



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.

| | |
|-----------------------------------|--|
| CASE NUMBER: | Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR22-17 |
| PROPERTY LOCATION: | 4700 Block of Battle Creek Rd SE, Salem OR 97302 |
| NOTICE MAILING DATE: | March 17, 2022 |
| PROPOSAL SUMMARY: | A proposal to construct a new 200-unit apartment complex. |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, March 31, 2022. 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. |
| CASE MANAGER: | Kyle Kearns, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2313; E-mail: kkearns@cityofsalem.net |
| NEIGHBORHOOD ASSOCIATION: | <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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net . |
| ACCESS: | The Americans with Disabilities Act (ADA) accommodations will be provided on request. |
| CRITERIA TO BE CONSIDERED: | 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 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria. |

| | |
|-----------------------------|--|
| PROPERTY OWNER(S): | Boulder Hill LLC (Carol Gress, Murray Nunn, Robert Nunn, Linda Schaefer, Nunn Winship, Kathryn Young) |
| APPLICANT(S): | Brandie Dalton on behalf of Westwoodd Homes LLC (Richard Tood Boyce, Bill Wagoner, Todd Boyce) |
| PROPOSAL REQUEST: | <p>A consolidated application containing a Class 3 Site Plan Review and Class 1 Design Review for the development of a new apartment complex with associated site improvements, a Class 2 Driveway Approach Permit to allow driveway access onto Battle Creek Road SE, and Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) Reduce the setback required when development sites about Residential Agriculture (RA) or Residential Single Family (RS) zoned land as required pursuant to SRC 702.020(e)(2); 2) Remove the requirement that 40-percent of the buildings be placed at the setback line for sites that have 75-feet of buildable width as required pursuant to SRC 702.020(e)(4); and 3) Remove the pedestrian connections required from each building entrance facing a to the adjacent street and the requirement that the building entrance be oriented towards the street as required pursuant to SRC 702.020(e)(5); <p>The subject property is approximately 12.87 acres in size, zoned RM-II (Multiple Family Residential-II), and located in the 4700 Block of Battle Creek Road SE (Marion County Assessor map and tax lot number(s): 083W11D / 00601).</p> |
| APPLICATION PROCESS: | <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> |
| MORE INFORMATION: | All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 21 119893. Paper copies can be obtained for a reasonable cost. |

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 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR22-17

PROJECT ADDRESS: 4700 Block of Battle Creek Rd SE, Salem OR 97302

AMANDA Application No.: 21-119893-RP, 21-119896-ZO, 21-119895-ZO, 21-120142-DR

COMMENT PERIOD ENDS: March 31, 2022

SUMMARY: A proposal to construct a new 200-unit apartment complex.

REQUEST: A consolidated application containing a Class 3 Site Plan Review and Class 1 Design Review for the development of a new apartment complex with associated site improvements, a Class 2 Driveway Approach Permit to allow driveway access onto Battle Creek Road SE, and Class 2 Adjustment requests to:

- 1) Reduce the setback required when development sites about Residential Agriculture (RA) or Residential Single Family (RS) zoned land as required pursuant to SRC 702.020(e)(2);
- 2) Remove the requirement that 40-percent of the buildings be placed at the setback line for sites that have 75-feet of buildable width as required pursuant to SRC 702.020(e)(4); and
- 3) Remove the pedestrian connections required from each building entrance facing a to the adjacent street and the requirement that the building entrance be oriented towards the street as required pursuant to SRC 702.020(e)(5);

The subject property is approximately 12.87 acres in size, zoned RM-II (Multiple Family Residential-II), and located in the 4700 Block of Battle Creek Road SE (Marion County Assessor map and tax lot number(s): 083W11D / 00601).

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 31, 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: Kyle Kearns, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2313; E-Mail: kkearns@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



