



# 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.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. SPR-ADJ-DR22-15
<b>PROPERTY LOCATION:</b>	701 Lockwood Ln S, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	March 10, 2022
<b>PROPOSAL SUMMARY:</b>	A proposal to construct a new eight-unit apartment building at an existing apartment development, for a total of 20 dwelling units.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, March 24, 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.</b>
<b>CASE MANAGER:</b>	<b>Brandon Pike, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: <a href="mailto:bpik@cityofsalem.net">bpik@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Sunnyslope Neighborhood Association, Evan White, Land Use Chair; Phone: 503-585-4814; Email: <a href="mailto:epwhitehouse@comcast.net">epwhitehouse@comcast.net</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	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: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	CAS West LLC(Terrence "Chris" Blackburn, Sean Blackburn)
<b>APPLICANT(S):</b>	Britany Randall on behalf of Chris Blackburn
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application containing a Class 3 Site Plan Review and Class 1 Design Review for the development of a new eight-unit apartment building at an existing apartment development, with associated site improvements. The application includes Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> <li>1) Reduce the minimum setback between the proposed building and the north property line from 26 feet to 10 feet;</li> <li>2) Reduce the minimum setback between the proposed building and the west property line from 26 feet to 14 feet, 9 inches;</li> <li>3) Eliminate the required screening along the property line south of the proposed building; and</li> <li>4) Eliminate the required pedestrian connections throughout the development site.</li> </ol> <p>The subject development site is approximately 0.7 acres in size, zoned RM-II (Multiple Family Residential), and located at 701 Lockwood Lane S (Marion County Assessor map and tax lot numbers: 083W09AB / 900 and 3300)."</p>
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	<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 <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. Just enter the permit number listed here: 22 102748</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-DR22-15

**PROJECT ADDRESS:** 701 Lockwood Ln S, Salem OR 97302

**AMANDA Application No.:** 22-102748-RP, 22-102750-ZO, 22-102749-DR

**COMMENT PERIOD ENDS:** March 24, 2022

**SUMMARY:** A proposal to construct a new eight-unit apartment building at an existing apartment development, for a total of 20 dwelling units.

**REQUEST:** A consolidated application containing a Class 3 Site Plan Review and Class 1 Design Review for the development of a new eight-unit apartment building at an existing apartment development, with associated site improvements. The application includes Class 2 Adjustment requests to:

- 1) Reduce the minimum setback between the proposed building and the north property line from 26 feet to 10 feet;
- 2) Reduce the minimum setback between the proposed building and the west property line from 26 feet to 14 feet, 9 inches;
- 3) Eliminate the required screening along the property line south of the proposed building; and
- 4) Eliminate the required pedestrian connections throughout the development site.

The subject development site is approximately 0.7 acres in size, zoned RM-II (Multiple Family Residential), and located at 701 Lockwood Lane S (Marion County Assessor map and tax lot numbers: 083W09AB / 900 and 3300).

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 24, 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:** Brandon Pike, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326; E-Mail: [bpik@cityofsalem.net](mailto:bpik@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**

