



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 1 Design Review Case No. SPR-ADJ-DR22-13 |
| PROPERTY LOCATION: | 4000 Deerhaven Dr NE and 4130 Portland Rd NE, Salem OR 97301 |
| NOTICE MAILING DATE: | February 24, 2022 |
| PROPOSAL SUMMARY: | A proposal for renovations to Hallman Elementary school including development of a new vehicle use area. |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, March 10, 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: | Kirsten Straus, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2347; E-mail: kstraus@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> Northgate Neighborhood Association; Email: northgateneighborhoodsalem@gmail.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 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): | Salem Keizer School District 24J |
| APPLICANT(S): | Joel Smallwood |
| PROPOSAL REQUEST: | <p>A Class 3 Site Plan Review, Class 2 Adjustments, and Class 1 Design Review for renovations of Hallman Elementary School. The proposal includes a new vehicle use area which will include parking, pick-up and drop-off area, two new classrooms, gym renovation, and other interior improvements. Three Class 2 Adjustments are requested for the following:</p> <ol style="list-style-type: none"> 1) eliminate the pedestrian connection standard which requires a pedestrian connection between main entrances when a building has more than one primary entrance; 2) adjust bicycles siting standards to allow existing bicycle parking located farther than fifty feet from the main entrance; and 3) increase the maximum off-street parking allowed from 77 to 108. <p>The property is located at 4000 Deerhaven Dr NE and 4130 Portland Rd NE, split-zoned RS (Single Family Residential) and CR (Commercial Retail) and partially within the Portland/Fairgrounds Road Overlay Zone (Marion Co. Tax Lot Nos. 073W12AC/3201 and 073W12AC/3200).</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 119953</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 1 Design Review
Case No. SPR-ADJ-DR22-13

PROJECT ADDRESS: 4000 Deerhaven Dr NE and 4130 Portland Rd NE, Salem OR 97301

AMANDA Application No.: 21-119953-RP, 21-119956-ZO, 22-102268-DR

COMMENT PERIOD ENDS: March 10, 2022

SUMMARY: A proposal for renovations to Hallman Elementary school including development of a new vehicle use area.

REQUEST: A Class 3 Site Plan Review, Class 2 Adjustments, and Class 1 Design Review for renovations of Hallman Elementary School. The proposal includes a new vehicle use area which will include parking, pick-up and drop-off area, two new classrooms, gym renovation, and other interior improvements. Three Class 2 Adjustments are requested for the following:

- 1) eliminate the pedestrian connection standard which requires a pedestrian connection between main entrances when a building has more than one primary entrance;
- 2) adjust bicycles siting standards to allow existing bicycle parking located farther than fifty feet from the main entrance; and
- 3) increase the maximum off-street parking allowed from 77 to 108.

The property is located at 4000 Deerhaven Dr NE and 4130 Portland Rd NE, split-zoned RS (Single Family Residential) and CR (Commercial Retail) and partially within the Portland/Fairgrounds Road Overlay Zone (Marion Co. Tax Lot Nos. 073W12AC/3201 and 073W12AC/3200).

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. Thursday, March 10, 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: Kirsten Straus, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2347; E-Mail: kstraus@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

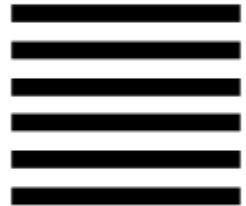


NO POSTAGE
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IN THE
UNITED STATES



POSTAGE WILL BE PAID BY ADDRESSEE

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






Vicinity Map

4130 Portland Rd NE and 4000 Deerhaven Dr NE



Legend

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

 Parks

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.

0 100 200 400 Feet



| REV. | DATE | DESCRIPTION |
|------|-------------|--|
| 1 | 03 DEC 2021 | BUILDING CODE REVISIONS - 12.03.2021 |
| 3 | 24 DEC 2021 | ADDITIONAL COORDINATION ITEMS - 12.24.2021 |
| 4 | 7 JAN 2022 | REMOVAL OF BUS SHELTER |



615 SE JACSEN STREET
ROSEBURG, OR 97470
503.672.0273 OFFICE
503.672.0273 FAX
PAUL@PAULBENTLEYARCHITECT.COM

PAUL L BENTLEY Architect A.I.A. P.C.



