

REQUEST FOR COMMENTS

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

CASE NO.: FRPA-DR-SPR-ADJ-DAP21-01

AMANDA NO.: 21-101926-ZO / 21-101951-DR / 21-101928-RP / 21-109932-ZO / 21-109929-ZO / 21-101952-ZO

ADDRESS: 4000 to 4100 Blocks of Reed Road SE & 2110 Strong Road SE **HEARD BY:** Salem Planning Commission

SUMMARY: An application to develop a 183-unit multiple family development, pursuant to the requirements of the Fairview Mixed-Use zone and the Fairview Refinement Plan II refinement plan, as a second phase of The Grove apartments at Fairview on two portions of the former Fairview Training Center site totaling approximately 10.74 acres in size. The proposal includes 105 dwelling units on the portion of the site located at 2110 Strong Road SE and the remaining 78 dwelling units on the portion of the site located in the 4000 to 4100 Blocks of Reed Road SE.

REQUEST: A consolidated application for a proposed 183-unit multiple family development on two portions of the former Fairview Training Center site totaling approximately 10.74 acres in size. The application includes the following:

1. A Class 1 Design Review and Class 3 Site Plan review for the proposed multiple family development.

2. A Major Amendment to the Fairview Refinement Plan II refinement plan to:

- a) Increase the number of dwelling units allowed within the refinement plan from 280 to 457;
- b) Allow the lot for the East development to exceed the maximum lot depth requirements of the AU (Adaptive Use) and MI (Mixed-Intensity) areas of the refinement plan;
- c) Allow the minimum required floor-area-ratio (lot coverage) of the West development located within the VC (Village Center) area of the refinement plan to be less than 0.75 FAR;
- d) Allow the proposed carports within the development to exceed the maximum 1,000 square-foot building footprint required in the VC, AU, and MI areas.
- e) Allow less than 70 percent of the lot/street frontage of the West development within the VC area of the refinement plan along Lindburg Road and Strong Road to be occupied by buildings placed at the minimum setback line;
- f) Allow Buildings 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 35 to be setback greater than the maximum 20-foot setback abutting a street required in the VC, AU, and MI areas of the refinement plan;
- g) Allow Buildings 22 and 24 to be setback less than the minimum required 10-foot setback abutting a street required in the AU and MI areas of the refinement plan;
- h) Allow the proposed off-street parking spaces on the south side of Chapel Drive within the East development and the proposed off-street parking spaces along the southern property line of the West development to be setback less than the minimum 20-foot setback abutting a street required in the VC and MI areas of the refinement plan;
- i) Allow the off-street parking spaces located within one of the proposed parking lots within the East development abutting phase 1 of The Grove apartments to be less than the minimum 10-foot setback required abutting an interior side property line in the AU area of the refinement plan;
- j) Allow three driveway approaches onto the private streets within the East development where a maximum of two driveway approaches per parcel are allowed onto private streets within the AU and MI areas of the refinement plan;
- k) Allow the driveway approaches onto the proposed private streets within the East and West developments to exceed the maximum driveway approach widths required under the VC, AU, and MI areas of the refinement plan;

3. A Class 1 Adjustment to increase the maximum number of parking spaces allowed within the East development from 137 spaces to 146 spaces (SRC 806.015(d)).

4. A Class 2 Adjustment to:

- a) Decrease the minimum number of trees required to be planted around the perimeter of buildings (SRC 702.020(b)(4));
- b) Decrease the minimum number of trees required to be planted around the perimeter of off-street parking areas and allow some of the proposed parking lot planter bays within the development to be less than the minimum required nine feet in width (SRC 702.020(b)(7));
- c) Allow less than 70 percent of the lot/street frontage of the West development within the VC area of the refinement plan along proposed Village Center Loop to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
- d) Allow less than 50 percent of the lot/street frontages of the East development within the AU and MI areas of the refinement plan along streets to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
- e) Allow ground floor dwelling units located within 25 feet of a property line abutting a street to be developed without a building entrance facing the street or a direct pedestrian connection to the adjacent sidewalk (SRC 702.020(e)(5));
- f) Allow proposed buildings located adjacent to interior side property lines to be developed without a 45-degree façade setback plane for those portions of the buildings that are greater than 28 feet in height;
- g) Allow dead-end off-street parking areas within the East development to be constructed without a turnaround (SRC 806.040(a)); and
- h) Allow the proposed trash/recycling areas to be developed without on-site turnaround areas for waste collection service vehicles (SRC 800.055(f)(2)).

5. A Class 2 Driveway Approach Permit for the proposed driveway approaches within the West development onto Strong Road SE and Lindburg Road SE.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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, June 7, 2021, will be considered in the staff report. Comments received after this date will be provided to the review body. ****NOTE: City offices have limited staff due to COVID-19. To ensure comments are received by the deadline, we recommend e-mailing comments to the Case Manager below.****

CASE MANAGER: Bryce Bishop, Planner III, Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

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

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ☐ 1. We have reviewed the proposal and have no comments.
- ☐ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

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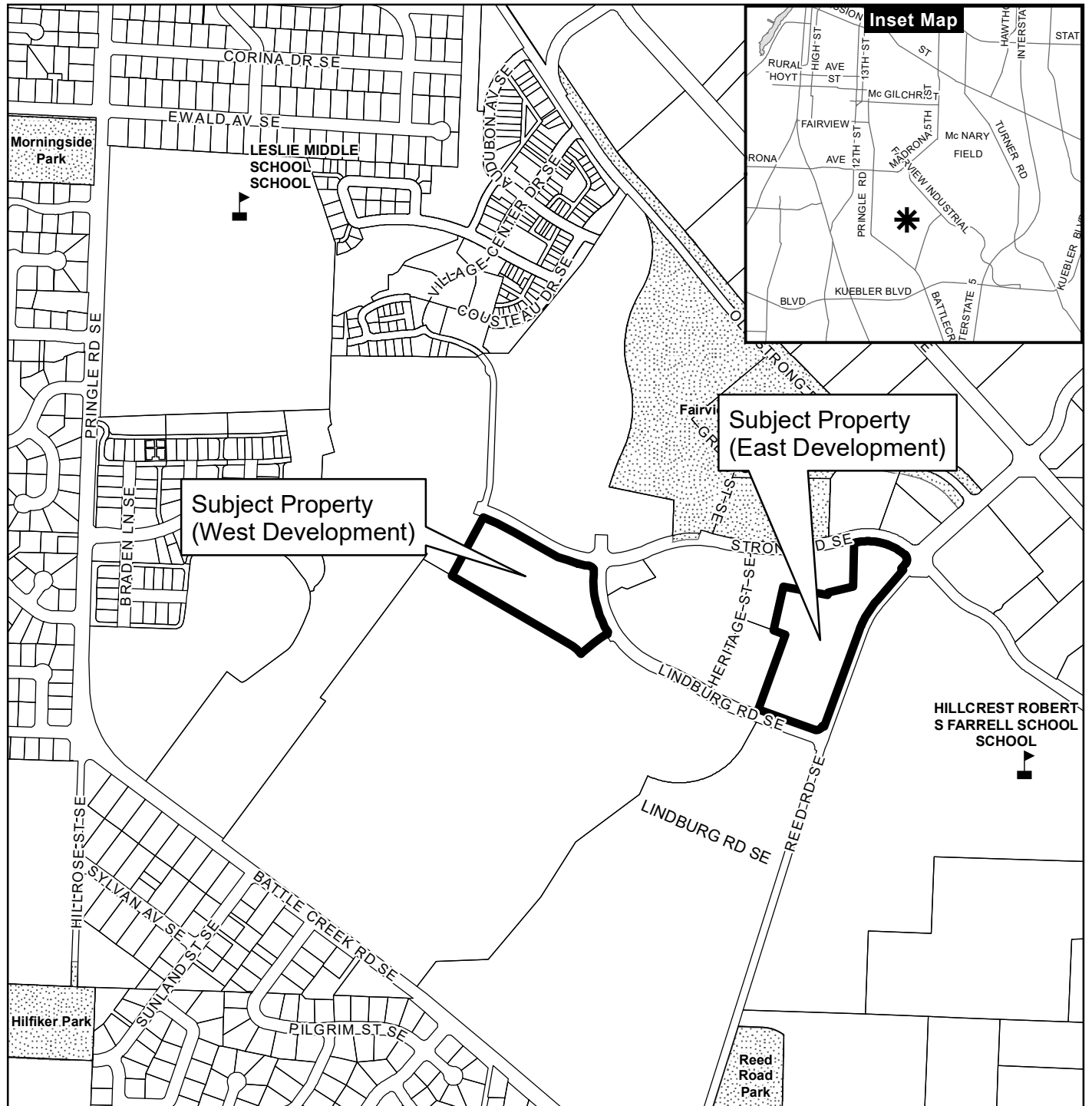


