



Site Plan Review – Class 3
Salem Heights Elementary School 2018 Bond Measure Project
3495 Liberty RD S, Salem, OR, 97302
Tax Lot # 083W03BC05400



Written Statement

Introduction

The 2018 Bond measure is intended to fund school renovations and expansions to address crowding / safety at various school campuses. Salem Heights Elementary School will have interior renovations to improve security and accessibility. The admin wing will be relocated to the new secure entry on the west side of the building. The school will receive new intercom / clock systems and HVAC upgrades, as well as structural upgrades to improve safety in a seismic event. Site work includes the removal and replacement of an existing portable classroom, bus lane rerouting through the adjacent church property, and parking lot work. A new parking lot will be added with walkways, landscaping. New bike parking will be added to the new entry. Construction is planned to begin June 2022.

Use: Basic Education (SRC Sec. 400.070.- Education services)

RS Zone Standards (SRC Chapter 542)

The subject property is currently zoned RS (Single Family Residential) , RM2 (Multiple Family Residential) and PE (Public and Private Educational Services), RS being the most restrictive.

Sec. 542.010.a. Lot Standards (table 542-2)

PE lot standards are as follows:

| | Required | Salem Heights Elementary Site |
|-----------------|-----------------|--------------------------------------|
| Lot Area | 10,000 sf min. | 7.67 acres (334,125 square feet) |
| Lot Width | 50' min. | 686.20' |
| Lot Depth | 80' min. | 631.91' |
| Street Frontage | 16' min. | 1,076.17' |

Sec. 542.010.b. Setbacks Zone to Zone (table 542-3 and 542-4)

North property line: RS

East property line: CO RM2 (across Liberty RD S)

South property line: RM2 CR (across Madrona AV SE)

West property line: RM2

Table 542-3: Abutting streets, Buildings, and accessory structures, minimum 20 feet plus one foot for each one foot of height over thirty-five feet but need not exceed 50 feet.

Table 542-4: Interior (front, side, and rear); Residential zones (most restrictive)

-Bldg & accessory structures < 35' tall= 20' setback and Type A landscaping.

-Bldg & accessory structures > 35' tall= 30' setback and Type A landscaping.

Existing

- North RS zone- 301'-1" from property line to classroom building
- Liberty RD S- 46'-2" from property line to classroom building
- Madrona AV SE - 9'-7 1/2" from property to classroom building
- West RM2 zone- 39'-0" from property line to existing portable classrooms

Proposed

- North RS zone- 301'-1" from property line to classroom building
- Liberty RD S- 46'-2" from property line to classroom building
- Madrona AV SE - 9'-7 1/2" from property line to classroom building
- West RM2 zone- 24'-4" from property line to new portable classrooms

Vehicle use areas: Residential Zone setback – min. 20 ft., Type A landscaping

- North Property Line - New Parking = 22' – 3 1/2" from property line
- West Property Line - New Parking = 32' – 10 1/2" from property line

See heading below "Off-Street Parking, Loading, & Driveways SRC Chapter 806"

Sec. 542.010.c. Lot Coverage; Height (table 542-5)

Maximum lot coverage per Table 542-5 is 50 percent for buildings and accessory structures.

Property is 7.67 acres (334,125 square feet)

Proposed

| | | |
|---------------------------------------|-------------------|--------------|
| Final Quantities (after development): | 123,501 sf | 39.1% |
| Structures | 41,477 sf | 12.4% |
| Pavement | 89,191 sf | 26.7% |

Sec. 542.010.c. Lot Coverage; Height (table 542-5)

Maximum height for buildings and accessory structures per Table 542-5 is 70 feet.

Existing

- School building 27'-6" tall
- Covered play area 17'-6" tall

Proposed

- Portable (not to exceed) 14'-0" tall

Sec. 542.010.d. Landscaping

Setbacks shall conform to Ch. 807. See heading below "Landscaping and Screening (SRC Chapter 807)"

Vehicle use areas shall conform to Ch. 806 and 807. See heading below "Off-Street Parking, Loading, & Driveways (SRC Chapter 806) and Landscaping and Screening (SRC Chapter 807)"

See attached landscape plan.

Sec. 542.020.a. Other provisions; Trees and Shrubs (SRC chapter 86)

Proposed

No "City trees" will be affected due to the proposed project.