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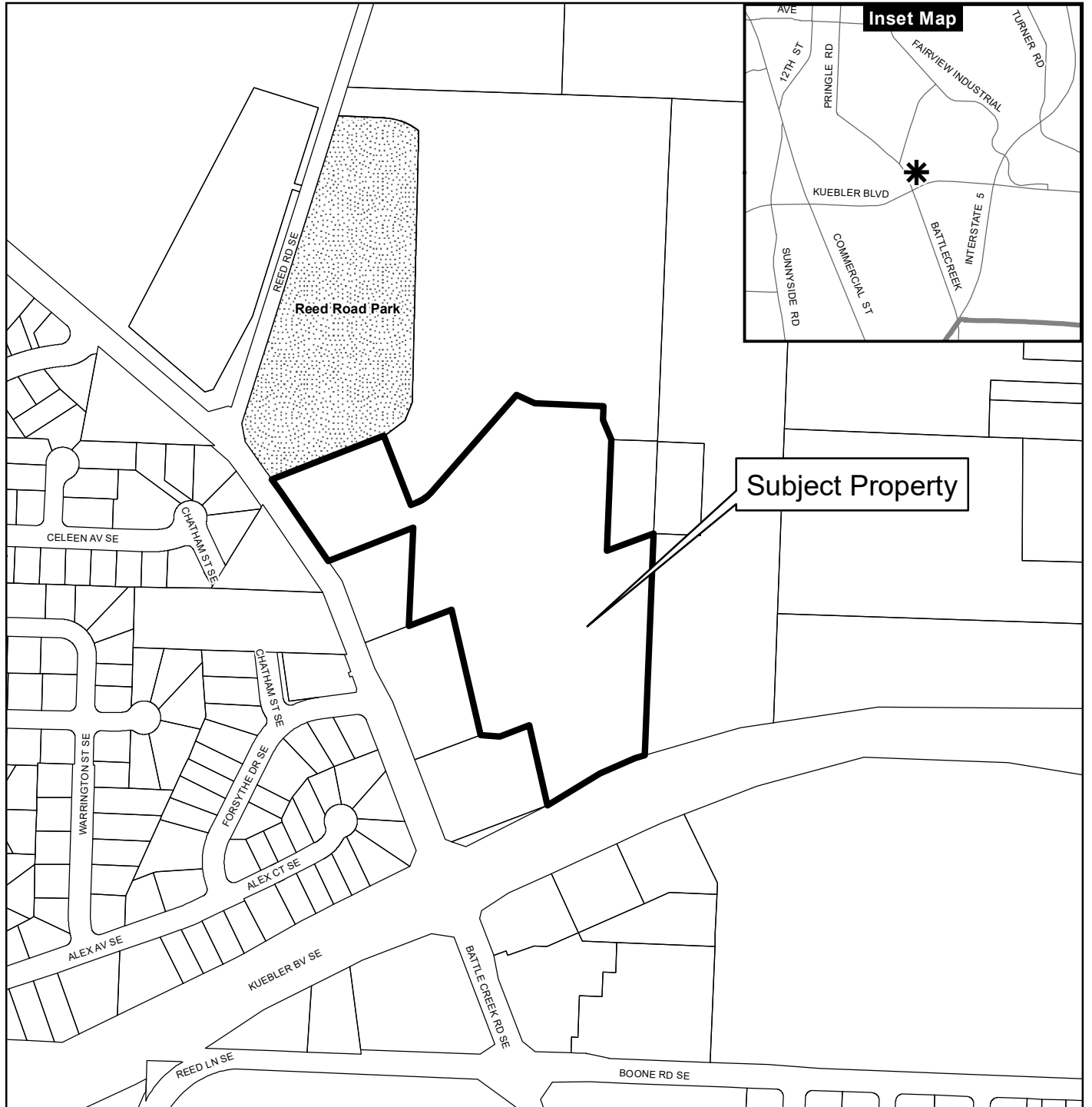
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

