



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR22-10
PROPERTY LOCATION:	420 Center St NE, Salem OR 97301
NOTICE MAILING DATE:	February 23, 2022
PROPOSAL SUMMARY:	Proposed development of a new five story multi-family apartment building containing 157 dwelling units.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, March 9, 2022</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Steve Deacon
APPLICANT(S):	Gene Bolante
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new five story multi-family apartment building containing 157 dwelling units at the former Nordstrom site, with Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) Modify the required 0 or 10 building setback standard for the CB zone; 2) Reduce the off-street loading space requirement for the proposed multi-family use from two spaces to one space; and 3) Reduce the driveway spacing on a major arterial street from 370 feet to 236 feet. <p>For property approximately 0.69 acres in size, zoned CB (Central Business District) and within the General Retail/Office Overlay Zone, and located at 420 Center Street NE 97301 (Marion County Assessors Map and Tax Lot number: 073W22DC / 05100).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	<p>All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public, are available upon request. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 21 115353</p>

***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:***

<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development

Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR22-10

PROJECT ADDRESS: 420 Center St NE, Salem OR 97301

AMANDA Application No.: 21-115353-RP, 22-103491-ZO, 21-115356-ZO, 21-115357-DR

COMMENT PERIOD ENDS: March 9, 2022

SUMMARY: Proposed development of a new five story multi-family apartment building containing 157 dwelling units.

REQUEST: A Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new five story multi-family apartment building containing 157 dwelling units at the former Nordstrom site, with Class 2 Adjustment requests to:

- 1) Modify the required 0 or 10 building setback standard for the CB zone;
- 2) Reduce the off-street loading space requirement for the proposed multi-family use from two spaces to one space; and
- 3) Reduce the driveway spacing on a major arterial street from 370 feet to 236 feet.

For property approximately 0.69 acres in size, zoned CB (Central Business District) and within the General Retail/Office Overlay Zone, and located at 420 Center Street NE 97301 (Marion County Assessors Map and Tax Lot number: 073W22DC / 05100).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Wednesday, March 9, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
Address: _____
Phone: _____
Email: _____
Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