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Vicinity Map

2110 Strong Road SE & 4000 to 4100 Blocks of Reed Road SE



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



Owner / Developer:

MWIC GROVE, LLC

201 FERRY STREET S.E.

SUITE 400

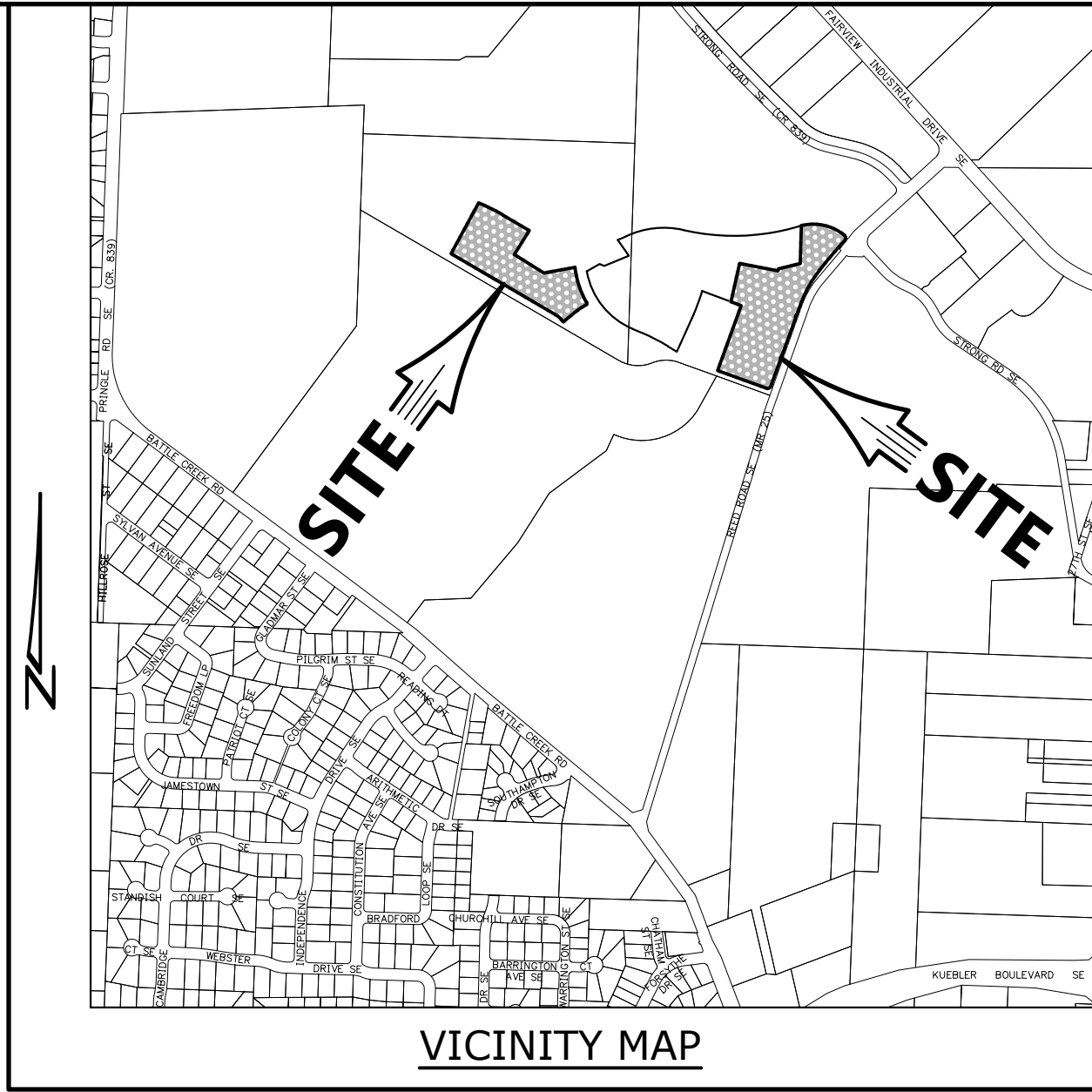
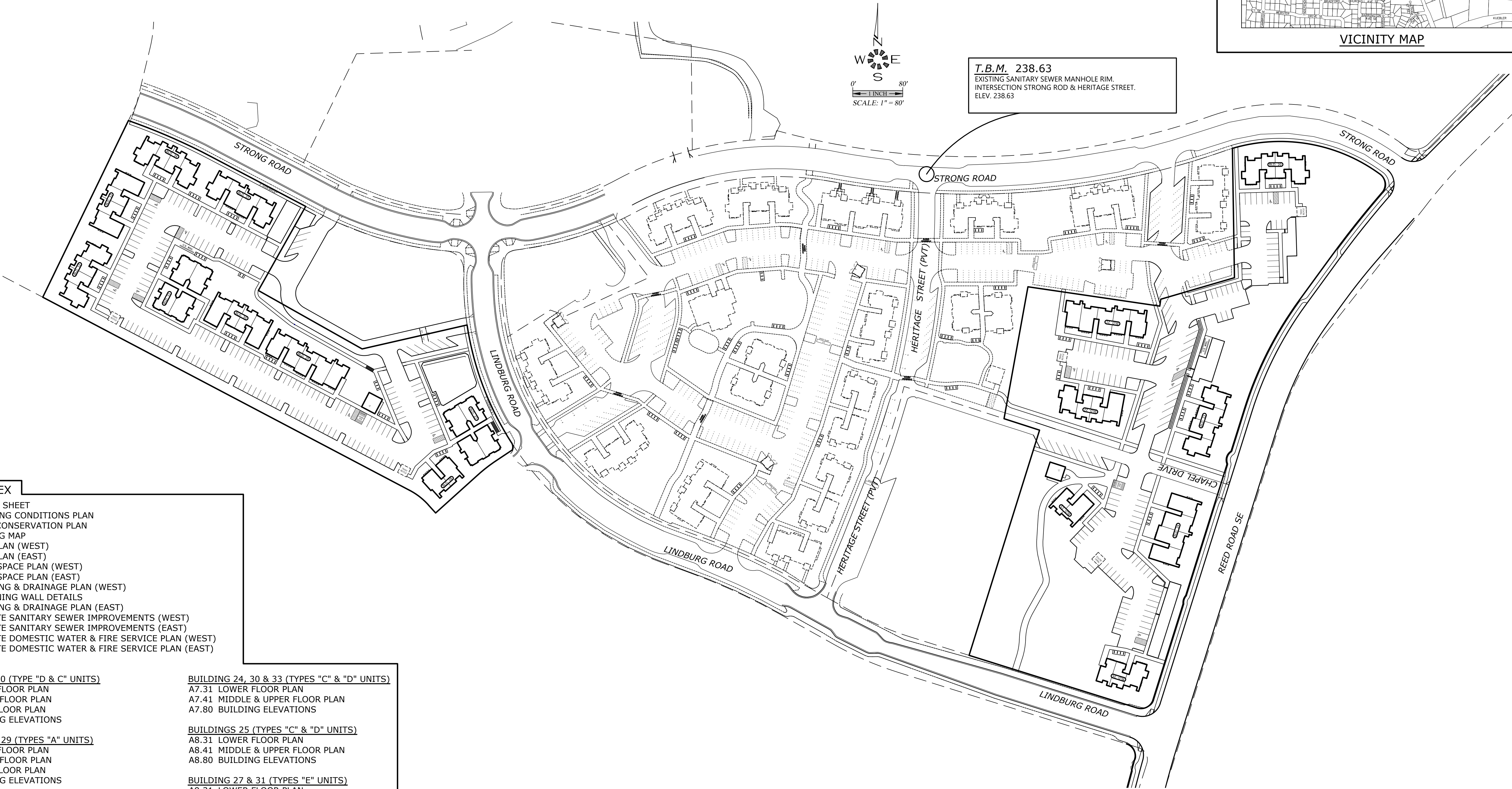
SALEM, OREGON 97301

