

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 Case No. SPR-ADJ21-25
PROJECT ADDRESS: 2499, 2501, 2519, 2539, and 2551 Wallace Rd NW, Salem OR 97304
AMANDA Application No.: 21-106129-RP, 21-106130-ZO
COMMENT PERIOD ENDS: October 19, 2021

SUMMARY: A 189-unit multi-family development with an office/recreation building and pool.

REQUEST: A consolidated Class 3 Site Plan Review and Class 2 Adjustment application for a proposed development to include 189 apartments, an office/recreation building, pool, and parking on a development site including 7.59 acres located in the MU-II (Mixed Use - II) zone at 2499, 2501, 2519, and 2551 Wallace Road NW - 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 00900, 01000, 01101, 01301) and 0.51 acres located in the RD (Duplex Residential) zone at 2539 Wallace Road NW 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 01300). The applicant proposes alternative street standards to deviate from the street spacing and connectivity standards in SRC Chapter 803 to allow a pedestrian connection rather than a street connection to La Jolla Drive NW, eliminate required street connectivity to abutting undeveloped properties, and deviate from block length standards that would require a street connection at a maximum block length of 600 feet along Wallace Road NW. The application includes adjustments to:

- (1) Increase the maximum building setback adjacent to Wallace Road NW from 10 feet to 12 feet;
- (2) Increase the maximum setback adjacent to La Jolla Drive NW from 10 feet to approximately 37 feet;
- (3) Reduce building setbacks from 10 feet to 0 feet abutting internal property lines so that the buildings may cross existing internal property lines in anticipation of a future property boundary verification;
- (4) Reduce vehicle use area setbacks from 10 feet to 0 feet abutting existing internal property lines;
- (5) Reduce the street frontage requirement from 16 feet to 0 feet to allow development on 2501 Wallace Road NW, which is currently landlocked;
- (6) Reduce the minimum required building frontage along Wallace Road NW from 50 percent to 0 percent.

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CASE MANAGER: Pamela Cole, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 5035402309; E-Mail: pcole@cityofsalem.net.

RECEIVED

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: _____

OCT 12 2021

COMMUNITY DEVELOPMENT

Name/Agency: Allie Mathis
Address: 1225 Riverbend Rd NW #103
Phone: 360-388-0180
Email: allie7014@gmail.com
Date: 10-8-2021

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

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PROJECT ADDRESS: 2499, 2501, 2519, 2539, and 2551 Wallace Rd NW, Salem OR 97304

AMANDA Application No.: 21-106129-RP, 21-106130-ZO

COMMENT PERIOD ENDS: October 19, 2021

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- (1) Increase the maximum building setback adjacent to Wallace Road NW from 10 feet to 12 feet;
- (2) Increase the maximum setback adjacent to La Jolla Drive NW from 10 feet to approximately 37 feet;
- (3) Reduce building setbacks from 10 feet to 0 feet abutting internal property lines so that the buildings may cross existing internal property lines in anticipation of a future property boundary verification;
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- ☒ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: THE OAK TREE THAT IS OVER 100 YRS. OLD, NEEDS TO STAY. THERE ARE OTHER MEANS & WAYS TO PUT TRAFFIC THROUGH TO WALLACE RD. SCOTT MARTIN HAS A VERY PLANNABLE, WORKABLE OBJECTIVE. STAY W/ IT.

Name/Agency: MR. & MRS. MICHAEL WATSON
Address: 2456 LA JOLLA DR. NW SALEM, OR 97304
Phone: (503) 990-8340
Email: thewatsons4@yahoo.com
Date: 10/18/21

RECEIVED

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PROJECT ADDRESS: 2499, 2501, 2519, 2539, and 2551 Wallace Rd NW, Salem OR 97304

AMANDA Application No.: 21-106129-RP, 21-106130-ZO

COMMENT PERIOD ENDS: October 19, 2021

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- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: I agree with Scott Martin
Construction ROP but I disagree with City proposal.

Name/Agency: Manoochehr Mehr **Manoochehr Mehr**

Address: 2437 La Jolla Drive NW

Phone: 503-807-6057

Email: mehrm1@comcast.net **mehrm1@comcast.net**

Date: 10-2-21

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*Please contact me, 503-807-6057 or
for any questions, mehrm1@comcast.net*

OCT 19 2021

COMMUNITY DEVELOPMENT

Pamela Cole

From: Bobby Van Kleek <pastor_bobby@comcast.net>
Sent: Thursday, October 14, 2021 1:48 PM
To: Pamela Cole
Subject: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-25

CASE MANAGER: Pamela Cole, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 5035402309; E-Mail: pcole@cityofsalem.net.