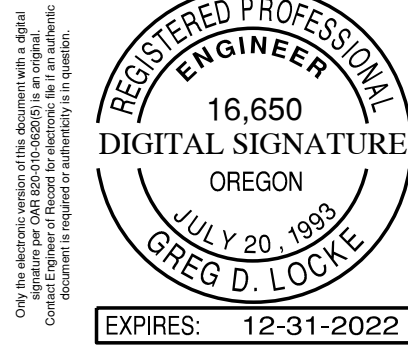
289 E Ellendale Ave., Suite 103
Dallas, Oregon 97338
503.364.8207 LockeEngineers.com
J.O. 17061-S

PERMIT SET

A NEW PROJECT FOR SALEM-KEIZER SCHOOL DISTRICT @

HALLMAN ELEMENTARY SCHOOL

SALEM, OR
4000 DEERHAVEN DR. NE



| | |
|-------------|-------------------------------|
| DRAWN BY: | SC |
| CHECKED BY: | GL |
| DATE: | 10/1/2021 |
| TITLE: | OVERALL SITE DEVELOPMENT PLAN |
| SCALE: | SEE SHEET |

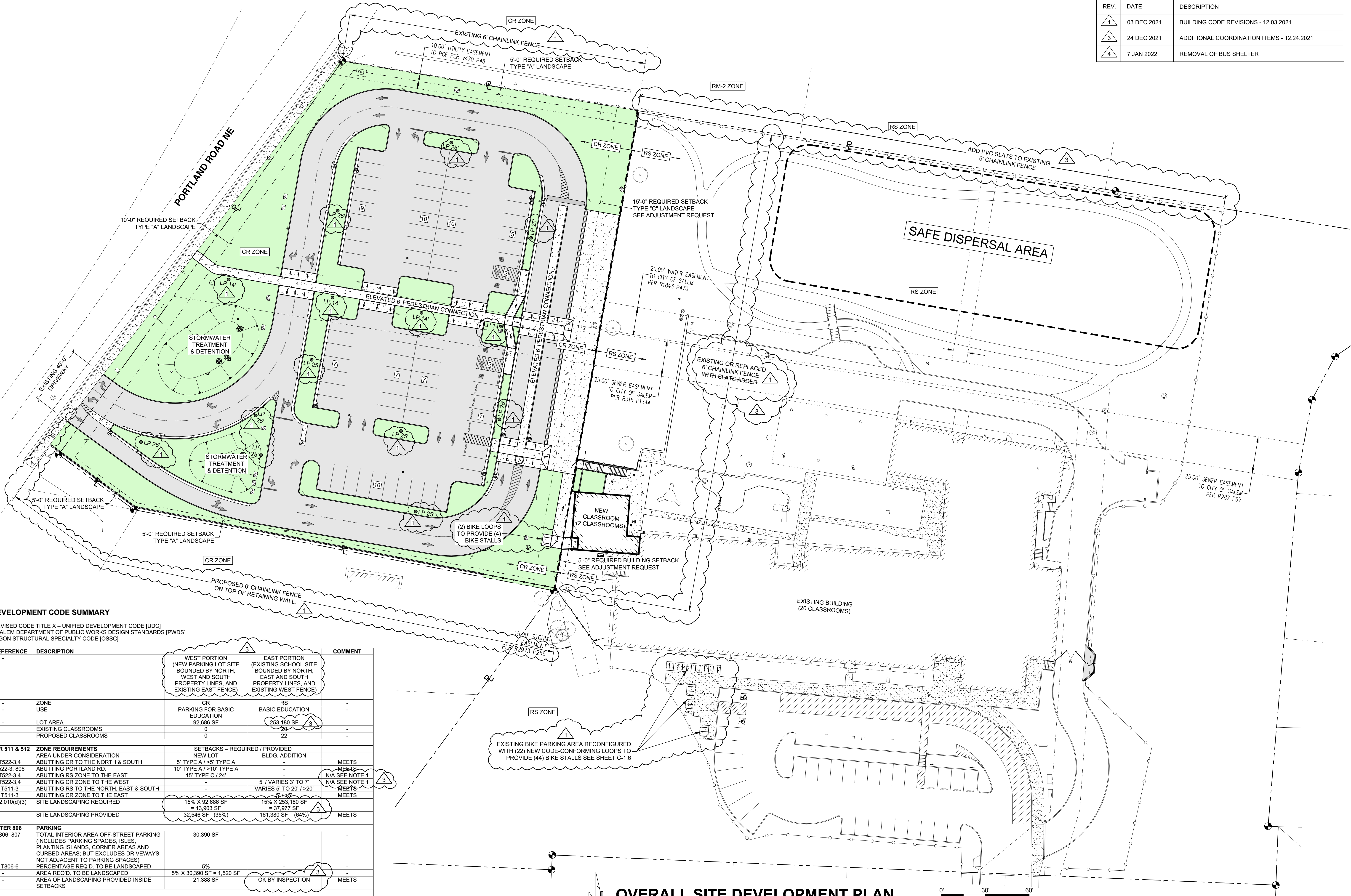
| | |
|-----------|-------|
| SHEET NO: | C-0.4 |
| OF | 26 |

