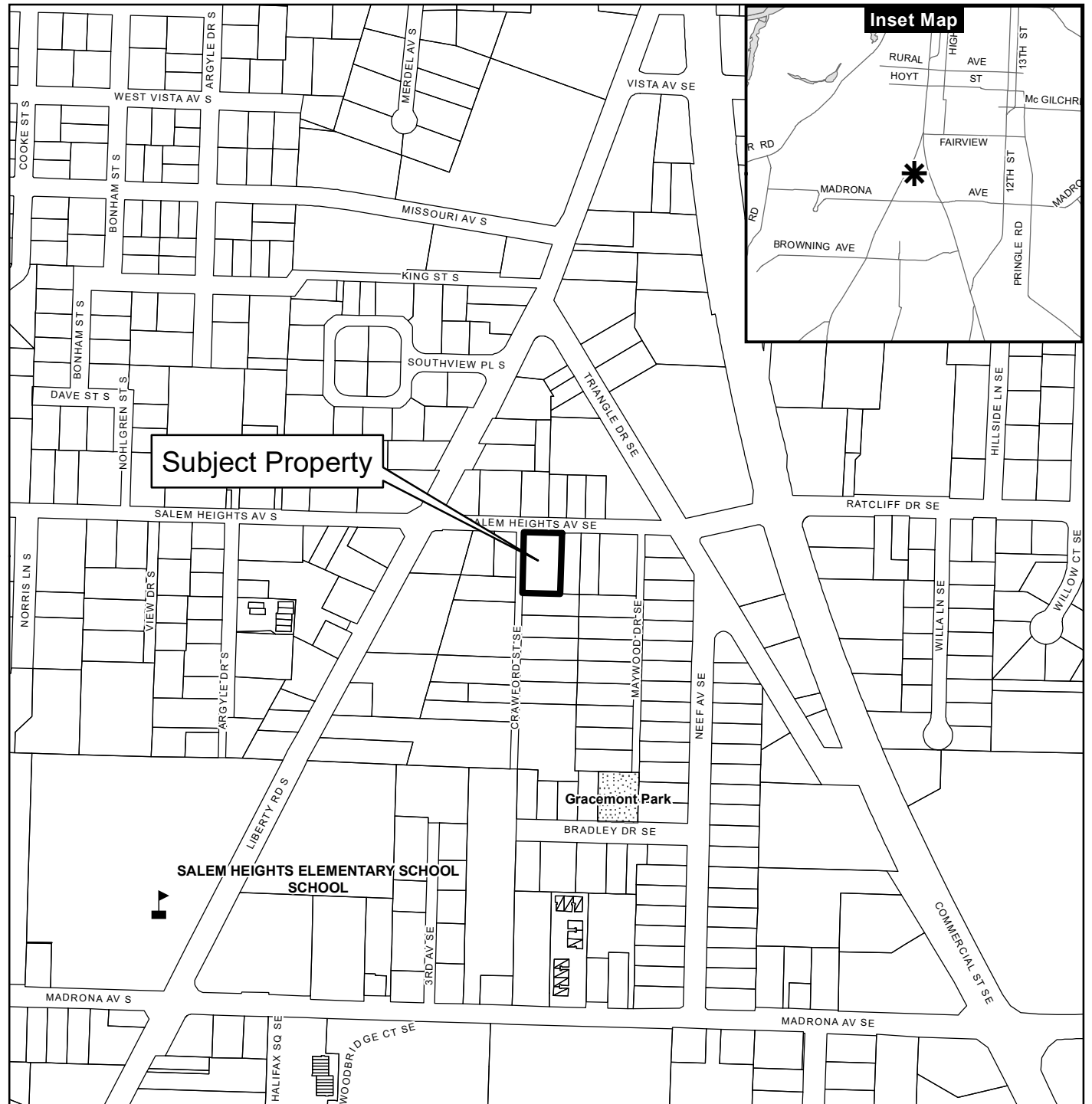


Vicinity Map

226 Salem Heights Avenue SE



Legend

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

0 100 200 400 Feet

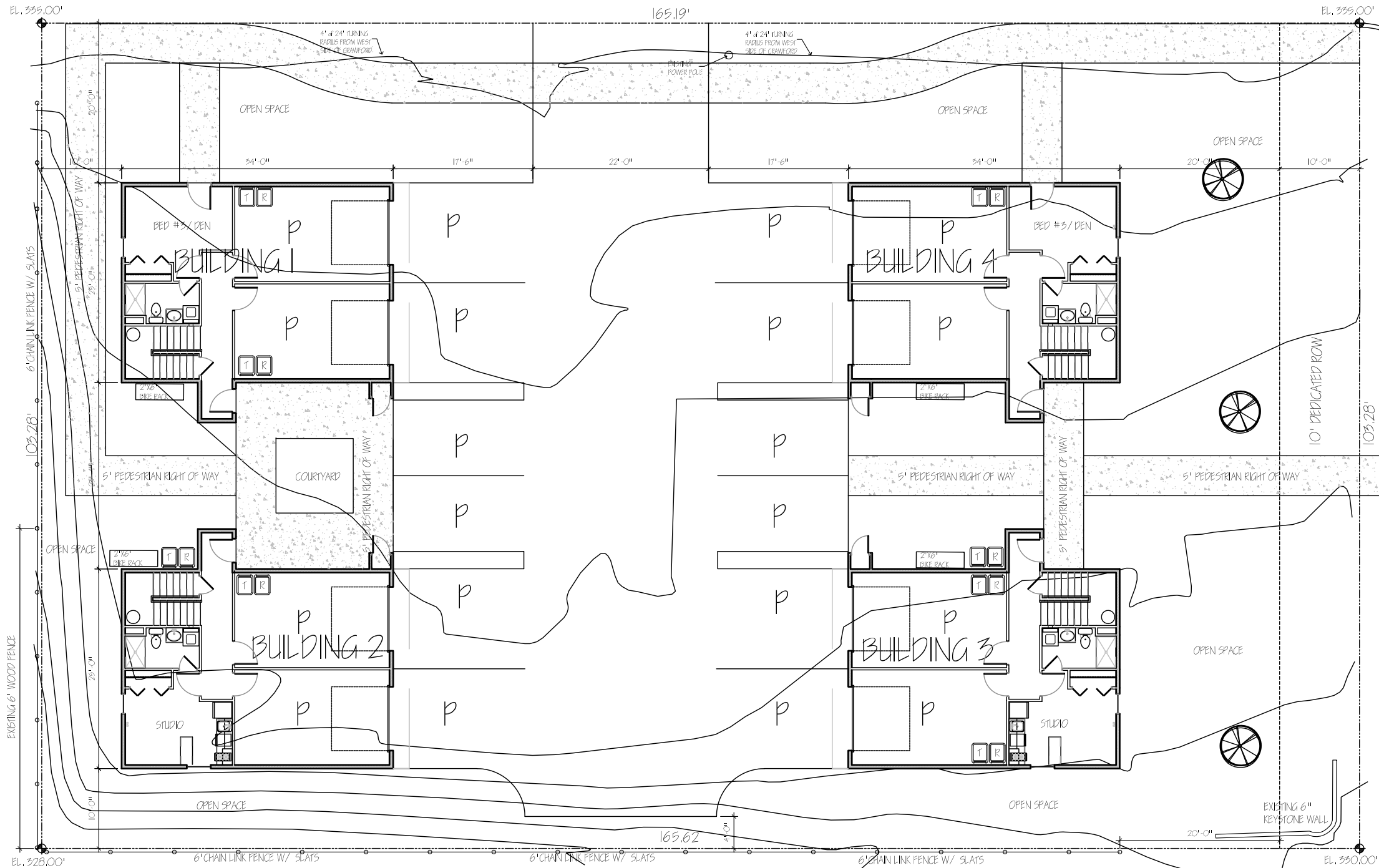
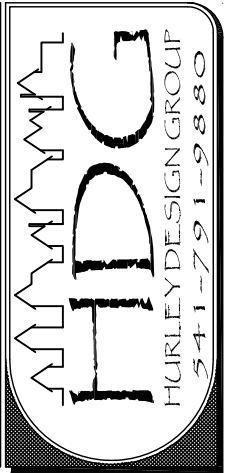


CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

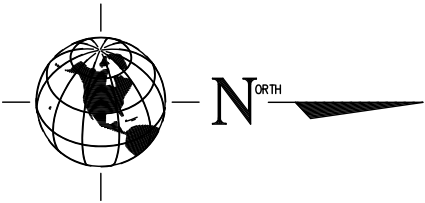
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CRAWFORD ST.

ATTACHMENT B

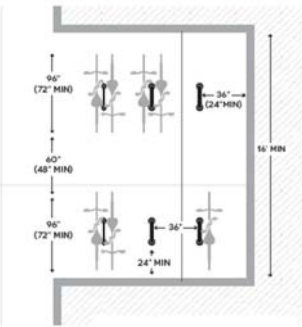


SALEM HEIGHTS



- (SPECIES & DIA AS NOTED)
- TREE TO BE REMOVED
- TREE (DIA AS NOTED)
- FIRE HYDRANT
- SEWER STUBOUT
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- GAS STUBOUT
- WATER STUBOUT
- WATER VALVE
- PROPERTY CORNER
- MONUMENT FOUND AS NOTED
- COUNTOUR (ASSUMED ELEV)
- EASEMENT / SETBACK LINE
- CONCRETE CURB
- UTILITY LINE (AS NOTED)
- PROPERTY BOUNDARY
- GROUND SLOPE

BIKE PARKING - DIMENSIONS



BIKE PARKING - RACKS

Bike Racks That MEET Standards

Staple/Inverted Post & Ring

Loop

Note: These bike rack styles support the bike frame in a stable position in two or more places a minimum of six-inches horizontally apart without damage to wheels, frame, or components; allow the frame and at least one wheel to be locked with a U-shaped shackle lock; and support a wide variety of bikes.

Bike Racks That DO NOT MEET Standards

Wave Spiral Bollard

Schoolyard Wheel Well Coat Hanger

Note: These bike rack styles do not support the bike frame in a stable position in two or more places a minimum of six-inches horizontally apart; do not allow the frame and at least one wheel to be locked with a U-shaped shackle lock; or include features that limit the types of bikes that can be accommodated and which can promote damage to wheels and frames.

BUILDING:	
2 BD / 2 BA UNITS	6
3 BD / 3 BA UNITS	2
STUDIO UNITS	2
LOT AREA:	- 15995 SQ.FT.
PROPOSED BUILDING COVERAGE	875 SQ.FT. (X4) - 5492 SQ.FT. (22%)
PROPOSED PERVIOUS/ PARKING AREA	- 4657 SQ.FT. (29 %)
PROPOSED OPEN / LANDSCAPE SPACE	- 6243 SQ.FT. (39 %)
AVERAGE BUILDING HEIGHT FOR EACH BUILDING	-29'-5"
PARKING SPACES:	
STANDARD SPACES	8
COMPACT SPACES	12
TOTAL SPACES	20
BIKE STORAGE	4 (BIKE PARKING RACKS)
SOLID WASTE SERVICE AREA:	
1 TRASH / 1 RECYCLE	- EACH GARAGE
1 TRASH / 1 RECYCLE	- OUTSIDE EACH STUDIO

SITE PLAN

© COPYRIGHT 2021

DATE: 10-21-2021

SCALE: 1"= 15'

FILE # XXXX

PROJECT: XXXX

PAGE 5

APPROVED ADDRESS NUMBERS SHALL BE PAINTED OR AFFIXED TO THE FRONT OF THE BUILDING IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 4" IN HEIGHT FOR RESIDENTIAL USE. THE NUMBERS SHALL BE AFFIXED PRIOR TO FINAL INSPECTION. (513) (UFC 10.301) (ORD 774)

A ROADSIDE MARKER SHALL BE PLACED AT THE ACCESS POINT WITH ADDRESS NUMBERS IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 3" IN HEIGHT.

BUILDING COMPONENTS:	
MAXIMUM ALLOWABLE AREA WINDOW GLASS	NO LIMIT
DOORS, OTHER THAN ENTRY	U = 0.28
MAIN ENTRY DOOR	U = 0.20
(MAX. 24 SQ. FT.)	U = 0.20
WALL INSULATION	R-23
UNDERFLOOR INSULATION	R-38
FLAT CEILINGS	R-48
VAULTED CEILINGS	R-30
SKYLIGHT GLASS	U = .050
SKYLIGHT AREA	LESS THAN 2%
BASEMENT WALLS	R-21
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8

TABLE N1101.1(2)
ADDITIONAL MEASURES

Envelope Enhancement Measures (Select One)	1	High efficiency walls
		Exterior walls—U-0.045/R-21 cavity insulation + R-5 continuous
		Upgraded features
	2	Exterior walls—U-0.057/R-23 intermediate or R-21 advanced, Framed floors—U-0.026/R-38, and Windows—U-0.28 (average UA)
		Upgraded features
	3	Exterior walls—U-0.055/R-23 intermediate or R-21 advanced, Flat ceiling ^c —U-0.017/R-60, and Framed floors—U-0.026/R-38
Conservation Measure (Select One)		Super Insulated Windows and Attic OR Framed Floors
	4	Windows—U-0.22 (Triple Pane Low-e), and Flat ceiling ^c —U-0.017/R-60 or Framed floors—U-0.026/R-38
		Air sealing home and ducts
	5	Mandatory air sealing of all wall coverings at top plate and air sealing checklist ^d , and Mechanical whole-building ventilation system with rates meeting ML503 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope ^d or All ducts sealed with mastic ^b
		High efficiency thermal envelope UA ⁸
	6	Proposed UA is 8% lower than the code UA
		High efficiency HVAC system ⁹
	A	Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated
		Ducted HVAC systems within conditioned space
	B	All ducts and air handlers contained within building envelope ^d Cannot be combined with Measure 5
		Ductless heat pump
	C	Ductless heat pump HSPF 10.0 in primary zone of dwelling
		High efficiency water heater ²
	D	Natural gas/propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product



FRONT ELEVATION

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NOTE: ACTUAL FINISHED GRADES MAY VARY FROM FINISHED GRADES SHOWN ON ELEVATIONS AND PLANS

BUILDING INFORMATION

APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS

PROJECT TYPE

NEW SINGLE FAMILY RESIDENCE

AREA

MAIN FLOOR AREA:	
GARAGE #1-#2	246 SQ.FT.
STUDIO	302 SQ.FT.
2ND FLOOR AREA (HOUSE)	801 SQ.FT.
3RD FLOOR AREA (HOUSE)	801 SQ.FT.

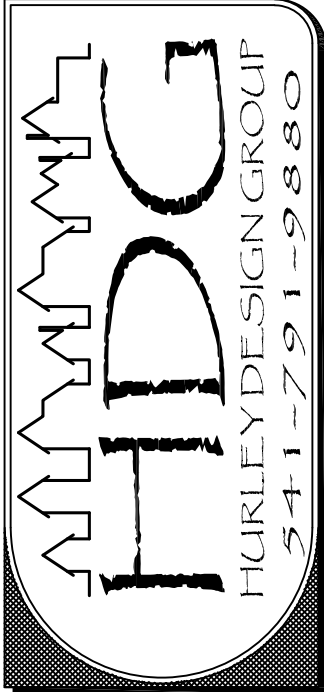
TOTAL FLOOR AREA	1904 SQ.FT.
ROOF DRAINAGE AREA	1026 SQ. FT.

DESIGN LOADS

A. ROOF LIVE LOAD	= 25 P.S.F.
B. WIND LOAD	= 120 MPH, EXPOSURE B
C. SEISMIC ZONE	= CATEGORY D ₁
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1500 P.S.F.

