

Project Overview:

Please find the attached site plans for the proposed 45-50,000 SF (2) story Type VB office building for the City of Salem Operations and Engineering departments to be built at 1457 23rd ST SE. This project will consist of a new office structure, associated parking, landscaping, and storm-water treatment infrastructure. See the following pages for an overview of the project development standards and and **6o - Site and Landscape Plan** for their application to the proposed site development.

The development will primarily be concentrated to the NE corner of the larger SHOPS complex. Public access will be accommodated from SE 23rd ST SE with a new driveway entry and pedestrian sidewalk. The public visitor parking lot will include 15 new parking spaces including (2) ADA spaces and 4 new bike parking spaces. The North parking area will be for city staff including (79) new standard parking stalls including (5) ADA parking spaces. The existing parking lot located on the NW corner of the SHOP site will be modified to include a striped pedestrian access to the new building from 22nd ST SE. The existing parking lot in the South West of the East Parcel will remain as is with no modifications. See document **57-Modification Requests** describing requested Modifications for Pedestrian Access Standards on site. See the zoning

(3) Property Line Adjustments on the East parcel are to be submitted as a separate Land Use Action. The design and layout of buildings and parking areas are based on the approval of these three adjustments. See The site work limit is outlined in the Site and Landscape Plan. See **55 - Property Line Adjustments** for diagram of assumed property line adjustments.

The project sits within an existing flood plain and just north of a FEMA Floodway. The building is set at least 1’ above the established flood line at 187.5’ and the project team will work with the required parties to show the new building and proposed grading does not impact or modify the established flood way. Because the building is in the floodplain the stormwater detention capacity will only be designed to accomodate a 10 year flood event. See

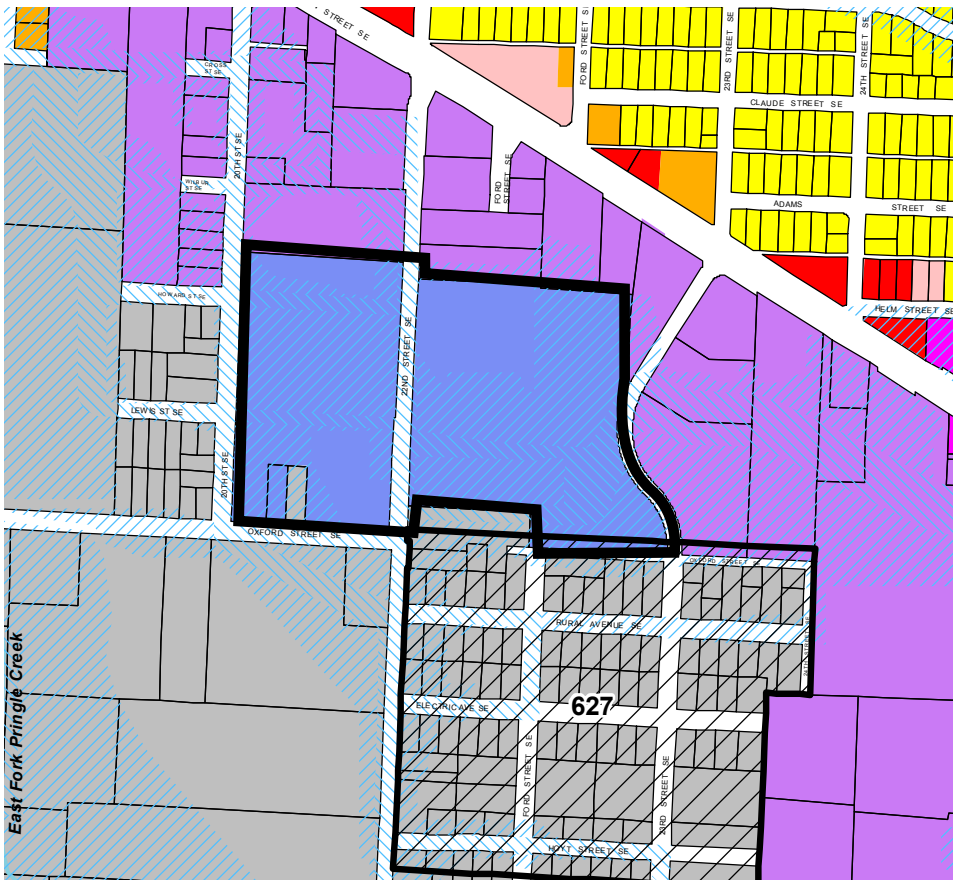
The building also sits in an Airport Overlay zone. The project will not exceed the max height established in the airport overlay diagram. See **56-Airport Overlay** for proposed max antenna heights and building locations.

