



19 October 2022

Aaron Panko
Planner III
555 Liberty Street SE
Salem, Oregon 97301-3503

RE: 2410 Fairgrounds Road NE /Ref#: 22-117397-PLN

The following is a response to your plan review letter dated 9-22-2022

Item:
Stormwater
Management

It is unclear from the submitted plans whether or not the proposal meets the definition of a large project pursuant to SRC 70.005. Based on preliminary review of the plans, staffs understanding is that the applicant is proposing ~13,000 SF of impervious surfaces to replace existing gravel surfaces, which would trigger the stormwater requirements for a Large Project. The applicant shall submit more clear plans showing the existing conditions versus what is proposed and a written findings regarding the definition of large project and new/replaced impervious surfaces pursuant to SRC 70.005.

Site areas have been adjusted; we are adding less than 10,000 sf of new impervious area. See existing conditions plan SPR-1 and SPR-2 proposed plan for the areas.

COMPLETE SITE SUMMARY

PROPERTY SIZE	=50,429 SF (1.15 AC)
EXISTING IMPERVIOUS AREA (A)	=34,094 SF (67%)
EXISTING PERVIOUS AREA	=16,335 SF (32%)
NEW TOTAL IMPERVIOUS AREA (B)=(C+D)	=42,833 SF (85%)
NEW ADDED IMPERVIOUS AREA (B)-(A)	=8,739 SF (17.3%)
REQUIRED LANDSCAPE	=7,564 SF (15%)
EXISTING LANDSCAPE AREA	=0 SF (0)
NEW LANDSCAPE AREA	=7,596 SF (15%)
BUILDING FOOTPRINT (C)	=8,400 SF (16.7%)
HARDSCAPE AREA (D)	=34,433 SF (68.2%)

Item:
Driveway Approaches SRC
Chapter 804 – Driveway Approach Permit

The proposed driveway approaches will be subject to the Class 2 Driveway Approach (DAP) requirements described in SRC Chapter 804. The applicant shall submit an application and written findings to address SRC 804.025.

See attached Class 2 DAP application

Item:
Easements

The site plan shall show all existing and proposed easements per SRC 220.005(e)(2)(C). Specifically, there is a public storm main on the southwest corner of the subject property that is not shown on the plans.

See the revised SPR-4 for the SD main location.

Item:
Class 3 Design Review Required

Please provide an updated written statement addressing the Design Guidelines of SRC Chapter 604. The statement provided incorrectly indicates that Class 2 Design Review is being requested and that all applicable design standards are met.

See attached ***Design Review Class 3 - Written Statement.pdf*** meeting Chapter 604 requirements.

Item:
SRC Chapter 604 – Pine Street Mixed Use Overlay Zone

Development Standards SRC 604.020:

Per SRC 604.020(g)(1), planter bays or islands shall have a minimum planting area of 50 square feet.

Proposed planter islands proposed are less than 50 square feet in size and shall be revised to comply with the minimum standard.

Planter bays are 50 sf min. each. See sheet SPR-6.

Design Standards SRC 604.030:

(i) A primary building entrance shall be provided for each building facade facing a street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect (see Figure 604-2).

Proposed warehouse building does not have an entrance facing Smith Street.
Warehouse/multi-family now has an entrance/5 foot deep awning along with a pedestrian connection off of Smith Street.

(v) New buildings shall be a minimum of 25 feet in height.

Office building has been revised, and is not 25 feet per below definition.

Sec. 112.035. - Height.

(a) Calculation. Height is calculated by measuring the vertical distance between two points, a base point and a top point. Unless otherwise provided under the UDC, the base point is the lowest point on the grade abutting that which is being measured, and the top point is the highest point on that which is being measured.

(2) Top point. The top point for purposes of measuring building and structure height shall be:

(A) The highest point of the coping of a flat roof

The warehouse/multi-family building height is now 28'-3".

Top point of a shed roof is measured as an average between peak and eave.

(i) Open sales areas for items such as vehicles, boats, recreational vehicles, satellites, hot tubs, and other similar items shall be screened from the public right-of-way with a minimum three-foot tall sight-obscuring fence, masonry wall, or hedge, and a minimum three-foot wide landscape strip.

The fence, masonry wall, or hedge shall not encroach into the vision clearance area.

The fence is now outside of the vision clearance area.

Style of sight obscuring fencing not indicated in plans or narrative.

Phase 1 fencing along Fairgrounds Rd and Smith St is a 6 foot ornamental metal fence, the remainder of the fencing for Phase 2 and along the north boundary for both phases is a 6 foot slatted (sight obscuring) chain-link fence.

Item:

SRC Chapter 806 – Off-Street Parking Development Standards – Setbacks

The maximum parking allowance for Phase 1 is three parking spaces, the proposed site plan shows four spaces.

The plan now shows 3 parking spaces. See sheet SPR-2

The proposed off-street parking area does not comply with the minimum setback of 6-10 feet required adjacent to a street per SRC 806.035(c)(2).

The proposed vehicle use area does not comply with the minimum setback of five feet adjacent to the western façade of the exterior wall of the warehouse building per SRC 806.035(c)(4).

We are now proposing a 5 foot sidewalks on the West and East side of the Warehouse/multi-family (Phase 2) building.

Item:

SRC Chapter 806 – Bicycle Parking

A minimum of four bicycle parking spaces are required for the proposed warehouse building in compliance with the development standards of SRC Chapter 806

4 bicycle parking spaces have been added to the south side of the warehouse.

Item:

SRC Chapter 806 – Loading Space

A minimum of one loading space is required for the proposed development in compliance with the development standards of SRC Chapter 806.

12'x40' loading space has been provided.

Item:

Approved Point of Discharge

The applicant calls out an existing drainage swale with a 5% slope along the north side of the site. This swale is not mapped on the City's GIS website, and the existing contours shown on their plans do not support the elevation change for a ~228-foot long swale at a 5% slope (this results in a ~11- foot drop from swale start to swale end). It also looks like this "swale" discharges to the northeast off the project site, but it is not clear where the runoff will ultimately end up, which may be detrimental to adjacent properties during large storm events. The applicant is advised that an approved point of discharge will be required pursuant to SRC Chapter 71. Note taken.

Item:

Smith Street NE

The existing street condition along the frontage of Smith Street NE is under improved. The applicant should be aware that a condition of development will be right-of-way dedication and the construction of half-street improvements along the entire frontage of Smith Street NE to local street standards.

See new dedication along with a new sidewalk.

Sincerely.

Ronald James Ped
Architect, PC