


TO: Olivia Dias, Current Planning Manager
Community Development Department

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

DATE: July 29, 2022

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
SPR-ADJ-TRV22-36 (22-110042; 22-110045; 22-113625)
900 COURT STREET NE
VIETNAM WAR MEMORIAL

PROPOSAL

A Class 3 Site Plan Review for site improvements including walkways, memorial statues and viewing areas, and a Tree Variance to conduct ground distributing construction within 30 percent of the critical root zone of three significant trees. The proposal includes one Class 2 Adjustment to eliminate the opacity requirement for a proposed wall (part of memorial). For development site approximately eleven acres in size, zoned PM (Capital Mall) and PA (Public Amusement), and located at 900 Court Street NE 97301 (Marion County Assessors Map and Tax Lot number: 073W27AA / 200 & 300 and 073W26BB / 4900).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

Streets

1. Court Street NE

- 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 60-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

2. Cottage Street NE

- 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 60-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

3. State Street NE

- 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 60-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. An 18-inch storm main is located in Court Street NE.
- b. An 18-inch storm main is located in Cottage Street NE.
- c. A 21-inch storm main is located in State Street NE.

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 Court Street NE.
- c. A 12-inch water main is located in State Street NE.

Sanitary Sewer

1. Existing Conditions

- a. A 24-inch sewer main is located in Court Street NE.
- b. A 48-inch sewer main is located in Cottage Street NE.

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—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 no mapped landslide hazard areas on the subject property.

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—Cottage Street NE meets the right-of-way width and improvement standards for their street classification per the Salem TSP; therefore, no right-of-way dedication is required as a condition of the proposed development.

Court Street NE and State Street NE do not meet current standards for their classification per the Salem TSP. The proposal includes the installation of a Vietnam Memorial, which is not a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required.

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 existing driveway access onto Cottage Street NE provides for safe turning movements into and out of the property. No changes to the driveway approach are proposed.

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.

The applicant shall be required to design and construct a storm drainage system 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

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Prepared by: Laurel Christian, Program Coordinator
cc: File