



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-25
PROPERTY LOCATION:	2499, 2501, 2519, 2539, and 2551 Wallace Rd NW, Salem OR 97304
NOTICE MAILING DATE:	October 5, 2021
PROPOSAL SUMMARY:	A 189-unit multi-family development with an office/recreation building and pool.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Tuesday, October 19, 2021</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Julie Foster and 3030 Riverbend LLC (Scott Martin)
APPLICANT(S):	Scott Martin Construction LLC (Scott Martin)
PROPOSAL REQUEST:	A consolidated Class 3 Site Plan Review and Class 2 Adjustment application for a proposed development to include 189 apartments, an office/recreation building, pool, and parking on a development site including 7.59 acres located in the MU-II (Mixed Use - II) zone at 2499, 2501, 2519, and 2551 Wallace Road NW - 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 00900, 01000, 01101, 01301) and 0.51 acres located in the RD (Duplex Residential) zone at 2539 Wallace Road NW 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 01300). The applicant proposes alternative street standards to deviate from the street spacing and connectivity standards in SRC Chapter 803 to allow a pedestrian connection rather than a street connection to La Jolla Drive NW, eliminate required street connectivity to abutting undeveloped properties, and deviate from block length standards that would require a street connection at a maximum block length of 600 feet along Wallace Road NW. The application includes adjustments to: (1) Increase the maximum building setback adjacent to Wallace Road NW from 10 feet to 12 feet; (2) Increase the maximum setback adjacent to La Jolla Drive NW from 10 feet to approximately 37 feet; (3) Reduce building setbacks from 10 feet to 0 feet abutting internal property lines so that the buildings may cross existing internal property lines in anticipation of a future property boundary verification; (4) Reduce vehicle use area setbacks from 10 feet to 0 feet abutting existing internal property lines; (5) Reduce the street frontage requirement from 16 feet to 0 feet to allow development on 2501 Wallace Road NW, which is currently landlocked; (6) Reduce the minimum required building frontage along Wallace Road NW from 50 percent to 0 percent.
APPLICATION PROCESS:	Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request. Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 21 106129

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-25

PROJECT ADDRESS: 2499, 2501, 2519, 2539, and 2551 Wallace Rd NW, Salem OR 97304

AMANDA Application No.: 21-106129-RP, 21-106130-ZO

COMMENT PERIOD ENDS: October 19, 2021

SUMMARY: A 189-unit multi-family development with an office/recreation building and pool.

REQUEST: A consolidated Class 3 Site Plan Review and Class 2 Adjustment application for a proposed development to include 189 apartments, an office/recreation building, pool, and parking on a development site including 7.59 acres located in the MU-II (Mixed Use - II) zone at 2499, 2501, 2519, and 2551 Wallace Road NW - 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 00900, 01000, 01101, 01301) and 0.51 acres located in the RD (Duplex Residential) zone at 2539 Wallace Road NW 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 01300). The applicant proposes alternative street standards to deviate from the street spacing and connectivity standards in SRC Chapter 803 to allow a pedestrian connection rather than a street connection to La Jolla Drive NW, eliminate required street connectivity to abutting undeveloped properties, and deviate from block length standards that would require a street connection at a maximum block length of 600 feet along Wallace Road NW. The application includes adjustments to:

- (1) Increase the maximum building setback adjacent to Wallace Road NW from 10 feet to 12 feet;
- (2) Increase the maximum setback adjacent to La Jolla Drive NW from 10 feet to approximately 37 feet;
- (3) Reduce building setbacks from 10 feet to 0 feet abutting internal property lines so that the buildings may cross existing internal property lines in anticipation of a future property boundary verification;
- (4) Reduce vehicle use area setbacks from 10 feet to 0 feet abutting existing internal property lines;
- (5) Reduce the street frontage requirement from 16 feet to 0 feet to allow development on 2501 Wallace Road NW, which is currently landlocked;
- (6) Reduce the minimum required building frontage along Wallace Road NW from 50 percent to 0 percent.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Tuesday, October 19, 2021, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Pamela Cole, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 5035402309; E-Mail: pcole@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

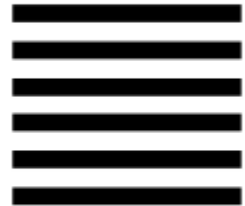


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



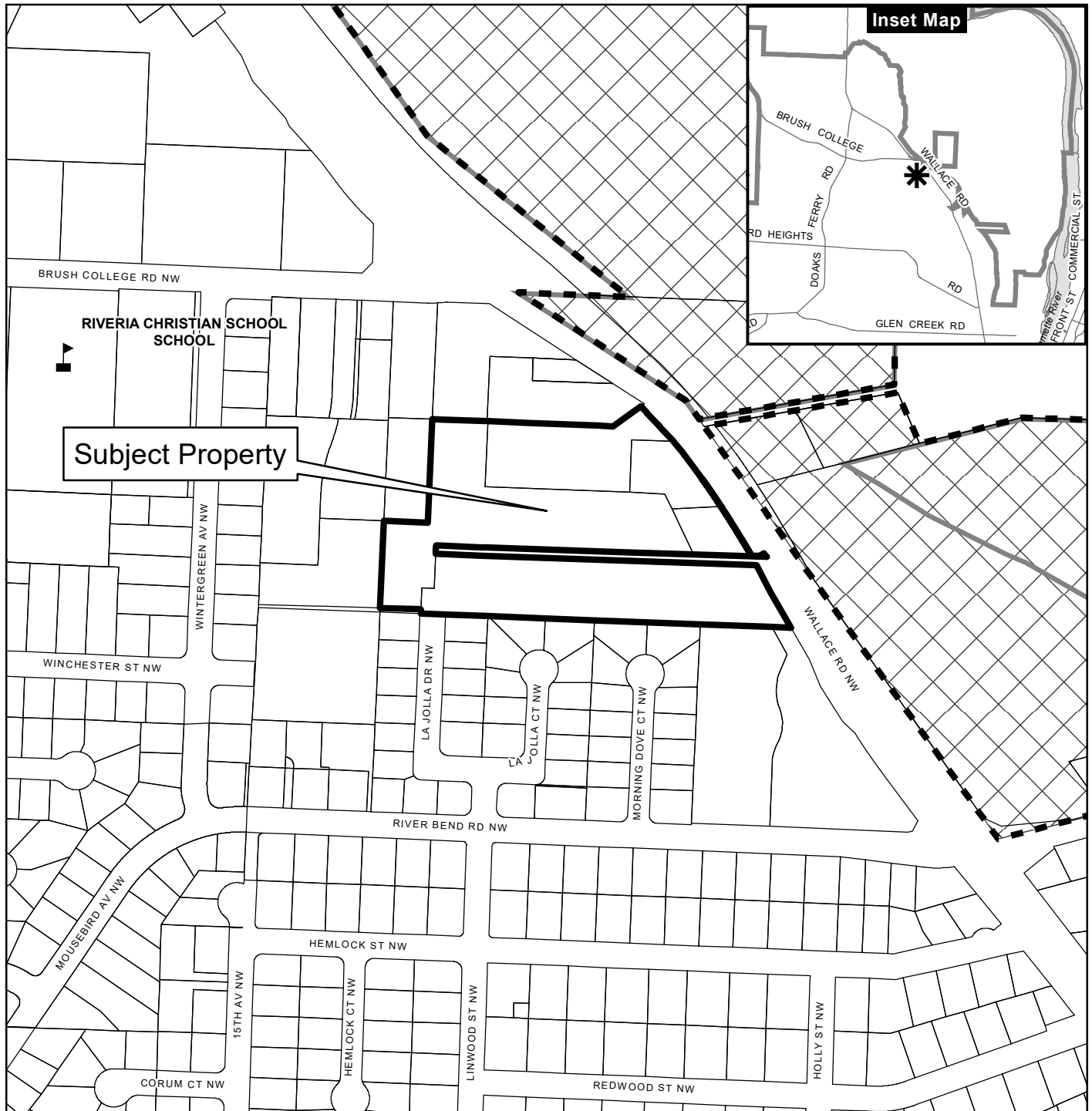
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map

2499, 2501, 2519, 2539, 2551 Wallace Road NW



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet



RIVERBEND APARTMENTS PHASE 2
CLASS III SITE PLAN REVIEW
2499, 2501, 2519, 2539 WALLACE RD NW, SALEM, OR 97304

PROJECT TEAM:

