

**CITY OF SALEM, OREGON
CLASS 2 SITE PLAN REVIEW
1010 HAWTHORNE AVENUE SE**

PROPERTY OWNER: COSTCO WHOLESALE CORPORATION
C/O PROPERTY TAX DEPT 068
999 LAKE DRIVE
ISSAQUAH, WA 98027

APPLICANT: CHRIS RUTLEDGE, AIA
PARKWAY C&A, LP
1000 CIVIC CIRCLE
LEWISVILLE, TX 75067

LOCATION: 1010 HAWTHORNE AVENUE SE
SALEM, OREGON 97301
MTL: 073W360000803

ZONING DESIGNATION: RETAIL COMMERCIAL (CR)

PROPERTY SIZE: +/-13.43 ACRES

AGENT



**RHINE-CROSS GROUP, LLC
112 N 5TH STREET - SUITE 200
PO BOX 909
KLAMATH FALLS, OREGON 97601
(541)-851-9405**

PROJECT OVERVIEW & DESCRIPTION

The +/-13.43 acre property proposed for a new tenant is located within the old Costco. The subject property is located at 1010 Hawthorne Avenue SE, Salem, Oregon. This proposal is requesting Class 2 Site Plan Review.

The old Costco Building, located at 1010 Hawthorne SE was vacated leaving a 143,260 square foot building available for new tenants. The applicant, Chris Rutledge, AIA is proposing to convert the existing building into three, possibly four new retail sales. "At Home" a home goods and furniture store will occupy 89,191 square feet with the remainder square footage of 54,069 not committed to any business at this time, but will remain within the Retail Commercial zoning criteria. No changes to the building footprint are being proposed this this application and site plan review.

Centrally located within the Salem Urban Growth Boundary, this property is ideally situated for retail businesses. The property was created through Minor Partition No. 91-MV and is a legal unit of land. The project is proposing to update the interior through demolition of partition walls, restrooms refresh, addition of a new office area, upgrades to the fire sprinkler system, and new LED lighting. The exterior of the building will include new branding of the primary entrance, painting exterior walls, and alteration of the existing parking and vehicle use area. Two new pedestrian paths are proposed for ease of access to North Santiam Hwy SE.

North of the subject property is zoned Commercial Retail and is the location of the La Quinta Inn and Suites. West of the property is Hawthorne Avenue SE, south is North Santiam Highway SE (Highway 22, Mission Street SE), and east is 20.09 acres zone Public Amusement (PA) providing for open space and an aesthetic addition to the property location.

The building is in a unique location and with the proposed updates and new tenants the applicant is proposing to provide Salem residents with new shopping experiences. A Class 2 Site Plan review is being submitted to complete the updates, add two pedestrian pathways, and once again provide commercial retail services for the community.

SECTIONS

1) LAND USE FORMS

2) DEED-LAND SALES CONTRACT WITH LEGAL
DESCRIPTION

3) TRIP GENERATION ESTIMATE FORM (Submitted to
Salem Traffic Engineer Kevin Hottmann)

4) SITE PLAN CLASS 2

5) SITE PLAN REVIEW FINDINGS OF FACT

6) CHERRIOTTS, ARCHEOLOGY, AND NEIGHORHOOD
ASSOCIATIONS

1010 HAWTHORNE AVENUE SE
SALEM, OREGON
MTL: 073W3600803
RETAIL COMMERCIAL (CR)
COMPREHENSIVE PLAN DESIGNATION: COM-Commercial

1)

LAND USE APPLICATION

1010 HAWTHORNE AVENUE SE

SALEM, OREGON

MTL: 073W3600803

RETAIL COMMERCIAL (CR)

COMPREHENSIVE PLAN DESIGNATION: COM-Commercial



Land Use Application

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

Application type

Please describe the type of land use action requested:

Class 2 Site Plan Review (SRC 220.005)

(For office use only)
Permit #:

Work site location and information

Street address or location of subject property	1010 Hawthorne Avenue SE, Salem, OR 97301
Total size of subject property	13.43 acres
Assessor tax lot numbers	073W360000803 Account ID: 528020
Existing use structures and/or other improvements on site	143,260 sf retail sales building, paved off-street parking, interior roadway.
Zoning	CR (Retail Commercial)
Comprehensive Plan Designation	COM-Commercial
Project description	The proposed project is interior improvements for 89,191 sf for a new retail sales tenant (At Home). Facade will be refashioned, parking spaces will be adjusted and two pedestrian paths added.

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Chris Rutledge, AIA Parkway C&A, LP	1000 Civic Circle Lewisville, TX 75067	(469) 704-3459 crutledge@pkwycon.com
Agent	Rhine-Cross Group, LLC	112 N 5th Street - Suite 200, PO Box 909 Klamath Falls, OR 97601	(541)-851-9405 lani@rc-grp.com
Paid By			

Project information

Project Valuation for Site Plan Review	
Neighborhood Association	
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	3-14-2022 via email. Again 3-20-22 via email.
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	
Have you contacted Salem-Keizer Transit? planning@cherriots.org	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Salem-Keizer Transit contacted	10-14-21 Pre-Application (PRE-AP21-113/21-118113-PA)
Describe contact with Salem-Keizer Transit	Cherriots would support improved pedestrian and bicycle access to/from the existing structure as well as improved infrastructure along Mission St/Hwy 22 and/or Hawthorne Ave SE should this development trigger any. Improved pedestrian and bicycle infrastructure on these roadways would allow for safer ingress and egress at bus stops for pedestrians, cyclists, and motorists.
Type the name and address of the Homeowners Association (If none, type "N/A".)	Southeast Salem Neighborhood Association (SESNA)

Authorization by property owner(s)/applicant

*If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: BUYER, VIA DICKERHOOF PROPERTIES, LLC


Print Name: DARREN DICKERHOOF, MANAGER Date: 3-21-22

Address (include ZIP): P.O. BOX 1800 CORVALLIS OR 97339

Authorized Signature: OWNER
COSTCO WHOLESALE CORPORATION, BY POOL FLY

Print Name: BRUCE COFFEY, AYP/CORP. LOANED Date: 3/21/22

Address (include ZIP): 999 LAKE DR., ISSAQUAH, WA 98027

(For office use only)		
Received by	Date:	Receipt Number:

Not using Internet Explorer?

Save the file to your computer and email to planning@cityofsalem.net.

2)

**RECORDED DEED
LAND SALES CONTRACT WITH
LEGAL DESCRIPTION**

1010 HAWTHORNE AVENUE SE
SALEM, OREGON
MTL: 073W3600803
RETAIL COMMERCIAL (CR)
COMPREHENSIVE PLAN DESIGNATION: COM-Commercial

FORM No. 633—WARRANTY DEED (Individual or Corporate)

OK STEVENS-NI REEL 578 PAGE 64

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEONARD V. RYAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUPER VALU STORES, INC., a Delaware Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Marion and State of Oregon, described as follows, to-wit:

see attached Exhibit "A", made a part hereto

****an easement rec: 8/12/85 Reel 408 page 223; an easement rec: 11/13/85 in Reel 426 page 477; see exhibit "B"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except 1987-88 taxes, a lien but not yet payable; rights of public, riparian owners and of governmental bodies below the high water mark of Mill Creek; access restrictions rec: 7/29/52 in Bk 442 page 99 and in Bk 460 page 462; an easement rec: 6/21/60 in Book 535 page 148; **** and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,750,000.00

②However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ②, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of Oct, 1987;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, } ss.
County of Marion,
Oct 1, 19 87.

Personally appeared the above named Leonard V. Ryan

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL) Charles W. Redden
Notary Public for Oregon
My commission expires: 10-21-90

STATE OF OREGON, County of _____, ss.
19 _____

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____ (If executed by a corporation, affix corporate seal)

Ryan

GRANTOR'S NAME AND ADDRESS
Super Valu Stores, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:
APT - #617210 (Mike)

NAME, ADDRESS, ZIP
Super Value Stores, Inc.
P. O. Box 990
Minneapolis, Minn 55440

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

Title No. 617210

EXHIBIT 'A'

Beginning at an iron rod in the Northerly right of way line of the North Santiam Highway No. 22, said iron rod being 1113.00 feet North 89° 41'30" West and 106.80 feet North 00°35'30" East from the Northeast corner of the Joseph E. Parret Donation Land Claim No. 49 in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said point of beginning also being the Southeast corner of that certain tract of land conveyed to Leonard V. Ryan by deed recorded in Volume 756, page 129, Deed Records for Marion County, Oregon; and running thence North 00°30'36" East along the East line of said Ryan tract, 941.16 feet to an iron rod; thence North 89°29'24" West 379.38 feet to an iron rod in the Easterly right of way line of Hawthorne Avenue; thence South 22°33'46" West along said Easterly line, 709.86 feet to a tack in lead at an angle therein; thence South 22°26'14" East 28.28 feet to an iron rod in the aforesaid Northerly line of the North Santiam Highway; thence South 67°26'14" East along said Northerly line, 685.00 feet to the point of beginning.

OCT 1 1987

11/10/04
[Signature]

EXHIBIT B

1. Rights of the public, riparian owners, and governmental bodies in that portion of the said premises lying below the high water mark of Mill Creek.
2. A Warranty Deed dated July 28, 1952, from Lee V. Ohmart and Willa J. Ohmart, husband and wife, and Rudy F. Calaba and Lillian Calaba, husband and wife, to the State of Oregon, which instrument was recorded on July 29, 1952, in Volume 442, Page 99, Deed Records for Marion County, Oregon, and a Warranty Deed dated February 26, 1954, from Lee V. Ohmart and Willa J. Ohmart, husband and wife, and Rudy F. Calaba and Lillian Calaba, husband and wife, to the State of Oregon, which instrument was recorded in Volume 460, Page 462, Deed Records for Marion County, Oregon.
3. An Easement dated July 31, 1959, from Lee V. Ohmart and Willa J. Ohmart, husband and wife, and Rudy F. Calaba and Lillian Calaba, husband and wife, to Portland General Electric Company, which instrument was recorded June 21, 1960, in Volume 535, Page 148, of the Deed Records of Marion County, Oregon.
4. A Slope Easement dated August 9, 1985, from Leonard Ryan to the City of Salem, Oregon, which instrument was recorded August 12, 1985, at Reel 408, Page 223, of the Records of Marion County, Oregon.
5. A Slope Easement dated September 30, 1985, from Sylvanus Smith, Charles Lake and Robert Perkins to the City of Salem, Oregon, which instrument was recorded on November 13, 1985, at Reel 426, Page 477, of the Records of Marion County, Oregon.

