



Pre-Application Report

Community Development Department
Planning Division

555 Liberty Street SE/Room 305
Phone: 503-588-6173
www.cityofsalem.net/planning

Case Number / AMANDA No. PRE-AP22-67 / 22-111188-PA
Conference Date June 13, 2022
Applicant THOMAS ELDRIDGE
126 NE ALBERTA ST STE 202
PORTLAND OR 97211
Representative DAVE MOJICA
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PORTLAND, OR 97214
dmojica@seallp.com
BEN SCHONBERGER
610 SW ALDER ST STE 810
PORTLAND, OR 97205
ben@winterbrookplanning.com
Case Manager Brandon Pike

Mandatory Pre-Application Conference: ☒ Yes ☐ No

Project Description & Property Information	
Project Description	A pre-application conference to discuss development of the second phase of a proposed multi-family residential complex, including eight apartment buildings and associated site improvements. The subject property is approximately 15.54 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 5205 Battle Creek Rd SE.
Property Address	5205 Battle Creek Rd SE
Assessor's Map and Tax Lot Number	083W14 / 118 and 300
Existing Use	Vacant land
Legal Units of Land	Without reviewing deeds for the subject property, it is not possible for Staff to determine if the subject property is a legal lot. The subject property is currently under review as part of case no. SUB-TRV22-05. Once approved and platted, the subject property would consist of Lots 3 and 4 of this subdivision.
Comprehensive Plan Map Designation	MFR - Multi-Family Residential
Urban Service Area	The subject property is located within the City's Urban Service Area.
Urban Renewal Area	None

Past Land Use Actions	ZC78-10; VAR93-06; UGA 99-2; PAR13-08; PLA16-05; PAR20-01

Planning Division Comments

Proposal

The materials provided by the applicant show phase 2 of the CDP Salem multi-family residential complex. Phase 2 includes 129 units within eight buildings, with associated site improvements. The applicant provided the following questions for the Planning Division to address at the pre-app:

- *Will recent zoning code updates affect this proposal?*
 - Staff Response: The biggest changes involve revisions to our tree ordinance, SRC Chapter 808. These include changes to the definition of *significant tree* and changes to the applicability of Tree Removal Permits, among others. The applicant is advised to review SRC Chapter 808 to determine which tree applications will be required. At a minimum, a Tree Removal Permit will be required for removal of significant trees. If not more than five significant trees or 15 percent of the significant trees, whichever is greater, are proposed for removal, a Tree Removal Permit would suffice. If more than five significant trees or 15 percent of the significant trees are proposed for removal, a Tree Variance would be required.
- *Applicant assumes a Class I Design Review per Sec. 514.015 Design Review*
 - Staff Response: Yes, a Class 1 Design Review application should suffice.
- *Applicant plans to use Chapter 702 – Multiple Family Design Review Standards as the basis of design. Any non-conforming items will be submitted as a design adjustment.*
 - Staff Response: Yes, Chapter 702 includes the pertinent design review standards. Any standard you are unable or unwilling to meet would require an Adjustment.
- *Applicant would like to confirm Land Use Approvals process and timelines during our pre-app and how that coincides with Permit Submission dates. Can we submit for permit during an appeal period, or do we have to wait for the appeal period to close?*
 - Staff Response: Yes, building permits can be submitted any time during the land use review process or after approval/end of appeal period.

Other Items

At the pre-app, the applicant's representative stated that they hope to have land use approval and most or all the necessary permits by the end of 2022.

A representative from Portland General Electric (PGE) was not able to attend the meeting. The applicant asked for current contact information for PGE. Ken Spencer has been the point of contact in the past, though he is currently on leave. Nick Carter, PE (503-550-8516 (C) | 503-612-6072 (O) or Nick.Carter@pgn.com) has offered to be his point of contact in the meantime.

Summary of Relevant Past Land Use Decisions

- ZC78-10: A zone change from RA (Residential Agriculture) to RM (Multi-Family Residential)

- UGA 99-2: To determine the major facilities required by the Urban Growth Management Program to develop the subject property.
- PAR13-08: A three-parcel partition, with conditions of approval related to street extensions. The proposal appears to satisfy the relevant conditions of approval.
- PAR20-01: A two-parcel partition.
- SPR-ADJ-DAP-DR22-24 (currently under review with the City of Salem): Phase 1 of the proposed development, to allow construction of a new 184-unit apartment complex and associated site improvements.
- SUB-TRV22-05 (currently under review with the City of Salem): A Subdivision to divide the subject property into four lots, with a Tree Variance to remove seven significant trees.

Required Land Use Applications

The land use applications checked in the table below have been preliminarily identified as being required for development of the subject property based upon the information provided by the applicant at the time of the pre-application conference. Additional land use applications may be required depending on the specific proposal at the time of future development.

Required Land Use Applications					
Zoning		Site Plan Review			
☐	Conditional Use (SRC 240.005)	☐	Class 1 Site Plan Review (SRC 220.005)		
☐	Comprehensive Plan Change (SRC 64.020)	☐	Class 2 Site Plan Review (SRC 220.005) <i>(Applicable if the development will meet the triggers for Class 2 Site Plan Review under SRC 220.005(b)(2))</i>		
☐	Zone Change (SRC 265.000)	☒	Class 3 Site Plan Review (SRC 220.005) <i>(Applicable if the development will meet the triggers for Class 3 Site Plan Review under SRC 220.005(b)(3))</i>		
☐	Temporary use Permit – Class 1 (SRC 701.010)	Design Review			
☐	Temporary Use Permit – Class 2 (SRC 701.010)	☒	Class 1 Design Review (SRC 225.005)		
☐	Non-Conforming Use Extension, Alteration, Expansion, or Substitution (SRC 270.000)	☐	Class 2 Design Review (SRC 225.005)		
☐	Manufactured Dwelling Park Permit (SRC 235.010)	☐	Class 3 Design Review (SRC 225.005)		
Land Divisions		Historic Design Review (SRC 230.020)			
☐	Property Line Adjustment (SRC 205.055)	☐	Major Commercial	☐	Minor Commercial
		☐	Major Public	☐	Minor Public
☐	Replat (SRC 205.025)	☐	Major Residential	☐	Minor Residential
☐	Partition (SRC 205.005)	Wireless Communication Facilities			
☒	Subdivision (SRC 205.010)	☐	Class 1 Permit (SRC 703.020)		
☐	Phased Subdivision (SRC 205.015)	☐	Class 2 Permit (SRC 703.020)		
☐	Planned Unit Development Tentative Plan (SRC 210.025)	☐	Class 3 Permit (SRC 703.020)		

☐	Manufactured Dwelling Park Subdivision (SRC 205.020)	☐	Temporary (SRC 703.100)
☐	Validation of Unit of Land (SRC 205.060)	☐	Adjustment (SRC 703.090)
Relief		Other	
☒	Adjustment – Class 1 (SRC 250.005) <i>(Applicable when a proposed deviation from standards is within 20 percent of the standard)</i>		
☒	Adjustment – Class 2 (SRC 250.005) <i>(Applicable when a proposed deviation from standards exceeds 20 percent of the standard, or when the standard is not numerical in nature)</i>		
☐	Variance (SRC 245.005)		
Natural Resources		☐	Annexation – Voter Approval (SRC 260.035)
☐	Tree Conservation Plan (SRC 808.035)	☐	Annexation – Voter Exempt (SRC 260.035)
☐	Tree Conservation Plan Adjustment (SRC 808.040)	☐	Sign Adjustment (SRC 900.035)
☒	Tree Removal Permit (SRC 808.030)	☐	Sign Conditional Use (SRC 900.045)
☒	Tree Variance (SRC 808.045)	☐	Sign Variance (SRC 900.040)
☐	Willamette Greenway Permit – Class 1 (SRC 600.015)	☐	SWMU Zone Development Phasing Plan (SRC 531.015)
☐	Willamette Greenway Permit – Class 2 (SRC 600.015)	☐	Urban Growth Preliminary Declaration (SRC 200.020)
		☐	Historic Clearance Review- High Probability Archaeological Zone (SRC 230.100)
		☒	Class 2 Driveway Approach Permit (SRC 804.025)
Staff Comments			

If an application for this proposal is submitted prior to the associated Subdivision being platted, one application for both Lots 3 and 4 will suffice. If the Subdivision has been platted at the time of application submittal, the applicant will need to submit two separate land use applications for Lots 3 and 4.

Land Division: No Subdivision or land division application will be required, assuming the Subdivision which is currently under review with the City (case no. SUB-TRV22-05) is approved (and eventually platted).

Site Plan Review: A Site Plan Review application is required for the proposal—Class 3 because the proposal requires a Class 2 Driveway Approach permit and/or Adjustments.

Design Review: Design review is required for certain types of development, or in specified areas of the City, where design review requirements have been established to achieve a desired community character, to promote greater compatibility between uses, and to promote established principles of urban design. Design review is required for multifamily development.

Adjustment: If you want to improve or build on your property but cannot meet a development standard in the Salem Revised Code (SRC), you can seek an Adjustment. Adjustments provide an alternative way to meet the purposes of the SRC and provide flexibility to allow reasonable development of property where special conditions or unusual circumstances exist.