SITE DEVELOPMENT CODE SUMMARY

CODES
SALEM REVISED CODE TITLE X - UNIFIED DEVELOPMENT CODE (UDC)
CITY OF SALEM DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS (PWDS)
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

| CODE REFERENCE | DESCRIPTION | COMMENT |
|-------------------|---|--|
| - | WEST PORTION (NEW PARKING LOT SITE BOUNDED BY NORTH, WEST AND SOUTH PROPERTY LINES, AND EXISTING EAST FENCE) | EAST PORTION (EXISTING SCHOOL SITE BOUNDED BY NORTH, EAST AND SOUTH PROPERTY LINES, AND EXISTING WEST FENCE) |
| - | CR | RS |
| - | ZONE | USE |
| - | LOT AREA | EXISTING CLASSROOMS |
| - | PROPOSED CLASSROOMS | |
| CHAPTER 511 & 512 | ZONE REQUIREMENTS | SETBACKS - REQUIRED / PROVIDED |
| UDC T522-3.4 | AREA UNDER CONSIDERATION | NEW LOT |
| UDC T522-3.806 | ABUTTING CR TO THE NORTH & SOUTH | 5' TYPE A / >5' TYPE A |
| UDC T522-3.4 | ABUTTING RS ZONE TO THE EAST | 10' TYPE A / >10' TYPE A |
| UDC T522-3.4 | ABUTTING CR ZONE TO THE WEST | 15' TYPE C / 24' |
| UDC T511-3 | ABUTTING RS TO THE NORTH, EAST & SOUTH | 5' / VARIES 3' TO 7' |
| UDC T511-3 | ABUTTING CR ZONE TO THE EAST | VARIES 5' TO 20' / >20' |
| UDC 522.010(d)(3) | SITE LANDSCAPING REQUIRED | 15% X 92,686 SF = 13,903 SF |
| | SITE LANDSCAPING PROVIDED | 32,546 SF (35%) |
| CHAPTER 806 | PARKING | |
| UDC 806.807 | TOTAL INTERIOR AREA OFF-STREET PARKING (INCLUDES PARKING SPACES, ISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS, BUT EXCLUDES DRIVEWAYS NOT ADJACENT TO PARKING SPACES) | 30,390 SF |
| UDC T806-6 | PERCENTAGE REQ'D. TO BE LANDSCAPED | 5% |
| - | AREA REQ'D. TO BE LANDSCAPED | 5% X 30,390 SF = 1,520 SF |
| - | AREA OF LANDSCAPING PROVIDED INSIDE SETBACKS | 21,388 SF |
| UDC T806-1 | MINIMUM NUMBER OF PARKING STALLS | TWO PER CLASSROOM X 22 = 44 |
| UDC T806-2A | MAXIMUM NUMBER OF PARKING STALLS | 1.75 X 44 = 77 |
| | PARKING STALLS EXISTING | 0 |
| | PARKING STALLS PROPOSED | 76 |
| OSSC TABLE 1106.1 | TOTAL STALLS PROPOSED FOR SITE | 108 |
| | ADA STALLS REQUIRED | 5 |
| | ADA STALLS PROVIDED | (INCL. 1 VAN & 1 WHEELCHAIR ONLY) |
| UDC T806-8 | BICYCLE PARKING SPACES REQUIRED | (INCL. 2 VAN & 1 WHEELCHAIR ONLY) |
| UDC T806-9 | BICYCLE PARKING SPACES PROVIDED | TWO PER CLASSROOM X 22 = 44 |
| | LOADING SPACES REQUIRED | 0 |

