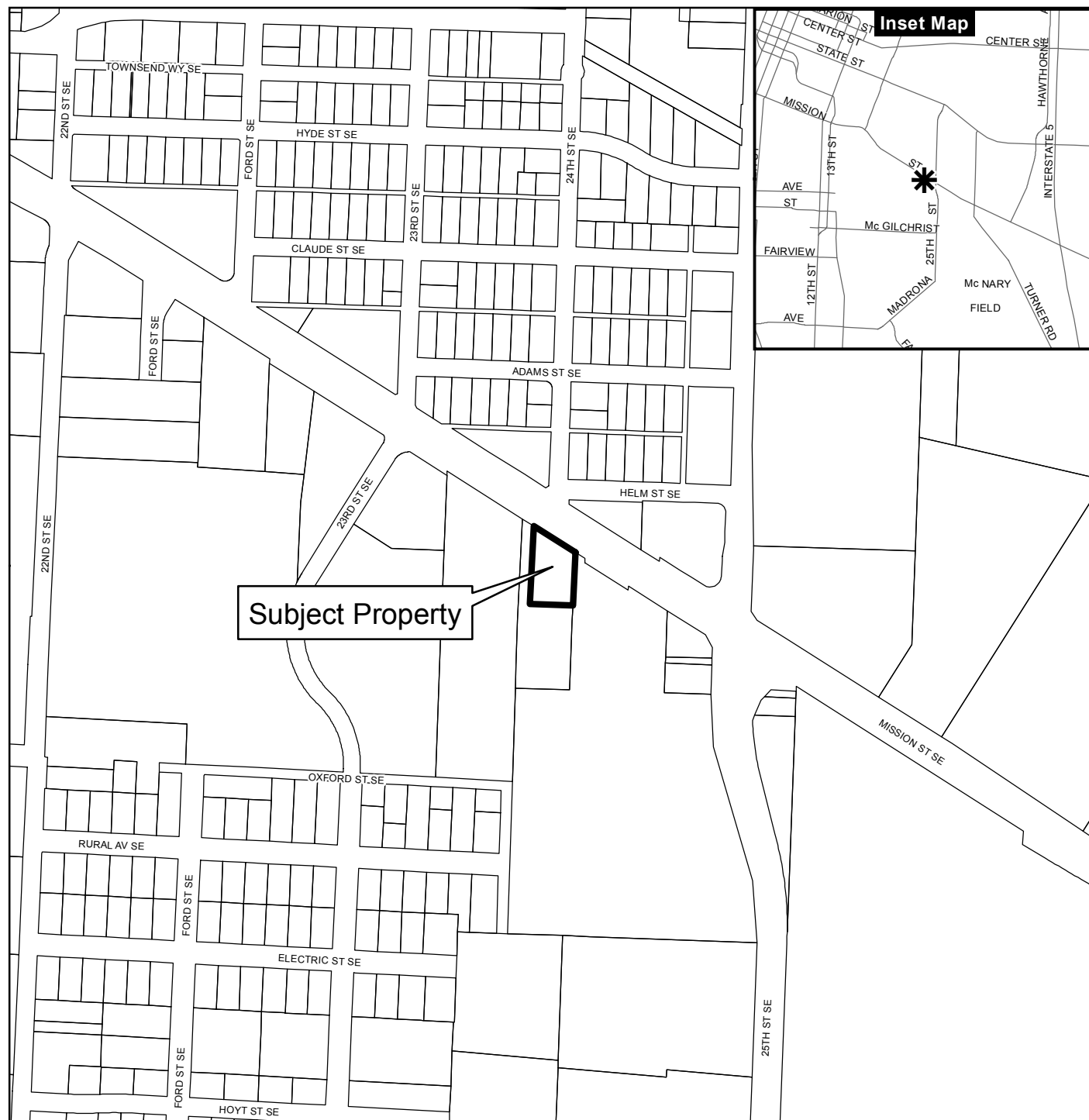


Vicinity Map

2410 Mission Street SE (073W35AA09300)



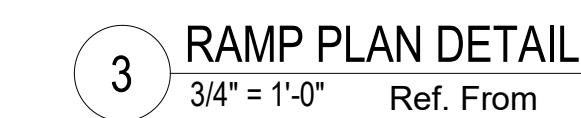
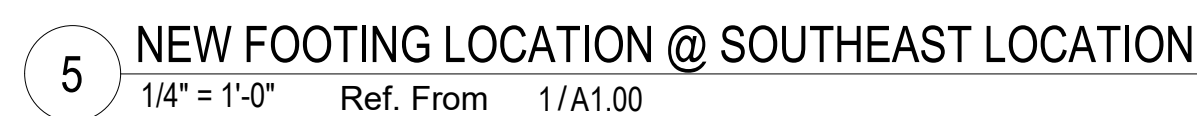
Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