Sec.86.015.-Administration; rulemaking; responsibilities(e) Planting street trees. *Pursuant to SRC 803.035(k), any person undertaking development adjacent to public streets shall provide street trees to the maximum extent feasible in accordance with the standards and specifications set forth in this chapter and applicable administrative rules.*

Proposed

- Madrona Ave S: 2 street trees

Sec.86.050.-Activities requiring permits.

(a) A permit is required for the following activities:

(6) Permit required to plant trees on City property. It shall be unlawful for any person to plant trees, tree seeds, seedlings, or cause or authorize or procure any person to do so, in or upon any City property or alleys without obtaining from the Director a written permit to do so, or obtaining approval of a landscape plan pursuant to SRC 807.020, and without first complying in all respects with the conditions set forth in such permit or approval and with the provisions of this chapter.

Proposed

- A permit will be applied for to plant 2 street trees.

Wireless Communications Facilities (SRC chapter 703)

No exterior wireless communication infrastructure is planned for this location.

General Development Standards (SRC chapter 800)

Sec.800.005 Applicability – *The standards set forth in this chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this chapter and any other provision of the UDC, the more restrictive provision shall apply.*

Sec.800.035 Setbacks *(b) Permitted projections into required setbacks per Table 800-2 indicates steps are not limited for front/side abutting streets or interior front streets. Ramps are not limited provided the floor area does not exceed 4 feet above grade and in no case shall the wheelchair ramp come closer than 10 feet to the property line.*

Proposed

- No ramps, steps, balconies, patios, or porches are located within setbacks.

Sec.800.040 Special Setbacks *(b) Setback distance required; how measured. The special setback shall equal one-half of the right-of-way width specified in the Salem Transportation System Plan for the street's applicable classification. Special setbacks shall be measured at right angles to the centerline of the street, or where there is no street, from the centerline of the right-of-way. Where the center line is not designated, the Director shall designate the location of the centerline.*

(c) Relationship to other required setbacks. The special setback shall apply in addition to other setbacks required under the UDC. Setbacks required elsewhere under the UDC shall be measured from the special setback line.

Salem Transportation System Plan Table 3-1; Minor Arterial: Min. Right-of-Way= 72 feet . Has a minimum of two travel lanes with left-turn pockets, raised median, or center turn lane where appropriate; bicycle lane, and sidewalks.

Existing

- Madrona Ave S= Local designation, 55' ROW, 27.5' (½ ROW)
- Liberty RD S= Local designation, 60' ROW, 30' (½ ROW)

Proposed

- Madrona Ave S= Local designation, 55' wide street, 27.5' wide Special Setback measured from centerline of ROW. Property line is 30' from street C/L :: no impact
- Liberty RD S= Local designation, 60' wide street, 30' wide Special Setback measured from centerline of ROW. Property line is 30' from street C/L :: no impact

Sec. 800.050. - Fences, walls, hedges, gates, and retaining walls. *Unless otherwise provided under the UDC, the standards set forth in this section shall apply to fences, walls, hedges, gates, and retaining walls in all zones. Where screening is required under the UDC in the form of a fence, wall, or hedge, it shall meet the standards set forth in SRC [chapter 807](#), in addition to the standards set forth in this section. For purposes of this section, the term "front yard" means that portion of a lot located between the front property line and a line parallel to the front property line extended from the wall of the main building lying at the greatest distance from the front property line.*

(a) Location, height, and density. Fences, walls, hedges, gates, and retaining walls shall comply with the location, height, and density standards set forth in this subsection.

(1) Fences and walls.

(A) Residential zones and property used for uses falling under household living in other zones. Fences and walls within residential zones, or on property used for uses falling under household living in other zones, shall not exceed a maximum height of eight feet; provided, however:
(ii) Side and rear yards abutting street. Fences and walls within a side or rear yard abutting a street shall not exceed a maximum height of six feet when located within ten feet of a property line abutting a street.

(2) Hedges. There is no maximum height limitation for hedges; provided, however, where a hedge is located within ten feet of a property line abutting a street, any portion of the hedge more than 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the hedge.