THE GROVE AT FAIRVIEW 2

SEC. 11, T. 8 S., R. 3 W., W.M.

CITY OF SALEM

MARION COUNTY, OREGON



MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST., S.E. SALEM, OR, 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.rteengineering.net office@engineering.net

COVER SHEET

THE GROVE AT FAIRVIEW 2

SHEET INDEX

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- SDR2 EXISTING CONDITIONS PLAN
- SDR3 TREE CONSERVATION PLAN
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BUILDING 24, 30 (TYPE "D & C" UNITS)

- A1.31 LOWER FLOOR PLAN
- A1.41 MIDDLE FLOOR PLAN
- A1.50 UPPER FLOOR PLAN
- A1.80 BUILDING ELEVATIONS

BUILDING 21 & 29 (TYPES "A" UNITS)

- A2.31 LOWER FLOOR PLAN
- A2.41 MIDDLE FLOOR PLAN
- A2.50 UPPER FLOOR PLAN
- A2.90 BUILDING ELEVATIONS

BUILDING 23 & 35 (TYPE "A" & "B" UNITS)

- A3.31 LOWER FLOOR PLAN
- A3.41 MIDDLE & UPPER FLOOR PLAN
- A3.80 BUILDING ELEVATIONS

BUILDING 20, 22, 32 & 34 (TYPES "B" & "C" UNITS)

- A4.31 LOWER FLOOR PLAN
- A4.41 MIDDLE & UPPER FLOOR PLAN
- A4.80 BUILDING ELEVATIONS

BUILDING 24, 30 & 33 (TYPES "C" & "D" UNITS)

- A7.31 LOWER FLOOR PLAN
- A7.41 MIDDLE & UPPER FLOOR PLAN
- A7.80 BUILDING ELEVATIONS

BUILDINGS 25 (TYPES "C" & "D" UNITS)

- A8.31 LOWER FLOOR PLAN
- A8.41 MIDDLE & UPPER FLOOR PLAN
- A8.80 BUILDING ELEVATIONS

BUILDING 27 & 31 (TYPES "E" UNITS)

- A9.31 LOWER FLOOR PLAN
- A9.41 MIDDLE FLOOR PLAN
- A9.50 UPPER FLOOR PLAN
- A9.90 BUILDING ELEVATIONS

T.B.M. 238.63
EXISTING SANITARY SEWER MANHOLE RIM.
INTERSECTION STRONG ROD & HERITAGE STREET.
ELEV. 238.63

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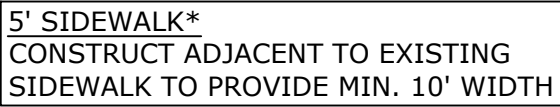
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SDR1



★★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS 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

- NOTE:
EASEMENT LIMITS FOR PRIVATE STREETS ARE
LOCATED 1 FOOT BEHIND BACK OF SIDEWALKS

SDR5

THE GROVE AT FAIRVIEW 2

J:\7111\7111 - The Grove at Fairview\Draw - 20171119.dwg, \$3986-SITE, 5/7/2021 1:34:13 PM, 0000

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. 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 OSSC 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 ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 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 ANSI A117.1.

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- ★ - (107) 7' TALL MOUNT VERNON OUTDOOR POST LIGHT BLK.
- Ⓟ - (6) 18" TALL KAD LED 60C 100 30K R3 MVOLT RADON DBLXD POLE LIGHT
- ||||| - LOCATION OF ELECTRICAL SEPARATION WALL
- ||||| - 8 BICYCLE SPACES
- ||||| - 6 BICYCLE SPACES
- - 4 SURVEILLANCE CAMERAS
- ① - END RAMP NOT TO EXCEED 12:1 SLOPE

