-009
4.7Ac / 24-Lots
4560 Center St NE, Salem

Dear Olivia,

MCPW Engineering has received a RFC for the above-referenced property, which had previously received approval under now-expired city land use case SUB16-01. Our commentary is as follows:

BACKGROUND

- 46th Avenue NE, abutting the subject property is a county-maintained street within the UGB. Stormwater drainage from the Burnside Addition county subdivision terminates in a closed system at the subject property's southern boundary, then outfalls via open channel flowing northeasterly before exiting roughly midway along the eastern property line, and thereafter making its way to Center Street by traversing the adjoining east parcel (not a part).

- There is a 1-foot wide reserve strip owned by Marion County at the north end of 46th Avenue, as depicted on the *Burnside Addition* subdivision plat (Deed Record Vol 655 / Pg 302) that will need to be crossed in order to gain access from the south to the subject property, including constructing various anticipated connection improvements, as required by the City.

To: Olivia Glantz, Planner III, City of Salem
From: John Rasmussen, MCPW Engineering
RE: SUB19-09
Date: January 16, 2020

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REQUESTED MCPW ENGINEERING CONDITIONS

- A. Design and construct stormwater infrastructure in order to convey runoff generated from the Burnside Addition subdivision such that it bypasses through the subject property.
- B. Connect to existing pedestrian facilities on 46th Avenue NE.
- C. Furnish engineering plans for Center Street widening and 46th Avenue extension to MCPW Engineering for co-review.
- D. Petition the MC BOC to cross the 1-foot Reserve Strip at the north end of 46th Avenue NE. The likely method will be R/W vacation. Please contact Phil Jones in the MC Survey Dept. for more information.

MCPW ENGINEERING ADVISORY

- E. Adjacent Center Street Public R/W frontage within the UGB is currently unimproved. The need for offsite improvements such as entering pavement taper and potential related drainage improvements is anticipated. To that end, developer extension of full-width improvements to the southeast corner of 44th Avenue NE, including pedestrian connectivity, would render an enhanced outcome for public benefit.

Comments or questions regarding this transmittal can be emailed to jrasmussen@co.marion.or.us or by telephoning (503) 588-5036.

Sincerely,



John Rasmussen
Civil Engineering Associate

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