Existing

- North Property Line RS zone = 4'-0" tall chain link fence
- Liberty RD S= 4'-0" tall chain link fence
- Madrona Ave. S= 6'-0" tall chain link fence w/ privacy slats

Proposed

- North Property Line RS zone = Added Landscaping– see **Sec.807.015.e. below**

Sec.800.055 Solid waste service areas- *Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.*

(a) Applicability. Solid waste service area design standards shall apply to:

(1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and

(2) Any change to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.

Existing

- Trash/recycling are located to the south of the building in the small existing parking area on Madrona in a fenced screened area. The trash/recycling will remain.

Sec.800.060 Exterior lighting- *Exterior lighting shall not shine or reflect onto adjacent properties or cast glare onto the public right-of-way.*

Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either: 1. Completely shielded from direct view or 2. No greater than five foot-candles in illumination.

Proposed

- General: Light fixtures will be mounted near the building entry points in soffits at entries.
- Southwest parking lot (existing re-established): (4) pole mounted fixtures on a 15'tall pole
- Northwest parking lot (proposed): (2) 15-foot-tall pole mounted fixtures, plus 3 on walkway.
See **Sec.806.035.I. below.**

Sec.800.065 Pedestrian access (a) *The on-site pedestrian circulation system shall provide connectivity through the development site as follows:*

(1)(A) Connection between building entrances and streets.

Proposed

- Existing points of entry on Liberty and Madrona will remain. Asphalt path will be added on north side of existing playground to connect the existing path network to new main entry via exist. Playground.
- New 6' asphalt path will be added to the North of the site on Argyle Dr. S. This will connect to the existing asphalt path network that leads to the building.
- New 5' concrete sidewalk from Winola Ave S, across adjacent Salem Heights Church property, past new parking lot, and then to the new main entry. Sidewalk widens to 7' wide, then 12' wide as it gets closer to the school.

(3) Connection through off-street parking areas.

Proposed

- North parking area: A new concrete sidewalk (varies from 5'-12') will connect to new main entry. This sidewalk also connects to the adjacent Salem Heights Church property.
- South parking area: New raised crosswalk and concrete sidewalk will be added, connecting to the main entry. This sidewalk also connects to the adjacent Salem Heights Church property.

(b) Design and materials. Required pedestrian connections shall be in the form of a walkway or may be in the form of a plaza.

(1) Walkways shall conform to the following:

(A) Material and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards and shall be a minimum of five feet in width.

Proposed

- New walkways will be a minimum of 5'-0" wide, constructed of concrete per Sec.78.040, and meet Public Works Standards.

(B) Where a walkway crosses driveway, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.

Proposed

- New walkways will be a minimum of 5'-0" wide and constructed of concrete, and raised where they cross driveways on the School site.

(C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping, or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

Proposed

- Walkways will be raised. Curbs will be provided along the new concrete sidewalks running adjacent to auto travel lanes.

(2) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

Proposed

- Walkways will be raised to prevent encroachment of vehicles.

Public Improvements (SRC chapter 802)

Sec. 802.001. - Purpose. *The purpose of this chapter is to establish the means and standards whereby public improvements are provided for development within the City.*

Proposed

Stormwater:

- All new and re-routed storm drain piping will be installed underground. An underground injection stormwater facility will be utilized to infiltrate storm water. An above ground rain garden will be utilized to augment infiltration and provide water quality treatment.

Power:

- With the exception of power supply to the existing portable classroom building, all power is currently underground. New power lines will also be installed underground, and the existing overhead power line will be removed.

Domestic water and Fire Protection

- All water is currently underground. New water piping will be installed underground. Existing utility connection sizes are adequate to supply new fixtures.

Sanitary sewer:

- All sanitary sewer is currently underground. New sanitary sewer piping will also be installed underground.

Gas:

- All gas is currently underground. No new gas piping is proposed.

Streets and Right-of-Way Improvements (SRC chapter 803)

Sec. 803.001. - Purpose. *The purpose of this chapter is to establish standards for streets and other improvements within public right-of-way in the City.*

Proposed

- Pedestrian curb cuts and crosswalk striping will meet Public Works Design Standards.

Sec. 803.015. – Traffic Impact Analysis. *The purpose of this chapter is to ensure that development generating a significant amount of traffic provides the facilities necessary to accommodate the traffic impacts of the proposed development.*

Applicability: The development will generate 200 or more daily vehicle trips onto a local street or alley, or 1,000 daily vehicle trips onto a collector, minor arterial, major arterial, or parkway.

