



RONALD
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PED
ARCHITECT

10 April, 2022

Brandon Pike
Planner 1
City of Salem
555 Liberty Street SE
Salem, Oregon 97302

RE: **3501 Portland Road NE 22-105725**

In response to your letter of April 7th. We do not need more parking, the objective is to cap the contaminated soil as a safety measure. We can not inject surface water into the subgrade. If removing the parking striping would make this less contentious we can remove it

Item	Description
Signing Authority	Please provide a copy of the application form which is signed by an authorized individual, per SRC 300.210.
Please find the uploaded application signed by Joel Smallwood, the Director of Facilities Planning SKPS	
TGE Form	Please provide a completed trip generation estimate (TGE) form, found here: https://www.cityofsalem.net/CityDocuments/trip-generation-estimate-form.pdf
There is no new building area. Please find the attache TGE so stating.	
Design Review Application	Pursuant to SRC 603.025, a design review application is required for the proposed development.
The Planning Division has already determined this site not subject to Design review or Portland/fairgrounds Road Overlay Zone. From Site Plan Review Case 14-111248 Findings: the existing building and structures and associated parking and site improvements were constructed prior to October 1, 2001, and have been deemed continuing development. The proposed modifications are not subject to the additional development standards or design review requirements of Portland/Fairgrounds Road overlay Zone.	
Neighborhood Association Contact	Please provide evidence the applicant has contacted the applicable neighborhood association(s) pursuant to SRC 300.310. This contact must follow the process outlined in SRC 300.310(c). Contact information for the chair(s) and land use chair(s) can be found here: https://www.cityofsalem.net/my-neighborhood
Please find the uploaded email to the Northgate Neighborhood Association, you were also copied on the email	

Site Plan Features	Pursuant to SRC 220.005(e)(1)(A), the submitted site plan is missing the following information: <ul style="list-style-type: none"> • 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 (the landscape plan does not show the existing location of street trees)
GSI Information	
ODEQ does not want water injected or ex filtrated into the subgrade. I have submitted the report from Evernnorthwest to Matt Olney and Laurel Christian	

- Use(s): Please clarify if the entire building is used by the CTE school facility and how many students the school is designed to accommodate (our records indicate 1,050), or if the southern portion of the building is still used as an indoor soccer facility and office space. Depending on the use(s), the proposal may exceed the maximum off-street vehicle parking allowance.

RESPONSE: the indoor soccer and office use ceased in 2016. Assuming 1,050 students

6 students per space = 175 Spaces x 1.75 = 306 sp allow > (240 e +36p = 276) OK

- Portland-Fairgrounds Road Overlay Zone: The proposal does not appear to meet the following standard(s) of this overlay zone:
 - o SRC 603.020(e): Landscaping. Berms, mounds, raised beds, and grade drops shall not be allowed as a landscaping treatment, unless a bioswale treatment system or approved landscaping exists to adequately collect water runoff and the berms, mounds, raised beds, and grade drops do not exceed a 3:1 slope.

RESPONSE : there is no definition for berm, mounds, raised bed, and grade drops. How can you prohibit topography without defining it. The only objective standard I can find is the slope does not exceed 3:1, we don't exceed 3:1 the parking area is 10' from right-of-way. See sheet SPR-5

- Your plans show a berm along the north property line, but it does not appear to meet this standard.

RESPONSE: what standards, if you are referring to detail 2 on SRP-3 I would not call that a berm, it is a planter. We are complying with Tables 513-3 and 603-4, to avoid another adjustment. The imported material is intended protect geotextile barrier.

- o SRC 603.030(b)(1)(B)(ii): A minimum ten-foot-wide landscape strip shall be provided between surface parking lots and the street right-of-way. The landscape strip shall be planted with a minimum of one plant unit per 20 square feet of planting area. Berms, mounds, raised beds, and grade drops are allowed if they meet the standards in SRC 603.020(e). The proposed parking area has a setback of 6.5 feet to the property line abutting Portland Road.

RESPONSE: see revised sheet A3.1

- SRC 603.020(f)(2): A minimum of one tree per eight parking spaces is required, of which a maximum of 25 percent may be evergreen

trees. Trees shall be planted within 20 feet of the parking lot perimeter. Trees within the public street right-of-way shall not count toward the tree planting requirements. This applies to the new off-street

parking area. Note: (f)(1) requires planter bays or islands to have a minimum planting area of 50 square feet.

RESPONSE: it is not possible to plant a tree and cap and provide adequate soil for root the ball.

o SRC 603.020(j): Project enhancements. Development within the Portland/Fairgrounds Road Overlay Zone shall include four or more of the project enhancements identified within this section.

RESPONSE: this a continued development as such is not subject to the the requirements of SRC 806.035(d)(2)

Sec. 603.020. - Development standards.

Development with the Portland/Fairgrounds Road Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) Continued development. Building and structures existing within the Portland/Fairgrounds Road Overlay Zone that conformed to the development standards existing on October 1, 2001, but which would otherwise be made nonconforming development by this chapter, are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.

(1) Continued development may be enlarged, rebuilt, or the exterior altered, provided such enlargement, rebuilding, or exterior alteration complies with all applicable standards in the underlying zone.

The Planning Division has already determined this site not subject to Design review or Portland/fairgrounds Road Overlay Zone. From Site Plan Review Case 14-111248 Findings: the existing building and structures and associated parking and site improvements were constructed prior to October 1, 2001, and have been deemed continuing development. The proposed modifications are not subject to the additional development standards or design review requirements of Portland/Fairgrounds Road overlay ZoneP

• Off-Street Parking and Vehicle Use Area Development Standards: It's not clear if the proposal meets the following standard(s):

o SRC 806.035(d)(2): Minimum percentage of interior landscaping required. Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. This is not met in the following location(s):

- The new parking area.

RESPONSE: this is all I can offer. It this is too contentious I will delete the striping.

o SRC 806.035(d)(3): A minimum of one deciduous shade tree shall be planted for every 12 parking spaces within an off-street parking area. Trees may be clustered within landscape islands or planter bays, and shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces. This is not met in the following location(s):

- The new parking area.

RESPONSE this is all I can offer. It this is too contentious I will delete the striping.

Please call with questions.

Ronald James Ped
Architect, PC
President