Onsite stormwater managment is being accomodated with a series of flow through planters. Due to onsite contamination from an existing Recognized Environmental Concern to the north; Environmental Services has deemed infiltration on this site a potential risk for further ground water contamination and therefore will not allow for infiltration to occur. All of the stormwater infrastructure will be lined with and HDPE liner and treated through onsite with green stormwater infrastructure. See **66- Grading Plans** describing the drainage and stormwater approach.

Public Works has indicated that 23rd ST SE will be considered an “Alternate Collector Street Standard” with no required dedication along the East Property line. The new driveway will require a Class II Driveway Approach Permit. Electricity, Water and Fire will be feed from 23rd ST SE. Treated Stormwater will be tapped into existing drain basin on 23rd St SE and Sewer will tie into an existing storm sewer to the west. See **62 - Utility Plans** for preliminary design approach.

Best Regards,
CORE Design Team

Vicinity Zoning Map



- PS - Public Service
- IC - Industrial Commercial
- IG - General Industrial

Property Description

Address: 1457 23rd St SE, Salem, OR 97302
Base Zone: PS – Public Service

Development Standards for Public Service Zones

Development site means an individual lot or multiple contiguous lots accommodating a single development or a complex. For purposes of off-street parking proximity requirements under SRC 806.010, development site also includes a lot or multiple contiguous lots located directly across a street or alley right-of-way.

In addition to the standards set forth in Chapter 544, development within the PS zone must comply with all other applicable development standards of the UDC, including, but not limited to, the following chapters:

- a. Trees and Shrubs: SRC chapter 86.
- b. Wireless Communications Facilities: SRC chapter 703.
- c. General Development Standards: SRC chapter 800.
- d. Public Improvements: SRC chapter 802.
- e. Streets and Right-of-Way Improvements: SRC chapter 803.
- f. Driveway Approaches: SRC chapter 804.
- g. Vision Clearance: SRC chapter 805.
- h. Off-Street Parking, Loading and Driveways: SRC chapter 806.
- i. Landscaping and Screening: SRC chapter 807.
- j. Preservation of Trees and Vegetation: SRC chapter 808.
- k. Wetlands: SRC chapter 809.
- l. Landslide Hazards: SRC chapter 810.
- m. Sign Code: SRC chapter 900.

Use Category	Characteristics	Examples
Civic Services (Governmental Maintenance Services and Construction)	Governmental maintenance services and construction is characterized by facilities supporting off-site property and building improvement, construction, or maintenance of public assets. On-site activities are generally limited to administration, dispatch, indoor or outdoor storage of equipment and supplies, fleet vehicle storage, minor assembly or preparation of materials, repair and maintenance of machinery and heavy equipment, and other services primarily related to management of public assets.	Government motor pools; shops facilities; storage yards.

