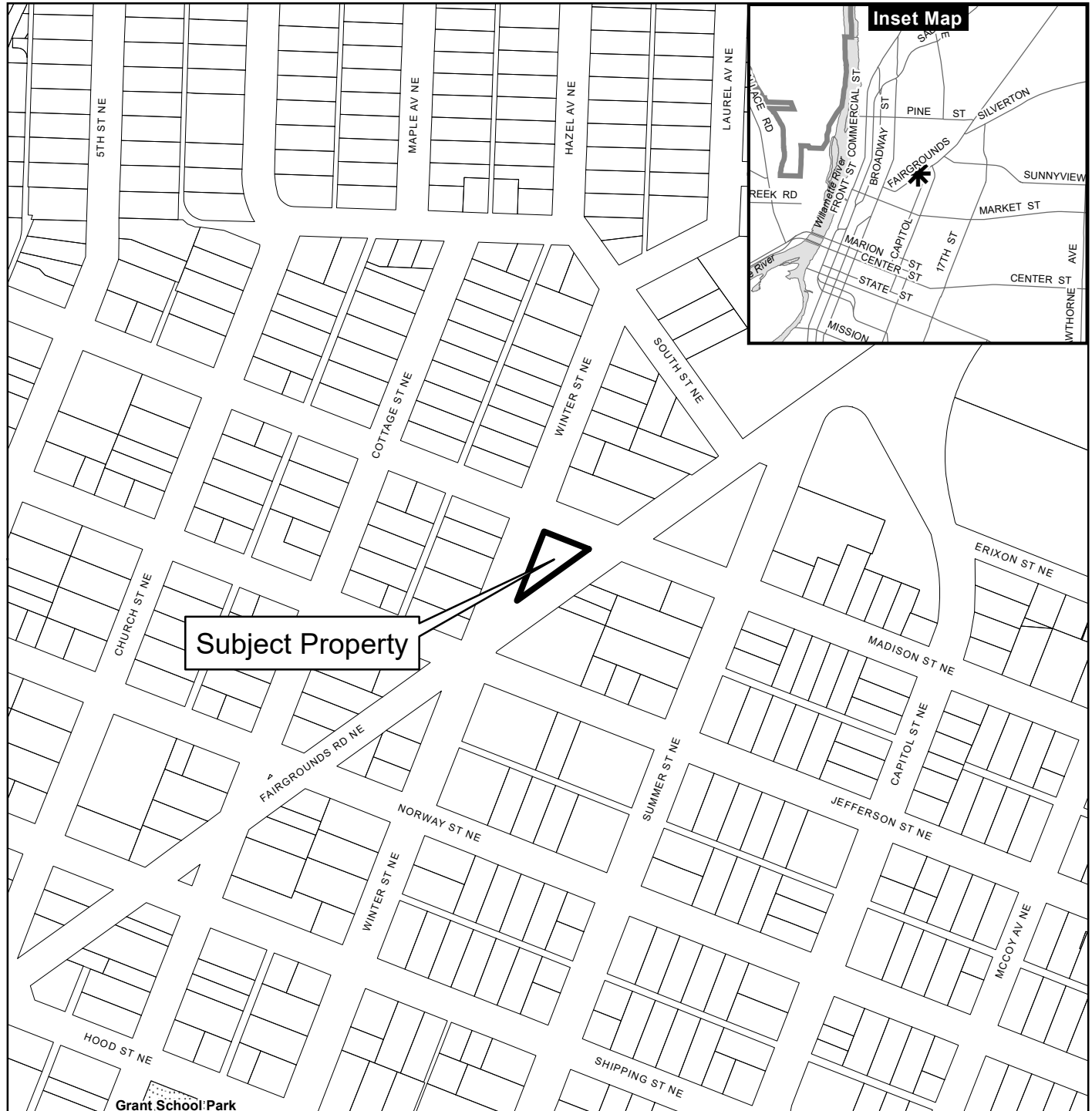


Vicinity Map

1795 Fairgrounds Street NE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

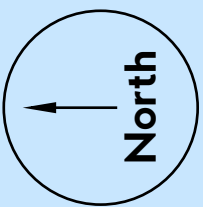
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

