

From: [Margaret Gander-Vo](#)
To: [Bayard Mentrum](#); [Don Jensen](#)
Cc: [Hannah F. Stevenson](#); [Karma Krause](#)
Subject: NHA Outreach - Hallman Elementary School
Date: Tuesday, October 19, 2021 3:40:10 PM
Attachments: [image001.png](#)
[CIVIL PLANS - Hallman ES - PERMIT SET - 1 OCT 2021 - GL Signed.pdf](#)

Hello Bayard and Don:

We're reaching out on behalf of the Salem Keizer School District as it relates to the District's upcoming filing of a SPR 3 Application for the following proposal:

Applicant proposes an addition to the existing school building that will contain two (2) classrooms, interior renovations including a security vestibule remodel, acoustical and divider upgrades, renovation of the existing gym, the installation of a photovoltaic array to offset the site's energy usage, and a new parking lot and drop off area (the "**Proposed Development**"). Under Section 220.005 of the Salem Revised Code ("**SRC**"), Applicant is required to obtain Site Plan Review approval for the Proposed Development and Applicant is requesting five (5) corresponding Class 2 Adjustments (the "**Application**").

Attached is a copy of the current site plan and Karma Krause (copied here) will follow-up with a more detailed explanation and to answer any questions you might have.

Warm regards,

Margaret Y. Gander-Vo

Lawyer – Real Estate and Land Use



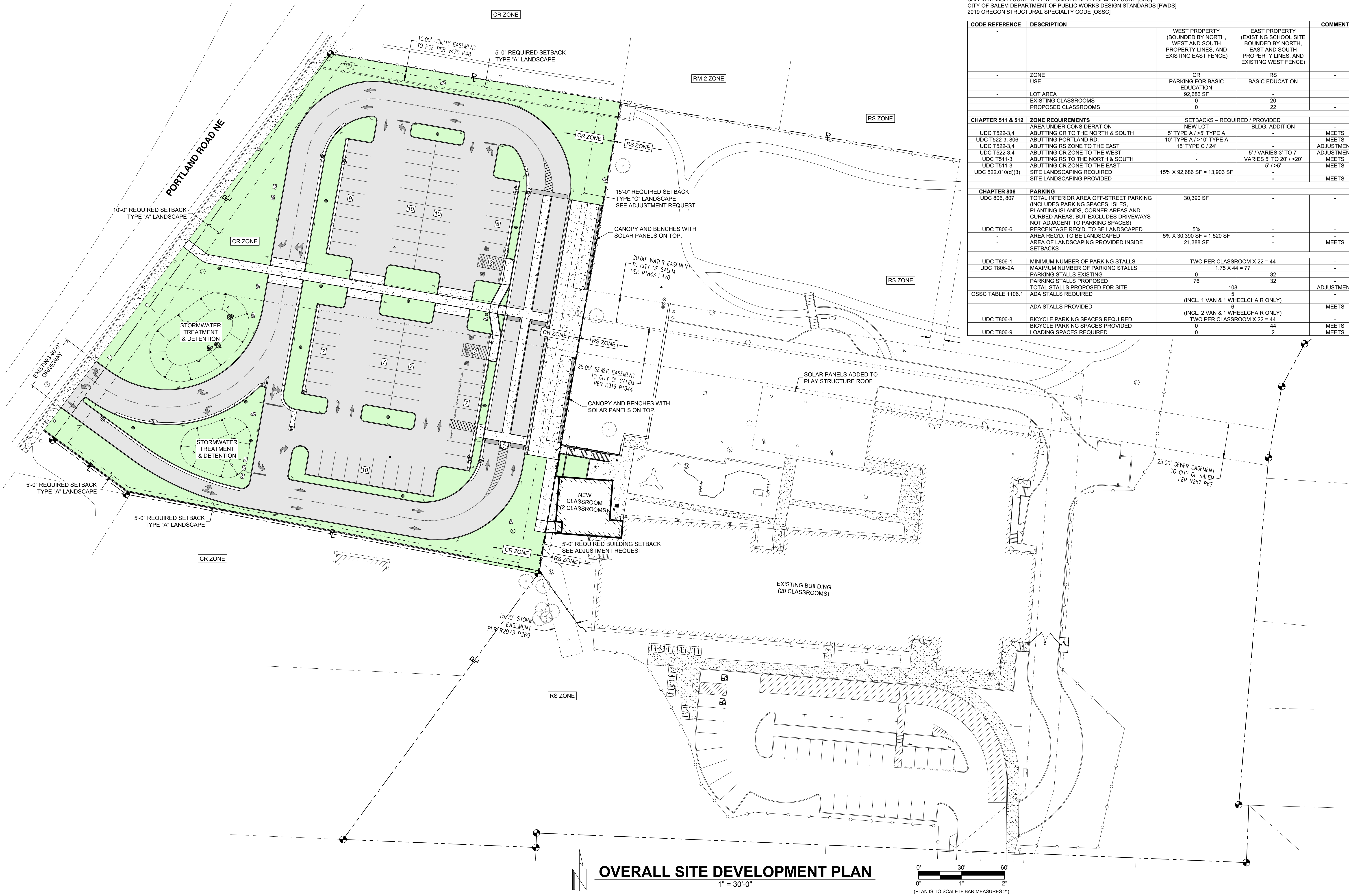
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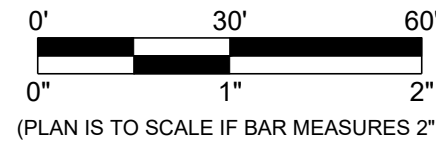
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OVERALL SITE DEVELOPMENT PLAN