NOTES
1. SINCE LOTS ARE BEING CONSOLIDATED, THERE ARE NO ZONE-TO-ZONE SETBACK REQUIREMENTS WHERE THE TWO PARCELS ONCE MET ALONG THE EXISTING FENCE.

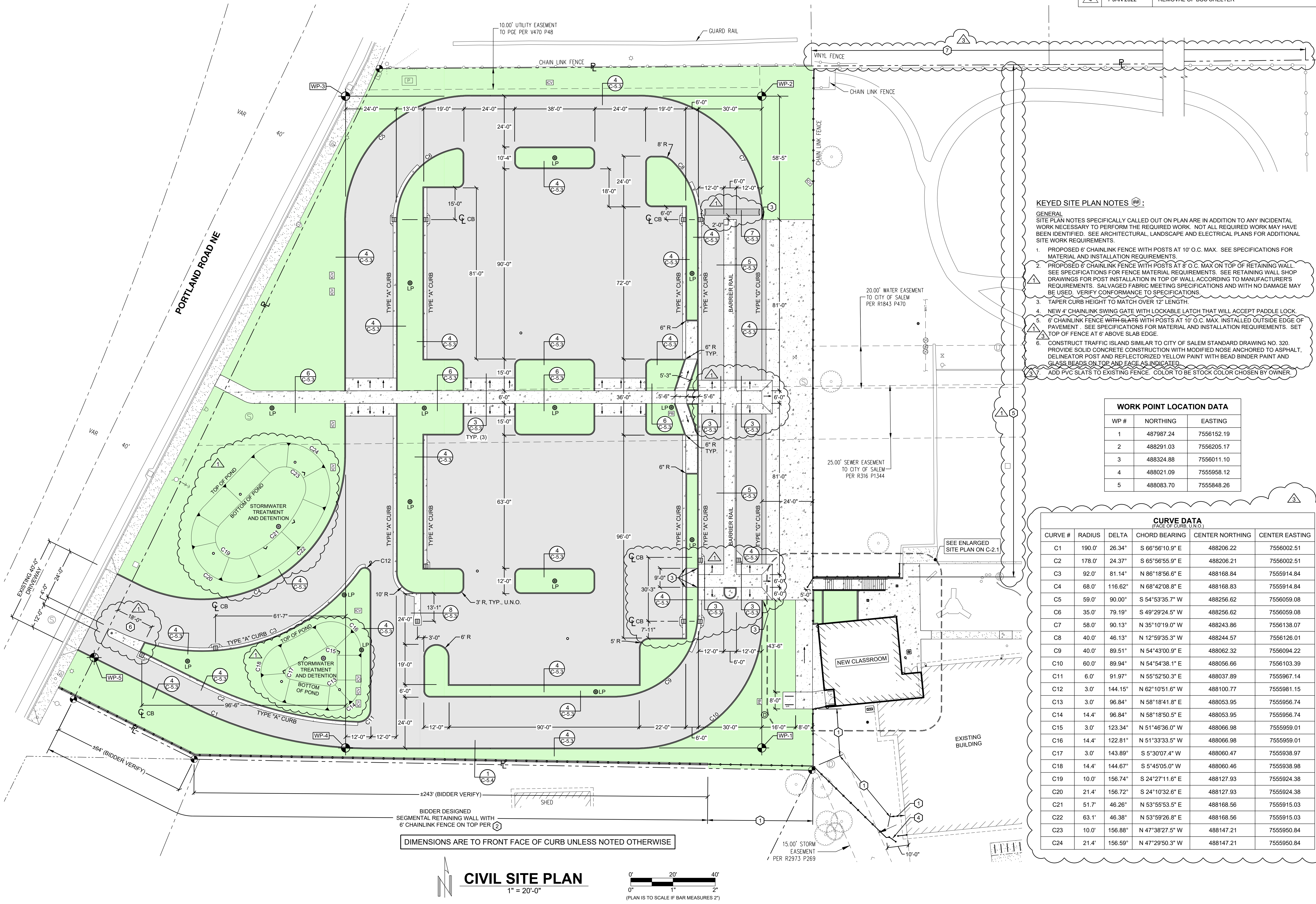


OVERALL SITE DEVELOPMENT PLAN

1" = 30'-0"



01/25/2023 9:30 AM
L:\071708-15 SKSD 2018 Bond RFP - Hallman ESC\071708-15 SKSD Hallman Civil Plans.dwg



| REV. | DATE | DESCRIPTION |
|------|-------------|--|
| 1 | 03 DEC 2021 | BUILDING CODE REVISIONS - 12.03.2021 |
| 3 | 24 DEC 2021 | ADDITIONAL COORDINATION ITEMS - 12.24.2021 |
| 4 | 7 JAN 2022 | REMOVAL OF BUS SHELTER |

KEYED SITE PLAN NOTES

GENERAL

SITE PLAN NOTES SPECIFICALLY CALLED OUT ON PLAN ARE IN ADDITION TO ANY INCIDENTAL WORK NECESSARY TO PERFORM THE REQUIRED WORK. NOT ALL REQUIRED WORK MAY HAVE BEEN IDENTIFIED. SEE ARCHITECTURAL, LANDSCAPE AND ELECTRICAL PLANS FOR ADDITIONAL SITE WORK REQUIREMENTS.

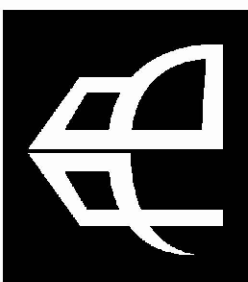
- PROPOSED 6" CHAINLINK FENCE WITH POSTS AT 10' O.C. MAX. SEE SPECIFICATIONS FOR MATERIAL AND INSTALLATION REQUIREMENTS.