Tree Removal Permit or Tree Variance: Oregon White Oaks at least 20 inches in diameter at breast height (4.5 feet) are significant trees. Leaves on Oregon White Oaks have rounded, fingerlike lobes rather than the pointed lobes you would find on Red Oaks. Any species of tree that is at least 30 inches in diameter at breast height (4.5 feet) is significant except for the species listed below:

- Tree of heaven (*Ailanthus altissima*)
- Empress tree (*Paulownia tomentosa*)
- Black cottonwood (*Populus trichocarpa*)
- Black locust (*Robinia pseudoacacia*)

Depending on the nature and extent of the proposed tree removal, a Tree Removal Permit (under SRC 808.030) or a Tree Variance (under SRC 808.045) may be required.

Class 2 Driveway Approach Permit: Public Works staff has indicated that Class 2 Driveway Approach Permits will be required for the proposed development.

Note: The applications checked above have been initially identified as being required for the proposed development. Depending on the proposal that is ultimately submitted, additional land use applications may be required. Some of the applications checked in this list are to anticipate various development scenarios which may or may not occur, some of which require a pre-application conference.

Online Application Submittal Packets

The City has electronic application submittal guides for the applications identified above. The webpages include a summary of the review procedure, submittal requirements, and approval criteria. The submittal guides can be found on the City's website at the following location(s):

- Site Plan Review and Design Review: <https://www.cityofsalem.net/Pages/build-on-your-property.aspx>
- Trees: <https://www.cityofsalem.net/community/household/home-improvement/can-you-remove-trees-on-your-property>
- Adjustment: <https://www.cityofsalem.net/Pages/seek-an-adjustment-to-land-use-standards.aspx>

Land Use Application Fees

The applicable land use application fees for these applications can be found on the City's website at the location below. Land use application fees and descriptions start on **page 25** of the document.

<https://www.cityofsalem.net/CityDocuments/city-of-salem-fees.pdf>

Consolidated Land Use Application Procedures

When multiple land use applications are required or proposed for a development, the City's land use procedures ordinance (SRC Chapter 300) provides alternative methods for how such applications may be processed.

The applications may be processed individually in sequence, concurrently, or consolidated into a single application. Where multiple applications proposed to be consolidated include an application subject to review by the Historic Landmarks Commission, the application subject to Historic Landmarks Commission review may be processed individually in sequence or concurrently.

Multiple land use applications consolidated into a single application shall be accompanied by the information and supporting documentation required for each individual land use action. Review of the application shall be according to the highest numbered procedure type and the highest Review Authority required for any of the land use applications proposed to be consolidated.

Multiple applications processed concurrently require the filing of separate applications for each land use action. Each application shall be reviewed separately according to the applicable procedure type and Review Authority, and processed simultaneously.

Zoning

The zoning of the subject property has been identified in the table below. For specific requirements of the applicable zone(s), click on the zone(s) in the table.

Base Zones			
☐	EFU – Exclusive Farm Use (SRC 500.000)	☐	MU-I – Mixed Use I (SRC 533.000)
☐	RA – Residential Agriculture (SRC 510.000)	☐	MU-II – Mixed Use II (SRC 534.000)
☐	RS – Single Family Residential (SRC 511.000)	☐	EMSU – Edgewater/Second Street Mixed-Use Corridor (SRC 535.000)
☐	RD – Duplex Residential (SRC 512.000)	☐	PA – Public Amusement (SRC 540.000)
☐	RM-1 – Multiple Family Residential (SRC 513.000)	☐	PC – Public/Private Cemetery (SRC 541.000)
☒	RM-2 – Multiple Family Residential (SRC 514.000)	☐	PE – Public/Private Education (SRC 542.000)
☐	RH – Multiple Family High-Rise Residential (SRC 515.000)	☐	PH – Public/Private Health Services (SRC 543.000)
☐	CN – Neighborhood Commercial (SRC 520.000)	☐	PS – Public Service (SRC 544.000)
☐	CO – Commercial Office (SRC 521.000)	☐	PM – Capitol Mall (SRC 545.000)
☐	CR – Retail Commercial (SRC 522.000)	☐	EC – Employment Center (SRC 550.000)
☐	CG – General Commercial (SRC 523.000)	☐	IC – Industrial Commercial (SRC 551.000)
☐	CB – Central Business District (SRC 524.000)	☐	IBC – Industrial Business Campus (SRC 552.000)

☐	WSCB – West Salem Central Business District (SRC 525.000)	☐	IP – Industrial Park (SRC 553.000)
☐	FMU – Fairview Mixed-Use (SRC 530.000)	☐	IG – General Industrial (SRC 554.000)
☐	SWMU – South Waterfront Mixed-Use (SRC 531.000)	☐	II – Intensive Industrial (SRC 555.000)
☐	NCMU – Neighborhood Center Mixed-Use (SRC 532.000)	☐	SCI – Second Street Craft Industrial Corridor (SRC 556.000)
Overlay Zones			
☐	Willamette Greenway (SRC 600.000)	☐	Mixed-Use (SRC 619.000)
☐	Floodplain (SRC 601.000)	☐	Salem Hospital (SRC 620.000)
☐	Airport (SRC 602.000)	☐	Superior-Rural (SRC 621.000)
☐	Portland Fairgrounds Road (SRC 603.000)	☐	Oxford-West Nob Hill (SRC 622.000)
☐	Pine Street Mixed-Use (SRC 604.000)	☐	Oxford-Hoyt (SRC 623.000)
☐	Northgate Mixed-Use (SRC 605.000)	☐	Hoyt-McGilchrist (SRC 624.000)
☐	Wallace Road Corridor (SRC 606.000)	☐	Saginaw Street (SRC 625.000)
☐	West Salem General Industrial (SRC 608.000)	☐	Commercial High-Density Residential (SRC 626.000)
☐	Patterson Street Corridor (SRC 609.000)	☐	22 nd and Electric (SRC 627.000)
☐	Walker School Residential Area (SRC 612.000)	☐	State Street (SRC 628.000)
☐	Broadway-High Street Retail (SRC 613.000)	☐	McNary Field (SRC 629.000)
☐	Broadway-High Street Housing (SRC 614.000)	☐	South Gateway (SRC 630.000)
☐	Broadway-High Street Transition (SRC. 615.000)	☐	Compact Development (SRC 631.000)
☐	Riverfront High Density Residential (SRC 616.000)	☐	General Retail/Office (SRC 632.000)
☐	Riverfront (SRC 617.000)	☐	Front Street (SRC 633.000)
☐	Chemawa-I-5 Northeast Quadrant Gateway (SRC 618.000)		
Staff Comments			
Our Salem: Under the City's Our Salem project, no changes are proposed to the subject properties' zoning or comprehensive plan map designations. Allowed Uses: The proposed use (<i>multiple family</i>) is allowed outright in the RM-II zone.			

Development Standards

The proposed development will be primarily subject to the provisions of the chapters identified in the table below. For specific requirements, click on chapters in the table.

Development Standards			
☒	Multiple Family Design Review Guidelines and Standards (SRC 702.000)	☒	Off-Street Parking, Loading and Driveways (SRC 806.000)
☒	General Development Standards	☒	Landscaping and Screening (SRC 807.000)

	(SRC 800.000)		
☒	Public Improvements (SRC 802.000)	☒	Preservation of Trees and Vegetation (SRC 808.000)
☒	Streets and Right-Of-Way Improvements (SRC 803.000)	☒	Wetlands (SRC 809.000)
☒	Driveway Approaches (SRC 804.000)	☐	Landslide Hazards (SRC 810.000)
☒	Vision Clearance (SRC 805.000)	☐	Sign Code (SRC 900.000)

Staff Comments

Multiple Family Design Review Standards

Due to the preliminary nature of the plans and the fact that no landscape plan or building floor plans were provided, it wasn't possible to review the plans against each relevant development standard. However, based on a preliminary review of the provided plans, it is unclear if the proposal will meet the following standard(s):

- **SRC 702.020(a)(1)(B):** *To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.* Not clear if this is met without topography shown.
- **SRC 702.020(b)(2):** *Landscaping and screening abutting property zoned RS. Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following: (A) **A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width;** and (B) **A minimum six-foot tall, decorative, sight-obscuring fence or wall.** The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chainlink fencing with slats shall be not allowed to satisfy this standard.* This will be required along the western property lines.
- **SRC 702.020(b)(4):** *Trees around exterior building wall. To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.*
- **SRC 702.020(e)(2):** *Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.* The proposed buildings appear to range between 35 and 37 feet in average height, requiring greater setbacks to the western property lines than what is shown for many of the buildings.
 - *A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.020(b)(2)(B) is increased to eight feet tall.*
- **SRC 702.020(e)(4):** *Buildable width. On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.*
 - Not met on Salal Street side. Staff would expect buildings 3 and 7 (or similar) to be rotated and oriented toward Salal Street.
 - Building 6 does not appear to be placed at 20-foot setback line, and would need to be shifted closer to Teal Drive.
- **SRC 702.020(e)(5):** *To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.* Buildings 5 and 6 need direct connections between the units and the adjacent street.
- **SRC 702.020(e)(6):** *A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling*

units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico. It does not appear that the proposed buildings meet this standard.