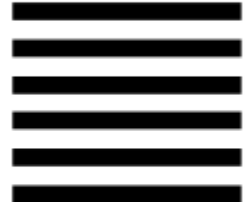


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

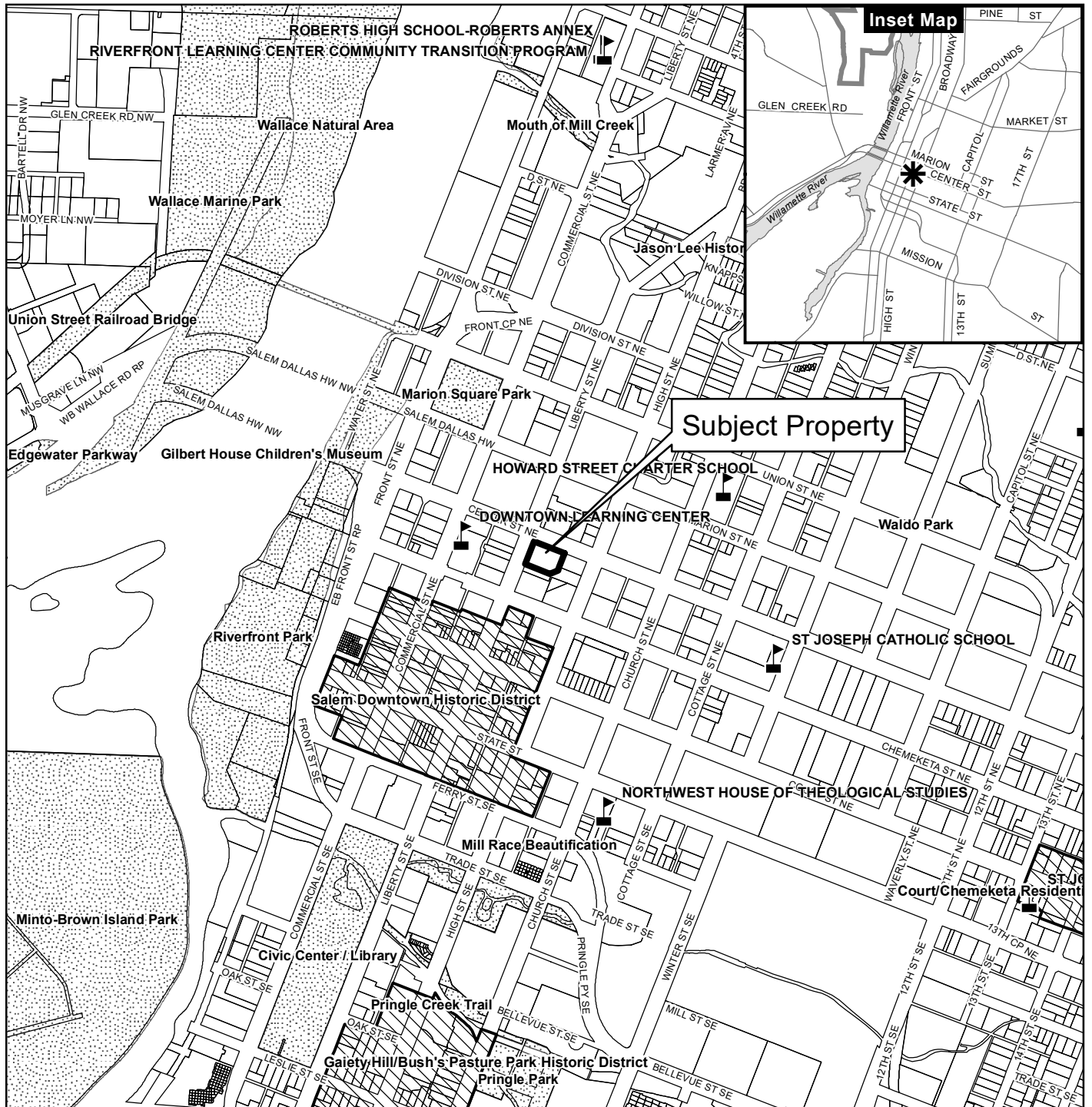


POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 420 Center Street NE