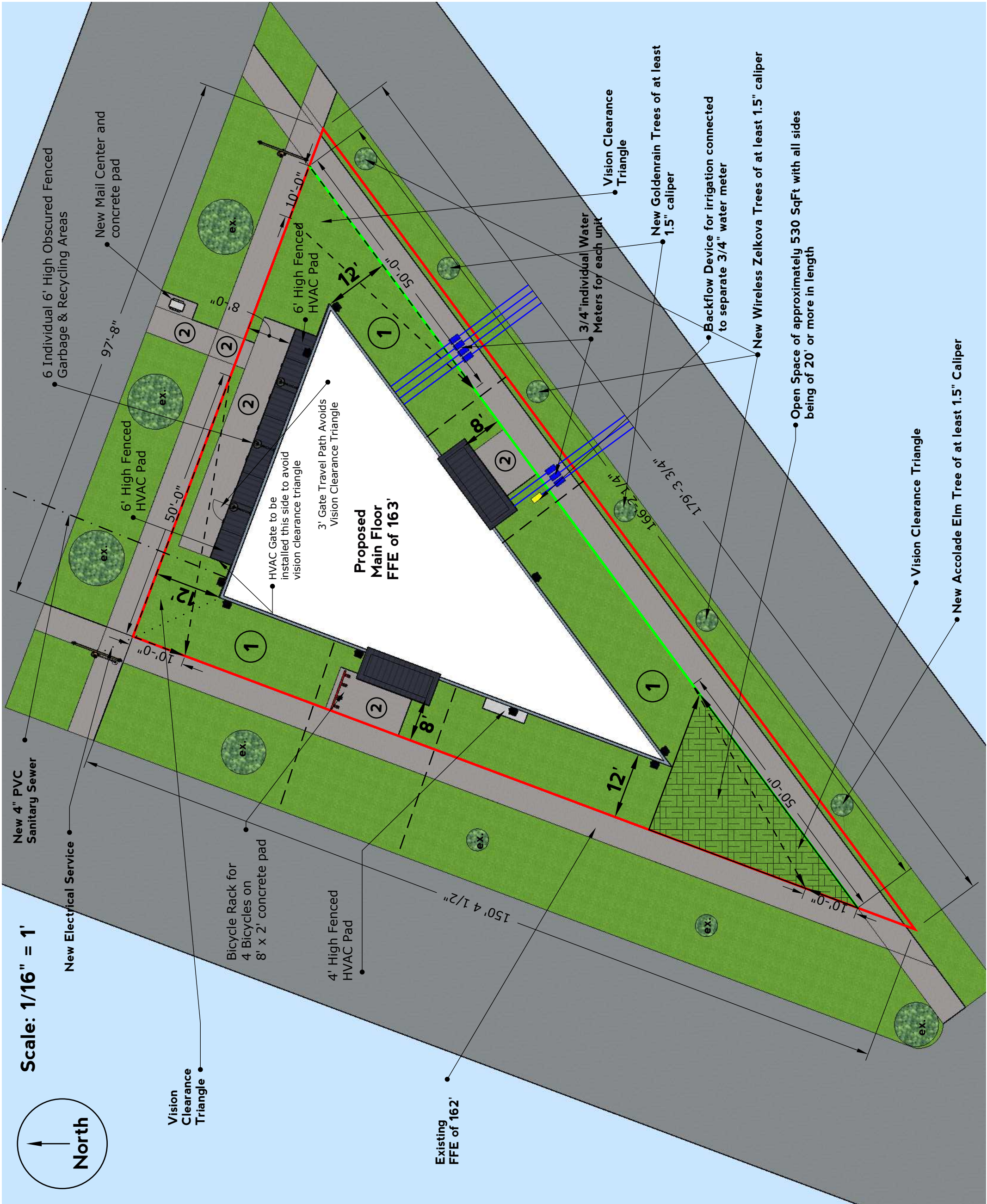
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet





Scale: 1/16" = 1'



295 PATTERSON ST NW
SALEM, OR 97304

SITE ADDRESS	
1795 Fairgrounds Rd NE Salem, OR 97301	
Project Name	
TRIANGLES	
Contact Information	
Brandon Fahiman 503-930-2786 bfahiman@gmail.com	
Page Title	
Proposed Site Plan	
KEY	
ex. = existing	
Existing Property Lines	
Property Line after ROW	
New Electrical Service	
New 4" PVC Sanitary Sewer	
New 3" PVC Rain Drains	
1 Landscaped Areas (Type A)	
2 New Pedestrian Paths	
Existing Conditions	
Total Site Area: 7,345 SqFt Use: Vacant Land NOT located in a flood plain	
Proposed (After ROW Dedication)	
Total Site Area: 6,194 SqFt Landscaped Areas: 3,111 SqFt Percent Landscaped Open Space: 50%	
A1.01	

SITE ADDRESS
1795 Fairgrounds Rd NE Salem, OR 97301
Project Name
TRIANGLES
Contact Information
Brandon Fahlman 503-930-2786 bfahlman@gmail.com
Page Title
Main Floor



SITE ADDRESS
1795 Fairgrounds Rd NE Salem, OR 97301
Project Name
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Contact Information
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Page Title
Second Floor





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Page Title
Elevations

SITE ADDRESS
1795 Fairgrounds Rd NE Salem, OR 97301
Project Name
TRIANGLES
Contact Information
Brandon Fahlman 503-930-2786 bfahlman@gmail.com
Page Title
Written Statement

It is my intent to construct a six-unit apartment complex on the site located at 1795 Fairgrounds Rd NE, Salem, OR 97301. Multifamily is a permitted use within the Commercial Office zone (CO). I believe that my site plan and design meet the current written Salem Revised Code standards applicable to the site with the exception of three Adjustments to the written standards.