NOTE:
EASEMENT LIMITS FOR PRIVATE STREETS ARE
LOCATED 1 FOOT BEHIND BACK OF SIDEWALKS

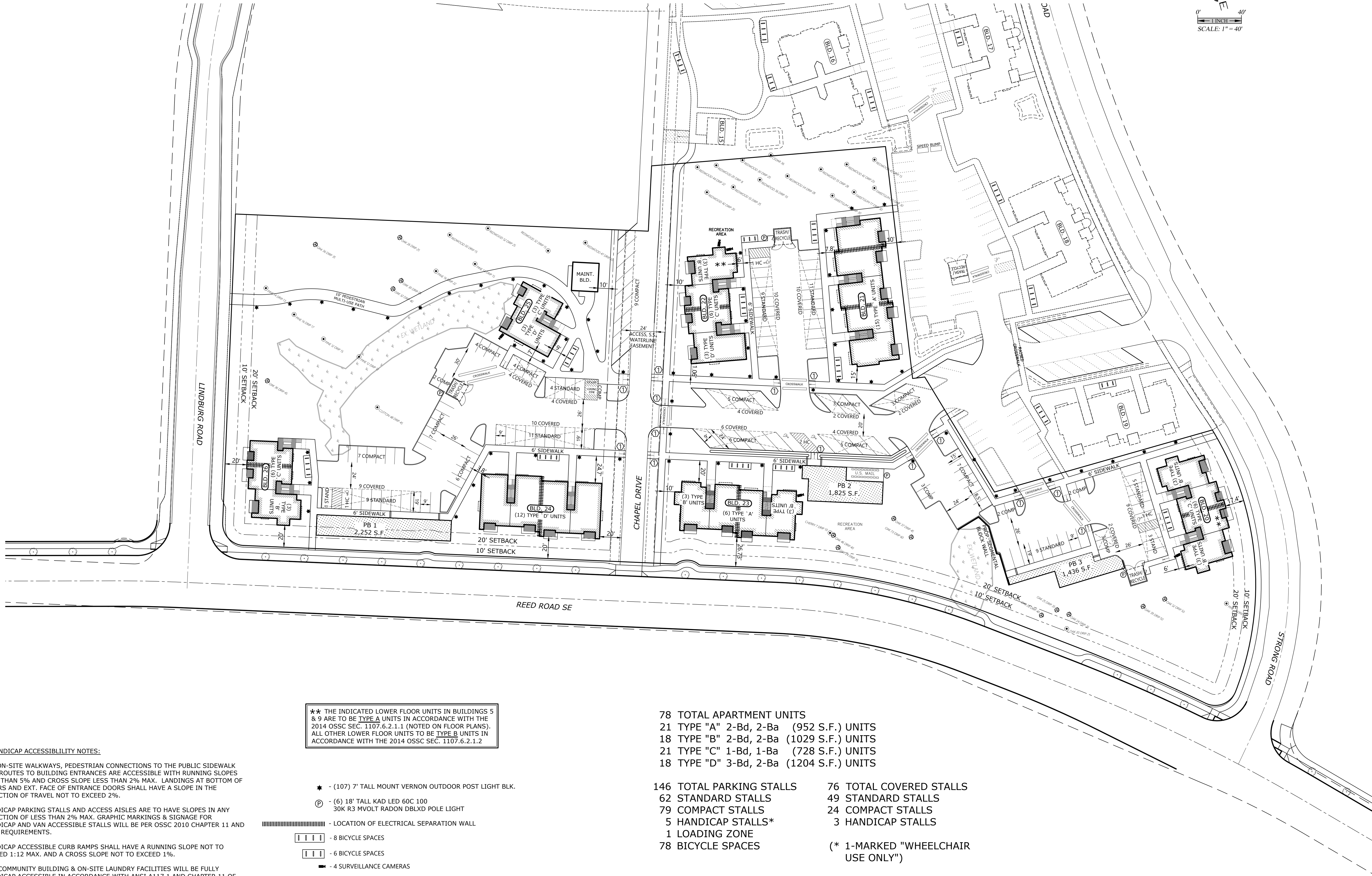
78 TOTAL APARTMENT UNITS
21 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
18 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
21 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
18 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS

146 TOTAL PARKING STALLS
62 STANDARD STALLS
79 COMPACT STALLS
5 HANDICAP STALLS*
1 LOADING ZONE
78 BICYCLE SPACES

76 TOTAL COVERED STALLS
49 STANDARD STALLS
24 COMPACT STALLS
3 HANDICAP STALLS

(* 1-MARKED "WHEELCHAIR
USE ONLY")

1 MAINTENANCE BUILDING
3 TRASH/RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA



SITE PLAN (EAST)

THE GROVE AT FAIRVIEW 2

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Scale:	AS SHOWN

7111P SDR6-SITE

REGISTERED PROFESSIONAL
ENGINEER
OREGON
JULY 1, 1978
D. CRANTZ

EXPIRES 06-30-2021

JOB # 7111

SDR6

SCHEMATIC LANDSCAPE PLAN (WEST)

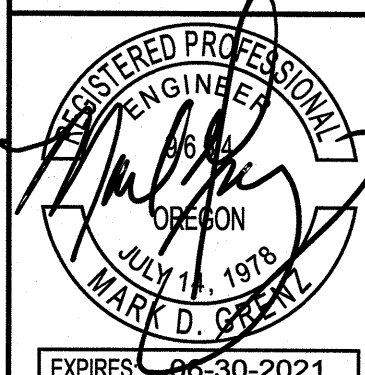
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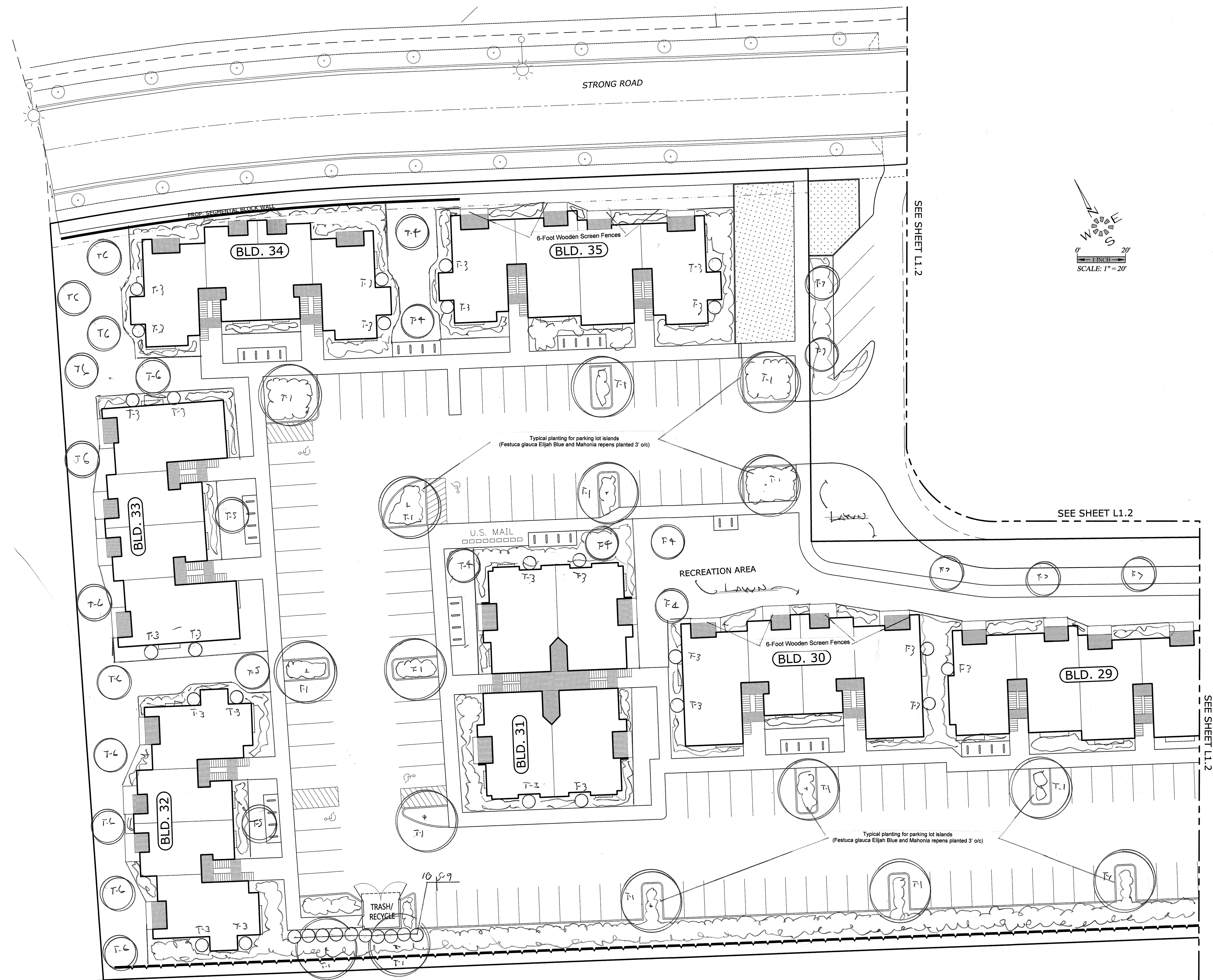
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L1.1