- **SRC 702.020(e)(10):** To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6): (A) Change in materials. (B) Change in color. (C) Molding or other horizontally-distinguishing transition piece. This standard does not appear to be met on buildings G1 and G2.

Neighborhood Association Contact Information

Staff recommends that applicants/property owners contact the relevant neighborhood association(s) regarding their proposals as soon as possible. This allows for the neighborhood association(s) to be involved early in the process and helps to identify any potential issues that might arise.

SRC 300.310 establishes requirements for contacting the applicable neighborhood association(s) prior to land use application submittal for certain applications. Applications which require neighborhood association contact are identified within SRC Table 300-2. Based on the applicant's materials for the proposed development, **Staff advises the following:**

Submittal of a Class 3 Site Plan Review application requires the applicant to contact the neighborhood associations prior to submittal. If you submit a Class 2 Site Plan Review application, you are not required to contact the neighborhood associations, but are still encouraged to do so.

For your convenience, neighborhood association(s) contact information is included below. Please note that the identified neighborhood association chair(s), and their corresponding contact information, is current as of the date of the pre-application conference, but this information is subject to change if the chair(s) or their contact information has changed subsequent to the date of the pre-application conference.

Up-to-date contact information for neighborhood representatives may also be obtained by contacting the City's Neighborhood Enhancement Division at 503-588-6207 or by visiting the City's website at the following location: <https://www.cityofsalem.net/my-neighborhood>

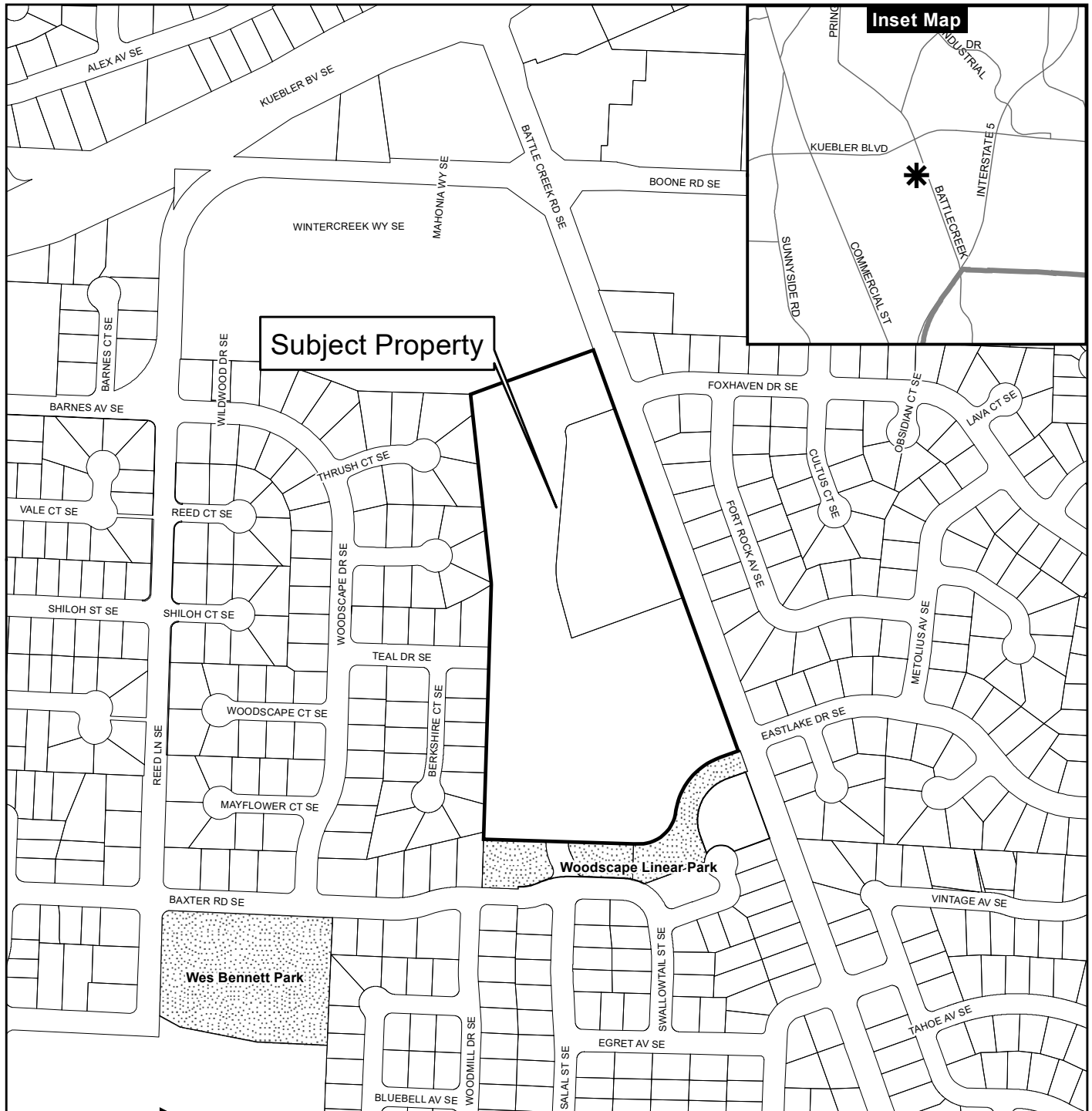
Applicable Neighborhood Association(s)	Meeting Date, Time, & Location	Neighborhood Association Chair(s)
South Gateway Neighborhood Association	Monthly meetings are held the second Thursday at 6:45 p.m. See the calendar for specific dates and meeting items.	Chair: Jake Krishnan (jakekrishnan@gmail.com)
		Chair: Glenn Baly (glennbaly12345@gmail.com)

Salem Revised Code Available Online

The entire Salem Revised Code can be accessed online through the City's website at: <https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

Vicinity Map

5205 Battle Creek Rd SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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CDP Salem PRE-APP QUESTIONS

Date: 05.26.2022

PROPOSAL SUMMARY

Proposal is for a Multifamily Affordable Housing Community for All Ages. The Phase 1 portion of work occurring on Parcels 2 and 3 is currently in permitting review. Phase 1 includes ROW improvements at Salal, Teal, and Fox Haven. This application is for the Phase 2 portion of work.

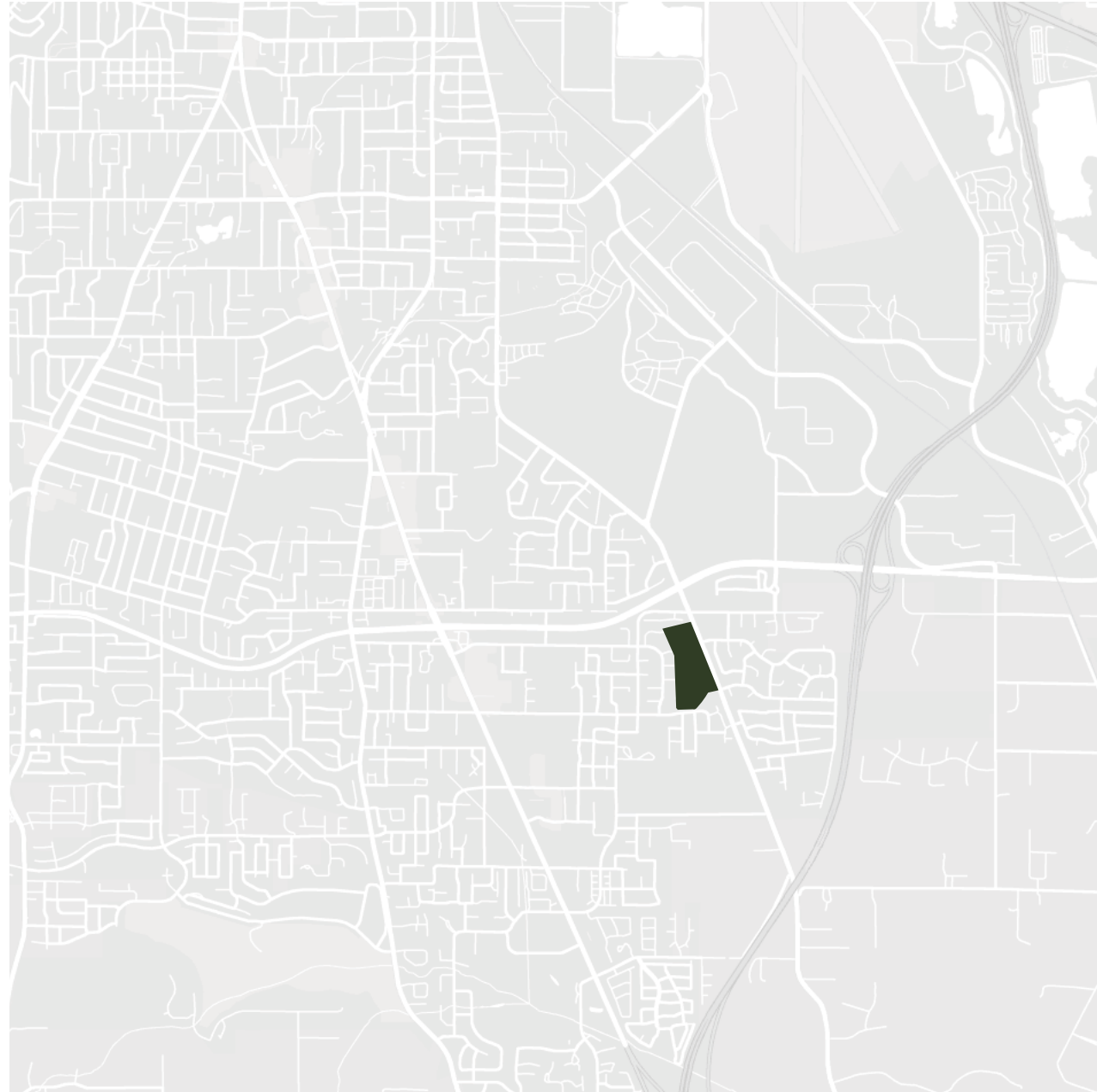
The Phase 2 proposal consists of eight 3-story walk ups, centered around a series of outdoor spaces and parking. Development will have a mix of 1-, 2-, and 3-bedroom units.

