

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: November 8, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ21-25 (21-106129-RP)
2499 WALLACE ROAD NW
189-UNIT MULTI-FAMILY DEVELOPMENT**

PROPOSAL

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 at 2499, 2501, 2519, and 2551 Wallace Road NW (Polk County Assessor Map and Tax Lot 073W09CD / 01300 and 073W09CD / 00900, 01000, 01101, 01301). 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; and
6. Reduce the minimum required building frontage along Wallace Road NW from 50 percent to 0 percent.

RECOMMENDATION

The proposed development does not meet street spacing and connectivity standards of SRC 803.030(a) and SRC 803.040(a). Public Works recommends denial of the proposed development application.

FACTS

Streets

1. Wallace Road NW
 - a. Standard—This street is designated as a Highway street in the Salem TSP and is the jurisdiction of the Oregon Department of Transportation (ODOT).
 - b. Existing Conditions—This street has an approximate 78-foot improvement within a 100-foot-wide right-of-way abutting the subject property.
2. La Jolla Drive NW
 - a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 34-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. A 30-inch storm main is located in Wallace Street NW.
 - b. A 10-inch storm main is located along the southern property line within an easement. This storm main connects to La Jolla Court NW.

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 Wallace Street NW. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.
- c. A 6-inch water main is located in La Jolla Drive NW. Mains of this size generally convey flows of 300 to 600 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located within an easement on the subject property extending from the southeast corner of the property to the northern property line.

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 or can meet all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 - Landslides. The application does not meet the applicable standards of SRC 803 – Streets and Right-of-Way Improvements as described below.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a multi-family development adds 2 activity

points to the proposal, which results in a total of 4 points. Therefore, the proposed development is classified as a low landslide risk and no additional information is required.

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— Wallace Road NW is fully improved and is a state highway under the jurisdiction of ODOT; therefore, no additional street improvements are required as a condition of the proposed development.

The proposed development does not meet street connectivity and street spacing requirements needed for safe, orderly, and efficient circulation of traffic into and out of the proposed development. SRC 803.030(a) states, ‘Streets shall have a maximum spacing of 600 feet from right-of-way line to right-of-way line along one axis, and not less than 120 feet and not more than 400 feet from right-of-way line to right-of-way line along the other axis.’ SRC 803.035(a) states, ‘Local streets shall be oriented or connected to existing or planned streets, existing or planned schools, parks, shopping areas, transit stops, and employment centers located within one-half-mile of the development. Local streets shall be extended to adjoining undeveloped properties for eventual connection with the existing street system. Connections to existing or planned streets and adjoining undeveloped properties for eventual connection with the existing street system shall be provided at no greater than 600-foot intervals....’ Exceptions allowed in SRC 803.030(b) and SRC 803.035(a) do not appear to be applicable to the subject property or the proposed development.

Wintergreen Avenue NW is a north-south street located west of the subject property. Wallace Road NW abuts the subject property and travels primarily in a north-south direction. The average distance between Wintergreen Avenue NW and Wallace Road NW is approximately 1,200 feet, exceeding the 600-foot standard. La Jolla Drive NW is a north-south street between Wintergreen Avenue NW and Wallace Road NW that terminates at the south line of the subject property. In order to meet the 600-foot spacing standard, La Jolla Drive NW needs to be extended through the proposed development, and the applicant’s site plan does not show extension of La Jolla Drive NW.

Similarly, Brush College Road NW is an east-west street located north of the subject property, and River Bend Road NW is an east-west street located south of the subject property. The distance between Brush College Road and River Bend Road is over 1,200 feet. The proposed development does not provide for any east-west street connectivity as required by SRC 803.030(a) and SRC 803.035(a).

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 Wallace Road NW is under the jurisdiction of the Oregon Department of Transportation. The applicant is responsible for obtaining the required permits from ODOT for the proposed connection and improvements to Wallace Road NW. The proposed driveway will provide 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. An existing public sewer main is proposed to be relocated within the subject property. Water service is available in Wallace Road NW.

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

Response to Citizen Comments

The street connection to extend La Jolla Drive NW north through the proposed development is required pursuant to SRC 803.035(a).

Prepared by: Jennifer Scott, Program Manager
cc: File