OWNER:
3030 RIVERBEND LLC.
PO BOX 5850
SALEM, OR 97304
ARCHITECT:
LENITY ARCHITECTURE
3150 KETTLE CT. SE.
SALEM, OR 97301
PHONE: (503) 399-1090
FAX: (503) 399-0565
PROJECT ARCHITECT: LEE GWYN
lee@lenityarchitecture.com
CIVIL ENGINEER:
WESTTECH ENGINEERING, INC.
STEVE WARD, PE
3841 FAIRVIEW IND. DR. STE 100
SALEM, OR 97302
503.585.2474
SWARD@WESTTECH-ENG.COM

PROJECT STATISTICS:

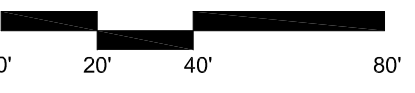
RIVERBEND PHASE #2 MULTI-FAMILY DEVELOPMENT CONSISTING OF 189 UNIT APARTMENTS/ OFFICE AND POOL BLDGS 2499, 2501, 2519, 2551 & 2539 WALLACE RD SALEM, OR 97304		CITY OF SALEM, POLK COUNTY 7.3.9 CD - 00900, 01000, 01101, 01301 & 01300	
ZONE: USE: EXISTING:		MU-II (MIXED USE/II) SINGLE-FAMILY DWELLINGS	
PROPOSED:		MULTI-FAMILY	
ALLOWED BLDG. HEIGHT: PROPOSED BLDG. HEIGHT/ FOOTPRINT:		55 FT MAX. 31 FT, 6 IN / 6,925 S.F. 31 FT, 6 IN / 5,581 S.F. 31 FT, 6 IN / 4,980 S.F. 31 FT, 6 IN / 7,797 S.F. 31 FT, 6 IN / 7,797 S.F. 33 FT, 4 IN / 4,980 S.F. 31 FT, 6 IN / 3,905 S.F. 31 FT, 6 IN / 3,905 S.F. NOT USED 31 FT, 6 IN / 7,785 S.F. 31 FT, 6 IN / 3,907 S.F. 31 FT, 6 IN / 3,907 S.F. 27 FT, 4 IN / 2,616 S.F. 15 FT / 1,551 S.F. 6 FT / 248 S.F.	
BLDG. SETBACK (T534-3): STREET: SIDE: ZONE-TO-ZONE (T534-4) MUII TO RESIDENTIAL: REAR: ZONE-TO-ZONE (T534-4) MUII TO RESIDENTIAL: MUII TO COMMERCIAL:		0' MIN, 10' MAX WITH PED. AMEN. 10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C" NONE 10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C" NONE	
ACCESSORY STR. SETBACK (T534-3): STREET: SIDE: ZONE-TO-ZONE (T534-4) MUII TO RESIDENTIAL: REAR: ZONE-TO-ZONE (T534-4) MUII TO RESIDENTIAL: MUII TO COMMERCIAL:		5' MIN 10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C" NONE 10' MIN + ((BLDG. HT - 15 FT)x1.5) TYPE "C" NONE	
VEHICLE USE AREA SETBACK (TABLE 534-4): STREET: SIDE: ZONE-TO-ZONE (T534-4) MUII TO RESIDENTIAL: MUII TO COMMERCIAL: REAR: ZONE-TO-ZONE (T534-4) MUII TO RESIDENTIAL: MUII TO COMMERCIAL: BUILDING:		10' MIN TYPE "A" 5' MIN TYPE "C" 5' MIN TYPE "A" 5' MIN TYPE "C" 5' MIN TYPE "A" 5' MIN TYPE "A"	
SITE AREA: DWELLING UNIT DENSITY REQUIRED: DWELLING UNIT DENSITY PROVIDED: TOTAL LOT COVERAGE: TOTAL LANDSCAPE AREA: (15% SEC. 551.010, d. 3) TOTAL PARKING LOT INTERIOR LANDSCAPE AREA: (8% SEC. 806.035, d. 2) TOTAL PARKING AREA:		8.08 AC (352,137 S.F.) 12 UNITS PER ACRE 24 UNITS PER ACRE NO MAX. 148,312 S.F. (42%) 7,278 S.F. (8.2%) 88,671 S.F.	
MULTI-FAMILY: 1 STALL DWELLING UNIT OFFICE: 1 SP / 350 S.F. REQ'D PARKING MIN: ALLOWED PARKING MAX: (175% OF MIN. SPACES) REQ'D. BICYCLE SPACES: (0.1 SP. PER DWELLING UNIT-MIN. (4) T.806.8) (1/3,500 S.F. - MIN. (4) T.806.8) LOADING ZONE: (GREATER THAN 100 BUT LESS THAN 199 UNITS T806-9)		189 x 1 = 189 SPACES 15 5,200 / 350 = 15 SPACES 204 SPACES 204 * 1.75 = 357 SPACES MAX 189 x 0.1 = 18.9 SPACE 5,200 / 3,500 = 4 SPACES TOTAL REQ'D: 23 SPACES 2	
PROPOSED PARKING SPACES: STANDARD (9' x 19'): ACCESSIBLE: COMPACT (8' x 15'): TOTAL NEW: NEW BICYCLE SPACES: LOADING ZONE (12' x 19'):		183 SPACES 7 SPACES 92 SPACES (45%) 282 SPACES 24 SPACES 2	

KEYNOTES SCHEDULE

A1	ADJUSTMENT #1: INCREASE MAXIMUM BUILDING SETBACK ADJACENT TO WALLACE RD. REQUEST TO INCREASE MAXIMUM BUILDING SETBACK FROM 10 FEET TO 12 FEET FOR BUILDING 6 ALONG WALLACE RD DUE TO ODOT EASEMENT
A2	ADJUSTMENT #2: INCREASE MAXIMUM BUILDING SETBACK ADJACENT TO LA JOLLA DRIVE. PROPOSE TO INCREASE MAXIMUM BUILDING SETBACK FROM 10 FEET TO 35 FEET FOR BUILDING 3 ADJACENT TO LA JOLLA DRIVE.
A3	ADJUSTMENT #3: BUILDING SETBACKS ADJACENT TO INTERNAL LOT LINES. REDUCE BUILDING SETBACKS TO 0 FEET FOR INTERNAL PROPERTY LINES.
A4	ADJUSTMENT #4: VEHICLE USE AREAS ADJACENT TO INTERNAL LOT LINES. REDUCE VEHICLE USE AREA SETBACKS TO 0 FEET FOR DRIVE AISLES AND PARKING AREAS
A5	ADJUSTMENT #5: ADJUSTMENT #5: REDUCE BUILDING FRONTAGE SETBACK FROM 16' TO 0' FEET FOR 2501 WALLACE ROAD NW. PROPERTY IS LANDLOCKED.

SITE / PARKING SUMMARY

PROPOSED PARKING
LOT SHADE TREE



PHASE II MASTER PLAN OVERALL SITE PLAN
SCALE: 1" = 40'