GENERAL NOTES

1. THE INTENT OF THESE PLANS IS TO PROVIDE THE CONTRACTOR WITH A GUIDE FOR A FULL, COMPLETE AND WORKABLE PROJECT, IN SO FAR AS THE DRAWINGS SHOW AND THE SPECIFICATIONS CALL FOR. THESE PLANS ARE INTENDED FOR USE BY PEOPLE WITH KNOWLEDGE OF BUILDING CONSTRUCTION.
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4. WRITTEN DIMENSIONS SHALL TAKE ALL PRECEDENCE OVER SCALED DIMENSIONS.
5. HEATING/ COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AS REQUIRED BY BUILDING OFFICIALS.
6. PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES, AS REQUIRED BY BUILDING OFFICIALS.
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NEW DUPLEX PLAN FOR:

LAPRAY DEVELOPMENT

BUILDING 1 226 SALEM HEIGHTS DR. SALEM, OR 97301

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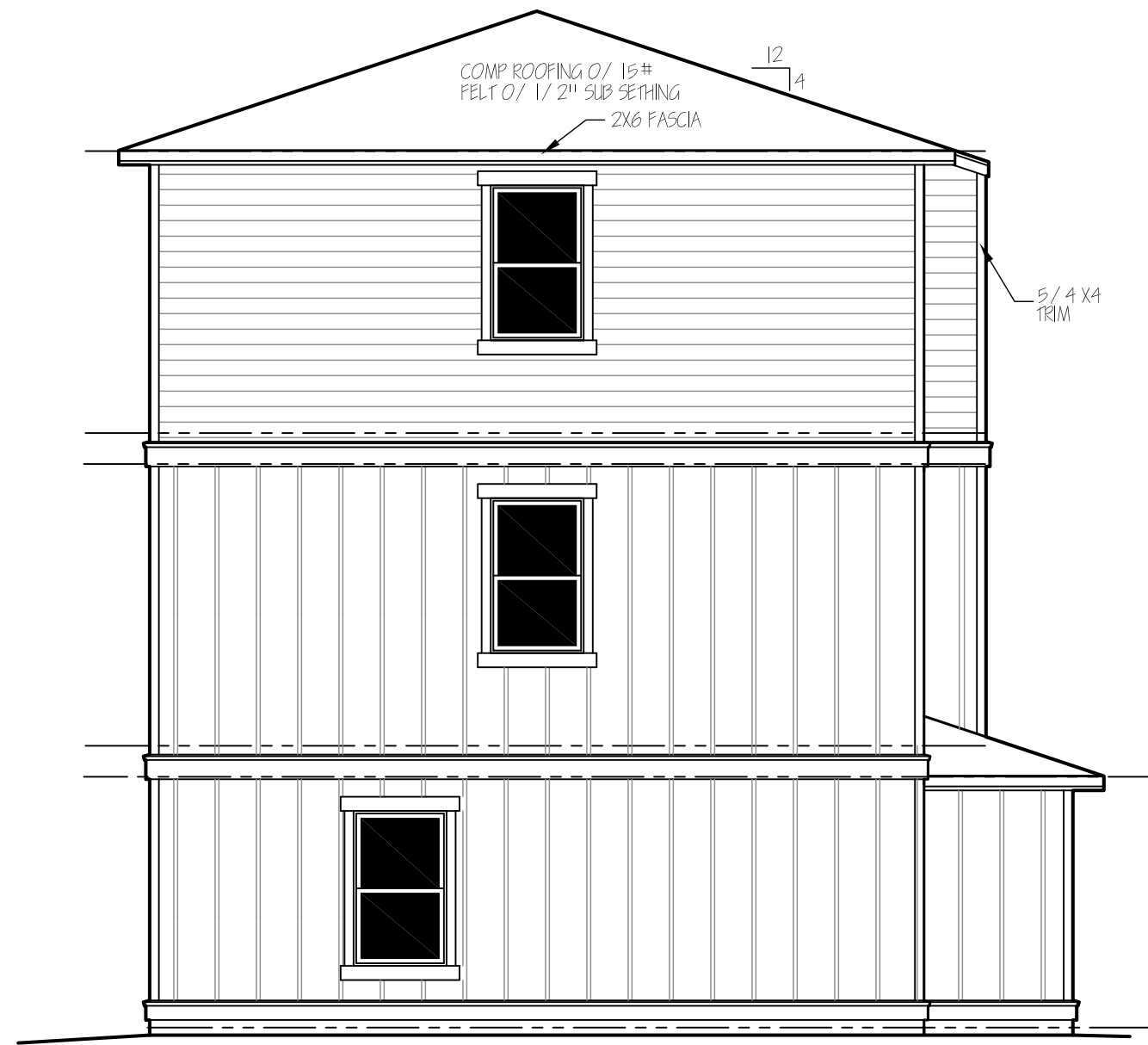
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PROJECT: XXX

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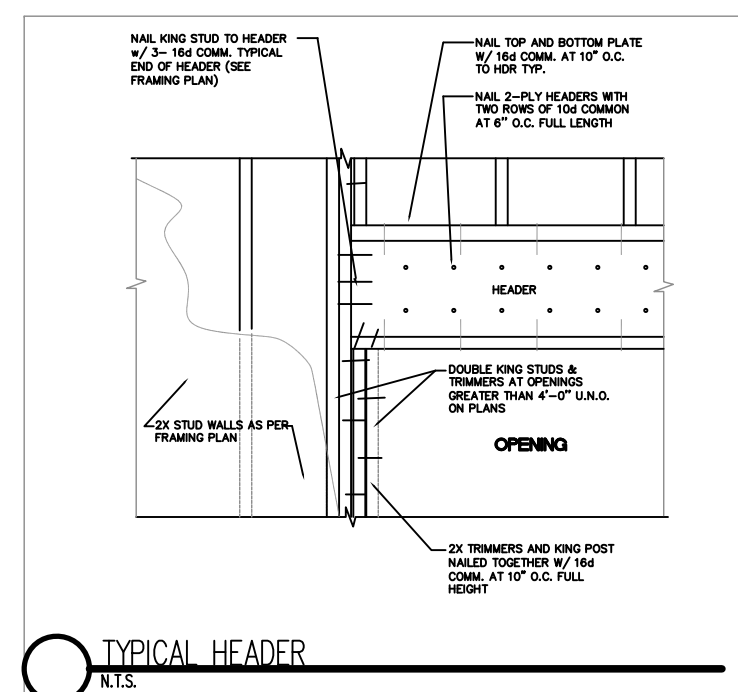
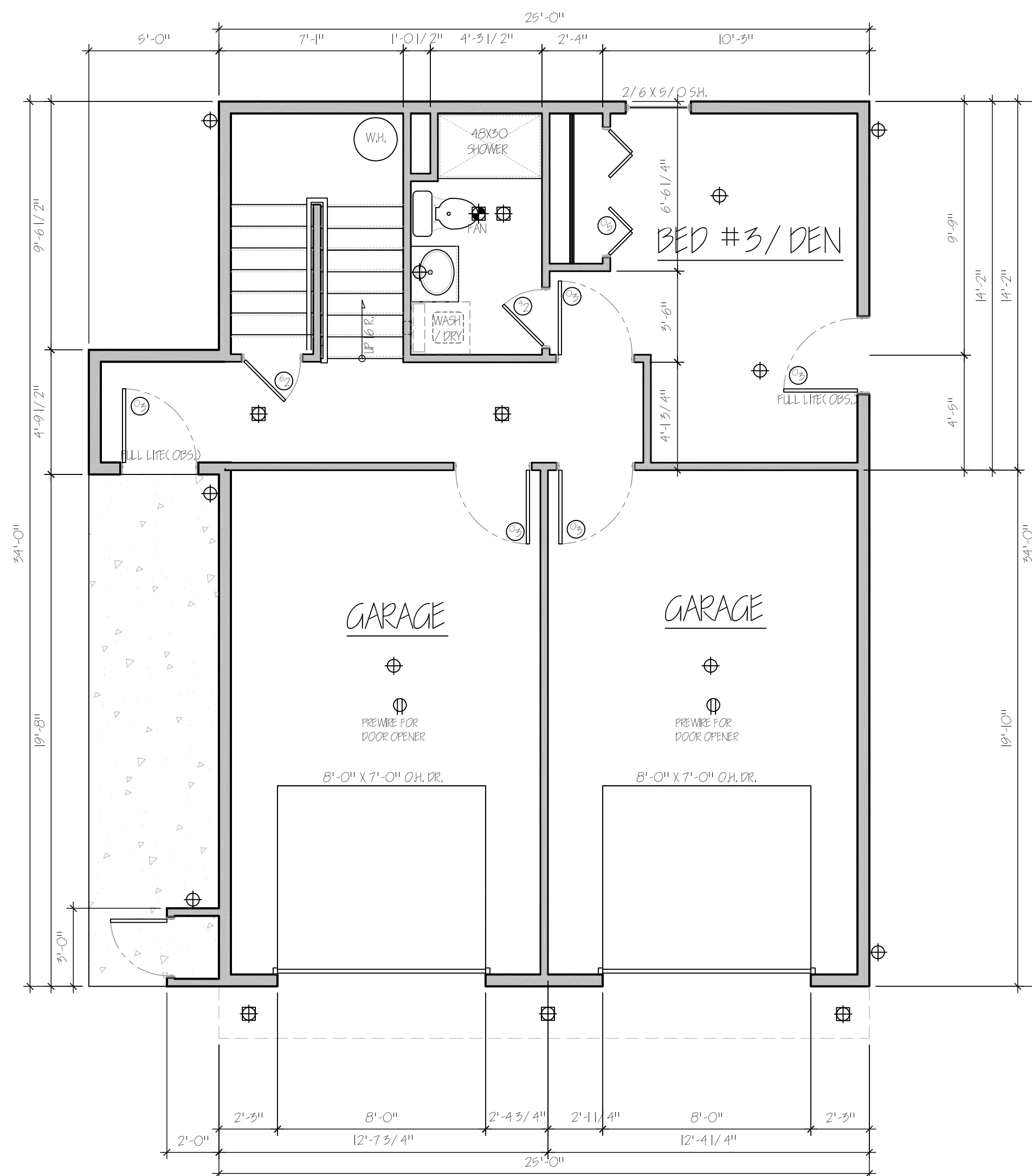
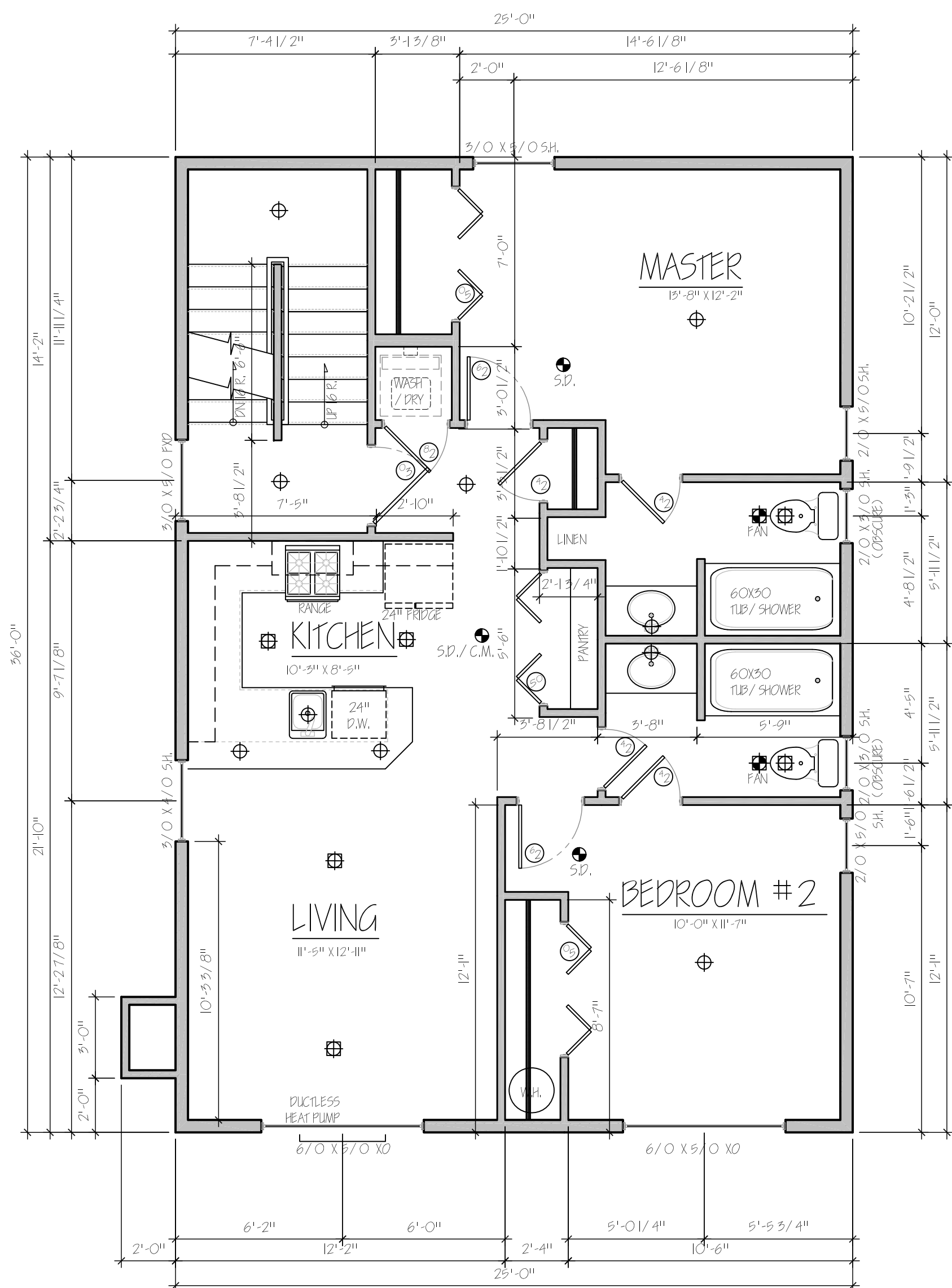
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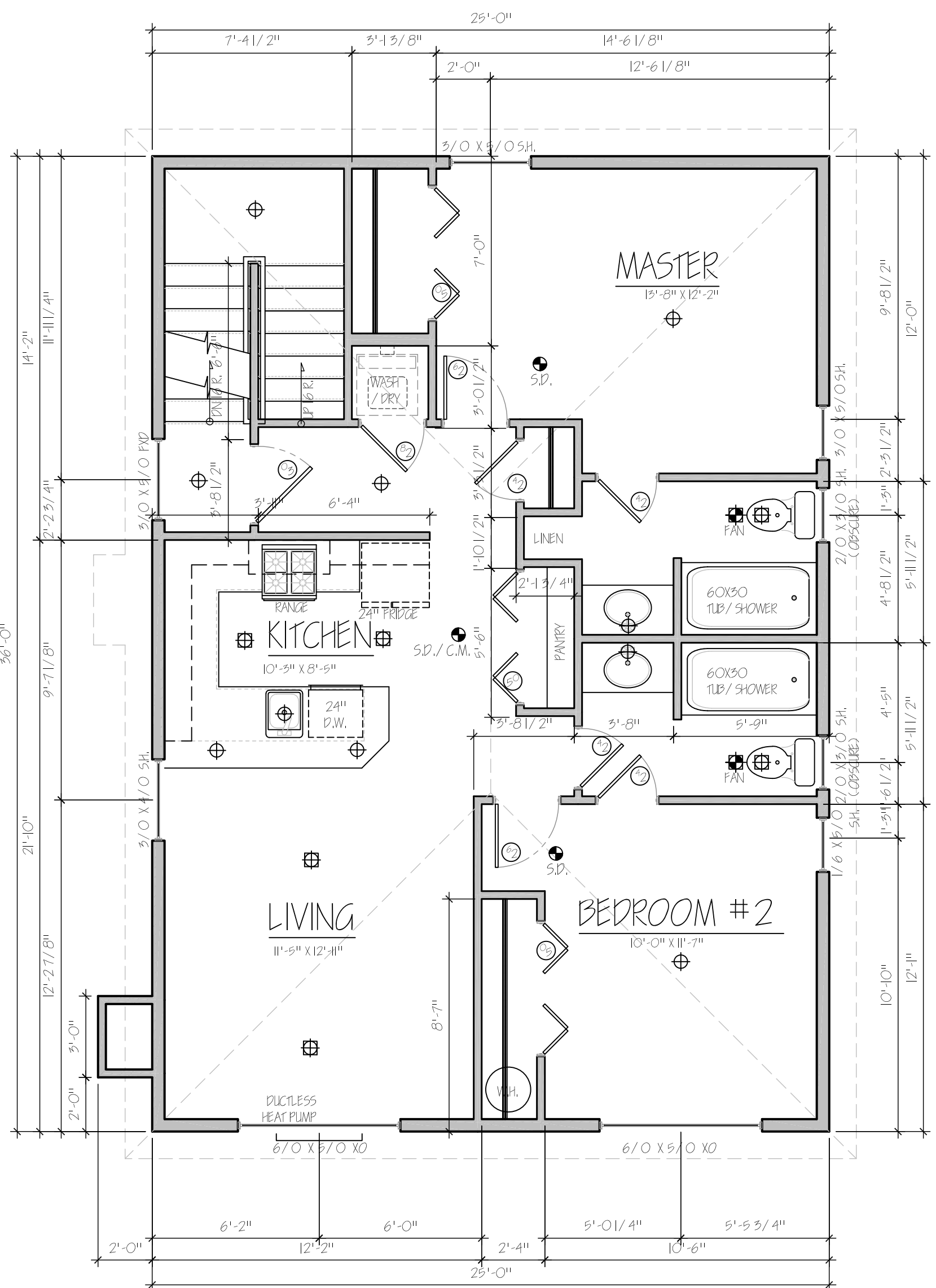


