

Brandon Pike

From: Britany <britany@brandlanduse.com>
Sent: Wednesday, March 16, 2022 9:44 AM
To: Brandon Pike
Subject: RE: Notice of Filing / Request for Comments - Case No. SPR-ADJ-DR22-15 for 701 Lockwood Ln S

Hi Brandon,

Our only comment is we will comply with these requirements.

Thanks!

Britany Randall
BRAND
Principal Planner
Phone : (503) 680-0949
Place : Salem, OR
Web : brandlanduse.com

ATTENTION! Please note BRAND will be CLOSED from May 6th through May 16th. Access to phone and email will be limited during this time.

From: Brandon Pike <BPike@cityofsalem.net>
Sent: Wednesday, March 16, 2022 9:39 AM
To: Britany <britany@brandlanduse.com>
Subject: FW: Notice of Filing / Request for Comments - Case No. SPR-ADJ-DR22-15 for 701 Lockwood Ln S

Hi Britany,

Here's the first comment I've received on the Lockwood case. Do you envision these items to be issues?

Best,

Brandon Pike

Planner I

City of Salem | Community Development Department
555 Liberty Street SE, Suite 305, Salem, OR 97301
bpike@cityofsalem.net | (503) 540-2326
[Facebook](#) | [Twitter](#) | [YouTube](#) | cityofsalem.net

From: Ken Spencer <Kenneth.Spencer@pgn.com>
Sent: Wednesday, March 16, 2022 8:39 AM
To: Brandon Pike <BPike@cityofsalem.net>
Subject: RE: Notice of Filing / Request for Comments - Case No. SPR-ADJ-DR22-15 for 701 Lockwood Ln S

Hello,

A couple of comments:

1. Allow space on property for pad-mounted transformer. See PGE Electric Service Requirements for clearances (<https://portlandgeneral.com/builders-new-construction/electric-service-requirements>)
2. Provide easement across existing apartment property (to the south) for routing of primary power to new pad-mounted transformer.

Thanks.

Ken Spencer, PE Customer Operations Engineer | 503.970.7200

From: Zachery Cardoso <ZCardoso@cityofsalem.net>

Sent: Thursday, March 10, 2022 8:52 AM

To: Zachery Cardoso <ZCardoso@cityofsalem.net>

Cc: Brandon Pike <BPike@cityofsalem.net>

Subject: Notice of Filing / Request for Comments - Case No. SPR-ADJ-DR22-15 for 701 Lockwood Ln S

*****Please take care when opening links, attachments or responding to this email as it originated outside of PGE.*****

Hello,

The Notice of Filing / Request for Comments for Site Plan Review, Adjustment, and Design Review Case No. SPR-ADJ-DR22-15 for 701 Lockwood Ln S is attached for your information. Comments are due **March 24, 2022 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: A proposal to construct a new eight-unit apartment building at an existing apartment development, for a total of 20 dwelling units.

Please direct questions or comments to the **CASE MANAGER:**

Brandon Pike

bpike@cityofsalem.net

503-540-2326

Thank you,

Zachery Cardoso

Admin Analyst I

City of Salem | Community Development Department

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BRAND

Applicant Response to Comments Received

701 Lockwood Lane S Salem, Oregon

March 17, 2022

Comment 1 – Robert Von Weller

“Such an addition would require all current tenants who have vehicles to park on the street while the project is ongoing.

Not only leaving tenants with worry about moving the vehicles every few days in order to avoid towing and leaving the vehicles subject to theft and accidents on the public street instead of our private parking spots.

The noise and traffic is another inconvenience. The current setup allows privacy for the tenants and this will be jeopardized.”

Comment 2 – Charlita Leierer

“Apt 711 has been vacant since 1/21. Requested repairs to my door 705 3 times written from 11/21 to 3/22 still won’t lock properly. Noise and traffic will increase overall. Construction activities may cause harm to my car.”

Applicant’s Response: Applicant’s Response: The comments provided do not address approval criteria. Noise during construction is inevitable but will be limited to normal working hours. Parking spaces will be made available to tenants during construction. The applicant understands the construction activities may cause minor inconvenience to tenants, but industry best practices will be in place to minimize and eliminate conflicts. Traffic was addressed during the comprehensive plan and zone change application. It was determined that the addition of 8 dwelling units will not have any significant traffic impact. Liability insurance is always carried by contractors. If accidental damage to a vehicle does occur, the necessary repairs will be made.

BRAND

Applicant Response to Comments Received

701 Lockwood Lane S Salem, Oregon

March 21, 2022

Comment 1 – Richard Anderson

“Did not see any parking places for the additional 8 units.”

Applicant's Response: The applicant addresses parking on pages 56 and 57 of the written narrative provided with the submittal. As stated within the narrative, there is no proposal to modify the existing parking area. No additional parking spaces are required to be added to the 16 available spaces. The subject property is within one half mile of the Cherriots Core Network along Liberty Road S, which eliminates the minimum parking requirement for multiple family developments.

BRAND

Applicant Response to Comments Received

701 Lockwood Lane S Salem, Oregon

March 23, 2022

Comment 1 – Cherriots

“Cherriots supports the development of multi-family housing on the subject property as it is within ¼ mile of the Core Network. However, Cherriots does not support the Class 2 Adjustment request to eliminate the required pedestrian connections throughout the development. Providing appropriate pedestrian connections will encourage alternative and active modes of transportation, such as walking or taking the bus. Pedestrian connections are also an important part of accessibility to properties for people with disabilities.”

Applicant’s Response: *It would be inaccurate to assert that the proposal eliminates pedestrian connections throughout the development site. The Class 2 Adjustment being sought is to eliminate the pedestrian connection through the existing parking lot, but pedestrian connections are provided leading to the paved parking area, as shown on the site plan provided. Due to topography and other site constraints such as existing parking lot and building locations, the applicant was unable to reasonably provide a safe pedestrian connection through the parking area.*

The applicant values the input from Cherriots and reached out to the organization on January 24th, 2022, ahead of submitting the application to the City. In the letter provided, the applicant made Cherriots aware that a Class 2 Adjustment would be needed and provided a site plan for their input on the project. The applicant believes they meet the criteria for approval of the requested Class 2 Adjustment as demonstrated within the application narrative. The elimination of one standard has much less of an impact on the community than the elimination of a needed housing type.