

April 21, 2022

Planning/Permit Application Center
City Hall
555 Liberty St SE, Room 320
Salem, OR

Class 2 & 3 Site Development Application Completeness Response

In response to the Planning Review Checklist dated April 8, 2022 below is the information in response to the items outlined that needed to be completed. Drawings have included the 116- designation for upload.

Submittal Requirements:

Complete Application / Authority

Ownership provided (6) documents that were uploaded to respond to the LCC proof.
Information Provided in upload

Written Statement

See pages below in this document that address the Class 3 Site Plan Review criteria under SRC 220.005(f)(3) and Class 2 Adjustment criteria under SRC 205.005(d)(2).
Information Provided in upload

Site Plan Review Items:

Off-Street Parking Count

See uploaded PDF showing existing counts and proposed count, clearly showing their location and type.
Information Provided in upload

Bicycle Parking

See uploaded PDF showing bike rack details, spacing and design is included in front of Admin building.
Information Provided in upload

Landscape

See written statement below addressing this and Design Team understands what will be required in the future.
Information to be provided during future permit submission. Not included with this upload.

Class 3 Site Development Application Content

VARIANCE REQUEST

The project team is requesting a variance from the pedestrian access standards required by the City's Unified Development Code. Access to Strong Road would require significant construction due to the steep hill and connection to Reed Rd would require building over a wetland. Street improvements and connections are beyond the scope of the minor site improvements and interior remodeling work of this project.

- Under SRC 245.005(d), this project conforms to the City's approval criteria for a Variance. Namely that the requirement for pedestrian connections to adjacent streets 1.) present an unreasonable hardship or practical difficulty created by the physical characteristics of the land and 2.) the variance will not result in adverse effects that are unreasonably detrimental to the public health, safety, and welfare or to property or improvements in the vicinity.
- Per SRC 300.310, the Neighborhood Association has been contacted regarding the variance request and the project group acknowledges that the variance request involves a public hearing.

Given the program of the proposed residential treatment facility, it would be evident that neighborhood residents and local business staff will not have a need to walk to this location from either street. Residents in treatment will also not leave the site on foot or by bicycle. The site improvements currently shown for ADA access from building to building is minor in scope; the burden of connecting to adjacent streets would be excessive and is not needed by the community or Hillcrest's program.

The connection to Reed Road would also be going down a cliff and through wetlands, as well as any connection down to Strong Road also is very steep.

SUMMARY TABLES (Checklist Requirement #13)

Zoning Designations	South of Salem Airport (within Airport Overlay) and within the Urban Growth Boundary
Zoning	Airport Overlay Zone
	PH –Public Health
Abutting Zones	Abutting RA (Residential Agriculture) and RM2 (Multiple Family Residential 2) to South FMU (Fairview Mixed Use) to the West IC (Industrial Commercial) and IBC (Industrial Business Campus) to the Northeast.

Total Site Area	
Property Size	44.6 acres
Scope of Project	10.49 acres

Building (all existing)	Gross Floor Area	Occupancy/Use	Height	Other
Administration Building	17,100 sf	B, Admin	35'-0"	Staff admin, not patient care
Food Service (Former name, not current function)	3,000 sf	B, Admin	23'-8"	Intake, outpatient care
Norblad	31,270 sf	A-2/B, Ground; I-1 Condition 2 Levels 2-3	36'-7"	Residential treatment + supportive services
Scott	27,930 sf	B, Ground; I-1 Condition 2 Levels 2-3	43'-1"	Res treatment + supportive services
Zeta	7,700 sf	B & 1-2 Condition 1	16'-3"	Detox
Farrell	17,100 sf	B/E	54'-6"	Treatment/classrooms

NOTE 1: Two pre-manufactured resident/classroom buildings, Iota (prison cells) building connected to Scott, and several outbuildings are to be demolished and are not included in the table above.

NOTE 2: No future phases are planned for this campus.

Itemized Parking Counts (See Parking Exhibit)			
	Existing	Required	Proposed
Accessible Stalls	6		6 (with one Van)
Standard Stalls	187 (34 are compact)		189
Total	195	191	194

NOTE 1: The existing parking will not be improved or restriped except in limited patch-and-repair scope. Parking improvements are limited to providing ADA spaces and entry access.