3030 RIVERBEND LLC
PO BOX 5850 SALEM OR 97304
(503) 931-1739

RIVERBEND APARTMENTS
PHASE 2
WALLACE RD. NW SALEM OR 97304

SITE
PLAN REVIEW
CLASS III

DATE
06/03/2021

REVISED DATE

SHEET

A1.0

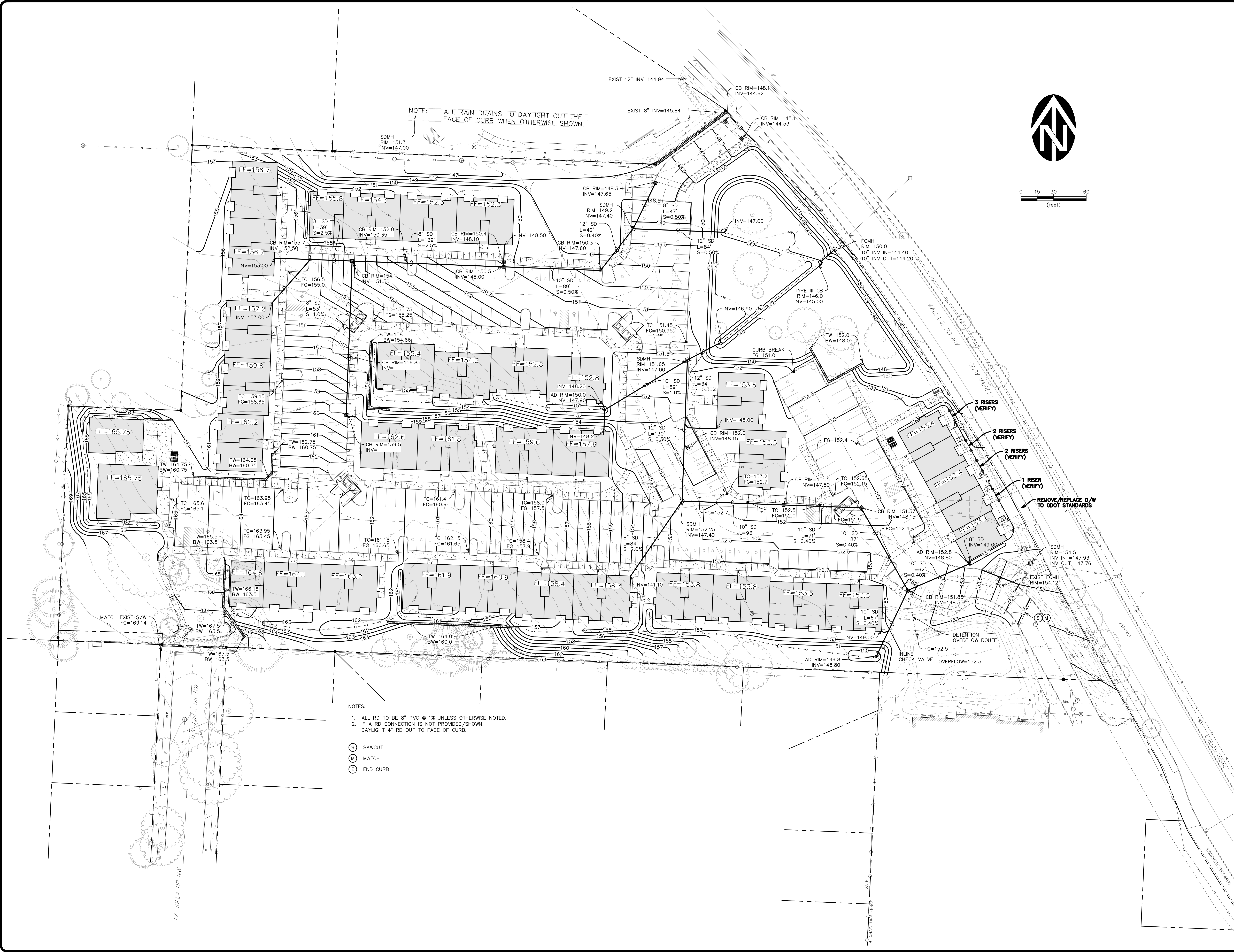
SITE PLAN REVIEW SET 07.19.21

SITE KEY NOTES:

- 1 SIDEWALK ACCESS W/ DETECTABLE WARNING STRIP PER JURISDICTION
- 2 FIRE HYDRANT PER CIVIL
- 3 BIKE RACK, SEE 3/A1.2
- 4 STEPS, NUMBER OF TREADS AND RISERS PER CIVIL, SEE GRADING PLAN
- 5 CONCRETE WALK
- 6 RETAINING WALL PER CIVIL
- 7 EXISTING FENCE AT PROPERTY TO REMAIN
- 8 AC PAVING PER CIVIL
- 9 CONCRETE CROSSWALK, WITH SPEED BUMPS ON EACH SIDE
- 10 BENCH SEE 12/A1.2



MASTER SITE PLAN PHASE II



- NOTES:
1. ALL RD TO BE 8" PVC @ 1% UNLESS OTHERWISE NOTED.
 2. IF A RD CONNECTION IS NOT PROVIDED/SHOWN, DAYLIGHT 4" RD OUT TO FACE OF CURB.

(S) SAWCUT
(M) MATCH
(E) END CURB



0 15 30 60
(feet)

REVISIONS	
NO.	DATE
1	JAN 2021

DESCRIPTION	
BY	DATE
DSN, SAW	
DRN, AR	
CKD, SAW	

SCALE
HORIZ: 1" = 40'
VERT: 1" = 4'

DESIGN: SCOTT MARTIN
CHECKED: JEFFREY L. STEVENSON
DATE: 6/20/2023

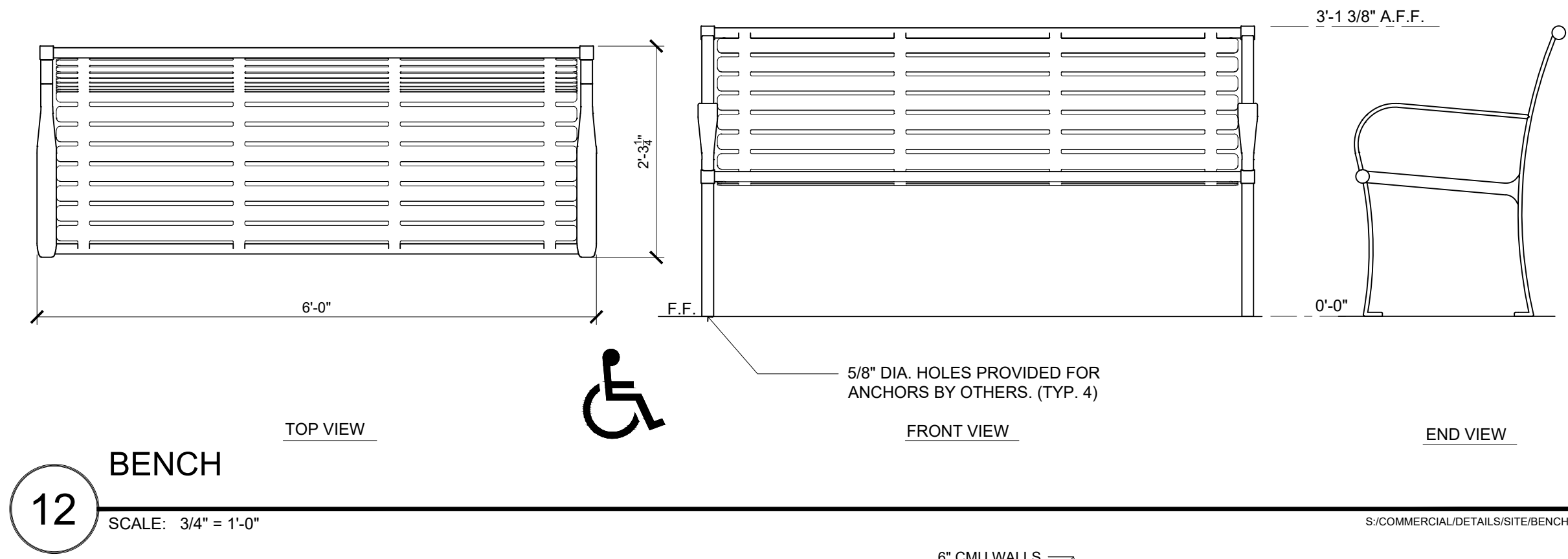
REVIEW

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3864 Fairview Industrial Dr., S.E. Suite 100, Salem, OR 97302
Phone: (503) 585-2474, Fax: (503) 585-3886
E-mail: westech@westech-eng.com