- Parks

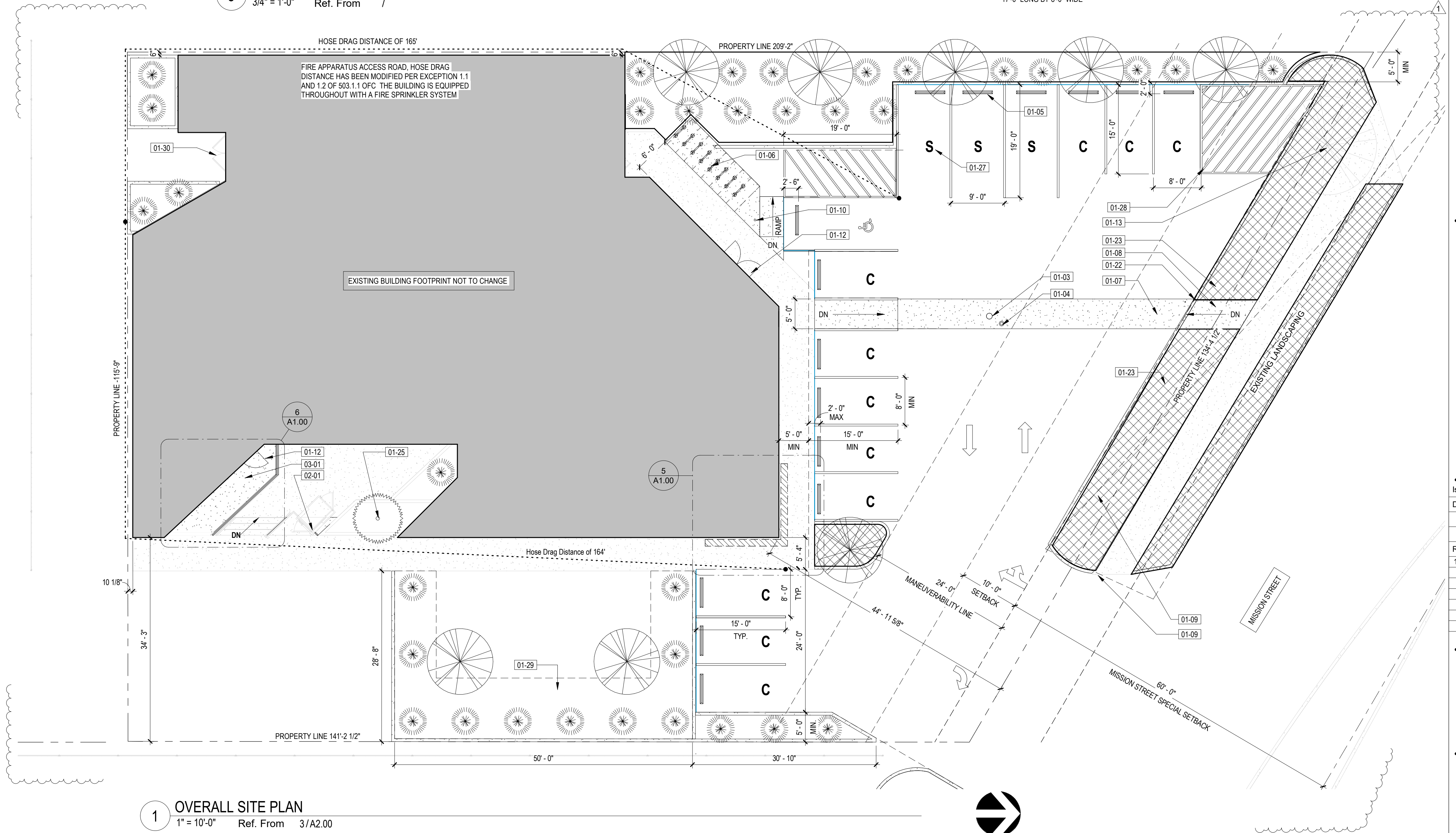
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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DEVELOPED SITE CONDITIONS- SUMMARY TABLE