LEFT ELEVATION



RIGHT ELEVATION





3rd FLOOR PLAN

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BUILDING COMPONENTS:	
MAXIMUM ALLOWABLE AREA WINDOW GLASS	NO LIMIT
DOORS, OTHER THAN ENTRY	U = 0.28
MAIN ENTRY DOOR	U = 0.20
(MAX. 24 SQ. FT.)	U = 0.20
WALL INSULATION	R-23
UNDERFLOOR INSULATION	R-38
FLAT CEILINGS	R-48
VAULTED CEILINGS	R-30
SKYLIGHT GLASS	U = .050
SKYLIGHT AREA	LESS THAN 2%
BASEMENT WALLS	R-21
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8

TABLE N1101.1(2) ADDITIONAL MEASURES	
Envelope Enhancement Measures (Select One)	1 High efficiency walls Exterior walls—U-0.045/R-21 cavity insulation + R-5 continuous
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	4 Super Insulated Windows and Attic OR Framed Floors Windows—U-0.22 (Triple Pane Low-e), and Flat ceiling ^c —U-0.017/R-60 or Framed floors—U-0.026/R-38
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	6 High efficiency thermal envelope UA ⁸ Proposed UA is 8% lower than the code UA
Conservation Measures (Select One)	A High efficiency HVAC system ⁹ Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated
	B Ducted HVAC systems within conditioned space All ducts and air handlers contained within building envelope ^d Cannot be combined with Measure 5
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BUILDING INFORMATION

APPLICABLE CODES:
INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

PROJECT TYPE
NEW SINGLE FAMILY RESIDENCE

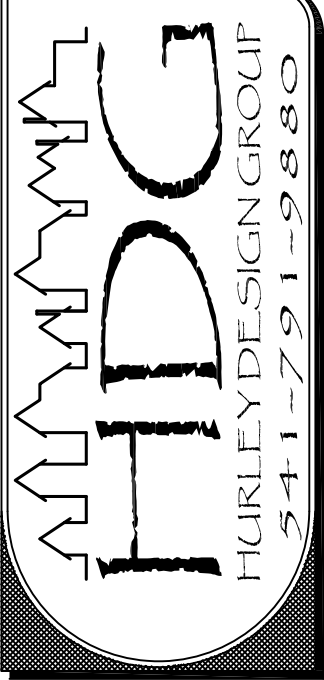
AREA	
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TOTAL FLOOR AREA	1904 SQ.FT.
ROOF DRAINAGE AREA	1026 SQ. FT.

DESIGN LOADS	
A. ROOF LIVE LOAD	= 25 P.S.F.
B. WIND LOAD	= 120 MPH, EXPOSURE B
C. SEISMIC ZONE	= CATEGORY D ₁
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1500 P.S.F.

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NEW DUPLEX PLAN FOR:
LAPRAY DEVELOPMENT
BUILDING 2 226 SALEM HEIGHTS DR. SALEM, OR 97301

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DATE: 1-31-2022.

SCALE: 1/4" = 1'-0"

FILE # XXX

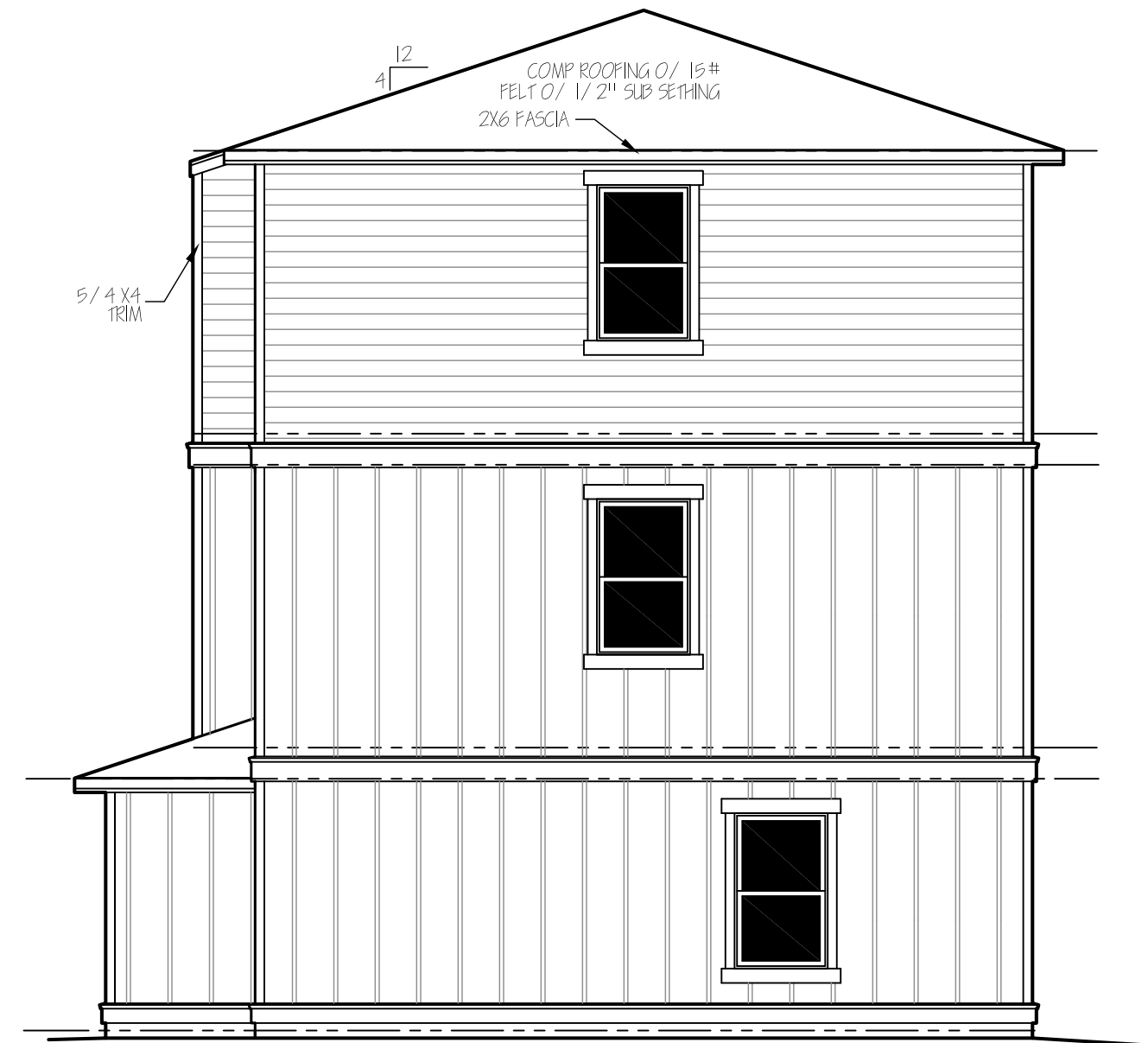
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ELEVATION



RIGHT ELEVATION

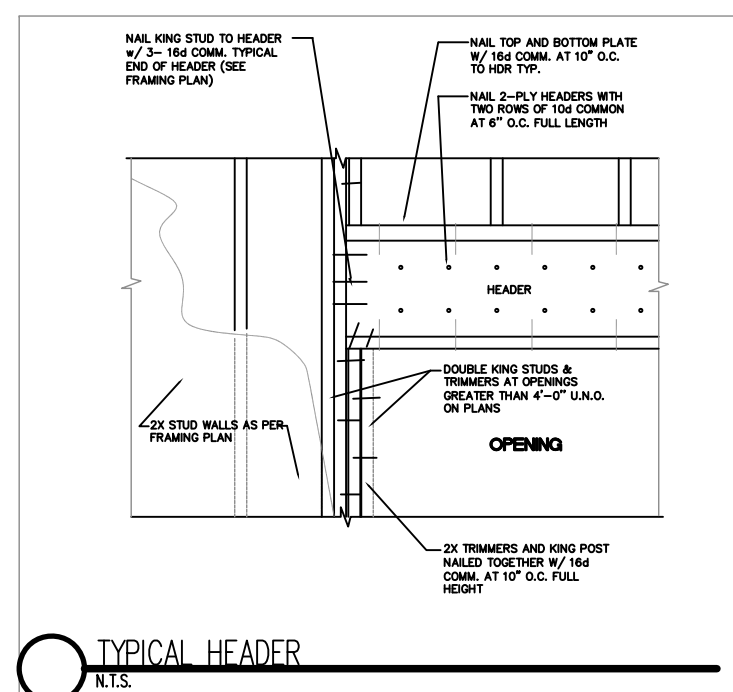
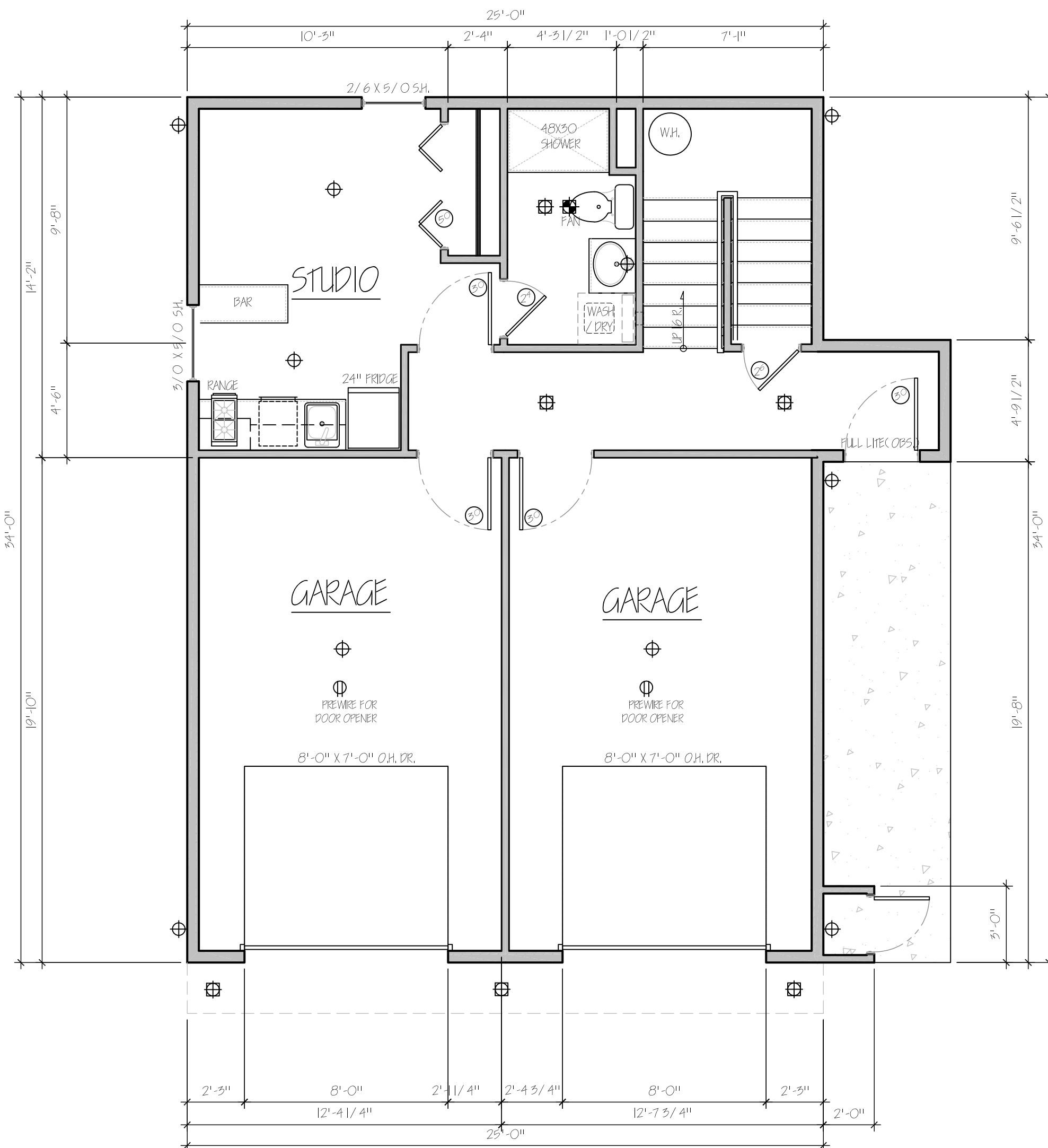
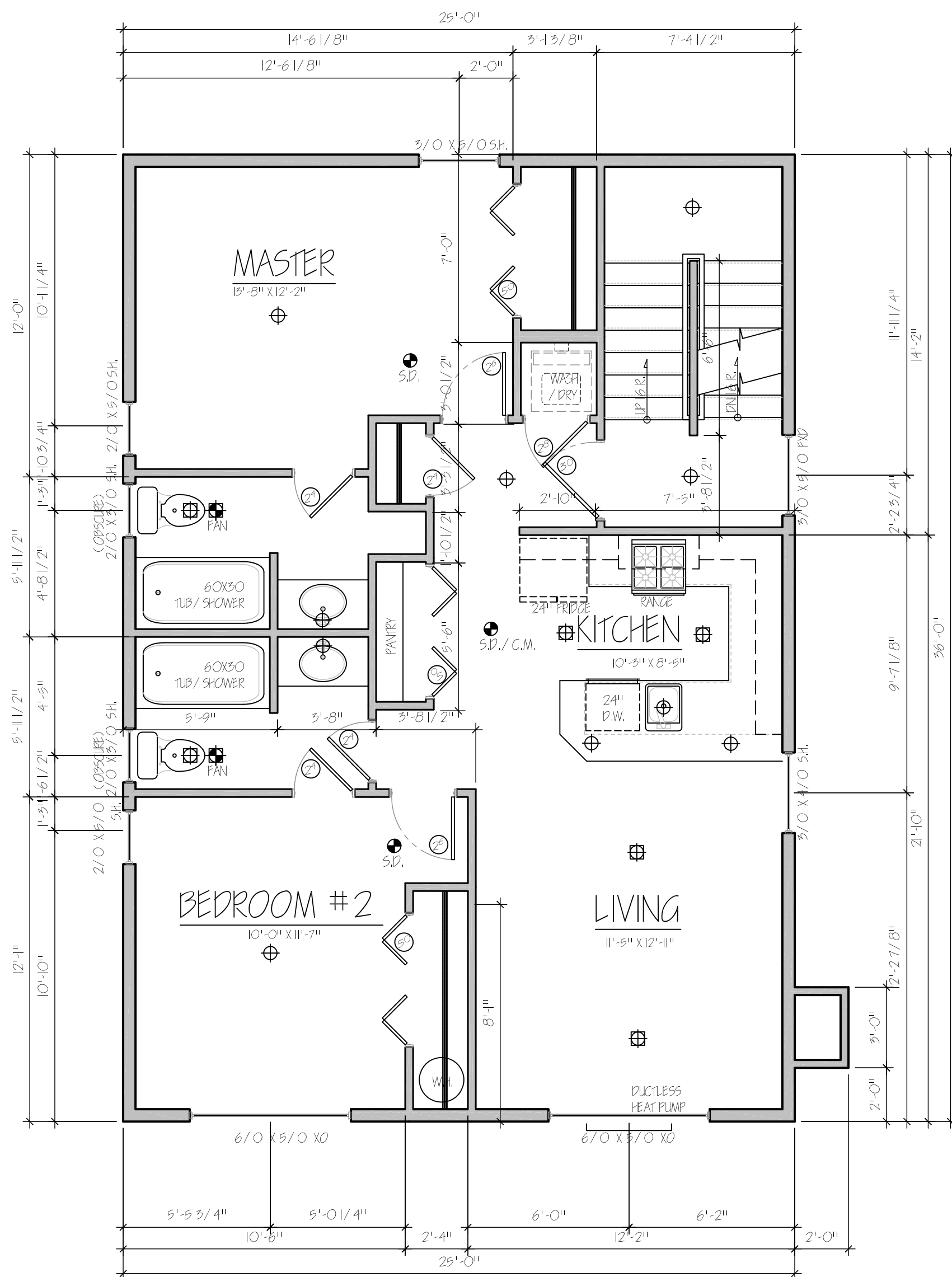