Legend

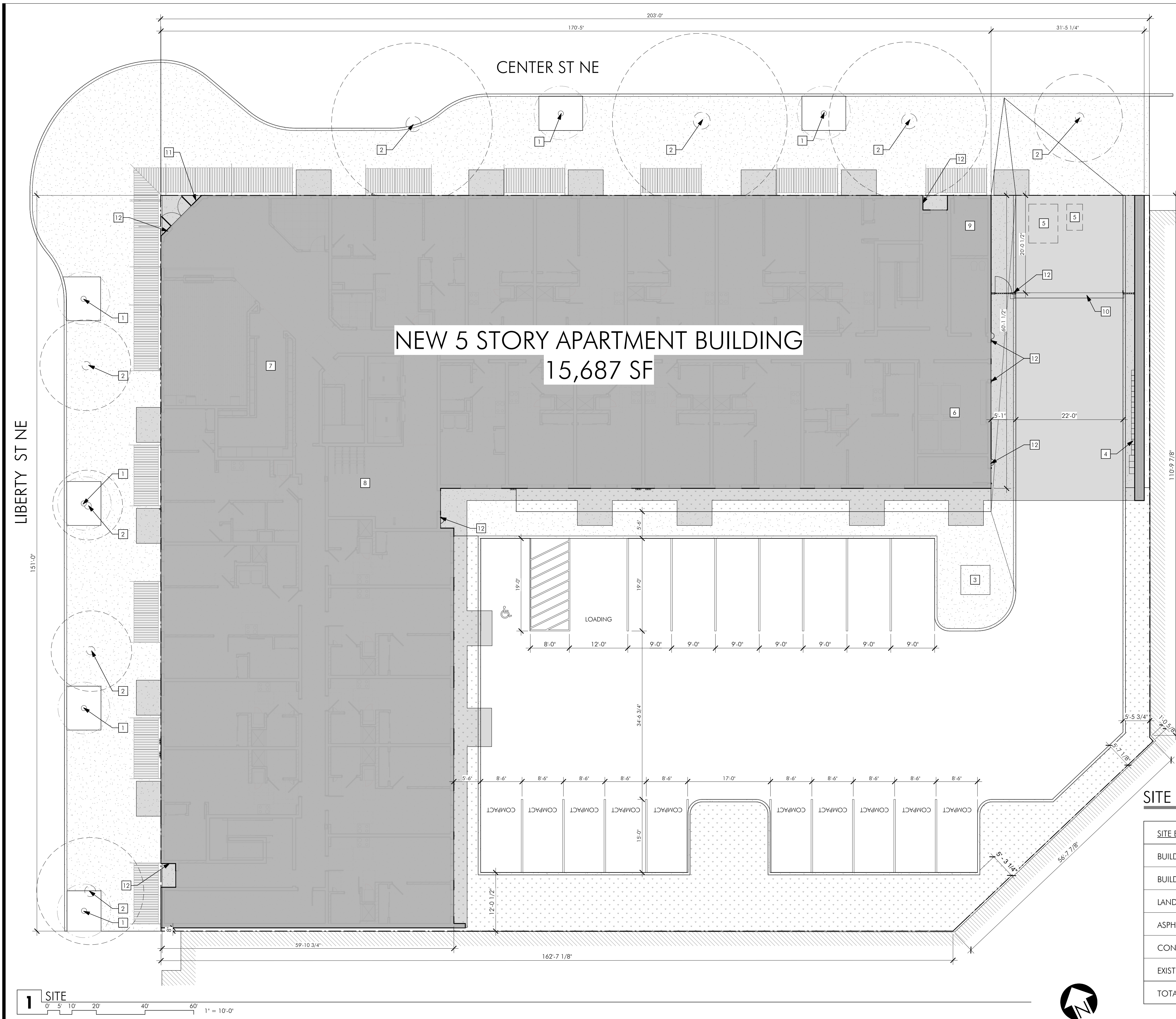
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 29,880 sf = 0.685ac
ZONING: CB Commercial Business
BUILDING AREAS:

- LEVEL 01: 15,581 sf
- LEVEL 02: 16,519 sf
- LEVEL 01: 18,518 sf
- LEVEL 02: 18,518 sf
- LEVEL 05: 18,518 sf
- TOTAL: 87,654 sf

PARKING:

- RESIDENTIAL: NO PARKING REQUIRED
18 PROVIDED

BIKE PARKING:

- 0.1 SPACES PER DWELLING UNIT:
0.1x157 UNITS = 16 REQ'D
22 PROVIDED

LOADING SPACES:

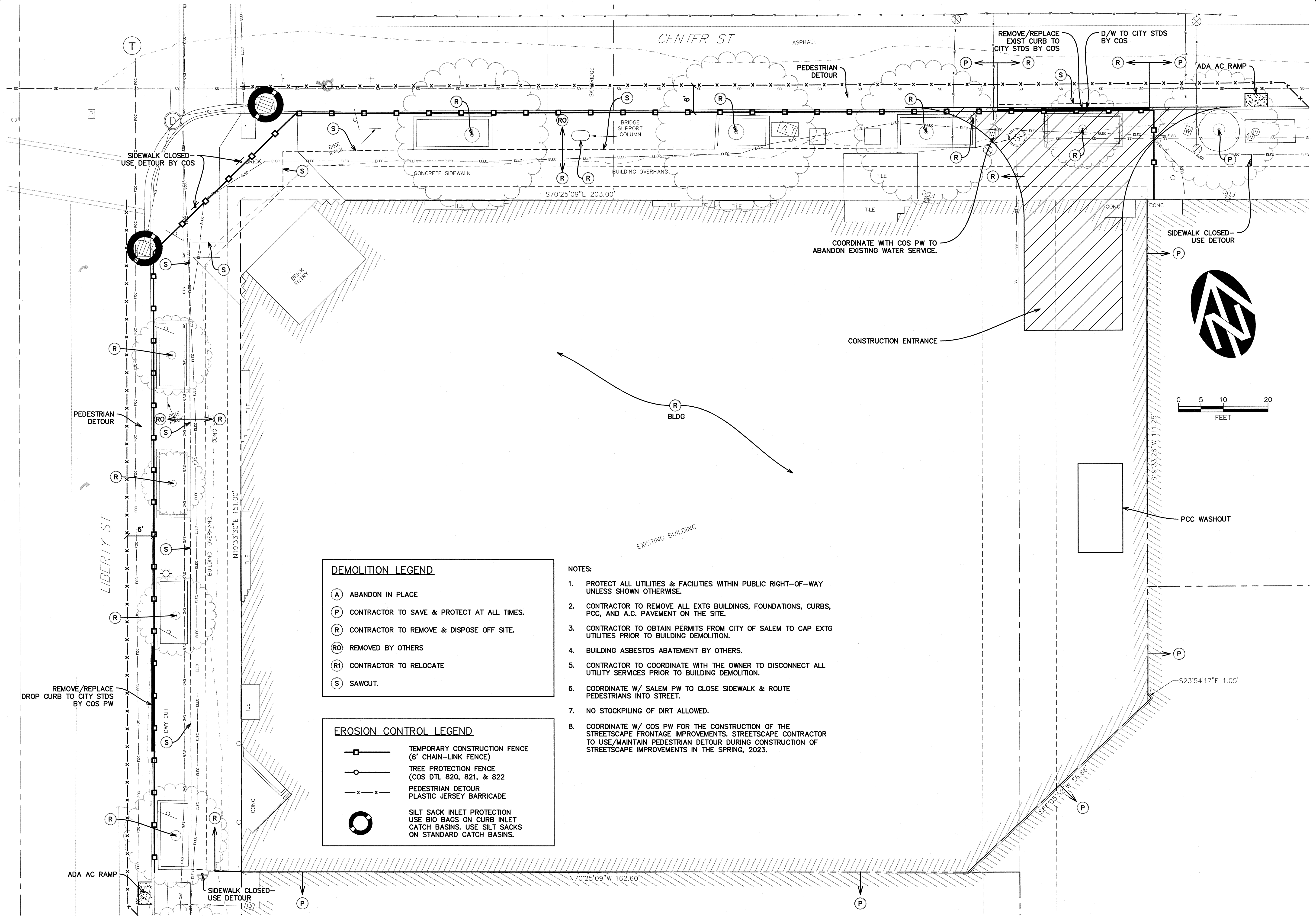
- FOR BUILDINGS BETWEEN 100-199 UNITS PROVIDE 2 SPACES:
- LOADING SPACE SIZE: 12'-0" x 19'-0" WITH ACCESS TO STREET OR ALLEY.

