



24 June, 2022

Brandon Pike,
Planner I
City of Salem
555 Liberty Street SE
Salem, Oregon 97301

RE: 3130 22nd Street SE Class 2 Site Plan Review

In response to your letter of 26 May 2022 and subsequent email

Proposed Use: The plans do not appear to indicate a proposed use. Please indicate what the proposed use will be.

- Amount Off-Street Parking: Please provide evidence the proposal meets the minimum and maximum off-street parking standards set forth under SRC 806.015.

**Response: Thermal Supply is a wholesaler of HVAC equipment.
See Sheet SPR-2. 11,031 sf / 1,500 (whoelsaling) = 8 spaces required**

- Amount Bicycle Parking / Building Entrance: Please indicate on the plans how the standards of SRC 806.055 will be met. The spaces must meet the development standards of SRC 806.060. The primary building entrance will need to be shown on the plans to confirm compliance with these standards.

Response: 4 bike space provided. See SPR 2

- Amount Off-Street Loading: Please provide evidence the proposal meets the minimum off-street loading standards set forth under SRC 806.075. The spaces must meet the development standards of SRC 806.080.

Response: there are Dock high loading areas. See SPR 2

- Pedestrian Access: The proposal does not appear to meet the following pedestrian access standard(s):

- o SRC 800.065(a)(1)(A): A pedestrian connection shall be provided

between the primary building entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street (see Figure 800-11). This standard is not met

Response: see SPR 7

in the following location(s):

- A connection to 22nd Street meeting the standards of SRC 800.065(b) is required.
- o SRC 800.065(a)(5): Connection to abutting properties. Whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided except as otherwise provided within this subsection. Because there is a vehicular connection to the property to the west, a pedestrian connection meeting the standards of this section will also need to be provided unless either property qualifies for the exceptions under SRC 800.065(a)(5).

Response: see SPR 7

SRC 800.065(c): Lighting. The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents. The plans do not appear to show on-site lighting which would light the required pedestrian walkways.

Response: see SPR 7

Please call with questions.

Ronald James Ped
Architect, PC
President