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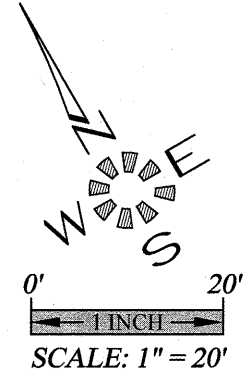
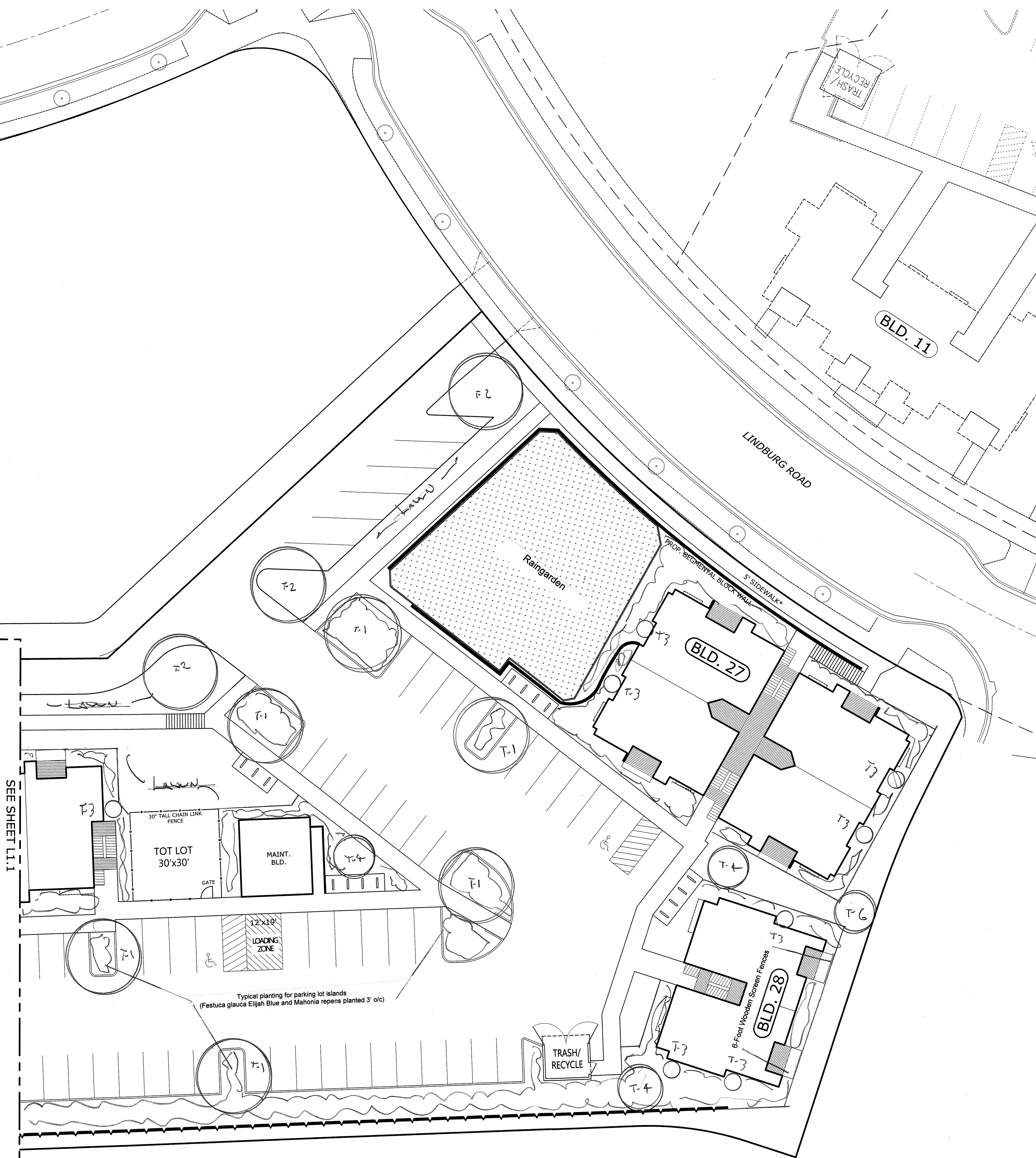
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-859

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SEE SHEET L1.1

SEE SHEET L1.1

SEE SHEET L1.1



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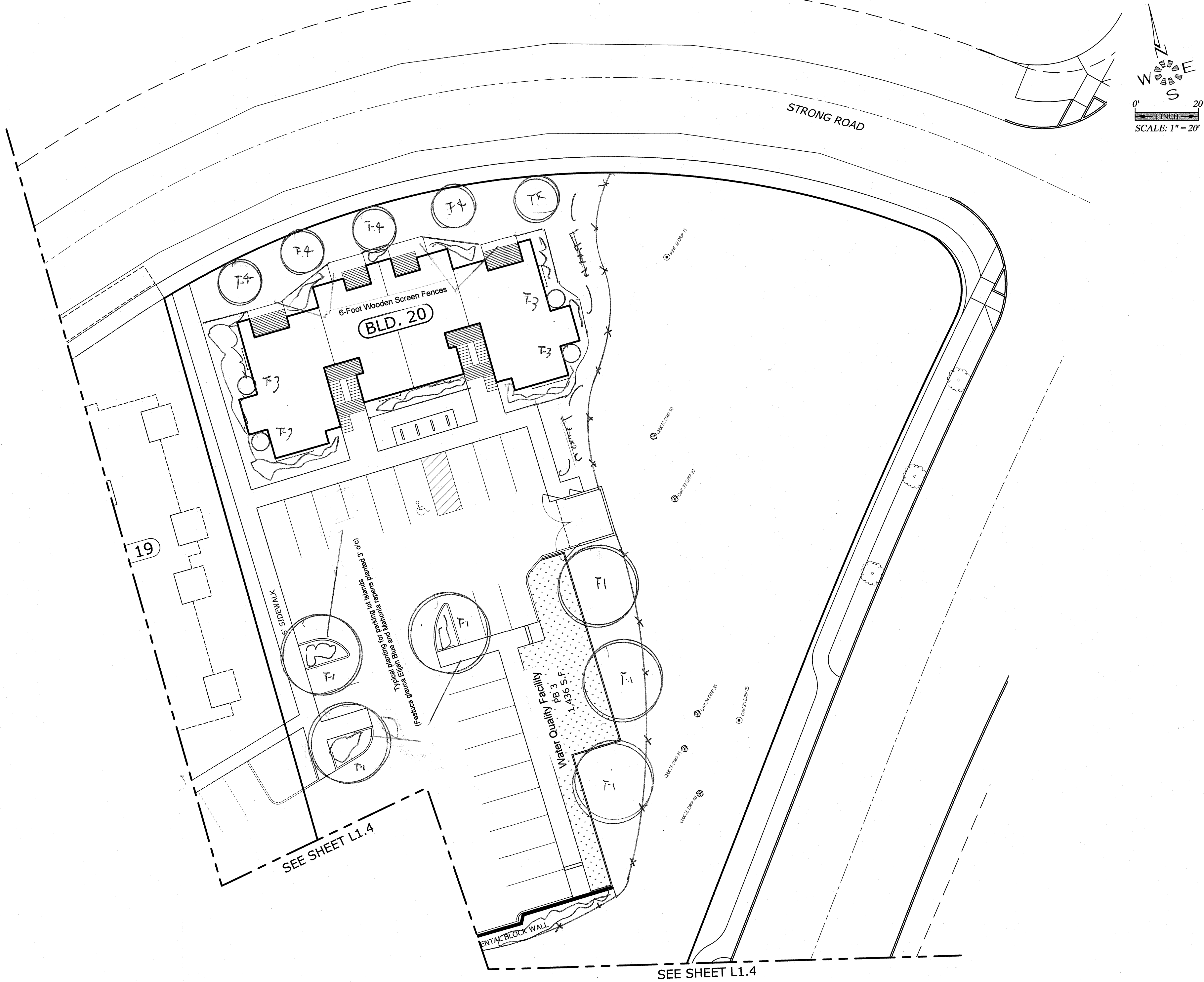
L1.2

