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**From UDC Sec 300.310 – Neighborhood association contact:**

*(c) Process. Prior to submitting a land use application requiring neighborhood association contact, the applicant shall contact the City-recognized neighborhood association(s) whose boundaries include, or are adjacent to, the subject property via e-mail or mailed letter. The e-mail or mailed letter shall:*

- (1) Be sent to the chair(s) and land use chair(s) of the applicable neighborhood association(s) prior to submitting the land use application; and*
- (2) Contain the following information:*
  - (A) The name, telephone number, and e-mail address of the applicant;*
  - (B) The address of the subject property;*
  - (C) A summary of the proposal;*
  - (D) A conceptual site plan, if applicable, that includes the proposed development; and*
  - (E) The date on which the e-mail or letter is being sent;*

*Neighborhood Association: Southeast Mill Creek Neighborhood Association (SEMCA)*

*Contact: <https://www.cityofsalem.net/Pages/southeast-mill-creek-association.aspx>*

***Neighborhood Chair Name: Cory Poole***

***Neighborhood Chair Email: [robosushi@robosushi.com](mailto:robosushi@robosushi.com)***

**To the Southeast Mill Creek Neighborhood Association (SEMCA):**

Scannell Properties has a proposal in front of the City of Salem for a new dry goods and cold storage distribution center within the Mill Creek Corporate Center on Site E. The site is currently part of a larger parcel of land totaling 121.3 acres that will be subdivided and replatted under a separate application. The existing parcel is located east of Kuebler Blvd and north of Turner Road SE along Mill Creek. The subject development is proposed on approximately 70.5 acres located at the southeast corner of Mill Creek Drive SE and the future Logistics Street. Logistics Street will also 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 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. 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.

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. Employees will enter the secure side of the facility through a turnstile with the use of a key card. 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. 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) and utilizes vegetative swales and sump catchbasins to improve water quality before flowing to the existing regional stormwater management facilities adjacent to the site.

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 requirements.

We welcome comments from the neighborhood association regarding the proposed development. We appreciate your time!

Thanks,

Scannell Properties