SITE	PARKING REQUIRED	SITE LANDSCAPING LEGEND
TAXLOT: 073W5AA0930 (OWNED PROPERTY) ZONE - INDUSTRIAL COMMERCIAL FLOOD RISK: ZONE AE FULLY IN 100 YEAR PLAIN LANDSLIDE HAZARD: LOW ALL ADJACENT PROPERTIES - IC SITE TOTAL SIZE 20,962 SQFT 15.6% LANDSCAPED 84.4% PAVED NO CHANGE TO EXISTING UTILITIES CONNECTIONS	RETAIL SALES 1 PER 250 SF OCCUPIED BUILDING SQFT, 5,640 / 23 PARKING SPACES REQUIRED MANUFACTURING SPACE, 3,610 SQFT / 2.25 REQUIRED 25 PARKING SPACES REQUIRED. 75% OR 19 MAY BE COMPACT SPACES 15 TOTAL PARKING SPACES PROVIDED 3 STANDARD PARKING SPACES PROVIDED 1 ADA PARKING SPACE 11 COMPACT SPOTS PROVIDED OR 74%	EXISTING SITE 20,298 SF LANDSCAPING 3,176 SF (15.6%) TOTAL 450 SF @ WEST SIDE OF LOT 1,131 SF @ MIDDLE SIDE OF LOT 112 SF @ PATIO 1,483 SF @ PARKING 157 PU REQUIRED 1 Mature tree (E) to remain 8 Shade Trees 1 Evergreen 34 Medium shrubs 1212 sq ft of ground cover Total PU
BUILDING	NOTE: ALL EXISTING COMPACT PARKING SPOTS ARE TO BE CLEARLY MARKED IN ACCORDANCE WITH CITY STANDARDS S - STANDARD PARKING AT 90 DEGREE ANGLE 19'-0" LONG BY 9'-0" WIDE C - COMPACT PARKING AT 90 DEGREE ANGLE 15'-0" LONG BY 8'-0" WIDE C60 - COMPACT PARKING AT 60 DEGREE ANGLE 17'-0" LONG BY 8'-0" WIDE	PROPOSE PUS 15 80 5 34 24 158
USE: RETAIL: 5,989 MANUFACTURING: 3,184 SQFT BUILDING TOTAL 9,173 SQFT BUILDING HEIGHT 23'-9"		





April 30, 2021

SUBJECT PROPERTY:

2410 Mission Street
Salem OR, 97302

Class - 3 Site Plan Review Written Statement

To Whom it May Concern,

Please see the response to the application checklist and criteria for the Class 3 Site Plan Review.

Homeowner Association Information

This property is not subject to a homeowner's association.

Geological assessment or geotechnical report.

This property is in a Low Regional Landslide Susceptibility Zone according to Statewide Landslide Inventory Database for Oregon, Oregon department of geology and mineral industries map. Map was accessed 4-29-2021.

Applicable standards for the UDC

1. This exterior renovation, and new parking layout meets the standards as follows,
 - a. 110 – General Zoning Provisions:
 - i. No Change - Zone Industrial Commercial, Retail Sales Permitted
 - b. 200 – Urban Growth Management:
 - i. Site Plan criteria will be followed for this application
 - ii. A type 2 Adjustment will be required for the reduced parking required for the site.
 - c. 300 – Procedures for land use applications and legislative land use proposals,
 - i. This section will be followed for the applicable review procedures.
 - d. 400 – Use Classification
 - i. 400.045: Use of building is Retail Sales. The store is classified as a bookstore.
 - e. 500 – Zones and uses:
 - i. 551.005: Building is retail sales and services – Permitted
 - ii. 551.010: No change to existing lot size or setbacks
 - iii. Typical Parking setbacks and screen are provided per 551-4 or 5'-0" min, Type A landscape and screening
 - f. 600 - Willamette Greenway: N/A
 - g. 601 - Flood Plane Overlay: AE
 - h. 602 - 633: Project is not part of an Overlay Zone
 - i. 700 - Special Use Provisions : N/A

