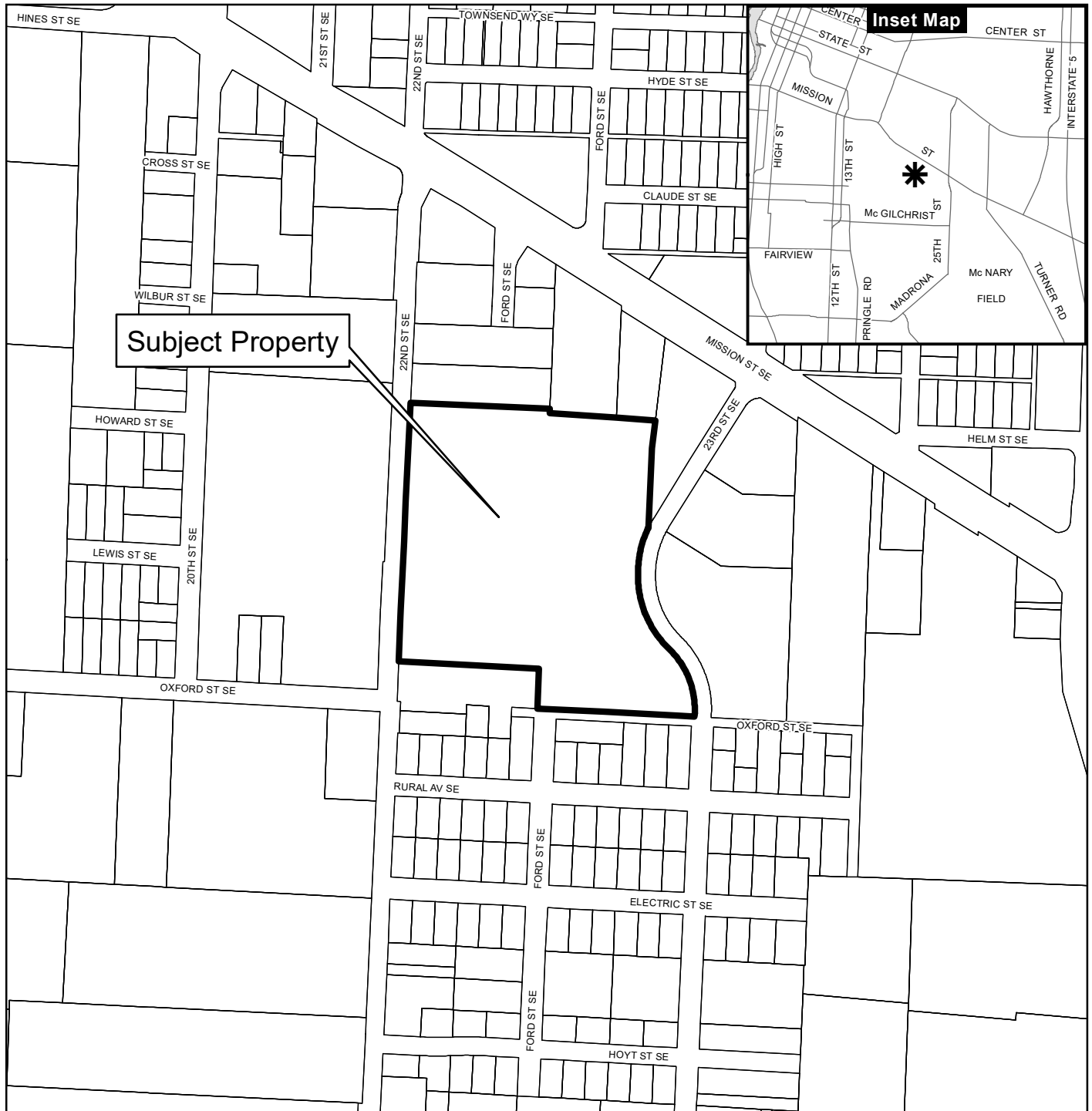


# Vicinity Map

## 1500 Block of 23rd Street SE



### Legend

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

- Parks

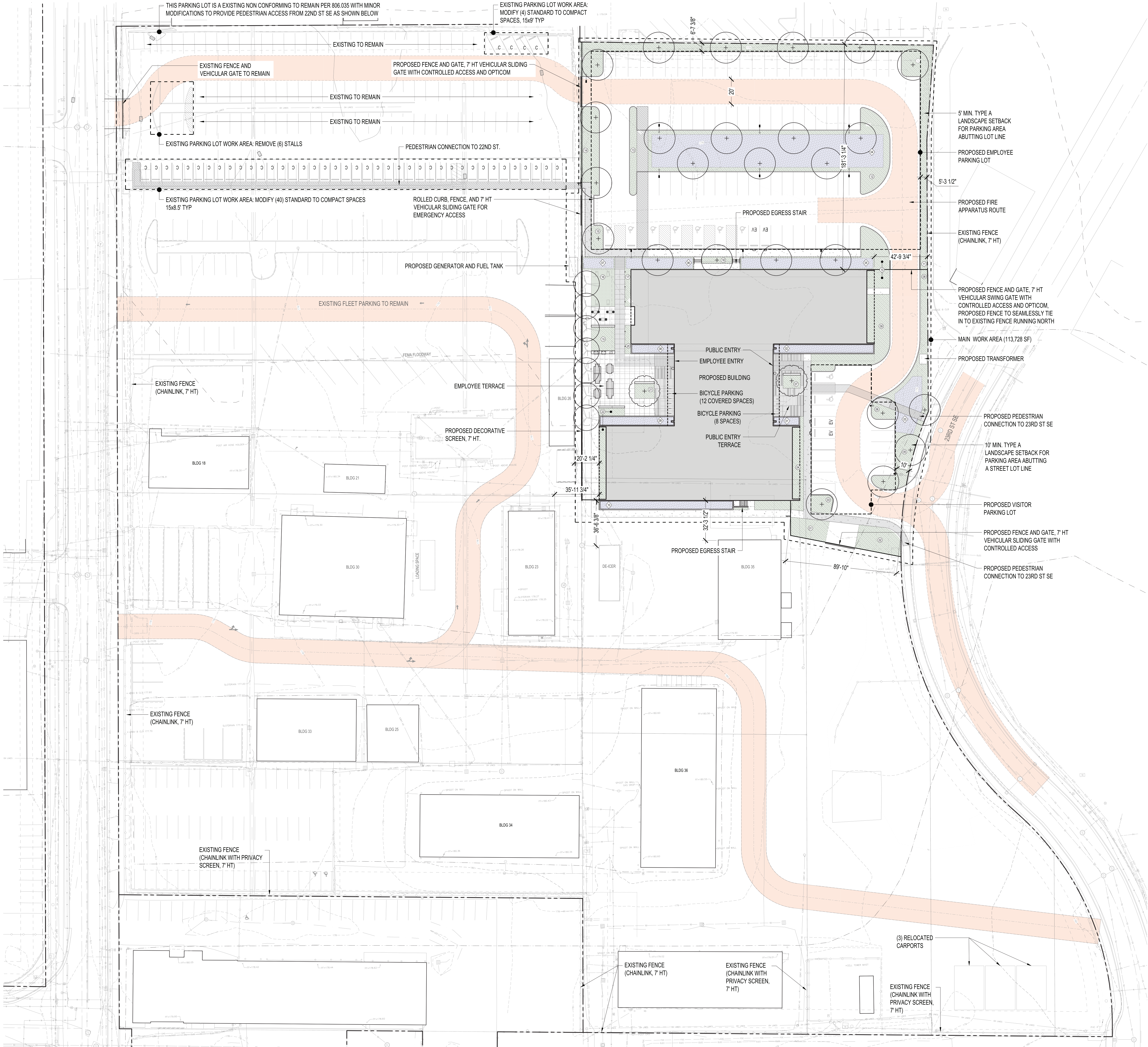
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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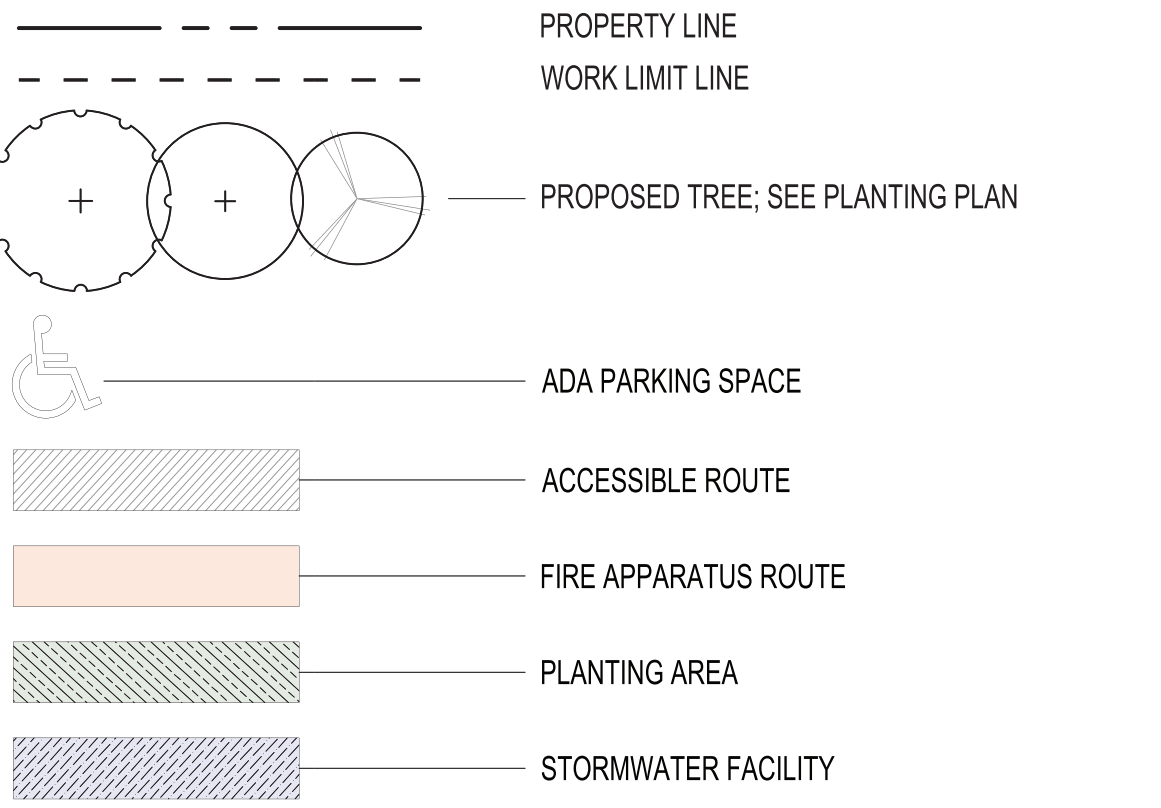
0 100 200 400 Feet







LANDSCAPE LEGEND



TOTAL SITE AREA

20.9 ACRES  
MAIN WORK AREA: 113,728 SF

LANDSCAPE AREA REQUIREMENTS

**VISITOR LOT:**  
AREA: 7,215 SF  
(INCLUDES PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS)  
REQUIRED LANDSCAPE AREA (5%): 361 SF  
PROVIDED LANDSCAPE AREA: 701 SF