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XXXXX 2. I have reviewed the proposal and have the following comments:

Here is my comment towards the proposal.

I am not opposed to apartment buildings. I grew up most of my life living in apartment buildings and I know firsthand of their importance for families.

How much vehicle traffic will this add to an already congested roadway? In my opinion, West Salem is long due another roadway which will alleviate the congestion moving south towards our only bridge across the Willamette river.

Again, I'm all for apartments. I really question the timing of adding so many units when traffic is already terrible at times. We need another road/bridge helping disperse traffic before we keep adding vehicles to a problematic system.

Thank you for allowing me to share my thoughts.

Name/Agency: Bobby Van Kleek
Address: 1059 Hemlock St. NW, Salem OR 97304
Phone: 971-239-8077
Email: pastor_bobby@comcast.net
Date 10-14-2021

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Name/Agency: Terrell + Deanna JACKSON (Hair System N.W.)

Address: 1452 BRUSH COLLEGE RD.

Phone: 503-591-4432

Email: NA

Date: 10/14/21

RECEIVED

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OCT 15 2021

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- ☐ 2. I have reviewed the proposal and have the following comments: *ER*
2 exits needed to Brush College Rd + to
ease traffic congestion on Wallace at Brush. In Jolla Drive another exit
Building too close to Wallace. Maximize setbacks to Wallace + La Jolla to
leave street frontage alone at 16' + 90' to. Allow room for charging electric cars!
Plant maximum trees
outdoor play area
Bus stop?

RECEIVED

OCT 18 2021

COMMUNITY DEVELOPMENT

Name/Agency: *Meg Olson*
Address: *2430 La Jolla Ct NW*
Phone: *503-583-1797*
Email: *meg-ol@4567cloud.com*
Date: *OCTOBER 19 2021*

what is
RD zone recreation?

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☒ 2. I have reviewed the proposal and have the following comments: *I thought we have an issue with climate change, so just lay more asphalt and cement to generate more heat to pollute into atmosphere.*

Name/Agency: *Rita M. [Signature]*
Address: *2539 Wallace Rd, N.W. Salem, Or. 97304*
Phone: *503 358-1424*
Email: *lucke1949@yahoo.com*
Date: *10-15-21*

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Pamela Cole

From: Sara Baldwin <sbaldwi7@my.chemeketa.edu>
Sent: Monday, October 18, 2021 7:57 PM
To: Pamela Cole
Subject: Fwd: Comments for SPR-ADJ21-25

Hello!

I am forwarding you the email I sent earlier. I have never provided comments to a city meeting so I am unsure if I got them to the right spot. Thank you!

Sara Baldwin

Sent from my iPhone

Begin forwarded message:

From: Sara Baldwin <sbaldwi7@my.chemeketa.edu>
Date: October 18, 2021 at 09:38:11 PDT
To: manager@cityofsalem.net
Subject: Comments for SPR-ADJ21-25

Hello,

My name is Sara Baldwin and I am a long time resident of La Jolla Dr NW. We were recently notified of this proposal effecting the property development on Wallace Road. I have no objections to the proposal. I strongly agree with the proposal to allow a pedestrian access rather than a street connection. La Jolla Dr has long been a street of either young families or retired couples. The increase in traffic that would result from a street connection to Wallace Road would be an incredible burden to the residents of my street and a safety hazard. Allowing pedestrian access would give my neighbors and myself the access to green space and safe places to walk.

I strongly approve this proposal and have no objections.

Thank you

Sara Baldwin
2427 La Jolla Dr NW
Salem, OR 97304
503-586-4222

Sent from my iPhone

Pamela Cole

From: Jeri Baldwin <jerismurfturf@yahoo.com>
Sent: Monday, October 18, 2021 8:01 PM
To: Pamela Cole
Subject: Comments for SPR-ADJ21-25

We have lived on La Jolla Drive for 23 years. It's a street where elders walk their dogs and children play ball in the street and ride their bikes. Connecting to Wallace Road would make that impossible. We fully support the proposal to approve a pedestrian connection instead of a vehicle connection.

Thank you
Dennis and Jeri Baldwin
2427 La Jolla Dr NW
Salem, OR 97304
503-363-5474

Sent from my iPhone