

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)

Permit #: **22-105098-RP;**
22-105099-ZO

Application type

Please describe the type of land use action requested:

Class 3 Site Plan Review, Type II procedure under SRC Ch 300. We request one (1) Class 2 adjustment, specifically waiving the requirement for pedestrian connections to adjacent streets. More details in the application statement document.

Work site location and information

Street address or location of subject property	2450 Strong Road SE, Salem, OR 97302
Total size of subject property	Total lot size: 44.60 acres Total scope of project size: 10.49
Assessor tax lot numbers	083W12B001499
Existing use structures and/or other improvements on site	7 buildings to remain on site, ADA site improvements, some landscaping
Zoning	Airport Overlay Zone, PH –Public Health, RA – Residential Agriculture
Comprehensive Plan Designation	South of Salem Airport and within the Urban Growth Boundary
Project description	A former juvenile detention center reused as a residential treatment facility focused on substance use disorder and addiction services. Scope: ADA site improvements, some window replacement, interior renovation.

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	David Lebowitz Watchhill Capital, LLC	1333 2nd St, Suite 650 Santa Monica, CA 90401	310-245-2217 david@watchhillcapllc.com
Agent	Matt Braun Compass Project Solutions	PO Box 13223 Portland, OR 97213	503-887-4538 matt@compasspsinc.com
Paid By	Mariah Kiersey Ankrom Moisan Architects	38 NW Davis St, Suite 300 Portland, OR 97209	38 NW Davis St, Suite 300 Portland, OR 97209

Project information

Project Valuation for Site Plan Review	\$18,330,000
Neighborhood Association	Morningside Neighborhood Association
Have you contacted the Neighborhood Association?	☒ Yes ☐ No
Date Neighborhood Association contacted	2/28/2022
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Email with attached letter which stated that additional community outreach will be forthcoming from the City during the review process per Planning Department guidance.
Have you contacted Salem-Keizer Transit? planning@cherriots.org	☒ Yes ☐ No
Date Salem-Keizer Transit contacted	2/28/2022
Describe contact with Salem-Keizer Transit	Verification of the Salem-Keizer PreApp comment regarding pedestrian access along Strong Road. Clarified scope - waiting a reply
Type the name and address of the Homeowners Association (If none, type "N/A".)	N/A

Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: 

Print Name: David Lebowitz

Date: 2-28-2022

Address (include ZIP): 1333 2nd St, Suite 650, Santa Monica, CA 90401

Authorized Signature:

Print Name:

Date:

Address (include ZIP):

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Received by Kyle Kearns, Planner II	Date: 03/02/22	Receipt Number: 22-105098-RP; 22-105099-ZO

We are planning fixed-route transit to serve Strong Rd and Reed Rd in the near future, therefore, we support any street improvements and street access this project may trigger in order to be accessible by fixed-route public transportation.

That being said, if this facility is not meant to be accessible by public transportation, then it becomes a moot point. The reason we always submit these types of comments is because street improvements and street access are outside of Cherriots jurisdiction. Really, all we're saying is that we'd like to make the developer and the City aware that public transportation is being planned to travel on Strong Rd and Reed Rd in the near future. Whether or not the appropriate street access and improvements necessary for accessing said public transportation will exist is ultimately going to be dictated by city code and processes.
Jolynn Franke, Transit Planner, Cherriot 3/1/22

Not using Internet Explorer?

Save the file to your computer and email to planning@cityofsalem.net.