**EMPLOYEE LOT:**  
IMPERVIOUS AREA: 42,343 SF  
(INCLUDES PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS)  
REQUIRED LANDSCAPE AREA (5%): 2,117 SF  
PROVIDED LANDSCAPE AREA: 8,622 SF

**STORMWATER:**  
INTRODUCED IMPERVIOUS AREA: 79,707  
TOTAL STORMWATER FACILITY AREA: 9,224 SF (11.6% OF INTRODUCED IMPERVIOUS AREA)

PARKING BREAKDOWN

**VISITOR LOT:** 15 SPACES INCLUDING:  
2 ADA  
2 E.V.  
8 SHORT TERM BICYCLE

**EMPLOYEE LOT:** 79 SPACES INCLUDING:  
7 ADA  
2 E.V.  
20 LIGHT VEHICLE (10x20)  
12 COVERED LONG TERM BICYCLE

**EXISTING TO REMAIN WITHIN EAST PROPERTY:** 293 SPACES INCLUDING:  
144 STANDARD  
105 FLEET

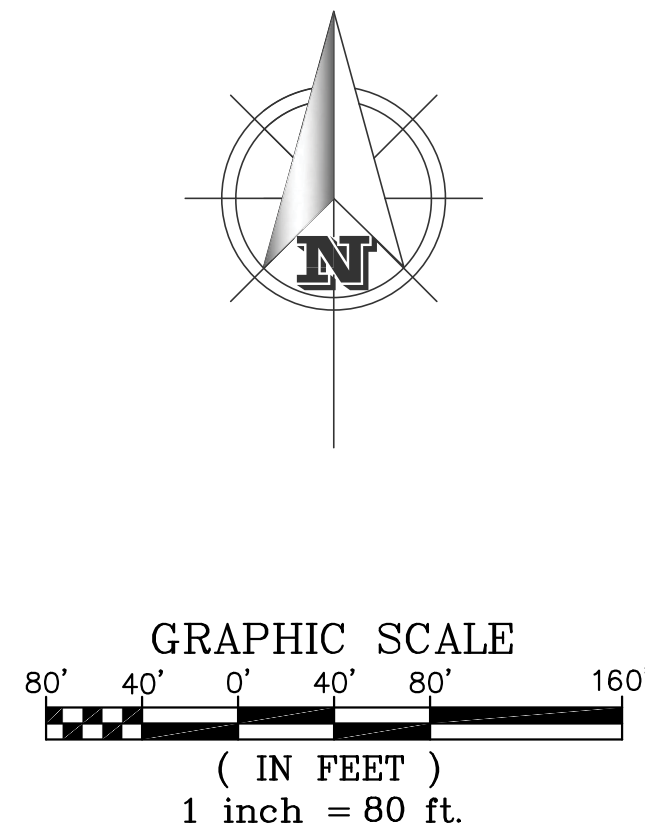
**LOADING:** 1 SPACE

PLANTING AREA KEY

STANDARD PLANTING AREAS		STORMWATER PLANTING AREAS	
15,859 SF TOTAL (13.9% OF MAIN WORK AREA)		9,224 SF TOTAL (8.1% OF MAIN WORK AREA)	
01 476 SF	13 364 SF	01 128 SF	06 440 SF
02 685 SF	14 966 SF	02 534 SF	07 201 SF
03 240 SF	15 174 SF	03 814 SF	08 225 SF
04 857 SF	16 633 SF	04 4,942 SF	09 394 SF
05 816 SF	17 277 SF	05 871 SF	10 675 SF
06 190 SF	18 127 SF		
07 147 SF	19 363 SF		
08 788 SF	20 115 SF		
09 1,389 SF	21 192 SF		
10 1,036 SF	22 503 SF		
11 3,567 SF			
12 1,954 SF			
COMBINED PLANTING AREA: 26,589 SF TOTAL (22.1% OF MAIN WORK AREA)			



TOPOGRAPHIC SURVEY



DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

BENCHMARK UTILIZED:  
CITY OF SALEM # 2100  
ELEV: 178.75' NGVD 29  
BRASS DISK IN CONC POST,  
W. SIDE OF 22ND ST WITHIN CITY SHOPS AREA,  
APPROXIMATELY 250' N. OF OXFORD ST.,  
12' S. & 16' E. FROM THE N.E. CORNER OF THE BUS WASHING BUILDING,  
1' W. OF N-S CHAIN LINK FENCE.



SHEET LAYOUTS  
SCALE: 1" = 80'



1% ANNUAL CHANCE  
(100-YEAR) FLOODPLAIN

1% ANNUAL CHANCE  
(100-YEAR) FLOODWAY

ABBREVIATIONS	
ASPH	ASPHALT
AD	AREA DRAIN
ASSY	ASSEMBLY
BLDG, BLD	BUILDING
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEAN-OUT
CONC	CONCRETE
CL	CENTERLINE
DIP	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EOP, EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX, EXIST	EXISTING
FDC	FIRE DEPT. CONNECTOR
FT	FEET
FF	FINISH FLOOR
FG	FINISH GRADE
PH	PHONE
FI	FIRE HYDRANT
FM	FIELD INLET
FM	FORCE MAIN
GRAV	GRAVEL
GM	GAS METER
GP	GATE POST
GS	GROUND SHOT
GV	GAS VALVE
HC	HANDICAP
HDP	HIGH-DENSITY POLYETHYLENE
HYD	HYDRANT
IR	IRON ROD
IP	IRON PIPE
IRR	IRRIGATION
IE	INVERT ELEVATION
JB	JUNCTION BOX
LP	LIGHT POLE
M	METER, MAIN
MB	MAILBOX
MH	MANHOLE
OH	OVER-HEAD
P/L, P	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP	TYPICAL
UG, U/G	UNDER GROUND
UTIL	UTILITY
VG	VALLEY GUTTER
VLT	VAULT
W	WALL
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

