

March 1, 2022

Planning/Permit Application Center
City Hall
555 Liberty St SE, Room 320
Salem, OR

Class 3 Site Development Application Content

VARIANCE REQUEST

The project team is requesting a variance from the pedestrian access standards required by the City's Unified Development Code. Access to Strong Road would require significant construction due to the steep hill and connection to Reed Rd would require building over a wetland. Street improvements and connections are beyond the scope of the minor site improvements and interior remodeling work of this project.

- Under SRC 245.005(d), this project conforms to the City's approval criteria for a Variance. Namely that the requirement for pedestrian connections to adjacent streets 1.) present an unreasonable hardship or practical difficulty created by the physical characteristics of the land and 2.) the variance will not result in adverse effects that are unreasonably detrimental to the public health, safety, and welfare or to property or improvements in the vicinity.
- Per SRC 300.310, the Neighborhood Association has been contacted regarding the variance request and the project group acknowledges that the variance request involves a public hearing.

Given the program of the proposed residential treatment facility, it would be evident that neighborhood residents and local business staff will not have a need to walk to this location from either street. Residents in treatment will also not leave the site on foot or by bicycle. The site improvements currently shown for ADA access from building to building is minor in scope; the burden of connecting to adjacent streets would be excessive and is not needed by the community or Hillcrest's program.

WRITTEN STATEMENT (Checklist Requirement #14)

SCOPE AND PROJECT INTRODUCTION

The Hillcrest campus was a former juvenile detention center. In the years that it has been vacant. The State has been upkeeping the maintenance until it turned over to the owner. Both have been correcting the vandalism. The current owner is preparing the campus to be used as a residential treatment facility focusing on substance use disorder and addiction services. The project scope includes bringing each building up to code with ADA parking stalls and improved access. Exteriors will be fitted with new, operable windows where they have been damaged, also addressing water penetration concerns. Interiors will be renovated to accommodate the treatment program to be established. The larger site, including the forested area, primary drive along Strong Road, and the wetland to the north will be preserved for those undergoing treatment, staff, and neighborhood to continue to enjoy.

BUILDINGS: The building portion of this project is limited to interior renovations with minimal construction to the exteriors. Changes include swapping out windows that need replacing in a like-for-like improvement for OHA required operable windows and damage. Additional window improvements include the addition of operable windows with screens in residential rooms to change the feel of the spaces to one of safety and healing and eliminating references of these buildings' former use for incarceration.

DEMO SCOPE: Includes the removal of the cyclone/security fence around most the buildings and campus landscape areas, requiring some need for patch-and-repair for both paved and landscaping areas. Two manufactured buildings will be removed and a fenced courtyard next to the Zeta building. The Iota building south of Scott will also be removed. In addition, several outbuildings will be removed. Please see sheet set.

SITE SCOPE: Civil work is primarily limited to creating ADA access to each building and providing ADA parking as required. Some landscape will be introduced around the buildings and along the entrance drive. Signage TBD in separate permit.

This property meets the following approval criteria for a Class 3 Site Plan Review:

1. The application meets all applicable standards of the UDC.
 - The Unified Development Codes have been met for this site under both the PH – Public Health and RA – Residential Agriculture Amendments to Zone Districts.
 - 100-foot riparian setbacks required by State are met to the north and northwest of the property (met regardless of applicability of this property).
 - Parking requirements have been met. See #3 response below and the Civil Sheets regarding upgrades of ADA stalls and access to each building.
 - CH 808 Preservation of Trees and Vegetation: This plan is proposing the removal of six (6) trees, however, that is well below 15% of trees on the property as the lot is greater than 9,000 sq ft as per table 808-1. It is understood that any number of trees above five (5) and of a certain size will require a tree removal permit.
 - Landscape buffers and trees exceed requirements and all mature trees in the areas beyond the project scope boundaries are to be retained. The only exception may be some vegetation removal to accommodate the water connection at the NE of the property. Removal of six (6) trees is expected at this time. (See Property Lines and Vegetation Buffer sheet submitted separately.)
 - ADA requirements for stalls and access to each building have been met and the Interior scope will capture additional ADA requirements for the interior program. The interior plans will be submitted under a different permit. (See Exhibit E for all ADA scope diagrammed for site and buildings.)
2. The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately.

APPLICANT RESPONSE: Traffic to and from the site is anticipated to decrease from the original use due to the removal of buildings on site, as well as no need for a security staff. No negative impacts to the traffic system are anticipated.

3. Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

APPLICANT RESPONSE: Site circulation has been designed to separate vehicular and pedestrian traffic as much as possible. Vehicular traffic within the interior of the site will be limited. Most cars will park in the main parking area on the north side of the site. Vehicular traffic within the site will be limited to occasional drop offs, maintenance, and emergency vehicles. Bikes will be parked at the administration building near the front entrance to the site. All pedestrian routes indicated on the site plan will be ADA compliant. Because there are no sidewalks adjacent to the site, no pedestrian connection to the right of way is needed. Anyone entering or leaving the site will be in a vehicle or on a bike. Street pedestrian connections are not within the scope of this project and have been discussed with the Planning department.

4. The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.

APPLICANT RESPONSE: In order to provide a public water connection that is up to current standards, a new connection to the City water line will be provided from Strong Road as shown on the utility plan. New domestic water meter and backflow as well as fire service with backflow prevention will be installed. All other utilities currently serving the site are adequate and no change is proposed.