SITE PLAN NOTES:

- NEW TREE.
- EXISTING TREE, TO BE REMOVED.
- TRANSFORMER.
- ELECTRICAL METERS.
- VAULT PER CIVIL DRAWINGS.
- TRASH ROOM.
- MAIL ROOM.
- BIKE STORAGE AND REPAIR STATION.
- RISER ROOM.
- 14' COIL GRILL ROLLUP DOOR.
- KNOX BOX.
- KEY FOB ENTRY ACCESS.

SITE CALCULATIONS AND LEGEND:

SITE ELEMENT DESCRIPTION:	LEGEND:	AREA: (sf)	PERCENTAGE:
BUILDINGS:		15,687 sf	54.1 %
BUILDINGS OVERHANG ABOVE:			
LANDSCAPING:		2,854 sf	9.8 %
ASPHALT PAVING:		9,321 sf	32.2 %
CONCRETE PAVING & CURBS:		1,128 sf	3.9 %
EXISTING BUILDING			
TOTALS:		28,990 sf	100.0 %



NO.	DATE	DESCRIPTION	REVISIONS
1	12/13/21	CITY COMMENTS/COORD. W/ STREETSCAPE	AR
2	11/05/21	PER CITY COMMENTS	AR
3	NO.	DATE	BY

VERIFIED SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALE ACCORDINGLY

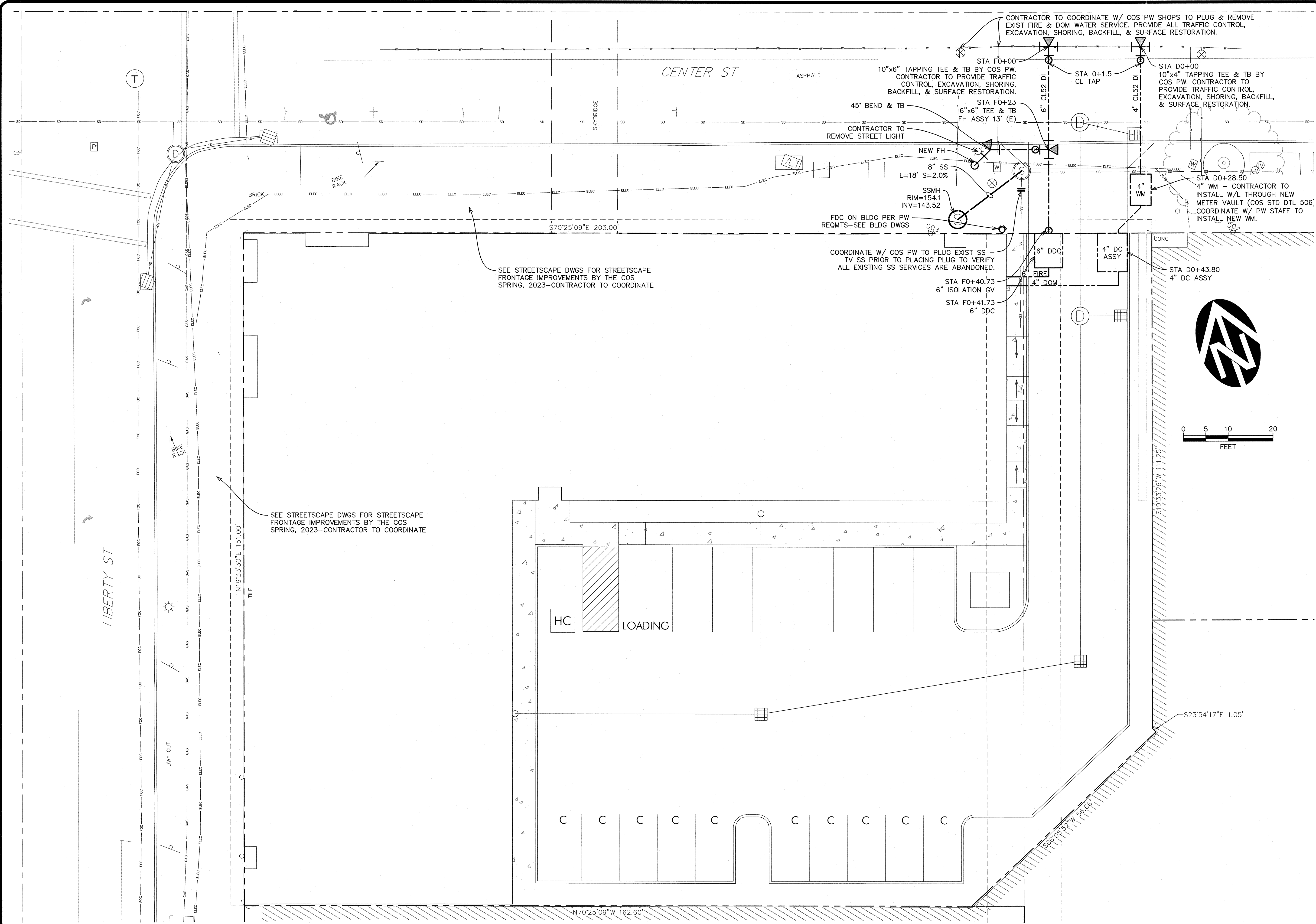
REGISTERED PROFESSIONAL
ENGINEER
1184
OREGON
JUL 16, 1988
STEVEN A. WARR
REVISIONS: 6/30/2022

WE
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3844 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

DEACON DEVELOPMENT, LLC
CENTRAL CITY APARTMENTS
EXISTING CONDITIONS,
DEMOLITION &
EROSION CONTROL PLAN

DRAWING
C1.0
JOB NUMBER
3302.0000.0



REVISIONS	
NO.	DATE
1	01/20/22
2	12/13/21
3	11/05/21
4	01/20/22

BY	DATE	DESCRIPTION
AR	01/20/22	ADDED FUTURE CB
AR	12/13/21	CITY COMMENTS/COORD W/ STREETSCAPE
AR	11/05/21	PER CITY COMMENTS
BY		

VERIFY SCALE
BASED ON ONE INCH ON ORIGINAL PAPER
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DATE: JUL 2021

REGISTERED PROFESSIONAL ENGINEER
1194
OREGON
JUL 16, 2019
STEVEN A. JENSEN
RENEW: 6/30/2022

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 595-2474, Fax: (503) 595-3986
E-mail: westech@westech-eng.com

DEACON DEVELOPMENT, LLC
CENTRAL CITY APARTMENTS

OVERALL UTILITY PLAN

DRAWING C3.0

JOB NUMBER 3302.0000.0

ELEVATION NOTES:

- 1 FIBER CEMENT PANEL. COLOR 1.
- 2 FIBER CEMENT PANEL. COLOR 2.
- 3 FIBER CEMENT PANEL. COLOR 3.
- 4 FIBER CEMENT PANEL. COLOR 4.
- 5 PROFILED, HORIZONTALLY ORIENTED METAL PANEL. COLOR 1.
- 6 PROFILED, VERTICALLY ORIENTED METAL PANEL. COLOR 1.
- 7 VERTICAL CONCRETE TILE, "BOARD FORM LOOK".
- 8 HORIZONTAL FIBER CEMENT SIDING.
- 9 SUSPENDED BALCONY W/ CABLE RAIL.
- 10 BELLY BAND.
- 11 PREFINISHED METAL CAP.
- 12 VINYL WINDOW, TYP.
- 13 ALUMINUM STOREFRONT.
- 14 CONCRETE MASONRY UNIT.
- 15 14' COIL GRILL ROLLUP DOOR.
- 16 3'-6" GATE.
- 17 ELECTRICAL METERS.
- 18 STEEL AWNING.
- 19 2X FRAMED TRIM.
- 20 PTHP GRILL.



1 NORTH ELEVATION

0' 5' 10' 20' 40' 60' 1/8" = 1'-0"

NEW APARTMENT BUILDING
CENTRAL CITY

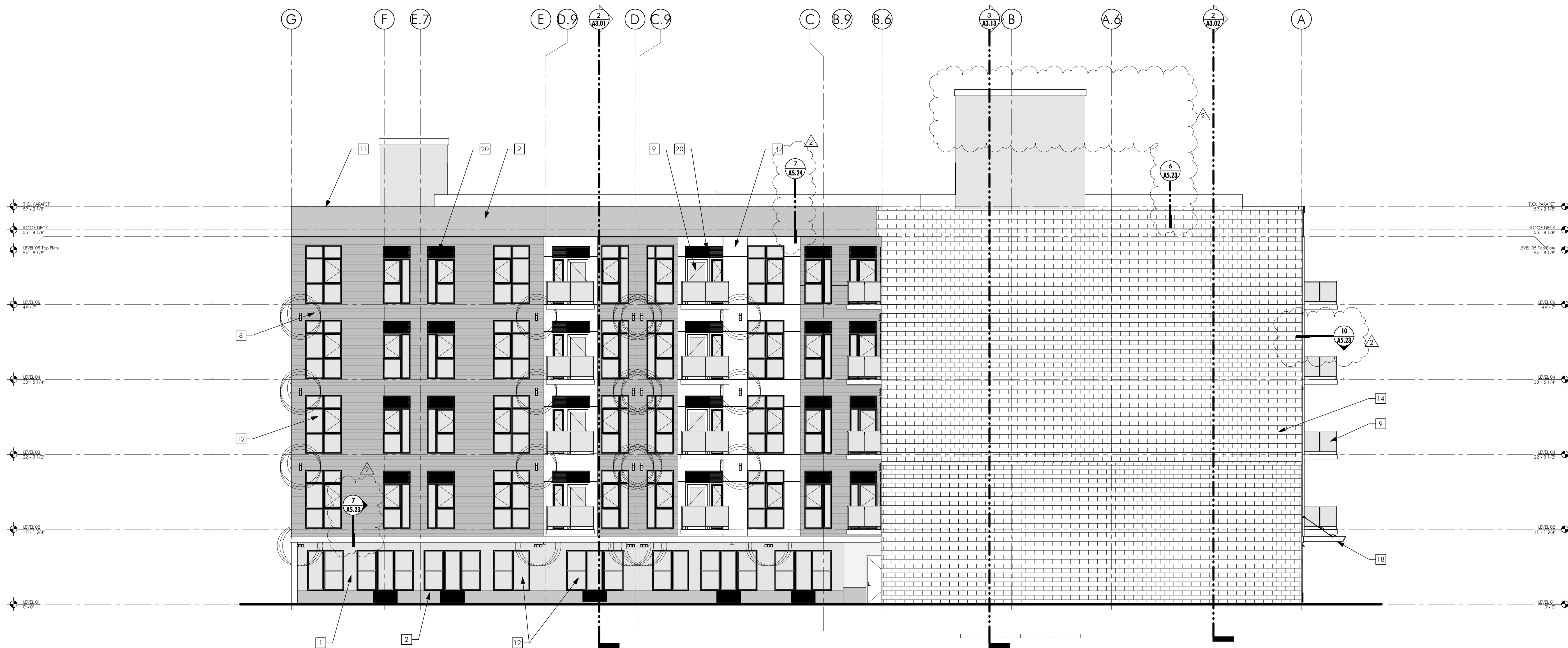
424 CENTER ST. NE SALEM, OREGON 97301

SHEET:

A2.02

ELEVATION NOTES:

- 1 FIBER CEMENT PANEL. COLOR 1.
- 2 FIBER CEMENT PANEL. COLOR 2.
- 3 FIBER CEMENT PANEL. COLOR 3.
- 4 FIBER CEMENT PANEL. COLOR 4.
- 5 PROFILED, HORIZONTALLY ORIENTED METAL PANEL. COLOR 1.
- 6 PROFILED, VERTICALLY ORIENTED METAL PANEL. COLOR 1.
- 7 VERTICAL CONCRETE TILE, "BOARD FORM LOOK".
- 8 HORIZONTAL FIBER CEMENT SIDING.
- 9 SUSPENDED BALCONY W/ CABLE RAIL.
- 10 BELLY BAND.
- 11 PREFINISHED METAL CAP.
- 12 VINYL WINDOW, TYP.
- 13 ALUMINUM STOREFRONT.
- 14 CONCRETE MASONRY UNIT.
- 15 14" COIL GRILL ROLLUP DOOR.
- 16 3'-6" GATE.
- 17 ELECTRICAL METERS.
- 18 STEEL AWNING.
- 19 2X FRAMED TRIM.
- 20 PTHP GRILL.



1 EAST ELEVATION

0' 5' 10' 20' 40' 60' 1/8" = 1'-0"

NEW APARTMENT BUILDING
CENTRAL CITY
424 CENTER ST. NE SALEM, OREGON 97301

SHEET:

A2.03

ELEVATION NOTES:

- 1 FIBER CEMENT PANEL. COLOR 1.
- 2 FIBER CEMENT PANEL. COLOR 2.
- 3 FIBER CEMENT PANEL. COLOR 3.
- 4 FIBER CEMENT PANEL. COLOR 4.
- 5 PROFILED, HORIZONTALLY ORIENTED METAL PANEL. COLOR 1.
- 6 PROFILED, VERTICALLY ORIENTED METAL PANEL. COLOR 1.
- 7 VERTICAL CONCRETE TILE, "BOARD FORM LOOK".
- 8 HORIZONTAL FIBER CEMENT SIDING.
- 9 SUSPENDED BALCONY W/ CABLE RAIL.
- 10 BELLY BAND.
- 11 PREFINISHED METAL CAP.
- 12 VINYL WINDOW, TYP.
- 13 ALUMINUM STOREFRONT.
- 14 CONCRETE MASONRY UNIT.
- 15 14' COIL GRILL ROLLUP DOOR.
- 16 3'-6" GATE.
- 17 ELECTRICAL METERS.
- 18 STEEL AWNING.
- 19 2X FRAMED TRIM.
- 20 PTHP GRILL.



1 SOUTH ELEVATION
0' 5' 10' 20' 40' 60' 1/8" = 1'-0"

ELEVATION NOTES:

- 1 FIBER CEMENT PANEL. COLOR 1.
- 2 FIBER CEMENT PANEL. COLOR 2.
- 3 FIBER CEMENT PANEL. COLOR 3.
- 4 FIBER CEMENT PANEL. COLOR 4.
- 5 PROFILED, HORIZONTALLY ORIENTED METAL PANEL. COLOR 1.
- 6 PROFILED, VERTICALLY ORIENTED METAL PANEL. COLOR 1.
- 7 VERTICAL CONCRETE TILE, "BOARD FORM LOOK".
- 8 HORIZONTAL FIBER CEMENT SIDING.
- 9 SUSPENDED BALCONY W/ CABLE RAIL.
- 10 BELLY BAND.
- 11 PREFINISHED METAL CAP.
- 12 VINYL WINDOW, TYP.
- 13 ALUMINUM STOREFRONT.
- 14 CONCRETE MASONRY UNIT.
- 15 14' COIL GRILL ROLLUP DOOR.
- 16 3'-6" GATE.
- 17 ELECTRICAL METERS.
- 18 STEEL AWNING.
- 19 2X FRAMED TRIM.
- 20 PTHP GRILL.