**SCHEMATIC LANDSCAPE PLAN
(WEST)**

THE GROVE AT FAIRVIEW 2

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

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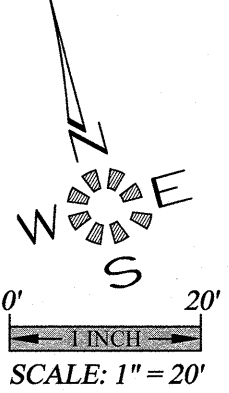
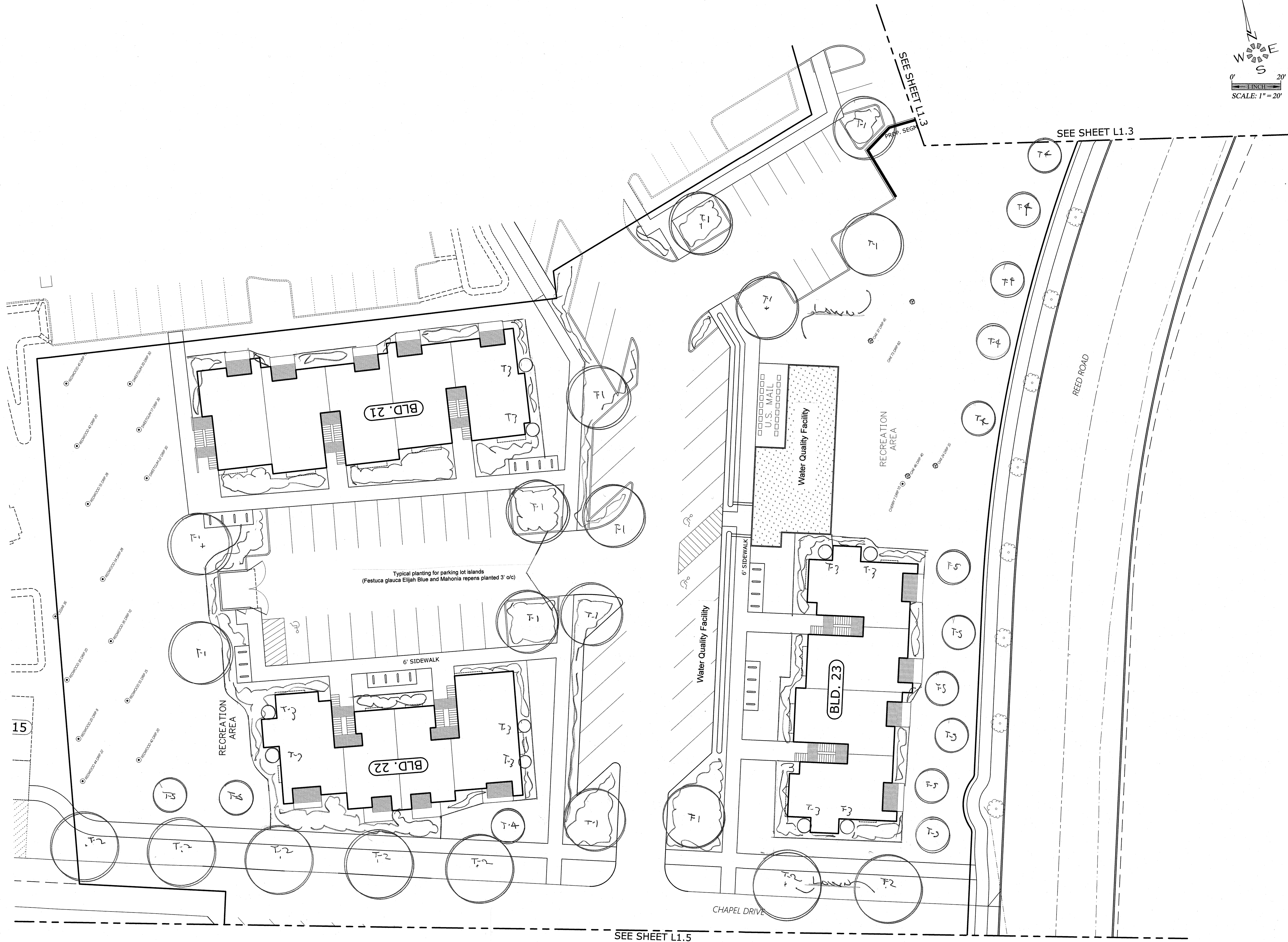
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Drawn: C.D.S.
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Date: 06-30-2021
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REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GREGG
EXPIRES: 06-30-2021
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L1.3

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THE GROVE AT FAIRVIEW 2

SCHEMATIC LANDSCAPE PLAN
(EAST)

MULTI/TECH
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www.mteengineering.net office@mteengineering.net



PERMENANT UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED

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REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
OREGON
JULY 14, 1978
MARK D. GOSWAMI

