



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. 22-102664-PA / PRE-AP22-09

Conference Date February 10, 2022

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Case Manager Pamela Cole

Mandatory Pre-Application Conference: ☒ Yes ☐ No

Project Description & Property Information

Project Description	Pre-application conference to discuss a proposed Class 1 Design Review, Class 3 Site Plan Review, Class 2 Adjustments, and Class 2 Driveway Approach Permit for a 94 unit apartment complex on 3.25 acre Parcel 2 of Partition Plat No. 2021-64 within a 3.54 acre territory that is being annexed with a Multi-Family Salem Area Comprehensive Plan Designation and RM2 (Multiple Family Residential 2) zoning.
Property Address	3476/3480 Blossom Drive NE 97305 (Attachment A)
Assessor's Map and Tax Lot Number	Marion County Assessor Map and Tax Lot 073W01A03300
Existing Use	Single family dwelling and accessory structures
Legal Units of Land	The parcels were created through a Marion County partition process – Partition Plat No. 2021-64.
Comprehensive Plan Map Designation	MFR - Multi-Family Residential
Urban Service Area	The subject property is located outside of the City's Urban Service Area.
Urban Renewal Area	None
Past Land Use Actions	ANXC-742, ZC21-03

Planning Division Comments

Proposal

Pre-application conference to discuss a proposed Class 1 Design Review, Class 3 Site Plan Review, Class 2 Adjustments, and Class 2 Driveway Approach Permit for a 94 unit apartment complex on 3.25 acre Parcel 2 of Partition Plat No. 2021-64 within a 3.54 acre territory at 3476/3480 Blossom Drive NE and Adjacent Lands 97305 (Marion County Assessor Map and Tax Lot 073W01A03300) that is being annexed with a Multi-Family Salem Area Comprehensive Plan Designation and RM2 (Multiple Family Residential 2) zoning. Preliminary plans are included as **Attachment B** and **Attachment C**.

Specific Questions

Land Use Requirements

1. Please confirm the preliminary layout provided is acceptable pursuant to current multiple family development standards within the City of Salem. *Please see comments in this summary.*
2. Please identify if any tree preservation will be required and if a tree conservation plan is applicable. Tree preservation will be subject to the requirements in effect at the time of the land use application. *Code amendments expected to become effective March 16, 2022 would change the definition of significant tree to include Oregon white oaks 20 inches or larger in diameter at breast height (dbh) and all other trees 30 inches or larger in diameter (excluding Tree of heaven, Empress tree, Black cottonwood, and Black locust) and would eliminate certain exceptions from tree removal permit requirements. Please review the chapter beginning on page 450:*
<https://www.cityofsalem.net/CityDocuments/2021-unified-development-code-update-staff-report-2022-01-24.pdf>
3. Please confirm the setbacks for each property line including if any special setbacks are required for this development. *Please see comments in this summary.*
4. Please discuss the notification process and if the applicant is required to notify neighbors of this development and if there is any recognized neighborhood association which notice is required to be provided. *Please see comments in this summary.*
5. Please provide any historical land use information which has taken place on the subject property. Please include information regarding how the property was put into its current configuration. *The parcels were created through a Marion County partition process – Partition Plat No. 2021-64.*
6. Please confirm there are no previous land use actions on this property which would impact or disallow the proposed development. *ANXC-742 and ZC21-03 have no conditions that would impact or disallow the proposed development.*
7. Please confirm what applications are required for the proposed development and their corresponding fees. *Please see comments in this summary.*
8. Please confirm the applications are an administrative review and no public hearing is required. *This is correct, provided that no appeals are filed.*
9. Please discuss the timeline for this type of application. The applicant understands both the 30 and 120-day rules, please provide more specific timelines based on the City's review times and workloads. *Staff's goal is to review the application for completeness within 20 days of submittal. Type II applications follow the procedures in SRC 300.520 and include a 14-day comment period. Staff would anticipate issuing a decision within two weeks of the comment deadline.*
https://library.municode.com/or/salem/codes/code_of_ordinances?nodeId=TITXUNDECO_UDC_C_H300PRLAUSAPLELAUSPR_S300.520TYIIPR
10. Please discuss how the applicant may expedite the review process for this application. *Consolidate the applications and provide a complete application upon submittal.*
11. Please provide a list of information which is required to be submitted with the land use application(s) for the proposed development. *Checklists are available online for the various application types. Links are provided later in this summary. These packets will be updated after the code amendment is in effect March 16, 2022.*