Proposed: See attached Trip Generation Estimate form. No Traffic Impact Analysis is anticipated.

Sec.803.020 Public and private streets

Proposed

- There are no public or private streets on the site.

Sec. 803.035.k. Street trees. *Development adjacent to public streets shall provide street trees that meet the standards and specifications set forth in SRC chapter 86.*

Proposed

- Two (2) street trees will be planted along Madrona Ave S.

Sec. 803.035.l. Sidewalks (1) Sidewalk construction required.

(2) Sidewalk location; width.

- (A) Sidewalks shall be located parallel to and one foot from the adjacent right-of-way; provided, however, on streets having a right-of-way of 50 feet or less, sidewalks shall be located parallel to and abutting the curb.*
- (B) If topography or other conditions make the construction of a sidewalk impossible or undesirable in a location required by this subsection, a different location may be allowed.*
- (C) Except as otherwise provided in this subsection, all sidewalks shall be a minimum of five feet in width.*
- (D) Sidewalks connecting with the direct access to the primary entrance of a school shall be a minimum of eight feet in width along the right-of-way for 600 feet from the point of connection.*
- (E) Sidewalks shall have an unobstructed four-foot-wide clearance around streetlights, signs, mailboxes, and other streetscape facilities.*

Existing:

- Existing sidewalks along Madrona Ave S, Liberty Rd S, and Winola Ave S are in good working order and will not be altered

Proposed:

- New sidewalks are a minimum of 5'-0" wide. An existing 5' wide sidewalk adjacent to the existing driveway and near the new main entry is being widened to 8' wide.

Sec. 803.035.p. Landscape strips. *Landscape strips for signs, streetlights, and shade trees shall be provided that conform to the Public Works Design Standards.*

Proposed

- Two (2) street trees will be planted in existing landscaping along Madrona Ave S.

Sec. 803.035.q. Landscaping. *Property owners shall cover at least 75 percent of the unimproved surface area within the right-of-way abutting the property with perennial living plant material which conforms to all other requirements of the UDC, and which is kept free of noxious vegetation.*

Proposed

- Existing surface area within the ROW is currently landscaped with healthy, mature trees, shrubs, and grass.
- Plant unit calculations are included on submitted landscape drawings. Final landscaping plan including plant material information, will be submitted with building permit review documents.

Sec. 803.040. - Boundary streets.

(a) *General. Except as otherwise provided in this section, dedication of right-of-way for, and construction or improvement of, boundary streets of up to one-half of the right-of-way and improvement width specified in SRC 803.025 shall be required as a condition of approval for the following:*

(d) *Exceptions. Notwithstanding subsections (a) and (b) of this section, the dedication of right-of-way for, and construction or improvement of, boundary streets is not required in the following circumstances:*

(1) *Improvement of the boundary street abutting the property is a funded project in the Five-Year Capital Improvement Program;*

(2) *The erection or construction of a new building or structure in a complex, if the new building or structure is less than 2,000 square feet. This exception shall be based on the extent of development existing on December 31, 1995;*

(3) *The enlargement of any building or structure if the enlargement results in less than a 50 percent increase in gross building area. This exception shall be based on the extent of development existing on December 31, 1995;*

(4) *The erection, construction, or enlargement of any building or structure to be used entirely for agriculture, the keeping of livestock and other animals, or animal services, as defined in SRC chapter 400, and which involve no retail sales; or*

(5) *The erection, construction, or enlargement of any building or structure that will generate less than 20 new vehicle trips per day according to the Institute of Transportation Engineers' Trip Generation Manual.*

Proposed

- Per (3) the project is exempt from Boundary Street improvements.

Driveway Approaches (SRC chapter 804)

Sec. 804.015 Driveway approach permit required- *A driveway approach permit shall be obtained prior to constructing, relocating, reconstructing, enlarging, or altering any driveway approach.*

Proposed

- No changes to the existing driveway approaches are proposed, so no driveway approach permit is required.

Off-Street Parking, Loading, & Driveways (SRC Chapter 806)

Sec.806.010 Proximity of off-street parking to use or activity served- *(a)*

Residential zones. Within residential zones, required off-street parking may be located within 200 feet of the development site containing the use or activity it serves.

Proposed

- All required parking for the School will be provided on the development site.

