

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment /
Class 2 Driveway Approach Permit / Class 1 Design Review Case No.
SPR-ADJ-DAP-DR22-24

PROJECT ADDRESS: 5205 Battle Creek Rd SE, Salem OR 97306

AMANDA Application No.: 22-101695-RP / 22-101697-ZO / 22-101698-ZO / 22-101696-DR

COMMENT PERIOD ENDS: Tuesday, May 3, 2022 at 5:00 P.M.

RECEIVED

APR 26 2022

SUMMARY: A proposal to construct a new 184-unit apartment complex and associated site improvements.

REQUEST: A consolidated application containing a Class 3 Site Plan Review and Class 1 Design Review for the development of a new apartment complex with associated site improvements, including nine apartment buildings, a community building, off-street parking areas, and common open space, with a Class 2 Driveway Approach Permit to allow vehicle access onto Salal Street SE. The application includes a Class 1 Adjustment request to increase the maximum allowed building dimension of the senior building from 150 to 162 feet. The application includes Class 2 Adjustment requests to:

- 1) Eliminate some of the required windows on one wall of the proposed senior building;
- 2) Allow off-street parking areas to be located between the proposed buildings and Battle Creek Road;
- 3) Allow the proposed buildings to not occupy a minimum of 40 percent of the property's buildable width along Battle Creek Road; and
- 4) Allow the rear facades of five of the buildings to not have one of the design elements identified in SRC 702.020(e)(9).

The subject property is 14.88 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 5205 Battle Creek Rd SE (Marion County Assessor map and tax lot numbers: 083W14 / 118 and 300).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., TUESDAY, MAY 3, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Brandon Pike, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326; E-Mail: bpik@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

☐ 1. I have reviewed the proposal and have no objections to it.

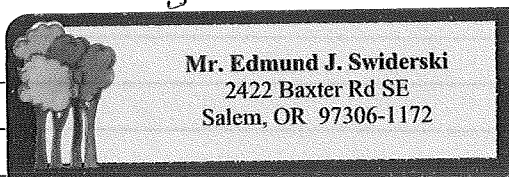
☒ 2. I have reviewed the proposal and have the following comments: 184 units, 164 parking spaces. Require at least 1 space per unit, so egress streets aren't clogged with parked cars. Electric vehicle charging? Apartment dwellers can't drive E.V.'s if no way to charge them at home. Provisions for city bus stop on property? Right now it's a long walk to closest bus stop from development.

Address:

Phone:

Email:

Date:



Mr. Edmund J. Swiderski
2422 Baxter Rd SE
Salem, OR 97306-1172

503-362-3628

April 21, 2022

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM