

**From Salem SPR Application Packet:** *A written statement is recommended to be submitted describing how the proposed development meets the following approval criteria for Class 3 Site Plan Review:*

- *The application meets all applicable standards of the UDC;*
- *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;*
- *Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and*
- *The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.*

**Project Justify Written Statement:**

The proposed development is for a new dry goods and cold storage distribution center within the Mill Creek Corporate Center. The site is currently part of a larger parcel of land totaling 121.3 acres that will be subdivided and replatted. The existing parcel is located east of Kuebler Blvd and north of Turner Road SE along Mill Creek in the southern end of Salem, Oregon. The development is proposed on approximately 70.5 acres located at the southeast corner of Mill Creek Drive SE and Logistics Street SE.

The site is currently an undeveloped field with natural vegetation and is served by a gravel access road and utilities, including watermain and sanitary sewer infrastructure. A future access road is planned to divide the parcel with the east half identified for the distribution center. The road extension will be designed and built through the developer, Scannell Properties.

The site development includes a 901,000 sf combination warehouse of dry and cold storage that would include administration and dispatch offices. Beyond the principal building, the distribution center will have accessory uses that include a trailer maintenance facility (TMF), fuel island, guardhouse, and pumphouse with water tank reservoir. The site components include a truck queuing area, tractor parking, trailer parking, and employee parking. The warehouse has several compactors located at each of the main docks, as well as at the recycle dock. The recycle dock is utilized to break down cardboard for removal from the facility. Trash and recycling is handled within the facility and will not be stored on the site.

Truck traffic will enter the facility from the southern end of the property at Logistics Street through a 24-hour, 7-days per week staffed guardhouse. The truck entrance into the site has been designed to limit truck movements into and out of the site from Turner Road. A second entry and exit into the site has been provide at the northwest corner of the site for fire access only. This drive will be gated and equipped with a knox box.

The site is surrounded by an 8-foot chainlink security fence. Access to the site will be with key cards or entry through the guardhouse. Employees will enter through a separate driveway along Logistics Street

into the employee parking lot accessed through an arm gate. A sidewalk spine has been provided along the main parking aisle, as well as at the perimeter of employee parking at the north and east with connectors provided to the remaining area of the parking lot.

Employees will enter the secure side of the facility through a turnstile with the use of a key card. Before stepping onto the crosswalk, pedestrians will pass between a set of bollards that will activate flashing pedestrian crossing and stop signs to alert and stop truck traffic at the designated crosswalk for safe crossing. A pedestrian gate is provided at the northwest corner of the parking lot for employees arriving by transit. Bicycle parking has also been provided at the east side of the employee lot near the turnstile. Visitor, management, and accessible parking stalls are located on the secure side of the turnstile and will utilize the same crosswalk to access the building. All visitors will enter the facility through the guardhouse.

Stormwater management has been designed to adhere to the Mill Creek Corporate Center's Covenants, Conditions, and Restrictions (CC&Rs). Some of the pavement areas will be handled with surface runoff to curb cuts outfitted with scupper and sediment catchbasin structures. The roof runoff and a portion of the pavement will move through conveyance pipe to the vegetated swales through a series of sump manholes equipped with skimmer baffles.

There is an existing sanitary sewer that extends through the site from east to west. This sanitary sewer main will be relocated as part of a separate project and will be rerouted down Mill Creek Drive SE. The proposed development will connect with a new manhole to the sanitary sewer in the Logistics Drive right-of-way. There is also an existing 48-inch transmission watermain that traverses the overall property mostly located underneath Logistics Drive. Additionally, there is an existing 18-inch waterline that generally follows the Logistics Drive alignment up to Mill Creek Drive. The development will have two separate connections to this watermain. The first will be an 8-inch connection for fire that feeds the pumphouse. The second connection will be for a 6-inch domestic watermain.

The development will have an approximate 300,000 gallon water tank reservoir equipped with two fire pumps to supply the required flow to the 12-inch fire main loop that surrounds the warehouse. Multiple sets of two 10-inch fire service risers have also been provided around the warehouse outfitted with PIVs to provide for redundant supply. Hydrants have been located around the warehouse, as well as at the Pumphouse and TMF.

Known landscaping requirements from both the Mill Creek Corporate Center CC&Rs and the City of Salem's Unified Development Code (UDC) have been incorporated into the development. The development has a total landscaped area of almost 22 percent of the property area and incorporates the required street trees, perimeter landscaping and plantings for the vegetated swales. The employee lot has internal islands that meet the minimum interior landscaping requirement of 8 percent. Likewise, the management parking area meets the 5% interior landscaping requirement.

Known requirements from the City of Salem's UDC and the Mill Creek Corporate Center's CC&Rs are incorporated into the site parking, circulation, building layout, and landscaping.