

TO: Olivia Glantz, Planner III
Community Development Department

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

DATE: January 16, 2020

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
DR-SPR-DAP19-12 (19-122762)
4485 KALE STREET NE
324-UNIT APARTMENT COMPLEX

PROPOSAL

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 Assessor's Map and Tax lot numbers: 062W32C / 800 and 062W32C / 700).

RECOMMENDED CONDITIONS OF APPROVAL

1. Construct up to a three-quarter-street improvement along the frontage of Countryside Drive NE to Local street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.
2. No parking signs shall be placed in compliance with PWDS along the eastern side of Countryside Drive NE.
3. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.
4. Provide an additional pedestrian connection to the future Hazelgreen Park located at the northern boundary of the subject property in accordance with the street spacing standard found in SRC 803.030(a).

FACTS

Streets

1. Kale 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 34-foot improvement within a 68-foot-wide right-of-way abutting the subject property. The boundary improvement abutting the subject property is required to be constructed by land use case number SUB07-13A2 and is currently in review under permit number 18-121135-PC.

2. Countryside Drive 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 is required to be constructed by land use case number SUB07-13A2 and is currently in review under permit number 18-121135-PC.

Storm Drainage

1. Existing Conditions

- a. An 18-inch storm main is located in Countryside Drive NE.
- b. Ditches and storm culverts are located in Kale Street NE.

Water

1. Existing Conditions

- a. The subject property is located within the G-0 water service level.
- b. A 16-inch water main is located in Kale Street NE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 18-inch sewer main is located in Kale Street NE. The sewer main is approximately 18 feet deep.
- b. An 8-inch sewer main is located in Countryside Drive NE. The sewer main is approximately 10 feet deep.

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.

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— The existing configuration of Countryside Drive NE does not appear to meet current standards for a Local classification of street per the Salem TSP. The applicant shall be required to construct up to a three-quarter street improvement along the frontage of the property in accordance with SRC Chapter 803 and PWDS. The TSP standard for Local streets anticipates parking on both sides of the street, dependent

upon multiple driveways along the street that allow for queuing of vehicles. Because the west side of Countryside Drive is limited to two driveway approaches along approximately 1,300 feet of frontage, two-way traffic is unsafe due to inadequate queuing areas. Therefore, the applicant shall be required to install No Parking signs along the eastern boundary of Countryside Drive NE.

The existing configuration of Kale Street NE does not meet current standards for a Minor Arterial street pursuant to the Salem TSP. Street improvements along the frontage of Kale Street NE are required under land use case number SUB07-13A2 and are currently in review under permit number 18-121135-PC.

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 accesses onto Countryside Drive NE provide for safe turning movements into and out of the property.

To provide safe and efficient pedestrian access to the future Hazelgreen Park, the applicant shall provide an additional pedestrian connection to the future Hazelgreen Park located at the northern boundary of the subject property in accordance with the street spacing requirements found in SRC 803.030(a).

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 onsite private water, sewer, and stormwater systems to mains located in Countryside Drive NE.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4) and SRC Chapter 71. The preliminary stormwater design demonstrates 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.

Criteria—A Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;**

Finding—The proposed driveway meets the standards for SRC 804 and PWDS.

(2) No site conditions prevent placing the driveway approach in the required location;

Finding—There are no site conditions prohibiting the location of the proposed driveway.

(3) The number of driveway approaches onto an arterial are minimized;

Finding—The proposed driveway is not accessing onto an arterial street.

(4) The proposed driveway approach, where possible:

- i. **Is shared with an adjacent property; or**
- ii. **Takes access from the lowest classification of street abutting the property;**

Finding—The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—Staff analysis of the proposed driveway and the evidence that has been submitted indicate that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approaches shall be aligned with intersections proposed with SUB07-13A2. The proposed driveway approaches are located on a Local street and do not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development is surrounded by residentially zoned property. The proposed driveways are taken from the lowest classification street abutting the subject property and shall be aligned with streets approved in land use case number SUB07-13A2. The Salem TSP standard for Local streets anticipates parking on both sides of the street, dependent upon multiple driveways along the street that allow for queuing of vehicles. Because the west side of Countryside Drive is limited to two driveway approaches along approximately 1,300 feet of frontage, two-way traffic is unsafe due to inadequate queuing areas. Therefore, the applicant shall be required to install No Parking signs along the eastern boundary of Countryside Drive NE. As conditioned, the driveways as proposed balance the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

Prepared by: Jennifer Scott, Program Manager
cc: File