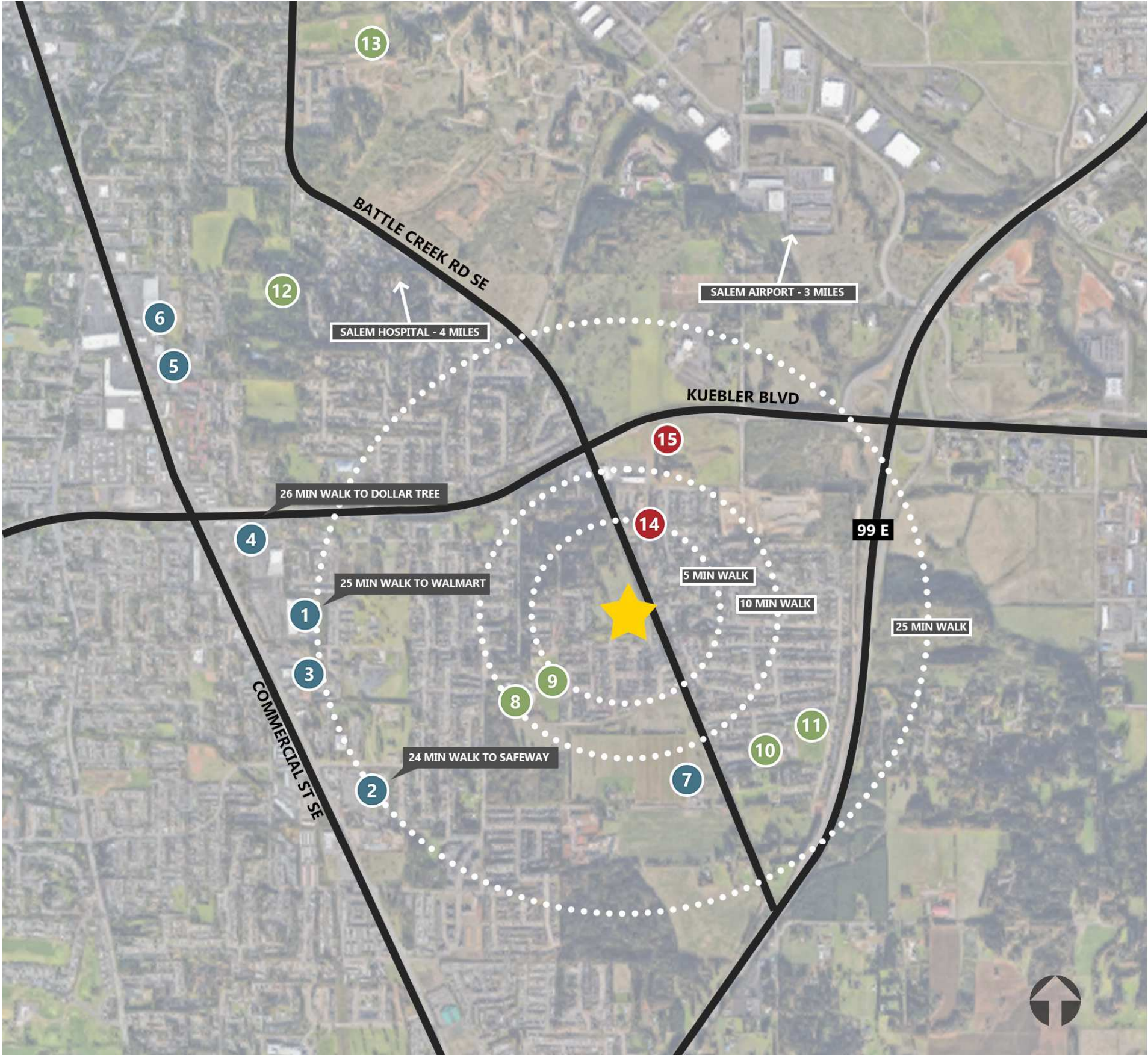
QUESTIONS/ REQUESTED CONFIRMATIONS

- Zoning: RM-II – Multi-Family Residential
- Will recent zoning code updates affect this proposal?
- Applicant assumes a Class I Design Review per Sec. 5.14.015 Design Review
- Applicant plans to use Chapter 702 – Multiple Family Design Review Standards as the basis of design. Any non-conforming items will be submitted as a design adjustment.
- Applicant would like to confirm Land Use Approvals process and timelines during our pre-app and how that coincides with Permit Submission dates. Can we submit for permit during an appeal period, or do we have to wait for the appeal period to close?
- Applicant would like to confirm that that we can pull our horizontal site permit prior to our vertical building permit. If this is possible, please confirm if this would alter any portions of our land use review.
- Review Standard Permit Timeline and confirm intake and response procedures/ protocol.
- Review SDC's and fee Structure including waivers and exemptions for affordable housing.
- Confirm all required Permits and Land Use Approval for this development.
- Discuss required right-of-way improvements.
 - Verification of Site Section – Current Right of Way Design Guidelines.
- Verification of Dedications
- Discuss Fire Access Requirements On-Site including the steps to have fire access approved
- Will a transportation impact analysis need to be completed?