Requirement	Reference	Standard	Notes / Diagrams
Site Plan Review	220.005 Site Plan Review Table 300-1 Table 300-2	Type II Procedure - Class 3 site plan review w/ Class II Adjustment	
Design Review	544.015 Design Review	Not Required	
Uses	544.005 Table 544-1	Permitted Uses: Governmental Maintenance Services and Construction	Proposed: Offices for Governmental Maintenance Services
Height	544.005 Table 544-5	Max. 70'	Proposed Height: 46.5' See Building Elevation on 56 – AIRPORT OVERLAY DIAGRAM

Requirement	Reference	Standard	Notes / Diagrams
Setbacks	544.005 Table 544-3 Table 544-4	Abutting Street: <ul style="list-style-type: none">- Min. 20' (applicable to buildings not more than 35' in height)- Min. 20' (plus 1 ft. for each 1 ft. of height over 35', not to exceed 50') Vehicle Use Areas: see below Abutting Industrial Zones (IG): <ul style="list-style-type: none">- Buildings: 0' (no landscaping required)- Vehicle Areas: Min. 5' (Type A landscaping required)	Proposed: See 60 – SITE AND LANDSCAPE PLANS
Lot Coverage	544.005 Table 544-5	60% of lot area coverage allowed	Proposed: EAST SITE AREA: 509,350 SF SITE COVERAGE: 15% NEW BUILDING: 26,030 BUILDING 35: 4,070 Building 36: 8,690 Building 40: 5,990 Building 34: 6,450 Building 25: 1,930 Building 33: 4,050 Building 30: 8,180 Building 21: 1,120 Building 18: 3,440 Building 26: 1,415 Relocated Carports: 850 (3)
Outdoor Storage	544.005.e	Must be screened from streets and adjacent properties by a minimum 6' high sight obscuring fence, wall, or hedge	None Proposed
Airport Overlay	602.020 Airport Overlay	Site in RLUVM zone. Requires FAA Approval of height. Estimated height allowable per location relative to runway and per Airport manager. No variance will be required unless we exceed 100'	See 56 – Airport overlay diagram
General Development Standards	Sec. 800.045. - Height.	800.045.2. Radio, television, and microwave antennas, and structures used exclusively for their support, are exempt from all height limitations.	See 56 – Airport overlay diagram describing height of antenna. 73-0'
Solid Waste Service Areas	800.055	No new recycling/trash enclosure facility is being proposed with this development.	None Proposed
Pedestrian Access	806.065	a.1.A: A pedestrian connection shall be provided between the primary building entrance of each building on the development site and each adjacent street. 2. Connection Between Buildings on the same development site. Where there is more than one building on the development site, a pedestrian connection, or pedestrian connections shall be provided to connect the primary building entry of all buildings.	Proposed: Design is seeking an exception to this standard. See 57 – MODIFICATION REQUESTS

Requirement	Reference	Standard	Notes / Diagrams																						
Off-Street Parking	806.005 806.035	<p>Applicability:</p> <ul style="list-style-type: none">- Any change of use, new use, intensification, expansion, or enlargement of a use of activity- When existing parking is deficient, the number of spaces required is both the additional parking and the delta required to remedy the deficiency <p>Minimum Off-Street Parking:</p> <ul style="list-style-type: none">- Governmental Services: 1 per 500 sf- Governmental Maintenance Services and Construction: .75 per employee OR<ul style="list-style-type: none">o 1 per 5,000 sf (less than 50,000 sf)o 1 per 10,000 sf (50,000-100,000 sf)o 1 per 15,000 sf (100,000 sf or more) <p>Maximum Off-Street Parking</p> <ul style="list-style-type: none">- 2.5 times the minimum requirement (when less than 20 spaces provided)- 1.75 times the minimum requirement (when more than 20 spaces provided) <p>Location:</p> <ul style="list-style-type: none">- Vehicle areas cannot be located within required setbacks	<p>See 60 – SITE AND LANDSCAPING PLAN</p> <p>PARKING COUNTS</p> <table><tr><td>Total Staff On Shops Site</td><td>376</td></tr><tr><td>Required Parking</td><td></td></tr><tr><td>Min Parking(*75 Staff)</td><td>283</td></tr><tr><td>Max Parking (1.75 x 283)</td><td>496</td></tr></table> <p>PROVIDED:</p> <table><tr><td>West Site</td><td>71</td></tr><tr><td>East Site</td><td>284</td></tr><tr><td>Total Provided</td><td>356</td></tr><tr><td>ADA spaces</td><td>9</td></tr><tr><td>Compact Spaces</td><td>38</td></tr></table> <table><tr><td>Bike parking</td><td>12</td></tr><tr><td>Loading space (12x40x14)</td><td>1</td></tr></table>	Total Staff On Shops Site	376	Required Parking		Min Parking(*75 Staff)	283	Max Parking (1.75 x 283)	496	West Site	71	East Site	284	Total Provided	356	ADA spaces	9	Compact Spaces	38	Bike parking	12	Loading space (12x40x14)	1
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Vehicle Area Setback Landscaping	806.035	<p><i>Perimeter setbacks and landscaping abutting streets.</i> See four (4) methods below</p> <p><i>Perimeter setbacks and landscaping abutting interior front, side, and rear property lines.</i> Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting an interior front, side, or rear property line shall be setback a minimum of five feet (see Figure 806-5). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.</p> <p><i>Setback adjacent to buildings and structures.</i> Except for drive-through lanes, where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be setback from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, planted to the Type A standard set forth in SRC chapter 807, or by a minimum five-foot-wide paved pedestrian walkway (see Figure 806-6). A landscape strip or paved pedestrian walkway is not required for drive-through lanes located adjacent to a building or structure.</p>	<p>See 60 – SITE AND LANDSCAPING PLAN</p> <p>The diagrams illustrate two methods for setbacks. The top diagram shows a 'Lot Line' with a 'Wheel Stop' and a 'Min. 5 ft' setback between an 'Abutting Lot' and a 'Parking Lot', separated by a 'Landscape Strip'. The bottom diagram shows a 'Building' with a 'Wheel Stop' and a 'Min. 5 ft' setback between the 'Building' and a 'Parking Lot', separated by a 'Landscape Strip or Paved Walkway'.</p>																						