The first Adjustment is specific to the building setback lines along Fairgrounds Rd NE and Winter St NE. The minimum setback lines which makeup the potential buildable footprint for the site total approximately at 246 lineal feet. I am requesting a setback reduction from 12’ to 8’ for a 14’ portico along Fairgrounds Rd and a setback reduction from 12’ to 8’ for a 12’ portico along Winter St NE. This specific request is an Adjustment to approximately 10.6% of the minimum setback lines. The remaining 220 lineal feet of the building shall meet current code. The purpose for this Adjustment is to create aesthetically pleasing and interesting building elevations along these streets while meeting the 4’ differentiation in roof line elevation along a horizontal roof line of 75’ or more (see SRC Sec. 702.015(e)(6)). These two porticos will provide shared access for six total units (three units per shared access) and will also address the code requirement found in SRC 702.015(e)(4). Because these two shared access porticos provide access to six units it is not necessary to provide a third shared access along Madison St NE despite the code indicating all building frontages within 25 feet of the property line are required (see SRC 702.015(e)(3)). The intent of SRC 702.015(e)(3) is to orient buildings or ground level units to the street. The two shared access porticos orient all six units (not just the ground level units) to the street and exceed the code standard of 4 units per access. I have included a preliminary site plan and street elevations to illustrate the request.

The second Adjustment is specific to the unit density allowed within the CO zone. CO zoning code indicates that the total lot area for a 6-unit multifamily building consisting of 1-bedroom units must be at least 9500 SqFt in size. At present, the site is approximately 7345 SqFt. The Public Works department has indicated a 6’ section of Right of Way along Fairgrounds Rd NE must be dedicated to the City of Salem. This further reduces the size of the site to approximately 6194 SqFt. The current code misses an opportunity to provide lower cost housing to the City of Salem. The recent "Salem Housing Needs Analysis and Economic Opportunities Analysis" completed by ECONorthwest indicates that the City of Salem look for more ways to provide affordable multifamily housing by "encouraging redevelopment of underutilized lands". This site has remained vacant since 1962. ECONorthwest also wrote in their Analysis that Salem "has a significant affordability gap. This gap suggests that the region needs more lower cost housing, which in turn may be addressed through higher density and smaller housing types." I believe that 6 units for this site is the appropriate increase in density when considering the use of the available underutilized public street parking. I believe that a two story building (as opposed to three stories) mitigates the impact to the privacy the neighbors currently enjoy.

The unique size and shape of the parcel does not allow for efficient development of a Commercial use. It would be financially impractical to place a new commercial building of adequate size and meet the on-site parking requirements of the site without elevating the building above a parking area. The most recent multifamily code updates point to multifamily development as being the highest and best use for this site.

I do not plan to provide parking for this project. The recent update to the Multifamily Design Standards provides that any multifamily project located within 1/4 mile of Cherriot’s Core Network need not provide parking. When considering this design standard I also considered the impact to the immediate neighborhood. On-street parking is the cause of many disputes among neighbors. The unique characteristics of this site allow for street parking on all three sides of the site for a total of over 370 lineal feet of street parking (17 total available 20’ long spaces). I have taken over two dozen photos of the site, since February 2020, at different times on different days of the week including weekends and evenings. Not once has there been a vehicle parked along any of three available street frontages other than my own vehicle. I believe that the available street parking on this site will heavily mitigate any potential problems with the immediate neighbors.

The third Adjustment is specific to the access provided from the units to the common open space and for the access from the units to the garbage/recycling areas. Access to these areas will be provided via the new public pedestrian pathways to be installed by the developer. It is impractical to install parallel private pedestrian pathways to connect the open space, mail center, building entrances, and garbage/recycling areas.Lighting will be provided on the exterior of the building and will illuminate the common building entrances, the public pedestrian pathways which connect the common open space to the main building entrances and the public pedestrian pathways which connect the main building entrances to the garbage, recycling, and mail areas.

Approximately 50% of the site is to be landscaped open space with Type A landscaping. The landscaping plan will be submitted later, prior to the issuance of final permitting. A triangular common open space of approximately 530 square feet is provided at the Southern end of the development to satisfy the requirement found in SRC 702.015(a)(1)(A).