- PROPOSED 6" CHAINLINK FENCE WITH POSTS AT 8' O.C. MAX ON TOP OF RETAINING WALL. SEE SPECIFICATIONS FOR FENCE MATERIAL REQUIREMENTS. SEE RETAINING WALL SHOP DRAWINGS FOR POST INSTALLATION IN TOP OF WALL ACCORDING TO MANUFACTURER'S REQUIREMENTS. SALVAGED FABRIC MEETING SPECIFICATIONS AND WITH NO DAMAGE MAY BE USED. VERIFY CONFORMANCE TO SPECIFICATIONS.
- TAPER CURB HEIGHT TO MATCH OVER 12" LENGTH.
- NEW 4" CHAINLINK SWING GATE WITH LOCKABLE LATCH THAT WILL ACCEPT PADDLE LOCK.
- 6" CHAINLINK FENCE WITH SLATS WITH POSTS AT 10' O.C. MAX. INSTALLED OUTSIDE EDGE OF PAVEMENT. SEE SPECIFICATIONS FOR MATERIAL AND INSTALLATION REQUIREMENTS. SET TOP OF FENCE AT 8" ABOVE SLAB EDGE.
- CONSTRUCT TRAFFIC ISLAND SIMILAR TO CITY OF SALEM STANDARD DRAWING NO. 320. PROVIDE SOLID CONCRETE CONSTRUCTION WITH MODIFIED NOSE ANCHORED TO ASPHALT, DELINEATOR POST AND REFLECTORIZED YELLOW PAINT WITH BEAD BINDER PAINT AND GLASS BEADS ON TOP AND FACE AS INDICATED.
- ADD PVC SLATS TO EXISTING FENCE. COLOR TO BE STOCK COLOR CHOSEN BY OWNER.

