

Pamela Cole

From: Pamela Cole
Sent: Monday, December 13, 2021 4:00 PM
To: Sam Thomas
Cc: Scott Martin; Jeremy Hill; Lee Gwyn; Roland Boschmann; sward@westech-eng.com
Subject: RE: Riverbend Apartments - Phase II follow up

Paul Kowalczyk (City Surveyor) responded, "The properties that make up the area proposed to be improved were not previously platted. PLAs will be needed to consolidate the land."

Pamela Cole

Planner II

City of Salem | Community Development Department

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From: Pamela Cole
Sent: Monday, December 13, 2021 3:27 PM
To: Sam Thomas <samt@lenityarchitecture.com>
Cc: Scott Martin <smconstruction@sendmemail.me>; Jeremy Hill <jeremy@riverbendsalem.com>; Lee Gwyn <lee@lenityarchitecture.com>; Roland Boschmann <rolandb@lenityarchitecture.com>; sward@westech-eng.com
Subject: RE: Riverbend Apartments - Phase II follow up

Lisa and Olivia indicated that a Partition to consolidate the parcels may not be allowed; I have asked Blake Whelchel and Paul Kowalczyk (City Surveyor) whether multiple Property Line Adjustments would be required instead, but have not received a response. The conditions of the SPR-ADJ decision would require recording the Partition plat or Property Line Adjustment deeds prior to final occupancy of the buildings.

Planning and Public Works have reviewed the revised plan and find it acceptable under alternative street standards. We have these comments:

A driveway approach onto Wallace must be approved by ODOT.

On-street parking would be allowed only on the east side of the La Jolla street extension.

Class 2 Driveway Approach Permits would be required for both driveways onto proposed La Jolla; Public Works would approve them because it is a local street.

Because the east-west connection is not a street, a condition of approval will require an un-gated, permanent public pedestrian access easement for the pedestrian connection on the southern side of the 26-foot-wide east-west drive aisle/parking lot from La Jolla to Wallace.

All buildings abutting La Jolla (including office/rec building and pool building) must adhere to the setbacks and any applicable design requirements. I cannot determine if they meet setbacks and applicable standards until I see enlarged drawings and elevation drawings.

No on-street loading space would be approved on La Jolla near the office/rec building. An off-street parking area meeting the requirements of this chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves (SRC 806.075(a)).

We would prefer the rec building and pool building to be more centrally located, but the proposed location is acceptable.

Either the sewer easement must be relocated away from Building 3, or Building 3 must be relocated away from the sewer easement.

If you have other questions, please contact me. When you are ready, please submit the revised site plan and associated plans, a revised application including the Class 2 Driveway Approach Permit and any further adjustments, revised elevation drawings, and revised findings.

Thanks.

Pamela Cole

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From: Sam Thomas <samt@lenityarchitecture.com>

Sent: Monday, December 13, 2021 10:38 AM

To: Pamela Cole <PCole@cityofsalem.net>

Cc: Scott Martin <smconstruction@sendmemail.me>; Jeremy Hill <jeremy@riverbendsalem.com>; Lee Gwyn <lee@lenityarchitecture.com>; Roland Boschmann <rolandb@lenityarchitecture.com>; sward@westech-eng.com

Subject: Riverbend Apartments - Phase II follow up

Hi Pamela,

Just following up to see if have final comments from Olivia, Lisa, and Tony on the revised plan we presented last week.

Thanks,

Sam Thomas

Senior Land Use Specialist



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