OCT 1 1987

STATE OF OREGON

County of Marion

I hereby certify
that the within was
received and duly
recorded by me in
Marion County
records:

Fee \$ 1800Hand Returned ☐REEL
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64

OCT 1 2 29 PM '87

ALAN H. DAVIDSON
MARION COUNTY CLERKBY smb DEPUTY092987:1
536w

157065
W.V.T.

Highway Division
File 18201A

ORIGINAL

DEED

REEL PAGE
975 3

The STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantor, for the true and actual consideration of the conveyance of other property does convey unto COSTCO WHOLESALE CORPORATION, a Washington corporation, Grantee, the following described property:

Beginning at an iron rod on the Northerly right-of-way line of the North Santiam Highway No. 22 marking the Southeast corner of Parcel 2 of Partition Plat No. 91-74, recorded August 9, 1991, in Reel 875, Page 182, Deed Records for Marion County, Oregon; which point is recorded as being 1113.00 feet North 89° 41' 30" West and 106.80 feet North 0° 35' 30" East from the Northeast corner of the Joseph E. Parrett Donation Land Claim No. 49 in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 00° 30' 36" East along the East line of said Parcel 2 a distance of 15.105 feet to an iron rod marking the true point of beginning; thence North 00° 30' 36" East along the East line of said parcel a distance of 926.055 feet to an iron rod marking the Northeast corner thereof; thence South 89° 29' 24" East on the easterly extension of the North line of said Parcel 2, a distance of 181.58 feet to an iron rod; thence South 8° 00' 00" West a distance of 186.33 feet to an iron rod; thence South 00° 33' 00" East 811.26 feet to an iron rod, said iron rod being 14.00 feet North 22° 33' 46" East from the Northerly right of way line of said North Santiam Highway; thence North 67° 26' 14" West parallel with said right-of-way line a distance of 185.90 feet to the true point of begining.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

TAX STATEMENTS SHALL BE SENT TO:

Costco Wholesale Corporation

PO Box 97077

Kirkland Wash 98083-9777

Attn: Legal Department

RETURN TO:
PROPERTY MANAGEMENT
412 Transportation Bldg.
Salem, OR 97310

7-21-92

\$110

Highway Division
File 18201A

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 21st day of July, 1992.

STATE OF OREGON, by and through its
DEPARTMENT OF TRANSPORTATION, Highway Division

By Steven Green
Steven Green, Right of Way Manager

STATE OF OREGON, County of Marion

July 21st, 1992. Personally appeared Steven Green, who being sworn,
stated that he is the Right of Way Manager for the State of Oregon, Department of
Transportation, Highway Division, and that this document was voluntarily signed on behalf
of the State of Oregon by authority delegated to him. Before me:

Wacy Wilson
Notary Public for Oregon

My Commission expires 8-28-93

7-21-92
Page 2 - Deed
ael/MLB

STATE OF OREGON

REEL PAGE
975 3

County of Marion

I hereby certify that
the within was received
and duly recorded by
me in Marion County
records:

Fee \$ 40.00
Hand Returned ☐

JUL 31 4 50 PM '92

ALAN H. DAVIDSON
MARION COUNTY CLERK

BY SMR DEPUTY

WARRANTY DEED—STATUTORY FORM
CORPORATE GRANTOR

SUPER VALU STORES, INC.,
a corporation duly organized and existing under the laws of the State of Delaware Grantor,
conveys and warrants to COSTCO WHOLESALE CORPORATION, a Washington corporation,
Grantee, the following described real property free of encumbrances except as
specifically set forth herein situated in Marion County, Oregon, to-wit:

See attached Exhibit A, incorporated herein by this reference.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except

See attached Exhibit B, incorporated herein by this reference.

The true consideration for this conveyance is \$2,831,400.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on _____, 19____

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(CORPORATE SEAL)
MINNESOTA

STATE OF OREGON, County of HENNEPIN) ss.

Personally appeared David L. Boehnen and James A. Strom
who, each being first duly sworn, did say that the former is the
secretary of Super Valu Stores, Inc.

SUPER VALU STORES, INC.

By James A. Strom Senior Vice President

By David L. Boehnen Secretary

October 3, 19 91

Senior Vice President and that the latter is the
Super Valu Stores, Inc.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors.

TERESA ANN SMITH
(OFFICIAL) NOTARY PUBLIC—MINNESOTA
WRIGHT COUNTY
My Commission Expires Oct. 14, 1996

Before me: Teresa Ann Smith
Notary Public for Oregon; My commission expires: 10/14/96
Minnesota

Super Valu Stores, Inc.

Costco Wholesale Corp.

10809 120th Ave., NE

Kirkland, WA 98033

GRANTEE'S ADDRESS, ZIP

After recording return to:

John R. Osterhaus

Costco Wholesale Corp.

10809 120th Ave., NE

Kirkland, WA 98033

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

Costco Wholesale Corp.

Tax Department

10809 120th Ave., NE

Kirkland, WA 98033

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT 'A'

Parcel 2 of Partition Plat No. 91-74, recorded August 9, 1991,
in Reel 875 Page 182, Deed Records, Marion County, Oregon.

OCT 7 1991

EXHIBIT "B"

1. General Taxes
2. Access restrictions from subject premises to Santiam Highway were conveyed to the State of Oregon, by deed recorded July 29, 1952, in Book 442, page 99, also recorded in Book 460, page 462, Deed Records for Marion County, Oregon.
3. An easement created by instrument, including the terms and provisions thereof,
Dated: July 3, 1959
Recorded: June 21, 1960 Book: 535 Page: 148
In Favor of: Portland General Electric Co., an Oregon corporation
For: Utilities
4. An easement created by instrument, including the terms and provisions thereof,
Dated: August 9, 1985
Recorded: August 12, 1985 Reel: 408 Page: 223
In Favor of: City of Salem, Oregon
For: Slopes
5. An easement created by instrument, including the terms and provisions thereof,
Recorded: November 13, 1985 Reel: 426 Page: 477
In Favor of: City of Salem
For: Slopes
6. Reciprocal Access easement, no access area and restrictions as delineated on that Partition Plat #91-74, recorded August 9, 1991, in Reel 875, page 182.
7. Improvement Agreement between Super Valu Stores, Inc., Leonard Ryan and the City of Salem, recorded August 8, 1991, in Reel 875, page 8.

WCG12997OC10021.ADS

STATE OF OREGON

County of Marion

I hereby certify that
the within was received
and duly recorded by
me in Marion County
records:

Fee \$

Hand Returned ☐

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890 350

OCT 7 4 59 PM '91

ALAN H. DAVIDSON
MARION COUNTY CLERK

BY  DEPUTY

2002/002

NO. 906

NOV 2 1991

15:52

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3)

TRIP GENERATION ESTIMATE FORM

1010 HAWTHORNE AVENUE SE
SALEM, OREGON
MTL: 073W3600803
RETAIL COMMERCIAL (CR)
COMPREHENSIVE PLAN DESIGNATION: COM-Commercial



CITY OF Salem
AT YOUR SERVICE

Traffic Engineering Section
Public Works Department
555 Liberty Street SE, Room 325 Telephone: 503-588-6211
Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received _____

Section 1 (To be completed by applicant.)

Applicant Name: Chris Rutledge, AIA Telephone: (469) 925-1713

Applicant Mailing Address: Parkway C&A, LP, 1000 Civic Circle, Lewisville,, Texas 75067

Location of New Development: 1010 Hawthorne Avenue SE, Salem, Oregon 97301

(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: No new development proposed-only new tenants. Building will remain 143,260 sf.

(e.g., 150 single-family homes, 20,000 sq. ft. office addition, 12-pump gas station, 50-student day care, additional parking, etc.)

Description and Size of Existing/Past Development, if any (note whether to remain or be removed): Existing building is the old

Costco which is 143,260 sf, the building size will remain the same, new tenants will be Commercial Retail. The old

Costco gas station is being removed. No development is proposed for the gas station site at this time.

Planning Action Involved, if any: Class 2 Site Plan Review (SRC 220.005) Building Permit Involved:

(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.)

Yes ☐ No ☒ Not until approval of Class 2 Site Plan

Section 2 (To be completed by City staff.)

Proposed Use	Existing Use
Development Quantity: _____	Development Quantity: _____
ITE Land Use Code: _____	ITE Land Use Code: _____
Trip Generation Rate/Equation: _____	Trip Generation Rate or Equation: _____
Average Daily Trips: _____	Average Daily Trips: _____
ELNDT Adjustment Factors	ELNDT Adjustment Factors
Trip Length: _____ Linked Trip: _____	Trip Length: _____ Linked Trip: _____
TSDC Trips: _____	TSDC Trips: _____

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)	Transportation Systems Development Charge
Net Increase in Average Daily Trips: _____ (Proposed use minus existing use.)	Net Increase in TSDC Trips: _____ (Proposed use minus existing use.)
<input type="checkbox"/> A TIA will be required:	<input type="checkbox"/> A TSDC will be required.
<input type="checkbox"/> Arterial/Collector—1000 Trip/day Threshold	(Fee determined by Development Services.)
<input type="checkbox"/> Local Street/Alley—200 Trip/day Threshold	
<input type="checkbox"/> Other: _____	
<input type="checkbox"/> A TIA will not be required.	<input type="checkbox"/> A TSDC will not be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks: _____ Date: _____

cc: ☐ Chief Development Services Engineer

☐ Community Development

☐ Building Permit Application

☐ _____

By: _____

Information Required to Assess the Need for a Traffic Impact Analysis and Transportation Systems Development Charge



The following information is required in order to assess the need for a Traffic Impact Analysis (TIA) and to calculate the Transportation Systems Development Charge (TSDC) to be levied on a proposed new development.

TIA Determination:

The City of Salem may require that a TIA be prepared as part of the approval process for major new development. The purpose of a TIA is to estimate the traffic impacts created by a new development on the surrounding street system. Any significantly adverse traffic impacts identified in the TIA must be mitigated by the applicant.

The estimated daily traffic generation of a new development is used as the criteria for determining whether a TIA is needed. If the new development access is located on an arterial or collector and the estimated daily traffic generation is more than 1000 trips, a TIA may be required. If access is located on a local street or alley and the generated trips exceed 200, a TIA may be required. Other criteria such as site access issues, driveway restrictions, and existing facilities deficiencies may also be used, if recommended by City Traffic Engineering staff.

The City Traffic Engineer makes the determination as to whether a TIA is required. (For more information on TIA criteria, see Development Bulletin No. 19 dated January 20, 1995.) When the determination has been made, copies of the Trip Generation Estimate form are sent to Public Works Development Services Division and the applicant. If a planning action is required, a copy is also forwarded to the Community Development Department.

TSDC Analysis:

The City of Salem charges a TSDC on all new development that creates a net increase in traffic on the surrounding street system. The total charge is assessed on a per trip fee times the TSDC trips calculated for the development. For more information on the TSDC, see Council Staff Report dated October 9, 1995.

To assist in estimating the daily trips generated by a new development, please answer the questions in Section 1 of this sheet and return it to Room 325 of the Civic Center. If you have any questions, Traffic Engineering staff are available at 503-588-6211. A copy of the completed trip generation estimate will be returned to you at the address provided in Section 1.

No Land Use, Planning, or Development Approval applications requiring Trip Generation Estimates will be processed until this information has been provided and the TIA/TSDC assessment has been made by City Traffic Engineering staff.