Requirement	Reference	Standard	Notes / Diagrams								
Vehicle Area Interior Landscaping	806.035	<p>The total interior area of an off-street parking area is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways.</p> <p>Perimeter landscaped setbacks and required landscape strips separating off-street parking areas from buildings and structures shall not count towards satisfying minimum interior landscaping requirements.</p> <p>NOT REQUIRED for vehicle storage areas</p> <p><i>Trees.</i> A minimum of one deciduous shade tree shall be planted for every 12 parking spaces within an off-street parking area. Trees may be clustered within landscape islands or planter bays, and shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.</p> <p><i>Landscape islands and planter bays.</i> Landscape islands and planter bays shall have a minimum planting area of 25 square feet and shall have a minimum width of five feet.</p>	<p>See 60 – SITE AND LANDSCAPING PLAN</p> <table><tr><th colspan="2">TABLE 806-5. INTERIOR OFF-STREET PARKING AREA LANDSCAPING</th></tr><tr><th>Total Interior Area of Off-Street Parking Area</th><th>Percentage Required to be Landscaped</th></tr><tr><td>Less than 50,000 sq. ft.</td><td>Min. 5%</td></tr><tr><td>50,000 sq. ft. and greater</td><td>Min. 8%</td></tr></table>	TABLE 806-5. INTERIOR OFF-STREET PARKING AREA LANDSCAPING		Total Interior Area of Off-Street Parking Area	Percentage Required to be Landscaped	Less than 50,000 sq. ft.	Min. 5%	50,000 sq. ft. and greater	Min. 8%
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Bicycle Parking	Table 806-8	Governmental Maintenance Services and Construction: 4	<p>Proposed : 12 bike parking spaces</p> <p>Bicycle parking shall be located on the same development site as the use or activity it serves. Bike parking counts will mee LEED requirements.</p>								
Loading	Table 806-9	Governmental Services: one (1) 12’ x 40’ x 14’ space required for buildings 5,000 100,000 sf	<p>Proposed: One loading space will be provided at the existing warehouse building</p>								

Perimeter Setbacks and Landscaping Abutting Streets

Method	Description	Diagram
Method A	The off-street parking and vehicle use area shall be setback a minimum of ten feet (see Figure 806-1). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807 .	<p>Proposed: see 60 – SITE AND LANDSCAPE PLAN</p>