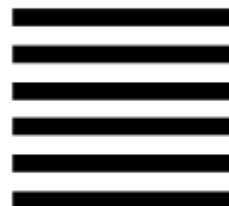


POSTAGE WILL BE PAID BY ADDRESSEE

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

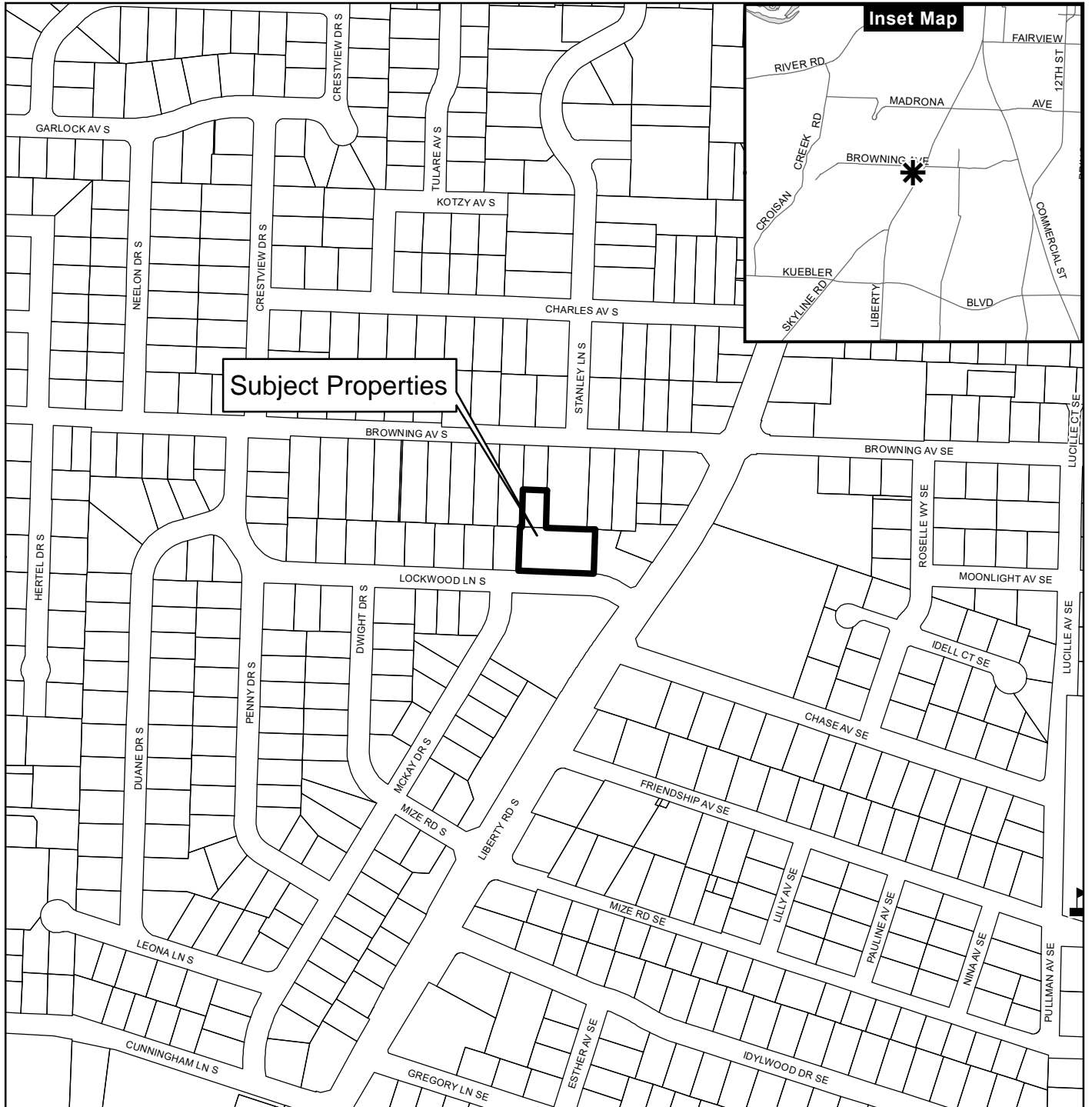


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



# Vicinity Map

## 701 Lockwood Lane S



### 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.

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.



SITE GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.

3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.