NOTE 2: Off-street parking (SRC 806.000) Provide 1.5 stalls per bed. 127 beds x 1.5 = 191

Total Lot Coverage (in project scope)		
	Impervious	Pervious
Existing	274,054 sf (6.29 acres)	1,668,722 sf (38.31 acres)
Proposed	246,964 sf (5.67 acres)	1,695,812 sf (38.93 acres)

NOTE: See Exhibits C and D for plans showing pervious/impervious locations

WRITTEN STATEMENT (Checklist Requirement #14)

SCOPE AND PROJECT INTRODUCTION

The Hillcrest campus was a former juvenile detention center. In the years that it has been vacant, the State has been upkeeping the maintenance until it turned over to the owner. Both have been correcting the vandalism, maintaining working HVAC/water to the campus and site maintenance. The current owner is preparing the campus to be used as a residential treatment facility focusing on substance use disorder and addiction services. The project scope includes bringing each building up to code with ADA parking stalls and improved access. Exteriors will be fitted with new, operable windows where they have been damaged, also addressing water penetration concerns, and to meet OHA requirements. Interiors will be renovated to accommodate the treatment program to be established. The larger site, including the forested area, primary drive along Strong Road, and the wetland to the north will be preserved for those undergoing treatment, staff, and neighborhood to continue to enjoy.

BUILDINGS: The building portion of this project is limited to interior renovations with minimal construction to the exterior facades. Changes include swapping out windows that need replacing in a like-for-like improvement for OHA required operable windows and damage. Additional window improvements include the addition of operable windows with screens in residential rooms to change the feel of the spaces to one of safety and healing and eliminating references of these buildings' former use for incarceration.

DEMO SCOPE: Includes the removal of the cyclone/security fence around most the buildings and campus landscape areas, requiring some need for patch-and-repair for both paved and landscaping areas. Two pre-manufactured buildings will be removed and a fenced courtyard next to the Zeta building. The Iota (reason cells) building south of Scott will also be removed. In addition, several outbuildings will be removed. Please see sheet set.

SITE SCOPE: Civil work is primarily limited to creating ADA access to each building and providing ADA parking as required. Some landscape will be introduced around the buildings and along the entrance drive. Signage TBD in separate permit.

This property meets the following approval criteria for a Class 3 Site Plan Review:

1. The application meets all applicable standards of the UDC.
 - The Unified Development Codes have been met for this site under both the PH – Public Health and RA – Residential Agriculture Amendments to Zone Districts.
 - Campus use is other than single family, two family, three family, and four family. Use includes majority residential care with accessory outpatient health services.
 - 100-foot riparian setbacks required by State are met to the north and northwest of the property (met regardless of applicability of this property).
 - Sec 700.060 Residential facility
 - Setbacks are met on all sides
 - Lot coverage does not exceed 40 percent
 - Landscaping and screening are addressed per requirement. Details can be found below
 - Sec 806.010 Proximity of off-street parking to use or activity served
 - Projects meets the requirements for residential and nonresidential zones for parking proximity
 - Sec 806.015 Amount off-street parking
 - Per the Pre-App review, City of Salem recommended parking be calculated based on Medical Center/Hospitals calculations of 1.5 per bed. Project meets this requirement for off-street parking as outlined in Table 806-1 (1 space per 350 SF). See Parking Lot Diagram uploaded.
 - No reductions due to alternative modes of transportation nor multiple family developments in assumed

- See #3 response below and the Civil Sheets regarding upgrades of ADA stalls and access to each building
- Sec 806.035 Off-street parking and vehicle use area development standards...
 - No carpool nor vanpool parking provided
 - Accessible van parking is provided
 - Perimeter landscaping is provided per requirement and Table 806.5
 - The project does not propose to significantly alter the existing parking infrastructure beyond patch and repair work, and installation of required ADA stalls. The majority of asphalt parking is to remain with no scope of work beyond cleaning/maintaining.
 - No architectural off-street parking area screening will be provided as natural screening is present around the campus perimeter
- Sec 806.040 Driveway development standards
 - There is a main entrance driveway off Strong Road that is existing and will not be moved
- Sec 806.045 Bicycle parking
 - As with vehicular parking, our Pre-App review resulted in the recommendation to follow the standards of a Medical Center/Hospital and calculate the number of stalls as 1 for every 30 beds
 - Bicycle parking will be positioned as required in Sec 806.060 and utilize racks per standards and be located near the Administration building.
- Sec 806.065 Off-street loading areas
 - An existing internal "ring" road connects campus buildings that are core to residential care, outpatient services, and administrative uses. Loading areas (separate from parking) will be provided along this road near the entrances of Zeta, Scott, Norblad, Farrell, and Intake buildings.
- CH 808 Preservation of Trees and Vegetation: This plan is proposing the removal of six (6) trees that are dying or were significant damaged in the last ice storm, however, that is well below 15% of trees on the property as the lot is greater than 9,000 sq ft as per table 808-1. It is understood that any number of trees above five (5) and of a certain size will require a tree removal permit.
- Landscape buffers and trees exceed requirements and all mature trees in the areas beyond the project scope boundaries are to be retained. The only exception may be some vegetation removal to accommodate the water connection at the NE of the property. Removal of six (6) trees is expected at this time. (See Property Lines and Vegetation Buffer sheet submitted separately.)
- ADA requirements for stalls and access to each building have been met and the Interior scope will capture additional ADA requirements for the interior program. The interior plans will be submitted under a different permit. (See Exhibit E for all ADA scope diagrammed for site and buildings.)