4700 Block of Battle Creek Road SE



Legend

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

CITY OF Salem

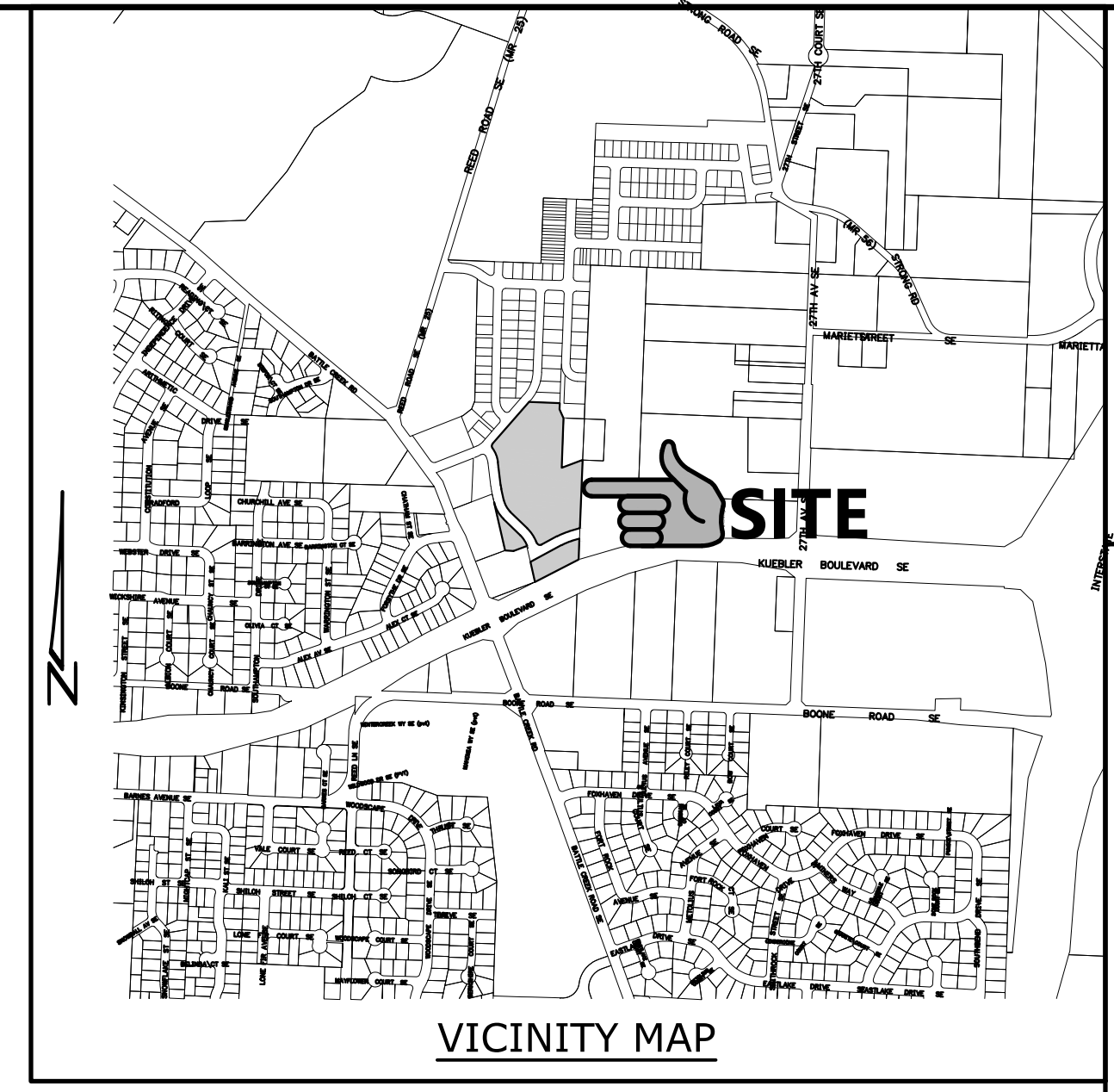
 AT YOUR SERVICE

 Community Development Dept.

0 100 200 400 Feet



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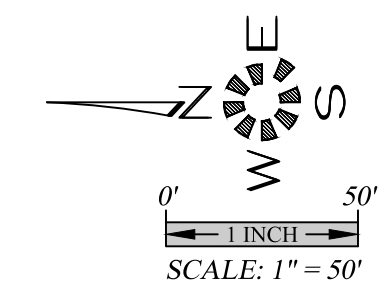


COBURN APARTMENTS

SEC. 11, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

WESTWOOD HOMES, LLC
12700 NW CORNELL ROAD
PORTLAND, OREGON 97229



NOT INCLUDED
FUTURE DEVELOPMENT

SHEET INDEX

| | |
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| SDR8 | PRIVATE DOMESTIC WATER PLAN |
| SDR9 | PRIVATE FIRE SERVICE PLAN |
| 201 | PUBLIC SANITARY SEWER PLAN |
| 301 | PUBLIC STORM DRAIN PLAN |
| 401 | PUBLIC STREET PLAN - M STREET |
| 402 | PUBLIC STREET PLAN - O STREET |
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| A6.8 | BUILDING ELEVATIONS |
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| A8.4 | MIDDLE & UPPER FLOOR PLAN |
| A8.9 | BUILDING ELEVATIONS |