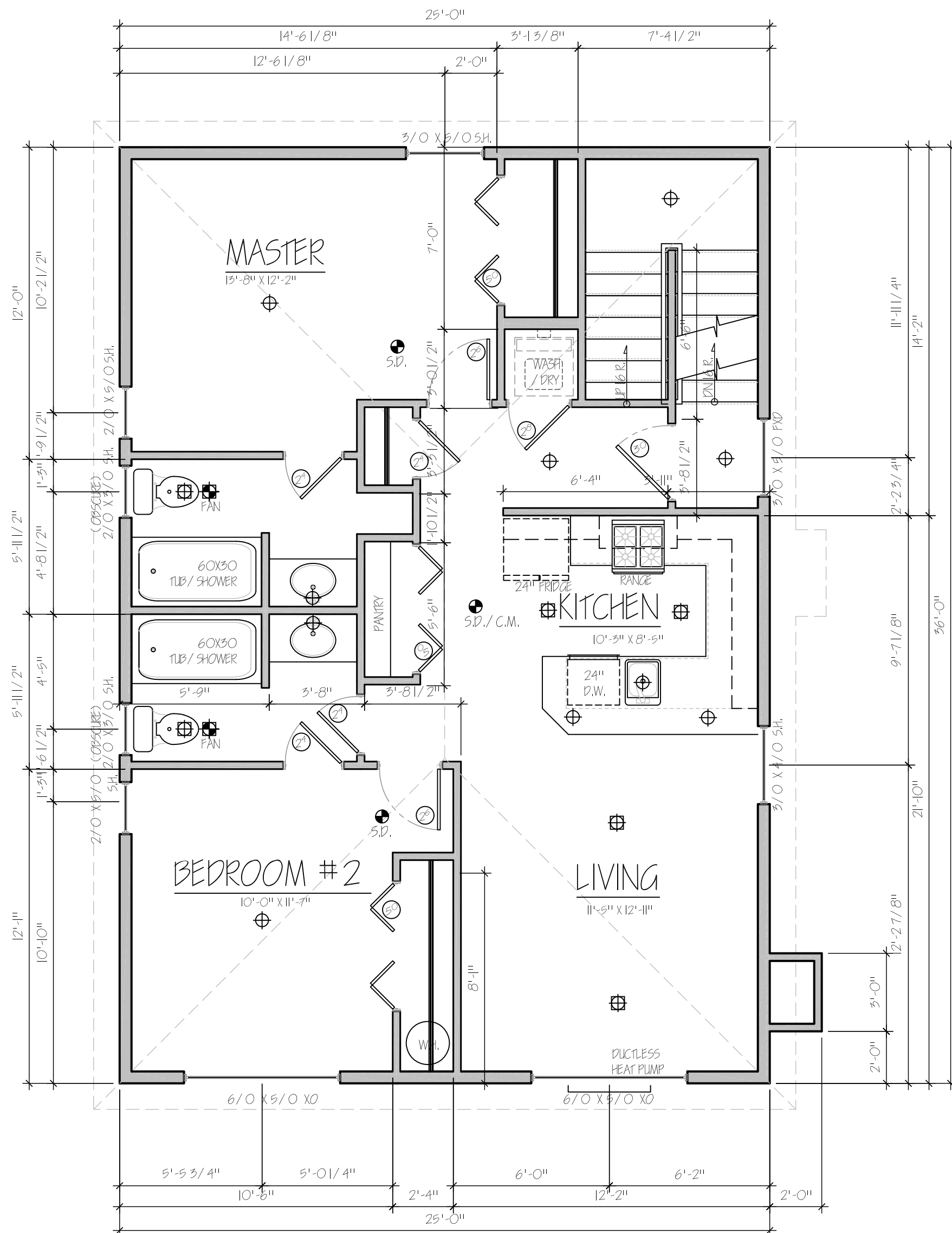
BACK ELEVATION



LEFT ELEVATION

ELEVATIONS





3rd FLOOR PLAN

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BUILDING INFORMATION

APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS

PROJECT TYPE

NEW SINGLE FAMILY RESIDENCE

AREA

MAIN FLOOR AREA:	
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STUDIO	302 SQ.FT.
2ND FLOOR AREA (HOUSE)	801 SQ.FT.
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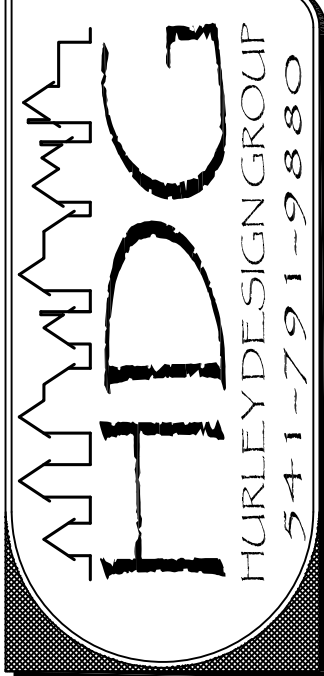
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ROOF DRAINAGE AREA	1026 SQ. FT.

DESIGN LOADS

A. ROOF LIVE LOAD	= 25 P.S.F.
B. WIND LOAD	= 120 MPH, EXPOSURE B
C. SEISMIC ZONE	= CATEGORY D ₁
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1500 P.S.F.

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NEW DUPLEX PLAN FOR:

LAPRAY DEVELOPMENT

BUILDING 3 226 SALEM HEIGHTS DR. SALEM, OR 97301

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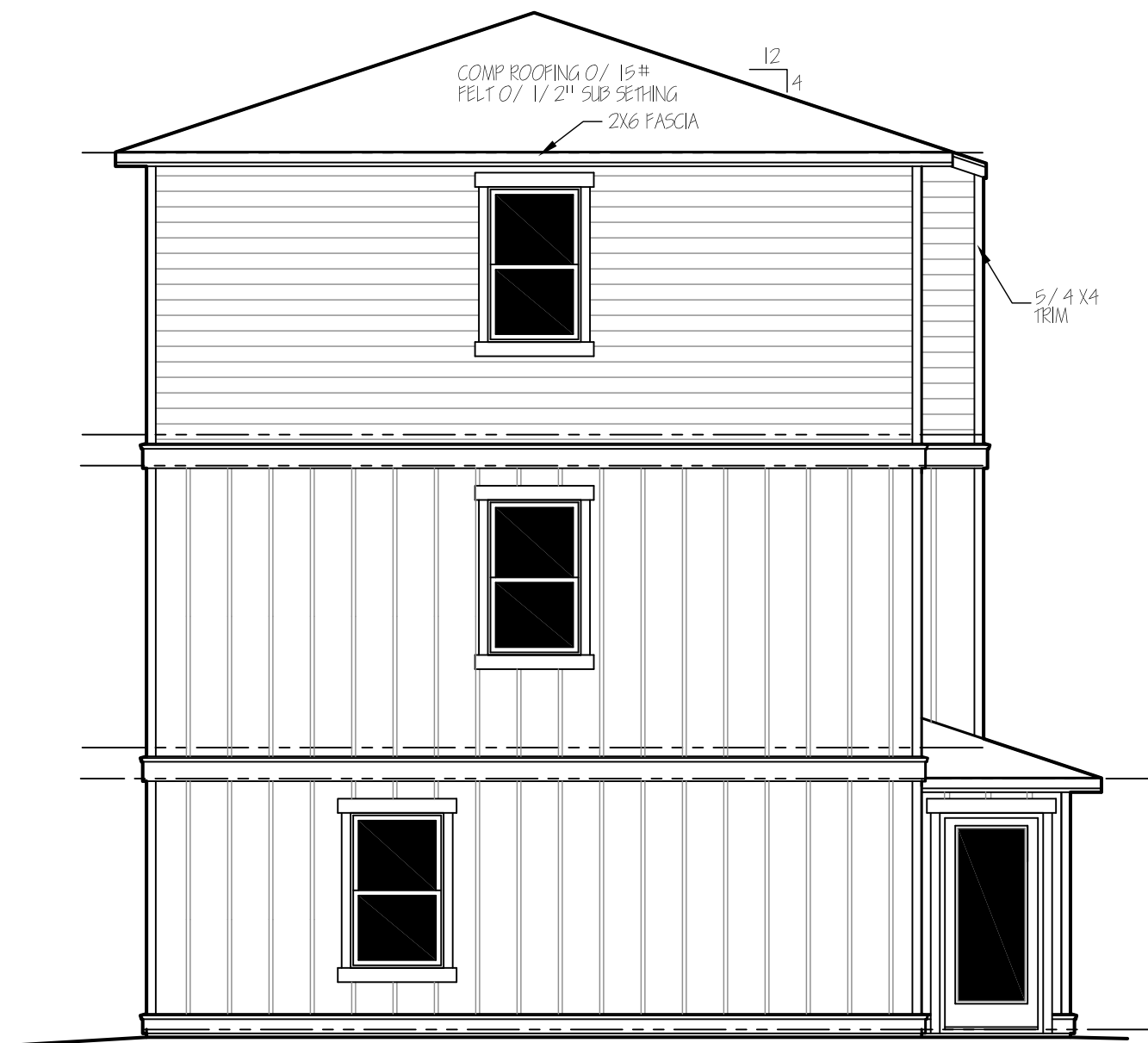
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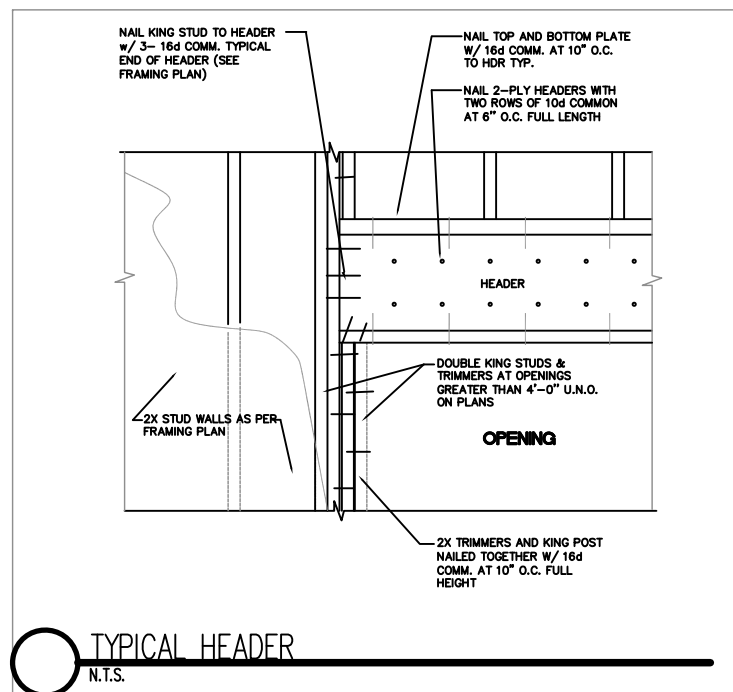
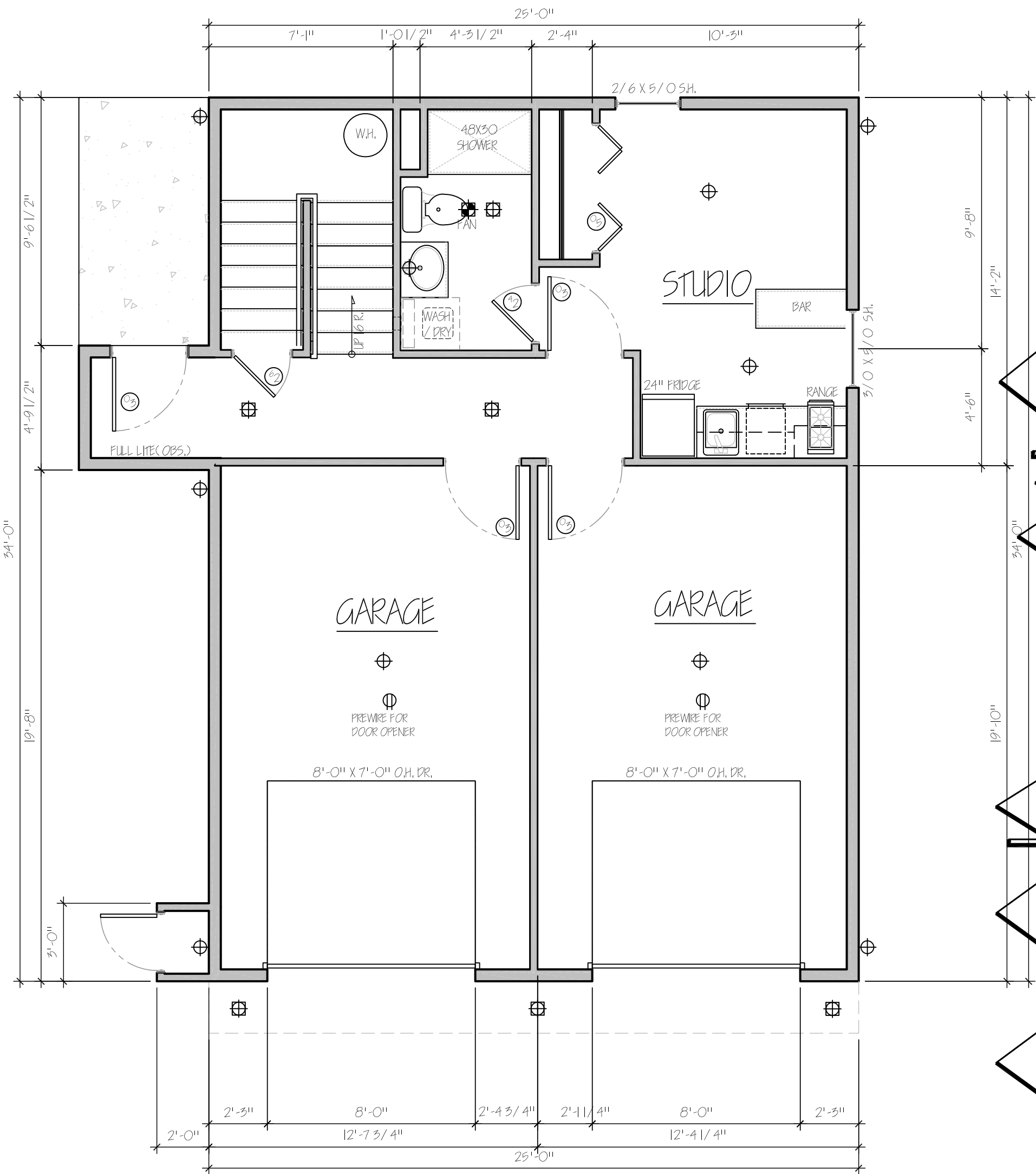
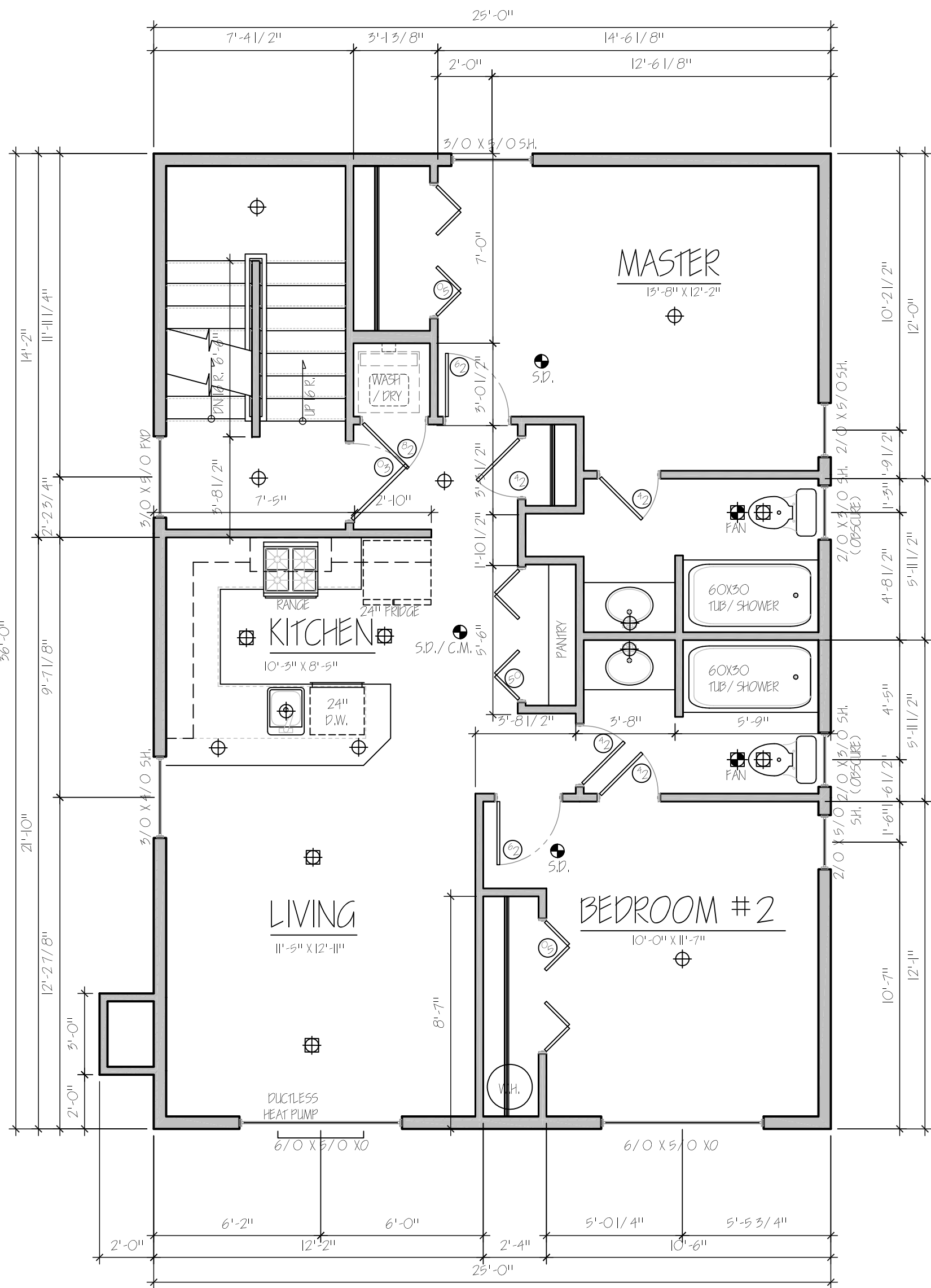
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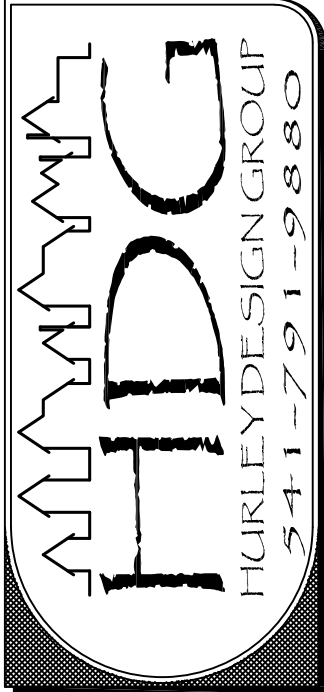
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RIGHT ELEVATION