2. 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.

APPLICANT RESPONSE: Traffic to and from the site is anticipated to decrease from the original use due to the removal of buildings on site, as well as no need for a security staff and less residents than what the prison had. Visitors will be less at this campus as well. No negative impacts to the traffic system are anticipated.

3. Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

APPLICANT RESPONSE: Site circulation has been designed to separate vehicular and pedestrian traffic as much as possible. Vehicular traffic within the interior of the site will be limited. Most cars will park in the main parking area on the north side of the site. Vehicular traffic within the site will be limited to occasional drop offs, maintenance, and emergency vehicles. Bikes will be parked at the administration building near the front

entrance to the site. All pedestrian routes indicated on the site plan will be ADA compliant. Because there are no sidewalks adjacent to the site, no pedestrian connection to the right of way is needed. Anyone entering or leaving the site will be in a vehicle or on a bike. Street pedestrian connections are not within the scope of this project and have been discussed with the Planning department.

4. The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development.

APPLICANT RESPONSE: In order to provide a public water connection that is up to current standards, a new connection to the City water line will be provided from Strong Road as shown on the utility plan. New domestic water meter and backflow as well as fire service with backflow prevention will be installed. All other utilities currently serving the site are adequate and no change is proposed. Separate Public Works submission is currently being reviewed separately.

Additional Application Requirements as listed in the Class 3 Application Packet

LLC MEMBER INFORMATION (Checklist Requirement #1)

Members of Oregon Behavioral Hospital, LLC are Steven and David Lebowitz

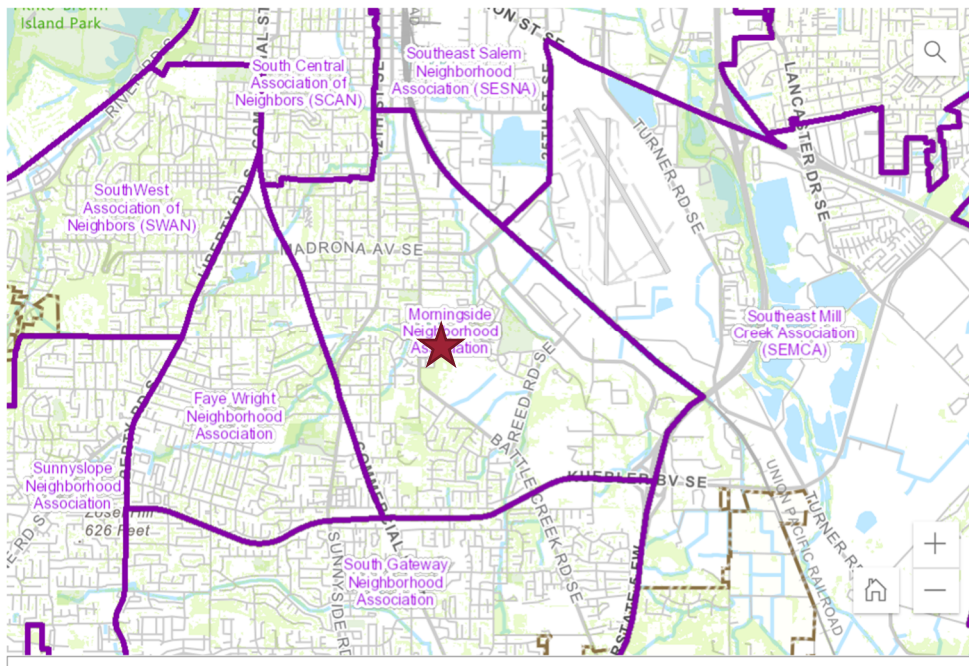
See application for LLC address and contact information. (See (6) documents showing ownership)

APPLICATION FEE (Checklist Requirement #2)

Client would like to send in a check. Please calculate the amount based on the \$18,330, 000 amount and let our team know what the final application and processing fees will be required. City Planners confirmed in an email that a check would be acceptable and that the application will not be processed until that was received.

NEIGHBORHOOD ASSOCIATION COMMUNICATION INFORMATION (Checklist Requirement #3)

- Morningside Neighborhood Association



- Neighborhood Chair Name:
Pamela Schmidling
- Neighborhood Chair Email:
sidrakdragon@live.com
- Land Use Chair Name:
Geoffrey James
- Land Use Chair Email:
geoffreyjames@comcast.net
- Email was sent to Pamela Shmidling and Geoffrey James. No other positions are filled.
- See Exhibit B for the letter attached to email

RECORDED DEED/LAND SALES CONTRACT WITH LEGAL DESCRIPTION (Checklist Requirement #4)

Submitted as a separate document. See also Exhibit A for additional lot information.

