

Planning Division Comments

Proposal

A pre-application conference to discuss interior tenant improvements for 89,191 square feet of an existing 143,260 square foot retail sales building (Costco), for a new retail sales tenant (At Home), including demolition of partitions walls, restrooms refresh, a new office area, upgrades to the fire sprinkler system, and new LED lighting. Exterior changes include new branding of the primary entrance, painting exterior walls, and an alteration to the existing parking and vehicle use area, on a 13.43-acre property zoned CR (Retail Commercial) and located at 1010 Hawthorne Street SE 97301 (Marion County Assessor Map and Tax Lot 073W3600803).

Past Land Use Decisions

- Partition Case No. PAR91-14: Partition to divide 12.05 acres in to two parcels (2.05 acres, and 10 acres)
- Comprehensive Plan Map / Zone Change Case No. CPC/ZC 92-06: Comprehensive plan change from "Parks, Open Space, and Outdoor Recreation" to "Commercial" and zone change from PA (Public Amusement) to CR (Retail Commercial), for 3.65 acres of the 13.65-acre property.
- Adjustment Case No. ADJ07-06: Adjustment to reduce required off-street parking from 755 spaces to 694 spaces.
- Adjustment Case No. ADJ07-07: Adjustment to reduce the minimum bufferyard from 10 feet to 8 feet adjacent to the north property line and allow vegetation instead of 6-foot fence along north property line.
- Class 3 Site Plan Review and Adjustment Case No. SPR-ADJ16-16: Site Plan Review and Adjustment for expansion of fueling station and parking lot reconfiguration, with adjustments for required setbacks adjacent to a street and 15% landscaping standard.

Public Agency Comments

The following comments (**Attachment 1**) from Jolynn Franke, Transit Planner I, with Cherriots Mass Transit were received:

- Cherriots is in support of:
 - Improved pedestrian and bicycle access to and from the existing structure
 - Improved infrastructure along Mission Street/Highway 22 and/or Hawthorne Avenue SE at the intersection with Mission Street/Highway 22 with the potential to expand service on this section for Hawthorne Avenue SE in the future (see attached map)
 - Improved pedestrian and bicycle infrastructure on these roadways would allow for safer ingress and egress at bus stops for pedestrians, cyclists, and motorists
- Staff Response: The proposal does not appear to trigger any of these development standards (waiting on PW comments). Mission Street SE (North Santiam Highway SE) is classified as a Parkway west of Hawthorne Avenue SE and a Freeway east of Hawthorne Avenue SE and is under ODOT jurisdiction.



RESPONSE TO REQUEST FOR COMMENTS

DATE: Wednesday, October 6, 2021

CASE/APP NUMBER: 21-118113-PA

PROPERTY LOCATION: 1010 Hawthorne Ave SE - 97301

CASE MANAGER: Sally Long, Planner I

Email: sjlong@cityofsalem.net

COMMENTS FROM: Jolynn Franke, Transit Planner I, Cherriots

Email: planning@cherriots.org

COMMENTS: Cherriots would support improved pedestrian and bicycle access to/from the existing structure as well as improved infrastructure along Mission Street/Hwy 22 and/or Hawthorne Ave SE should this development trigger any. Cherriots Route 7 currently serves a bus stop on Hawthorne Ave SE at the intersection with Mission Street/Hwy 22 (see map on next page) with the potential to expand service on this section of Hawthorne Ave SE in the future. Improved pedestrian and bicycle infrastructure on these roadways would allow for safer ingress and egress at bus stops for pedestrians, cyclists, and motorists.

