

March 18, 2022

To: Neighborhood Associations

Morningside <https://www.cityofsalem.net/morningside-neighborhood-association>

Chair: Pamela Schmidling (sidrakdragon@live.com)

Land use chair: Geoffrey James (geoffreyjames@comcast.net)

Faye-Wright <https://www.cityofsalem.net/Pages/faye-wright-neighborhood-association.aspx>

Chair: Blake Shelide (bshelide@gmail.com)

Land use chair: Sue Hecox (sjhecox@msn.com)

SG Architecture, LLC is representing the Business Owner JJS, Holdings, LLC. For a **Class 3 Adjustment** located 3514 Commercial Street SE. Salem OR 97301.

This project was approved on January 3, 2022, under a Class 2 Site Plan Review (21-115171-RP). This adjustment request is to re-locate the required pedestrian connection per SRC 800.065(a)(1)(b) at the Transit Stop located at Madrona Ave SE.

City code requires that a pedestrian path needs to be located onto the property no further than 20-feet from transit route street that has a transit stop per SRC 800.065(a)(1)(b).

Currently Approved

Pedestrians would be required to walk down a newly constructed steep sidewalk ramp (+/- 10%) from the backside of public sidewalk Transit Stop. This is also challenging due to the proposed sidewalk needs to meet up flush with existing public sidewalk street elevation that continues to climb heading east Madrona Ave SE.

Pedestrians would then walk across a severely sloped driveway with average slopes of 8.5%-13% from the furthest point of the property and proceed to walk behind the building and maneuver around a 6-foot-high building compressor screen wall with limited visibility to onsite vehicle traffic. This path lacks the safe traveling environment for pedestrians to building front door thus putting the location undesirable thus the request for an adjustment to the code.

Adjustment Request

By re-locating this pedestrian connection to the northwest corner of the site along the public sidewalk (See exhibit A) allows for any new concrete sidewalks to constructed with slopes 5% or less, which is more desirable and comfortable for patrons to walk on. This new pedestrian route will provide a much safer environment for pedestrians to travel across a less-severe driveway and provide greater visibility of the surrounding vehicle traffic. This also provides a direct connection to the sidewalk at the front door of the business. A second pedestrian connection has also been provided to the business front door from Commercial Street SE.

For Information Contact:

City of Salem – Planning Division

Attn. Kirsten Straus – Planner

555 Liberty ST. SE – RM 305

Salem OR, 97301 | 503.540.2347 | kstraus@cityofsalem.net

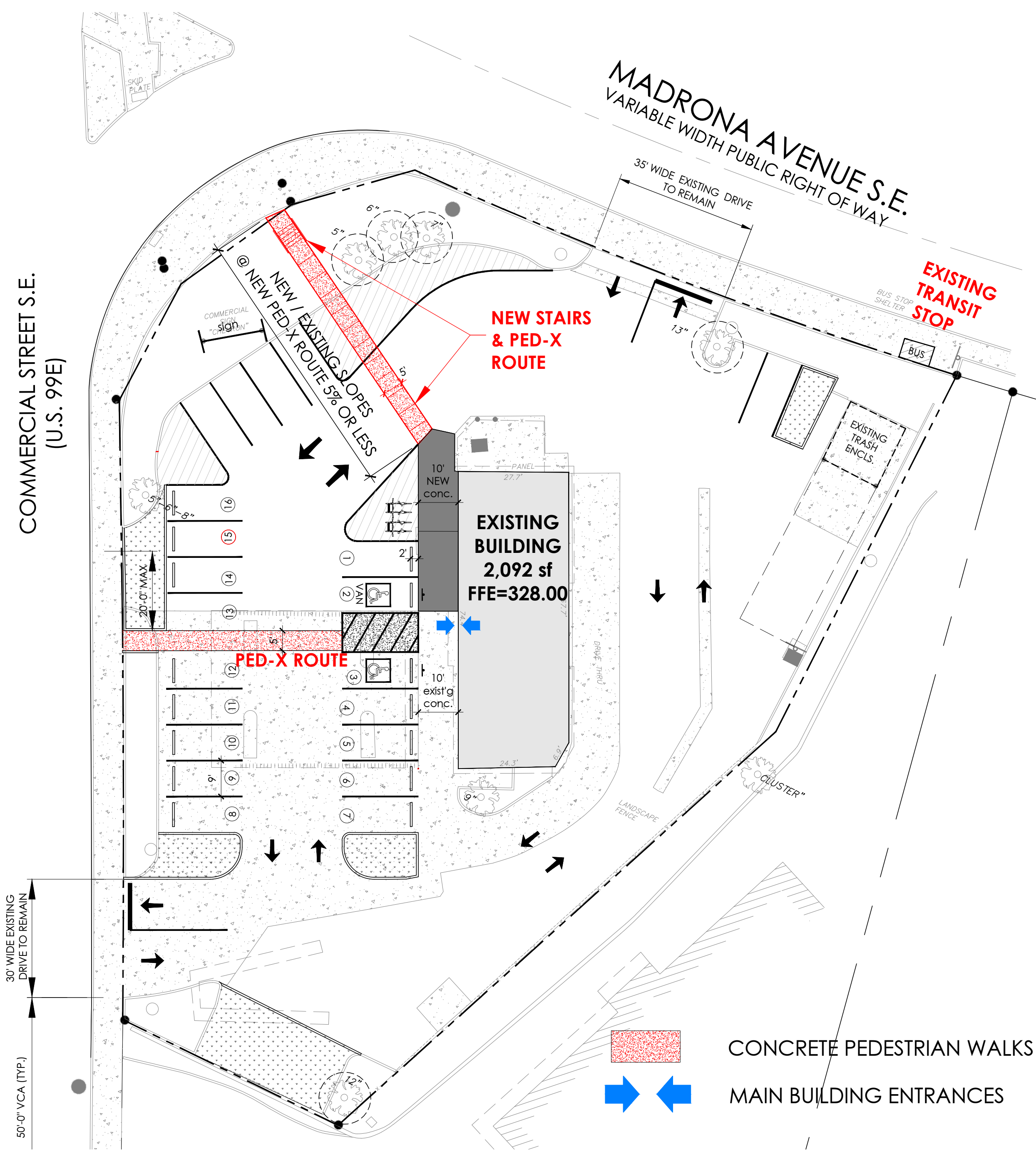
If you have any questions, please contact me at 503-201-0725
kgodwin@sg-arch.net or the City of Salem