HOA STATEMENT (Checklist Requirement #5 – Inapplicable)

This property is not under an HOA, therefore the information for the Homeowners Association is not applicable.

TRIP GENERATION ESTIMATE FORM (Checklist Requirement #6)

Submitted as a separate document. Also submitted to the Public Works department. As per Planning department guidance and communication, this will be processed concurrently with this Site Development application.

TRANSPORTATION IMPACT ANALYSIS (Checklist Requirement #7 – Inapplicable at this time)

It is understood that Public Works' TGE evaluation may result in the requirement of a full TIS.

GEOTECHNICAL ASSESSMENT OR REPORT (Checklist Requirement #8 - Inapplicable)

This property is not at risk of landslide. A geotechnical engineer has assessed the site and issued a memo only on one building in the center of the campus with concerns. Other notes of minor concern on the buildings and site were noted on a site plan. These notes can be available for City review if desired.

SITE PLAN (Checklist Requirement #9)

Submitted as part of the sheet set. See Civil and Landscape drawings for SITE PLAN list of requirements content. As noted, the site work is limited to minor landscape upgrades, ADA parking improvements, and building access ADA improvements. The balance of the project is the interior renovations which will be addressed in the Building Permit application to be submitted later. No future phases are planned for this campus. See plans for locations of trash/recycling pick up.

EXISTING CONDITIONS PLAN (Checklist Requirement #10)

Submitted as part of the sheet set. See Civil drawings for EXISTING CONDITIONS list of requirements content. Additional requirement of EXISTING CONDITIONS PLAN list is *"The zoning district, comprehensive plan designation, and land uses for all properties abutting the site."* Please see attached **Exhibit A**, Zoning section for this information.

PRELIMINARY UTILITY PLAN (Checklist Requirement #11)

Submitted as part of the sheet set. See Civil drawings for PRELIMINARY UTILITY PLAN list of requirements content.

ARCHITECTURAL DRAWINGS (Checklist Requirement #12)

Submitted as part of the sheet set. See Arch drawings for PRELIMINARY UTILITY PLAN list of requirements content.

SUMMARY TABLE (Checklist Requirement #13) At beginning of this document**WRITTEN STATEMENT (Checklist Requirement #14) At beginning of this document**

Application for a Class 2 adjustment

SRC 205.005(d)(2)

An application for a Class 2 adjustment shall be granted if all of the following criteria are met: (A) The purpose underlying the specific development standard proposed for adjustment is: (i) Clearly inapplicable to the proposed development; or (ii) Equally or better met by the proposed development. (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area. (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

APPLICANT RESPONSE:

PEDESTRIAN CONNECTION BETWEEN BUILDING ENTRANCE AND STREETS: Sec 800.065

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INTERIOR LANDSCAPING: Sec 806.035 and 807.xxx

Requirements for landscaping at off-street parking in this section will be met in areas where new parking is created to improve accessibility (ADA) on the campus. The majority of off-street parking asphalt is existing and will neither be replaced nor resurfaced. Therefore, we request variance from landscape islands, trees or other requirements outlined in areas that will remain unimproved. Also, the campus as a whole is surrounded by natural growth including forested areas and green space. This campus greenery/landscape is equal to or better meets the UDC intentions.

TRAFFIC IMPACT ANALYSIS: Sec. 803.015

The project requests exemption from the traffic impact analysis (TIA) requirements. The campus was a former youth detention center. Its new use as a residential care facility will result in fewer people (staff and residents) on the campus. Also, the project will reduce the overall square footage of buildings on the campus by demolishing existed structures without creating new ones.

A new driveway connecting to Reed Road is infeasible due to existing wetlands separating the campus from the road. Main access via Strong Road will remain unchanged.

Landscape

Pursuant to SRC 544.010(d), required setbacks and vehicle use areas shall be landscaped to meet the Type A 1 standard set forth in SRC Chapter 807. Please be aware that the current landscape plan does not have enough information for a full review. However, landscape plans are reviewed in full at the time of building permit review.

The following items will be required and shall be included at the time of building permit review:

- Plant unit count, distribution, and density
- Diameter at Breast height (DBH), species, and quantity for each tree.

RESPONSE:

The project will submit landscaping documentation for review as part of our building permit submission. Landscape improvements will be made to improve the well-being of residents on this residential care campus and UDC requirements. The project requests an exemption to the requirements for landscaping at off-street parking in this section will be met in areas where new parking is created to improve accessibility (ADA) on the campus. The majority of off-street parking asphalt is existing and will neither be replaced nor resurfaced. Therefore, we request variance from landscape islands, trees or other requirements outlined in areas that will remain unimproved. Also, the campus as a whole is surrounded by natural growth including forested areas and green space. This campus greenery/landscape is equal to or better meets the UDC intentions.