

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: June 27, 2022

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ21-25 (21-106129-RP)
2499 WALLACE ROAD NW
201-UNIT MULTI-FAMILY DEVELOPMENT

PROPOSAL

A consolidated Class 3 Site Plan Review and Class 2 Adjustment application for a proposed development to include 201 apartments, an office/recreation building, pool, and parking at 2499, 2501, 2519, and 2551 Wallace Road NW (Polk County Assessor Map and Tax Lot 073W09CD / 01300 and 073W09CD / 00900, 01000, 01101, 01301).

RECOMMENDED CONDITIONS OF APPROVAL

1. Extend La Jolla Drive NW through the proposed development to Local street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.
2. Provide a vehicular and pedestrian public access easement connecting La Jolla Drive NW to Wallace Road NW.
3. Provide a minimum 20-foot-wide pipeline easement pursuant to PWDS Section 1.8 and quitclaim a portion of the existing pipeline easement for the relocation of an existing public 8-inch sewer pipeline located on the subject property.
4. Extend an 8-inch water main in La Jolla Drive NW from the terminus in La Jolla Drive NW to the northern property line of the subject property.

FACTS

Streets

1. Wallace Road NW

- a. Standard—This street is designated as a State Highway and is under the jurisdiction of the Oregon Department of Transportation (ODOT).
- b. Existing Conditions—This street has an approximate 78-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

2. La Jolla Drive NW

- 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 34-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 30-inch storm main is located in Wallace Street NW.
- b. A 10-inch storm main is located along the southern property line within an easement. This storm main connects to La Jolla Court NW.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 12-inch water main is located in Wallace Street NW.
- c. A 6-inch water main is located in La Jolla Drive NW.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located within an easement on the subject property extending from the southeast corner of the property to the northern property line.

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—With completion of the conditions above, 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 mapped 2-point landslide hazard areas on the subject property. The proposed activity of a multi-family development adds 2 activity points to the proposal, which results in a total of 4 points. Therefore, the proposed development is classified as a low landslide risk and no additional information is required.

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—Wallace Road NW is fully improved and is a state highway under the jurisdiction of ODOT; therefore, no additional street improvements are required as a condition of the proposed development.

The surrounding transportation system does not currently meet street connectivity and street spacing requirements needed for safe, orderly, and efficient circulation of traffic into and out of the proposed development. SRC 803.030(a) states, 'Streets shall have a maximum spacing of 600 feet from right-of-way line to right-of-way line along one axis, and not less than 120 feet and not more than 400 feet from right-of-way line to right-of-way line along the other axis.' SRC 803.035(a) states, "Local streets shall be oriented or connected to existing or planned streets, existing or planned schools, parks, shopping areas, transit stops, and employment centers located within one-half-mile of the development. Local streets shall be extended to adjoining undeveloped properties for eventual connection with the existing street system. Connections to existing or

planned streets and adjoining undeveloped properties for eventual connection with the existing street system shall be provided at no greater than 600-foot intervals....”

Wintergreen Avenue NW is a north-south street located west of the subject property. Wallace Road NW abuts the subject property and travels primarily in a north-south direction. The average distance between Wintergreen Avenue NW and Wallace Road NW is approximately 1,200 feet, exceeding the 600-foot standard. La Jolla Drive NW is a north-south street between Wintergreen Avenue NW and Wallace Road NW that terminates at the south line of the subject property. To meet street connectivity and street spacing requirements as specified in SRC 803.030(a) and SRC 803.035(a), La Jolla Drive NW shall be extended through the proposed development to Local street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803, as shown on the applicant's site plan.

Similarly, Brush College Road NW is an east-west street located north of the subject property, and River Bend Road NW is an east-west street located south of the subject property. The distance between Brush College Road NW and River Bend Road NW is over 1,200 feet. In lieu of a providing a street connection as required by SRC 803.030(a) and SRC 803.035(a), the applicant shall provide a public access easement for vehicular and pedestrian access along the southern parking lot drive aisle connecting La Jolla Drive NW to Wallace Road NW.

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 Wallace Road NW is under the jurisdiction of the ODOT. The applicant is responsible for obtaining the required permits from ODOT for the proposed connection and improvements to Wallace Road NW.

The applicant's site plan shows two proposed driveway approaches along La Jolla Drive NW. This Site Plan Review application does not contain approval of the proposed driveway approaches. If the approaches are installed as part of the construction of the La Jolla Drive NW extension, a driveway approach permit is not required pursuant to SRC 804.015(b)(2), and the driveway locations will be approved with the Public Construction plan review process. If the driveways are not installed as part of the public street extension, the applicant must obtain Class 2 Driveway Approach permits pursuant to SRC Chapter 804.

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.

An existing 8-inch public sewer main is proposed to be relocated on the subject property. As a result, the applicant shall provide a minimum 20-foot-wide pipeline easement pursuant to PWDS Section 1.8 and quitclaim a portion of the existing pipeline easement recorded in Polk County as Instrument No. 2019-003534.

The applicant proposes a 6-inch water main extension in the future La Jolla Drive NW street extension. Pursuant to PWDS Section 5.2, all developments are required to provide public water mains of sufficient size for fire protection to adjacent parcels. PWDS Table 5-3 requires a minimum 8-inch water main. The proposed plan shall be modified to include an 8-inch water main from the terminus in La Jolla Drive NW to the northern property line of the subject property.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. The applicant shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

cc: File