SYMBOLS	
AD	AREA DRAIN
or	CATCH BASIN
CO	CLEANOUT
FX	FIRE HYDRANT
GV	GAS VALVE
WV	WATER VALVE
GP	GAS/POWER/WATER METER
DSO	DOWN SPOUT
MT	MANHOLE TELEPHONE
MSD	MANHOLE STORM DRAIN
MS	MANHOLE SANITARY SEWER
SP	SIGN POST
PEO	PEDESTAL
MB	MAIL BOX
IV	IRRIGATION VALVE
LP	LIGHT POLE
UP	UTILITY/POWER POLES
TP	TEST PIT
MF	MONUMENT FOUND
TR	TREES - *TREE NAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
NOTE: DIAMETER MEASURED AT BREAST HEIGHT	

LINE TYPES	
CATV LINE	— CATV — CATV — CATV — CATV — CATV — CATV — CATV —
COMMUNICATION LINE	— COM — COM — COM — COM — COM — COM — COM —
EASEMENT LINE	— EAS — EAS — EAS — EAS — EAS — EAS — EAS —
FENCE LINE	— FOC — FOC — FOC — FOC — FOC — FOC — FOC —
FIBER OPTIC LINE	— FOC — FOC — FOC — FOC — FOC — FOC — FOC —
GAS LINE	— GAS — GAS — GAS — GAS — GAS — GAS — GAS —
EDGE OF GRAVEL LINE	— OH LINES — OH LINES — OH LINES — OH LINES — OH LINES —
OVERHEAD LINE	— PH — PH — PH — PH — PH — PH — PH —
PHONE LINE	— ELEC — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC —
POWER LINE	— SS — SS — SS — SS — SS — SS — SS —
SANITARY SEWER LINE	— SD — SD — SD — SD — SD — SD — SD —
STORM DRAIN LINE	— W — W — W — W — W — W — W —
WATER LINE	

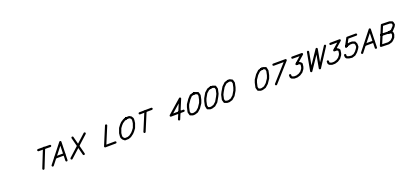
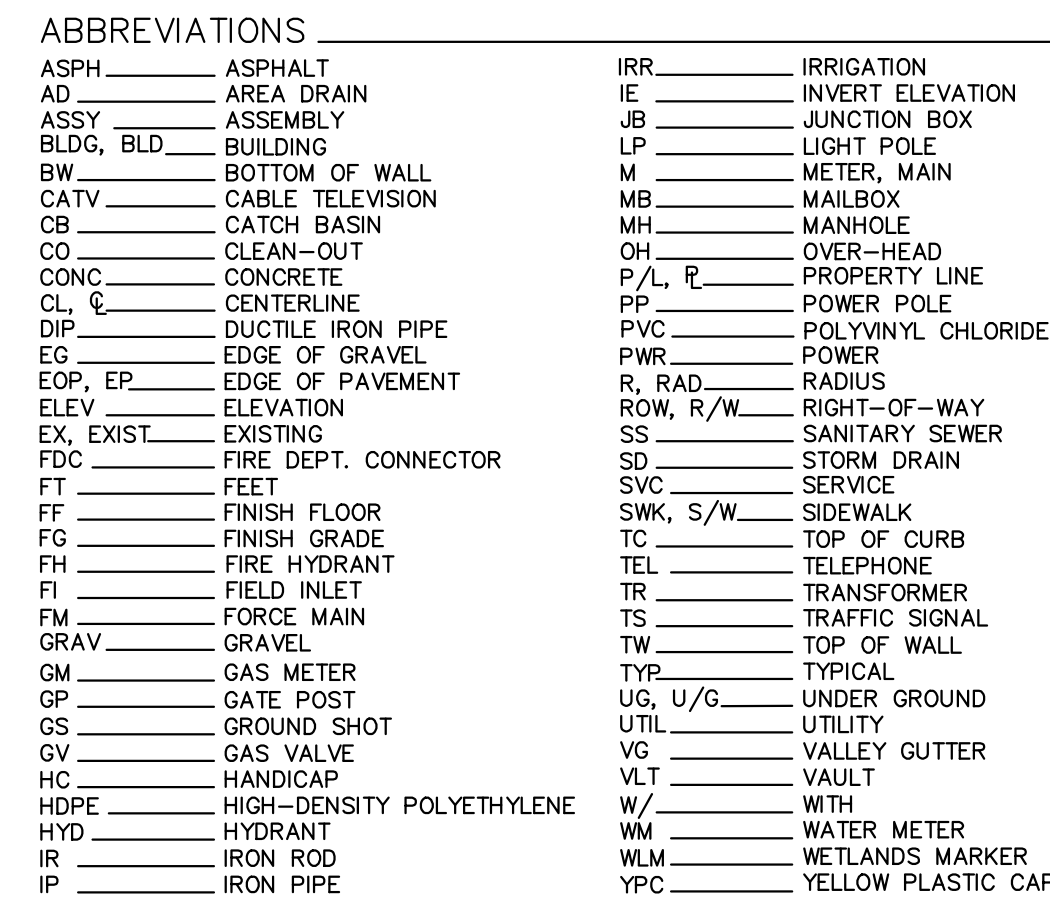
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gregory L. Wilson*  
O R B G O N  
JULY 19, 1994  
GREGORY L. WILSON  
2887  
EXPIRES: 6/30/2022

