



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Zoning Adjustment / Class 1 Design Review Permit Case No. SPR-ADJ-DR20-30
PROPERTY LOCATION:	4072 Market St NE / 97301
NOTICE MAILING DATE:	July 13, 2020
PROPOSAL SUMMARY:	A proposal for a new 28-unit multi-family complex.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>Monday July 27, 2020 at 5:00 P.M.</u> Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Olivia Dias, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@cityofsalem.net
NEIGHBORHOOD ORGANIZATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review, 250.005(d)(2) – Class 2 Adjustments, 225.005(e)(1) – Class 1 Design Review Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Kerley Properties, LLC (Paul Kerley)
APPLICANT(S):	Brandie Dalton, Multi/Tech Engineering, on behalf of Commercial Street Resources
PROPOSAL REQUEST:	<p>Class 3 Site Plan Review, a Class 2 Adjustment and Class 1 Design Review permit for a 28-unit multi-family development. The Adjustment requested is:</p> <ul style="list-style-type: none"> To reduce the minimum setback abutting the north property line from five-feet to zero-feet. <p>For property approximately 1.11 acres in size, zoned RM-II (Multiple Family Residential II) and located at the 4000 Block Market Street NE (Marion County Assessor Map and Tax Lot 072W19BD03501).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 20 107231</p>

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Zoning Adjustment / Class 1 Design Review Case No. SPR-ADJ-DR20-30

PROJECT ADDRESS: 4072 Market St NE, Salem OR 97301

AMANDA Application No.: 20-107231-RP / 20-107232-ZO / 20-107235-DR

COMMENT PERIOD ENDS: Monday, July 27, 2020 at 5:00 P.M.

SUMMARY: A proposal for a new 28-unit multi-family complex.

REQUEST: Class 3 Site Plan Review, a Class 2 Adjustment and Class 1 Design Review permit for a 28-unit multi-family development. The Adjustment requested is:

- To reduce the minimum setback abutting the north property line from five-feet to zero-feet.

For property approximately 1.11 acres in size, zoned RM-II (Multiple Family Residential II) and located at the 4000 Block Market Street NE (Marion County Assessor Map and Tax Lot 072W19BD03501).

The Planning Department is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. 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.

Comments received by 5:00 P.M., Monday July 27, 2020 will be considered in the decision process. Comments received after this date will be not considered. **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 your comments to the Case Manager.**

CASE MANAGER: Olivia Dias, Planner III, Phone: 503-540-2343; E-Mail: odias@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

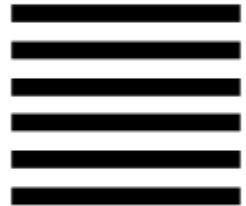


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UNITED STATES



POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map

4072 Market Street NE



Legend

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

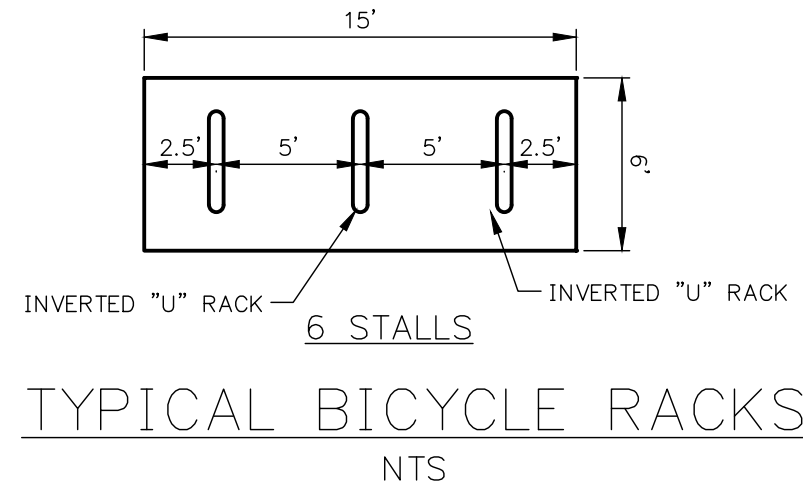
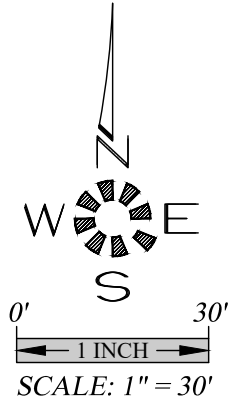
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNWAYS SLOPES LESS THAN 5% AND GROSS SLOPE LESS THAN 2% MAX. LANDINGS AT THE BOTTOM OF STAIRS AND AT THE FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSCC 2010 CHAPTER 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSII A117.1 AND CHAPTER 11 OF THE 2010 OSCC.
5. 2% OF THE LIVING UNITS OR (2) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE UNITS. UNITS INCLUDE A 1 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSII A117.1.