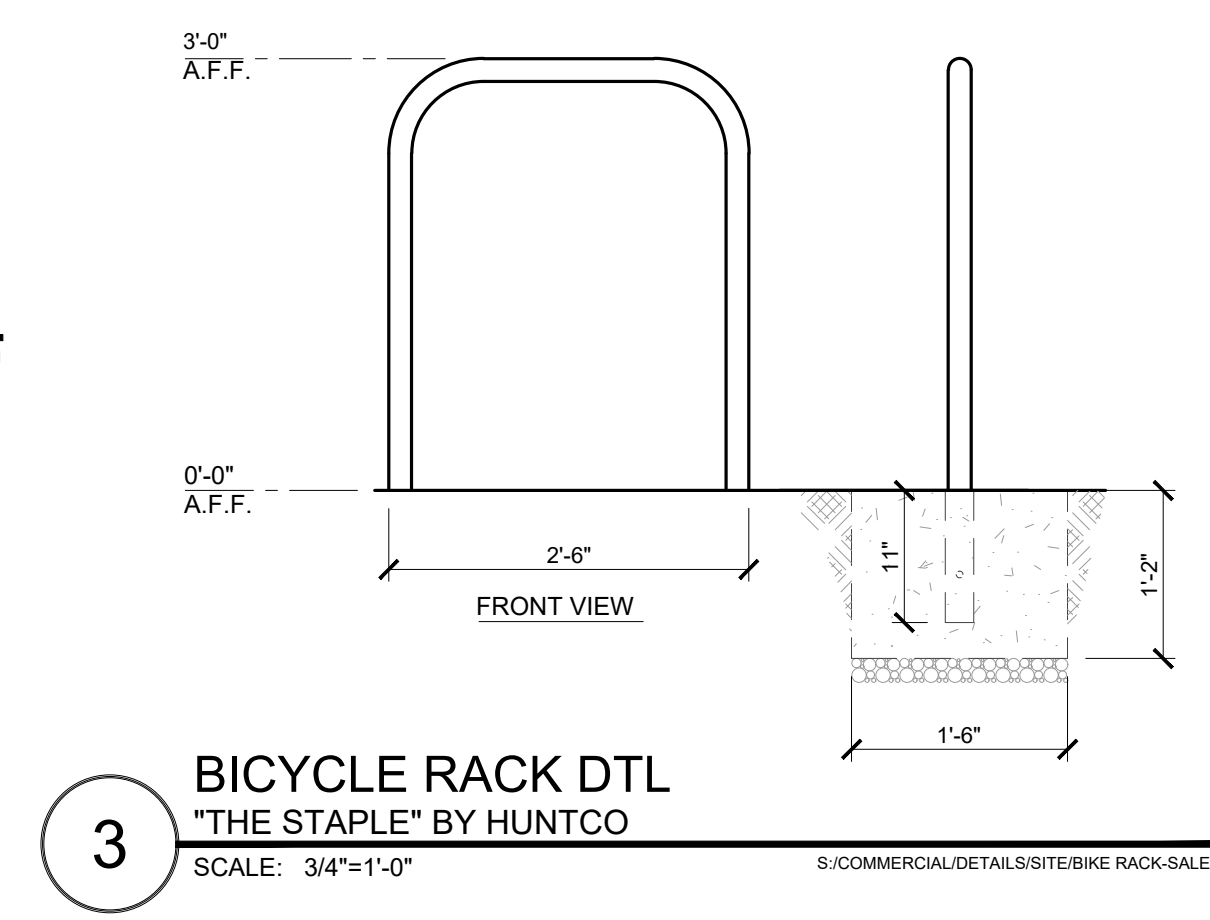
GRADING & DRAINAGE PLAN

SCOTT MARTIN
RIVERBEND ROAD SITE PHASE II

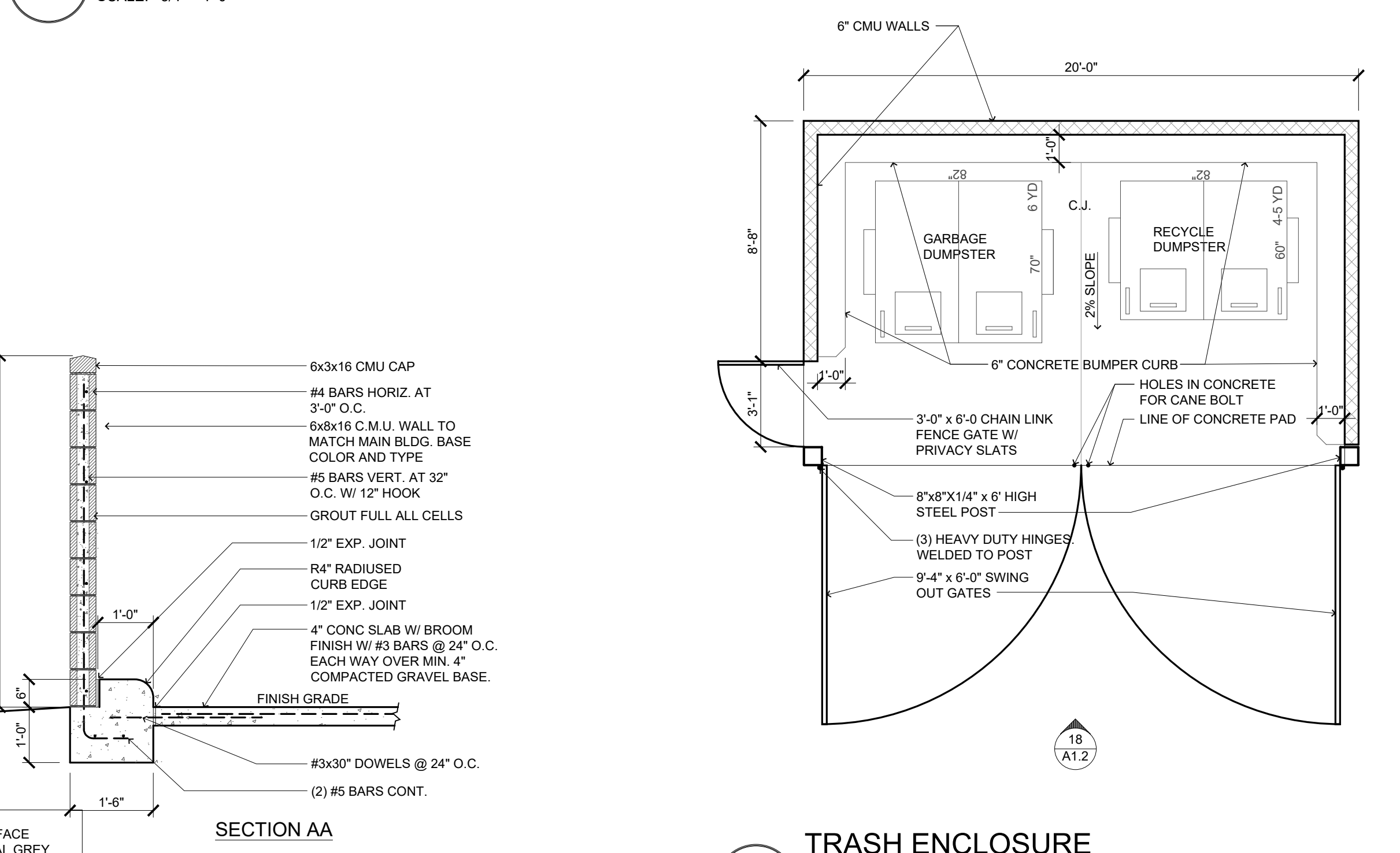
DRAWING
C3.0
JOB NUMBER
3048.0000.0



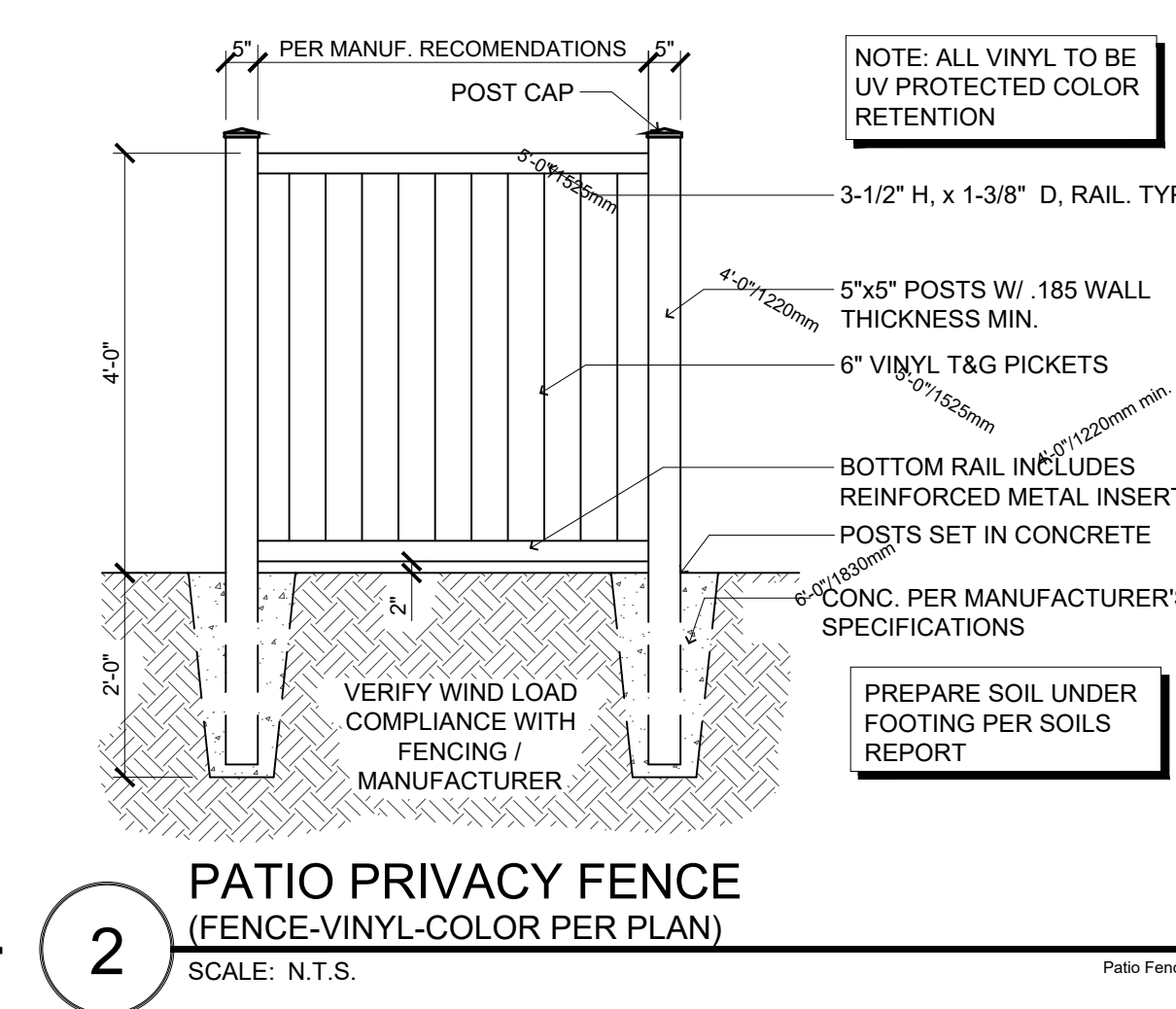
12 BENCH
SCALE: 3/4" = 1'-0"



