


TO: Kirsten Straus, Planner I
Community Development Department

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

DATE: April 26, 2022

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
SPR-ADJ22-23 (22-106238; 22-106239)
3514 COMMERCIAL STREET SE
PEDESTRIAN MODIFICATIONS

PROPOSAL

A consolidated Class 3 Site Plan Review and Class 2 Adjustment application to redesign the required pedestrian pathway to an adjacent street including an adjustment to allow an increase to the distance from a transit stop to approximately 165 feet from the required 20 feet. The subject property is zoned CR (Commercial Retail) and addressed 3514 Commercial St SE (Marion County Assessor Map and Tax Lot 083W03DB / 7300).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

Streets

1. Commercial Street SE
 - 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 80-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

2. Madrona Avenue SE

- a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 50-foot improvement within a 68-foot-wide right-of-way abutting the subject property
- c. The lot is subject to a special setback equal to 36 feet from the centerline of Madrona Avenue SE.

Storm Drainage

1. Existing Conditions

- a. An 18-inch storm main is located in Commercial Street SE.

Water

1. Existing Conditions

- a. The subject property is located in the S-2 water service level.
- b. A 12-inch water main is located in Commercial Street SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.
- c. A 6-inch water main is located in Madrona Street SE. Mains of this size generally convey flows of 500 to 1,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Commercial Street SE.

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.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

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—Commercial Street SE meets the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

The existing condition of Madrona Avenue SE does not meet current right-of-way width standards for its classification of street per the Salem TSP. The existing street system is adequate to serve the proposed development and the development is not proposing a building addition; therefore, no right-of-way dedication is required (SRC 803.040).

The proposed development is subject to a special setback equal to 36 feet from centerline on the development side of Madrona Street SE.

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 Commercial Street SE and Madrona Avenue SE provides 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 show any new connections to public infrastructure.

The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075.

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: Laurel Christian, Program Coordinator
cc: File