- ▣ - WALL PACK LIGHTS MOUNTED ON BUILDINGS
- Ⓟ - POLE LIGHT MAXIMUM 14' TALL
- Ⓢ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMP
- 🚲 - 6 BICYCLE SPACES PER RACK

48 TOTAL PARKING STALLS
24 STANDARD STALLS
21 COMPACT STALLS
2 HANDICAP STALLS
1 LOADING ZONE
6 TOTAL BICYCLE SPACES (4 REQUIRED)
(1) BIKE RACK

1 TRASH / RECYCLE
2 PLAY / RECREATION AREAS
1 U.S. MAIL BOX AREA

**** THE INDICATED LOWER FLOOR UNIT IN BUILDING 4 IS TO BE TYPE A UNIT IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2**

PRELIMINARY SITE PLAN

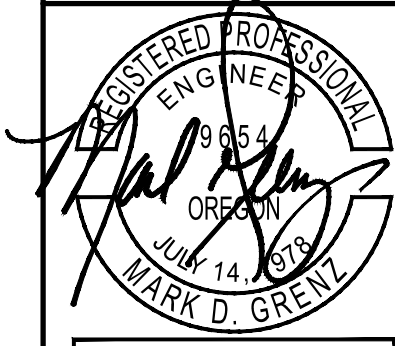
MARKET STREET APARTMENTS

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

06947p SUK3-SITE

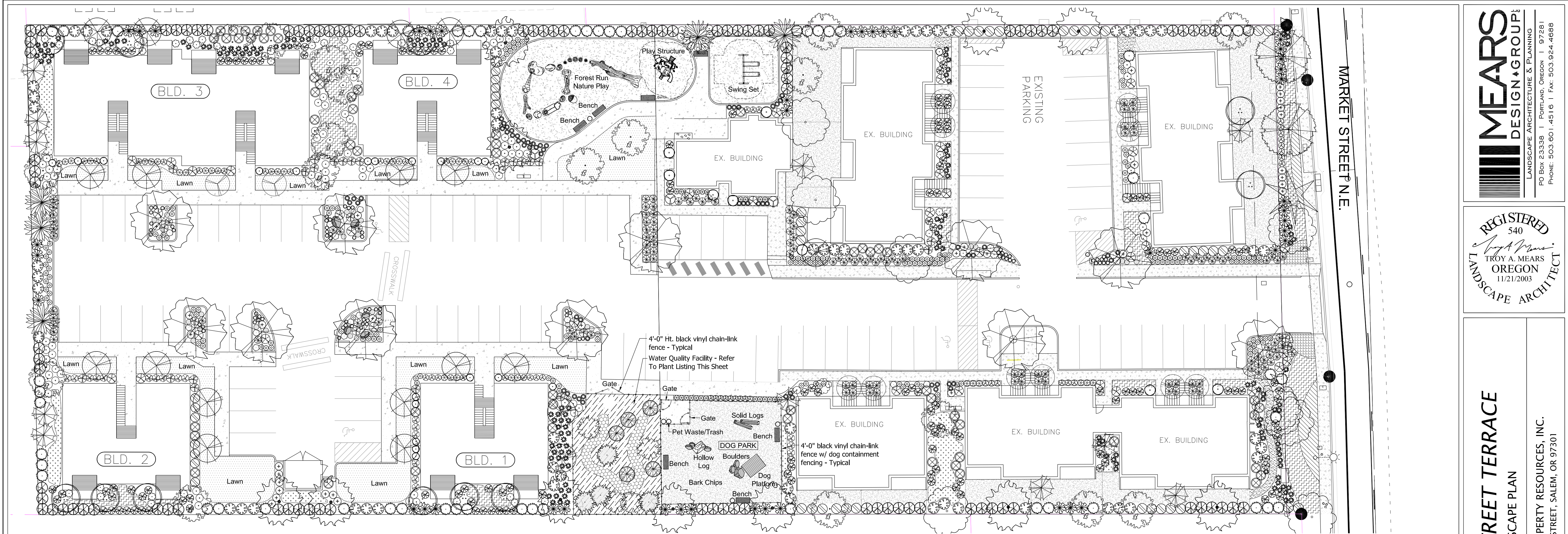
Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: APRIL 2019
Scale: AS SHOWN



EXPIRES:	06-30-2021
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JOB # 6847