WORK POINT LOCATION DATA

| WP # | NORTHING | EASTING |
|------|-----------|------------|
| 1 | 487987.24 | 7556152.19 |
| 2 | 488291.03 | 7556205.17 |
| 3 | 488324.88 | 7556011.10 |
| 4 | 488021.09 | 7555958.12 |
| 5 | 488083.70 | 7555848.26 |

CURVE DATA

| CURVE # | RADIUS | DELTA | CHORD BEARING | CENTER NORTHING | CENTER EASTING |
|---------|--------|---------|-----------------|-----------------|----------------|
| C1 | 190.0' | 26.34° | S 66°56'10.9" E | 488206.22 | 7556002.51 |
| C2 | 178.0' | 24.37° | S 65°56'55.9" E | 488206.21 | 7556002.51 |
| C3 | 92.0' | 81.14° | N 86°18'56.6" E | 488168.84 | 7555914.84 |
| C4 | 68.0' | 116.62° | N 68°42'08.8" E | 488168.83 | 7555914.84 |
| C5 | 59.0' | 90.00° | S 54°53'35.7" W | 488256.62 | 7556059.08 |
| C6 | 35.0' | 79.19° | S 49°29'24.5" W | 488256.62 | 7556059.08 |
| C7 | 58.0' | 90.13° | N 35°10'19.0" W | 488243.86 | 7556138.07 |
| C8 | 40.0' | 46.13° | N 12°59'35.3" W | 488244.57 | 7556126.01 |
| C9 | 40.0' | 89.51° | N 54°43'00.9" E | 488062.32 | 7556094.22 |
| C10 | 60.0' | 89.94° | N 54°54'38.1" E | 488056.66 | 7556103.39 |
| C11 | 6.0' | 91.97° | N 55°52'50.3" E | 488037.89 | 7555967.14 |
| C12 | 3.0' | 144.15° | N 62°10'51.6" W | 488100.77 | 7555981.15 |
| C13 | 3.0' | 96.84° | N 58°18'41.8" E | 488053.95 | 7555956.74 |
| C14 | 14.4' | 96.84° | N 58°18'50.5" E | 488053.95 | 7555956.74 |
| C15 | 3.0' | 123.34° | N 51°46'36.0" W | 488066.98 | 7555959.01 |
| C16 | 14.4' | 122.81° | N 51°33'33.5" W | 488066.98 | 7555959.01 |
| C17 | 3.0' | 143.89° | S 5°30'07.4" W | 488060.47 | 7555938.97 |
| C18 | 14.4' | 144.67° | S 5°45'05.0" W | 488060.46 | 7555938.98 |
| C19 | 10.0' | 156.74° | S 24°27'11.6" E | 488127.93 | 7555924.38 |
| C20 | 21.4' | 156.72° | S 24°10'32.6" E | 488127.93 | 7555924.38 |
| C21 | 51.7' | 46.26° | N 53°55'53.5" E | 488168.56 | 7555915.03 |
| C22 | 63.1' | 46.38° | N 53°59'26.8" E | 488168.56 | 7555915.03 |
| C23 | 10.0' | 156.88° | N 47°38'27.5" W | 488147.21 | 7555950.84 |
| C24 | 21.4' | 156.59° | N 47°29'50.3" W | 488147.21 | 7555950.84 |



615 SE JACSEN STREET
ROSEBURG, OR 97470
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503.672.0273 FAX
PAUL@PAULBENTLEYARCHITECT.COM

PAUL L BENTLEY Architect A.I.A. P.C.



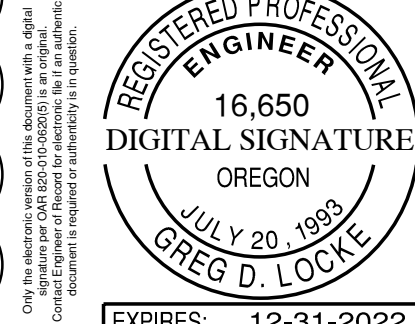
289 E Ellendale Ave., Suite 103
Dallas, Oregon 97338
503.364.8207 LockeEngineers.com
J.O. 17061-S

