

TO: Sally Long, Planner I
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department



DATE: July 6, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ21-14 (21-108328)
2410 MISSION STREET SE
PARKING LOT RECONFIGURATION AND SITE IMPROVEMENTS**

PROPOSAL

A Class 3 Site Plan Review for the reconfiguration of an existing parking lot with associated site improvements including additional landscaping, pedestrian connections, and new bicycle parking for property approximately 0.47 acres in size, zoned IC (Industrial Commercial) and located at 2410 Mission Street SE - 97302 (Marion County Assessor Map and Tax Lot number: 073W35AA / 09300).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

Streets

1. Mission Street SE

- a. Standard—This street is designated as a Parkway street in the Salem TSP and is under the jurisdiction of the Oregon Department of Transportation. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 80-foot improvement within a 100- to 110-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 15-inch storm main is located in Mission Street SE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in Mission Street SE. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located on the neighboring parcel within a City easement south of the proposed development.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Finding—The subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 - Landslides.

The subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone “AE” floodplain. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. This application does not propose any new structure in the floodplain area; however, a floodplain development permit is required prior to construction.

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding—Mission Street SE is classified as a Parkway street and is under the jurisdiction of the Oregon Department of Transportation. It meets the pavement width standards pursuant to the Salem TSP, but lacks the required right-of-way along the property frontage. The development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required. The property is subject to a special setback equal to 60 feet measured from the centerline of Mission Street SE pursuant to SRC 800.040.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The driveway access onto Mission Street SE is under the jurisdiction of the Oregon Department of Transportation.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant does not show any new connections to public infrastructure.

Prepared by: Matt Olney, Program Manager
cc: File