4)

SITE PLAN

1010 HAWTHORNE AVENUE SE

SALEM, OREGON

MTL: 073W3600803

RETAIL COMMERCIAL (CR)

COMPREHENSIVE PLAN DESIGNATION: COM-Commercial

CLASS 2 SITEPLAN SUBMITTAL
AT HOME STORE
CITY OF SALEM, OREGON
March 2022

JURISDICTION: CITY OF SALEM
555 LIBERTY STREET SE - RM 305
SALEM, OR 97301
(503) 588-6173

OWNER: COSTCO WHOLESALE CORP.
999 LAKE DR
ISSAQUAH, WA 98027

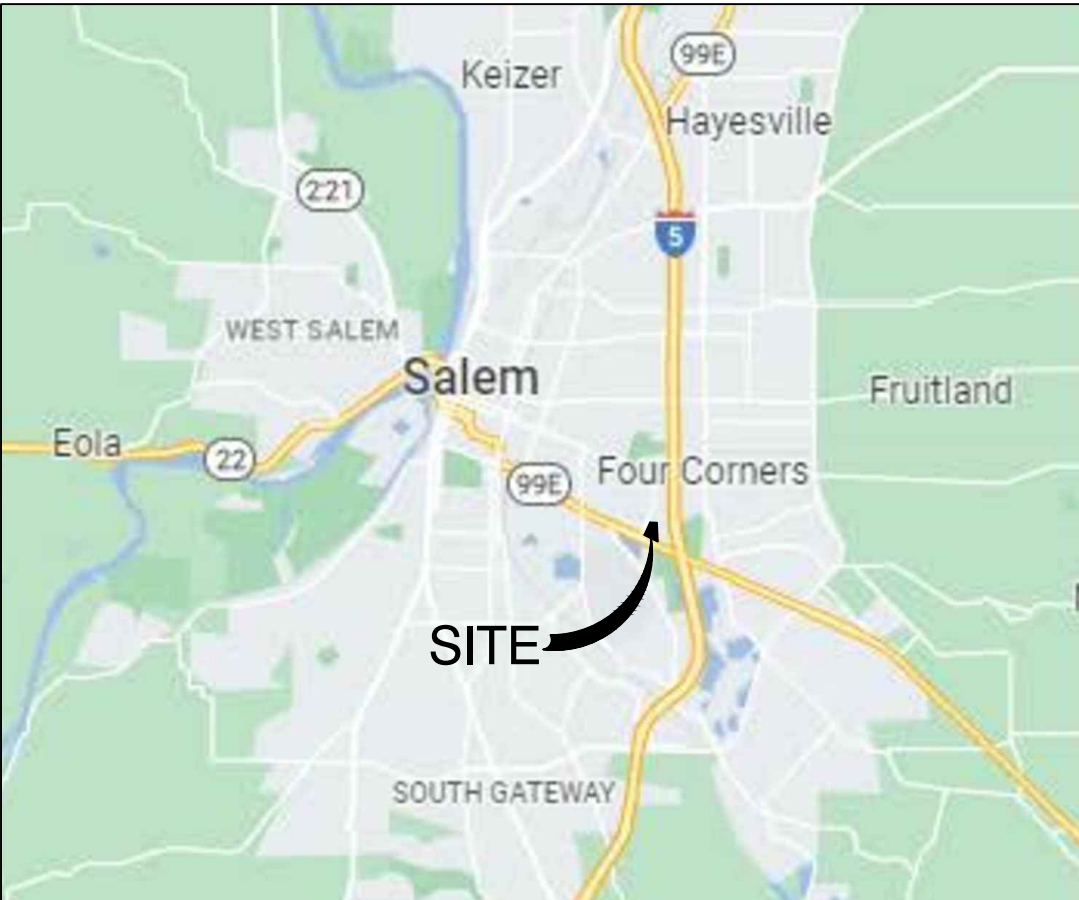
APPLICANT: DICKERHOOF PROPERTIES
P.O. BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

ENGINEER: RHINE-CROSS GROUP, LLC
ATTN: MARC CROSS, PE, PLS
112 N 5th ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405

PROPERTY ADDRESS: 1010 HAWTHORNE AVE
MAP # TAX LOT NUMBER: 073W360000803

ZONING: CR - RETAIL COMMERCIAL

PROPOSAL: RE-PURPOSE A PORTION OF THE FORMER
COSTCO BUILDING TO A NEW AT HOME STORE



VICINITY MAP
No Scale

SITE DATA & CALCULATIONS

TOTAL SITE AREA:	594,562 sq.ft.
TOTAL SITE AREA RESERVED FOR FUTURE DEV.	78,869 sq.ft.
TOTAL SITE AREA EXCLUDING FUTURE DEV:	515,693 sq.ft.
TOTAL BUILDING FOOTPRINT:	143,260 sq.ft.
% BUILDING COVERAGE:	27.8%
TOTAL PAVED AREA:	300,465 sq.ft.
% PAVED COVERAGE:	58.3%
ONSITE SIDEWALK AREA:	17,762 sq.ft.
ONSITE SIDEWALK COVERAGE:	3.4%
LANDSCAPE/OPEN AREA:	54,206 sq.ft.
LANDSCAPE/OPEN COVERAGE:	10.5%

OFF-STREET PARKING DATA

BUILDING	# SPACES
RETAIL COMMERCIAL 143,260 sq.ft. TOTAL: 143,260 sf RETAIL COMMERCIAL @ 1 per 250 sf	574
	TOTAL REQUIRED: 574
	TOTAL PROVIDED: 585
ADA REQUIREMENTS: 2% OF THE TOTAL PROVIDED PARKING = 12 ADA STALL REQUIRED 17 ADA STALL PROVIDED	

SITEPLAN NOTES:

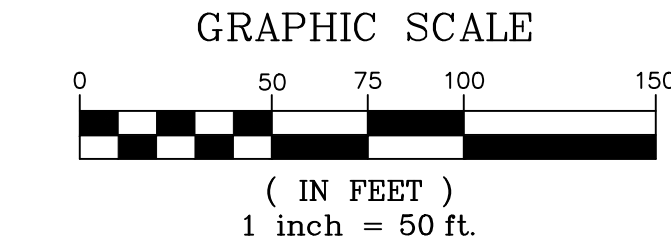
- PROPERTY LINE
- EXISTING ACCESS DRIVEWAY TO REMAIN
- ADA PARKING STALLS INCLUDING VAN ACCESSIBLE ADA
- EXISTING SITE LIGHTING TO REMAIN
- EXISTING SIDEWALK CONNECTION TO HAWTHORNE AVE SE TO REMAIN
- PROPOSED SIDEWALK PEDESTRIAN ACCESS TO MISSION ST SE
- PROPOSED SIDEWALK RE-SURFACING FOR NEW ENTRY AND NEW FACADE
- PROPOSED PICK UP DRIVE AISLE
- EXISTING CATCH BASINS TO BE MODIFIED FOR NEW RAISED SIDEWALK DRAINAGE
- EXISTING FUEL STATION TO BE COMPLETELY REMOVED. SHADED AREA TO BE RESERVED FOR FUTURE DEVELOPMENT (PERMITTED SEPARATELY)
- EXISTING ANGLED PARKING TO BE RE-STRIPED FOR PARALLEL PARKING
- EXISTING SIDEWALK TO BE WIDENED TO 8' FOR FUTURE STOREFRONT PARKING

SHADING LEGEND:

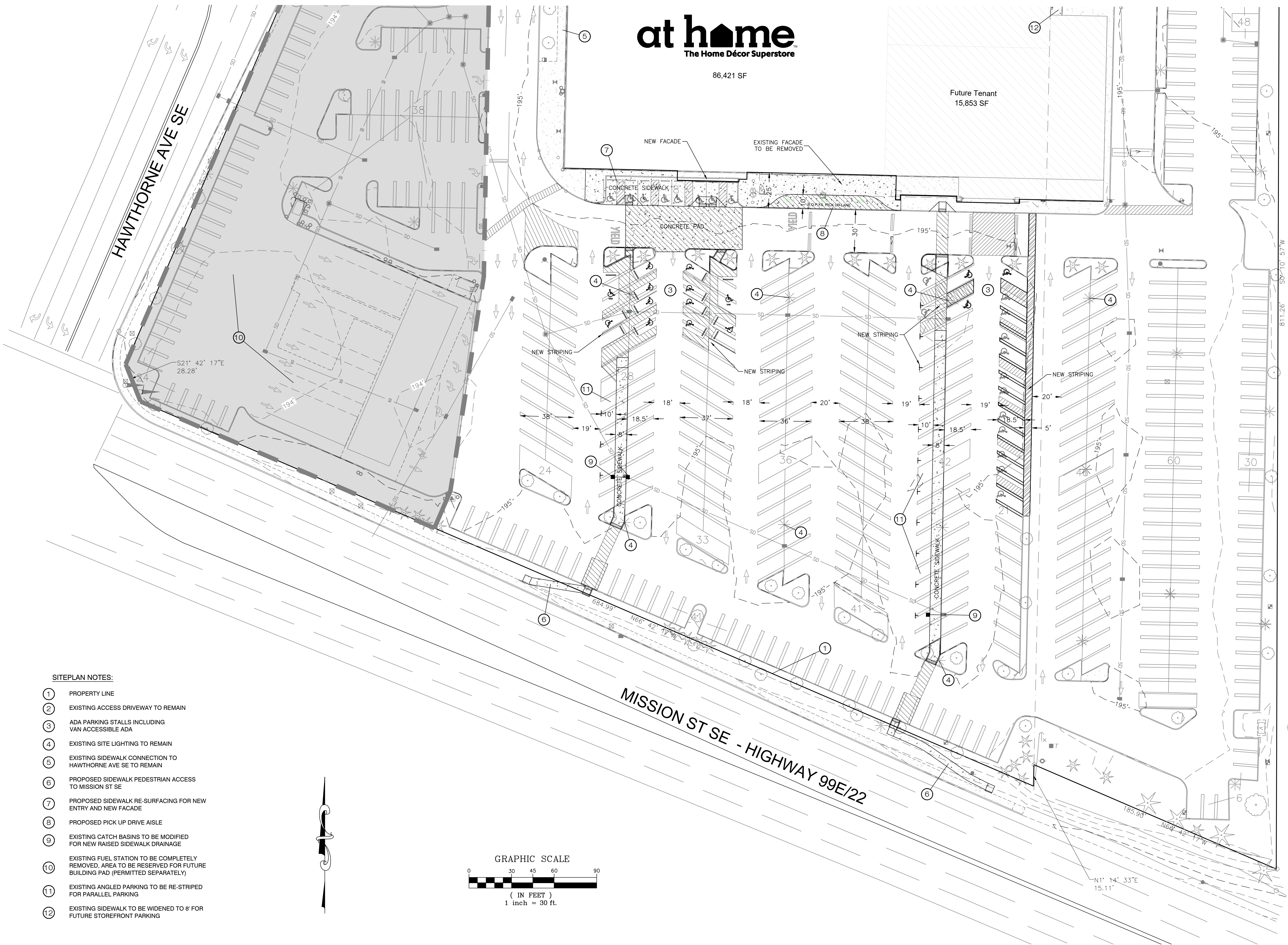
- EXISTING SIDEWALK AREA
- EXISTING SIDEWALK OR ASPHALT AREA CONVERTED TO NEW SIDEWALK
- EXISTING STRUCTURE FOR FUTURE TENANTS
- EXISTING FUEL STATION TO BE REMOVED AND RESERVED FOR FUTURE BUILDING PAD

SHEET INDEX

- T1 OVERALL SITEPLAN
- T2 SITEPLAN DETAIL
- T3 EXISTING CONDITIONS PLAN

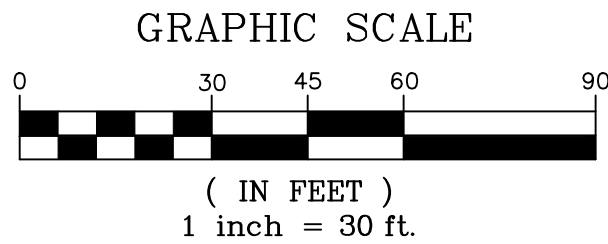


DEVELOPMENT NOTE:
IMPROVEMENTS ARE LIMITED TO NEW SIDEWALK CONSTRUCTION AND NEW PARKING LOT STRIPING AT THE FRONT OF THE STORES OVER AREA THAT IS ALREADY ASPHALT OR SIDEWALK. AS REQUIRED BY CITY OF SALEM CODE, TWO NEW PEDESTRIAN ACCESS WAYS WILL BE CONSTRUCTED AS SHOWN ON THE SITEPLAN TO PROVIDE CONNECTION TO THE EXISTING STREET SIDEWALK SYSTEM. THIS CONSTRUCTION WILL RESULT IN MINOR LANDSCAPE DISTURBANCE TO CONSTRUCT THE PEDESTRIAN PATHS.