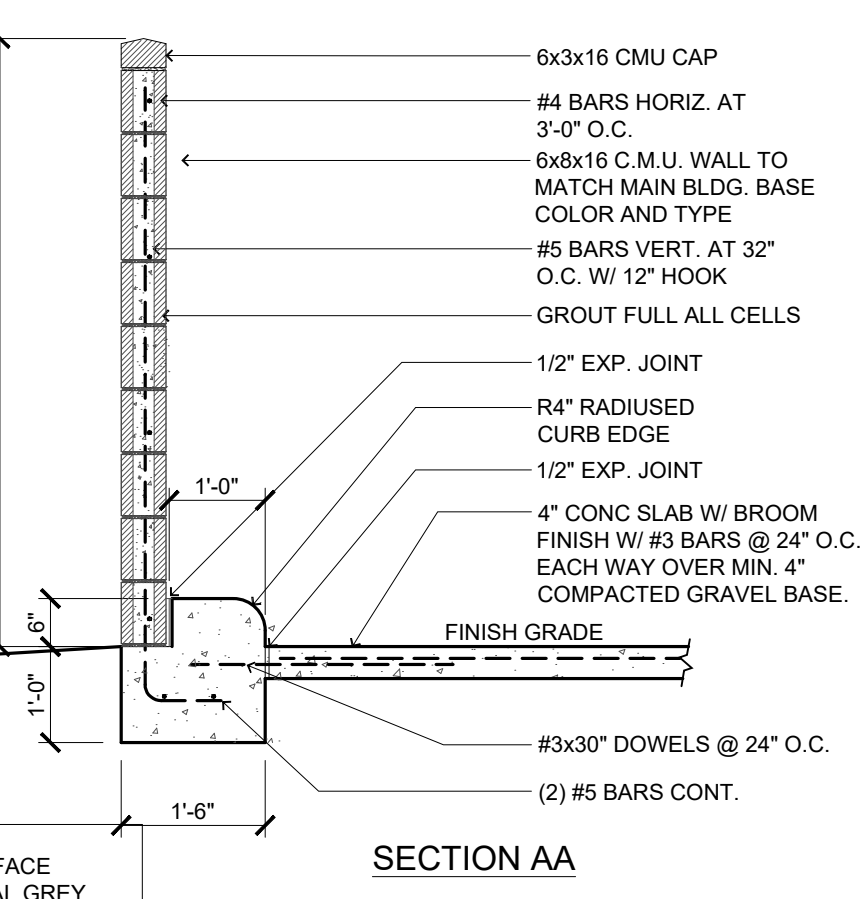
3 BICYCLE RACK DTL
"THE STAPLE" BY HUNTCO
SCALE: 3/4" = 1'-0"



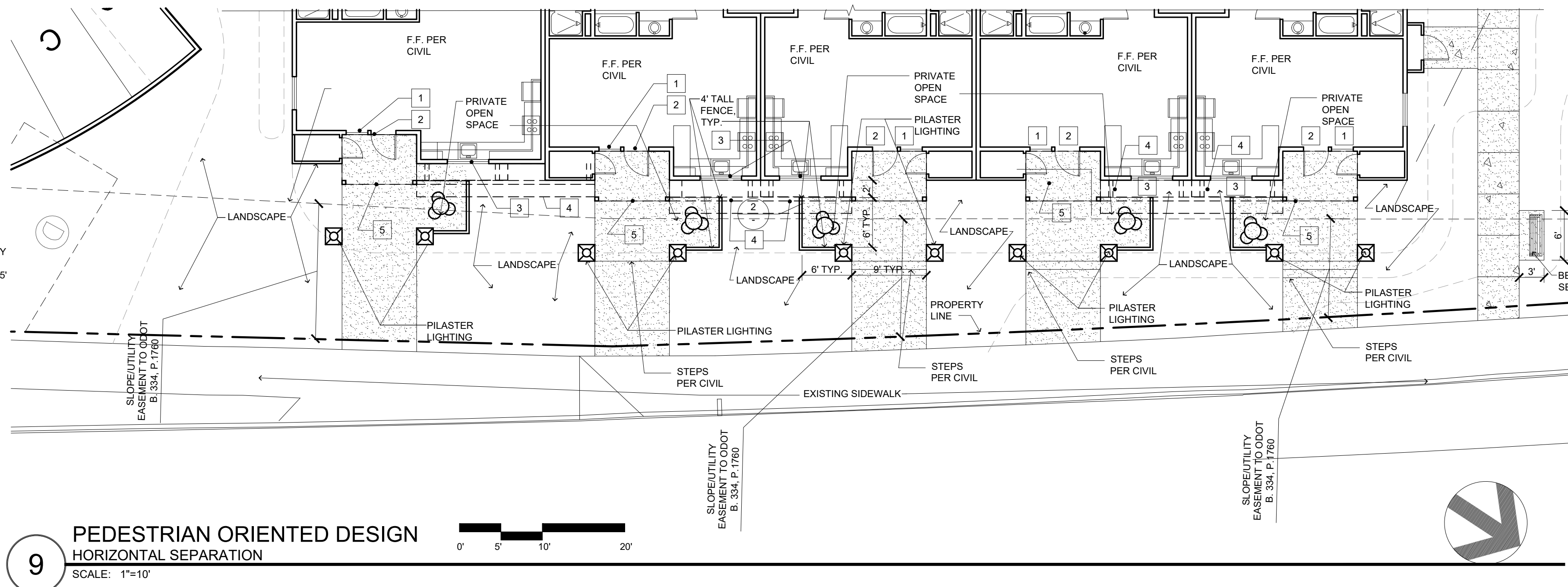
10 TRASH ENCLOSURE
ENLARGED PLAN
SCALE: 1/4" = 1'-0"



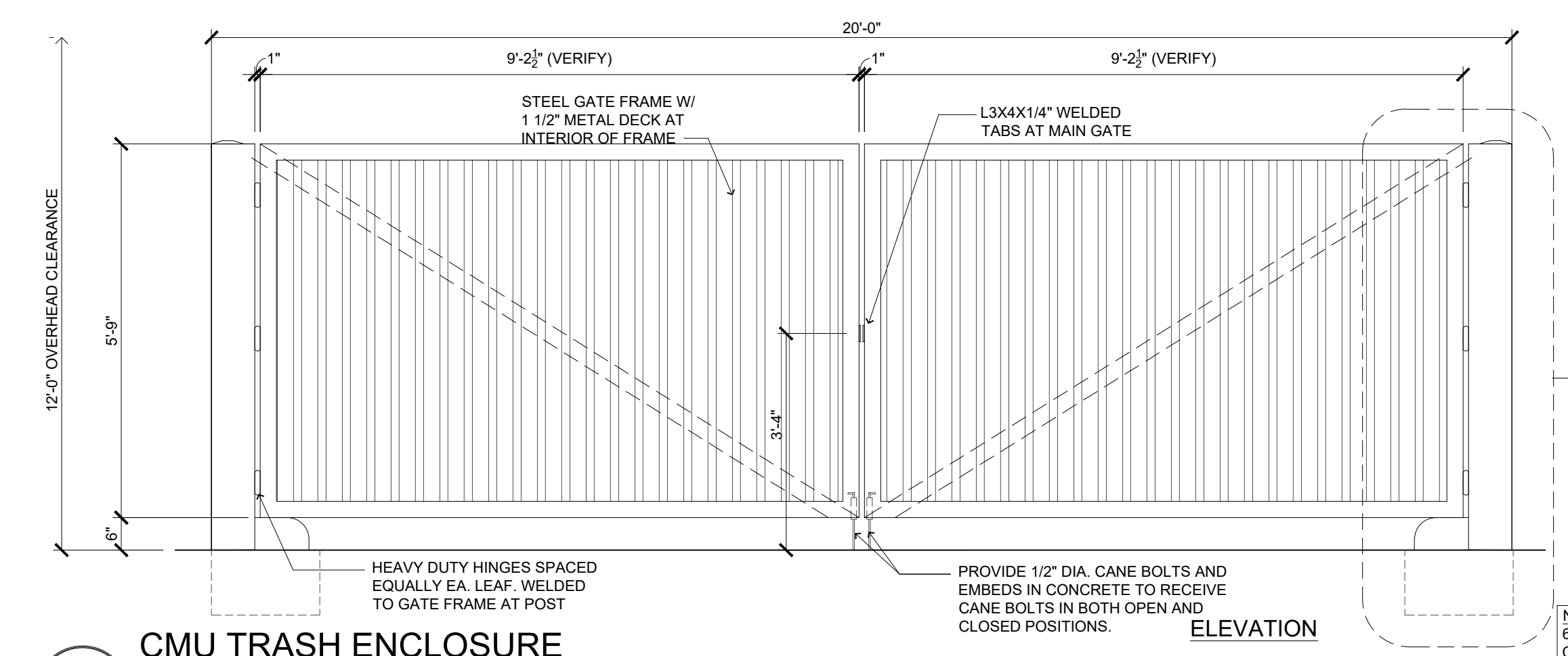
2 PATIO PRIVACY FENCE
(FENCE-VINYL-COLOR PER PLAN)
SCALE: N.T.S.