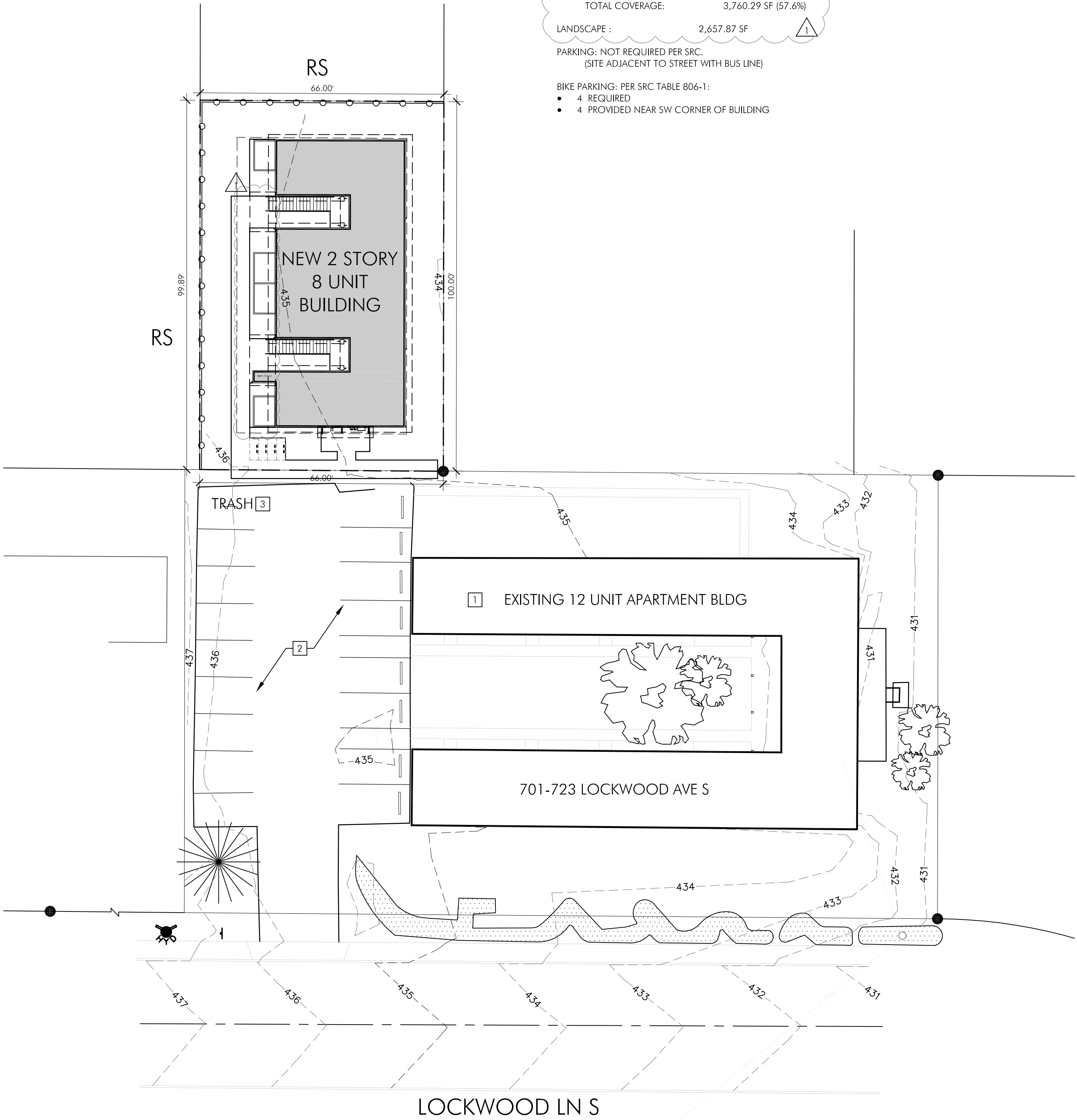
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.

6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE ELEMENTS.