SDR3




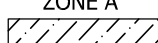
PLANTING KEY

RAIN GARDEN

PLANTING RATES

PLANT TYPE	PLANTING AREA (SQ FT)	PLANTING DENSITY (PER SQ FT)	NUMBER OF PLANTS	NUMBER OF SPECIES
HERB PLANTS	310	X 1.78 (9" o/c)	= 552	4

ZONE 1		WET: STANDING OR FLOWING WATER/NEARLY CONSTANT SATURATION; ANAEROBIC SOILS 310 SQ FT				
						
HERB PLANTS	310	X	1.78 (9" o/c)	=	552	4

ZONE A		SEASONAL SATURATED / TEMPORARY INUNDATED ZONE 1,386 SQ FT						
								
TREES	1,386	/	100	X	=	14	3	
LG. SHRUB / SM. TREE	1,386	/	100	X	4	=	56	3
SHRUBS	1,386	/	100	X	3	=	42	3
GROUND COVER	1,386	x	.75	X		=	1,040	4

Landscape Type (C): Min. 1 PU per 20 sf of landscape area.

Site private landscape area: 29,467 SF

Minimum PU's required for site landscaping: 1,473 PU's

Proposed Landscape to meet City of Salem Standard

PLANT MATERIAL	Quantity per Sheet L101	Plant Unit (PU) Value	Total PU per plan
Mature Tree	5	x 15	75
Shade Tree	71	x 10	710
Evergreen/Conifer Tree	16	x 5	80
Ornamental Tree	11	x 5	55
Large deciduous or evergreen shrub	578	x 2	1,156
Small deciduous or evergreen shrub	968	x 1	968
Lawn or other groundcover	1,767	/ 50	35
TOTALS:	3,416		3,079

RAIN GARDEN FACILITY

(REFER TO PLANTING DETAILS SHEET L1.2)

ZONE 1	SEASONAL SATURATED / TEMPORARY INUNDATED ZONE - TREATMENT AREA 310 SQ FT
Plant Communities	Minimum Species Composition Minimum Rooting Size Minimum Plant Height Spacing Format

Slough Sedge (Carex obnupta)	138	Plug	6"	9" o/c.
Creeping Spike Rush (Eleocharis palustris)	138	Plug	6"	9" o/c.
Spreading Rush (Juncus patens)	138	Plug	6"	9" o/c.
Small Fruited Bulrush (Scirpus microcarpus)	138	Plug	6"	9" o/c.
Total Herbaceous Plants	552			

ZONE 2/3	SEASONAL SATURATED / TEMPORARY INUNDATED ZONE 1,386 SQ FT
Plant Communities	Minimum Species Composition Minimum Rooting Size Minimum Plant Height Spacing Format

W. Saskatoon Serviceberry (Amelanchier alnifolia)	5	1.5" Cal.		
Incense Cedar (Calocedrus decurrens)	5	6' Ht.		
Western Red Cedar (Thuja plicata)	4	6' Ht.		
Total Tree	14			

Western Beaked Hazelnut (Corylus cornuta)	6	3 Gal.		
Oceanspray (Holodiscus discolor)	25	3 Gal.		
Indian Plum (Omleria cerasiformis)	25	3 Gal.		
Total Large Shrubs / Small Tree	56			

Red-flowering Currant (Ribes sanguineum)	14	1 gal.		
Snowberry (Smphoricarpus alba)	14	1 gal.		
Kelsey Dogwood (Cornus sericea 'Kelsey')	14	1 gal.		
Total Small Shrubs	42			

Oregon Iris (Iris tenax)	260	1 gal.		
Western Fescue Grass (Festuca occidentalis)	260	1 gal.		
California Brome Grass (Bromus carinatus)	260	1 gal.		
Sword Fern (Polystichum munitum)	260	1 gal.		
Total Groundcover	1,040			

PLANT MATERIALS LISTING:

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
⊙	Acer palatum 'Sango Kaku' Coral Bark Maple	11	6-7"	B&B	Multi-stem Collected
⊙	Acer rubrum 'Armstrong' Armstrong Columnar Maple	19	1.5" Cal.	B&B	
⊙	Cercidiphyllum japonicum Katsura	11	1.5" Cal.	B&B	
⊙	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	11	6-7"	B&B	
⊙	x Cuspressocyparis leylandii 'Naylor's Blue' Naylor's Blue Cypress	5	6-7"	B&B	
⊙	Magnolia grandiflora 'TMGH' Alta Magnolia	12	1.5" Cal.	B&B	
⊙	Styrax japonica Japanese Snowbell	18	1.5" Cal.	B&B	
⊙	Tilia cordata 'Greenspire' Greenspire Linden	2	2" Cal.	B&B	Street Tree
⊙	Zelkova serrata 'Village Green' Village Green Zelkova	11	2" Cal.	B&B	Parking Lot
	Total Trees	100			

