

TO: Jamie Donaldson, Planner I
Community Development Department

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

DATE: January 5, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ-DR21-36 (21-119877)
226 SALEM HEIGHTS AVENUE SE
10-UNIT MULTI-FAMILY DEVELOPMENT**



PROPOSAL

A consolidated Class 3 Site Plan Review and Class 1 Design Review to replace an existing single-family dwelling with 10 new apartment units, garages, parking spaces, and associated site improvements, with Class 2 Zoning Adjustments and a request for an Alternative Street Standard for Crawford Street SE. The subject property is approximately 0.39 acres, zoned RM-II (Multiple Family Residential), and located at 226 Salem Heights Avenue SE - 97302 (Marion County Assessors Map and Tax Lot 083W03BD / 9100).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Salem Heights Avenue SE.
2. Construct a half-street improvement along the frontage of Salem Heights Avenue SE to Collector street standards, including extension of a public storm main; or pay a fee-in-lieu of construction totaling \$22,233.
3. Construct a minimum 5-foot-wide pedestrian access route along the entire frontage of Crawford Street SE within a public access easement.
4. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. Salem Heights Avenue SE

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 40-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 20-foot turnpike improvement within a 40-foot-wide right-of-way abutting the subject property.

2. Crawford Street SE

- 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 17-foot improvement within a 20-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. The nearest available stormwater main is a 10-inch main located approximately 200 feet east of the subject property in Salem Heights Avenue SE.

Water

1. Existing Conditions

- a. The subject property is located in the S-1 water service level.
- b. An 8-inch water main is located in Salem Heights Avenue SE. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Salem Heights Avenue SE.

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—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 – Landslides.

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 no mapped landslide hazard areas on the subject property.

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—The existing condition of Salem Heights Avenue SE does not meet current standards for its classification of street per the Salem TSP. The applicant shall convey for dedication a half-width right-of-way of 30 feet to Collector street standards as specified in the PWDS and based on a rational nexus calculation. The applicant shall construct a half-street improvement to Collector "B" street standards as specified in the Commercial-Vista Corridor Project, PWDS, and consistent with the provisions of SRC Chapter 803. The applicant has the option of paying a fee-in-lieu of construction of these improvements pursuant to SRC 200.405 because additional portions are required to be constructed in order to have an operational, fully-functioning, public improvement. The applicant's engineer submitted an estimate of \$14,053 for the boundary street improvements along Salem Heights Avenue SE, and \$8,180 for stormwater improvements, totaling \$22,233 in fee-in-lieu payments.

Condition: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Salem Heights Avenue SE.

Condition: Construct a half-street improvement along the frontage of Salem Heights Avenue SE to Collector street standards, including extension of a public storm main; or pay a fee-in-lieu of construction totaling \$22,233.

The existing condition of Crawford Street SE does not meet current standards for its classification of street per the Salem TSP. The applicant has submitted a request for an Alternative Street Standard due to the existing condition of Crawford Street SE and current conditions of development along the street. The existing street serves 15 properties, which are fully developed. The proposal is authorized as an Alternative Street Standard pursuant to SRC 803.065(a)(1) because... *“existing development or physical constraints make compliance with the standards set forth in this chapter impracticable.”* In lieu of providing street improvements and right-of-way dedication, the applicant proposes to improve pedestrian access by constructing a pedestrian accessway within a public easement along the frontage of the property. The proposal will provide for safe pedestrian access to serve the proposed development and existing development.

Condition: Construct a minimum 5-foot-wide pedestrian access route along the entire frontage of Crawford Street SE within a public access easement.

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 proposed driveway onto Crawford Street SE provides for safe turning movements into and out of the property. In order to provide for the safe and efficient movement of vehicles, bicycles, and pedestrians in the area, the applicant has proposed to provide a pedestrian access route along the frontage of Crawford Street SE within a public access easement on the subject 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. The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

Condition: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

In conjunction with the estimated cost of \$14,053 as a fee-in-lieu for the street improvements, the engineer also submitted an estimated cost of a fee-in-lieu of stormwater improvements totaling \$8,180. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Prepared by: Laurel Christian, Program Coordinator
cc: File