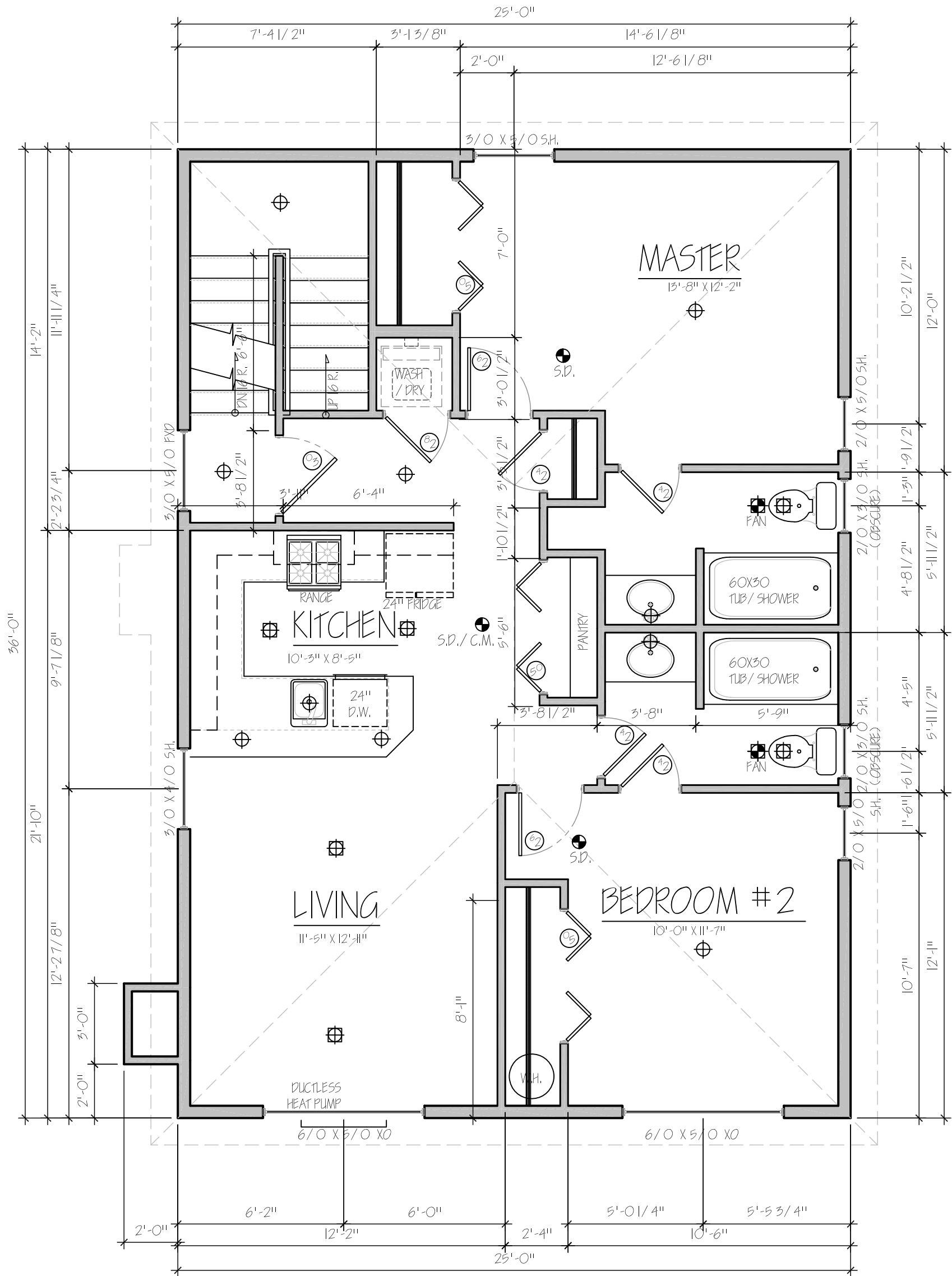


MAIN FLOOR / 2nd FLOOR PLAN



NEW DUPLEX PLAN FOR:
LAPRAY DEVELOPMENT
BUILDING 3 226 SALEM HEIGHTS DR. SALEM, OR 97301

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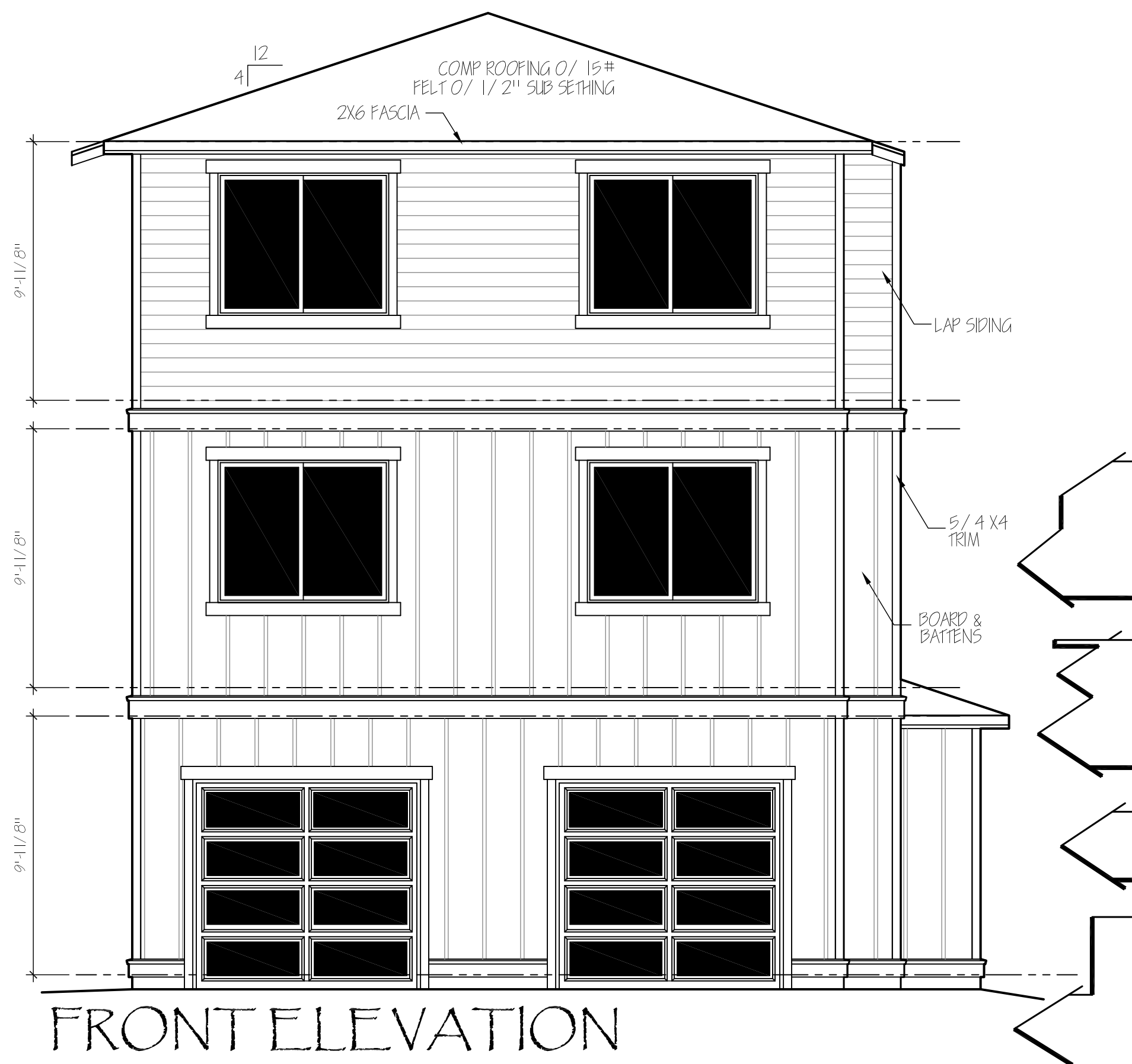


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A ROADSIDE MARKER SHALL BE PLACED AT THE ACCESS POINT WITH ADDRESS NUMBERS IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 3" IN HEIGHT.

BUILDING COMPONENTS:	
MAXIMUM ALLOWABLE AREA WINDOW GLASS	NO LIMIT
DOORS, OTHER THAN ENTRY	U = 0.28
MAIN ENTRY DOOR	U = 0.20
(MAX. 24 SQ. FT.)	U = 0.20
WALL INSULATION	R-23
UNDERFLOOR INSULATION	R-38
FLAT CEILINGS	R-48
VAULTED CEILINGS	R-30
SKYLIGHT GLASS	U = .050
SKYLIGHT AREA	LESS THAN 2%
BASEMENT WALLS	R-21
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8

TABLE N1101.1(2) ADDITIONAL MEASURES	
Envelope Enhancement Measures (Select One)	1 High efficiency walls Exterior walls—U-0.045/R-21 cavity insulation + R-5 continuous
	2 Upgraded features Exterior walls—U-0.057/R-23 intermediate or R-21 advanced, Framed floors—U-0.026/R-38, and Windows—U-0.28 (average UA)
	3 Upgraded features Exterior walls—U-0.055/R-23 intermediate or R-21 advanced, Flat ceiling ^c —U-0.017/R-60, and Framed floors—U-0.026/R-38
	4 Super Insulated Windows and Attic OR Framed Floors Windows—U-0.22 (Triple Pane Low-e), and Flat ceiling ^c —U-0.017/R-60 or Framed floors—U-0.026/R-38
	5 Air sealing home and ducts Mandatory air sealing of all wall coverings at top plate and air sealing checklist ^d , and Mechanical whole-building ventilation system with rates meeting ML503 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope ^d or All ducts sealed with mastic ^b
	6 High efficiency thermal envelope UA ⁸ Proposed UA is 8% lower than the code UA
Conservation Measures (Select One)	A High efficiency HVAC system ⁹ Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated
	B Ducted HVAC systems within conditioned space All ducts and air handlers contained within building envelope ^d Cannot be combined with Measure 5
	C Ductless heat pump Ductless heat pump HSPF 10.0 in primary zone of dwelling
	D High efficiency water heater ² Natural gas/propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product



ALL EXTERIOR MATERIALS AND FINISHES ARE FOR PRESENTATION PURPOSES ONLY. ACCRUAL MATERIALS, FINISHES, AND GRADE UP TO BUILDERS DISCRETION.

NOTE: ACTUAL FINISHED GRADES MAY VARY FROM FINISHED GRADES SHOWN ON ELEVATIONS AND PLANS

BUILDING INFORMATION

APPLICABLE CODES:
INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS

PROJECT TYPE
NEW SINGLE FAMILY RESIDENCE

AREA	
MAIN FLOOR AREA:	
GARAGE #1-#2	246 SQ.FT.
STUDIO	302 SQ.FT.
2ND FLOOR AREA (HOUSE)	801 SQ.FT.
3RD FLOOR AREA (HOUSE)	801 SQ.FT.

TOTAL FLOOR AREA	1904 SQ.FT.
ROOF DRAINAGE AREA	1026 SQ. FT.

DESIGN LOADS

A. ROOF LIVE LOAD	= 25 P.S.F.
B. WIND LOAD	= 120 MPH, EXPOSURE B
C. SEISMIC ZONE	= CATEGORY D ₁
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1500 P.S.F.

GENERAL NOTES

- THE INTENT OF THESE PLANS IS TO PROVIDE THE CONTRACTOR WITH A GUIDE FOR A FULL, COMPLETE AND WORKABLE PROJECT, IN SO FAR AS THE DRAWINGS SHOW AND THE SPECIFICATIONS CALL FOR. THESE PLANS ARE INTENDED FOR USE BY PEOPLE WITH KNOWLEDGE OF BUILDING CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL ONE AND TWO FAMILY DWELLING CODE, AND ANY APPLICABLE LOCAL OR COUNTY JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE ALL PRECEDENCE OVER SCALED DIMENSIONS.
- HEATING/ COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AS REQUIRED BY BUILDING OFFICIALS.
- PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES, AS REQUIRED BY BUILDING OFFICIALS.
- HEATING LOSS AND ENERGY CALCULATIONS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR, OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED BY BUILD OFFICIALS.
- TRUSS MANUFACTURE SHALL PROVIDE ALL DRAWINGS, SPECIFICATIONS AND ENGINEERING AS REQUIRED BY BUILDING OFFICIALS.