SECTION AA



9 PEDESTRIAN ORIENTED DESIGN
HORIZONTAL SEPARATION
SCALE: 1" = 10'



18 CMU TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



3030 RIVERBEND LLC

PO BOX 3630 SALEM OR 97304
(503) 931-1739

RIVERBEND APARTMENTS

PHASE 2

WALLACE RD. NW SALEM OR 97304

BUILDING 6
ELEVATIONS
AT WALLACE RD

DATE _____

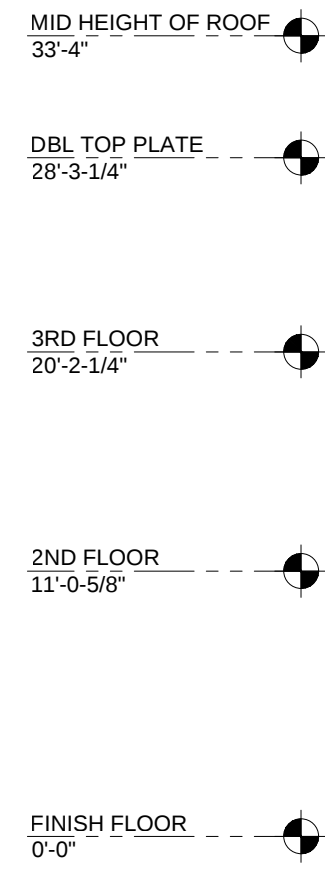
06/03/2021

REVISED DATE |

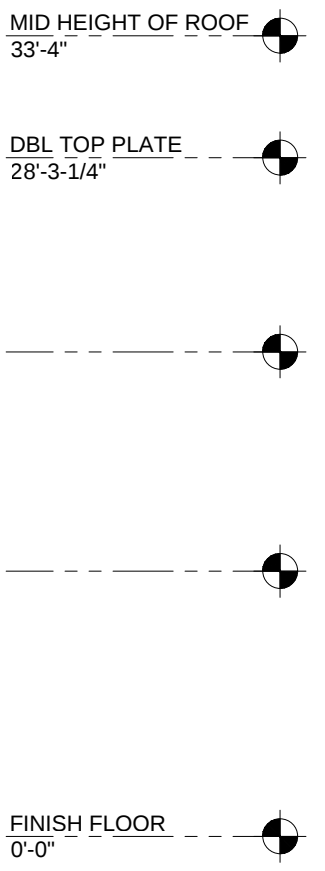
SHEET)

A6.1

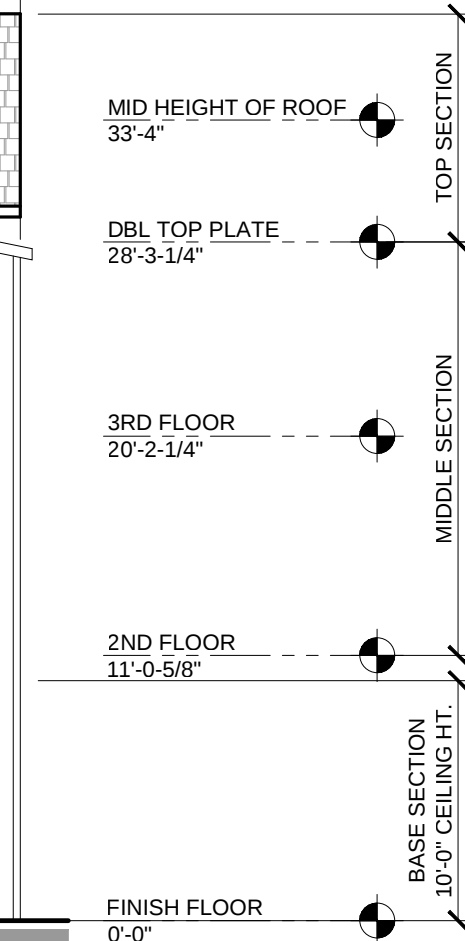
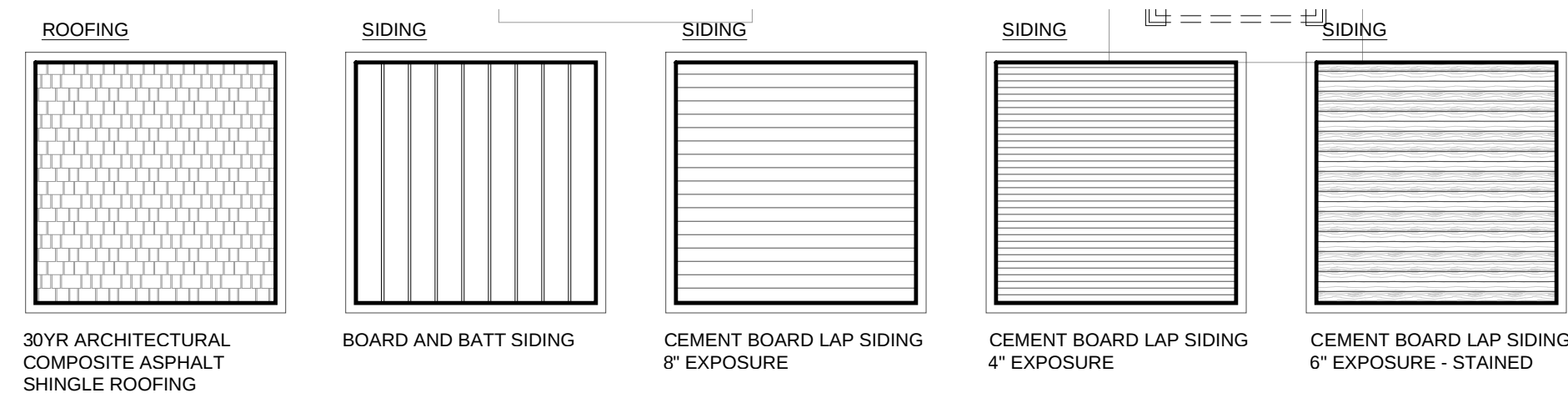
SITE PLAN REVIEW SET 07.19.21



A WEST ELEVATION
SCALE: 1/8"=1'-0"

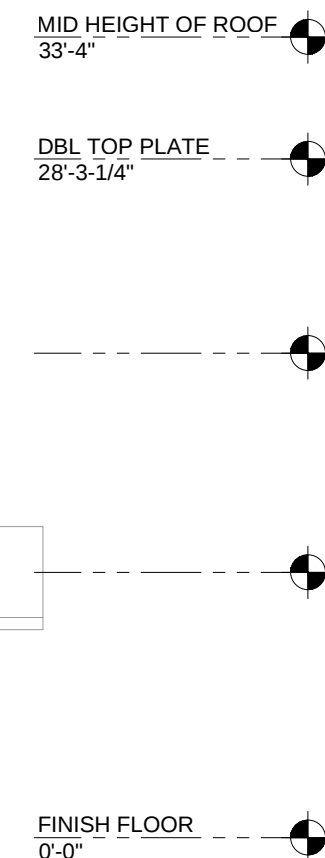


B SOUTH ELEVATION
SCALE: 1/8"=1'-0"



