

SALEM-KEIZER SCHOOL DISTRICT 24J
CLASS I DESIGN REVIEW
SUPPLEMENTAL WRITTEN STATEMENT

I. SUPPLEMENTAL WRITTEN STATEMENT:

This Supplemental Written Statement is submitted in response to a notice of incompleteness issued by Kirsten Straus, Planner 1, City of Salem Community Development Department (the “**City**”) on October 23, 2021, regarding the Salem-Keizer School District’s (“**Applicant**”) consolidated Class 3 Site Plan Review/Class 2 Adjustment Application for Hallman Elementary School (jointly referred to as the “**Application**”). Applicant is submitting this supplemental written statement as the written findings for a Class I Design Review approval and requests that City staff process this additional application as part of the Application. This supplemental written statement is intended to be reviewed in conjunction with the Application as a unified document, including references to exhibits and defined terms. In addition to this supplemental written statement, Applicant has uploaded a revised civil engineering plan that shows removal of bus shelters that were initially part of Applicant’s plans which Applicant has named and uploaded as Attachment: 66-CIVIL-PLANS-PARTIAL-SET-7JAN2022-REV02.

II. SUMMARY OF DEVELOPMENT 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**”). The Proposed Development includes development within the Portland-Fairgrounds Overlay Zone and the portion within the overlay is subject to Design Review under Salem Revised Code (“**SRC**” or the “**Code**”) 225.005.

III. REQUEST:

The portion of the Proposed Development within the Portland-Fairgrounds Overlay is the parking lot and drop-off area and there are no proposed buildings, accessory structures, or parking structures proposed within the overlay, meaning that the only applicable design standards are those contained in SRC 603.030(b)(1) which is set forth in bold and italics below with Applicant’s proposed findings following in plain type.

(b) Landscaping.

(1) Landscaping for open sales and off-street parking.

(A) Design review guidelines.

(i) Landscaping shall be utilized to enhance the urban character of the area and provide adequate screening of surface parking lots and open sales areas.

(B) Design review standards.

(i) Open sales areas for items such as vehicles, boats, recreational vehicles, satellites, hot tubs, and other similar items shall be screened from the public

right-of-way with a minimum three-foot tall sight-obscuring fence, masonry wall, or hedge, and a minimum three-foot wide landscape strip. The fence, masonry wall, or hedge shall not encroach into the vision clearance area.

(ii) A minimum ten-foot-wide landscape strip shall be provided between surface parking lots and the street right-of-way. The landscape strip shall be planted with a minimum of one plant unit per 20 square feet of planting area. Berms, mounds, raised beds, and grade drops are allowed if they meet the standards in SRC 603.020(e).

Proposed Findings: The use on the Subject Property is classified as “Basic Education” and does not include open sales areas, meaning subsection (ii) is the applicable standard for the Proposed Development. The Proposed Development includes a landscape buffer which extends along the entire frontage off the Parking Parcel, with the exception of the portions of the frontage where the driveway access and the pedestrian connection cross the buffer. This landscape buffer measures at least ten (10’) feet along the entire frontage, exceeding 10’ for the majority of the frontage. This landscaping buffer is part of one of Applicant’s project enhancements and exceeds the requirement to provide one (1) plant unit per twenty (20 SQ. FT.). This design standard is met.

IV. CONCLUSION:

Applicant’s Proposed Development meets the design standards set out in SRC 603.030, satisfying the applicable approval criteria for Class I Design Review under SRC 225.005. Applicant has submitted the additional documentation required under SRC 225.005 as part of its consolidated Application. Applicant satisfies the submittal and approval criteria for the Class I Design Review and respectfully requests approval.