

**TO:** Kirsten Straus, Planner I  
Community Development Department

**FROM:** Glenn J. Davis, PE, CFM, Chief Development Engineer  
Public Works Department

**DATE:** April 8, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
SPR-ADJ-DR22-13 (21-119953)  
4000 DEERHAVEN DRIVE NE  
HALLMAN ELEMENTARY IMPROVEMENTS**



## **PROPOSAL**

A Class 3 Site Plan Review for renovations of Hallman Elementary School. The proposal includes a new vehicle use area that will include parking, pick-up and drop-off area, two new classrooms, gym renovation, and other interior improvements. The property is located at 4000 Deerhaven Drive NE and 4130 Portland Road NE, split-zoned RS (Single Family Residential) and CR (Commercial Retail), and partially within the Portland/Fairgrounds Road Overlay Zone (Marion Co. Tax Lot Nos. 073W12AC/3201 and 073W12AC/3200).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Construct overhead school zone speed flashers and associated signage to the north and south of the subject property on Portland Road NE.

## **FACTS**

### **Streets**

1. Deerhaven Drive NE
  - a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
  - b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Portland Road NE

- a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 70-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

**Storm Drainage**

1. Existing Conditions

- a. There are 12-inch storm mains located in Deerhaven Drive NE and Portland Road NE.

**Water**

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in Deerhaven Drive NE and extends onto the subject property within an easement to the north and west property lines.
- c. A 12-inch water main is located in Portland Road NE.

**Sanitary Sewer**

1. Existing Conditions

- a. An 8-inch sewer main is located in Deerhaven Drive NE and extends onto the subject property within an easement.
- b. An 8-inch sewer main is located in Portland Road NE.
- c. A 60-inch sewer main is located on the subject property within an easement and extends from Portland Road NE to the eastern property line.

**CRITERIA AND FINDINGS**

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

**Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)**

**Finding**—The subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 – Landslides.

The subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone “AE” floodway. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. The new structure is not being constructed in the floodplain area.

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

According to the City’s adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point and 3-point landslide hazard areas on the subject property. The applicant’s proposal does not disturb any portion of a mapped landslide hazard area; therefore, a geological assessment is not required.

**Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately**

**Finding**—Portland Road NE and Deerhaven Drive NE are fully improved and meet the right-of-way width standards pursuant to the Salem TSP. The City Traffic Engineer has determined that the proposed development will result in unsafe traffic circulation along Portland Road NE. In order to mitigate the additional traffic generated from the proposed development, Portland Road NE shall be designated as a school speed zone. As a result, the applicant shall construct overhead school zone speed flashers and associated signage to the north and south of the subject property on Portland Road NE in order to delineate the school speed zone. The flashers shall be installed pursuant to PWDS.

**Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians**

**Finding**—The driveway access onto Deerhaven Drive NE and Portland Road NE provide for safe turning movements into and out of the property.

**Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development**

**Finding**—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant does not propose any new connections to public infrastructure.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. The applicant's engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Prepared by: Matt Olney, Program Manager  
cc: File