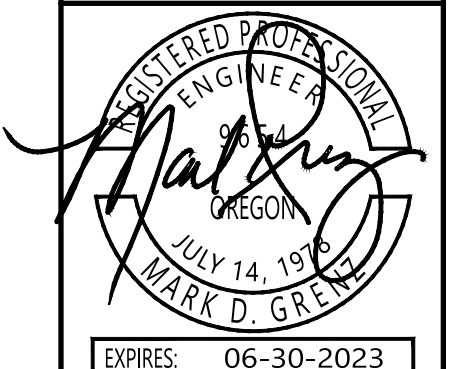
MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH: (503) 363-9227 FAX (503) 364-1360
www.multiproject.com info@multiproject.com

COVER SHEET

COBURN APARTMENTS

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WITHOUT WRITTEN
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DIMENSIONS & NOTES TAKE
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Design: M.D.G.
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Checked: J.J.G.
Date: APR. 2021
Scale: AS SHOWN



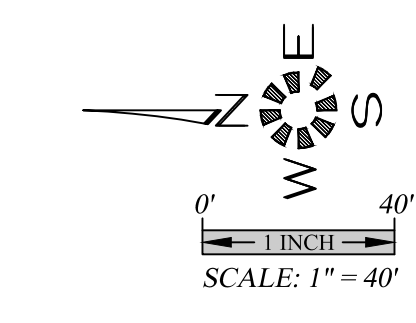
EXPIRES: 06-30-2023

JOB # 7192

SDR1

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 ENGINEERING SERVICES, INC.
 1155 13TH ST., S.E. SALEM, OR. 97302
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 www.multitechinc.com email: info@multitechinc.com

**EXISTING
 CONDITIONS
 PLAN**

COBURN APARTMENTS

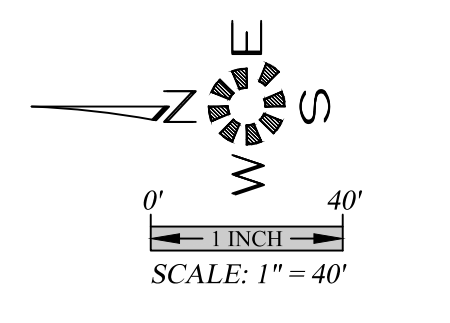
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 Checked: J.J.G.
 Date: APR 2021
 Scale: AS SHOWN