Sec.806.015.a. Amount off-street parking (table 806-1) *The table requires a minimum of 2 parking spaces per classroom for Education Services, Basic education, elementary schools.*

The school will have 20 classrooms. Therefore, the required minimum number of parking spaces is 40.

Existing

Off-street

| | |
|-----------------------------------|-----------|
| Full Size: | 37 |
| Compact (max. 75%): | 10 |
| Handicap: | 2 |
| Existing Total off-street: | 49 |

Proposed

Off-street

| | |
|-----------------------------------|-----------|
| Full Size: | 74 |
| Compact (max. 75%): | 10 |
| Handicap: | 4 |
| Proposed Total off-street: | 88 |

Sec.806.015.b. Compact parking. *Up to 75 percent of the minimum off-street parking spaces required under this chapter may be compact parking spaces.*

Proposed

- 10 of 88 spaces will be designated "compact."

Sec.806.015.d. Maximum off-street parking

T806-2A- More than 20 spaces, then 1.75 times minimum number of spaces required.

- $40 \times 1.75 = 70$ spaces maximum allowed for this project. A Class 2 Zoning Amendment is being applied for to allow 88 spaces to be constructed as proposed.

Sec.806.035. Off-street Parking, Vehicle Use, and Driveway Development Standards

Sec.806.035.b. Location. *Shall not be located within required setbacks.*

(c)(3) Perimeter setbacks and landscaping abutting interior front, side, and rear property lines. Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting an interior front, side, or rear property line shall be setback a minimum of five feet (see Figure 806-5). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Existing

- The existing south parking lot is landscaped accordingly.

Proposed

- The new north parking lot and modified area of the south parking lot will be setback more than 5 feet from the adjacent property line, and landscaped as required.

(c)(4) Setback adjacent to buildings and structures- The off-street parking shall be setback from the exterior wall of the building by a minimum 5-foot-wide paved pedestrian walkway.

Proposed

- New and existing parking spaces are setback more than 5' from adjacent buildings. They will be landscaped as required.

Type A landscaping see heading below "Landscaping and Screening (SRC Chapter 807)"

Sec. 806.035.d.2. Interior landscaping (table 806-5)- *Parking areas less than 50,000 square feet are required to be landscaped at a minimum of 5 percent.*

Proposed

- Existing southwest parking lot area (after remodeling) is 19,682 sf. 1,288 sf of interior landscaping is proposed, or 6.5%.
- New Northwest parking lot area is 13,496 sf. 1,184 sf of interior landscaping is proposed, or 8.8%.

Sec. 806.035.d.3. Trees- *A minimum of one deciduous shade tree shall be planted for every 12 parking spaces within an off-street parking area. Trees may be clustered within landscape islands or planter bays and shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.*

Proposed

- The southwest parking area will receive 2 new interior trees for a total of 4 trees. Required: 4 trees.
- The Northwest parking lot will receive 11 new interior trees. Required: 3 trees.

Sec.806.035.d.4. Landscape Islands and planter bays- *Landscape islands and planter bays shall have a minimum planting area of 25 square feet and shall have a minimum width of five feet per Figure 806-7.*

Proposed

- All proposed landscape areas are a minimum five feet wide, and over 25 square feet.

Sec.806.035.e. Off-street parking area dimensions. (table 806-6) *Compact 8 feet by 15 feet with 22-foot aisle. Standard 9 feet by 19 feet with 24-foot aisle.*

Proposed

- All spaces are sized per the requirements set forth

Sec.806.035.f. Grade- *Off-street parking and vehicle use areas shall not exceed 10 percent grade. Ramps shall not exceed 15 percent grade.*

Proposed

- Parking areas meet above requirements as shown in attached grading plan.

Sec.806.035.g. Surfacing- *Off-street parking and vehicle use areas shall be paved with a hard surface material meeting the Public Works Design Standards.*

Proposed

- All new parking areas will be paved with asphalt. At the north parking lot, some of the spaces will have landscaping in the front 2'. This area is not counted in the required landscaping tally.

Sec.806.035.h. Drainage- The new parking lot drainage has been designed and is shown on the attached grading plan.

Sec.806.035.i. Bumper guards or wheel barriers- Curbs around the perimeter of the re-established parking spaces are proposed. Where the curb is flush with the asphalt, wheel stops are provided.