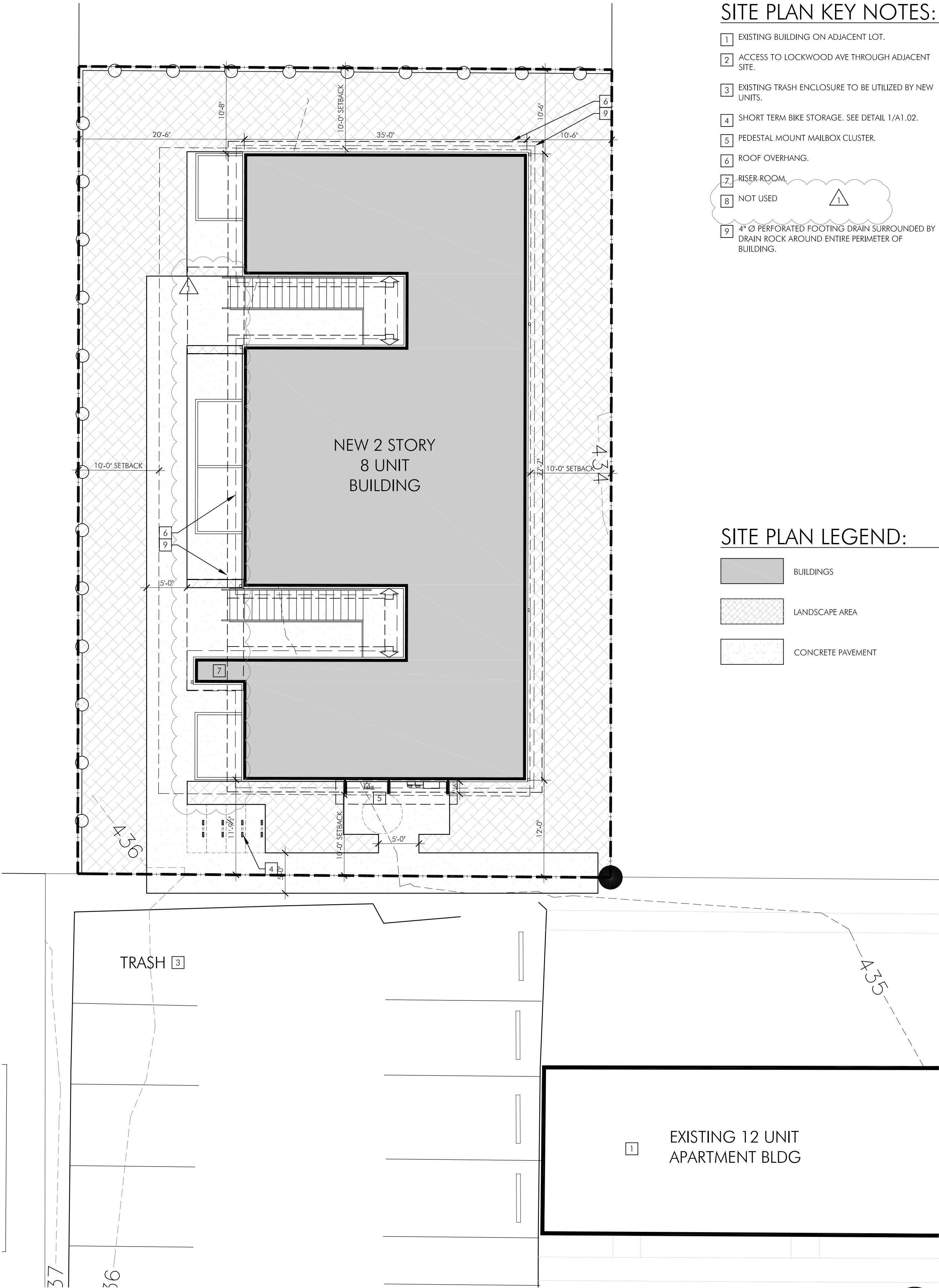
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SUMMARY TABLE

SCOPE: NEW 2 STORY APARTMENT BUILDING, WITH 8 UNITS, AND ASSOCIATED SITE IMPROVEMENTS.			
ZONE: RM2			
EXISTING SITE AREA:	6,534 SF	(0.15 ACRES)	
REDEVELOPED SITE AREA:	6,534 SF	(0.15 ACRES)	
TOTAL BUILDING AREA:			
MAIN FLOOR:	2,376.75 SF		
SECOND FLOOR:	2,358.75 SF		
MAX COVERAGE: 3,920.40 SF (60%) (PER SRC TABLE 514-6)			
NEW BUILDING FOOTPRINT:			
BUILDING:	2,376.75 SF		
2ND FLOOR DECKS:	196.00 SF		
STAIR WELLS:	356.66 SF		
BUILDING COVERAGE:	2,929.41 SF (44.8%)		
IMPERVIOUS SURFACE: 830.88 SF			
TOTAL COVERAGE:	3,760.29 SF (57.6%)		
LANDSCAPE : 2,657.87 SF			
PARKING: NOT REQUIRED PER SRC. (SITE ADJACENT TO STREET WITH BUS LINE)			
BIKE PARKING: PER SRC TABLE 806-1:			
• 4 REQUIRED			
• 4 PROVIDED NEAR SW CORNER OF BUILDING			



