



April 30, 2021

Subject Property
2410 Mission Street
Salem OR, 97302

Class – 2 Adjustment Written Statement

To whom it may concern,

Please see the response to SRC 250.005(d)(2) Adjustment criteria for the Class 2 Adjustment.

Purpose for the adjustment

We are seeking an adjustment to SEC. 806.015 – amount of off-street parking. Retail sales outside of the MU-I and MU-II Zone 1 parking space per 250 SF. The building would require 26 parking spaces with its current use. We are proposing a revised parking plan is Equally or Better meeting the required standard than the current permitted parking layout.

The current permitted parking layout for 2410 Mission Street would be considered non conformant due to the lack of spaces provided. The current permitted parking layout provides 14 parking spaces to serve the building. 7 of those 14 parking spaces are not on the property and do not have a parking agreement with the adjacent property owner. The current number of parking spaces has served the building and has been adequate to serve the two businesses that currently use the building. The change in parking is required because the adjacent property owner is proposing new construction that will not allow the building to function as it has in the past. The new parking layout provides 16 parking spaces. 1 accessible space, 3 standard parking spaces, and 12 compact parking spaces. The new parking arrangement will allow provide more parking spaces than the business has been using in past. The existing tenants are not moving or changing how the building is being used, so the new parking arrangements will better serve the existing building and tenants.

Sincerely,

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