

JUN 22 2020



Public Works Department

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Brandie
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June 19, 2020

Brandie Dalton
Multi/Tech Engineering Services Inc.
1155 13th Street SE
Salem OR 97302-2508

Delivered by email to:
bdalton@mtengineering.net

**SUBJECT: Public Works Recommendations
Pre-App No. 20-51 (20-108558)
1400 Block Mildred Lane SE
24-unit Multi-family Development**

Dear Ms. Dalton:

Below are the Public Works Department's comments in regard to the pre-application submittal referenced above.

PROPOSAL

A pre-application conference to discuss development of a 24-unit multi-family apartment complex, for property approximately 1.77 acres in size, zoned IC (Industrial Commercial) and RA (Residential Agriculture), and located at the 1400 Block of Mildred Lane SE - 97306 (Marion County Assessors Map and Tax Lot Numbers: 083W14CB / 02401 and 02501).

SUMMARY OF FINDINGS

1. The land use decision for PAR19-11 was issued August 29, 2019. The recommendations below presume that the conditions of approval for PAR19-11 will have already been met at the time of development. For convenience, the conditions of approval for PAR19-11 are summarized as follows:
 - a. Condition 1: Sewer main construction
 - b. Condition 2: Woodside right-of-way dedication
 - c. Condition 3: Woodside street improvements
 - d. Condition 4: Mildred right-of-way dedication
 - e. Condition 5: Public utility easements
 - f. Condition 6: Street tree installation

**Transportation and Utility
Operations**

1410 20th Street SE / Building 2
Salem OR 97302-1209
Phone 503-588-6063
Fax 503-588-6480

Parks Operations

1460 20th Street SE / Building 14
Salem OR 97302-1209
Phone 503-588-6336
Fax 503-588-6305

**Willow Lake Water Pollution
Control Facility**

5915 Windsor Island Road N
Kelzer OR 97303-6179
Phone 503-588-6380
Fax 503-588-6387

2. Design and construct a storm drainage system at the time of development for areas of replaced and new impervious surface. The development proposal meets the definition of a large project as defined in SRC 70.005; therefore, the applicant shall provide a storm drainage system that provides treatment and flow control as required by *Public Works Design Standards* (PWDS).
3. There are Salem-Keizer Local Wetland Inventory linear channel wetlands and hydric soils mapped on the subject property. The applicant shall contact the Oregon Department of State Lands to verify if any permits are required for future development. The applicant is required to verify mapped wetland area(s).
4. Waln Creek flows through the subject property. Open channel drainage easements shall be dedicated along Waln Creek allowing for access and maintenance. The easement width shall be either the 100-year floodway, 15 feet from the channel centerline, or 10 feet from the top of the recognized bank, whichever is greatest (PWDS-General 1.7(d)).
5. Elevate proposed buildings based on available flood elevation data as generated in conjunction with the City's draft Stormwater Master Plan.

FACTS AND FINDINGS

Urban Growth Area Development Permit

The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

Water

1. Existing Conditions
 - a. The subject property is located within the S-2 water service level.
 - b. A 16-inch water line is located in Mildred Lane SE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.
 - c. A 10-inch water line is located in Woodside Dr SE. Mains of this size generally convey flows of 1,500 to 3,400 gallons per minute.
2. Water meters shall be placed along the right-of-way of streets adjacent to the subject property (PWDS Water 5.9(b)).

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Woodside Drive SE at the southern boundary of the subject property. The sewer main shall be extended along the frontage of the subject property to serve upstream properties pursuant to PWDS Section 3.2.
 - b. A 21-inch sewer main is located on the subject property within a City easement west of Waln Creek.
2. Every building shall have an independent connection with a public or private collection system (SRC 73.065).

Storm Drainage

1. Existing Conditions

- a. Waln Creek, a jurisdictional waterway, is located on the subject property.
2. At the time of development, the applicant shall be required to design and construct a storm drainage system for areas of new and replaced impervious surfaces. The development proposal meets the definition of a large project as defined in SRC 70.005; therefore, the applicant shall provide a storm drainage system that provides treatment and flow control as required by PWDS, by one of three means:
- a. Runoff from the new and replaced impervious surfaces flows into one or more locations that have been set aside for installation of Green Stormwater Infrastructure (GSI) and the locations have a total area of at least ten percent of the total new plus replaced impervious surface area; or
 - b. GSI is used to mitigate the impacts of stormwater runoff from at least 80 percent, but less than 100 percent, of the total new plus replaced impervious surfaces; or
 - c. Under a design exception from the City Engineer, GSI is used to mitigate the impacts of stormwater runoff from less than 80 percent of the total new plus replaced impervious surfaces and the factor(s) limiting implementation (SRC 71.095).

