

Additional Application Requirements as listed in the Class 3 Application Packet

LLC MEMBER INFORMATION (Checklist Requirement #1)

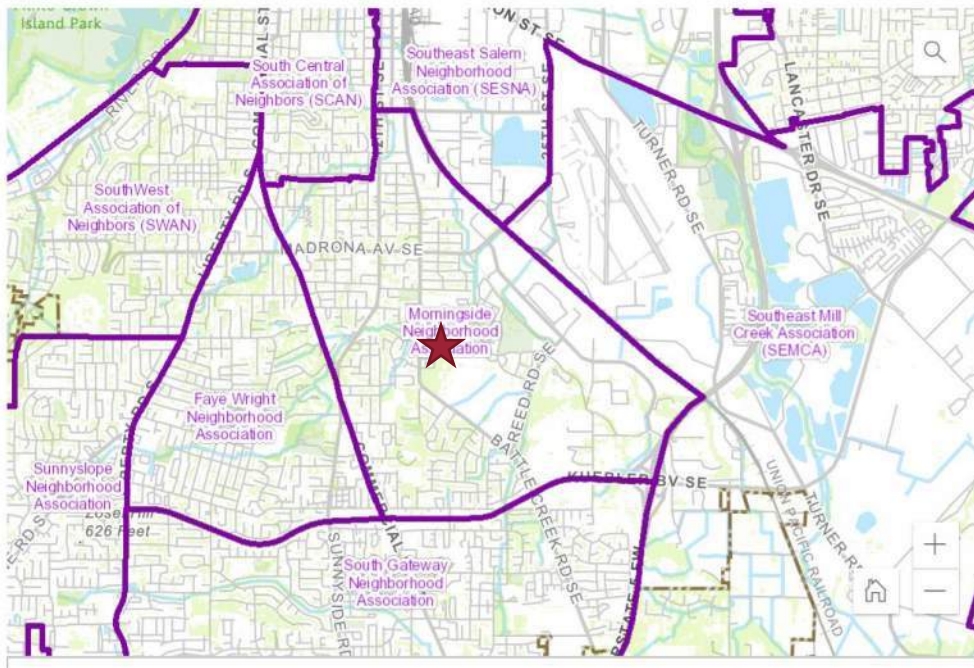
Members of Oregon Behavioral Hospital , LLC are Steven and David Lebowitz
See application for LLC address and contact information.

APPLICATION FEE (Checklist Requirement #2)

Client would like to send in a check. Please calculate the amount based on the \$18,330, 000 amount and let our team know what the final application and processing fees will be required. City Planners confirmed in an email that a check would be acceptable and that the application will not be processed until that was received.

NEIGHBORHOOD ASSOCIATION COMMUNICATION INFORMATION (Checklist Requirement #3)

- Morningside Neighborhood Association



- Neighborhood Chair Name:
Pamela Schmidling
- Neighborhood Chair Email:
stutakurayun@live.com
- Land Use Chair Name:
Geoffrey James
- Land Use Chair Email:
geoffreyjames@comcast.net
- Email was sent to Pamela Shmidling and Geoffrey James. No other positions are filled.
- See Exhibit B for the letter attached to email

RECORDED DEED/LAND SALES CONTRACT WITH LEGAL DESCRIPTION (Checklist Requirement #4)

Submitted as a separate document. See also Exhibit A for additional lot information.

HOA STATEMENT (Checklist Requirement #5 – Inapplicable)

This property is not under an HOA, therefore the information for the Homeowners Association is not applicable.

TRIP GENERATION ESTIMATE FORM (Checklist Requirement #6)

Submitted as a separate document. Also submitted to the Public Works department. As per Planning department guidance and communication, this will be processed concurrently with this Site Development application.

TRANSPORTATION IMPACT ANALYSIS (Checklist Requirement #7 – Inapplicable at this time)

It is understood that Public Works' TGE evaluation may result in the requirement of a full TIS.

GEOTECHNICAL ASSESSMENT OR REPORT (Checklist Requirement #8 - Inapplicable)

This property is not at risk of landslide. A geotechnical engineer has assessed the site and issued a memo only on one building in the center of the campus with concerns. Other notes of minor concern on the buildings and site were noted on a site plan. These notes can be available for City review if desired.

SITE PLAN (Checklist Requirement #9)

Submitted as part of the sheet set. See Civil and Landscape drawings for SITE PLAN list of requirements content. As noted, the site work is limited to minor landscape upgrades, ADA parking improvements, and building access ADA improvements. The balance of the project is the interior renovations which will be addressed in the Building Permit application to be submitted later. No future phases are planned for this campus. See plans for locations of trash/recycling pick up.

EXISTING CONDITIONS PLAN (Checklist Requirement #10)

Submitted as part of the sheet set. See Civil drawings for EXISTING CONDITIONS list of requirements content. Additional requirement of EXISTING CONDITIONS PLAN list is *"The zoning district, comprehensive plan designation, and land uses for all properties abutting the site."* Please see attached **Exhibit A**, Zoning section for this information.

PRELIMINARY UTILITY PLAN (Checklist Requirement #11)

Submitted as part of the sheet set. See Civil drawings for PRELIMINARY UTILITY PLAN list of requirements content.

ARCHITECTURAL DRAWINGS (Checklist Requirement #12)

Submitted as part of the sheet set. See Arch drawings for PRELIMINARY UTILITY PLAN list of requirements content.

SUMMARY TABLE (Checklist Requirement #13) At beginning of this document

WRITTEN STATEMENT (Checklist Requirement #14) At beginning of this document

March 1, 2022

Morningside Neighborhood Association
Salem, OR

RE: Hillcrest Behavioral Health site development – Neighborhood Association Contact letter, variance request

Dear: Pamela and Geoffrey, Hillcrest Neighborhood Association

INTRODUCTION: My team is part of a group that is renovating the Hillcrest Juvenile Detention Center site. It has recently been bought by a development company to provide a new residential treatment facility focused on substance abuse disorder and addition services. The landscape buffer around the campus, including the wetland and mature trees, will not be changed. Most the older buildings will stay except for one addition off the south of the Scott building.

At the street, the only change will be new signage and improved landscape at either side of the driveway entrance. Most of the renovations will be to the interiors, however, some exterior building updates will include replacing windows and adding ADA-compliant entries and walkways. Two manufactured classroom buildings and many outbuildings will be removed. The large security fence will be demolished, and the interior changes will make the campus feel more residential and eliminate references to its incarceration past. Because we are removing buildings and changing the program, the impact to traffic will be much less than the previous prison's traffic impact.

VARIANCE REQUEST & COMMUNITY OUTREACH: The project team is requesting a variance from the pedestrian access standards required by the City of Salem's Unified Development Code. Given the new residential treatment facility program, it would be evident that neighborhood residents and local business staff will not have a need to walk to this location from either Strong or Reed roads. Residents in treatment will also not leave the site on foot or by bicycle. Street improvements and connections are beyond the scope of the minor site improvements and interior remodeling work of this project.

Access to Strong Road would require significant construction due to the steep hill and connection to Reed Rd would require building over a wetland. Here are our points that show that this variance request complies with the City's requirements:

- 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.

We are required to reach out to our Neighborhood Association as part of this process, but we are happy to be contacted in the interim and respond to questions you may have. The City will send out additional notices as the permitting process continues. Thank you for your time in reviewing our project.

Sincerely,



Mariah Kiersey, PIC, Project Manager
Ankrom Moisan Architects, Inc.