UPDATE - NW PARKING LOT 6/01/2021	
SURVEY FOR	CITY OF SALEM
LOCATION:	22ND ST - SALEM SHOPS
NE 1/4 SEC 35 T7S, R3W, W.M.	CITY OF SALEM MARION COUNTY, OREGON
SCALE: 1"=80'	BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OREGON 97317 PHONE (503) 588-8800 FAX (503) 563-2469 EMAIL: INFO@BARKERWILSON.COM
DATE: 3/12/2021	SHEET 1 OF 6
DRAWN BY: R.J.C.	JOB NUMBER: 41780

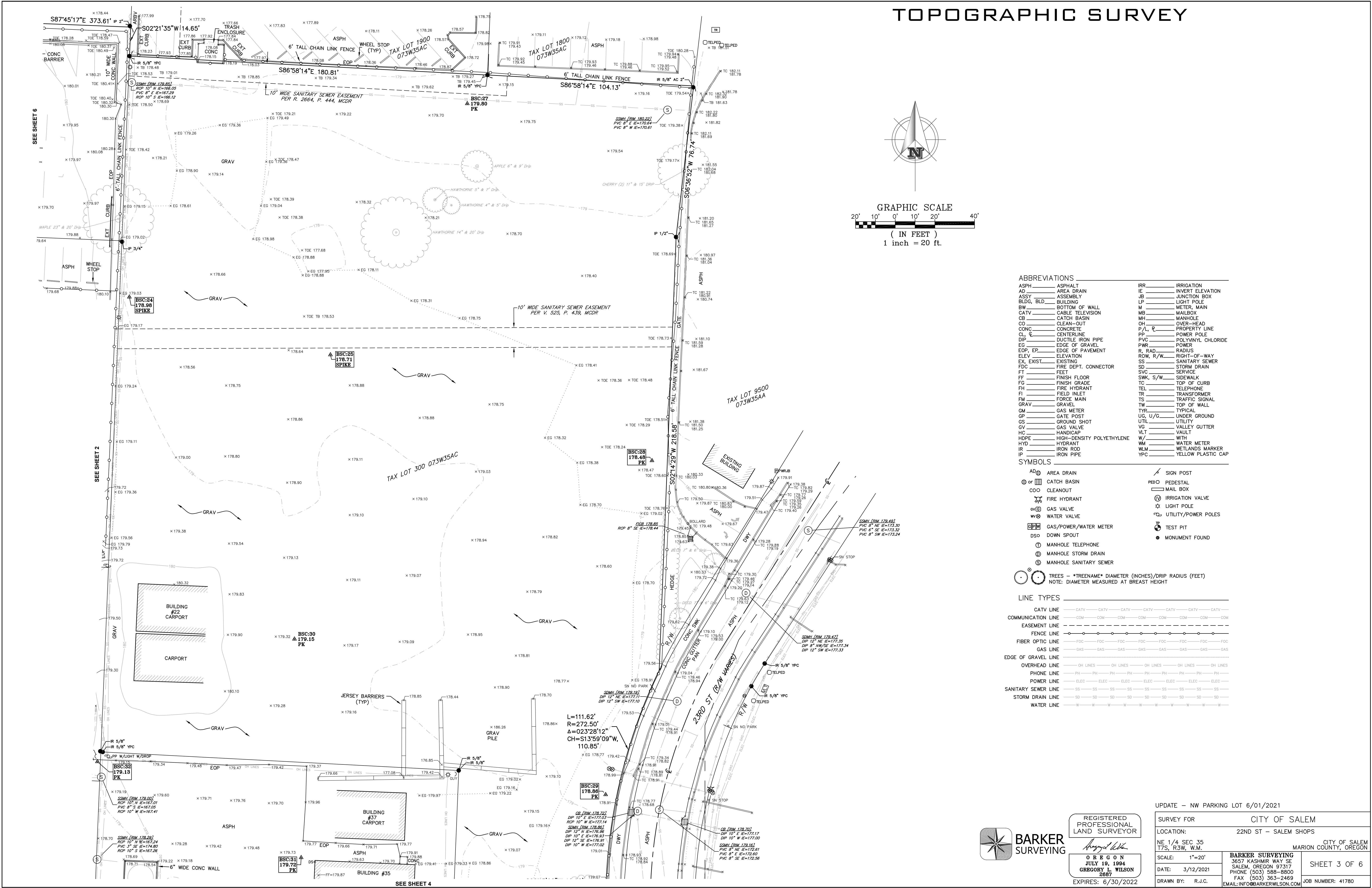




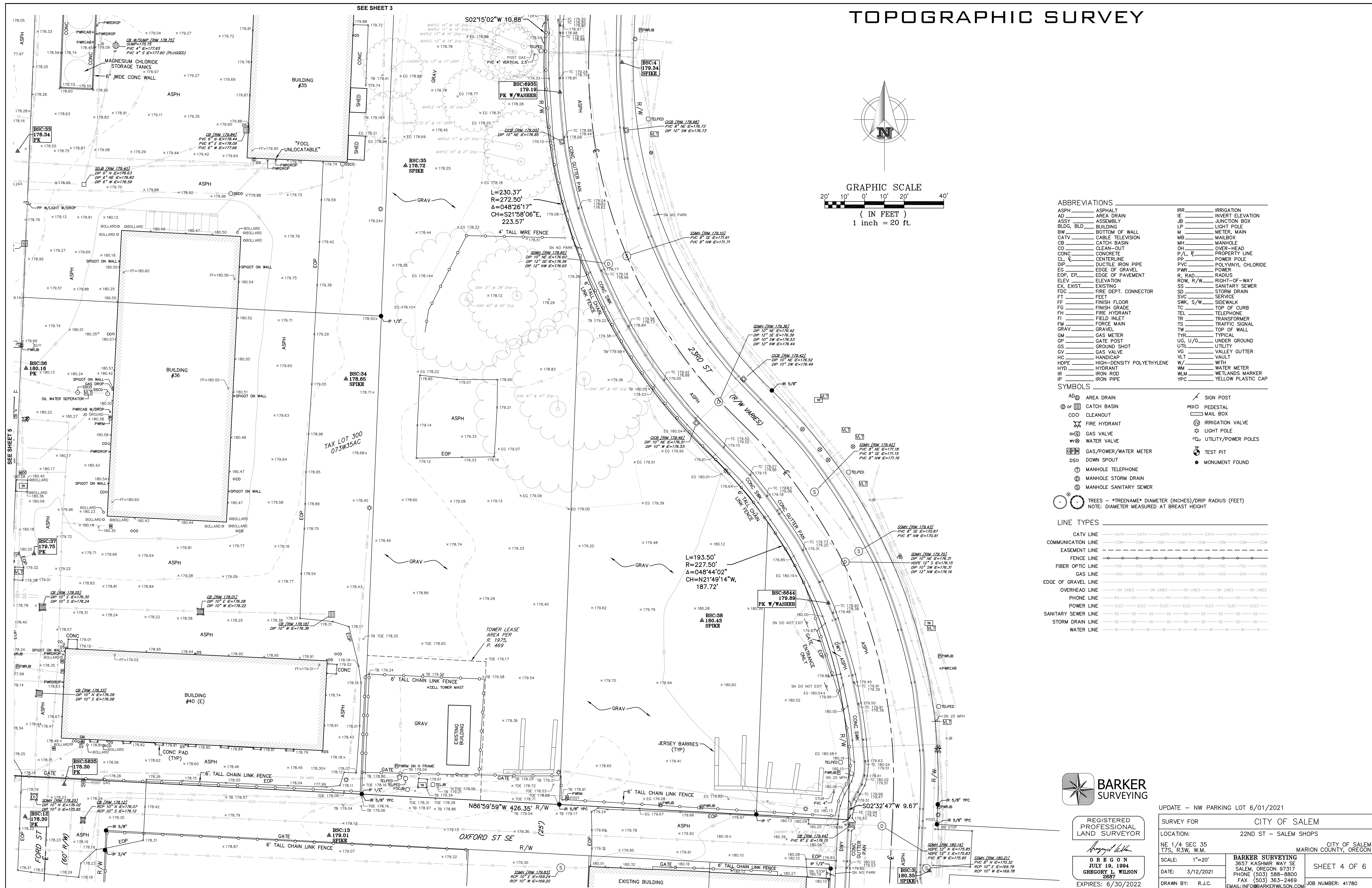
**BARKER**  
SURVEYING













**SEE SHEET**





SURVEY FORCITY OF SALEM