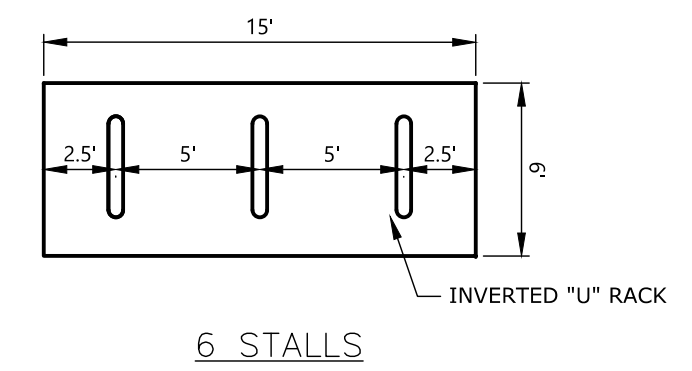
REGISTERED PROFESSIONAL
 ENGINEER

 JULY 14, 1978
 MARK D. GREEN
 EXPIRES: 06-30-2023

JOB # 7192
SDR2

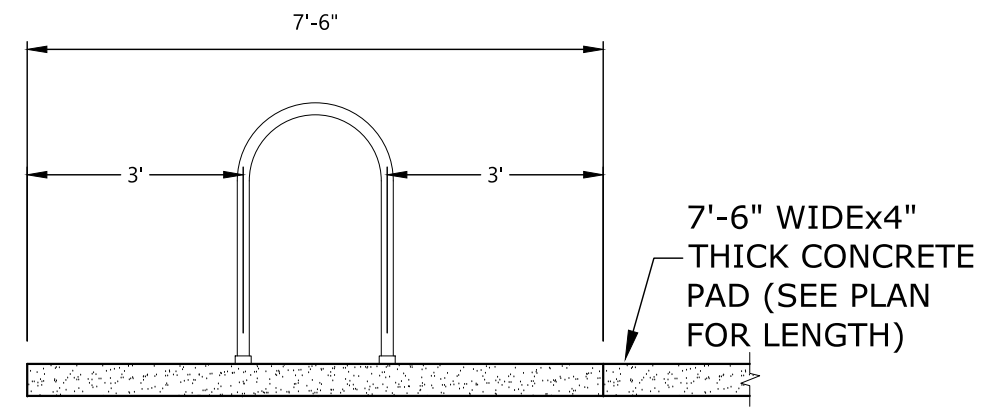


NOT INCLUDED
FUTURE DEVELOPMENT

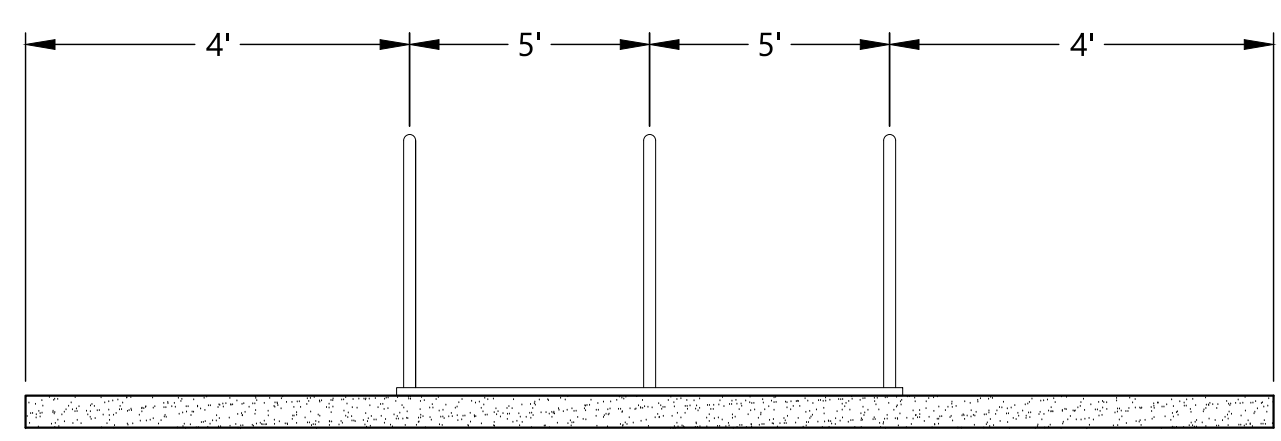


6 STALLS

TYPICAL BICYCLE RACKS
NTS



BIKE RACK SECTION
-NTS-



BIKE RACK SECTION
-NTS-

SEE SITE PLAN FOR
NUMBER OF RACKS AND
LENGTH.

- ||||| - 6 BICYCLE SPACES
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ⊙ - POLE LITE MAX. 14' IN HEIGHT
- ⊙ - POST LITE MAX. 5' IN HEIGHT
- MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS

****** THIS LOWER FLOOR UNIT IN BLD. #3, BLD. #6, BLD. #13, & BLD. #17 IS TO BE A TYPE A UNIT IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE A TYPE B UNIT IN ACCORDANCE WITH THE 2010 OSSC SEC. 1107.6.2.1.2.

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANS1 A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANS1 A117.1.

- 200 TOTAL APARTMENT UNITS
- 36 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
- 24 TYPE "B" 2-Bd, 2-Ba (1,029 S.F.) UNITS
- 38 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 12 TYPE "F" 3-Bd, 2-Ba (1,210 S.F.) UNITS
- 90 TYPE "G" 2-Bd, 2-Ba (1,051 S.F.) UNITS

- 351 TOTAL PARKING STALLS
- 232 STANDARD STALLS
- 110 COMPACT STALLS
- 24 BICYCLE SPACES
- 9 HANDICAP STALLS
- 1 LOADING ZONE

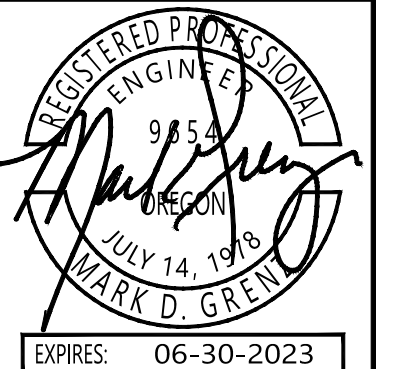
- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 2 REC/PLAY AREA
- 3 TRASH
- 3 U.S. MAIL BOX AREA