HDC
HURLEY DESIGN GROUP
541-791-9880

NEW DUPLEX PLAN FOR:
LAPRAY DEVELOPMENT
BUILDING 4226 SALEM HEIGHTS DR. SALEM, OR 97301

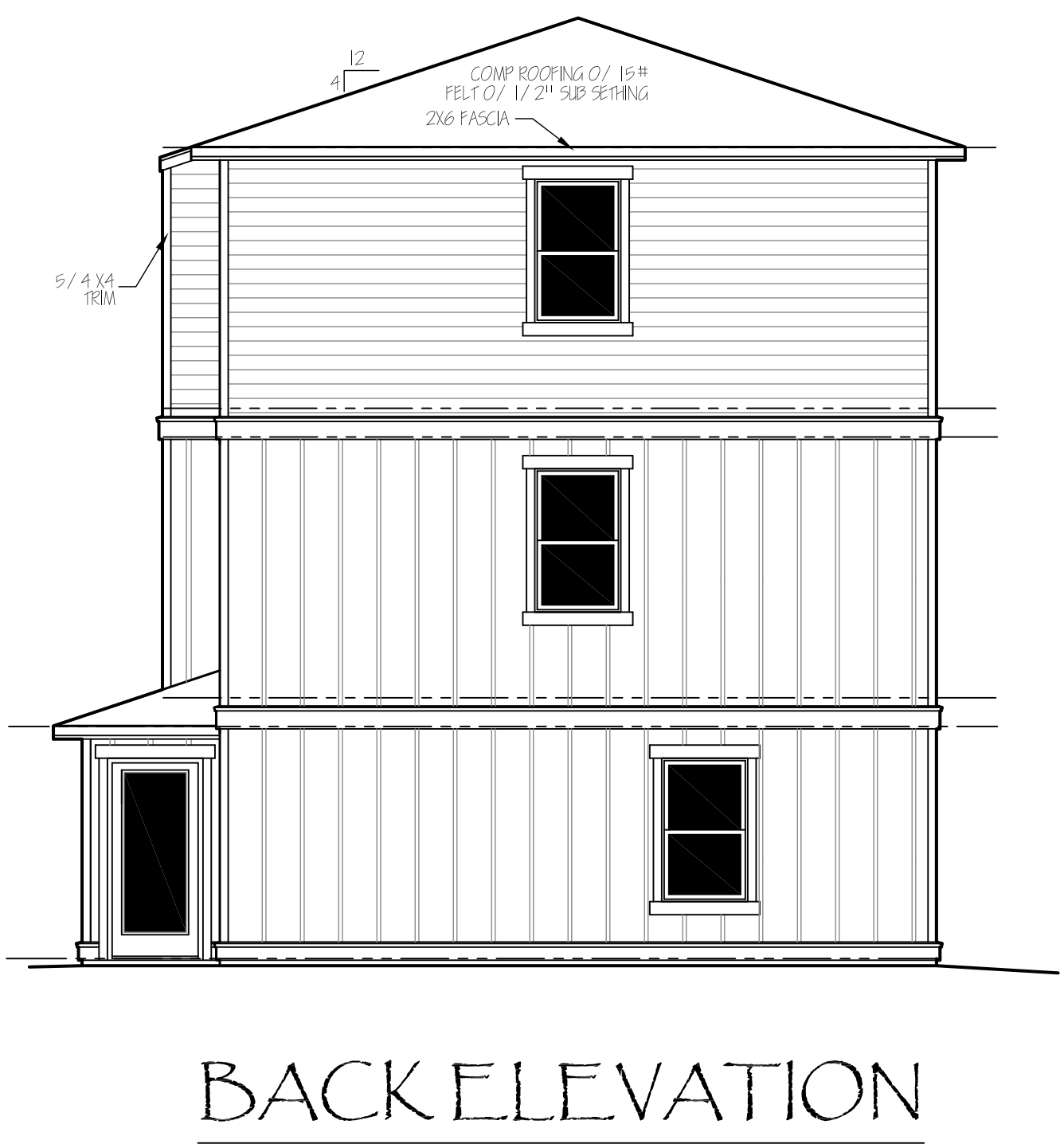
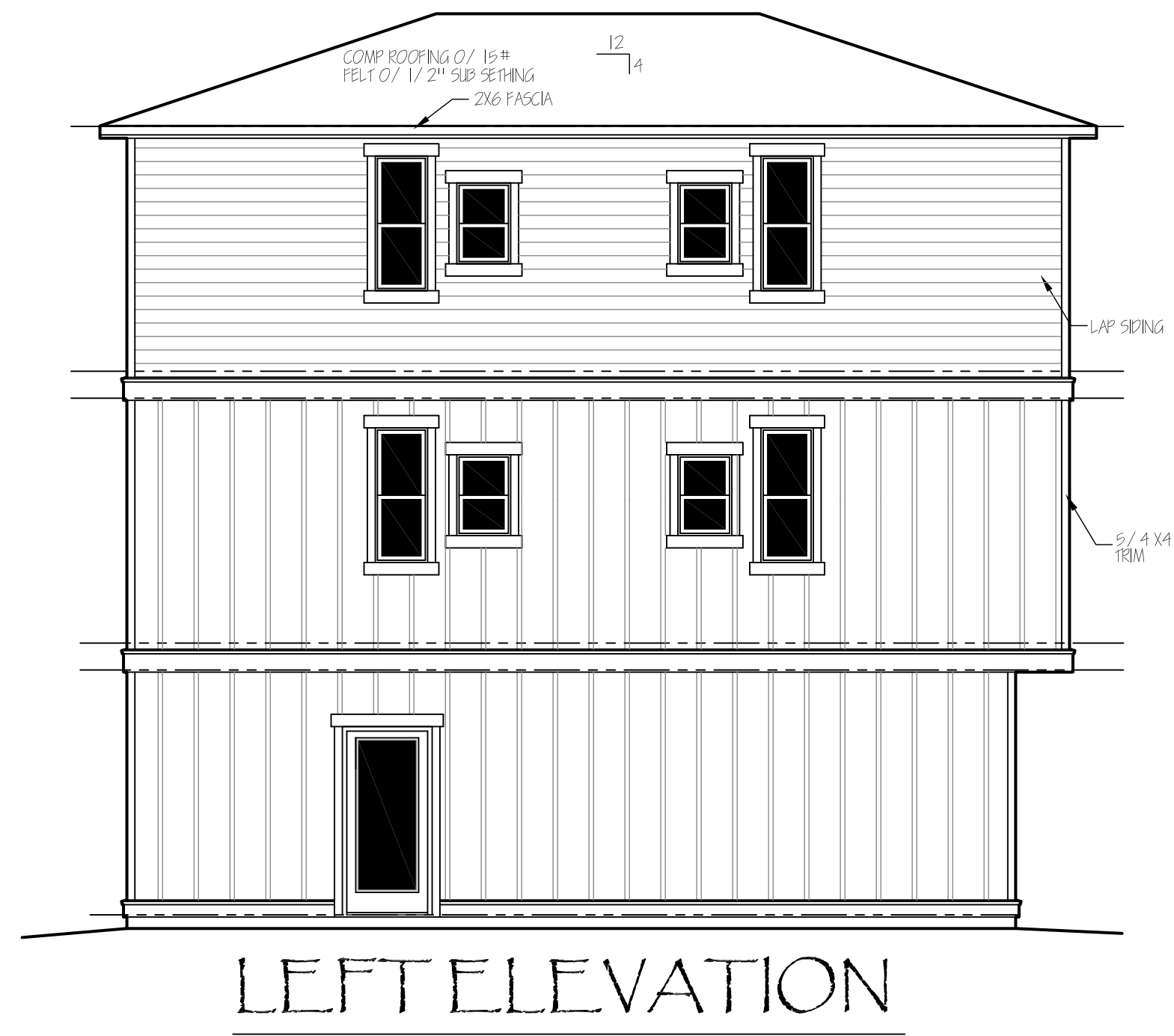
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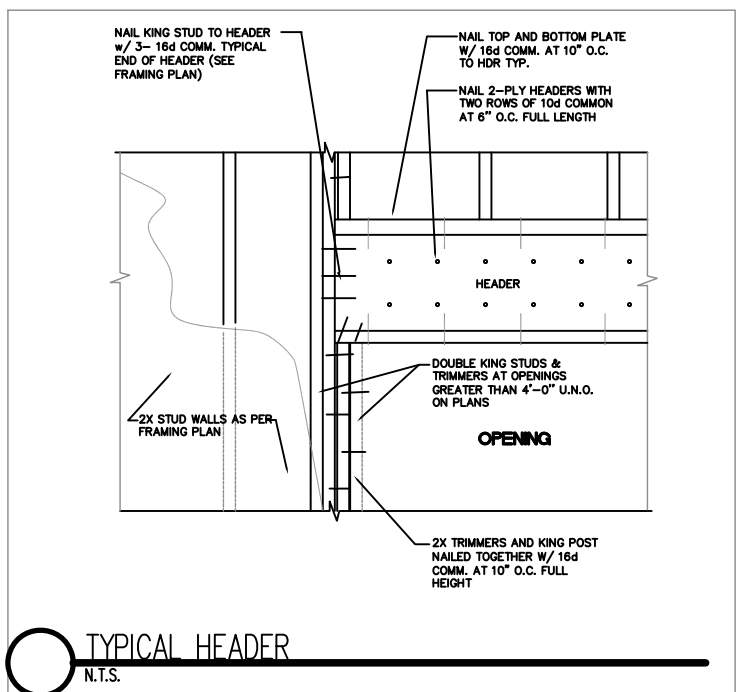
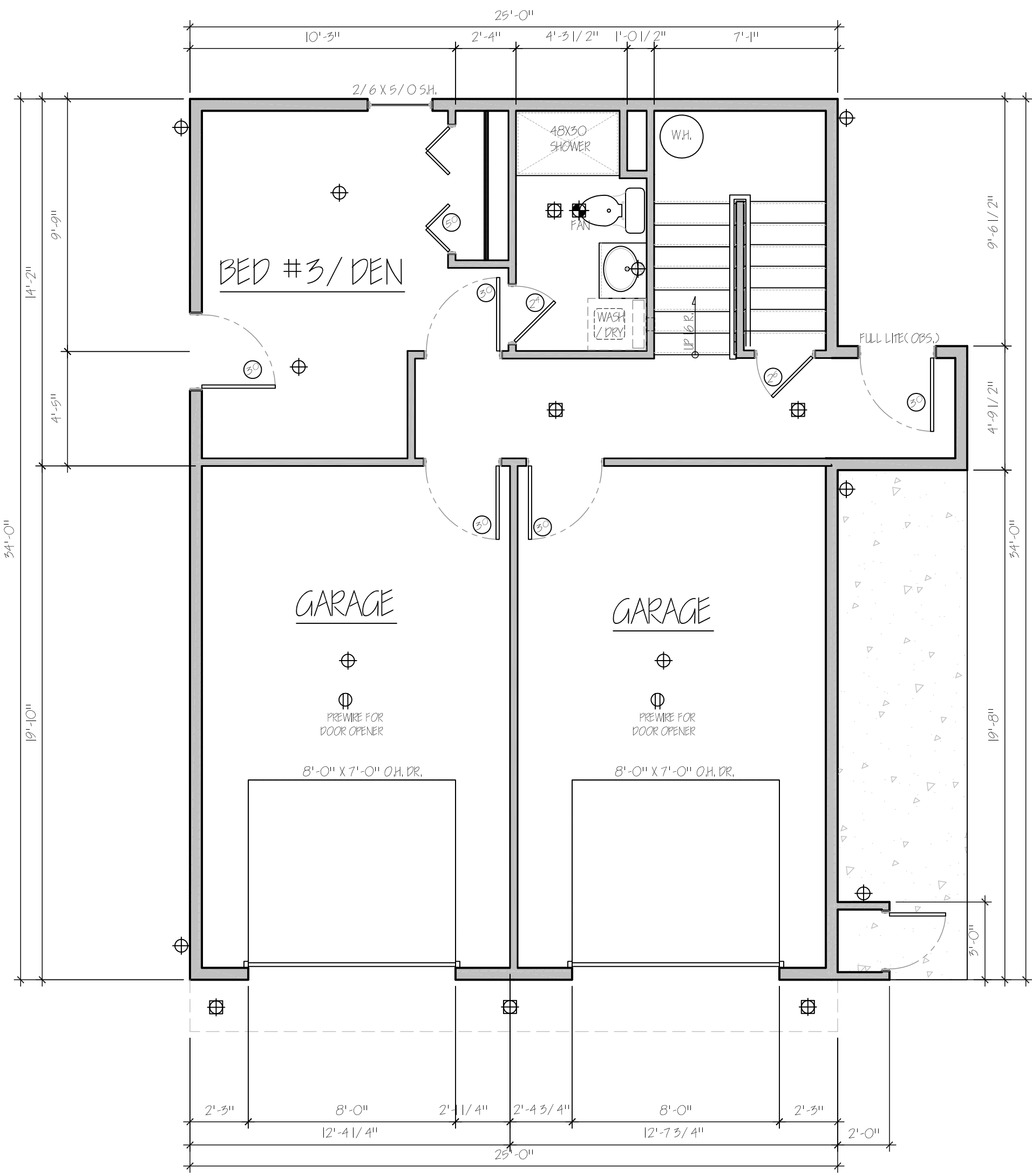
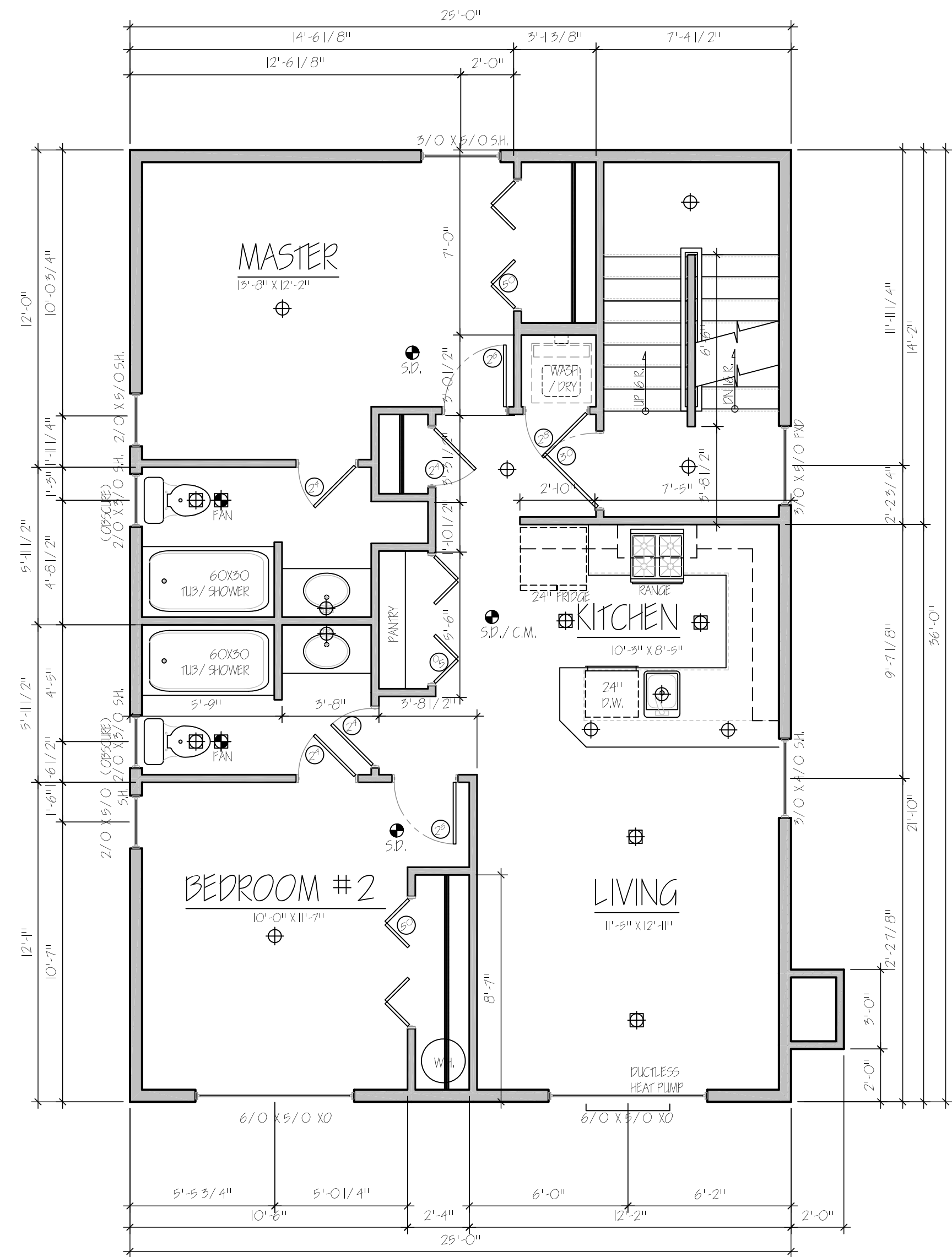
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FILE # XXX