LOCATION:22ND ST - SALEM SHOPS

NE 1/4 SEC 35  
17S, R3W, W.M.

CITY OF SALEM  
MARION COUNTY, OREGON

SCALE:1"=20'

DATE:3/12/2021


DRAWN BY:R.J.C.

BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 563-2469  
EMAIL:INFO@BARKERWILSON.COM

SHEET 6 OF 6

JOE NUMBER: 41780

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



BARKER  
SURVEYING



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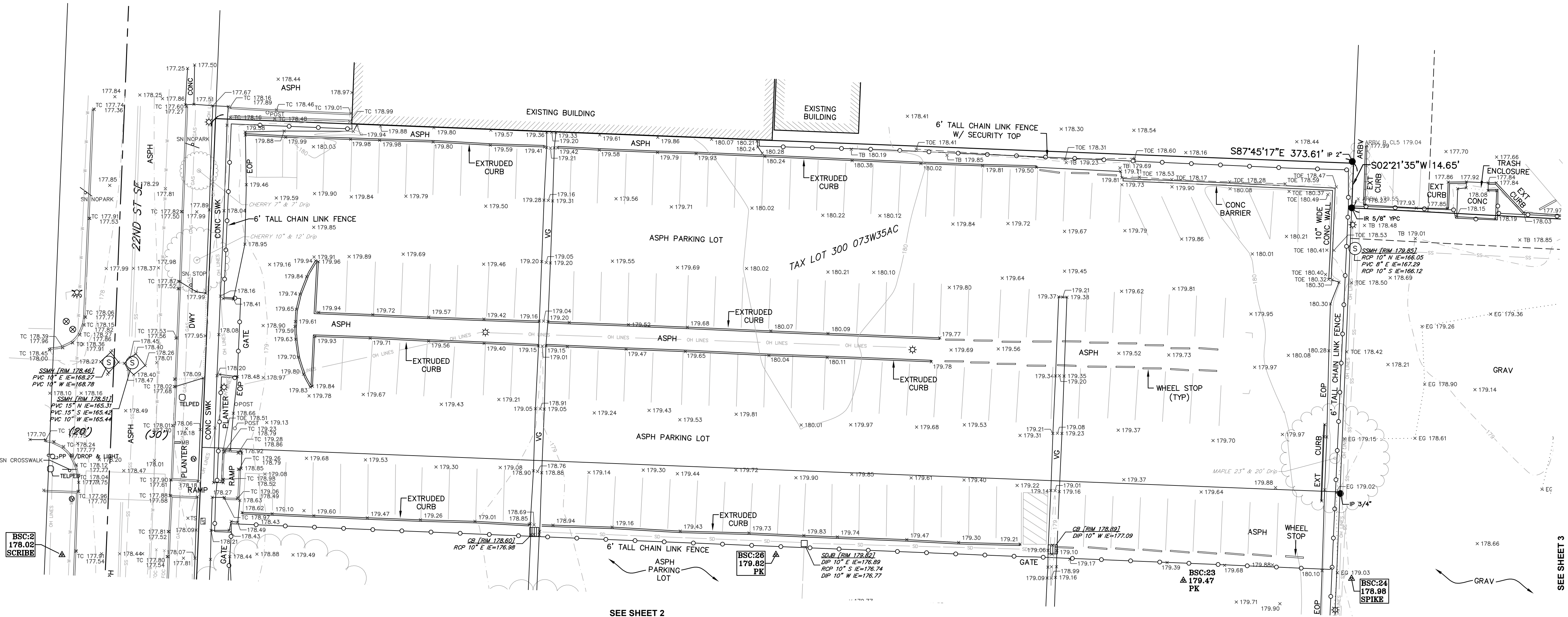
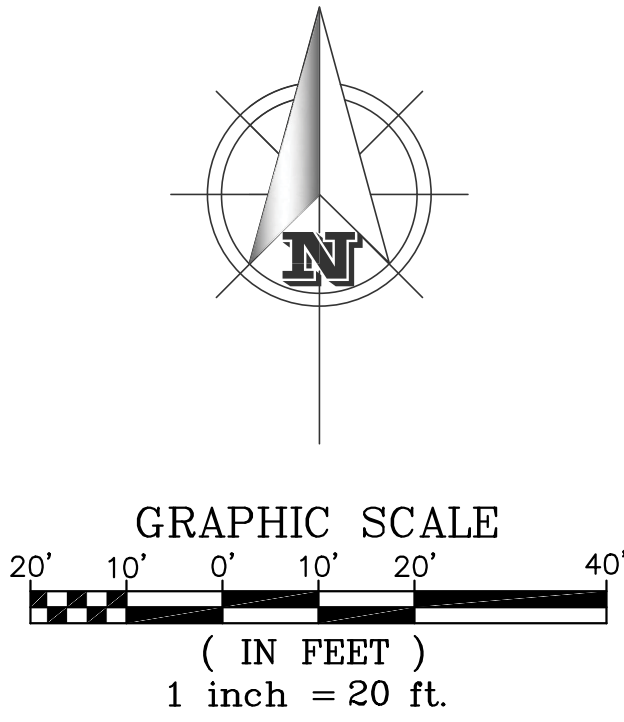
EXPIRES: 6/30/2022

