

Response to September 16, 2021 Planning Review Checklist

Effect on subsequent land use application submittal. A land use application requiring neighborhood association contact shall not be accepted, as provided under SRC 300.210, unless it is accompanied by a copy of the e-mail or letter that was sent to the neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent. Please provide a copy of the email or letter that was sent to the neighborhood association, and a list of the of the email or postal addresses to which the notification letter was sent.

A copy of the email correspondence is included as 082-Neighborhood-Contact

The submitted TGE does not include the square footage of the existing building. The applicant shall update the TGE to provide the existing building's square footage.

The form has been updated.

The applicant submitted a Class 1 Design Review application; however, it appears that the applicant is requesting review under the design guidelines in SRC Chapter 632.025. Please withdraw the Class 1 Design Review application and request a Class 3 Design Review instead.

Design Issues:

- Per SRC 632.025(a)(2)(A)(ii), the design guidelines require weather protection, in the form of awnings or canopies appropriate to the design of the building, to be provided along ground floor building facades adjacent to a street in order to create a comfortable and inviting pedestrian environment.

The proposed building design does not include canopies or awnings along the building length. The applicant's statement indicates that bump-outs and balconies will provide weather protection, however per the Public Works Department no projections will be permitted to encroach in the right-of-way. Please revise the design of the building in a way that is consistent with this design guideline.

We wish to maintain a Class 1. Canopies and decks above will provide weather protection.

Setbacks within the CB zone shall be provided as set forth in Table 524-3. Abutting a street, all uses require a setback of 0 feet or 10 feet. The ground floor level of the proposed building appears to be

recessed, and there are several other bump-outs proposed on the upper floors. A Class 2 Adjustment is required to allow for building setbacks that are not 0 feet or 10 feet.

We will provide a Class 2 adjustment for the entry doors that are placed at 3'-6" from the property line.

A Class 2 Adjustment for driveway spacing is required in coordination with the proposed Class 2 Driveway Approach Permit due the driveway not meeting the spacing standard of 370 feet in SRC 804.035(d). In addition, the applicant shall provide findings for how the proposed driveway meets the criteria in SRC 804.025(d) and SRC 250.005(d)(2).

We will provide a Class 2 adjustment for the driveway location.

Per SRC 806.035(d), off-street parking lots greater than 5,000 square feet in size shall be provided in amounts not less than those set forth in Table 806-5. Please provide a summary table indicating the size of the proposed off-street parking area and demonstrate that the amount of interior landscaping provided is consistent with this standard.

We have provided 9.8% landscaping and increased the landscaped areas.

Per SRC 806.075, off-street loading shall be provided in amounts not less than those set forth in Table 806-9. The proposed 157-unit multi-family residential building requires a minimum of two off-street loading spaces. One off-street loading space is provided on the site plan. Please revise the site plan to comply with the minimum off-street loading standard, or request and adjustment to the amount of required off-street loading spaces.

We have provided 2 loading spots, a new one on site and we are utilizing an existing one on Liberty Street.

The application does not provide sufficient details to identify how the site is compliant with SRC 71, specifically the requirements for Green Stormwater Infrastructure (GSI) pursuant to PWDS Appendix 4E. The applicant has three options: set aside 10 percent of the total new plus replaced impervious surface area, submit a preliminary stormwater report, or apply for a design exception from the City Engineer. If the applicant would like to pursue a design exception, the applicant shall provide a copy of the application provided to the City Engineer as part of the land use application.

The project is not required to provide for a GSI.

The application materials state that the skybridge currently connected to the existing building is going to be removed. However, it is unclear from the application materials how this is going to occur. The applicant shall provide additional documentation to explain who is responsible for the removal of the skybridge and also for the restoration of the connection on the north side of Center Street NE.

The removal of the skybridge is a separate permitting process provided by Salem Center Mall. It is our understanding that the skybridge will be removed on conjunction with the existing building. The skybridge will be placed into the site at 420 Center Street for dismantling and hauling off. This will minimize the closing of Center Street,

The building proposal shows encroachments into the right-of-way. Encroachments for balconies/decks and living spaces into the right-of-way will not be approved. The applicant is advised to revise the building plans to ensure there are no encroachments into the public right-of-way.

The encroachments have been removed.