SITEPLAN NOTES:

- 1 PROPERTY LINE
- 2 EXISTING ACCESS DRIVEWAY TO REMAIN
- 3 ADA PARKING STALLS INCLUDING VAN ACCESSIBLE ADA
- 4 EXISTING SITE LIGHTING TO REMAIN
- 5 EXISTING SIDEWALK CONNECTION TO HAWTHORNE AVE SE TO REMAIN
- 6 PROPOSED SIDEWALK PEDESTRIAN ACCESS TO MISSION ST SE
- 7 PROPOSED SIDEWALK RE-SURFACING FOR NEW ENTRY AND NEW FACADE
- 8 PROPOSED PICK UP DRIVE AISLE
- 9 EXISTING CATCH BASINS TO BE MODIFIED FOR NEW RAISED SIDEWALK DRAINAGE
- 10 EXISTING FUEL STATION TO BE COMPLETELY REMOVED. AREA TO BE RESERVED FOR FUTURE BUILDING PAD (PERMITTED SEPARATELY)
- 11 EXISTING ANGLED PARKING TO BE RE-STRIPED FOR PARALLEL PARKING
- 12 EXISTING SIDEWALK TO BE WIDENED TO 8' FOR FUTURE STOREFRONT PARKING



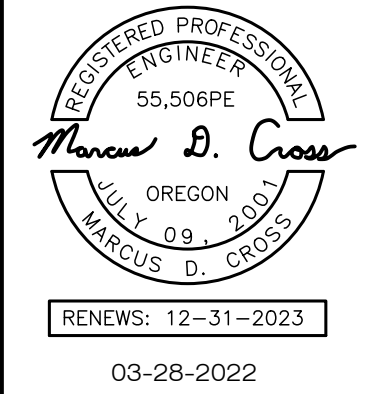
at home
The Home Décor Superstore™

86,421 SF

Future Tenant
15,853 SF

DICKERHOOF PROPERTIES
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CORVALLIS, OR 97339
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admin@rc-grp.com



at home
The Home Décor Superstore™
Former Costco Building Remodel

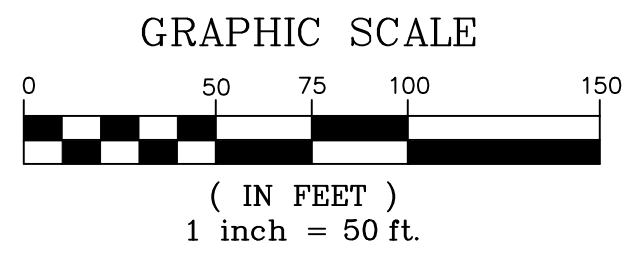
SHEET NAME:
Siteplan
Detail

DRAWN BY: MDC
CHKD BY: LH
DATE: MARCH 2022

REVISIONS:

JOB NO.
2049
SHEET NO.

T2



FORMER COSTCO BUILDING
143,260 sq.ft.

FEATURES

- | | | | | | | | |
|----|--|----|--|----|--|----|--|
| 1 | SDMH
RIM ELEVATION = 195.34'
14" IE S = 191.94'
14" IE N = 191.94' | 14 | SSMH
RIM ELEVATION = 193.08'
12" IE NE = 190.58'
8" IE S = 190.48' | 25 | CB
GRATE ELEVATION = 194.23'
12" IE W = 191.73' | 38 | CB
GRATE ELEVATION = 193.12'
8" IE N = 191.37' |
| 2 | GREASE TRAP
RIM ELEVATION = 195.40'
4" IE S = 193.20' | 15 | SSMH
RIM ELEVATION = 194.22'
18" IE SE = 190.62'
18" IE N = 190.52' | 26 | CB
GRATE ELEVATION = 194.64'
12" IE N = 192.74' | 39 | CB
GRATE ELEVATION = 193.78'
8" IE S = 191.78'
12" IE W = 190.48' |
| 3 | GREASE TRAP
RIM ELEVATION = 195.44'
4" IE N = 193.24' | 16 | SDMH
RIM ELEVATION = 195.39'
18" IE S = 190.49'
18" IE W = 190.39'
WATER LEVEL = 190.74' | 27 | CB
GRATE ELEVATION = 194.55'
12" IE S = 192.60'
12" IE N = 192.55' | 40 | CB
GRATE ELEVATION = 194.12'
8" IE S = 191.92' |
| 4 | CB
GRATE ELEVATION = 193.08'
8" IE NE = 191.88' | 17 | SSMH
RIM ELEVATION = 195.18'
18" IE N = 190.13'
18" IE E = 190.28'
18" IE W = 190.28' | 28 | CB
GRATE ELEVATION = 194.61'
12" IE S = 192.36'
12" IE N = 192.21' | 41 | SDMH
RIM ELEVATION = 194.83'
BOLTED SHUT |
| 5 | CB
GRATE ELEVATION = 193.78'
8" IE SW = 191.83'
10" IE NW = 191.73' | 18 | SSMH
RIM ELEVATION = 195.18'
18" IE N = 190.13'
18" IE E = 190.28'
18" IE W = 190.28' | 29 | CB
GRATE ELEVATION = 194.62'
12" IE S = 192.12'
12" IE N = 192.07' | 42 | SDMH
RIM ELEVATION = 194.10'
8" IE W = 190.30'
18" IE NW = 189.30'
10" IE S = 190.30' |
| 6 | CB
GRATE ELEVATION = 193.91'
8" IE SW = 191.91' | 19 | SDMH
RIM ELEVATION = 194.62'
BOLTED SHUT | 30 | CB
GRATE ELEVATION = 194.39'
8" IE W = 192.59' | 43 | SSMH
RIM ELEVATION = 195.16'
8" IE N = 194.66'
8" IE S = 194.76' |
| 7 | SSMH
RIM ELEVATION = 194.59'
8" IE SW = 191.09'
12" IE SE = 191.09'
12" IE NE = 190.99'
18" IE NW = 190.94' | 20 | SDMH
RIM ELEVATION = 193.90'
WATER LEVEL IE E = 191.65' | 31 | SDMH
RIM ELEVATION = 194.35'
18" IE N = 191.25'
12" IE E = 191.35' | 44 | SDMH
RIM ELEVATION = 194.40'
24" IE N = 189.70'
18" IE E = 189.90'
24" IE S = 189.80'
8" IE W = 192.10' |
| 8 | CB
GRATE ELEVATION = 193.67'
8" IE SW = 191.62'
8" IE NE = 191.67' | 21 | CB
GRATE ELEVATION = 193.79'
12" IE W = 191.19'
TOP = 193.14' | 32 | CB
GRATE ELEVATION = 194.02'
12" IE W = 192.02' | 45 | ROUND CB
GRATE ELEVATION = 194.26'
4" IE NE = 192.76'
12" IE SW = 190.16' |
| 9 | CB
GRATE ELEVATION = 193.81'
8" IE NW = 192.16' | 22 | CB
GRATE ELEVATION = 194.27'
12" IE SE = 191.17'
12" IE NW = 191.07'
TOP = 192.77 | 33 | CB
GRATE ELEVATION = 193.11
12" IE W = 191.11 | 46 | CB
GRATE ELEVATION = 194.36'
4" IE S = 190.76'
12" IE N = 190.56' |
| 10 | CB
GRATE ELEVATION = 193.48'
8" IE W = 192.28' | 23 | CB
GRATE ELEVATION = 194.28'
4" IE SE = 192.63'
8" IE SE = 191.48'
12" IE NW = 191.48' | 34 | SDMH
RIM ELEVATION = 194.71'
18" IE S = 190.51'
18" IE W = 190.31' | 47 | GREASE TRAP
RIM ELEVATION = 196.36'
BOTTOM = 188.11' |
| 11 | CB
GRATE ELEVATION = 192.97'
12" IE N = 191.22'
8" IE SE = 191.32' | 24 | CB
GRATE ELEVATION = 193.77'
8" IE E = 191.47'
12" IE W = 191.42' | 35 | SDMH
RIM ELEVATION = 194.85'
18" IE E = 190.45'
18" IE W = 190.35'
8" IE S = 191.45' | 48 | CB
GRATE ELEVATION = 193.69'
10" IE NE = 191.49'
4" IE SW = 191.59' |
| 12 | CB
GRATE ELEVATION = 193.05'
WATER LEVEL IE NW = 191.10' | | | 36 | CB
GRATE ELEVATION = 194.78'
8" IE W = 191.78' | | |
| 13 | SSMH
RIM ELEVATION = 193.76'
8" IE N = 192.06'
8" IE S = 192.06'
8" IE E = 192.01' | | | 37 | CB
GRATE ELEVATION = 194.17'
8" IE W = 191.37' | | |

PARKING SPOTS

STANDARD PARKING:	677
HANDICAP PARKING:	24
TOTAL PARKING:	701

LEGEND

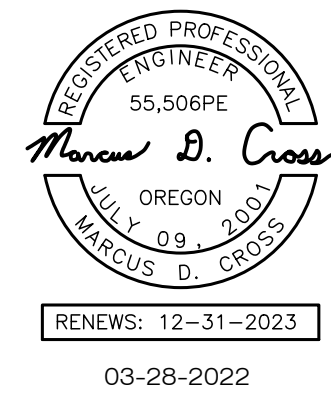
EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE		STORM SEWER CLEANOUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER MANHOLE	
WATER BLOWOFF		GAS METER	
WATER METER		GAS VALVE	
WATER VALVE		GUY WIRE ANCHOR	
DOUBLE CHECK VALVE		POWER POLE	
AIR RELEASE VALVE		POWER WALT	
SANITARY SEWER CLEANOUT		POWER JUNCTION BOX	
SANITARY SEWER MANHOLE		POWER RISER	
SIGN		TELEPHONE/TELEVISION POLE	
STREET LIGHT		TELEPHONE/TELEVISION VAULT	
MALBOX		TELEPHONE/TELEVISION JUNCTION BOX	
PUBLIC ACCESS CURB RAMP		TELEPHONE/TELEVISION RISER	
		CENTERLINE SURVEY MONUMENT	

EXISTING	PROPOSED
RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT (E.O.P.)	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
TELEVISION LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
IRRIGATION LINE	

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admin@rc-grp.com

R-C
RHINE-CROSS
GROUP



at home
The Home Décor Superstore
Former Costco Building Remodel

SHEET NAME:
Existing
Conditions

DRAWN BY: MDC
CHKD BY: LH
DATE: MARCH 2022

REVISIONS:

JOB NO.
2049

SHEET NO.
T3

5)

CLASS 2 SITE PLAN REVIEW FINDINGS OF FACT

1010 HAWTHORNE AVENUE SE
SALEM, OREGON
MTL: 073W3600803
RETAIL COMMERCIAL (CR)
COMPREHENSIVE PLAN DESIGNATION: COM-Commercial

**CLASS 2 SITE PLAN REVIEW
1010 HAWTHORNE AVENUE SE, SALEM, OREGON
ACCOUNT ID: 528020
ASSESSOR TAX LOT NUMBER: 073W360000803
SALEM REVISED CODE FINDINGS OF FACT**

PROJECT PROPOSAL

Costco Building, located at 1010 Hawthorne SE was vacated leaving a 143,260 square foot building vacant. The applicant, Chris Rutledge, AIA is proposing to convert a portion of the existing building into a new “At Home” store with the remainder of the building reserved for three or four future retail sales. “At Home” a home goods and furniture store will occupy 89,191 square feet with the remainder square footage of 54,069 not committed to any business but will remain within the Retail Commercial zoning criteria. The building footprint will remain the same.