TOPOGRAPHIC SURVEY

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W/	WITH
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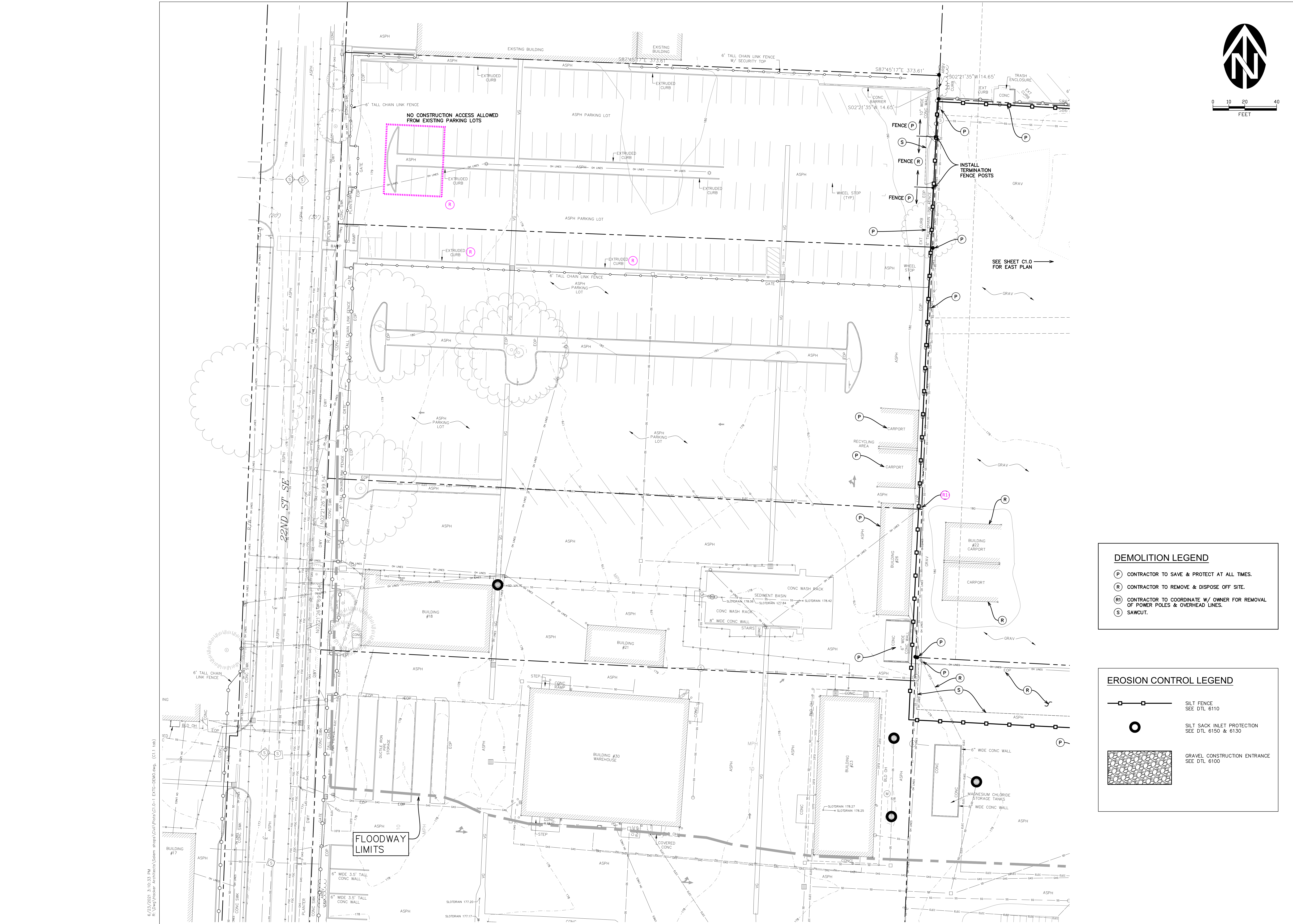
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WATER LINE	W