CDP Phase II

Salem

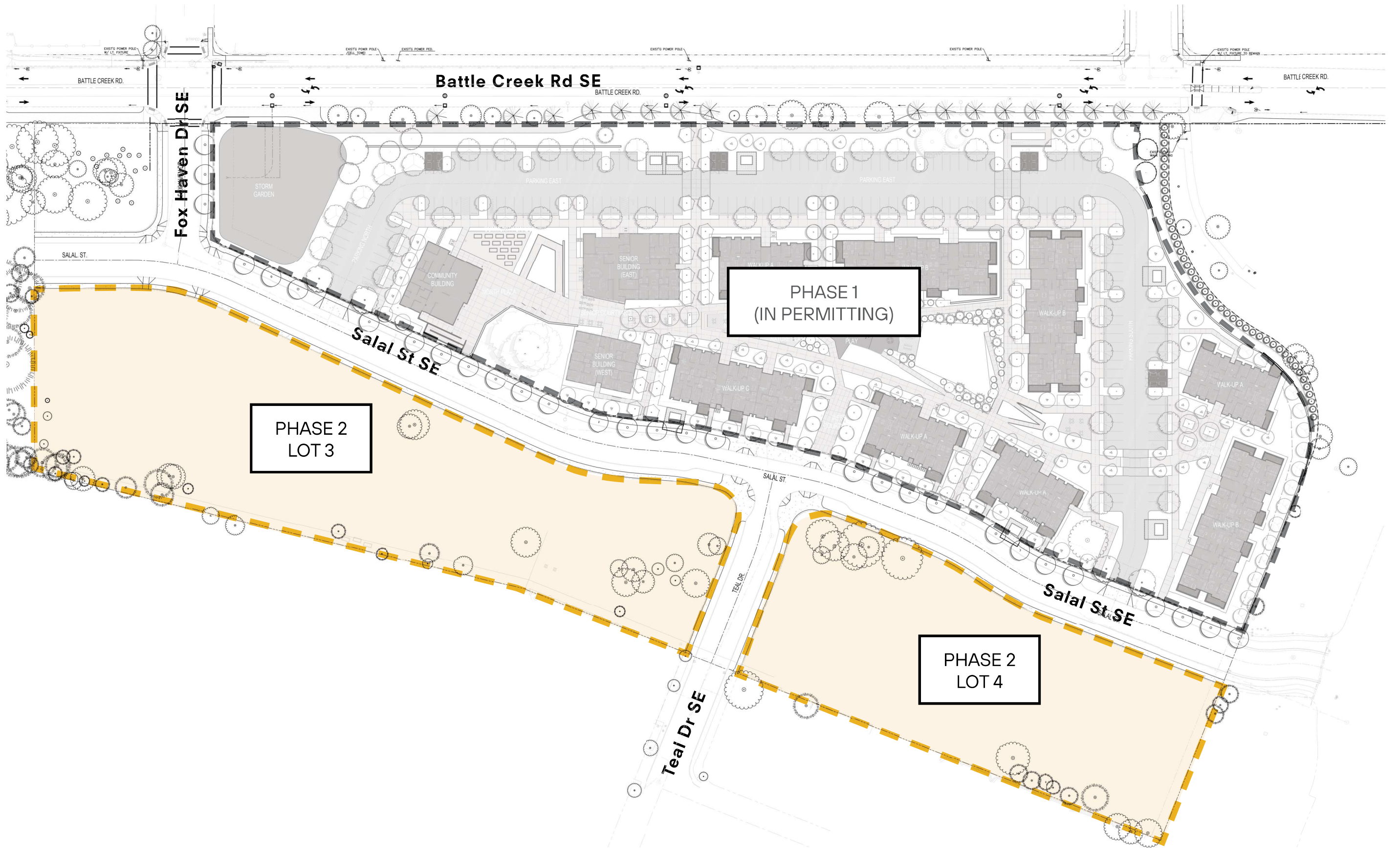


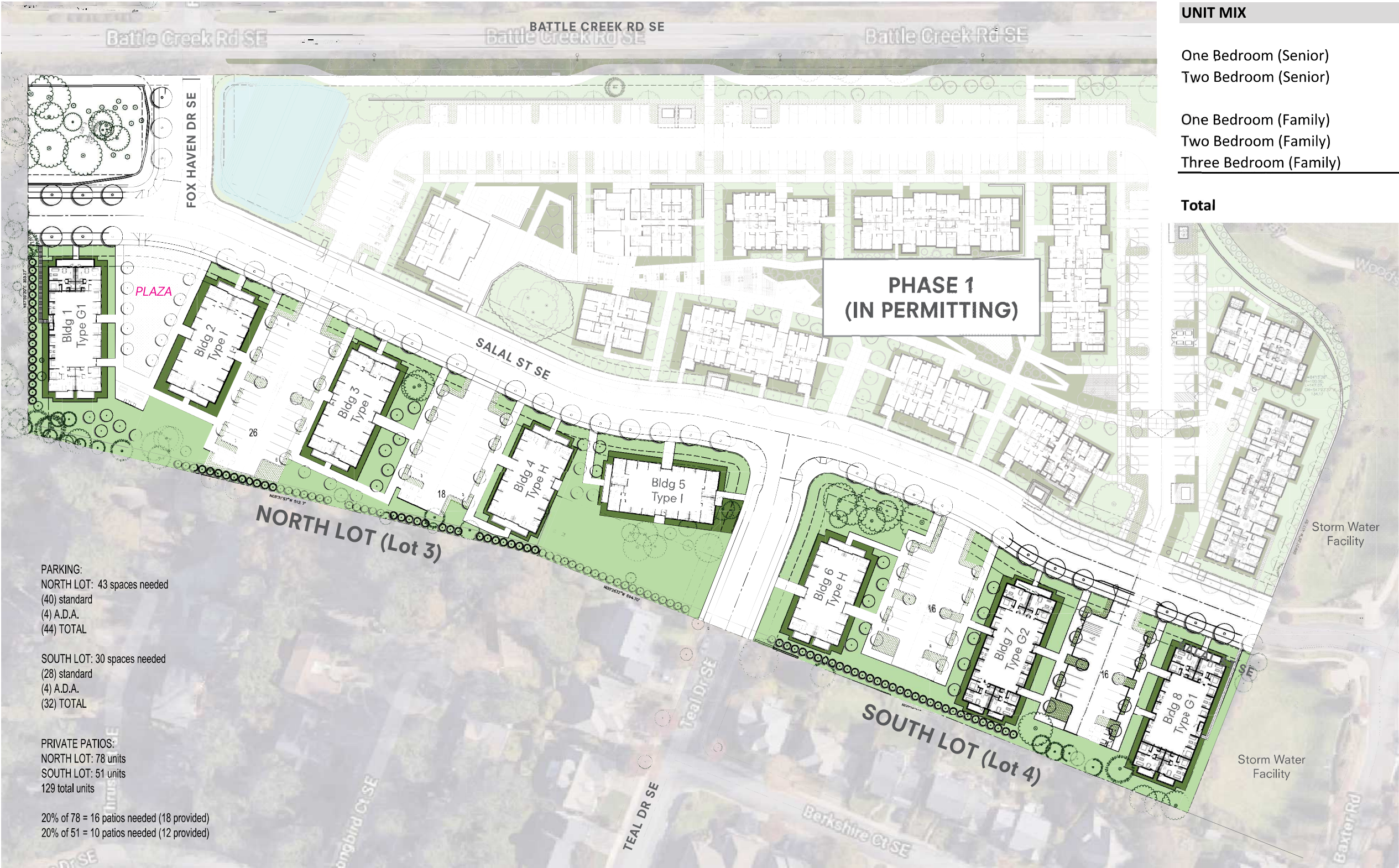


CDP SALEM VICINITY MAP

KEY

- ★ SITE
- 1 WALMART
- 2 SAFEWAY
- 3 TRUE VALUE HARDWARE
- 4 DOLLAR TREE
- 5 GOODWILL
- 6 RITE AID
- 7 MAHONIA PLANT NURSERY
- 8 PRINGLE ELEMENTARY SCHOOL
- 9 WES BENNETT PARK
- 10 LEE ELEMENTARY SCHOOL
- 11 LEE ELEMENTARY PARK
- 12 HILFIKER PARK
- 13 LESLIE MIDDLE SCHOOL
- 14 SALEM FIRE DEPT. STATION 9
- 15 FUTURE COSTCO





UNIT MIX	NORTH LOT	SOUTH LOT
One Bedroom (Senior)	27	10
Two Bedroom (Senior)	4	7
One Bedroom (Family)	2	4
Two Bedroom (Family)	8	14
Three Bedroom (Family)	37	16
Total	78	51

PARKING:
NORTH LOT: 43 spaces needed
(40) standard
(4) A.D.A.
(44) TOTAL

SOUTH LOT: 30 spaces needed
(28) standard
(4) A.D.A.
(32) TOTAL

PRIVATE PATIOS:
NORTH LOT: 78 units
SOUTH LOT: 51 units
129 total units

20% of 78 = 16 patios needed (18 provided)
20% of 51 = 10 patios needed (12 provided)

SITE PLAN



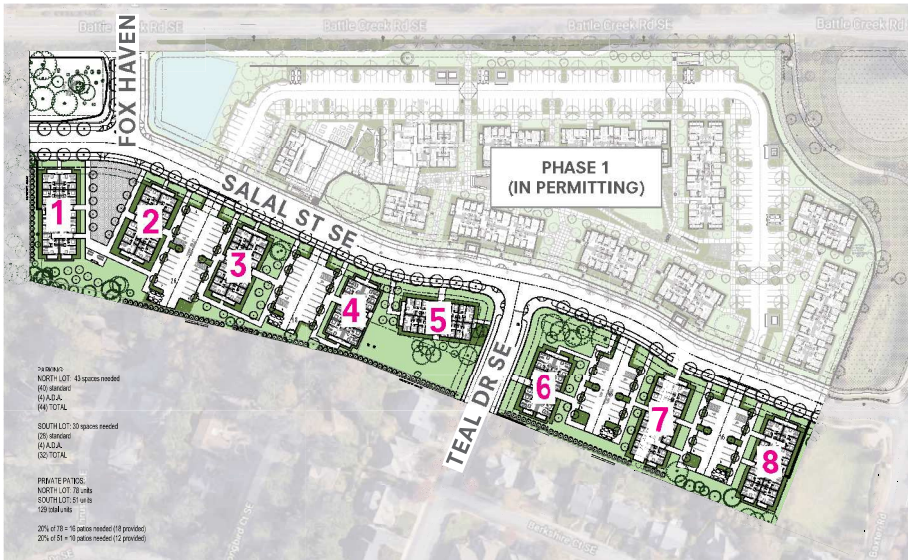
Building I and Building H building types will reference the Phase 1 - Building A material palette and form (above).



Building G1 and Building G2 building types will reference the Phase 1 - Building B material palette and form (above).



Building B and Building A (phase 1) with landscaped parking. Phase 2 parking and site design will be similar to Phase 1.



