

MWSH BOONE ROAD PROPERTY LLC

Salem, Oregon

Planning Review Checklist responses for:

21-121613-ZO

21-121614-RP

21-121616-ZO

21-121618-ZO

22-103391-DR

3400 Block of Boone Rd SE

Applicant:

MWSH Boone Road Property LLC

Project:

McKenzie Heights II Apartments / Town Homes

Adjustment to use interior building corridors as common pathways

Submitted:

March 7, 2022

Prepared by:

MWSH Boone Road Property LLC

The applicant is requesting an adjustment to Sec. 702.020(d)(4) parking and site design: to permit interior building corridors as common pathways

“(4) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.”

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

(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.

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

(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.

Applicant Findings:

(A) “The purpose of this requirement is to ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.”

All buildings within the development have direct pedestrian access onto sidewalks. The internal pedestrian circulation system consists of hard 6-foot-wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager’s apartment, and the trash disposal area. The internal system connects the buildings to the public sidewalk system, via the proposed internal sidewalk system.

One of the requirements in SRC 702.020(d)(4) is “To ensure safe pedestrian access to and throughout the development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks”. The proposal still meets the requirement of SRC 702.020(d)(4) by providing a sidewalk connection from within the project to the public sidewalk along “A” Street.

Due to the slope issues on the site, encircling some buildings with pedestrian sidewalks is not possible. Making it very difficult to provide pedestrian connections from and around both sides of each building.

To accommodate the safe pedestrian standard the design of Buildings 5 and 6 the applicant requests a adjustment to utilize the internal building corridors as common pathways, connecting the front and back of each building. Therefore, meeting the requirements and intent of the code.

Proposed pedestrian sidewalk connections are illustrated on the tentative site plan. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas. Therefore, due to the slope conditions on the site the design of Buildings 5 and 6, providing interior corridor common pedestrian pathways through each of these building is equally or better met by the proposal.

(B) This multi-family residential development will provide landscaped areas throughout the site along with interior building corridors, pedestrian paths, and sidewalks throughout. All of which will create a pedestrian friendly development and will have no negative effect on the proposed use or surrounding uses.

(C) This adjustment does not have any effect on the project.

The applicant submits that based on the above information an adjustment to pedestrian access design as set out in SRC702.02(d)(4) is justified.