1 OVERALL SITE PLAN



2 ENLARGED SITE PLAN

SITE PLAN KEY NOTES:

1. EXISTING BUILDING ON ADJACENT LOT.

2. ACCESS TO LOCKWOOD AVE THROUGH ADJACENT SITE.

3. EXISTING TRASH ENCLOSURE TO BE UTILIZED BY NEW UNITS.

4. SHORT TERM BIKE STORAGE. SEE DETAIL 1/A1.02.

5. PEDESTAL MOUNT MAILBOX CLUSTER.

6. ROOF OVERHANG.

7. RISER ROOM.

8. NOT USED

9. 4" Ø PERFORATED FOOTING DRAIN SURROUNDED BY DRAIN ROCK AROUND ENTIRE PERIMETER OF BUILDING.

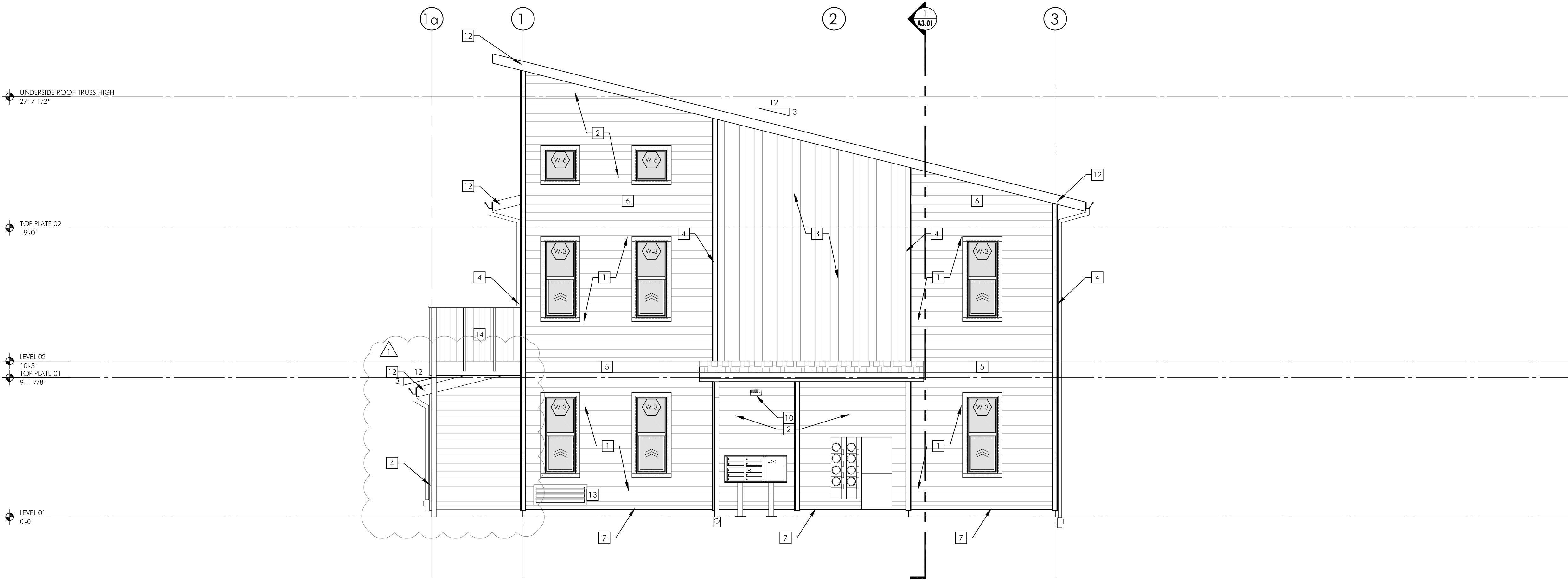
SITE PLAN LEGEND:

- BUILDINGS

LANDSCAPE AREA

CONCRETE PAVEMENT





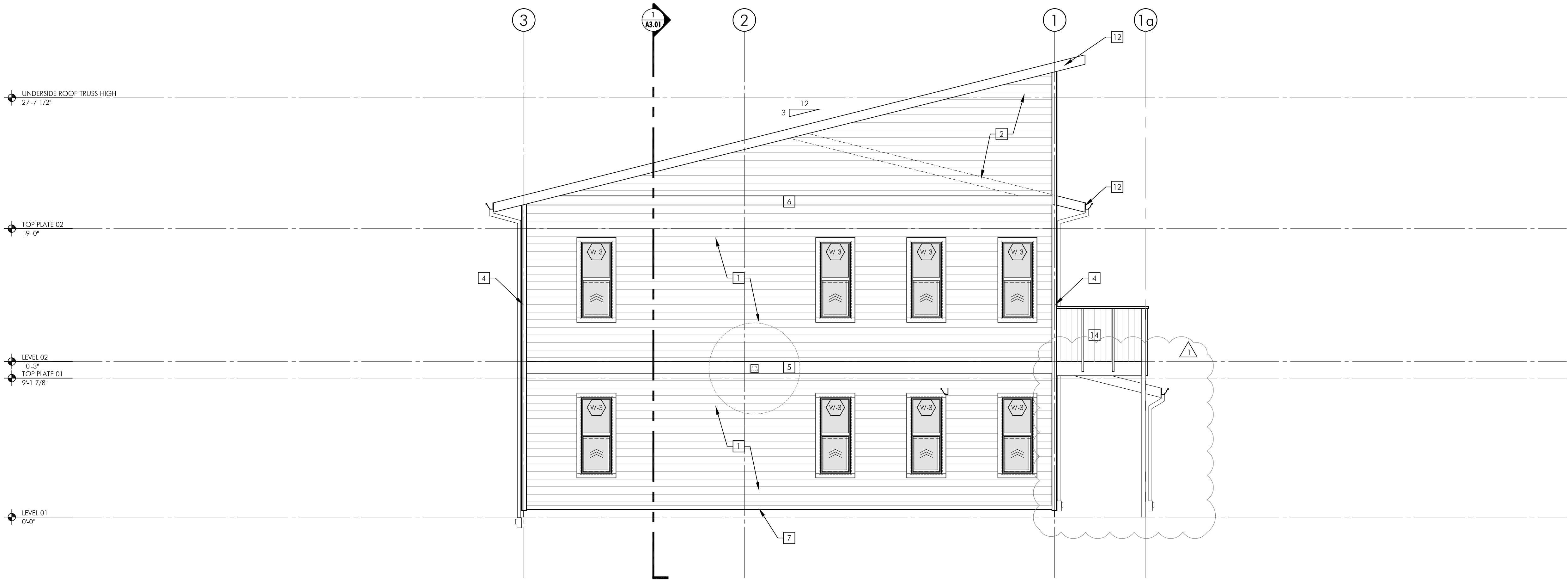
1 SOUTH ELEVATION



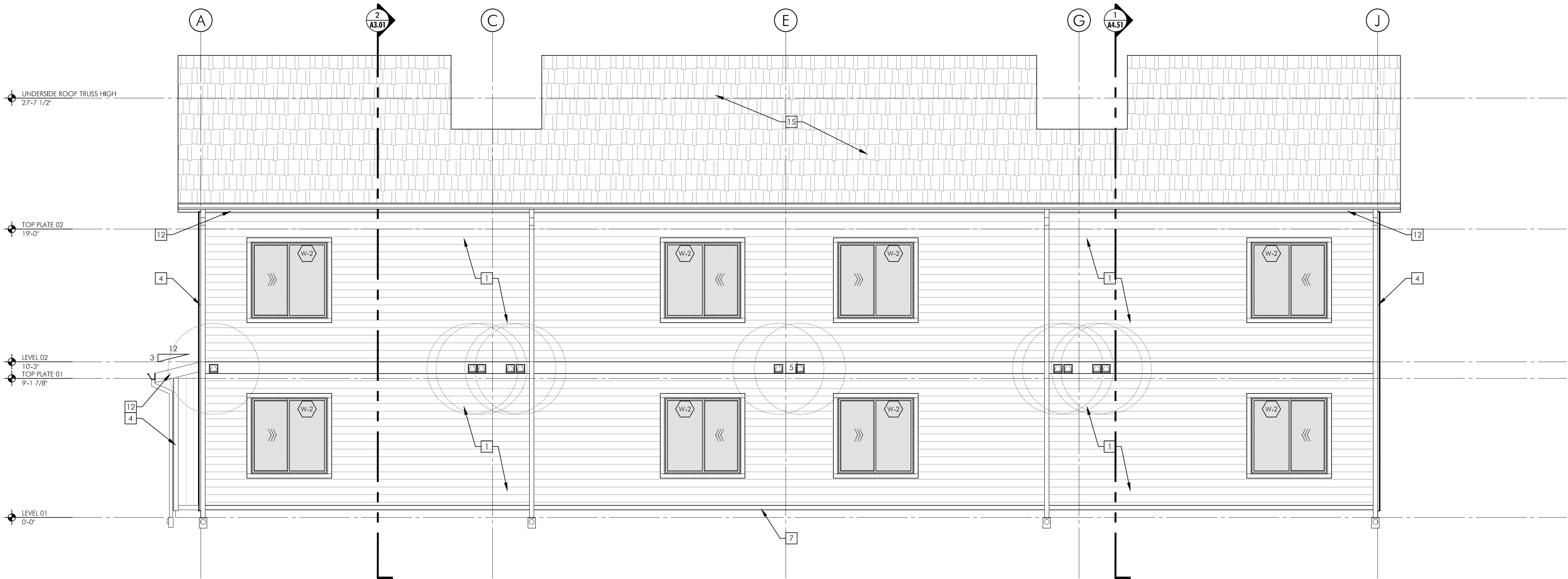
2 WEST ELEVATION

ELEVATION NOTES:

- 1 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: PEPPERCORN, SW7674
- 2 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: CLASSIC FRENCH GRAY, SW0077
- 3 VERTICAL FIBER CEMENT BOARD & BATT, COLOR: BRICK PAVER, SW7599
- 4 3/4" TRIM BOARD AT ALL EXTERIOR CORNERS AND AROUND ALL OPENINGS, COLOR: BLACK MAGIC, SW6991
- 5 9/4" TRIM BOARD, COLOR: BLACK MAGIC, SW6991
- 6 7/4" TRIM BOARD, COLOR: BLACK MAGIC, SW6991
- 7 3/2" TRIM BOARD, COLOR: BLACK MAGIC, SW6991
- 8 FIBER CEMENT PANEL SIDING, COLOR: PEPPERCORN, SW7674
- 9 STAIR LANDING GUARDRAIL, SEE DETAIL 3/ A4.52
- 10 WALL PACK LIGHT. SEE LIGHT SCHEDULE ON A6.01
- 11 FIBERGLASS CLAD ENTRY OR PATIO DOOR, PAINTED, COLOR: ACCENT COLOR, TBD
- 12 2x8 WOOD FASCIA BOARD, PAINTED, COLOR: BLACK MAGIC, SW6991
- 13 PTHP UNIT
- 14 WOOD BALCONY PER STRUCTURAL MIN 42" HEIGHT FOR GUARDRAILS. PROVIDE CORRUGATED METAL PANELS WITH VERTICAL SUPPORTS MAX 4'-0" APART
- 15 COMPOSITION SHINGLE ROOFING
- 16 NOT USED
- 17 NOT USED



1 NORTH ELEVATION



2 EAST ELEVATION

ELEVATION NOTES:

- 1 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: PEPPERCORN, SW7674
- 2 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: CLASSIC FRENCH GRAY, SW0077
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- 9 STAIR LANDING GUARDRAIL, SEE DETAIL 3/ A4.52
- 10 WALL PACK LIGHT. SEE LIGHT SCHEDULE ON A6.01
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- 15 COMPOSITION SHINGLE ROOFING
- 16 NOT USED
- 17 NOT USED

STUDIO  
3  
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503.390.6500  
www.studio3architecture.com

REGISTERED ARCHITECT  
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SALEM, OREGON  
STATE OF OREGON  
IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2020-051  
DATE: 28 JAN 2022  
REVISIONS  
1 03-03-2022 CITY COMMENTS

NEW APARTMENT BUILDING:  
LOCKWOOD  
725 LOCKWOOD LANE S, SALEM, OREGON

SHEET  
A2.01