MATERIAL PALETTE



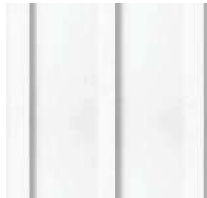
VERTICAL WOOD SIDING
PRODUCT: TBD
FINISH: TBD



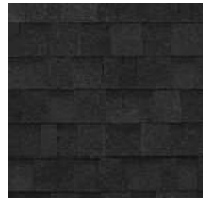
SHINGLE SIDING
PRODUCT: SHINGLE SIDING,
STRAIGHT EDGE PANEL
FINISH: TBD, LIGHT



SHINGLE SIDING
PRODUCT: FIBER CEMENT
SHINGLE SIDING, STRAIGHT
EDGE PANEL
COLOR: TBD, DARK



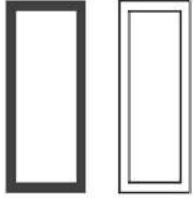
BOARD AND BATTEN SIDING
PRODUCT: FIBER CEMENT
SMOOTH FLAT PANEL
COLOR: WHITE



ASPHALT SHINGLE ROOF
PRODUCT: TBD
FINISH: TBD, DARK

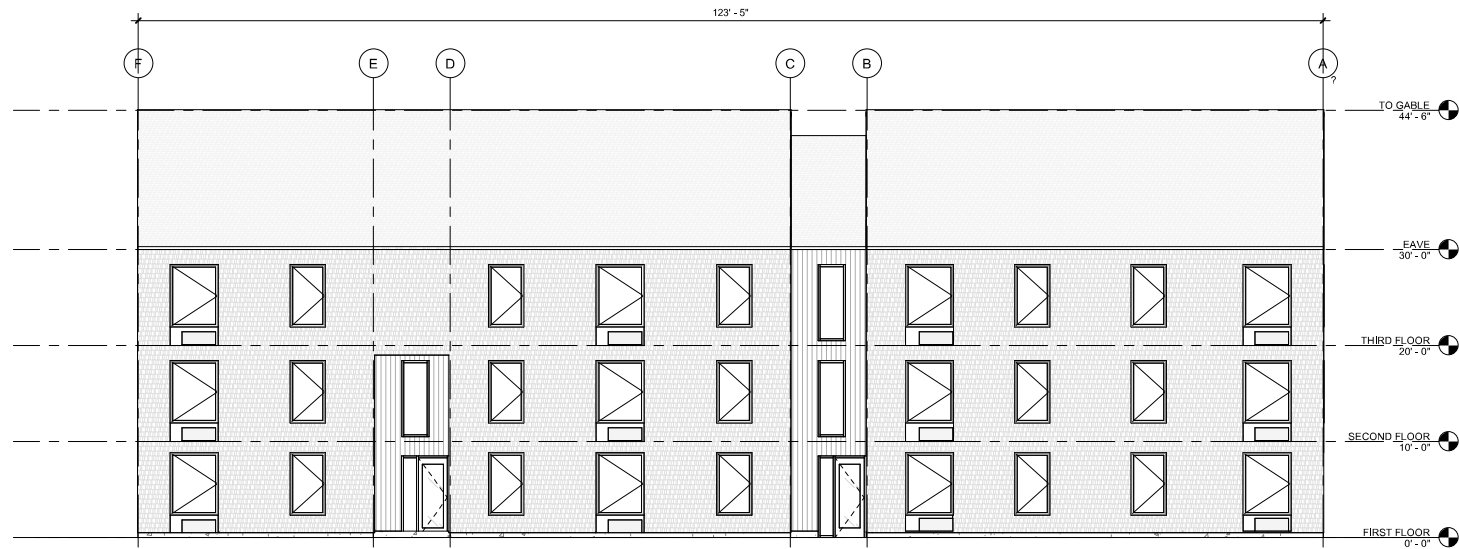


FLAT METAL PANEL
PRODUCT: TBD
FINISH: TBD, DARK

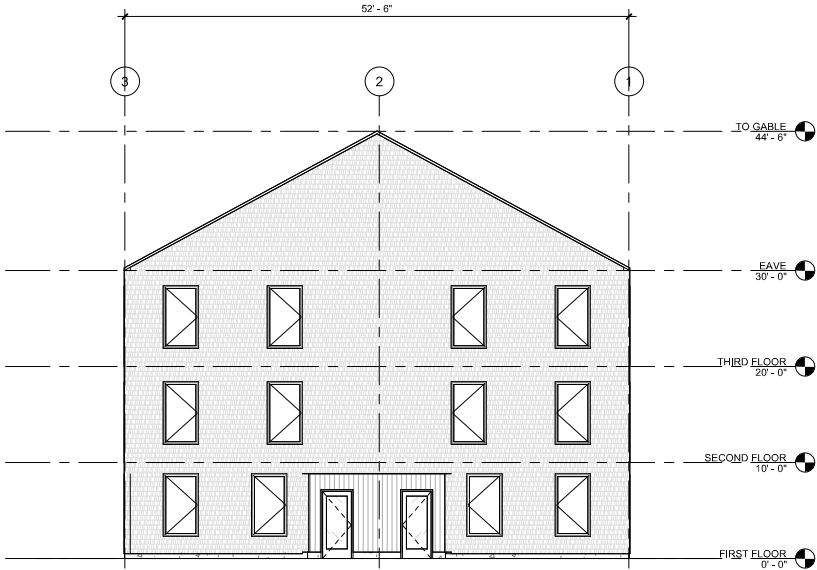


VINYL WINDOWS
PRODUCT: PRODUCT: VPI
ENDURANCE AND KAWNEER
TRIFAB 451
FINISH: TBD, LIGHT & DARK

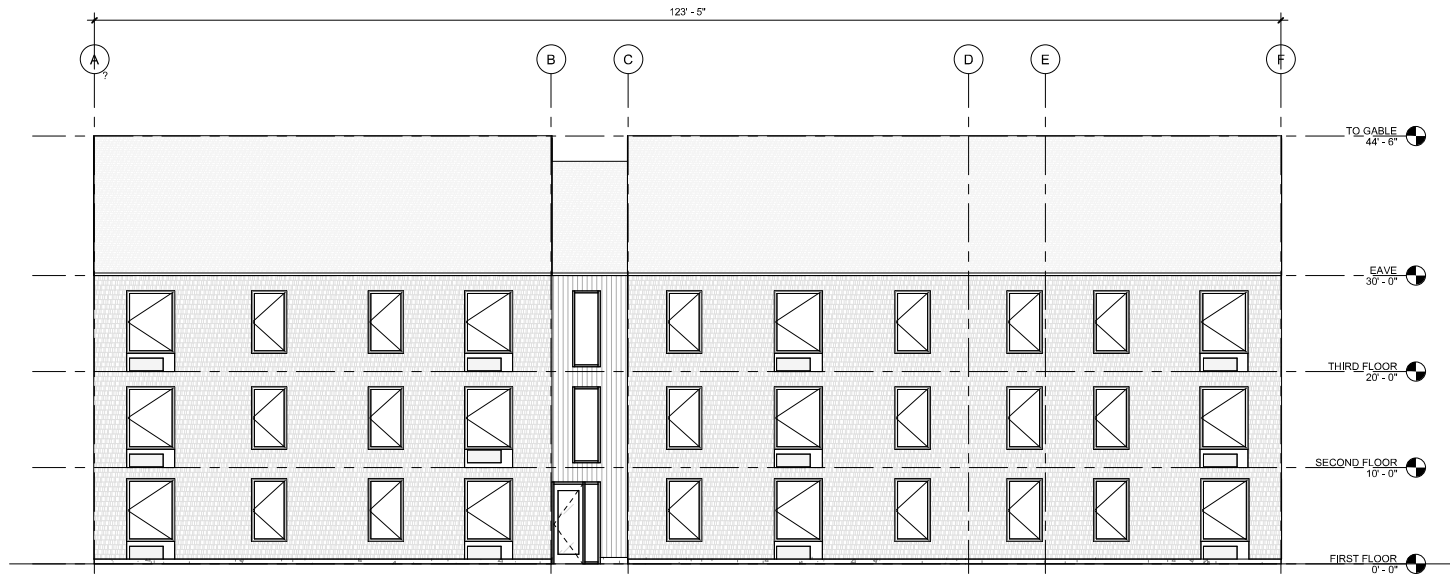




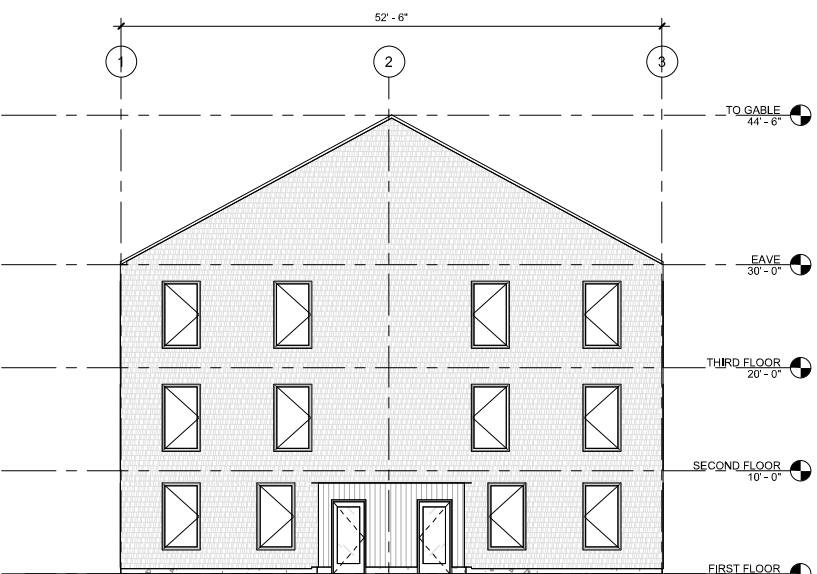
Elevation 1



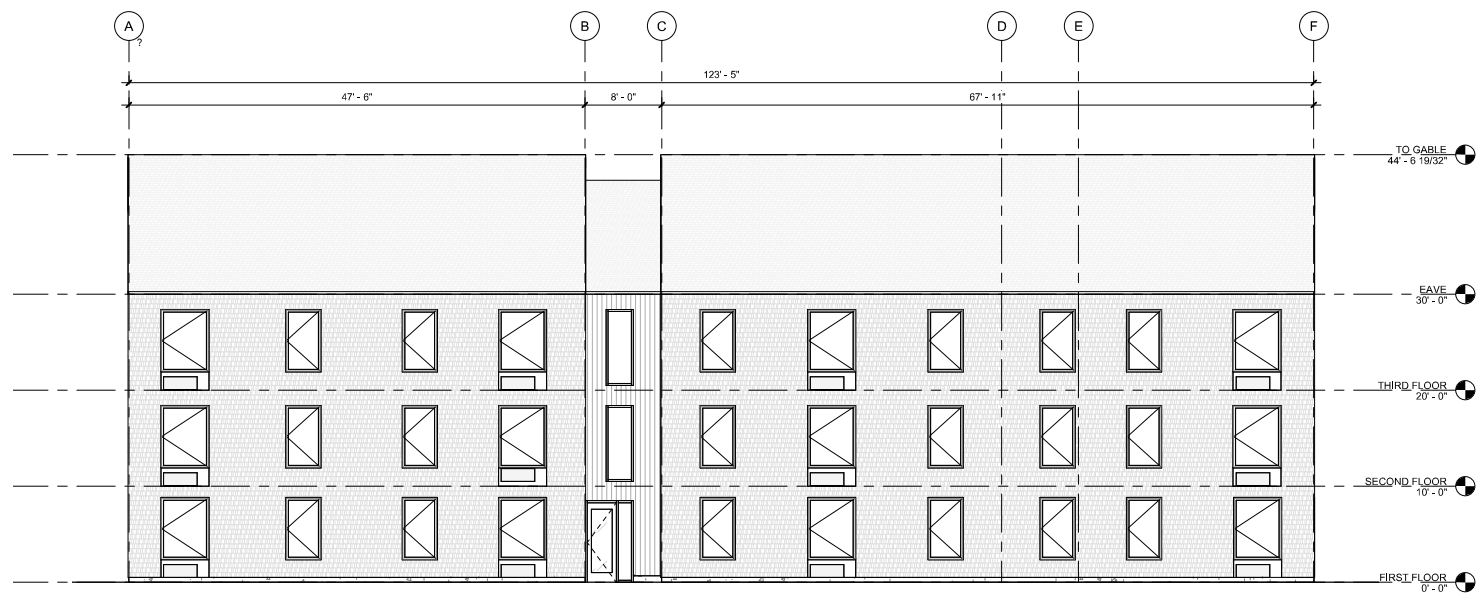
Elevation 3



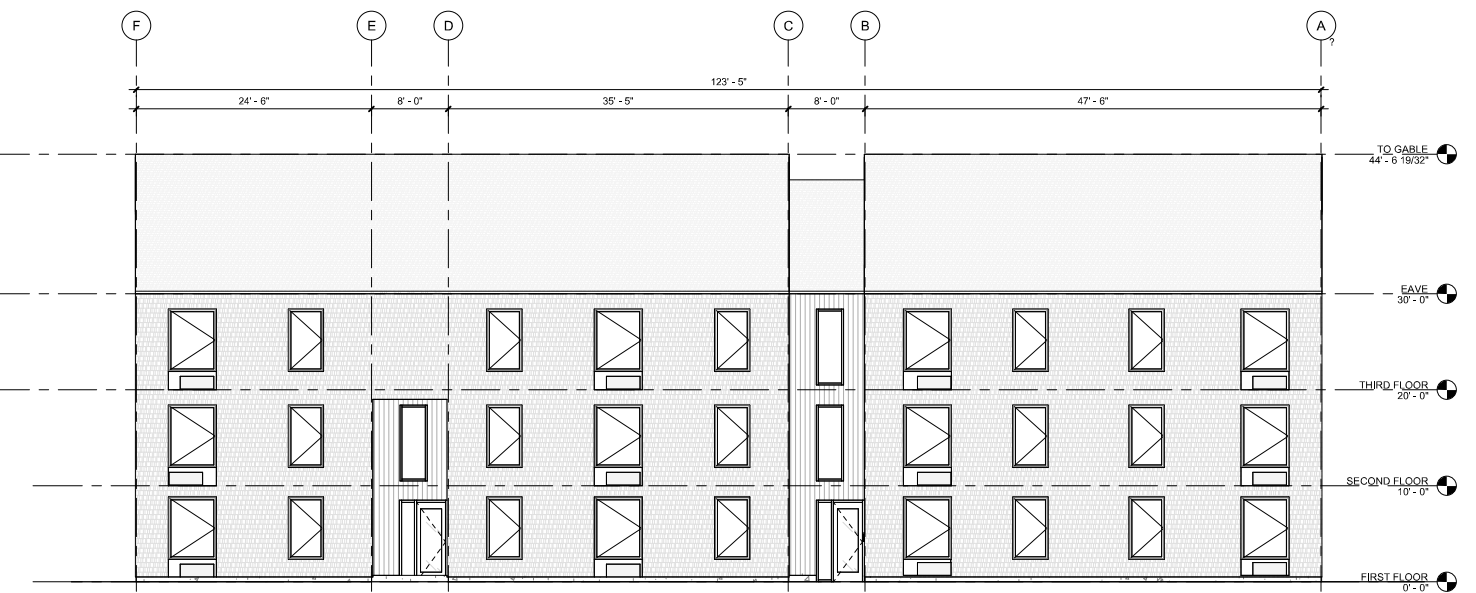
Elevation 2



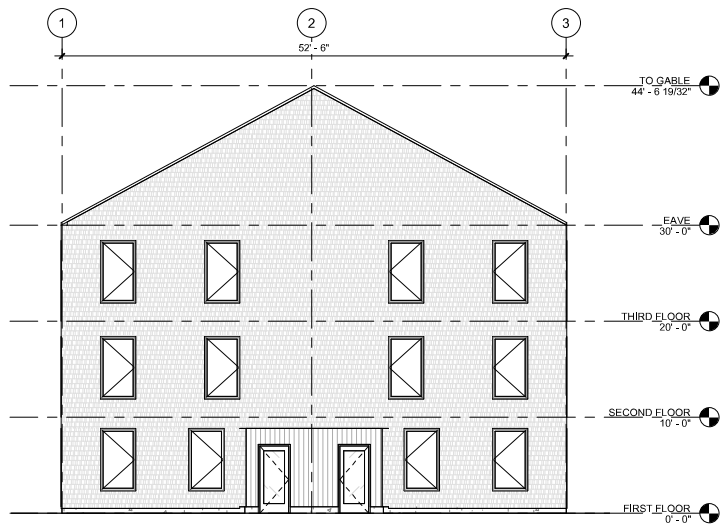
Elevation 4



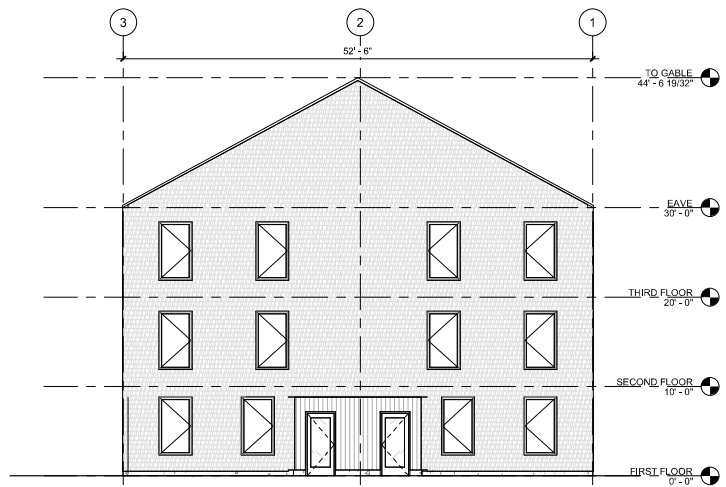
Elevation 1



Elevation 2



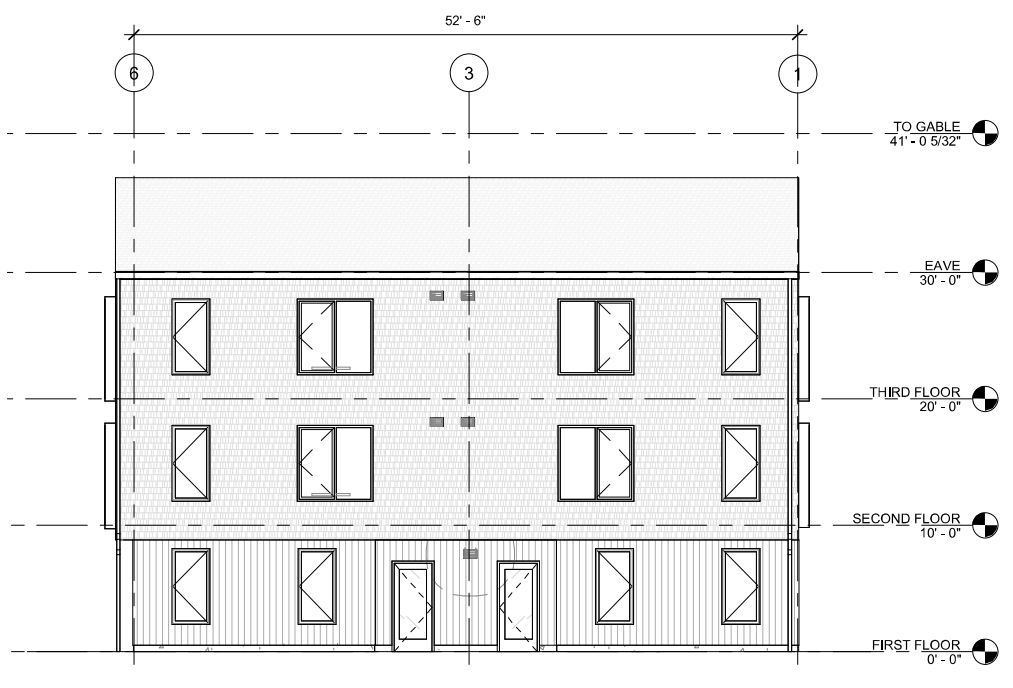
Elevation 3



Elevation 4



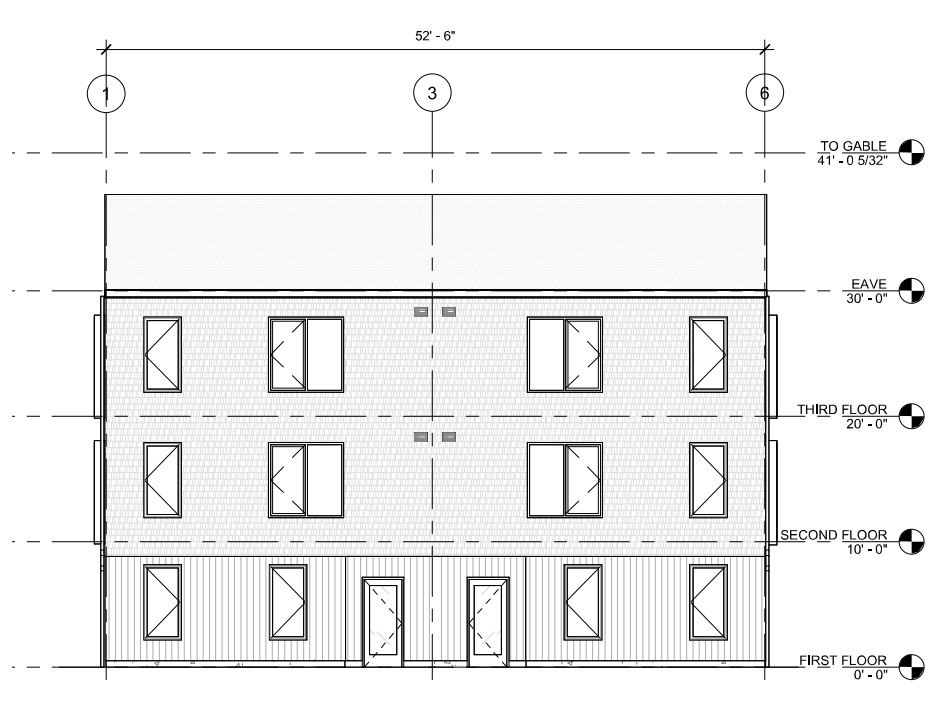
