



May 26, 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 806.035(c)(2) Adjustment criteria for the Class 2 Adjustment.

Purpose for Class 2 Adjustment

We are seeking an adjustment to SRC. 806.035(c)(2) – Off-street parking and vehicle use area development standards for use or activities other than single family, two family, three family, and four family. Off-street parking and vehicle use areas abutting a street shall be setback and landscaped in according to one of the methods set forth in in the subsections of 806.035(c)(2).

Method A – providing a 10'-0" landscaping strip would be the most applicable to our site because of the 10'-0" setback required beyond the special setback for mission street. We are proposing reducing the landscaped area to match the existing on-site landscaping buffer area.

The intent of the of the landscape strip is to provide a break between the pedestrian circulation and the vehicle parking and circulation on site. The existing parking lot has a landscaped area that provides a buffer perpendicular to the sidewalk to provide the break the code is intending. The requirement to provide a 10'-0" buffer zone beyond the 60'-0" special setback for Mission Street would dramatically reduce the maneuvering area for the site. By maintaining the existing landscaping, the site parking area can function more effectively by providing a distinct maneuvering lane through the existing site. Maintaining the maneuvering lane on site will maintain safety by providing vehicles room to circulate and not crowd the pedestrian zone.

Sincerely,

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