A Pre-Application meeting was held on October 14, 2021 (PRE-AP21-113 / 21-118113-PA) and the following Findings of Fact will address all standards that the proposed project will trigger. The proposed project will include interior tenant improvements for 89,191 square feet of the existing 143,260 square foot retail sales building (Costco), for a new retail sales tenant (At Home), including demolition of partition 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 including refashion of the facade, painting exterior walls, and an alteration to the existing parking and vehicle use area, on 13.43-acre property zoned CR (Retail Commercial). Alterations to the existing parking and vehicle use area will consist of the addition of two pedestrian paths and reconfiguration of the parking spaces, no additional pavement is proposed.

The southwest corner of the project site on the west side of the interior access street was the former location of the Costco Gas Station. This section of the 13.43-acre property is scheduled for demolition and clean-up and will be set aside for future development. This area is excluded from the proposed developmental changes and improvements in this application.

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SALEM REVISED CODE

CHAPTER 220. – SITE PLAN REVIEW

Sec. 220.001. - Purpose.

The purpose of this chapter is to provide a unified, consistent, and efficient means to conduct site plan review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure.

The proposed project

Sec. 220.005. - Site plan review.

a) Applicability.

(1) Except as provided in subsection (a)(2) of this section, site plan review approval is required:

(A) Prior to issuance of [a] building permit, for any development that requires a building permit; and:

Findings of Fact: The proposed project will require permits from the City of Salem. The building will have no change of use but will have a change of occupancy from *Costco* to other retail businesses including *At Home* with proposed interior tenant improvements. Improvements include demolition of partition 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, refashion of the façade, painting exterior walls, and reconfiguration to the parking and vehicle use area with the additions of two pedestrian paths. Class 2 Site Plan Approval is being addressed through this application.

(B) Prior to commencement of work, for any of the following when a building permit is not otherwise required:

(i) Development of a new off-street parking and vehicle use areas;

Findings of Fact: No new development of off-street parking and vehicle use is proposed. The current parking lot will be reconfigured, and portions restriped. There are two new pedestrian paths proposed with one that will connect to the sidewalk on the north side of North Santiam Highway.

(ii) Expansion of existing off-street parking and vehicle use areas, when additional paved surface is added;

Findings of Fact: No expansion of existing off-street parking, pavement, or vehicle use areas are proposed.

(iii) Alteration of existing off-street parking and vehicle use areas, when the existing paved surface is replaced with a new paved surface

Findings of Fact: Asphalt removal will be required for the new concrete pedestrian pathways.

(iv) Paving of an unpaved area; and

Finding of Fact: No new paving is proposed for the project, no new paving will occur on any unpaved area.

(v) *Restriping off-street parking and vehicular use areas when the layout will be reconfigured:*

Findings of Fact: Off-street parking and vehicular use areas will be reconfigured to accommodate two new pedestrian pathways. Additionally, handicap parking will be reconfigured in conjunction with the façade refashion proposed for the entryway of the building. No additional pavement is proposed.

(2) *Exemptions.*

(A) *The following development that requires a building permit is exempt from site plan review:*

(i) *The construction of a single family or duplex dwelling on an individual lot, including the construction of accessory structures and paving associated with such dwellings.*

Finding of Fact: Not applicable to the proposed project which is retail operations.

(ii) *Sign installation.*

Findings of Fact: New sign installation is proposed for this project and will comply with all applicable portions of Chapter 900.-Sign Code. Sign permits will be submitted separately.

(iii) *Ordinary maintenance or repair of existing buildings, structures, utilities, landscaping, and impervious surfaces, and the installation or replacement of operational equipment or fixtures.*

Findings of Fact: The proposed project is conducting ordinary maintenance and repair of the existing building, structure, utilities and operational equipment and fixtures. The project will also refashion the façade, paint, and general appearance to compliment the At Home design criteria.

(iv) *The alteration to the facade of a building except in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones.*

Findings of Fact: The project location is not in either a Mixed-Use-I (MU-I) or a Mixed Use-II (MU-II) zoned area. Refashioning of the façade is proposed but does not fall into either of the above identified zoned areas.

(v) *Interior construction or tenant improvements that involve no change of use.*

Findings of Fact: There is no proposed change of use from Retail Commercial. At Home is a retail store and falls under Chapter 522.-CR-RETAIL COMMERCIAL and is a permitted use in Table 522-1. USES Retail Sales and Service-Retail.

(b) *Classes. The three classes of site plan review are:*

(1) *Class 1 site plan review. Class 1 site plan review is site plan review for any development that requires a building permit, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves a change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required.*

(2) *Class 2 site plan review. Class 2 site plan review is required for any development that requires a building permit, other than development subject to Class 1 site plan review, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.*

(3) *Class 3 site plan review. Class 3 site plan review is required for any development that requires a building permit, and that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015. As used in this subsection, land use decisions and limited land use decisions include, but are not limited to, any development application that:*

(A) Requires a Transportation Impact Analysis pursuant to SRC chapter 803;

(B) Requires a geotechnical report or geologic assessment under SRC chapter 810, except where a geotechnical report or geologic assessment has already been approved for the property subject to the development application;

(C) Requires deviation from clear and objective development standards of the UDC relating to streets, driveways or vision clearance areas;

(D) Proposes dedication of right-of-way which is less than the requirements of the Salem Transportation System Plan;

(E) Requires deviation from the clear and objective standards of the UDC and where the Review Authority is granted the authority to use limited discretion in deviating from the standard; or

(F) Requires a variance, adjustment, or conditional use permit

Findings of Fact: A Class 2 Site Plan Review is being submitted which is required for any development that requires a building permit, other than development subject to Class 1 Site Plan Review, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015. The proposed upgrade to the existing building includes demolition of partitions walls, restroom refresh, a new office area, upgrades to the fire sprinkler system and new LED lighting. Exterior changes include new branding of the primary entrance, refashion façade, painting exterior walls, and alteration to the existing parking and vehicle use area consisting of restriping and addition of two pedestrian paths. No changes are proposed to the existing building footprint. No new pavement is proposed to be added and all existing vegetation will be preserved. The project is not proposing any alterations requiring a deviation from standards.

(c) Procedure type.

(2) Class 2 site plan review is processed as a Type I procedure under SRC chapter 300

Findings of Fact: This procedure type is acknowledged.

(e) Submittal requirements for Class 2 and Class 3 site plan review.

(1) Class 2 site plan review. In addition to the submittal requirements for a Type I application under SRC chapter 300, an application for Class 2 site plan review shall include the following:

Findings of Fact: It is acknowledged that a Class 2 site plan review will include the submittal requirements for a Type 1 application under SRC chapter 300 to include all the application submittal requirements under Sec. 300.210 Application submittal.

(A) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

(i) The total site area, dimensions, and orientation relative to north;

(ii) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveways, indicating distance from the structures and improvements to all property lines and adjacent on-site structures;

(iii) Loading areas, if included in the proposed development;

(iv) The size and location of solid waste and recyclables storage and collection areas, and amount of overhead clearance above such enclosures, if included in the proposed development;

(v) An indication of future phases of development on the site, if applicable;

(vi) All proposed landscape areas on the site, with an indication of square footage and their percentage of the total site area;

- (vii) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
- (viii) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808;
- (ix) The location of all street trees, if applicable, or proposed location of street trees required to be planted at time of development pursuant to SRC chapter 86; and
- (x) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.
- (B) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
- (i) The total site area, dimensions, and orientation relative to north;
- (ii) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines; and
- (iii) The location of the 100-year floodplain, if applicable.
- (C) A grading plan depicting proposed site conditions following completion of the proposed development, when grading of the subject property will be necessary to accommodate the proposed development.
- (D) A completed trip generation estimate for the proposed development, on forms provided by the City.
- (E) For development in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones, architectural drawings, renderings, or sketches showing all elevations of the existing buildings and the proposed buildings as they will appear on completion

Findings of Fact: Site plan includes all items identified above that are applicable to the proposed project under a Class 2 Site Plan Review. (Site Plan included with application.)

Summary Table 1 below includes zoning designation; total site area; gross floor area by use (Retail Commercial); number of parking spaces and handicapped parking spaces and existing landscape (sf). This information is shown on the Site Map along with the two new pedestrian paths. The below information is shown on the site plan but was put in the Table for reference.

TABLE 1 RETAIL COMMERCIAL							
Taxlot	Total Acres	Total Acres of Project Area Excluding Gas Station	Building SF	Existing Parking Stalls in Project Area	Proposed Parking Stalls	ADA Stalls	Existing Landscape SF
073W360000803	13.65	515,693 sf	143,260	585	574	17	10.5%

TABLE 2	
Required Commercial Retail Parking – 1 for each 250 sf (building 143,260 sf)	574
Off-Street Parking Provided In this Application	585
ADA Parking – 2% of total	17

(f) Criteria

(2) Class 2 site plan review. An application for a Class 2 site plan review shall be granted if:

(A) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the application.

Findings of Fact: The proposed project meets applicable standards of the UDC. No additional pavement will be added to the site, two pedestrian paths are proposed, and the building footprint will remain the same and all existing landscaping onsite will be preserved.

(B) The application meets all the applicable standards of the UDC.

Findings of Fact: A Pre-Application meeting was held October 14, 2021, and it was determined that no expansion to the existing off-street parking area is proposed; therefore, setbacks and landscape standards of SRC 806.035 are not applicable to the proposed development. Discussions with the City of Salem Planning Department also determined that the landscaping standards under Chapter 807.-Landscaping and Screening would not apply to this project if all existing vegetation was preserved, no new pavement is proposed to be added to the site, and no change to the existing footprint of the building. All criteria will be met with this project.

CHAPTER 522. - CR—RETAIL COMMERCIAL

Sec. 522.001. - Purpose.

The purpose of the Commercial Retail (CR) Zone is to implement the commercial designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The CR zone generally allows a wide array of retail sales and office uses.

Findings of Fact: The proposed use of the 143,260 square foot “old” Costco identifies 89,191 square feet to be occupied by a new Commercial Retail sales tenant “At Home” which is a chain of home décor stores based in Plano, Texas. Each store offers up to 50,000 home products that range from furniture, mirrors, rugs, art and housewares to tabletop, patio, and seasonal décor. Under Chapter 522.-CR-Retail Commercial this is a permitted use in Table 522-1. Retail Sales and Service “Retail sales”. The proposed use remains the same under Commercial Retail, only the tenant of the building is changing. The remainder of the building (54,069 square feet) will keep with the requirements of the zoning and only allow permitted uses to utilize that area. At this time no commitments have been made but numerous options for businesses are being evaluated. This use is permitted under this zoning.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CR zone are set forth in Table 522-1

TABLE 522-1. USES		
Use	Status	Limitations & Qualifications
Retail Sales	P	All other retail sales

Sec. 522.010.-Development standards.