APPROXIMATE LANDSCAPE AREA

LAWN AREA:	3,885 SF
PRIVATE PLANTING AREA:	23,886 SF
R-O-W PLANTING AREA:	1,868 SF
RAIN GARDEN FACILITY:	1,696 SF
TOTAL LANDSCAPE AREA:	31,335 SF

PLANT MATERIALS LISTING:

SYM	SHRUBS/GRASSES	QTY.	SIZE	CONDITION	REMARKS
⊙	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	33	1 Gal	Can	
⊙	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	55	1 Gal	Can	
⊙	Calamagrostis x acutiflora 'Karl Foerster' Foerster's Feather Reed Grass	46	1 Gal	Can	
⊙	Choisya ternata 'Sundance' Sundance Mexican Orange	42	5 Gal	Can	
⊙	Cornus 'Elegantissima' Variegated Redtwig Dogwood	55	5 Gal	Can	
⊙	Cornus sericea 'Kelsey' Kelsey Dwarf Redtwig Dogwood	88	1 Gal	Can	
⊙	Euonymus fortunei 'Gold Splash' Gold Splash Euonymus	167	1 Gal	Can	
⊙	Euonymus japonicus 'Silver King' Silver King Euonymus	46	5 Gal	Can	
⊙	Hydrangea 'Cityline' Dwarf Hydrangea	44	2 Gal	Can	
⊙	Hydrangea paniculata 'Littlelime' Littlelime Hydrangea	29	2 Gal	Can	
⊙	Imperata cylindrica 'Rubra' Japanese Blood Grass	27	1 Gal	Can	
⊙	Juniperus chinensis 'Spartan' Spartan Juniper	3	3-4"	B&B	
⊙	Pennisetum alopecuroides 'Hamel' Dwarf Fountain Grass	16	1 Gal	Can	
⊙	Pieris japonica 'FIRE N ICE' FIRE N ICE Lily of the Valley	28	5 Gal	Can	
⊙	Polystichum munitum Sword Fern	148	1 Gal	Can	

PLANT MATERIALS LISTING:

SYM	SHRUBS/GRASSES	QTY.	SIZE	CONDITION	REMARKS
⊙	Ribes sanguineum 'King Edward VII' King Edward Flowering Currant	51	5 Gal	Can	
⊙	Rhododendron 'PJM Elite' PJM Elite Rhododendron	37	18-24"	Can	
⊙	Rosa 'Double Red Knockout' Double Red Knockout Rose	19	2 Gal	Can	
⊙	Rosa 'Pink Supreme Carpet' Pink Supreme Carpet Rose	130	1 Gal	Can	
⊙	Sarcococca confusa Fragrant Box	132	2 Gal	Can	
⊙	Thuja plicata 'Smaragd' Emerald Green Arborvitae	93	5-6"	B&B	
⊙	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	62	5 Gal	Can	
	Total Shrubs	1,351			

SYM	GROUNDCOVER/PERENNIALS	QTY.	SIZE	CONDITION	SPACING
⊙	Rubus calycinoides 'Emerald Carpet' Creeping Raspberry	190	4"	Pots	24" O.C.
⊙	Vinca minor 'Bowles' Bowles Common Periwinkle	470	4"	Pots	24" O.C.
⊙	Hakonechloa macra 'All Gold' All Gold Japanese Fountain Grass	155	1 Gal.	Can	18" O.C.
⊙	Hemerocallis 'Stella d'oro' Stella d'oro Daylily	71	1 gal	Can	24" O.C.
⊙	Rudbeckia fulgida 'Goldsturm' Black Eye Susan	62	1 Gal	Can	
⊙	Seasonal Color (annual plantings) (3) rotations of plants per year	160 SF			
⊙	Lawn (hydoseed or sod)	3,885 SF			
⊙	1/4" minus crushed rock pathway (3" depth minimum)	260 SF			
⊙	Wood chips - (4" depth minimum)	6,220 SF			
⊙	Wood chips (Playground area) - (12" depth minimum)	3,150 SF			

REV.	DATE	DESCRIPTION
5/27/2020		City Comments

SHEET NAME:
PLANTING PLAN

DRAWN BY:	CL
CHECKED BY:	TM
ISSUE DATE:	1/21/2020
JOB NO.:	1925

SHEET:
L1.1
OF 2