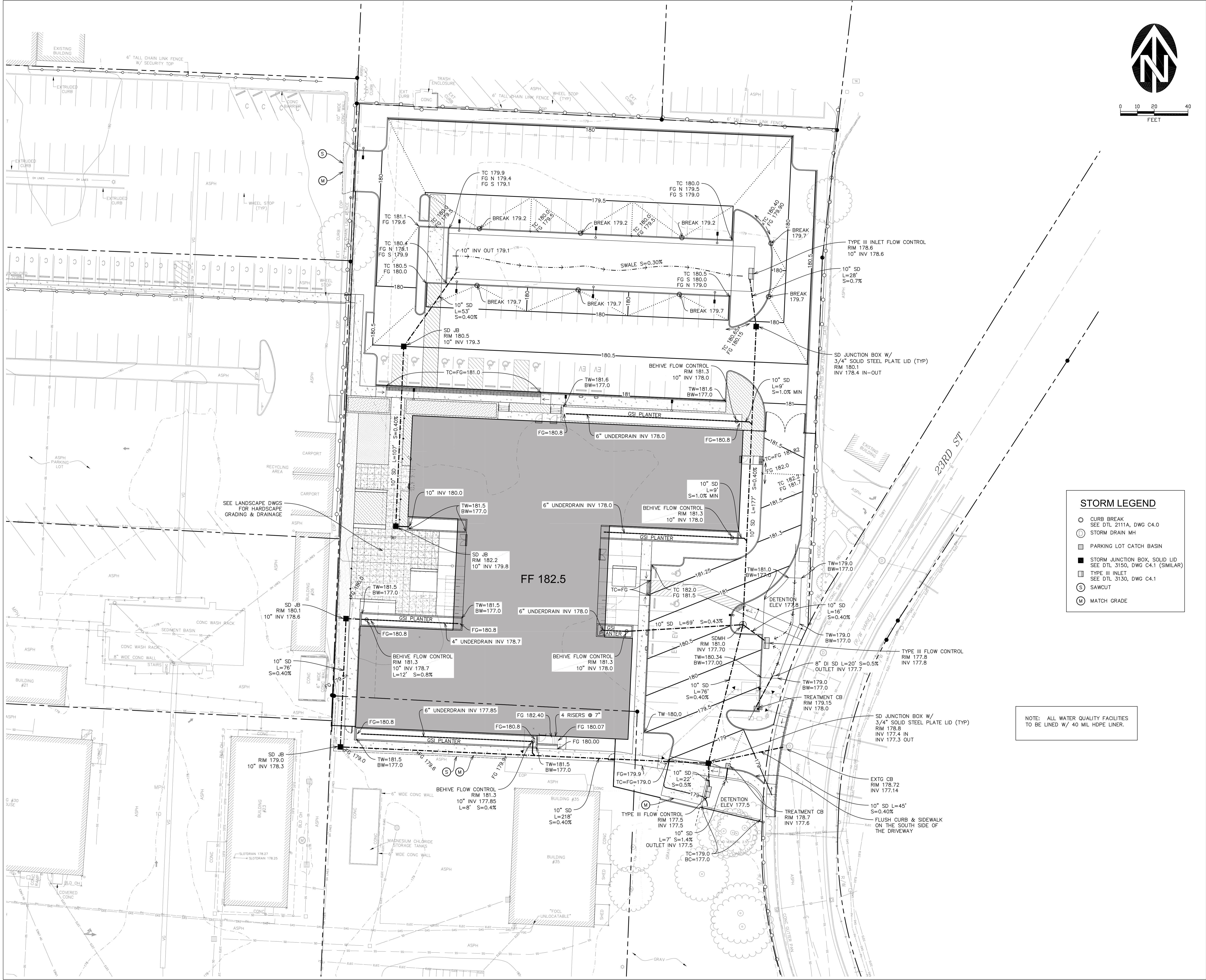


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**800.065 Pedestrian Access**

**a.1.A**

The development is requesting an exception to provide access to Oxford street on the south side of the development site because there are no existing pedestrian or vehicular gates or future plans for such a connection to this street. Due to security and access control issues providing one will be detrimental to the operations of the site.

**\*The application will not provide Pedestrian Access to Oxford Street.**

**a.2.**

Because of the existing on site use of heavy truck and equipment as well as the danger to pedestrians of providing pedestrian access this site development will not meet the requirement of providing a pedestrian path between existing buildings on the same site. Such an access path will impede the primary function of the SHOPS complex.

**\*The application will not provide Pedestrian Access per this standard to other building entries on site.**

**b Design and Materials**

Pedestrian Access to 22nd ST SE is being provided by modifying the existing North West parking lot. This pedestrian access will be protected by wheel stops and an existing fence will separate the route from the Fleet Parking area. The access route will extend from the existing painted crosswalk on 22nd ST SE to the staff entry on the west side of the new building. The development is requesting an exception to this standard to allow for this pedestrian walk to be indicated with a painted, striped pedestrian access way.

**\*This application requests that the NW pedestrian route from 22nd ST SE be a stripped walk way protected by wheel stops.**



**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 23<sup>rd</sup> 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. 23<sup>rd</sup> 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. 22<sup>nd</sup> 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 23<sup>rd</sup> 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 23<sup>rd</sup> Street SE.

**Sanitary Sewer**

1. Existing Conditions

- a. An 8-inch sewer main is located in 23<sup>rd</sup> 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**—23<sup>rd</sup> 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 22<sup>nd</sup> 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 23<sup>rd</sup> 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 23<sup>rd</sup> 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