Applicable standards for the UDC continued

- j. 800 - General Development Standards
 - i. 800.015 - .045 No change to existing building or property lines.
 - ii. 800.055: No changes to Waste receptacle areas.
 - iii. 800.060: No change to exterior lighting.
 - iv. 800.065: New pedestrian access has been provided from Mission Street to the main entrance of the building. The access will be of contrasting material and color.
 - v. 802: No change to Public Improvements proposed
 - vi. 803: No change to Street and Right of Way proposed
 - vii. 804: No change to approaches Proposed,
 - viii. 805: Vision Clearance to be maintained. New landscaping will be designed to be low along mission's street to allow vision clearance.
 - ix. 806: Off street parking.
 - 1. 25 parking spaces required, 15 provided. We will be requesting a Type 2 Adjustment for the reduction of parking spaces. The store typically does not have parking space issues. The new parking lot design will increase the parking spaces from 14 on site parking spaces to the proposed 15. The existing uses of the building are going to be maintained. The coffee shop that was in front of the building has been removed to provide more parking area.
 - 2. 8 Bicycle parking spaces required. 8 new spaces provided. All bicycle parking spaces are within 50' of the primary entrances. entrance
 - 3. 1 off street loading space required for this commercial project. The current use of this building only uses a delivery van for receiving their products. Note (a) allows the use of one off-street parking space to be used in place of a loading area when the vehicle does not exceed 8,000 lbs and the off-street parking area is within 25' of the main entrance. We are complying with both requirements, and plan on using one of the parking spaces as a loading area.
 - x. 807: Off Street Landscaping and Screening
 - 1. Calculations for new landscaping have been provided on the new site plan. The design for the landscaping will be finalized and submitted by a landscape architect. The landscaping will comply with the design requirements.
 - xi. 808: Preservation of Trees and Vegetation
 - 1. One significant tree is on site and will be maintained. Appropriate actions will be taken to protect the tree while new landscaping is put in place.
 - xii. 809: Wetlands- N/A no wetlands are on site.
 - xiii. 810: Landslide hazard – Site has been identified as a low land slide hazard.
 - xiv. 900: Existing Signs are to remain, they will be relocated higher on the building as to not interfere with the new storefront proposed in the addition.



2. The Transportation system provides for a safe, orderly, and efficient circulation into and out of the proposed development.
 - a. The current bus system has a stop at Mission Street on 23rd St and 25th Street. Individuals on the east bound bus would be on the same side of Mission Street as the proposed new site layout. A short block and a half walk, and bus riders could visit the Existing Building via a new raised material and color contrasting pathway provide to the building. The West bound busses will require the riders to cross Mission Street at 23rd or 25th Street. It would be safest at 25th Street because there are provided lights and crosswalks. The passengers of the transit system would not be negatively affected by the proposed building and site changes. The proposed improvements would not be increasing usage, nor changing any of the transportation routes.
3. The parking area and drives are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.
 - a. The pedestrian path has been improved by providing a direct connection from the city sidewalk. The new connection will consist of a concrete path that will contrast in color with the existing asphalt paving.
 - b. The new parking layout will provide 15 parking spaces 12 compact, and 2 standard parking spaces.
 - c. Bicycle traffic has been provided with a new location for bicycle parking. The new parking spaces are near the entrance to the building. The bicycle traffic will be able to enter the site and exit the site with minimal interference with vehicular and pedestrian traffic.
4. The proposed development is adequately served with city water, sewer, storm drain and all other utilities.
 - a. The new construction of the site is not changing the existing use or the existing area to be paved. The existing paving grades are not proposed to be changed, or to change the existing grading design. The only change to the exterior design is the parking layout to provide better traffic flow and site utilization.
 - b. The building's original design was for an assembly occupancy which had a much higher fixture count than the current M occupancy that the building has been serving for many years. The new plan has made provisions for the addition of a mop sink. This DFU addition is still below the original building capacity.

Sincerely,

Christina M. Larson, Principal
AIA, NCIDQ, LEED AP
Varitone Architecture, LLC.
231 SW 2nd Ave. | PO Box 3420 | Albany, OR 97321
p. 541.497.2954 Ext. 101 |
www.varitonearchitecture.com



July 8, 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 25 parking spaces with its current use. We are proposing a revised parking plan that is Equally or Better at 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 at serving the building. Seven of those 14 parking spaces are not on the property and do not have a parking agreement with the adjacent property owner. The existing condition effectively has 7 parking spaces to serve the building. The current number of parking spaces has served 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 site to function as it has in the past. The new parking layout provides 15 parking spaces 1 accessible space, 3 standard parking spaces, and 11 compact parking spaces. The new parking arrangement will provide more parking spaces than the business has been utilizing. 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 by one space.

Sincerely,

Christina M. Larson, Principal
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p. 541.497.2954 Ext. 101 |
www.varitonearchitecture.com



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,

Christina M. Larson, Principal
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MEMO

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.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

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