Garbage or recycling areas are separately provided for each tenant with lockable fenced concrete pads with direct pedestrian pathway access to Madison St NE. Initial conversations with Republic Services have been positive regarding the proposed setup. Each tenant will be able to order their own garbage or recycling service. The 6' high fences are outside of the required vision clearance triangles as detailed on the site plan.

There are two common main building entrances provided to a well-lit common hallway. Stair access is provided to the upper three units and the main floor units take access from the common hallway. All main level units will be built to be ADA adaptable. Building entrances, garbage areas, mail center and pad, and new pedestrian pathways are to be ADA compliant and will be illuminated.

Four bicycle spaces are provided on a 2' by 8' concrete pad at the Winter St main entrance to the proposed building.



MEMO

TO: Olivia Dias, Planner III
Community Development Department

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

DATE: June 4, 2020

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ-DR20-21 (20-106698-RP)
1795 FAIRGROUNDS ROAD NE
6-UNIT MULTI-FAMILY DEVELOPMENT**

PROPOSAL

Class 3 Site Plan Review for a six-unit multi-family development on property approximately 7,345 square feet in size, zoned CO (Commercial Office), and located at 1795 Fairgrounds Road NE (Marion County Assessor Map and Tax Lot 073W23BA / 3600).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Fairgrounds Road NE and sufficient right-of-way to accommodate public infrastructure at the property corners.
2. Remove the existing sidewalk and construct sidewalk parallel to and one foot from the adjacent right-of-way along the Fairgrounds Road NE frontage of the property.
3. Provide street trees to the maximum extent feasible along all property frontages pursuant to SRC 86.015(e).

FACTS

Streets

1. Fairgrounds Road 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 44-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Madison 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 66-foot-wide right-of-way abutting the subject property.

3. Winter 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 75-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. An 18-inch storm main is located in Fairgrounds Road NE.
- b. A 36-inch storm main is located in Madison Street NE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 2-inch water main is located in Fairgrounds Road NE. Mains of this size generally convey flows of 30 to 100 gallons per minute.
- c. 8-inch water mains are located in Madison Street NE and Winter Street NE. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. 18-inch sewer mains are located in Fairgrounds Road NE and Madison Street NE.

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 proposed development 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 or hydric soils.

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. The proposed development is assigned 3 activity points. A total of 3 points indicates a low landslide hazard risk.

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 condition of Fairgrounds Road NE does not meet current right-of-way standards for its classification of street per the Salem TSP. The applicant shall convey for dedication a half-width right-of-way up to 36 feet to Minor Arterial street standards and adequate right-of-way at the property corners as specified in the PWDS. The Director has authorized an alternative street standard for the street improvement width of Fairgrounds Road NE pursuant to SRC 803.065(a)(2). However, the existing sidewalk does not meet accessibility standards, and the applicant shall be required to construct sidewalk parallel to and one foot from the adjacent right-of-way along the Fairgrounds Road NE frontage of the property. In addition, the street is lacking street trees; therefore, the applicant shall provide street trees to the maximum extent feasible pursuant to SRC 86.015(e) along the Fairgrounds Road NE frontage.

The existing configuration of Madison Street NE meets or exceeds the current standards for its classification of street per the Salem TSP. Therefore, no additional improvements are required along the Madison Street NE frontage.

The existing configuration of Winter Street NE meets or exceeds the current standard for its classification of street pursuant to the Salem TSP, with the exception of street trees. The applicant shall provide street trees to the maximum extent feasible pursuant to SRC 86.015(e) along the Winter Street NE frontage.

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 proposed development does not include a driveway approach or onsite parking areas.

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. However, the applicant has proposed to connect new water meters to the existing 2-inch main in Fairgrounds Road NE, which is not adequate to serve the proposed development. New water meters shall be taken from either the 8-inch water main in Madison Street NE or the 8-inch water main in Winter Street NE.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to PWDS and to the satisfaction of the Public Works Director. The applicant is advised that the trash area shall be designed in compliance with PWDS.

RESPONSE TO CITIZEN COMMENTS

1. Crash history: A citizen response expressed concern regarding safety of the street layout and abutting intersections to the subject property. Public Works staff has investigated the crash history of the surrounding area and will continue to evaluate the need for public improvements. No additional improvements are required at this time for the proposed development.
2. Vision clearance: A citizen expressed concern regarding visibility for drivers at intersections surrounding the proposed development because of parked cars. On-street parking is allowed with the vision clearance area pursuant to SRC 805.010(a)(3), and it is not prohibited on Fairgrounds Road NE except within 50 feet of a STOP sign.

Prepared by: Jennifer Scott, Program Manager
cc: File