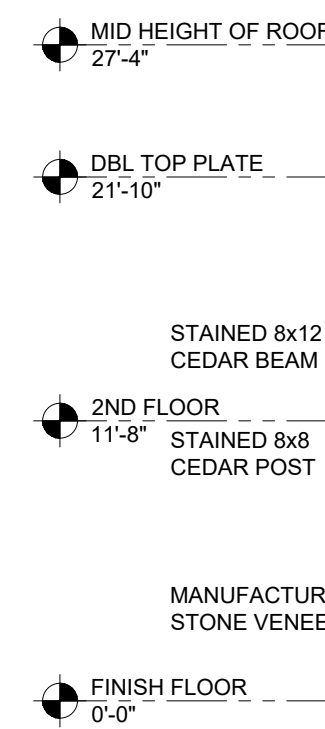
EAST ELEVATION (AT WALLACE RD NW)

BUILDING WIDTH = 136'-6"
GROUND FLOOR WINDOW LENGTH = 43'-6" (32%)

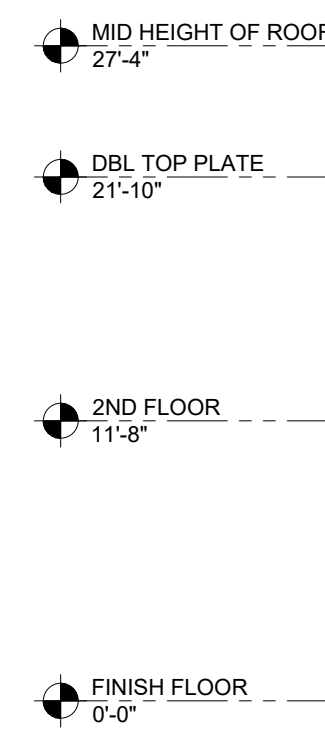


D NORTH ELEVATION
SCALE: 1/8"=1'-0"

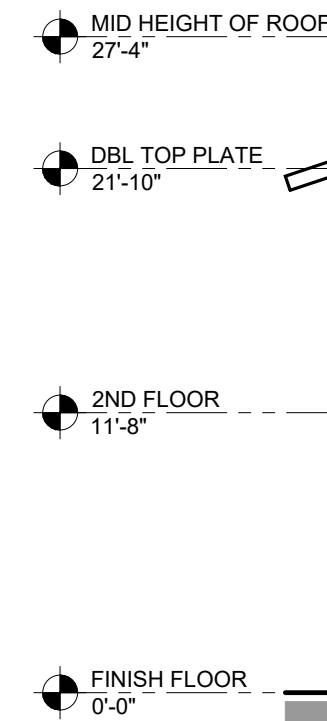
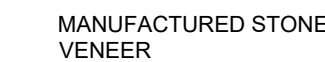
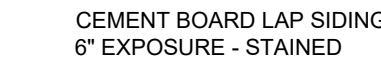
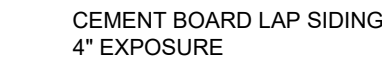
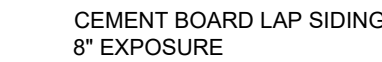
ve:6/8/2021 11:53 AM maxp plot:7/20/2021 10:59 AM sam thomas file:q:\scott martin construction llc\1233 riverbend rd nw salem master plan\prelim\bildg 6\bildg 6 elevs.dwg A6.1



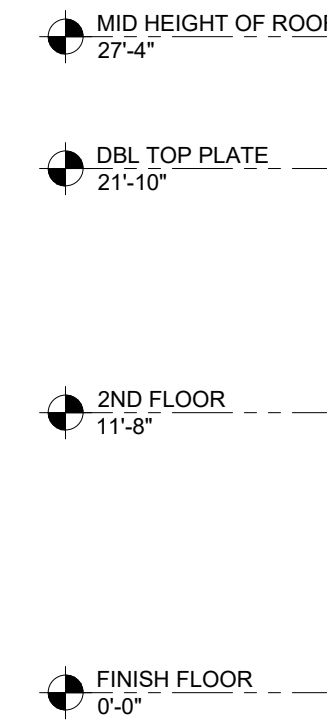
A SCALE: 1/8"=1'-0"



B SCALE: 1/8"=1'-0"



C **BACK**
SCALE: 1/8"=1'-0"



D EAST
SCALE: 1/8"=1'-0"



Z499 WALLACE RN NW SALEM OR 97304

CC

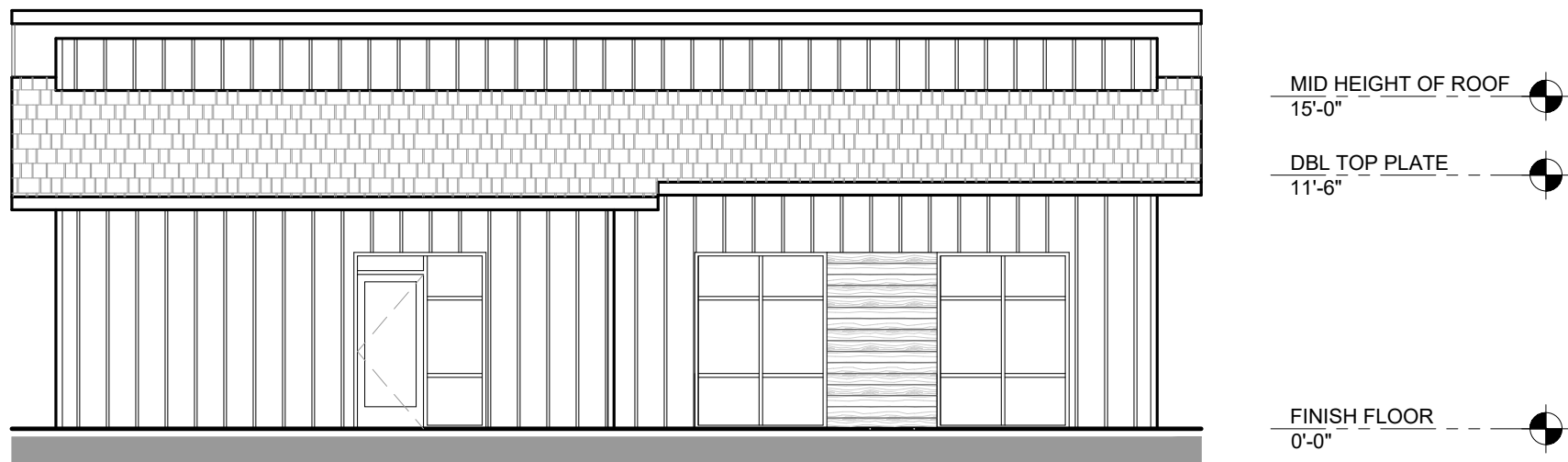
03/05/2021

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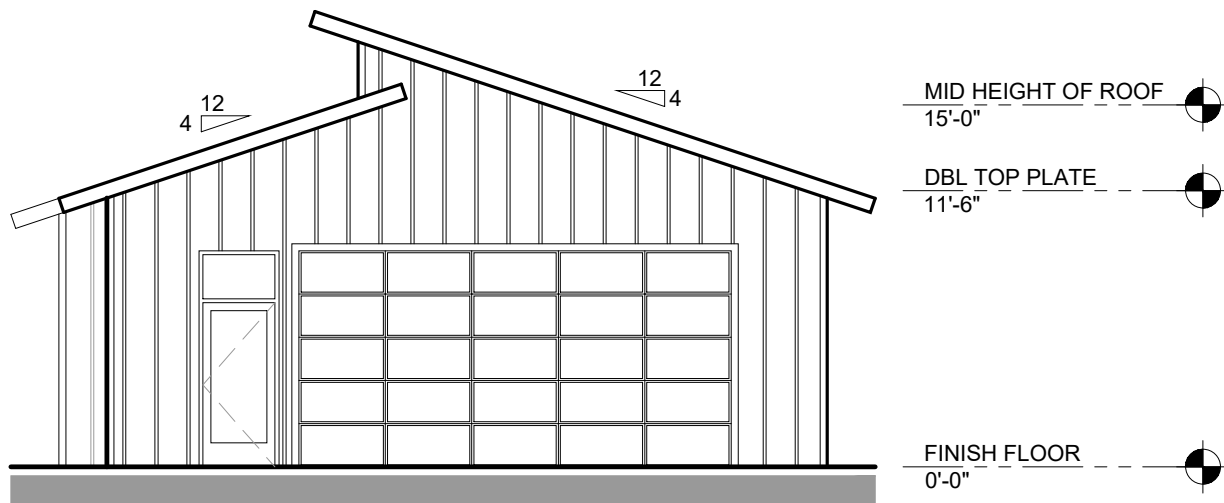
Page 10 of 10