Environmental Pre-treatment

1. The applicant is advised to contact Matt Butcher, Environmental Compliance Specialist, at 503-588-6063 for more information regarding possible pre-treatment requirements.

Natural Resources

1. For projects greater than one acre, a National Pollutant Discharge Elimination System (NPDES) permit from the Oregon Department of Environmental Quality is required for all construction activities that disturb one acre or more. Proof of a valid permit must be submitted at the time of plans submission. City construction permits will not be issued without a valid NPDES permit. City permits will not be issued without a valid NPDES erosion control plan approval letter or written certification by the applicant that a permit is not required for this project.
2. City records show there are category 2 landslide hazard areas mapped on the site. A multi-family development is assigned 2 activity points, for a total of 4 activity points indicating a low landslide risk per SRC Chapter 810.
3. Waln Creek flows through the subject property. Open channel drainage easements shall be dedicated along the creek allowing for access and maintenance. The easement width shall be either the 100-year floodway, 15 feet from the channel centerline, or 10 feet from the top of the recognized bank, whichever is greatest (PWDS-General 1.8(d)).
4. There is a known flooding issue on the subject property within the Waln Creek area. With the development of the subject property, the applicant will be required to elevate proposed buildings based on available flood elevation data as generated in conjunction with the City's draft Stormwater Master Plan.
5. The Salem-Keizer Local Wetland Inventory shows that there are hydric soils and linear wetland area(s) mapped on the property. The applicant should contact the Oregon Department of State Lands (DSL) to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). A wetland delineation may be required by DSL.

Traffic

Trip Generation Estimate—The City Traffic Engineer will determine through a Trip Generation Estimate the number of new vehicle trips this development will generate. Requirements for street improvements, traffic impact analysis, and right-of-way dedication are often based on the findings of the Trip Generation Estimate.

Streets

1. Mildred Lane 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 48-foot improvement within a 68-foot-wide right-of-way abutting the subject property.
 - c. Right-of-Way—The applicant shall convey land for dedication to equal a half-width right-of-way of up to 36 feet on the development side of Mildred Lane SE (SRC 803.025) and sufficient right-of-way at the corner to accommodate public infrastructure based on a rational nexus calculation.
 - d. Special Setback—The proposed development is subject to a special setback equal to 36 feet from centerline of Mildred Lane SE.
 - e. Improvements—The existing street condition along the frontage of Mildred Lane SE is fully improved, except for street trees.
2. Woodside Drive SE
- 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 25-foot improvement within a 40-foot-wide right-of-way abutting the subject property.
 - c. Right-of-Way—The applicant shall convey land for dedication to equal a half-width right-of-way of up to 30 feet on the development side of Woodside Drive SE (SRC 803.025) and sufficient right-of-way at the corner to accommodate public infrastructure based on a rational nexus calculation.
 - d. Special Setback—The proposed development is subject to a special setback equal to 30 feet from centerline of Woodside Drive SE.
 - e. Improvements—The existing street condition along the frontage of Woodside Drive SE is underimproved as defined in SRC 803.005. The applicant shall construct a half-street improvement to Local street standards as specified in the *City Street Design Standards*, consistent with the provisions of SRC Chapter 803.
3. Access control—The proposed driveway approach will be subject to the Class 2 Driveway Approach requirements described in SRC Chapter 804.
4. Vision clearance—Requirements shall be observed at all street and driveway intersections as provided for in SRC Chapter 805.
5. Sidewalk—Pursuant to SRC 78.180(a), the applicant shall construct sidewalk and replace non-conforming portions of existing sidewalk along abutting streets in conformance with the provisions of SRC Chapter 78 and PWDS.

6. Street Trees—Pursuant to SRC 86.015(e), any person undertaking development adjacent to public streets shall provide street trees to the maximum extent feasible in accordance with the standards and specifications set forth in SRC Chapter 86 and applicable administrative rules.

General Comments

1. All development activity will require building and/or construction permits in accordance with the SRC, the PWDS, and *Standard Construction Specifications*. Permits will not be issued by the City of Salem Permit Application Center until all construction plans have been approved by the Public Works Department.
2. All utilities and roadway facilities shall be designed and constructed to meet the requirements of the City of Salem PWDS and *Standard Construction Specifications*.
3. The applicant shall be required to obtain a clearing and grading permit prior to conducting any clearing and grading operations on parcels within the city limits (SRC 82.030).

Sincerely,



Glenn Davis, PE, CFM
Chief Development Engineer

Prepared by: Jennifer Scott, Program Manager
cc: File