

## REQUEST FOR COMMENTS

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

**REGARDING:** Modification of Phased Subdivision Case No. CPC-ZC-PUD-SUB-ADJ19-08MOD1

**PROJECT ADDRESS:** 255 Cordon Road NE, Salem OR 97301

**AMANDA Application No.:** 20-117240-LD

**COMMENT PERIOD ENDS:** Wednesday, December 9, 2020 at 5:00 P.M.

**SUMMARY:** A modification to the East Park Estates Planned Unit Development Subdivision resulting in an adjustment to the northwestern property boundary.

**REQUEST:** A modification to a previously approved phased Subdivision (Case No. CPC-ZC-PUD-SUB-ADJ19-08), resulting in an adjustment to the northwestern property boundary, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

The Planning Division 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., Wednesday, December 9, 2020,** will be considered in the decision process. Comments received after this date will be not considered. **\*\*PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.\*\***

**CASE MANAGER:** Aaron Panko, Planner III, Phone: 503-540-2356; E-Mail: [APanko@cityofsalem.net](mailto:APanko@cityofsalem.net)

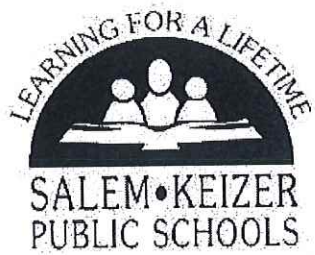
For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

### 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: See attached
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: \_\_\_\_\_  
Salem-Keizer Public Schools, Planning and Property Services  
Address: \_\_\_\_\_  
3630 State Street, Salem OR 97301  
David Fridenmaker, Manager  
Phone: \_\_\_\_\_  
503-399-3335  
Email: \_\_\_\_\_  
Date: 12/8/20

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



DAVID FRIDENMAKER, Manager  
Facility Rental, Planning, Property Services  
3630 State Street, Bldg. C • Salem, Oregon 97301-5316  
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

December 8, 2020

Aaron Panko, Planner III  
Planning Division, City of Salem  
555 Liberty Street SE, Room 305  
Salem OR 97301

RE: Land Use Activity Case No. CPC-ZC-PUC-SUB-ADJ19-08MOD1, Northern Area in Auburn Elem. School Attendance Boundary

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

#### **IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY**

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Auburn	Elementary	K thru 5
Houck	Middle	6 thru 8
North Salem	High	9 thru 12

Table 1

#### **SCHOOL CAPACITY & CURRENT ENROLLMENT**

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.



School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Auburn	Elementary	570	718	79%
Houck	Middle	1,052	1,224	86%
North Salem	High	2,076	2,248	92%

Table 2

### POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	450	SF	0.194	87
Middle	450	SF	0.101	45
High	450	SF	0.143	64

Table 3

### POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Auburn	Elem.	570	33	87	120	718	96%
Houck	Mid.	1,052	18	45	63	1,224	91%
North Salem	High	2,076	33	64	97	2,248	97%

Table 4

### ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Auburn	Elementary	Walk Zone
Houck	Middle	Eligible for School Transportation
North Salem	High	Eligible for School Transportation

Table 5

### ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	87	\$60,840	\$5,296,080
Middle	45	\$72,735	\$3,273,075
High	64	\$84,630	\$5,416,320
TOTAL			\$13,982,475

Table 6

\*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2020 Second Quarter.

#### School District Fiber Utility Lines:

Buried fiber runs along the north side of Auburn Rd. NE and along the east side of Cordon Rd. NE adjacent to the subject parcels.

Sincerely,

David Fridenmaker, Manager  
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer, David Hughes, Director – Custodial, Property and Auxiliary Services, T.J. Crockett, Director of Transportation





DAVID FRIDENMAKER, Manager  
Facility Rental, Planning, Property Services  
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Christy Perry, Superintendent

December 8, 2020

Aaron Panko  
Planning Division, City of Salem  
555 Liberty Street SE, Room 305  
Salem OR 97301

RE: Land Use Activity Case No. CPC-ZC-PUC-SUB-ADJ19-08MOD1, Southern Area in Eyre Elem.  
School Attendance Boundary

The City of Salem issued a Request for Comments for a Land Use Case as referenced above.  
Please find below comments on the impact of the proposed land use change on the Salem-Keizer  
School District.

#### **IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY**

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Eyre	Elementary	K thru 5
Houck	Middle	6 thru 8
South Salem	High	9 thru 12

Table 1

#### **SCHOOL CAPACITY & CURRENT ENROLLMENT**

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Eyre	Elementary	579	616	94%
Houck	Middle	1,052	1,224	86%
South Salem	High	2,223	1,797	124%

Table 2

### POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	192	SF	0.194	37
Middle	192	SF	0.101	19
High	192	SF	0.143	27

Table 3

### POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Eyre	Elem.	579	2	37	39	616	100%
Houck	Mid.	1,052	18	19	37	1,224	89%
South Salem	High	2,223	112	27	139	1,797	131%

Table 4

### ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the



path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Eyre	Elementary	Eligible for School Transportation
Houck	Middle	Walk Zone
South Salem	High	Eligible for School Transportation

Table 5

## ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	37	\$60,840	\$2,251,080
Middle	19	\$72,735	\$1,381,965
High	27	\$84,630	\$2,285,010
TOTAL			\$5,918,055

Table 6

\*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2020 Second Quarter.

### School District Fiber Utility Lines:

Buried fiber runs along the north side of Auburn Rd. NE and along the east side of Cordon Rd. NE adjacent to the subject parcels.

### Pedestrian Crossing across State Street:

A safe and convenient pedestrian crossing across State Street (Major Arterial) is needed to connect the proposed development to Eyre Elementary School.

Eyre Elementary is located at 4868 Buffalo Dr. SE approximately 3,500 feet south of State Street. Buffalo Dr. SE is an extension of 49<sup>th</sup> Ave. SE.

The Salem Transportation System Plan, Amended January, 13, 2020, Policy 2.1 indicates that "The City of Salem shall design its streets to safely accommodate pedestrian, bicycle, and motor vehicle travel..."

Policy 2.2 states that "Arterial and collector street intersections shall be designed to promote safe and accessible crossings for pedestrians and bicyclist. Intersection design should incorporate measures to make pedestrian crossings convenient and less of a barrier to pedestrian mobility..."

The new Greencrest St. NE (Collector) extension (Auburn Rd. NE to State Street) is identified in the TSP as a high priority. The TSP also identifies State Street (Major Arterial) improvements from Lancaster Dr. to Cordon Rd. NE as a high priority. State Street will be widened to four travel lanes, with a center turn lane to improve traffic flow and will be constructed to urban standards having curbs, sidewalks, and bicycle lanes.

Eyre Elementary School students residing in the proposed development could be within the walking area for Eyre Elementary School if there was a safe and convenient crossing across State St. and pedestrian improvements on both sides of State St. to connect between Greencrest St. NE and 49<sup>th</sup> Ave. SE. Providing a safe crossing at the intersection of the proposed collector, Greencrest St. NE and the arterial, State St. is requested, which would be consistent with Salem TSP policies. Without a safe and convenient crossing, the elementary school students will be eligible for school transportation to and from school.

Middle School students are within the walk zone for Houck Middle School and they could utilize the existing pedestrian crossing at 46<sup>th</sup> as long as safe pedestrian improvements are constructed to connect between Greencrest St NE and 46<sup>th</sup> Ave SE.

Sincerely,



David Fridenmaker, Manager  
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer, David Hughes, Director – Custodial, Property and Auxiliary Services, T.J. Crockett, Director of Transportation