Elevation 1



Elevation 3



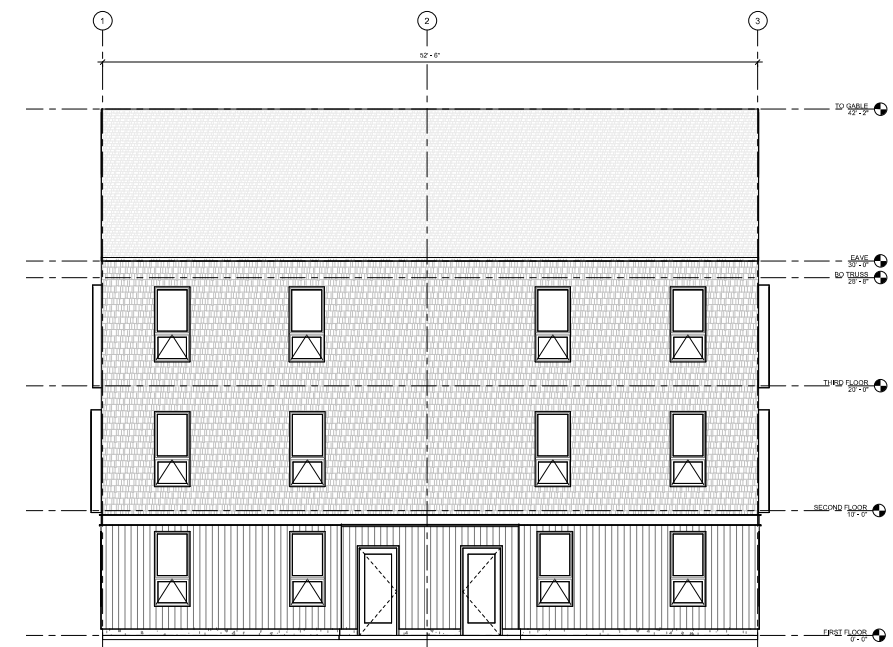
Elevation 2



Elevation 4



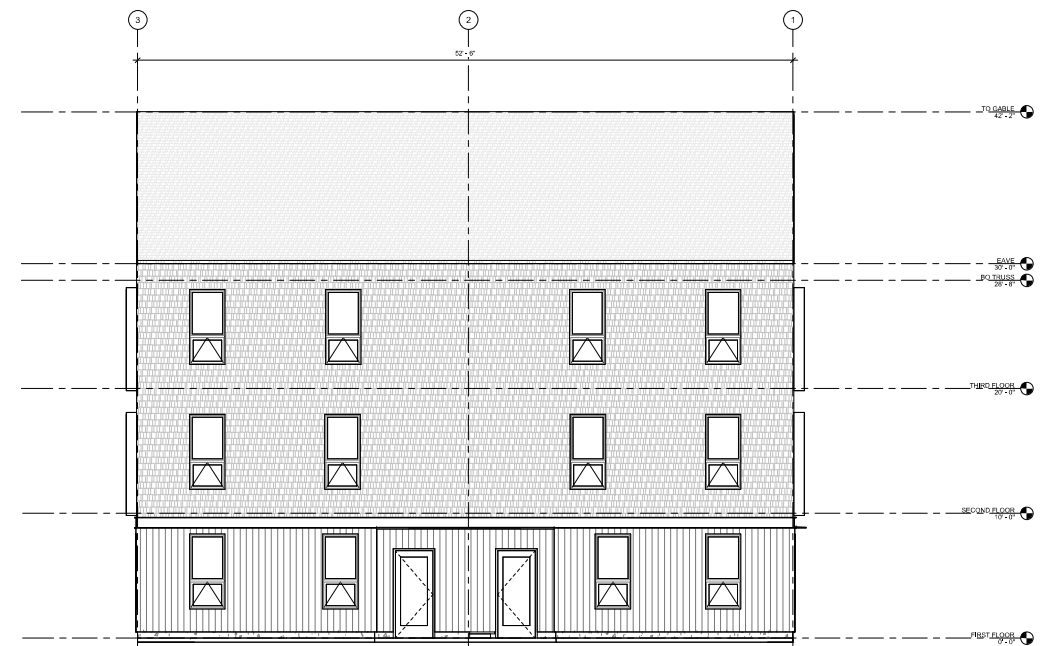
Elevation 1



Elevation 3



Elevation 2



Elevation 4

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)

Permit #:

How to request a Pre-Application Conference

Your Pre-Application Conference Request must be submitted through the City of Salem Permit Application Center at <https://permits.cityofsalem.net>. You will need to create an account, if you do not have one, in order to submit a pre-application conference request. Once you are logged in, you will be able to follow the instructions for creating your request, uploading your application form and plans, selecting your conference date and paying the application fee. Please note that the application fee must be paid when the application is submitted. Conference dates and times will not be secured until the fee is paid. Staff will contact you to confirm your conference time within three business days of submittal.

Application requirements

You need the following items to apply for a pre-application conference:

- Complete this application form. This application form will need to be uploaded as part of the pre-application conference scheduling process through the PAC Portal.
- Preliminary site plan drawing, elevations, vicinity map, proposed property division, assessor tax lot maps and/or any other drawings showing a detailed view of the proposed development. These documents should be drawn to scale on letter (8.5" x 11") or tabloid (11" x 17") pages.
- Additional documents required by the SRC for the specific land use action.
- Payment of the application fee.

Development proposal

Site address or property location:

Please describe the development proposal to be discussed at the conference and any specific questions you would like answered.

Phase 2 of a new multi-family residential complex with and site improvements. The subject property is approximately 4.66 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 number(s): 083W140000300). Phase 1 of the development is currently in for permit. Street improvements for Teal, Salal, and Fox Haven are included in phase one.

See questions submitted with drawing package.

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant			
Agent			
Paid By			