SITE PLAN REVIEW SET 03.05.21

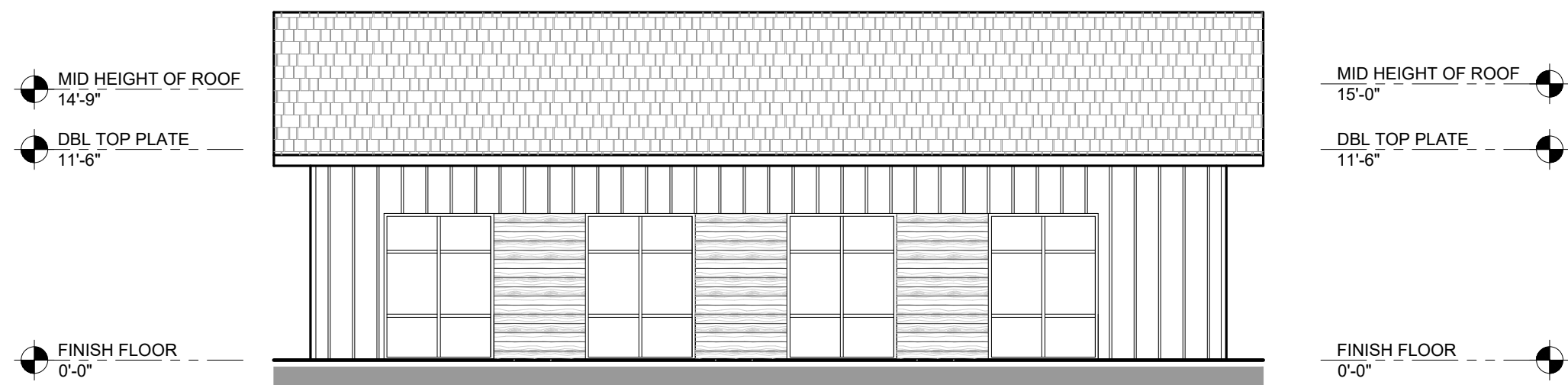
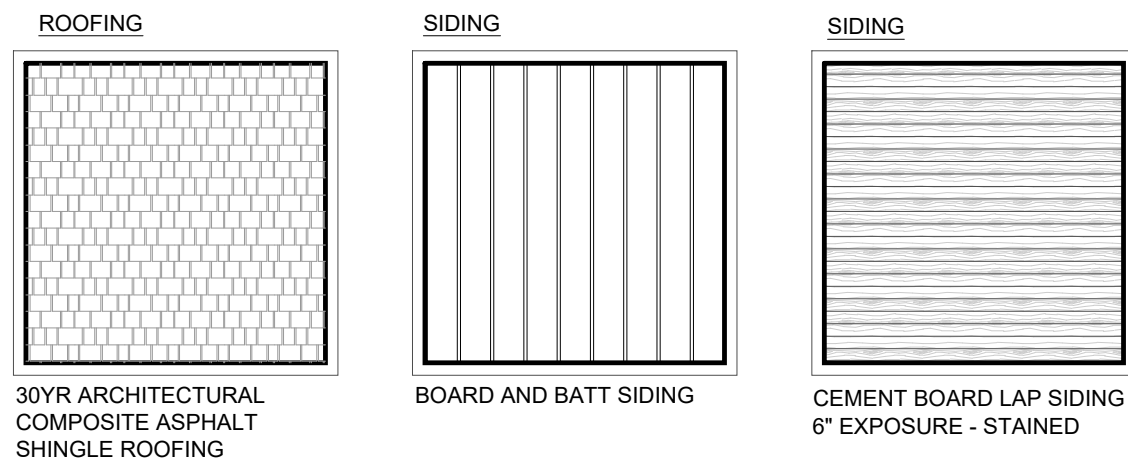
va-3/1/2021 14:53 PM mapa_pdc3/1/2021 14:55 PM new pluckch1_files/scott martin construction b61223 treverbend or nw salern master plan(rev)pool bldgpool building elevs.dwg A6.4



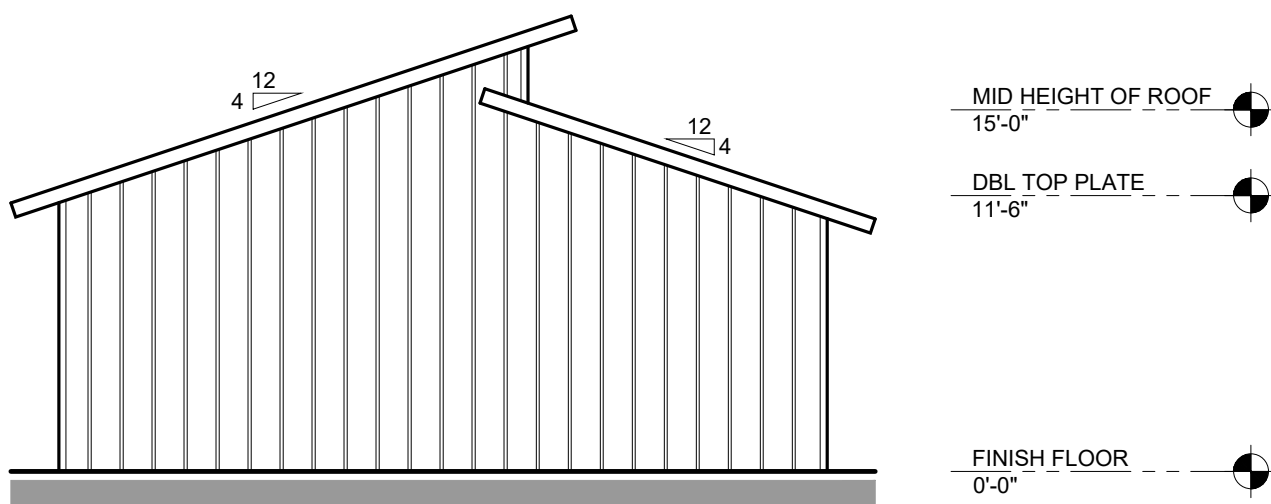
A SOUTH ELEVATION
SCALE: 1/8"=1'-0"



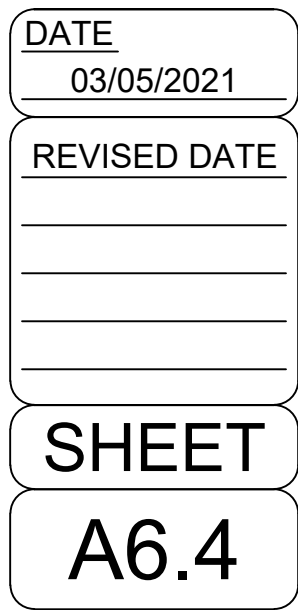
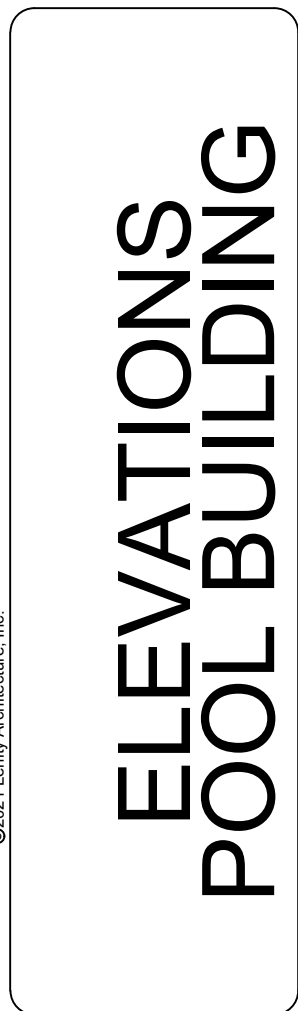
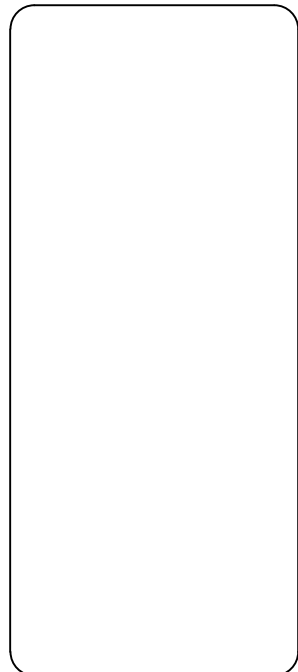
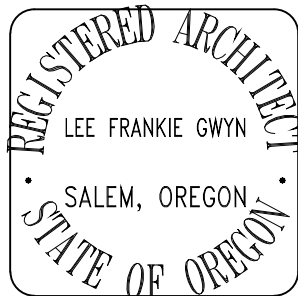
B EAST ELEVATION
SCALE: 1/8"=1'-0"



C NORTH ELEVATION
SCALE: 1/8"=1'-0"



D WEST ELEVATION
SCALE: 1/8"=1'-0"



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