PERMIT SET

A NEW PROJECT FOR SALEM-KEIZER SCHOOL DISTRICT @

HALLMAN
ELEMENTARY SCHOOL

4000 DEERHAVEN DR. NE
SALEM, OR

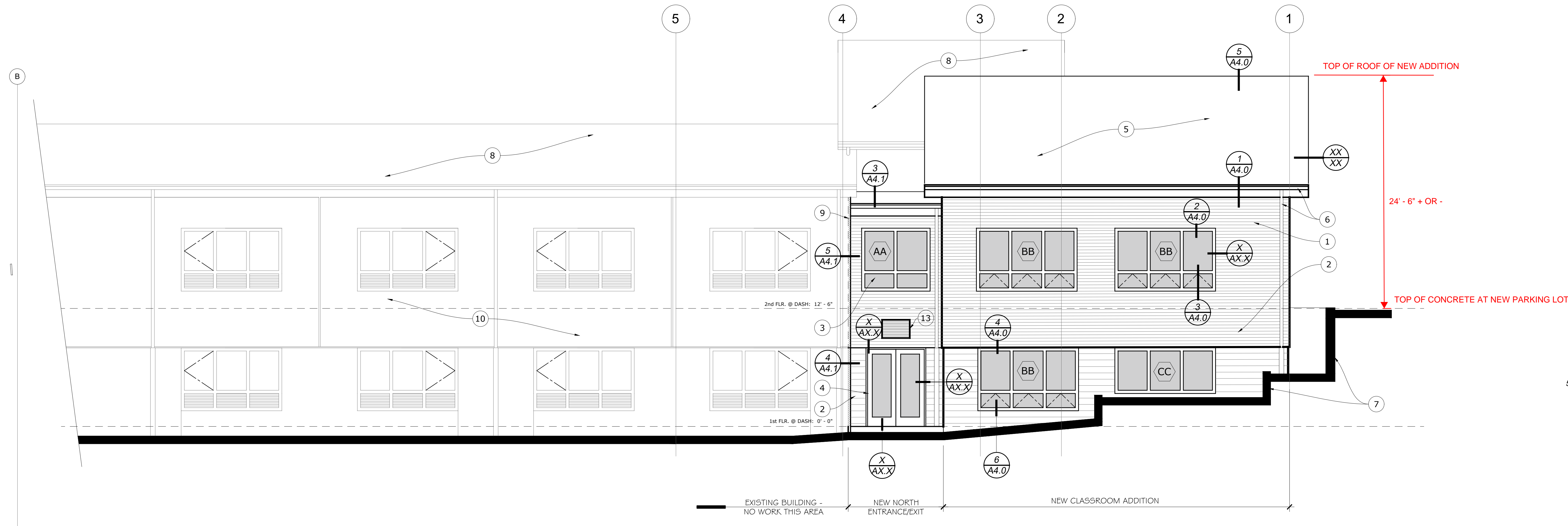


| | |
|-------------|-----------------|
| DRAWN BY: | SC |
| CHECKED BY: | GL |
| DATE: | 10/1/2021 |
| TITLE: | CIVIL SITE PLAN |
| SCALE: | SEE SHEET |