Finding of Fact: The development standards within the Retail Commercial (CR) zone comply with Table 522-2. LOT STANDARDS. The building footprint will not be altered and meets all the applicable standards as set forth in the table as defined in this section. Requirement for Lot Area for All Uses – None; Lot Width All Uses – None; Lot Depth All Uses – None; Street Frontage – N/A; All Other Uses – Minimum 16 ft. Criteria Met.

TABLE 522-2 LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
All Uses	None	
Lot Width		
All Uses	None	
Lot Depth		
All Uses	None	
Street Frontage		
All Uses	Min. 16 ft.	

Table 522-3. Setbacks

(b) *Setbacks. Setbacks within the CR zone shall be provided as set forth in Tables 522-3 and 522-4*

Findings of Fact: The existing building meets all criteria in Table 522-3.

TABLE 522-3 SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street Buildings		
All Uses	Min. 5 ft.	
Vehicle Use Areas		
All Uses	Per SRC chapter 806	
Interior Front Buildings		
All other uses	Zone-to-zone setback (Table 522-4)	
Accessory Structures		
Accessory to all other uses	Zone-to-zone setback (Table 522-4)	
Vehicle Use Area		
All other uses	Zone-to-zone setback (Table 522-4)	
Interior Side Buildings		
All other uses	Zone-to-zone setback (Table 522-4)	

Vehicle Use Areas		
All other uses	Zone-to-zone setback (Table 522-4)	
Interior Rear		
Buildings		
All other uses	Zone-to-zone setback (Table 522-4)	

Table 522-4. Zone-To-Zone Setbacks. Zoning to the north is Industrial Commercial, east is Public Amusement with Hawthorne Avenue SE to the west and Highway 22 (North Santiam Highway) to the south. Setbacks of minimum 5' are met.

Findings of Fact: The existing building meets all criteria in Table 522-4.

TABLE 522-4. ZONE-TO-ZONE SETBACKS			
Abutting Zone	Type of Improvement	Setback	Landscaping and Screening
Commercial Zone	Buildings and accessory structures	None	N/A
	Vehicle use areas	Min. 5 ft	Type A
Limitations and qualifications: (1) Zone-to-Zone setbacks are not required abutting an alley.			

Table 522-5. Lot Coverage: Height. Lot Coverage – No Max; Rear Yard Coverage – N/A; Height – All Uses No Max.

Finding of Fact: Existing building meets all criteria in Table 522-5.

TABLE 522-5. LOT COVERAGE; HEIGHT		
Requirement	Standard	Limitations and Qualifications
Lot Coverage		
Buildings and Accessory Structures		
All uses	No Max.	
Rear Yard Coverage		
Buildings		
All uses	N/A	

(d) Landscaping.

(1) Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.

Findings of Fact: Landscaping onsite will be preserved. Large trees screen the area along the street frontage, many which have grown to maturity are throughout the parking lot. The standards set forth in SRC chapter 807 do not apply to this project, there will be no new pavement, and vegetation onsite will not be removed except for minor shrubbery to facilitate the new pedestrian pathways. Additionally, no change of use is proposed for this project. The existing building currently is retail sales and will continue under that use.

(2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapters 806 and 807.

Finding of Fact: There will be no expansion to the existing off-street parking area, therefore, setback and landscape standards 806 and 807 are not applicable to the proposed project.

(3) *Development site.* A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

Findings of Fact: The proposed project does not trigger the criteria for additional landscaping. There will be no added pavement, no removal of existing vegetation, except minor alterations for the new pedestrian pathways and building footprint will remain the same. Additionally, there is no change of use proposed for this project.

Sec. 522.020.-Design review.

In addition to the standards set forth in this chapter, development within the CR zone must comply with all other applicable development standards of the UDC, including, but not limited to, the following chapters:

(a) *Trees and Shrubs:* SRC chapter 86.

Findings of Fact: No trees located on city property will be planted, maintained, or removed by this proposal.

(b) *Wireless Communications Facilities:* SRC chapter 703.

Finding of Fact: Applicant acknowledges this chapter which provides a means whereby wireless communications facilities are located, designed, installed, maintained, and removed in a manner that provides for effective provision of wireless communications within the City.

(c) *General Development Standards:* SRC chapter 800.

Findings of Fact: The applicant addresses Chapter 800. General Development Standards in this application.

(d) *Public Improvements:* SRC chapter 802.

(e) *Streets and Right-of-Way Improvements:* SRC chapter 803.

(f) *Driveway Approaches:* SRC chapter 804.

(g) *Vision Clearance:* SRC chapter 805.

(h) *Off-Street Parking, Loading and Driveways:* SRC chapter 806.

(i) *Landscaping and Screening:* SRC chapter 807.

(j) *Preservation of Trees and Vegetation:* SRC chapter 808.

(k) *Wetlands:* SRC chapter 809.

(l) *Landslide Hazards:* SRC chapter 810.

(m) *Sign Code:* SRC chapter 900.

Findings of Fact: The applicant acknowledges Chapter 900.-Sign Code and will comply with all rules of construction when placing any signs on or within the project site.

CHAPTER 800. - GENERAL DEVELOPMENT STANDARDS

Sec. 800.001. - Purpose.

The purpose of this chapter is to establish certain standards that apply generally to development throughout the City, regardless of zone.

(Prior Code, § 800.001; Ord. No. 31-13)

Sec. 800.005. - Applicability.

The standards set forth in this chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this chapter and any other provision of the UDC, the more restrictive provision shall apply.

(Prior Code, § 800.005; Ord. No. 31-13)

Sec. 800.015. - Lot standards, generally.

(a) Buildings to be on a lot. Every building or structure shall be entirely located on a lot. Where two or more lots are under single ownership to accommodate a single development, the entire combined area shall be considered as a single lot for purposes of the UDC. Buildings that are attached at a common property line, but which otherwise meet all requirements of SRC chapter 56 as separate buildings shall be considered as separate buildings for purposes of this subsection.

(b) Side lot lines. As far as is practicable, side lot lines shall run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.

Findings of Fact: The existing building is located entirely on a legal lot of record.

Sec. 800.055. - Solid waste service areas.

Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.

(a) Applicability. Solid waste service area design standards shall apply to:

(2) Any change to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.

Findings of Fact: No changes are proposed by this project for relocation of solid waste service areas from the current location. Solid waste is currently handled at the rear of the building near the loading dock.

Sec. 800.060. - Exterior lighting.

(a) Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.

(b) Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:

(1) Completely shielded from direct view; or

(2) No greater than five foot-candles in illumination.

Findings of Fact: The applicant acknowledges these requirements, existing and/or proposed lighting will meet this criterion.

Sec. 800.065. - Pedestrian access.

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, three family, four family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section.

(a) Pedestrian connections required. The on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site as follows:

(1) Connection between building entrances and streets.

(A) A pedestrian connection shall be provided between the primary building entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street (see Figure 800-11).

(B) Where an adjacent street is a transit route and there is an existing or planned transit stop along street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop (see Figure 800-12).

Finding of Fact: This proposal does not trigger the development standard 800.065 (B) but does trigger (1)(A) which is discussed below.

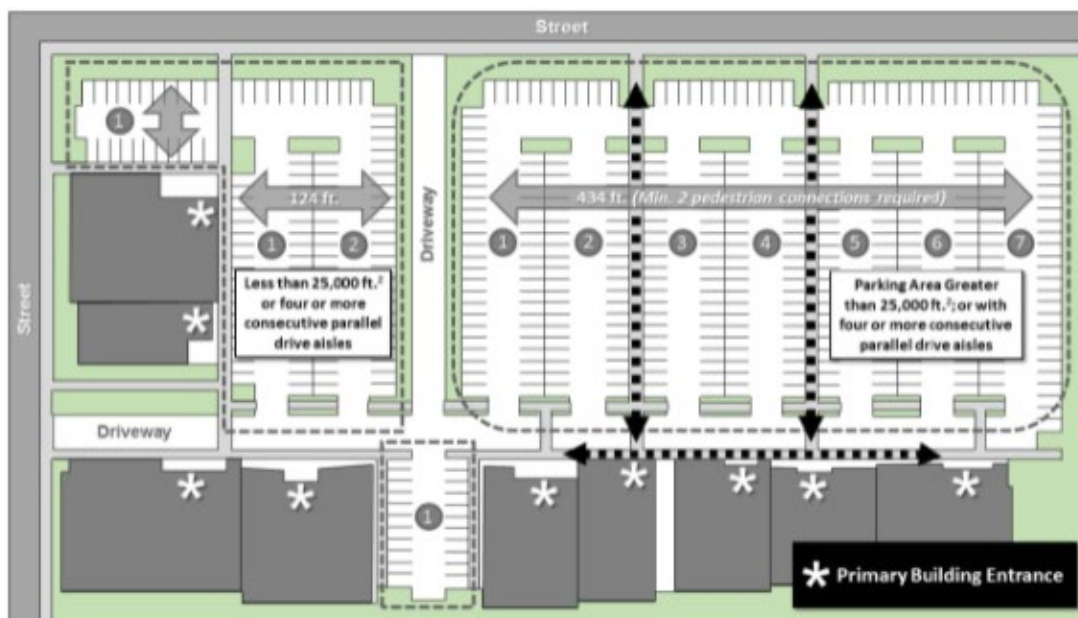
(3) Connection through off-street parking areas.

(A) Surface parking areas. Except as provided under subsection (a)(3)(A)(iii) of this section, off-street surface parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles shall include pedestrian connections through the parking area to the primary building entrance or where there is no building, through the parking area as provided in this subsection.

(i) The pedestrian connections shall be:

(aa) Provided in a minimum amount of either one connection for every four drive aisles or one connection for every 250 feet (See Figure 800-13); provided, however, in no case shall less than one pedestrian connection be provided. Where the pedestrian connection requirements of this subsection result in a fractional number, any fractional number greater than 0.5 shall be round up to require an additional pedestrian connection;

FIGURE 800-13. PEDESTRIAN CONNECTIONS THROUGH OFF-STREET
PARKING AREAS



(v) For purposes of this subsection, off-street surface parking area means:

(aa) An off-street surface parking area that is separated from other off-street surface parking areas on the development site by either a driveway, which begins at the street and extends into the site, or other physical separation; or

(bb) An off-street surface parking area located in a separate location on the development site from other off-street surface parking areas.

Findings of Fact: Two new pedestrian crossings are proposed in this application. Both crossings meet the requirements of every 250', and both of the new pedestrian crossings will connect to North Santiam Highway SE (Mission Street SE). All required permits will be acquired prior to connection to the sidewalk which is under ODOT jurisdiction. The third pedestrian crossing connects to Hawthorne Avenue SE and is existing. All pedestrian crossings will connect to the primary building entrance providing safe access to and from the building to Hawthorne Avenue SE and North Santiam Highway SE (Mission Street SE - Highway 22). The project location does not include the Costco Gas Station area and was not evaluated in this application. Future development of that site may be proposed once the gas station is demolished, tanks removed, and a no further action letter is received for the site. For purposes of this application only the area west and northwest of the gas station is included in all calculations. No pedestrian connection is proposed to the abutting property to the north. Vehicular access is shared between the north side of the Costco building and the La Quinta Inn. However, under (5)(C) a pedestrian connection to the north abutting property would result in pedestrian safety concerns where on-site activities include operation of trucks, forklifts, and other equipment and machinery presenting safety conflicts. Therefore, no pedestrian access is required nor proposed.

(b) Design and materials. Required pedestrian connections shall be in the form of a walkway or may be in the form of a plaza.

