



April 30, 2021

SUBJECT PROPERTY:

2410 Mission Street
Salem OR, 97302

Class - 3 Site Plan Review Written Statement

To Whom it May Concern,

Please see the response to the application checklist and criteria for the Class 3 Site Plan Review.

Homeowner Association Information

This property is not subject to a homeowner's association.

Geological assessment or geotechnical report.

This property is in a Low Regional Landslide Susceptibility Zone according to Statewide Landslide Inventory Database for Oregon, Oregon department of geology and mineral industries map. Map was accessed 4-29-2021.

Applicable standards for the UDC

1. This exterior renovation, and new parking layout meets the standards as follows,
 - a. 110 – General Zoning Provisions:
 - i. No Change - Zone Industrial Commercial, Retail Sales Permitted
 - b. 200 – Urban Growth Management:
 - i. Site Plan criteria will be followed for this application
 - ii. A type 2 Adjustment will be required for the reduced parking required for the site.
 - c. 300 – Procedures for land use applications and legislative land use proposals,
 - i. This section will be followed for the applicable review procedures.
 - d. 400 – Use Classification
 - i. 400.045: Use of building is Retail Sales. The store is classified as a bookstore.
 - e. 500 – Zones and uses:
 - i. 551.005: Building is retail sales and services – Permitted
 - ii. 551.010: No change to existing lot size or setbacks
 - iii. Typical Parking setbacks and screen are provided per 551-4 or 5'-0" min, Type A landscape and screening
 - f. 600 - Willamette Greenway: N/A
 - g. 601 - Flood Plane Overlay: AE
 - h. 602 - 633: Project is not part of an Overlay Zone
 - i. 700 - Special Use Provisions : N/A

Applicable standards for the UDC continued

- j. 800 - General Development Standards
 - i. 800.015 - .045 No change to existing building or property lines.
 - ii. 800.055: No changes to Waste receptacle areas.
 - iii. 800.060: No change to exterior lighting.
 - iv. 800.065: New pedestrian access has been provided from Mission Street to the main entrance of the building. The access will be of contrasting material and color.
 - v. 802: No change to Public Improvements proposed
 - vi. 803: No change to Street and Right of Way proposed
 - vii. 804: No change to approaches Proposed,
 - viii. 805: Vision Clearance to be maintained. New landscaping will be designed to be low along mission's street to allow vision clearance.
 - ix. 806: Off street parking.
 - 1. 26 parking spaces required, 16 provided. We will be requesting a Type 2 Adjustment for the reduction of parking spaces. The store typically does not have parking space issues. The new parking lot design will increase the parking spaces from 14 on site parking spaces to the proposed 16. The existing uses of the building are going to be maintained. The coffee shop that was in front of the building has been removed to provide more parking area.
 - 2. 8 Bicycle parking spaces required. 8 new spaces provided. All bicycle parking spaces are within 50' of the primary entrances. entrance
 - 3. 1 off street loading space required for this commercial project. The current use of this building only uses a delivery van for receiving their products. Note (a) allows the use of one off-street parking space to be used in place of a loading area when the vehicle does not exceed 8,000 lbs and the off-street parking area is within 25' of the main entrance. We are complying with both requirements, and plan on using one of the parking spaces as a loading area.
 - x. 807: Off Street Landscaping and Screening
 - 1. Calculations for new landscaping have been provided on the new site plan. The design for the landscaping will be finalized and submitted by a landscape architect. The landscaping will comply with the design requirements.
 - xi. 808: Preservation of Trees and Vegetation
 - 1. One significant tree is on site and will be maintained. Appropriate actions will be taken to protect the tree while new landscaping is put in place.
 - xii. 809: Wetlands- N/A no wetlands are on site.
 - xiii. 810: Landslide hazard – Site has been identified as a low land slide hazard.
 - xiv. 900: Existing Signs are to remain, they will be relocated higher on the building as to not interfere with the new storefront proposed in the addition.



2. The Transportation system provides for a safe, orderly, and efficient circulation into and out of the proposed development.
 - a. The current bus system has a stop at Mission Street on 23rd St and 25th Street. Individuals on the east bound bus would be on the same side of Mission Street as the proposed new site layout. A short block and a half walk, and bus riders could visit the Existing Building via a new raised material and color contrasting pathway provide to the building. The West bound busses will require the riders to cross Mission Street at 23rd or 25th Street. It would be safest at 25th Street because there are provided lights and crosswalks. The passengers of the transit system would not be negatively affected by the proposed building and site changes. The proposed improvements would not be increasing usage, nor changing any of the transportation routes.
3. The parking area and drives are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.
 - a. The pedestrian path has been improved by providing a direct connection from the city sidewalk. The new connection will consist of a concrete path that will contrast in color with the existing asphalt paving.
 - b. The new parking layout will provide 16 parking spaces 12 compact, and 3 standard parking spaces.
 - c. Bicycle traffic has been provided with a new location for bicycle parking. The new parking spaces are near the entrance to the building. The bicycle traffic will be able to enter the site and exit the site with minimal interference with vehicular and pedestrian traffic.
4. The proposed development is adequately served with city water, sewer, storm drain and all other utilities.
 - a. The new construction of the site is not changing the existing use or the existing area to be paved. The existing paving grades are not proposed to be changed, or to change the existing grading design. The only change to the exterior design is the parking layout to provide better traffic flow and site utilization.
 - b. The building's original design was for an assembly occupancy which had a much higher fixture count than the current M occupancy that the building has been serving for many years. The new plan has made provisions for the addition of a mop sink. This DFU addition is still below the original building capacity.

Sincerely,

Christina M. Larson, Principal
AIA, NCIDQ, LEED AP
Varitone Architecture, LLC.
231 SW 2nd Ave. | PO Box 3420 | Albany, OR 97321
p. 541.497.2954 Ext. 101 |
www.varitonearchitecture.com