EXPIRES 06-30-2021

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L1.4

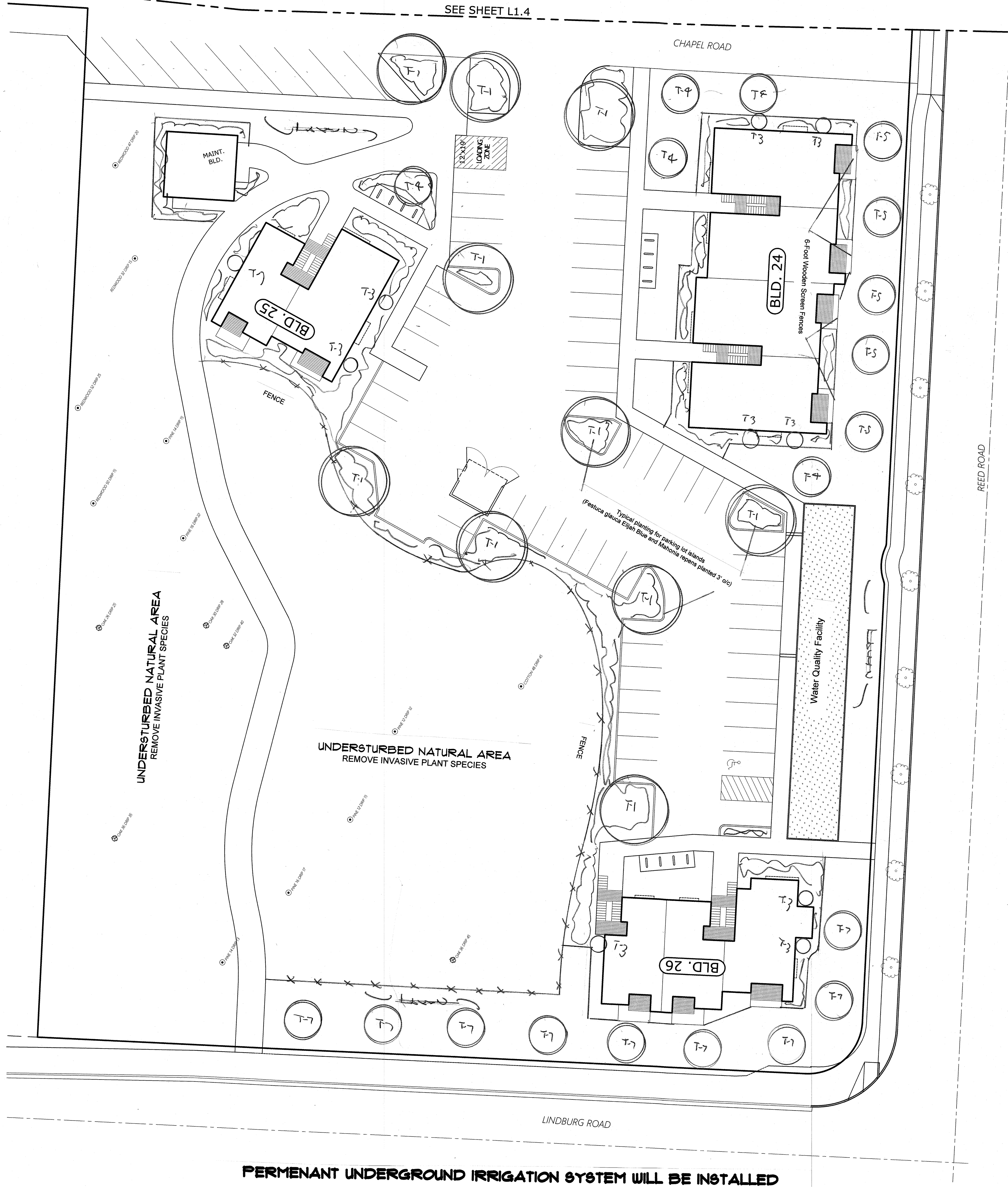
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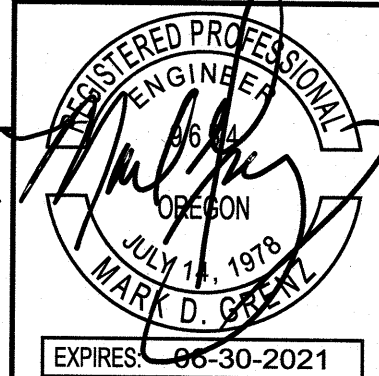
**SCHEMATIC LANDSCAPE PLAN
(EAST)**

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PH: (503) 363 - 9227 FAX (503) 364-1260
www.mteengineering.net office@mteengineering.net

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L1.5

THE GROVE AT FAIRVIEW 2

**SCHEMATIC LANDSCAPE PLAN
(EAST)**

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REAR ELEVATION (BLD. 20.32+34)
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (BLD. 20.32+34)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 20.32+34)
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (BLD. 20.32+34)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21+29



END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21+29



FRONT ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21+29



END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21+29

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Scale: AS SHOWN

JOB # 7111





SOUTH ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BLD. 23+35)
SCALE: 1/8" = 1'-0"



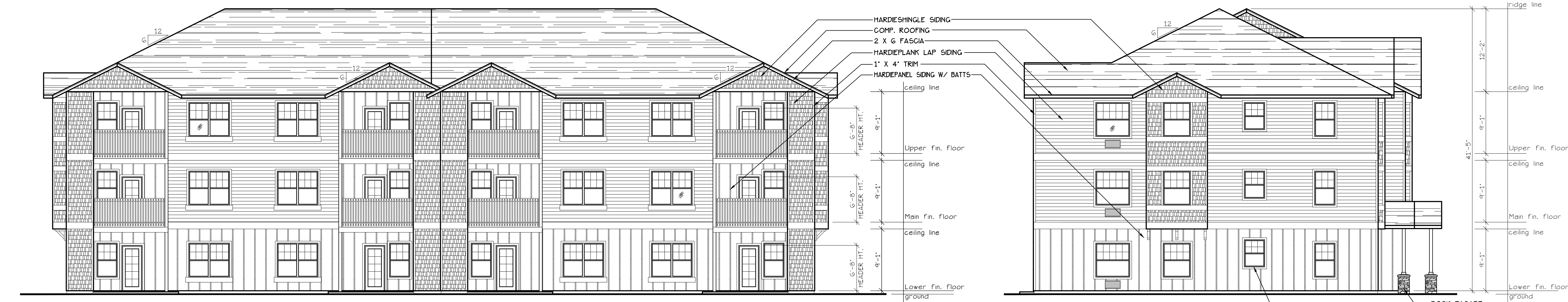
END ELEVATION (BLD. 23+35)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 23+35)
SCALE: 1/8" = 1'-0"

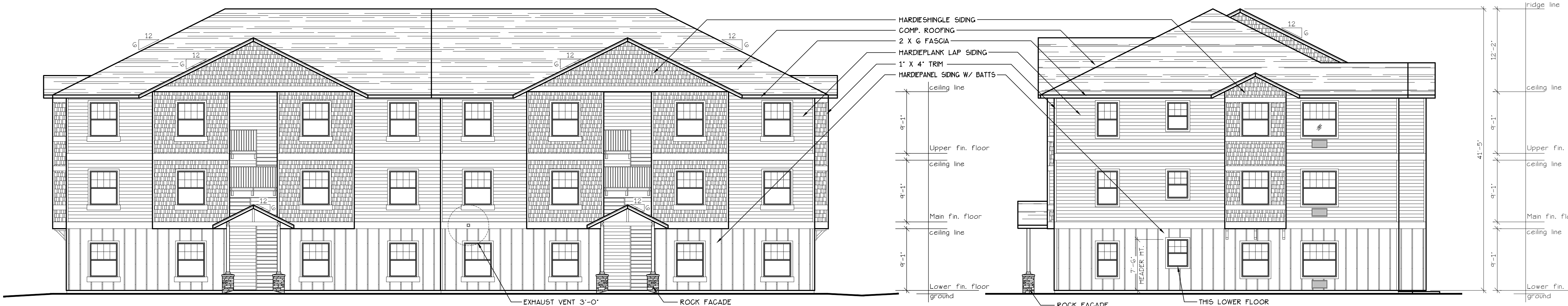


END ELEVATION (BLD. 23+35)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (BLD. 24) (TYPE D UNITS)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (BLD. 24) (TYPE D UNITS)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (BLD. 24) (TYPE D UNITS)
SCALE: 1/8" = 1'-0"