(1) Walkways shall conform to the following:

(A) Material and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards and shall be a minimum of five feet in width.

(B) Where a walkway crosses driveways, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.

(C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

Findings of Fact: The two new proposed pedestrian paths will comply with the design standards above. (See site plan)

(c) Lighting. The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

Findings of Fact: Existing parking lot lighting will provide lighting to a level where the system can be used at night by employees, customers, and residents. (See site plan)

CHAPTER 806. - OFF-STREET PARKING, LOADING AND DRIVEWAYS

Sec. 806.001. - Purpose.

The purpose of this chapter is to establish standards for off-street parking and vehicle use areas, bicycle parking, loading areas, and driveways.

(Prior Code, § 806.001; Ord. No. 31-13)

Sec. 806.005. - Off-street parking; when required.

Amended by Ordinance No. 13-21

(a) General applicability. Off-street parking shall be provided and maintained as required under this chapter for:

(1) Each proposed new use or activity.

Finding of Fact: The proposed use for the existing building is Retail Commercial, no change in use is being requested.

(2) Any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.

Findings of Fact: The proposed use for the project remains Retail Commercial, Retail Sales. The parking ratio will remain the same requiring 1 parking space for every 250 sf.

(3) Any intensification, expansion, or enlargement of a use or activity.

Findings of Fact: No intensification, expansion, or enlargement of use or activity is proposed. The conversion of the former Costco building to other retail uses will provide a reduction in the intensity of the use.

(b) Applicability to Downtown Parking District. Within the Downtown Parking District, off-street parking shall only be required and maintained for uses or activities falling under household living.

Findings of Fact: The project site is not located within the Downtown Parking District.
N/A

(c) Applicability to nonconforming off-street parking areas.

(1) When off-street parking is required to be added to an existing off-street parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

(2) Notwithstanding subsection (1) of this section, when a property is changed in use to any of the following uses or activities, or any of the following uses or activities are added to a property, any existing deficiency in the number of off-street parking spaces shall not be required to be remedied and only those additional spaces required for the change of use or addition of the new use shall be required:

(A) Accessory dwelling unit.

Findings of Fact: The proposed project does not have any nonconforming off-street parking areas. Does not require any addition of off-street parking to the existing off-street parking and does not have nonconforming number of spaces. No change of use is proposed. N/A

Sec. 806.010. - Proximity of off-street parking to use or activity served.

Amended by Ordinance No. 13-21

Required off-street parking shall be located on the same development site as the use or activity it serves or in the following locations:

Findings of Fact: All required off-street parking will be located on the same site where the use or activity it serves.

Sec. 806.015. - Amount off-street parking.

Amended by Ordinance No. 13-21

(a) *Minimum required off-street parking. Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than those set forth in Table 806-1.*

TABLE 806-1. MINIMUM OFF-STREET PARKING		
Use	Minimum Number of Spaces Required ⁽¹⁾	Limitations & Qualifications
Retail Sales and Service		
Retail sales	1 per 250 sq. ft.	Applicable to all other retail sales located within all zones except the MU-I zone or MU-II zone.

Findings of Fact: The off-street parking calculated by the square footage of the existing building requires 574 parking stalls. After reconfiguration of the off-street parking and inclusion of two pedestrian paths the off-street parking stalls will be 585 which complies with the requirements of Table 806-1.

(d) *Maximum off-street parking.*

(1) *Maximum off-street parking is based upon the minimum number of required off-street parking spaces. Except as otherwise provided in this section, and otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2A.*

TABLE 806-2A. MAXIMUM OFF-STREET PARKING	
Minimum Number of Off-Street Parking Spaces Required (From Table 806-1)	Maximum Number of Off-Street Parking Spaces Allowed
20 spaces or less	2.5 times minimum number of spaces required.
More than 20 spaces	1.75 times minimum number of spaces required.

Findings of Fact: The maximum off-street parking is based on the number of required off-street parking spaces. Off-street parking will not exceed the amounts set forth in Table 806-2A.

The existing and proposed off-street parking is summarized in the Table below. The existing parking was based on a prior code which required 1 space for each 200 sf.

TABLE 3	
Existing parking	612
Required Commercial Retail Parking – 1 for each 250 sf (building 143,260 sf)	574
Proposed Parking Provided in This Application	585
ADA Parking – 2% of total (12 required with 17 provided)	17
Total Off-Street Parking Proposed	585

Sec. 806.020. - Method of providing off-street parking.

(a) General. Off-street parking shall be provided through one or more of the following methods:

(1) Ownership. Ownership in fee by the owner of the property served by the parking;

(2) Easement. A permanent and irrevocable easement appurtenant to the property served by the parking;

(3) Lease Agreement. A lease agreement with a minimum term of five years; such agreement may be utilized for:

(A) Uses or activities other than single family and two family in all zones other than the Central Business (CB) Zone; and

(B) All uses in the Central Business (CB) Zone;

Findings of Fact: The off-street parking is Ownership in fee by the owner of the property served by the parking.

Sec. 806.035. - Off-street parking and vehicle use area development standards for uses or activities other than single family, two family, three family, and four family.

Amended by Ordinance No. 13-21

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than single family, two family, three family, and four family shall be developed and maintained as provided in this section.

(a) General applicability. The off-street parking and vehicle use area development standards set forth in this section shall apply to:

(1) The development of new off-street parking and vehicle use areas;

(2) The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added;

(3) The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and

(4) The paving of an unpaved area.

Finding of Fact: The proposed off-street parking changes include new striping and the addition of two pedestrian pathways. No new development of off-street parking and no additional paved surface is proposed by this project. With no expansion to the existing off-street parking, setback and landscape standards of SRC 806.035 are not applicable to the proposed project.

Sec. 806.040. - Driveway development standards for uses or activities other than single family, two family, three family, or four family.

Amended by Ordinance No. 13-21

Unless otherwise provided under the UDC, driveways for uses or activities other than single family, two family, three family, or four family shall be developed and maintained as provided in this section.

(a) Access. Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available, or a loop to the single point of access. The driveway approaches to the driveways shall conform to SRC chapter 804.

Findings of Fact: Access to off-street parking is taken off Hawthorne Avenue SE. No changes are proposed for the driveway accesses or the interior access street. N/A

(d) Dimensions. Driveways shall conform to the minimum width set forth in Table 806-7.

TABLE 806-7. MINIMUM DRIVEWAY WIDTH		
Type of Driveway	Width	Inside Radius of Curves & Corners
One-way driveway	12 ft.	25 ft., measured at curb or pavement edge
Two-way driveway	22 ft.	25 ft., measured at curb or pavement edge

Findings of Fact: The existing driveways off Hawthorne Avenue SE meet the criteria above. Both the main entrance driveway and the shared driveway on the north side of the subject property exceed the minimum requirements.

Sec. 806.045. - Bicycle parking; when required.

Amended by Ordinance No. 13-21

(a) General applicability. Bicycle parking shall be provided as required under this chapter for:

- (1) Each proposed new use or activity.*
- (2) Any change of use or activity, when such change of use or activity results in a bicycle parking ratio requiring a greater number of spaces than the previous use or activity.*
- (3) Any intensification, expansion, or enlargement of a use or activity.*

Findings of Fact: No change of use or activity is proposed by this project. The property will remain Retail Commercial – Retail Sales and Service. No additional bicycle parking is required for this proposed development.

Sec. 806.050. - Proximity of bicycle parking to use or activity served.

Amended by Ordinance No. 13-21

Bicycle parking shall be located on the same development site as the use or activity it serves.

Findings of Fact: Bicycle parking located on the same project site as the use it serves.

Sec. 806.060. - Bicycle parking development standards.

Amended by Ordinance No. 13-21

Unless otherwise provided under the UDC, bicycle parking shall be provided in racks or lockers developed and maintained as set forth in this section. The standards set forth in this section shall not apply to City approved bike share stations which utilize bike docking stations.

(a) Location. Except as otherwise provided in this section, bicycle parking shall be located outside a building.

(1) Bicycle parking located outside a building shall be located within a convenient distance of, and be clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.

(2) Where bicycle parking cannot be located outside a building, it may be located inside a building within a convenient distance of, and accessible from, the primary building entrance.

(b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.

(c) Dimensions. Except as provided in subsection (f) of this section, bicycle parking areas shall meet the following dimension requirements:

(1) Bicycle parking spaces. Bicycle parking spaces shall be a minimum of six feet in length and two feet in width with the bicycle rack centered along the long edge of the bicycle parking space. Bicycle parking space width may be reduced, however, to a minimum of three feet between racks where the racks are located side-by-side.

(2) *Access aisles.* Bicycle parking spaces shall be served by a minimum four-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

(d) *Surfacing.* Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.

(e) *Bicycle racks.* Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards.

(1) *Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to wheels, frame, or components.*

(2) *Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;*

(3) *Racks shall be of a material that resists cutting, rusting, and bending or deformation; and*

(4) *Racks shall be securely anchored.*

(5) *Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.*

(f) *Bicycle lockers.* Where bicycle parking is provided in lockers, the lockers shall meet the following standards:

(1) *Lockers, except for pie-shaped lockers, shall be a minimum of six feet in length, two feet in width, and four feet in height;*

(2) *Pie-shaped lockers shall be a minimum of six feet in length, 30 inches in width at the widest end, and four feet in height;*

(3) *Lockers shall be served by a minimum four-foot-wide access aisle in front of each locker opening. Access aisles may be located within the public right-of-way; and*

(4) *Lockers shall be securely anchored.*

Findings of Fact: The existing bicycle parking spaces are located in the front of the existing building and meet the applicable criteria of this section. However, no change of use is proposed within the existing building that has a current retail sales use. Therefore, no additional bike parking is required for this proposed development.

Sec. 806.065. - Off-street loading areas; when required.

(a) *General applicability.* Off-street loading shall be provided and maintained as required under this chapter for:

(1) *Each proposed new use or activity.*

(2) *Any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity.*

(3) *Any intensification, expansion, or enlargement of a use or activity.*

(b) *Applicability to nonconforming off-street loading area.* When off-street loading is required to be added to an existing off-street loading area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

Findings of Fact: The project is not proposing a change of use from Retail Commercial-Retail Sales. No increase of off-street loading spaces, no intensification, expansion, or enlargement is proposed by this project. Criteria met.

CHAPTER 807. - LANDSCAPING AND SCREENING

Sec. 807.001. - Purpose.

The purpose of this chapter is to establish standards for required landscaping and screening under the UDC to improve the appearance and visual character of the community, promote compatibility between land uses, encourage the retention and utilization of existing vegetation, and preserve and enhance the livability of the City.

Findings of Fact: The proposed project does not trigger the Landscaping and Screening requirements. The applicant is proposing no change of use of tenant space within the building that has a current retail sales use. No existing landscaping or screening will be removed by this project and no new pavement will be placed within the project site. Additionally, the building footprint will remain the same.

CHAPTER 808. - PRESERVATION OF TREES AND VEGETATION

Sec. 808.001. - Purpose.

The purpose of this chapter is to provide for the protection of heritage trees, significant trees, and trees and native vegetation in riparian corridors, as natural resources for the City, and to increase tree canopy over time by requiring tree preservation and planting of trees in all areas of the City.

Sec. 808.025. - Trees on lots or parcels 20,000 square feet or greater.