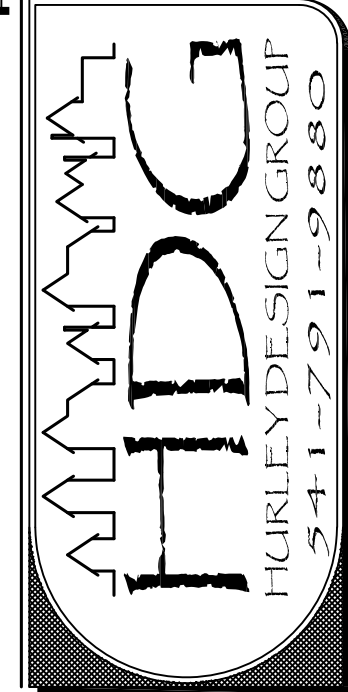
PROJECT: XXX

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1





MAIN FLOOR / 2nd FLOOR PLAN



NEW DUPLEX PLAN FOR:
LAPRAY DEVELOPMENT
BUILDING 4226 SALEM HEIGHTS DR. SALEM, OR. 97301

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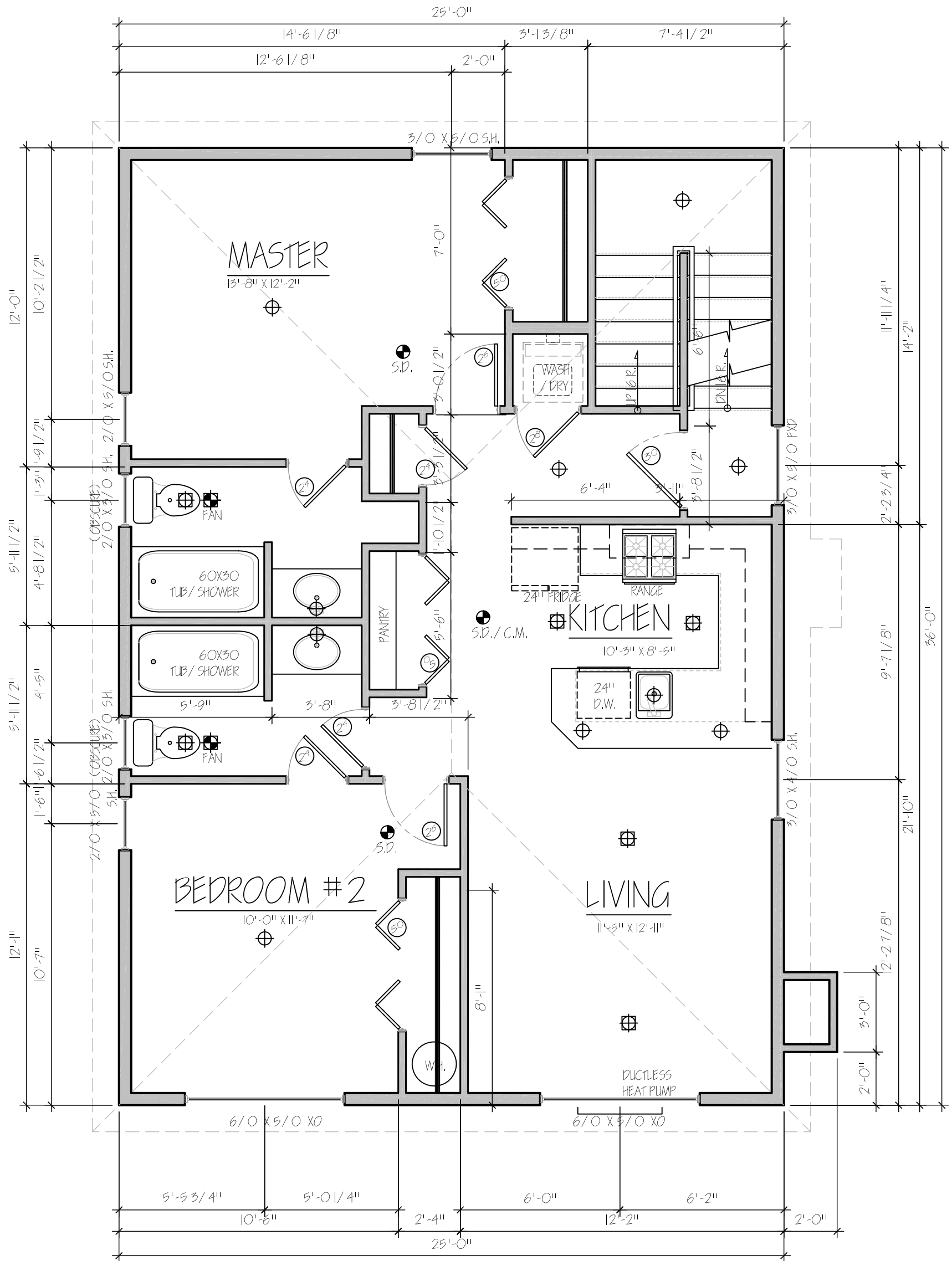
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PROJECT: XXX

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3



226 Salem Heights Ave SE Salem Or 97301
Class 3 Site Plan Review and Class 1 Design Review w/ Two Class 2 Adjustments

November 29, 2021

Summary Table

Zoning Designation: RM-II

Total Site Area: .367 acres & 15,995 SF

Gross Floor Area & Total Lot Coverage:

Building -- 3,492 SF

Parking & Pedestrian -- 4,637 SF

Open Space & Landscape -- 6,243 SF

Building Height: 29' 3 3/8" Top of Wall

Parking Spaces Itemized:

Garage Spaces -- 8

Tandem Spaces -- 8 (8 tandem spaces behind 8 garage spaces)

Compact Spaces -- 4

TOTAL PARKING SPACES – 20

Bike Spaces: 4 individual bike racks. 1 bike rack per building located on the interior (not covered).

Written Statement

Zoning of Surrounding Properties

North: Right of way for Salem Heights Avenue SE

South: RM-II (Multiple Family Residential)

East: RM-II (Multiple Family Residential)

West: Right of way Crawford Street SE

Proposed Use

The development will consist of (2) plex buildings & (2) duplex buildings totaling 10-units on property zoned RM-II zone. The subject property is .39 acres & 16,995 SF (Marion County Assessor's Map and Tax Lot number 083W03BD09100). The existing building, shed, planter and driveway off Salem Heights will be demolished and removed.

Dwelling Unit Density: The subject property is .39 acres & 16,995 SF and is located in the RM-II zone. Assuming a 10-foot right of way dedication or special setback is required on Salem Heights, the lot area would be reduced by 1,033.3 SF to 15,994.662 SF (.367 acre) which allows a maximum of 10 units, which is in compliance with the density standards in the RM-II zone.

Site Plan: Please see the attached Site Plan. The Site Plan is in compliance with the RM-II zone.

Setbacks: The project is in compliance with the RM-II zone.

Lot Coverage: The project is in compliance with the RM-II zone.

Height: The project is in compliance with the RM-II zone.

Landscaping: The project is in compliance with the RM-II zone.

Outdoor Storage: Project will have no outdoor storage.

Off-street Parking: Applicant is requesting a Class 1 Adjustment to add 2 additional parking spaces for the project to offer relief to the neighborhood concerns for lack of parking. During the initial application which was appealed and denied the neighborhood made it clear that the site needs more parking. The applicant is proposing 2 additional compact spaces.

The proposed development is within the 0.1 mile of the Core Network where no parking is required & the maximum parking is 1.75 spaces per dwelling unit. The project has 10 units and is allowed 18 parking spaces an additional 2 compact spaces are being requested to increase the total parking spaces to 20.

Off-Street Parking Spaces Itemized:

Garage Spaces --	8
Tandem Spaces --	8 (8 tandem spaces behind 8 garage spaces)
Compact Spaces --	4
TOTAL PARKING SPACES – 20	

Driveways: 1 driveway off of Crawford.

Bike Spaces: 4 individual bike racks. 1 bike rack per building located on the interior (not covered). This is in compliance with the RM-II zone.

Historic and Cultural Resources Protection Zone: I received this email from Kimberli Fitzgerald on 1-4-2021:

Hi Sam;

Yes, thank you for reaching out. This property is within our Historic and Cultural Protection Zone due to the high probability that archaeological resources may be encountered during any ground disturbing activity. I've attached our general FAQ about what being in this zone means.

In sum, if no federal permits are required (ie. Army Corps) and you are not using any public funds for the project and the property itself is not publicly owned – then no additional historic clearance for the work you are proposing is required. However, an IDP (Inadvertent Discovery Plan) must be in place/provided to the contractor/developer who will be in the field during any ground disturbing activity. This plan provides direction about what to do in the event that something is inadvertently uncovered during work.

Please let me know if you have any additional questions.

Thanks,

Kimberli

Kimberli Fitzgerald, AICP/RPA

Historic Preservation Program Manager

Historic Preservation Officer & City Archaeologist

City of Salem

[503 540-2397](tel:5035402397)

HOA Statement

NONE – there is no HOA

Emails with Faye Wright NA

Subject: 226 Salem Heights Design & Site Plan Review (NEW APPLICATION)

From: Sam Lapray - To: fwna.chair@gmail.com, bshelide@gmail.com, sjhecox@msn.com, mbbaire@hotmail.com, strange306@gmail.com - Cc: Tim Hurley - Date: October 22, 2021 at 12:20 PM, Attachments: 226 Salem Heights -- Class 1

226 Salem Heights Design & Site Plan Review (NEW APPLICATION) Hello Blake, Bryant, Shawn & Sue,

The City of Salem has asked me to reach out to you and the Faye Wright Neighborhood Association about the attached Design and Site Plan Review items for the 10 units we plan to develop at 226 Salem Heights Ave SE.

Please confirm you have received & will share with the Faye Wright Neighborhood Association. We would love to hear any & all feedback.

We Appreciate You & All Your Help in this Process!

God Bless, sam

Sam H Lapray, Sole Member & Owner Covey Rowhouses, LLC
ph 503-931-2315 SamHLapray@gmail.com

On Mon, Nov 1, 2021 at 4:42 PM Blake Shelide <bshelide@gmail.com> wrote:
Hi Sam,

Thank you very much for sending these. I have received them and we can share this at a future FWNA meeting. A couple quick questions as I reviewed the plans:

- can you confirm the unit count? The email indicates 10, but the plans appear to show 8 (4 buildings, with two units each)
- what is the function of the room labeled "office" and the separate restrooms on the first floor in each of the buildings? Will each building have an administrative office?

Thank you,
Blake

On November 8, 2021 at 12:09:30 PM, Blake Shelide (bshelide@gmail.com) wrote:

Hi Sam,

Thanks again for sending on the design and site plan review documents. Just a quick follow-up on my previous questions. Also, Faye Wright Neighborhood Association has a virtual meeting this Thursday 11/11 at 7pm, and we've included an agenda item for this project so we can share the updated site plans with any attendees, in case you are available and would like to attend I think that would be great.

<https://www.cityofsalem.net/meetingdocs/faye-wright-neighborhood-association-agenda-2021-11-11.pdf>

Thanks,
Blake

On Mon, Nov 8, 2021 at 4:10 PM Sam Lapray <samhlapray@gmail.com> wrote:
Hello Blake,

Thank you for the meeting invite — please let me know what time the project is on the agenda and I will connect in.

Also, in answering your questions from your 10-22-2021 email:

unit count is 10

- (6) 2 bd / 2ba
- (2) 2 bd / 2 ba w/ office and or 3 bedroom on main floor
- (2) Studio's on the main floor

No, administrative offices are planned for at this time. 2 of the main floors are for 2 studios & the other 2 of main floors are for an office or 3 bedroom for the 2 bd / 2 ba unit above.

Please let me know a good time to connect on the virtual meeting.

Thanks & God Bless! sam

Sam H. Lapray
ph [503-931-2315](tel:503-931-2315)
SamHLapray@gmail.com

Subject: Re: 226 Salem Heights Design & Site Plan Review (NEW APPLICATION)

From: Blake Shelide - To: samhlapray@gmail.com - Cc: Sue Hecox, Tim Hurley, Shawn Range, Faye Wright Chair - Date: November 9, 2021 at 9:16 PM

Sam,

Thank you, that sounds great. Thanks also for the additional clarification on the unit descriptions, that makes sense.

As far as timing goes, this item is toward the end of the agenda:

<https://www.cityofsalem.net/meetingdocs/faye-wright-neighborhood-association-agenda-2021-11-11.pdf>

We don't have specified time slots for the agenda items, but based on the rest of the agenda and preceding items, I would estimate sometime between 7:30-8:00.

I think we can use this meeting to introduce the revised design to anyone in attendance and keep it relatively brief, and if there is a need for additional discussion or comments from surrounding neighbors, there could be an opportunity for a follow-up meeting.

Thanks, Blake

Multiple Family Design Standards (SRC 702.015)

Common Open Space: The project will far exceed the 20 percent of the gross site area (16,995 SF x 20% = 3,399 SF). The proposed Common Open Space is in compliance with the RM-II zone.

Landscaping and Screening the building permit application for the development will include Landscape and Screening to be in compliance with the RM-II zone.

Site Safety and Security the windows provide and encourage visual surveillance of the common open space, parking areas and pedestrian paths. The lighting illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths.

Parking and Site Design minimizes the visual impact of the onsite parking and enhances the pedestrian experience. The pathways provide connection between the buildings, common open space, parking areas, public right of way on Salem Heights Ave SE & along Crawford St SE.

Facade and Building Design: The project is in compliance with the RM-II zone.

Recycling and Solid Waste is in compliance with the RM-II zone.

Natural Resources No trees will be removed. There are no wetlands as per the Salem-Keizer Local Wetland Inventory. There are no landslide hazards as per the City of Salem's landslide hazard susceptibility maps & a geological assessment is not required for this site.

Alternative Street Standard SRC 803.065 The applicant is requesting an Alternative Street Standard for Crawford St SE to be used in its current state as a 20' paved surface with a 20' public right of way. The applicant proposes a pedestrian path along the east side of Crawford (as per the Site Plan). Applicants Engineer has had communication with the City of Salem Planning Director & Public Works and they are in agreement to approve an Alternative Street Standard on Crawford St SE with the condition of a pedestrian path along the east side of Crawford (as per the Site Plan).

The Director may authorize the use of one or more alternative standards where existing development or physical constraints make compliance with the standards impracticable or where topography or other conditions make the construction that conforms to the standards impossible or undesirable.

A total of 15 properties, including the subject property, are served by Crawford Street. The original Plat was recorded in the 1940's and provided for a 20' right of way. All properties which have access off of Crawford are fully developed. The existing roadway is generally 20' wide with no pedestrian walkways.

Overhead utilities are located immediately east of the right of way. The OH utilities have a prescriptive right to be located on the private property since they have occupied the space since the property was developed.

Because of the existing utilities, right of way cannot be dedicated per SRC without any encumbrances. Relocating the power poles would require the 8 property owners on the east side to provide an easement to PGE and substantial cost to move the poles to allow any right of way to be dedicated without encumbrances. The applicant has no way of compelling the property owners fronting Crawford to dedicate an easement to PGE to allow the poles to be relocated.

The applicant proposes to grant the City an easement and provide a pedestrian pathway to allow safe pedestrian passage along the Crawford frontage for all pedestrians.

Constructing Crawford to City Standards places a significant burden on the development and is not practicable for a number of reasons.

- 1. The entire improvement would need to be on the applicant's property rendering the remaining property undevelopable.*
- 2. PGE will require all of the poles to be relocated along Crawford at substantial effort and expense. It is our opinion that it will not be possible to get 8 property owners to agree to allow the poles to be relocated.*
- 3. The extension of Crawford to City Standards is extremely unlikely since all of the properties are fully developed and are not likely to redevelop any time soon.*
- 4. Forcing City Standards on Crawford Street will eliminate the possibility for this project to provide much needed housing as determined by the State.*

The applicant proposes to pay a "Fee in Lieu" covering the cost of the Salem Heights Improvements to be constructed by others in the future.