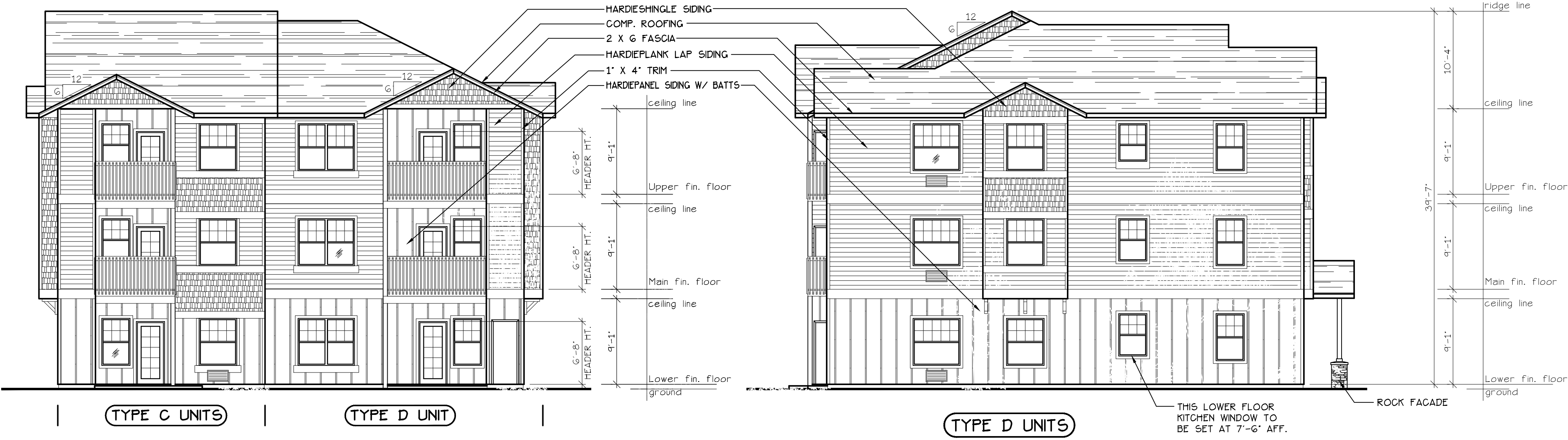
SOUTH ELEVATION (BLD. 24) (TYPE D UNITS)
SCALE: 1/8" = 1'-0"

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-21
Scale: AS SHOWN

JOB # 7111

REGISTERED PROFESSIONAL ENGINEER
Mark D. Greff
JULY 14, 1978
MARK D. GREFF
Renew date: June 30, 2021

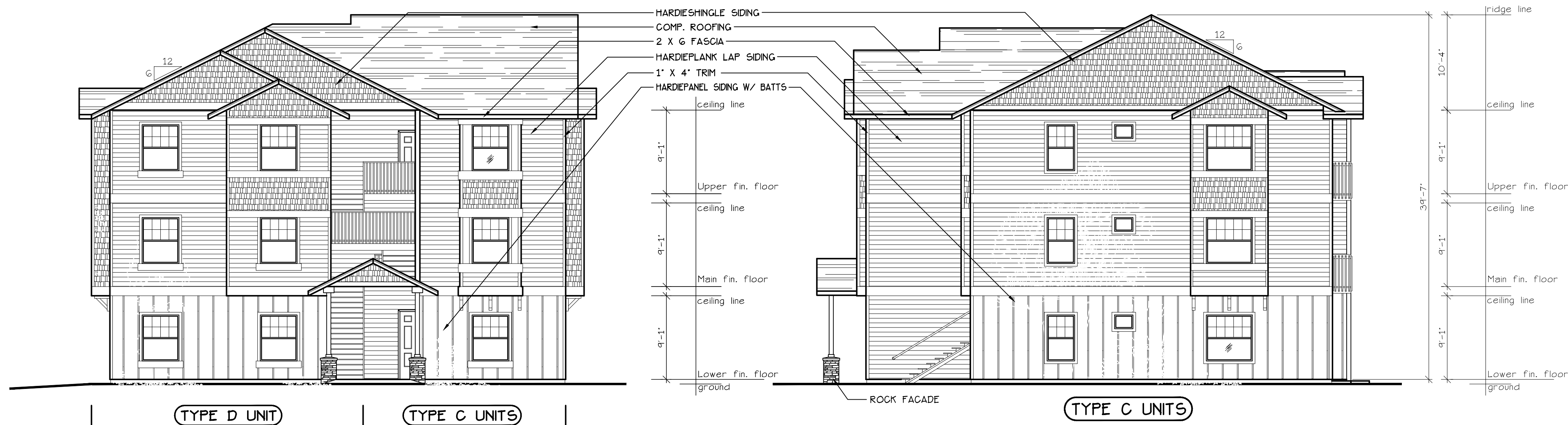


SOUTHWEST ELEVATION (BLD. 25)

SCALE: 1/8" = 1'-0"

SOUTHEAST ELEVATION (BLD. 25)

SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION (BLD. 25)

SCALE: 1/8" = 1'-0"

NORTHWEST ELEVATION (BLD. 25)

SCALE: 1/8" = 1'-0"

NO CHANGES, MODIFICATIONS OR
REPRODUCTIONS TO BE MADE TO
THIS DRAWING WITHOUT THE WRITTEN
AUTHORIZATION FROM THE DESIGN
ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

BLD25-4-SW-PR-001
A8.80LEV
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Dec-20
Scale: AS SHOWN

JOB # 7111

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1978
MARK D. GREY
Renew date: June 30, 2021

A8.80



TYPE C UNITS | TYPE B UNIT |

SOUTH ELEVATION (BLD. 26)
SCALE: 1/8" = 1'-0"



TYPE B UNITS

EAST ELEVATION (BLD. 26)
SCALE: 1/8" = 1'-0"



TYPE B UNIT | TYPE C UNITS |

NORTH ELEVATION (BLD. 26)
SCALE: 1/8" = 1'-0"



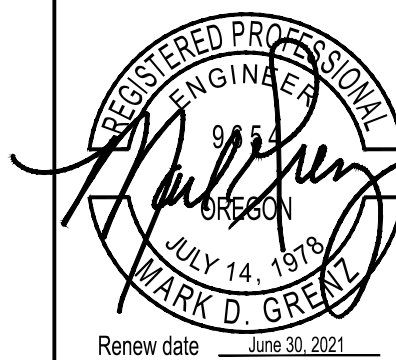
TYPE C UNITS

WEST ELEVATION (BLD. 26)
SCALE: 1/8" = 1'-0"

NO CHANGES, MODIFICATIONS OR
REPRODUCTIONS TO BE MADE TO
THIS DRAWING WITHOUT THE WRITTEN
AUTHORIZATION FROM THE DESIGN
ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

BLD26-4-526-PR-001
A5.90LEV
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jan-21
Scale: AS SHOWN

JOB # 7111





SOUTH ELEVATION (BLD. 27+31)
SCALE: 1/8" = 1'-0"
(TYPE E UNIT)



EAST ELEVATION (BLD. 27+31)
SCALE: 1/8" = 1'-0"
(TYPE E UNIT)



NORTH ELEVATION (BLD. 27+31)
SCALE: 1/8" = 1'-0"
(TYPE E UNIT)



WEST ELEVATION (BLD. 27+31)
SCALE: 1/8" = 1'-0"
(TYPE E UNIT)

