



4 November 2022

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

RE: 676 17<sup>th</sup> Street SE /Ref#: 22-118818-PLN (Class 3 Site Plan Review and Class 1 Design Review)

The following is a response to your plan review letter dated 10-04-2022

**Item:**  
**Property Owner Signature**

Please provide evidence that Servando Garcia is authorized to sign the land use application on behalf of S & V Garcia Investments LLC.

**Please see the attached document: S and V Garcia Investments LLC.pdf**

**Item:**  
**Neighborhood Association Contact**

Per SRC 300.310(d), A land use application requiring neighborhood association contact shall not be accepted, as provided under SRC 300.210, unless it is accompanied by a copy of the e-mail or letter that was sent to the neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent.

**Please see the attached copy of the Neighborhood Association Contact email.**

**Item:**  
**Submittal Requirements – Design Review – Landscape and Floor Plans**

Per SRC 225.005(d)(2)(C), please provide a landscape plan showing the location of natural features, trees, and plant materials proposed to be removed, retained, or planted; the amount, height, type, and location of landscaped areas, planting beds, and plant materials and provisions for irrigation.

**See drawings SPR-5, SPR-5A, SPR-5B, SPR-5C, SPR-5D**

Per SRC 225.005(d)(2)(B), floor plans shall be provided for each of the proposed buildings. **Floor plans have been provided on sheet SPR-8A**

**Item:**  
**Stormwater**

The application does not provide sufficient details to identify how the site is compliant with SRC 71, specifically the requirements for Green Stormwater Infrastructure (GSI) pursuant to PWDS Appendix 4E. The applicant shall provide

**The adjusted site is 17090 sf, the site currently is covered with approximately 5,400 sf of an existing paving (a remnant of a previous structure). See sheet SPR-2. We are proposing 7,299 sf of new hardscape (see SPR-1 summary). 7,299 sf of new hardscape – 5,400 sf (existing impervious) = 1,899 sf new added impervious area < 10,000 sf.**

**Item:**  
**Driveway Approach Permit**

The proposed driveway approach will be subject to the Class 2 Driveway Approach (DAP) requirements described in SRC Chapter 804. The applicant shall submit an application and written statement addressing the criteria in SRC Chapter 804.

**See attached Class 2 DAP application**

**Item:**  
**Lot Configuration**

The applicant is required to provide evidence that the existing lots were legally created, a validation of unit of land may be necessary if the existing lots were not legally created.

There appear to be seven interior lot lines within the boundary of the subject property that will need to be removed prior to building permit issuance, likely requiring a replat.

**We are awaiting information for this item from Barker Surveying.**

However, the resulting lot will not comply with the lot standards of SRC Chapter 514, due to the depth of lot exceeding the width by more than 300 percent. An adjustment to lot standards will be necessary with the replat application.

An adjustment to lot standards will be necessary with the replat application.

***The lot is approximately 50 feet wide at it's narrower point. SRC Chapter 514 Table 514-2. Lot Standards, Lot Area = Min. of 6,000 sf, Lot Width = Min. 40 ft (have 50 feet + min.), Lot Depth = Max. 300% of average lot width. Average lot width = 61.58 feet x 3(300%) = 184.74 feet depth. (have 322 feet) It appears that an adjustment will be necessary.***

**Item:**

**SRC Chapter 702 – Multiple Family Design Review**

- 1) Per SRC 702.020(a)(1), all newly constructed multiple family developments shall provide a minimum of 30 percent of the gross site area in designated and permanently reserved open space.

Less than 30% open space is provided.

**We are proposing 12 units. We fall under the requirement of Sec. 702.015.**

**Per Sec. 702.015(a)(1) we are required to have 20 percent of open space. We are proposing 3,876 sf (open space area) / 17,090 sf (total site) = 22.6%**

**Furthermore we can reduce our 20 percent requirement by 50% due to the .2 mile proximity to Aldrich Park per Sec. 702.015(a)(1)(D).**

- 2) Per SRC 702.020(a)(1)(A), to ensure usable open space that is of sufficient size, at least one common open space area shall be provided that meets the size and dimension standards set forth in Table 702-3.

Open space dimension less than 25 feet.

**We are proposing a designated 500 sf open common space area. See drawing SPR-9 for location. Dimensions are 20'X25' meeting the requirements of Sec. 702.015(a)(1)(A)**

- 3) Per SRC 702.020(a)(1)(E), to encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection (including, the open space area shall have minimum dimension of 25 feet on all sides).

Open space area provided with food garden is not compliant with minimum dimensions to be eligible for this reduction.

**Per Sec. 702.015(a)(1)(C)(ii)**

**We are proposing a food garden included inside the 3,876 sf open space area. See drawing SPR-9 for location.**

- 4) Per SRC 020(d)(2), to minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings or structures.

Off-street parking is provided between proposed buildings and Oak Street SE and Mission Street SE. **OK**

- 5) Per SRC 702.020(d)(4), to ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks. Pedestrian pathways shall be a minimum of five feet in width.

Pedestrian pathways are not provided between buildings, leading to the solid waste service area, or leading to abutting streets.

**Per Sec.702.015(d)(4) we have added a pedestrian connection to Oat St SE. Pedestrian connections are provided from the main building entries by means of sidewalks/gates to the existing sidewalk along 17<sup>th</sup> ST SE.**

- 6) Per SRC 702.020(e)(2), where a development site abuts property zoned RS (Single Family Residential), buildings shall be setback a minimum distance of one foot for each one foot of building height.