Sec.806.035.j. Off-street parking area striping- The new parking spaces will be striped in accordance with Table 806-6.

Sec.806.035.k. Marking and signage

- (1) *Off-street parking and vehicle use area circulation.* Directional arrows will be painted to direct traffic through the new parking lot.
- (2) *Compact parking.* Compact parking spaces will be marked "Compact".

Sec.806.035.l. Lighting- *Off-street parking and vehicle use areas shall not shine or reflect onto adjacent residentially zoned property, or property used for uses or activities falling under household living or cast glare onto the street.*

Proposed

- Lighting will be installed in the new parking area. The fixture will be shielded to block light from shining on adjacent sites. Photometric drawing will be submitted with building permit documents.
- Northwest parking lot and drive: 5 pole mounted fixture on 15' tall pole
- Southwest parking lot: 4 pole mounted fixture on 15' pole

Sec.806.035.m. Off-street parking area screening- *Off-street parking areas with more than six spaces shall be screened from abutting residentially zoned property, or property used for uses or activities falling under household living, by a minimum six-foot-tall sight-obscuring fence, wall, or hedge.*

Proposed

- The new north lot will be screened with a property line hedge where adjacent to the residentially zoned property to the north.

Sec.806.040 Driveway development standards for uses or activities other than single family or two family.

Sec.806.040.a. Access. *Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available, or a loop to the single point of access. The driveway approaches to the driveways shall conform to SRC chapter 804.*

Proposed

- New driveway connecting the existing South parking lot to the new North parking lot. New driveway connecting the existing driveway/ parking from Salem Heights Church to the new North Parking lot.

Sec.806.040.b. Location.

- The northwest driveway crosses the West property line to provide access to the abutting property at Salem Heights Church.

Sec.806.040.c. Setbacks and Landscaping.

- The driveway provides direct access to the abutting property, therefore perimeter setbacks and landscaping requirements do not apply.

Sec.806.040.d. Dimensions. (T806-7) *One-way drive 12'-0" width; two-way drive 22'-0" width; 25'-0" inside radius , measured at curb or pavement edge*

Proposed

- The driveway connecting the church parking lot to the new parking lot is 22' – 0" wide. And will meet all design standards.
- The driveway connecting new parking to existing parking is 24' – 0" at its smallest and 36' – 0" at areas where buses will park. It will meet all design standards.

Sec.806.040.e. Surfacing- *All driveways shall be paved with hard surface material.*

Proposed

- The driveways will be paved with asphalt.

Sec.806.040.f. Drainage- *Driveways shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.*

Proposed

- The driveways will be sloped to meet standards and will not exceed 12% slope at centerline of driveway.

Sec.806.040.g. "No Parking" signs- *One "No Parking" sign for every 60 feet of driveway length, but no less than 2 signs.*

Proposed

- "No Parking" signs will be provided in accordance with above. They will be shown in building permit documents.

Sec. 806.055 Amount of bicycle parking (table 806-8) *Basic education min. 2 per classroom.*

Proposed

- 20 classrooms x 2 bikes= 40 bikes

Sec. 806.060. Bicycle parking development standards.

Sec. 806.060.a.1. Location- *Exterior bicycle parking shall be located within a convenient distance of and be clearly visible from the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance as measured along a direct pedestrian access route.*

Proposed

- Northwest entry: 40 (20 'U' Loops) located within 50' of new main entry.

Sec. 806.060.b. Access- *Bicycle parking areas shall have direct and accessible access to the public right of way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.*

Proposed

- All proposed locations are free of obstructions, barriers, curbs, or stairs.

Sec. 806.060.c. Dimensions- *6 feet long x 2 feet wide; 4 feet access aisle; side by side, 'U' shaped racks.*

Proposed

- All bike parking spaces will be 2'-0"x6'-0" with 2'-6" between 'U' shaped racks mounted parallel to the long edge. The access aisles will all be 4'-0" wide.

Sec. 806.080. Loading Spaces

Sec. 806.075 Minimum off-street loading; amount (Table 806-9) *Education services; 5,000 to 60,000 sf, 1 space .*

Existing

Existing bldg. 37,661 sf; 1 space required, location indicated on site plan.