Sincerely
SG Architecture, LLC

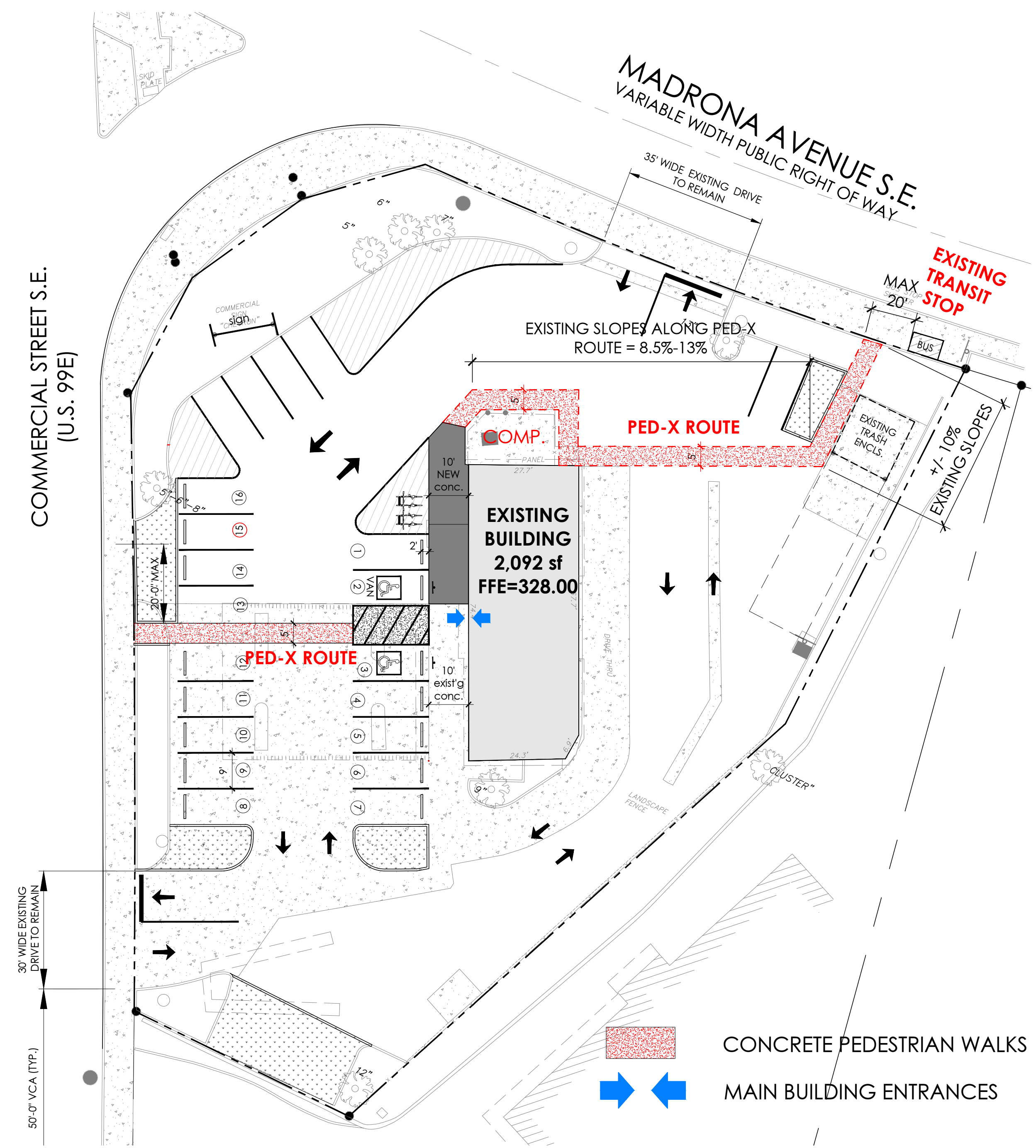


Kevin Godwin - Partner

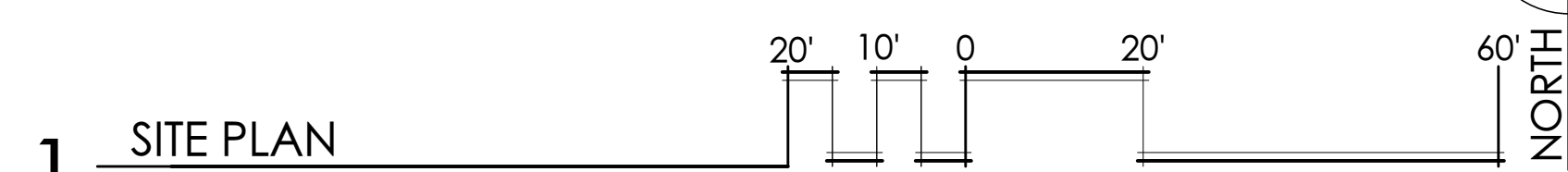
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ADJUSTMENT REQUEST



APPROVED SITE PLAN



SGA
SG ARCHITECTURE, LLC

10940 SW Barnes Road #344
Portland, Oregon 97225
503-201-7025 | 503-347-4685

CLASS 3
SITE PLAN REVIEW
ADJUSTMENT

JJS
HOLDINGS, LLC

JJS HOLDINGS, LLC
18066 NE AIRPORT WAY
PORTLAND, OREGON 97320

SITE & INTERIOR
TENANT IMPROVEMENTS
LOCATED AT THE
EXISTING CHEVRON
FOOD MART
3514 COMMERCIAL STREET SE
SALEM, OR 97302

PROJECT NUMBER:
21-105

ISSUE DATE:
MAR 17, 2022

DRAWN BY:
KG & SS

Revisions:

EXHIBIT
'A'