If the existing alley is required to be vacated, the buildings may not comply with the minimum setback requirement. **Our development plans do not include vacating the alley.**

- 7) Per SRC 702.020(e)(3), to enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Please provide details for balconies facing RS zoned property.

**We don't have any balconies on the east side of the buildings facing the RS zone. See sheet D/SPR-8.**

- 8) Per 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.

Please provide entry area detail.

**Per Sec. 702.015(e)(4). See details 1/2 on sheet SPR-8B**

- 9) Per 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.

Please provide additional façade detail demonstrating compliance with this standard.

**No such standard for 5-12 units per Sec.702.015**

**Item:**

**SRC Chapter 800 - Fencing**

SRC 800.050(a)(1)(A)(i) provides that within front yards abutting a street, fences shall not exceed a maximum height of four feet when located within 20 feet of a property line abutting the street; provided, however, within ten feet of the property line abutting the street any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence.

*Please revise the site plan.*

**The fence is now a 4' high ornamental metal fence.**

**Item:**

**SRC Chapter 800 – Solid Waste Service Area  
And, SRC Chapter 514, Solid Waste Enclosure Setbacks**

SRC 800.055(e)(1) provides that the front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

*Please revise the site plan.*

**We will be using rolling trash carts.**

SRC 800.055(f)(1)(E) provides that in the event that access to the vehicle operation area is not a direct approach into position for operation of the service vehicle, a turnaround, in conformance with the minimum dimension and turning radius requirements shown in Figure 800-10, shall be required to allow safe and convenient access for collection service.

*Please revise the site plan.*

**We will be using rolling trash carts.**

SRC 514.010(d) provides that accessory structures greater than four feet in height shall have a minimum setback of 20 feet adjacent to an arterial street.

*Please revise the site plan.*

**We don't have accessory structures adjacent to an arterial street.**

**Item:**

**SRC Chapters 514 and 806 – Off-Street Parking Development Standards – Setbacks**

SRC 806.035(c)(2) provides that off-street parking areas shall be setback a minimum of 6-10 feet adjacent to a street, in addition, SRC 514.010(d) requires a minimum 12-foot setback for vehicle use areas adjacent to a street.

**Site plan (SPR-1) has been revised, we're 12 feet off of the adjusted property line for vehicle parking.**

The proposed vehicle use area does not comply with minimum setback requirements of Chapters 514 or 806 adjacent to Mission Street SE to the south and Oak Street to the North.

*Please revise the site plan.*

**Site plan (SPR-1) has been revised, we're 12 feet off of the adjusted property line for vehicle parking.**

**Item:**

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

Per SRC 806.035(c)(4), the vehicle use area is required to comply with the minimum setback of five feet adjacent to the exterior wall of all buildings or structures.

*Please revise the site plan.*

**See site plan sheet SPR-1, for planter dimensions, it appears that an adjustment might be necessary. All of these planters adjacent to buildings have a surplus of plant units.**

Per SRC 806.035(e), off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6. A minimum maneuvering depth of 24 feet is required for standard size parking spaces, this distance is not provided, and may be further reduced if the alley is vacated.

*Please revise the site plan.*

**We have 22 feet behind compact spaces and 24 feet behind full spaces, see site plan sheet SPR-1**

**Item:**

**SRC Chapter 808 – Preservation of Trees and Native Vegetation**

Per SRC 808.020 provides that no person shall remove a tree in a riparian corridor or native vegetation in a riparian corridor.

*Please identify all trees and native vegetation within the riparian corridor and provide a statement demonstrating the proposal complies with all applicable requirements of Chapter 808.*

**Trees within the riparian corridor are not being removed and are identified on the landscape plan Sheet SPR-5A.**

**Item:**

**Open Channel Easement**

Pursuant to Public Works Design Standards 1.8(d), the application is subject to open channel drainage easements to be dedicated along the creek, allowing for access and maintenance. The easement width shall be either 15-feet from the channel centerline, or 10-feet from the top of the recognized bank, whichever is greatest. The applicant is advised to show the required easement on the site plan.

**See revised sheet SPR-1 and SPR-2, We're showing the easement 10 feet off of the top of the bank.**

**Item:**

**Floodplain Development**

The site plan shows pavement and a trash enclosure within the FEMA Regulatory Floodway. No obstructions are permitted in the floodway.

**We are no longer proposing a trash enclosure.**

**Item:**

**Street Improvements**

The existing condition of Oak Street SE is underimproved. Right-of-way dedication (30-feet from the centerline of Oak Street SE) and streetscape improvements (including sidewalks, streetlights, and street trees) will be required. The applicant is advised to show the required right-of-way dedication on the plans to establish accurate setbacks.

**The proposed site plan has been adjusted, see sheet SPR-1.**

**Item:**  
**Alley Access**

The preliminary plan shows the applicant utilizing an existing unimproved alley as part of their parking and circulation area. The alley cannot currently be connected to a public street except through the subject property. Use of the alley for a private parking lot may not be permitted except under certain conditions. The applicant is advised to coordinate with Public Works staff to identify available options for the alley.

**We are coordinating this issue with Lauren Christian of the Public Works Department.**

**Item:**  
**Lot Legality and Existing Lot Lines**

The survey section has reviewed the information. The subject property appears to be made up of multiple units of land under separate ownership. Please see the attached marked up *Existing Conditions Plan* by the Survey Department.

**We are awaiting information for this item from Barker Surveying.**

Sincerely.

Ronald James Ped  
Architect, PC