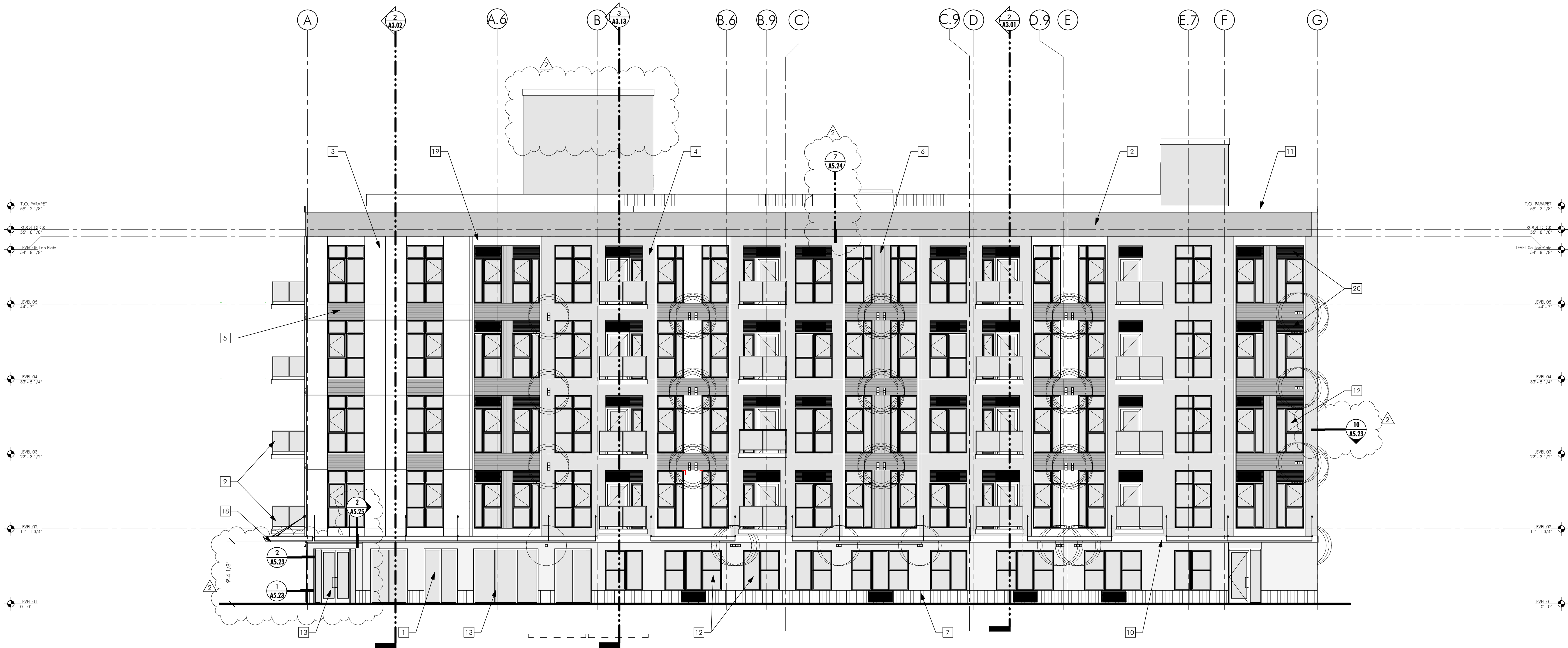
IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2021-110
DATE: 09/29/2021
REVISIONS
1 11/23/21 REV 1
2 01/20/22 REV 2

NEW APARTMENT BUILDING
CENTRAL CITY
424 CENTER ST. NE SALEM, OREGON 97301

SHEET:

A2.04





1 NW CORNER

STUDIO

3

ARCHITECTURE
INCORPORATED

275 COURT ST., NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com

IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2021-110
DATE: 09/29/2021
REVISIONS

NEW APARTMENT BUILDING
CENTRAL CITY

424 CENTER ST., NE SALEM, OREGON 97301

SHEET:

G3.01



1 NORTH ELEVATION

STUDIO

3

ARCHITECTURE
INCORPORATED

275 COURT ST., NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com

IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2021-110
DATE: 09/29/2021
REVISIONS

NEW APARTMENT BUILDING
CENTRAL CITY

424 CENTER ST., NE SALEM, OREGON 97301

SHEET:

G3.02

NEW APARTMENT BUILDING
CENTRAL CITY
424 CENTER ST. NE SALEM, OREGON 97301



NEW APARTMENT BUILDING
CENTRAL CITY

424 CENTER ST. NE SALEM, OREGON 97301

SHEET:

G3.04



1

INTERIOR CORNER