Sec. 806.080.a. Location *Off street loading areas shall not be located within required setbacks.*

Proposed

- Loading zone is not within any setbacks

Sec. 806.080.b. Perimeter setbacks and landscaping.

Proposed

- Loading zone is not adjacent to any property lines.

Sec. 806.080.c. Dimensions (table 806-9) *Off street loading dimensions 12 feet width x 30 feet length x 14 feet height.*

Proposed

- 12' x 30' space is provided.

Sec. 806.080.d. Maneuvering. *Off street loading areas shall be of sufficient size, and all curves and corners of sufficient radius, to accommodate the safe operation of a delivery vehicle.*

Proposed

- Loading zone is located and configured to allow safe operation of a delivery vehicle.

Sec. 806.080.e. Surfacing. *All loading areas shall be paved with a hard surface material meeting the Public Works Design Standards.*

Proposed

- Loading zone is paved with concrete.

Sec. 806.080.f. Drainage. *Loading areas shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.*

Proposed

- Loading zone is sloped to drain.

Sec. 806.080.g. Lighting. *Lighting for off-street loading areas shall not shine or reflect onto adjacent residentially zoned property, or property used for uses of activities falling under household living, or cast glare onto the street.*

Proposed

- Loading zone is located well away from property lines, and lighting will not cause glare.

Landscaping and Screening (SRC Chapter 807)

Sec.807.015.a. Landscaping and screening (table 807.1) *Landscaping type A; min. 1 required planting units (PU) per 20 sf of landscaped area; no required screening.*

Proposed

- The site area is 334,125 sf, 20% of which is required to be landscaped, or 66,825 sf. The landscaping requirement for this area is 3,341 plant units. A total of 5,001 plant units exist or will be provided.

Sec.807.015.b. Plant materials and minimum plant unit values (table 807-2)

The proposed development will meet the table however the selection has not been determined at this time. See attached landscape documents. Plant material to be reviewed at time of building permitting.

Sec.807.015.c. Preservation of existing trees and vegetation- *The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC chapter 808, existing trees less than ten inches DBH, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.*

(d)(1) Removal of trees within required setbacks. *When an existing tree or trees, as defined under SRC chapter 808, within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5-inch caliper.*

Existing

- Site contains more than 50 trees. 10 trees within will be removed; none are in required setbacks.

Proposed

- Ten (10) trees are scheduled for demolition from within the development site.
- Twenty (20) trees will be added to the site, for a total of over 60 trees

(d)(2) Removal of trees from development site. *When more than 75% of the existing trees, as defined under SRC chapter 808, on a development site are proposed for removal, two new trees shall be planted for each tree removed more than 75%. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5-inch caliper. For purposes of this section, existing trees*

within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.

Proposed

- Fewer than 20% of the existing trees are slated to be removed, and double the number removed will be planted.

Proposed

This site has no “heritage” or “significant” trees as defined by SRC 808. No trees or native vegetation within a riparian corridor will be affected by the proposed development.

Sec.807.015.e. Screening standards- *Height, landscaping shall be of a species that will attain a height of at least six feet within three years after planting. Screening opacity shall be site obscuring, at least 75% opaque when viewed from an angle at a point 25 feet away. Landscaping shall be of an evergreen species that will attain required opacity within three years after planting.*

Proposed

- A sight obscuring hedge will be planted along the North property line abutting RS zone to help screen the new parking.

Sec.807.020. Landscaping Plan- *All building permit applications for development subject to the landscaping requirements of this chapter shall include a landscaping plan.*

Proposed

- Landscaping will meet SRC provisions and be submitted along with building permit documents.

Sec.807.040. Irrigation.

- Irrigation will be provided. Design will be presented when documents are submitted for building permit.

Natural Resources

Trees (SRC Chapter 808)

No significant trees, heritage trees or trees and native vegetation within a riparian corridor would be affected by the proposed development. Existing trees will be preserved and protected to meet landscaping requirements wherever possible. Permits will be obtained to remove trees within development.

Wetlands (SRC Chapter 809)

According to the Salem-Keizer Local Wetland Inventory there are no mapped wetlands or waterways present around the proposed development on the subject property.

Landslide Hazard Susceptibility (SRC Chapter 810)

According to the City’s adopted landslide hazard susceptibility maps, there are no areas of landslide susceptibility on the subject property.

End of Written Statement