

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: September 1, 2021

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
SPR-ADJ21-20 (21-111937-RP)
1457 23rd Street SE
CITY OF SALEM PUBLIC WORKS SHOPS COMPLEX

PROPOSAL

A Class 3 Site Plan Review for development of a new 50,000-square-foot office building and associated site work including off-street parking areas, stormwater facilities, and landscaping. The property is approximately 11.7 acres in size, zoned PS (Public Services), and located at the 1500 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot number: 073W35AC 00300).

RECOMMENDED CONDITIONS OF APPROVAL

1. Construct all new structures a minimum of one foot above the base flood elevation.
2. Provide a No-Rise Analysis for development proposed in the floodway pursuant to SRC 601.075(d)(1)(A).
3. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. 23rd Street SE
 - a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-to-40-foot-wide improvement within a 60-foot-wide right-of-way.

- b. Existing Conditions—This street has an approximate 31-foot improvement within a 49-foot-wide right-of-way abutting the subject property.

2. 22nd Street SE

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-to-40-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 31-foot improvement within a 50-to-55-foot-wide right-of-way abutting the subject property.

- 3. Oxford Street SE is an existing public right-of-way with an approximate 20-foot improvement within a 26-foot right-of-way. No additional right-of-way or improvements are required.

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in 23rd Street SE.
- b. There is a public storm drainage system located on the subject property.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 12-inch water main is located in 23rd Street SE.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in 23rd Street SE.
- b. There are 10-inch and 8-inch mains located on the subject property.

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 floodplain maps as a Zone “AE” floodplain and floodway. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined the 100-year base flood elevation for the subject development is 180 feet. 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. An Elevation Certificate is required to verify the new structure’s elevation. The Elevation Certificates shall be submitted to the City to verify each structure’s elevation prior to pouring building foundations and again prior to final occupancy. Development within the floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge pursuant to SRC 601.075(d)(1)(A).

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice will be sent to the Oregon Department of State Lands pursuant to SRC 809.025.

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—23rd Street SE was fully improved and authorized as an alternative street standard pursuant to SRC 803.065(a); therefore, no right-of-way dedication or street improvements are required.

The property is subject to a special setback equal to 30-feet from centerline on the development side of 22nd Street SE.

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 23rd Street SE provides for safe turning movements into and out of the property.

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 is proposing to connect to the existing public storm and water infrastructure in 23rd Street SE and the existing public sewer located on the subject property.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. At the time of development, the applicant shall design and construct stormwater facilities in compliance with SRC Chapter 71 and PWDS.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Prepared by: Matt Olney, Program Manager
cc: File