ATTACHMENT: SRC Chapter 250 Adjustments

Sec. 250.005. Adjustments.

(a) *Applicability.*

(1) *Classes.*

- (A) A Class 1 adjustment is an adjustment to any numerical development standard in the UDC that increases or decreases the standard by not more than 20 percent.
- (B) A Class 2 adjustment is an adjustment to any development standard in the UDC other than a Class 1 adjustment, including an adjustment to any numerical development standard in the UDC that increases or decreases the standard by more than 20 percent.

Response: The project will have two Class 2 adjustments for this project: 1) Additional Parking & 2) Reduction of Landscaping Setback.

The two Class 2 adjustments are:

- 1) Additional Parking:** This adjustment will allow for 2 additional compact parking spaces that will help provide relief for the lack of on street parking and will address the neighbors' concerns with the lack of parking. This request will not unreasonably impact the surrounding, existing, potential uses or development.
- 2) Landscaping Setback Reduction along the East Property Line Interior Side (Vehicle Use Area)** (SRC 806.040(d)): we request a **Class 2 adjustment** reducing the landscaping setback from 10' to 6' along the middle of drive aisle to provide a turnaround area at the end of the drive aisle. We propose the required landscaping for the 10' setback (type C – SRC chapter 807) be dispersed throughout the site. This Class 2 adjustment will not unreasonably impact the surrounding, existing, potential uses or development.

(2) *Prohibition.* Notwithstanding subsection (a)(1) of this section, an adjustment shall not be granted to:

- (A) Allow a use or activity not allowed under the UDC;
- (B) Change the status of a use or activity under the UDC;
- (C) Modify a definition or use classification;
- (D) Modify a use standard;
- (E) Modify the applicability of any requirement under the UDC;
- (F) Modify a development standard specifically identified as non-adjustable;
- (G) Modify a development standard that contains the word "prohibited";
- (H) Modify a procedural requirement under the UDC;
- (I) Modify a condition of approval placed on property through a previous planning action;
- (J) A design review guideline or design review standard, except Multiple Family Design Review Standards in SRC Chapter 702, which may be adjusted; or
- (K) The required landscaping in the Industrial Business Campus (IBC) Zone.

Response: The project does not include an adjustment to any of the standards, guidelines, or requirements listed in (A) through (K) above. The project meets the applicable design review standards for multiple family development. This standard is met.

(b) *Procedure type.* Class 2 adjustments are processed as a Type II Procedure under SRC chapter 300.

Response: The Class 2 adjustments will be processed as a Type II procedure.

(c) *Submittal requirements.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for a Class 1 or Class 2 adjustment shall include the following:

- (1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing all information necessary to establish satisfaction with the approval criteria. By way of example, but not of limitation, such information may include the following:

- (A) The total site area, dimensions, and orientation relative to north;
- (B) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveway locations, indicating distance to such structures from all property lines and adjacent on-site structures;
- (C) All proposed landscape areas on the site, with an indication of square footage and as a percentage of site area;
- (D) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
- (E) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808; and
- (F) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.

Response: A Site Plan with the applicable information required in (A) through (F) above has been submitted. This requirement is met.

- (2) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (A) The total site area, dimensions, and orientation relative to north;
 - (B) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines;
 - (C) The location of the 100-year floodplain, if applicable; and
 - (D) The location of drainage patterns and drainage courses, if applicable.

Response: The Topo and Existing Conditions Survey has been submitted. This requirement is met.

- (2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

Response: 1) **Additional Parking:** This adjustment will allow for 2 additional compact parking spaces that will help provide relief for the lack of on street parking and will address the neighbors' concerns with the lack of parking. The purpose underlying the specific development standard proposed for adjustment will be equally or better met. This adjustment will make the proposed development better for the parking, flow of traffic, future tenants, neighbors and visitors – this adjustment will not unreasonably impact the surrounding, existing, potential uses or development. This standard is met.

Response: 2) **East Property Line Interior Side (Vehicle Use Area)** (SRC 806.040(d)): this **Class 2 adjustment** reducing the landscaping setback from 10' to 6' along the middle of drive aisle to provide a turnaround area at the end of the drive aisle. We propose the required landscaping for the 10' setback (type C – SRC chapter 807) be dispersed throughout the site. This adjustment is needed to reduce the applicable landscape setback for the RM-II (Multiple Family Residential) zoned property. The UDC does not state a specific purpose for these interior setbacks. The Applicant understands that the purpose of these interior side setbacks in the RM-II zone is to maintain light, air, promote a reasonable physical relationship between residences, and provide privacy for the neighboring properties. The purpose underlying the specific development standard proposed for adjustment will be equally or better met. This adjustment will make the proposed development better for the flow of traffic, future tenants, neighbors and visitors – this adjustment will not unreasonably impact the surrounding, existing, potential uses or development. This standard is met.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Response: 1) **Additional Parking:** This adjustment will allow for 2 additional compact parking spaces that will help provide relief for the lack of on street parking and will address the neighbors' concerns with the lack of parking. The purpose underlying the specific development standard proposed for adjustment will be equally or better met and will not detract from the livability or appearance of the residential area. This adjustment will make the proposed development better for the parking, flow of traffic, future tenants, neighbors and visitors – this adjustment will not unreasonably impact the surrounding, existing, potential uses or development. This standard is met.

Response: 2) **East Property Line Interior Side (Vehicle Use Area)** (SRC 806.040(d)): this **Class 2 adjustment** reducing the landscaping setback from 10' to 6' along the middle of drive aisle to provide a turnaround area at the end of the drive aisle. We propose the required landscaping for the 10' setback (type C – SRC chapter 807) be dispersed throughout the site. This adjustment is needed to reduce the applicable landscape setback for the RM-II (Multiple Family Residential) zoned property. The UDC does not state a specific purpose for these interior setbacks. The Applicant understands that the purpose of these interior side setbacks in the RM-II zone is to maintain light, air, promote a reasonable physical relationship between residences, and provide privacy for the neighboring properties. The purpose underlying the specific development standard proposed for adjustment will be equally or better met and will not detract from the livability or appearance of the residential area. This adjustment will make the proposed development better for the flow of traffic, future tenants, neighbors and visitors – this adjustment will not unreasonably impact the surrounding, existing, potential uses or development. This standard is met.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Response: The Class 1 & Class 2 adjustments cumulative effect will make the proposed project better for the future tenants, neighbors, community and visitors. The criterion is met.

(e) *Transfer of adjustments.* Unless otherwise provided in the final decision granting the adjustment, an adjustment shall run with the land.

Response: The Applicant acknowledges that the adjustment runs with the land.

November 24, 2021

Sam Lapray
Covey Rowhouses, LLC
226 Salem Heights Avenue SE
21-119877-RP (Class 3 Site Plan Review)

SCR Chapter 803.065 – Alternate Street Standards

The Director may authorize the use of one or more alternative standards where existing development or physical constraints make compliance with the standards impracticable or where topography or other conditions make the construction that conforms to the standards impossible or undesirable.

A total of 15 properties, including the subject property, are served by Crawford Street. The original Plat was recorded in the 1940's and provided for a 20' right of way. All properties which have access off of Crawford are fully developed. The existing roadway is generally 20' wide with no pedestrian walkways. Overhead utilities are located immediately east of the right of way. The OH utilities have a prescriptive right to be located on the private property since they have occupied the space since the property was developed.

Because of the existing utilities, right of way cannot be dedicated per SRC without any encumbrances. Relocating the power poles would require the 8 property owners on the east side to provide an easement to PGE and substantial cost to move the poles to allow any right of way to be dedicated without encumbrances. The applicant has no way of compelling the property owners fronting Crawford to dedicate an easement to PGE to allow the poles to be relocated.

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- 4. Forcing City Standards on Crawford Street will eliminate the possibility for this project to provide much needed housing as determined by the State.*

The applicant proposes to pay a "Fee in Lieu" covering the cost of the Salem Heights Improvements to be constructed by others in the future.



Faye Wright Neighborhood Association

Date: January 6, 2022

To: Jamie Donaldson, CD Planner II
City of Salem – Community Development Department
555 Liberty St SE, Suite 305, Salem OR 97301

From: Blake Shelide, FWNA Board Chair
Susan Hecox, FWNA Land Use Chair

Re: Faye Wright Neighborhood Association Comments – Review Case No. SPR-ADJ-DR21-36
226 Salem Heights Ave SE, Salem, OR

The Faye Wright Neighborhood Association provides the following comments regarding the proposed development of 10 apartment units with 20 parking spaces at 226 Salem Heights Ave.

The revised plan for the development of 226 Salem Heights Avenue which provides a single point of entry to/exit from Crawford Street to the parking garages and spaces is a significant improvement from the original plan submitted in August 2021. The possibility of collisions between vehicles traveling on Crawford Street and those entering/leaving 220 Salem Heights will be greatly reduced.

The requested increase in the number of allowed parking spaces from 18 to 20 is reasonable given the lack of street parking available on both Salem Heights Avenue and Crawford Street. Parking spaces not assigned to 226 Salem Heights residents could be designated as visitor parking.

In summary, Faye Wright Neighborhood Association supports the proposed changes described in Review Case No. SPR-ADJ-DR21-36.



MEMO

TO: Jamie Donaldson, Planner I
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: January 5, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ-DR21-36 (21-119877)
226 SALEM HEIGHTS AVENUE SE
10-UNIT MULTI-FAMILY DEVELOPMENT**

PROPOSAL

A consolidated Class 3 Site Plan Review and Class 1 Design Review to replace an existing single-family dwelling with 10 new apartment units, garages, parking spaces, and associated site improvements, with Class 2 Zoning Adjustments and a request for an Alternative Street Standard for Crawford Street SE. The subject property is approximately 0.39 acres, zoned RM-II (Multiple Family Residential), and located at 226 Salem Heights Avenue SE - 97302 (Marion County Assessors Map and Tax Lot 083W03BD / 9100).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Salem Heights Avenue SE.
2. Construct a half-street improvement along the frontage of Salem Heights Avenue SE to Collector street standards, including extension of a public storm main; or pay a fee-in-lieu of construction totaling \$22,233.
3. Construct a minimum 5-foot-wide pedestrian access route along the entire frontage of Crawford Street SE within a public access easement.
4. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

FACTS

Streets

1. Salem Heights Avenue SE

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 40-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 20-foot turnpike improvement within a 40-foot-wide right-of-way abutting the subject property.

2. Crawford Street SE

- a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 17-foot improvement within a 20-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. The nearest available stormwater main is a 10-inch main located approximately 200 feet east of the subject property in Salem Heights Avenue SE.

Water

1. Existing Conditions

- a. The subject property is located in the S-1 water service level.
- b. An 8-inch water main is located in Salem Heights Avenue SE. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Salem Heights Avenue SE.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 – Landslides.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) 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

Finding—The existing condition of Salem Heights Avenue SE does not meet current standards for its classification of street per the Salem TSP. The applicant shall convey for dedication a half-width right-of-way of 30 feet to Collector street standards as specified in the PWDS and based on a rational nexus calculation. The applicant shall construct a half-street improvement to Collector "B" street standards as specified in the Commercial-Vista Corridor Project, PWDS, and consistent with the provisions of SRC Chapter 803. The applicant has the option of paying a fee-in-lieu of construction of these improvements pursuant to SRC 200.405 because additional portions are required to be constructed in order to have an operational, fully-functioning, public improvement. The applicant's engineer submitted an estimate of \$14,053 for the boundary street improvements along Salem Heights Avenue SE, and \$8,180 for stormwater improvements, totaling \$22,233 in fee-in-lieu payments.

Condition: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Salem Heights Avenue SE.

Condition: Construct a half-street improvement along the frontage of Salem Heights Avenue SE to Collector street standards, including extension of a public storm main; or pay a fee-in-lieu of construction totaling \$22,233.

The existing condition of Crawford Street SE does not meet current standards for its classification of street per the Salem TSP. The applicant has submitted a request for an Alternative Street Standard due to the existing condition of Crawford Street SE and current conditions of development along the street. The existing street serves 15 properties, which are fully developed. The proposal is authorized as an Alternative Street Standard pursuant to SRC 803.065(a)(1) because... *“existing development or physical constraints make compliance with the standards set forth in this chapter impracticable.”* In lieu of providing street improvements and right-of-way dedication, the applicant proposes to improve pedestrian access by constructing a pedestrian accessway within a public easement along the frontage of the property. The proposal will provide for safe pedestrian access to serve the proposed development and existing development.

Condition: Construct a minimum 5-foot-wide pedestrian access route along the entire frontage of Crawford Street SE within a public access easement.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The proposed driveway onto Crawford Street SE provides for safe turning movements into and out of the property. In order to provide for the safe and efficient movement of vehicles, bicycles, and pedestrians in the area, the applicant has proposed to provide a pedestrian access route along the frontage of Crawford Street SE within a public access easement on the subject property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The Public Works Department has reviewed the applicant’s preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas. The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

Condition: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

In conjunction with the estimated cost of \$14,053 as a fee-in-lieu for the street improvements, the engineer also submitted an estimated cost of a fee-in-lieu of stormwater improvements totaling \$8,180. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Prepared by: Laurel Christian, Program Coordinator
cc: File

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-DR21-36**PROJECT ADDRESS:** 226 Salem Heights Ave SE, Salem OR 97302**AMANDA Application No.:** 21-119877-RP, 21-121552-ZO, 21-119878-DR**COMMENT PERIOD ENDS:** January 6, 2022**SUMMARY:** A proposal to demolish existing single-family homes and develop 10 new apartment units (2 duplex & 2 triplex).**REQUEST:** A consolidated Class 3 Site Plan Review and Class 1 Design Review to replace an existing single-family dwelling with 10 new apartment units, garages, parking spaces, and associated site improvements, with Class 2 Adjustments to:

- 1) Exceed the maximum of 18 spaces allowed within one-quarter mile of the Core Network by 11 percent and provide 20 parking spaces accessed from Crawford Street SE; and
- 2) Reduce the landscaped setback for a portion along the east property line from 10 feet to 6 feet to accommodate a turnaround area at the end of the drive aisle.

The subject property is approximately 0.39 acres, zoned RM-II (Multiple Family Residential) and located at 226 Salem Heights Avenue SE - 97302 (Marion County Assessors Map and Tax Lot 083W03BD / 9100).

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, January 6, 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: Jamie Donaldson, CD Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

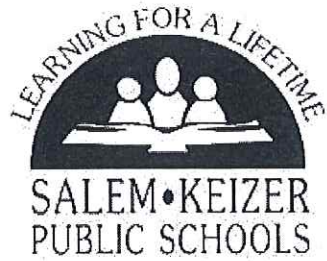
For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

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: See attached

Name/Agency: Salem-Keizer Public Schools, Planning and Property Services
 Address: 3630 State Street, Salem OR 97301
 Phone: David Fridenmaker, Manager
 Email: 503-399-3335
 Date: 1-5-22

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



DAVID FRIDENMAKER, Manager
Facility Rental, Planning, Property Services
3630 State Street, Bldg. C • Salem, Oregon 97301-5316
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

January 5, 2022

Jamie Donaldson, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. Salem Case No. SPR-ADJ-DR21-36, 226 Salem Heights Ave SE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Salem Heights	Elementary	K thru 5
Crossler	Middle	6 thru 8
Sprague	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Salem Heights	Elementary	274	406	67%
Crossler	Middle	828	969	85%
Sprague	High	1,857	1,820	102%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	10	MF	0.201	2
Middle			0.077	1
High			0.084	1

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Salem Heights	Elem.	274	11	2	13	406	71%
Crossler	Mid.	828	28	1	29	969	88%
Sprague	High	1,857	47	1	48	1,820	105%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Salem Heights	Elementary	Walk Zone
Crossler	Middle	Eligible for School Transportation
Sprague	High	Eligible for School Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	2	\$64,220	\$128,440
Middle	1	\$76,882	\$76,882
High	1	\$89,544	\$89,544
TOTAL			\$294,866

Table 6

*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2021 Third Quarter.

Sincerely,



David Fridenmaker, Manager
Planning and Property Services

c: David Hughes, Director – Custodial, Property and Auxiliary Services, T.J. Crockett, Director of Transportation