

**TO:** Pamela Cole, Planner II  
Community Development Department

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

**DATE:** June 30, 2022

**SUBJECT:** PUBLIC WORKS RECOMMENDATIONS  
CLASS 2 SITE PLAN REVIEW (22-106913)  
1010 HAWTHORNE AVENUE SE  
TENANT IMPROVEMENTS

## PROPOSAL

Class 2 site plan review for tenant improvements for 89,191 square feet of an existing 143,260-square-foot retail sales building (Costco), for a new retail sales tenant (At Home).

## SUMMARY OF FINDINGS

Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.

## FACTS

### **Streets**

#### 1. Hawthorne Avenue 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 72-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

2. North Santiam Highway SE

- a. Standard—This street is designated as a Freeway in the Salem TSP. The standard for this street classification is a 96-foot-wide improvement within a 144-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 96-foot improvement within a 160-foot-wide right-of-way abutting the subject property.

**Storm Drainage**

1. Existing Conditions

- a. A 12-inch storm main is located in Hawthorne Avenue SE.

**Water**

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch water main is located in Hawthorne Avenue SE.

**Sanitary Sewer**

1. Existing Conditions

- a. An 8-inch sewer main is located in Hawthorne Avenue SE.

**FINDINGS**

1. Utility Services

Finding—The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development.

Design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. Construction plans shall be approved and secured per SRC Chapter 77 prior to building permit issuance, and the improvements shall be completed and accepted to the satisfaction of the Public Works Director prior to occupancy.

2. Streets

Finding—The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a). Therefore, no right-of-way dedication or street improvements are required. The existing driveways are adequate and do not warrant modification to serve the proposed development.

3. Storm Drainage System

Finding—The applicant shall be required to design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS 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.

4. Floodplain Development

Finding—There is an existing floodway and floodplain located on the subject property designated on the Federal Emergency Management Agency (FEMA) floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. Excavation or fill work is prohibited in the floodway portion of the subject property.

5. Natural Resources

Finding—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are hydric soils and/or linear wetland area(s) mapped on the property. The applicant should contact the Oregon Department of State Lands 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.

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

Prepared by: Laurel Christian, Program Coordinator  
cc: File