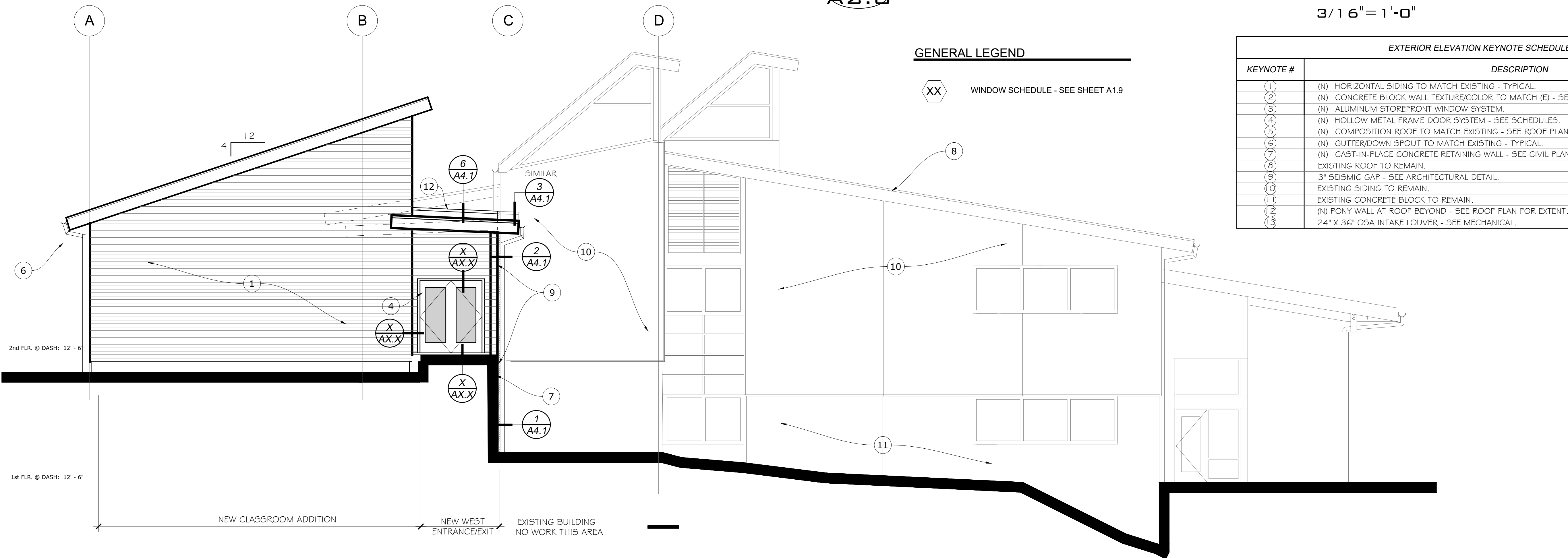
SHEET NO:

C-1.2

OF 26



1 NORTH EXTERIOR ELEVATION
3/16" = 1'-0"



2 WEST EXTERIOR ELEVATION
3/16" = 1'-0"

50% CONSTRUCTION DOCUMENT

A NEW PROJECT FOR:

SALEM KEIZER SCHOOL DISTRICT AT

HALLMAN ELEMENTARY SCHOOL

4000 DEERHAVEN DR. NE
SALEM, OR

| EXTERIOR ELEVATION KEYNOTE SCHEDULE | |
|-------------------------------------|--|
| KEYNOTE # | DESCRIPTION |
| (1) | (N) HORIZONTAL SIDING TO MATCH EXISTING - TYPICAL. |
| (2) | (N) CONCRETE BLOCK WALL TEXTURE/COLOR TO MATCH (E) - SEE STRUCTURAL. |
| (3) | (N) ALUMINUM STOREFRONT WINDOW SYSTEM. |
| (4) | (N) HOLLOW METAL FRAME DOOR SYSTEM - SEE SCHEDULES. |
| (5) | (N) COMPOSITION ROOF TO MATCH EXISTING - SEE ROOF PLAN & SPECS. |
| (6) | (N) GUTTER/DOWN SPOUT TO MATCH EXISTING - TYPICAL. |
| (7) | (N) CAST-IN-PLACE CONCRETE RETAINING WALL - SEE CIVIL PLANS. |
| (8) | EXISTING ROOF TO REMAIN. |
| (9) | 3" SEISMIC GAP - SEE ARCHITECTURAL DETAIL. |
| (10) | EXISTING SIDING TO REMAIN. |
| (11) | EXISTING CONCRETE BLOCK TO REMAIN. |
| (12) | (N) PONY WALL AT ROOF BEYOND - SEE ROOF PLAN FOR EXTENT. |
| (13) | 24" X 36" OSA INTAKE LOUVER - SEE MECHANICAL. |

| | |
|-------------|---------------------|
| DRAWN BY: | RB |
| CHECKED BY: | PLB |
| DATE: | 08-27-21 |
| TITLE: | EXTERIOR ELEVATIONS |
| SCALE: | 3/16" = 1'-0" |

| |
|-------------|
| SHEET NO: |
| A2.0 |