Amended by Ordinance No. 13-21

No person shall, prior to site plan review or building permit approval, remove a tree on a lot or parcel that is 20,000 square feet or greater, or on contiguous lots or parcels under the same ownership that total 20,000 square feet or greater, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Nothing in this section shall be construed to require the retention of trees, other than heritage trees, significant trees, and trees and vegetation in riparian corridors, beyond the date of site plan review or building permit approval, if the proposed development is other than single family residential or two family residential.

Findings of Fact: The project site is greater than 20,000 square feet, no trees or vegetation is proposed to be removed other than minor alterations for the new pedestrian pathways.

CHAPTER 809. - WETLANDS

Sec. 809.001. - Purpose.

The purpose of this chapter is to identify those wetlands located within the City which are significant and non-significant, and to establish the foundation for a wetlands protection program that will provide for the long-term protection of wetlands within the City.

Facts and Findings: The project site is fully built out with a 143,260 square foot building, paved off-street parking, and interior roads over the entire lot. This Chapter is not applicable to the proposed project.

CHAPTER 900. - SIGN CODE

Sec. 900.001. - Purpose.

The purpose of this chapter is to protect the health, safety, property, and welfare of the public; to improve the neat, clean, orderly, and attractive appearance of the community; to improve the effectiveness of signs in identifying and advertising businesses; to provide for safe construction, location, erection, and maintenance of signs; to prevent proliferation of sign clutter; to minimize adverse visual safety factors to travelers on public highways; to minimize adverse impacts on

adjacent properties; and to achieve these purposes consistent with state and federal constitutional limits on the regulation of speech.

Sec. 900.010. - General rule.

(a) No person shall construct, erect, enlarge, alter, or relocate any sign, or install electrical parts, wiring, or illumination in or upon a sign, until all required permits have been obtained, including, but not limited to, sign permits, building permits, electrical permits, and any other permit required under federal, state, or local law.

(b) Except as provided in SRC 900.030, no person shall erect, construct, enlarge, alter, repair, move, improve, convert, equip, use, or maintain any sign, or cause or permit the same to be done, in violation of any provision of this chapter or a permit issued hereunder.

(c) Nothing in this chapter is intended, nor shall be construed, to permit the erection, construction, enlargement, alteration, or maintenance of any sign at any place or in any manner unlawful under any other federal, state, or local law. When any part of this chapter conflicts with another provision of federal, state, or local law, the provision that establishes the stricter standard shall control.

(Prior Code, § 900.010; Ord. No. 4-12)

Findings of Fact: The applicant will comply with the requirements of this section and permits will be acquired before they construct, erect, enlarge, alter, or relocate any sign, or install electrical parts, wiring, or illumination in or upon a sign, until all required permits have been obtained, including, but not limited to, sign permits, building permits, electrical permits, and any other permit required under federal, state, or local law. Sign permits shall be permitted separately.

ADDITIONAL INFORMATION

Archeological Review

On Monday 3-14-2022 an email was sent to KFitzgerald@cityofsalem.net

As of this time there has been no response to the archeological inquiry for the proposed project. All construction will be limited to areas that were already disturbed by the Costco development. Therefore, it is our understanding that an Archeological Review will not be required.

Applicable Neighborhood Association

On Monday 3-14-2020 an email was sent to the Southeast Salem Neighborhood Association; another email was sent 3-20-22. If a response is received, we will acknowledge and respond to any questions, concerns, or comments and place them in the application packet.

On Sunday 3-20-22 and email was sent to the Southeast Mill Creek Association. If a response is received, we will acknowledge and respond to any questions, concerns, or comments and place them in the application packet.

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6)

CHERRIOTS, ARCHEOLOGICAL,
and APPLICABLE
NEIGHBORHOOD
ASSOCIATIONS

1010 HAWTHORNE AVENUE SE
SALEM, OREGON
MTL: 073W3600803
RETAIL COMMERCIAL (CR)
COMPREHENSIVE PLAN DESIGNATION: COM-Commercial



RESPONSE TO REQUEST FOR COMMENTS

DATE: Wednesday, October 6, 2021

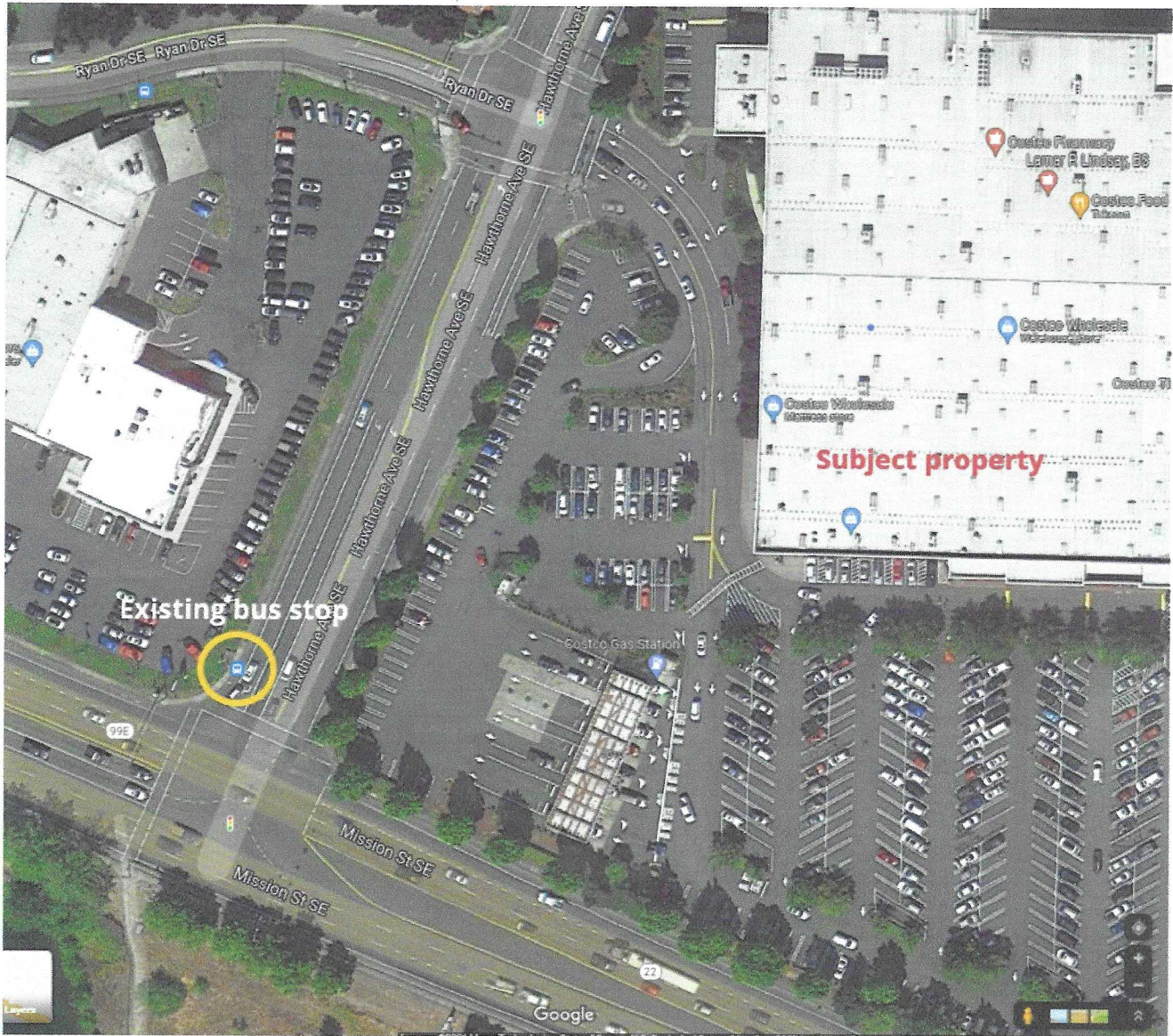
CASE/APP NUMBER: 21-118113-PA

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.



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.

Lani Hickey

From: Alan Rasmussen <arasmussen@modernbuildingsystems.com>
Sent: Monday, March 21, 2022 9:38 AM
To: Lani Hickey
Cc: landuse.sensa@gmail.com; robosushi@robosushi.com
Subject: Re: 1010 Hawthorne Avenue "Old Costco Location"

Received.

Thank you.

Alan Rasmussen

On Sun, Mar 20, 2022 at 4:38 PM Lani Hickey <lani@rc-grp.com> wrote:

Hello,

I would like to introduce myself, my name is Lani Hickey and I am working with Rhine-Cross Group, LLC as a planner. Our client is working with Costco at their old location at 1010 Hawthorne Avenue SE to turn the existing building into 3+/- new businesses. There will be no change to the structure with the exception of remodeling the interior, exterior wall painting and new branding of the primary entrance. At this time one new retail sales tenant has been identified "At Home" a home goods store. Two other occupants are being looked at, but no commitment has been made.

The building and parking lot will remain the same with the exception of new pedestrian paths as required by the Salem Revised Code (SRC). This portion of the project is just focused on the building and parking lot adjacent to the old Costco main structure. The gas station portion will be removed and a business may occupy that space at a later date, but is not part of this project.

We are reaching out to your Southeast Salem Neighborhood Association and the Southeast Mill Creek Association so you have an the opportunity to let us know if you have any questions, concerns, or comments.

Thank you and have a nice day,

Lani

Lani R. Hickey

Land Use Planner

Rhine-Cross Group, LLC

(541) 591-0211

Lani Hickey

From: Lani Hickey <lanirc-grp.com>
Sent: Monday, March 14, 2022 12:52 PM
To: 'KFitzgerald@cityofsalem.net'
Subject: Determination of Archeological Review for former Costco
Attachments: PRE-AP21-113 Planning Summary Letter.pdf

Hi Kimberli,

A pre-application meeting was held October 14, 2021 (Case Number/AMANDA No. PRE-AP21-113/21-118113-PA attached). On page 4 of the attachment Staff Comments included the need for an Archeological Review. The proposed use of the former Costco building and parking lot will remain Retail Commercial. The building footprint will remain the same, the parking lot will remain the same with the addition of pedestrian paths required under the SRC Code Chapter 800.065.

Per the Staff Comments during the pre-app meeting it was recommended that you be contacted and made aware of this proposal. Please let us know if what, or any archeological requirements may be applicable to re-development of the property.

Property Address: 1010 Hawthorne Avenue SE
Assessor's MTL: 073W3600803

Thank you and if you have any questions please feel free to contact me.

Lani

Lani R. Hickey
Land Use Planner
Rhine-Cross Group, LLC
(541) 591-0211

Lani Hickey

From: Lani Hickey <lan@rc-grp.com>
Sent: Sunday, March 20, 2022 4:38 PM
To: 'arasmussen@modernbuildingsystems.com'; 'landuse.sensa@gmail.com'
Cc: 'robosushi@robosushi.com'
Subject: 1010 Hawthorne Avenue "Old Costco Location"

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Land Use Planner
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(541) 591-0211

Lani Hickey

From: Lani Hickey <lanirc-grp.com>
Sent: Sunday, March 20, 2022 3:15 PM
To: "Landuse.sensa@gmail.com"
Cc: 'spriem@hotmail.com'
Subject: 1010 Hawthorne Avenue "Old Costco Location"

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*Lani R. Hickey
Land Use Planner
Rhine-Cross Group, LLC
(541) 591-0211*

Lani Hickey

From: Lani Hickey <lanirc-grp.com>
Sent: Monday, March 14, 2022 1:59 PM
To: 'spriem@hotmail.com'
Subject: 1010 Hawthorne Avenue "Old Costco Location"

Hi Shannon,

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