SITE PLAN

COBURN APARTMENTS

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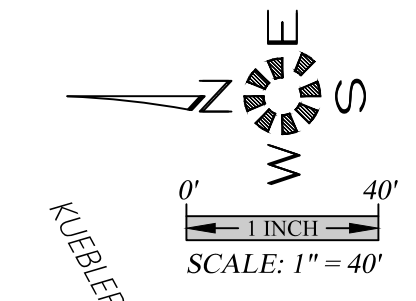
71929 - 5043-SITE
Design: M.D.G.
Drawn: J.N.S.
Checked: J.J.G.
Date: APR 2021
Scale: AS SHOWN



EXPIRES: 06-30-2023

JOB # 7192
SDR3

I:\7192\Coburn_Apts\Site\7192-5043-SITE.dwg, 5/28/21 10:51:15 AM, TDUH



OPEN SPACE PLAN

COBURN APARTMENTS

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 Date: APR 2021
 Scale: AS SHOWN

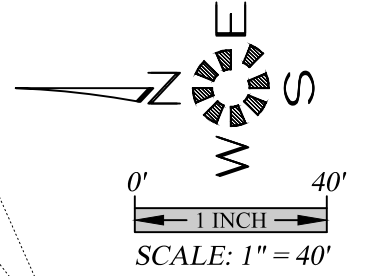


EXPIRES: 06-30-2023
 JOB # 7192

SDR4

- COMMON OPEN SPACE
- COMMON OPEN SPACE W/IN BUILDING SETBACKS

| | |
|------------------------------------|-------------------------|
| SITE TOTALS: | |
| TOTAL AREA | 374,493 S.F. (8.60 AC.) |
| OPEN SPACE: | |
| COMMON OPEN SPACE | 173,865 S.F. (46.43%) |
| WITHIN PERIMETER BUILDING SETBACKS | 36,285 S.F. (9.69%) |
| PERVIOUS AREA | |
| LANDSCAPE AREA | 116,113 S.F. |
| LANDSCAPE W/IN PERIMETER SETBACKS | 36,285 S.F. |
| LANDSCAPE W/IN PARKING | 7,044 S.F. |
| IMPERVIOUS AREA | |
| PARKING & DRIVEWAY | 116,011 S.F. |
| SIDEWALK | 29,922 S.F. |
| BUILDINGS | 69,118 S.F. |



GRADING PLAN

COBURN APARTMENTS

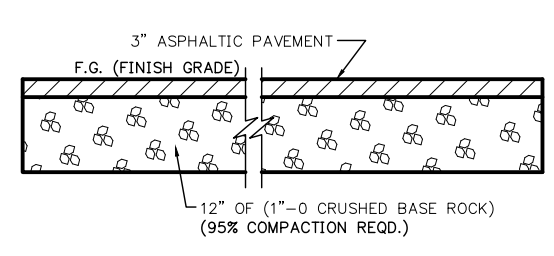
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71929 5084-000
 Design: M.D.G.
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 Date: APR 2021
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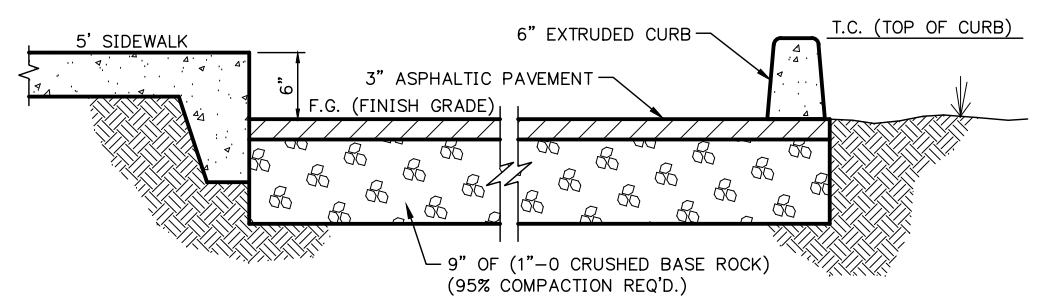


EXPIRES: 06-30-2023
 JOB # 7192

SDR5



TYPICAL DRIVE AISLE SECTION
 -NTS-



TYPICAL SIDEWALK AND DRIVE WAY SECTION
 -NTS-

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