1" = 30'-0"



SITE DEVELOPMENT CODE SUMMARY

CODES
SALEM REVISED CODE TITLE X - UNIFIED DEVELOPMENT CODE [UDC]
CITY OF SALEM DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS [PWDS]
2019 OREGON STRUCTURAL SPECIALTY CODE [OSSC]

CODE REFERENCE	DESCRIPTION	WEST PROPERTY (BOUNDED BY NORTH, WEST AND SOUTH PROPERTY LINES, AND EXISTING EAST FENCE)	EAST PROPERTY (EXISTING SCHOOL SITE BOUNDED BY NORTH, EAST AND SOUTH PROPERTY LINES, AND EXISTING WEST FENCE)	COMMENT
-	ZONE	CR	RS	-
-	USE	PARKING FOR BASIC EDUCATION	BASIC EDUCATION	-
-	LOT AREA	92,686 SF	-	-
-	EXISTING CLASSROOMS	0	20	-
-	PROPOSED CLASSROOMS	0	22	-
CHAPTER 511 & 512	ZONE REQUIREMENTS	SETBACKS - REQUIRED / PROVIDED		
UDC T522-3.4	AREA UNDER CONSIDERATION	NEW LOT	BLDG. ADDITION	-
UDC T522-3.4	ABUTTING CR TO THE NORTH & SOUTH	5' TYPE A / >5' TYPE A	-	MEETS
UDC T522-3.4	ABUTTING PORTLAND RD.	10' TYPE A / >10' TYPE A	-	MEETS
UDC T522-3.4	ABUTTING RS ZONE TO THE EAST	15' TYPE C / 24'	-	ADJUSTMENT
UDC T511-3	ABUTTING CR ZONE TO THE WEST	-	5' / VARIES 3' TO 7'	ADJUSTMENT
UDC T511-3	ABUTTING RS TO THE NORTH & SOUTH	-	VARIES 5' TO 20' / >20'	MEETS
UDC T511-3	ABUTTING CR ZONE TO THE EAST	-	5' / >5'	MEETS
UDC 522.010(d)(3)	SITE LANDSCAPING REQUIRED	15% X 92,686 SF = 13,903 SF	-	MEETS
	SITE LANDSCAPING PROVIDED	-	-	MEETS
CHAPTER 806	PARKING			
UDC 806, 807	TOTAL INTERIOR AREA OFF-STREET PARKING (INCLUDES PARKING SPACES, ISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS, BUT EXCLUDES DRIVEWAYS NOT ADJACENT TO PARKING SPACES)	30,390 SF	-	-
UDC T806-6	PERCENTAGE REQ'D. TO BE LANDSCAPED AREA REQ'D. TO BE LANDSCAPED	5% 5% X 30,390 SF = 1,520 SF	-	-
-	AREA OF LANDSCAPING PROVIDED INSIDE SETBACKS	21,388 SF	-	MEETS
UDC T806-1	MINIMUM NUMBER OF PARKING STALLS	TWO PER CLASSROOM X 22 = 44	-	-
UDC T806-2A	MAXIMUM NUMBER OF PARKING STALLS	1.75 X 44 = 77	-	-
	PARKING STALLS EXISTING	0	32	-
	PARKING STALLS PROPOSED	76	32	-
	TOTAL STALLS PROPOSED FOR SITE	108	-	ADJUSTMENT
OSSC TABLE 1106.1	ADA STALLS REQUIRED	5 (INCL. 1 VAN & 1 WHEELCHAIR ONLY)	-	-
	ADA STALLS PROVIDED	6 (INCL. 2 VAN & 1 WHEELCHAIR ONLY)	-	MEETS
UDC T806-8	BICYCLE PARKING SPACES REQUIRED	TWO PER CLASSROOM X 22 = 44	-	-
UDC T806-8	BICYCLE PARKING SPACES PROVIDED	0	44	MEETS
UDC T806-9	LOADING SPACES REQUIRED	0	2	MEETS



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PAUL L BENTLEY Architect A.I.A. P.C.



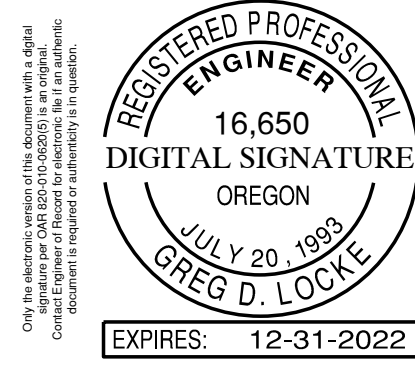
CIVIL & STRUCTURAL
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J.O. 17061-S

PERMIT SET

A NEW PROJECT FOR SALEM-KEIZER SCHOOL DISTRICT @

HALLMAN ELEMENTARY SCHOOL

SALEM, OR
4000 DEERHAVEN DR. NE



DRAWN BY:	SC
CHECKED BY:	GL
DATE:	10/1/2021
TITLE:	OVERALL SITE DEVELOPMENT PLAN
SCALE:	SEE SHEET

SHEET NO:
C-0.4
OF 26