Public Works Requirements *(Public Works will respond.)*

12. Please discuss driveway spacing and if the City anticipates this proposal will require an adjustment to standards.

13. Please confirm the classification designation of Blossom Drive NW in Salem's Transportation System Plan.
14. Please provide information on dedication requirements along the project frontage of Blossom Drive NE.
15. Please provide a plan and profile view of the required street improvement along the subject site frontage.
16. Please provide information on required frontage improvements along Blossom Drive NE including streetlights, sidewalks, landscaping, etc.
17. Please confirm the location of nearby utility lines, including depths and sizes. Please provide any as-builts for such utilities.
18. Please confirm all utilities have capacity to serve the proposed development.
19. Please calculate and provide all development charges (SDC's) which will be required for the proposed development, including any applicable school SDC's.
20. Please discuss if the applicant will be required to install street trees along the development frontage and provide a list of approved species.
21. Please confirm that no supplemental traffic studies or impact statements will be required for the proposed development.
22. Please discuss if early site grading is permitted and if an application process is required.

Fire Department Requirements (*Fire Department or Public Works will respond.*)

23. Please confirm that sufficient water system capacity and pressure exists for domestic and fire services.
24. Please confirm the applicant is not required to install a hydrant along their frontage to serve the proposed development.
25. Have any fire flow tests been completed within the vicinity of the project site? If so, please provide copies of such tests.
26. Please confirm if a fire turnaround will be required and an approved design example.

Environmental Hazards

27. Please confirm if there are any mapped wetlands on the property. *No wetlands are mapped.*
28. Please confirm there are no riparian setbacks applicable to this property. *No riparian setbacks are applicable.*
29. Please confirm there are no known environmental hazards on this property which would require DEQ notification. *No hazards are known.*

Past Land Use Decisions

The property is subject to ANXC-742 and ZC21-03. The second reading of the annexation ordinance is scheduled for February 14, 2022. The effective date would be March 16, 2022 if no appeal is filed. However, Secretary of State certification is likely to be received after the effective date.

Property Lines

The site plan must be significantly redesigned to reflect the partition parcel boundaries and applicable setbacks. A minimum 24-foot-wide drive aisle would be required in the narrow part of the property near Blossom Drive NE. The remaining area available between setbacks would be approximately 39 feet wide. The proposed building, parking, and other required elements will not fit within the 39-foot-wide area. I would recommend constructing an office and/or recreation building near the street, parking spaces behind it, then an open space / recreation area, a solid waste service area, etc. The corrections will also affect Building 2 and parking/vehicle use areas.

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. For information on these application types, please see <https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

Required Land Use Applications			
Zoning		Site Plan Review	
<input type="checkbox"/>	Conditional Use (SRC 240.005)	<input type="checkbox"/>	Class 1 Site Plan Review (SRC 220.005)
<input type="checkbox"/>	Comprehensive Plan Change with Annexation (SRC 260.035(b)(4))	<input type="checkbox"/>	Class 2 Site Plan Review (SRC 220.005)
<input type="checkbox"/>	Zone Change with Annexation (SRC 260.035(b)(4))	<input checked="" type="checkbox"/>	Class 3 Site Plan Review (SRC 220.005)
<input type="checkbox"/>	Temporary use Permit – Class 1 (SRC 701.010)	Design Review	
<input type="checkbox"/>	Temporary Use Permit – Class 2 (SRC 701.010)	<input checked="" type="checkbox"/>	Class 1 Design Review (SRC 225.005) (After Annexation)
<input type="checkbox"/>	Non-Conforming Use Extension, Alteration, Expansion, or Substitution (SRC 270.000)	<input type="checkbox"/>	Class 2 Design Review (SRC 225.005)
<input type="checkbox"/>	Manufactured Dwelling Park Permit (SRC 235.010)	<input type="checkbox"/>	Class 3 Design Review (SRC 225.005)
Land Divisions		Historic Design Review (SRC 230.020)	
<input type="checkbox"/>	Property Line Adjustment (SRC 205.055)	<input type="checkbox"/>	Major Commercial <input type="checkbox"/> Minor Commercial
<input type="checkbox"/>	Property Boundary Verification (SRC 205.065)	<input type="checkbox"/>	Major Public <input type="checkbox"/> Minor Public
<input type="checkbox"/>	Replat (SRC 205.025)	<input type="checkbox"/>	Major Residential <input type="checkbox"/> Minor Residential
<input type="checkbox"/>	Partition (SRC 205.005) (After Annexation)	Wireless Communication Facilities	
<input type="checkbox"/>	Subdivision (SRC 205.010)	<input type="checkbox"/>	Class 1 Permit (SRC 703.020)
<input type="checkbox"/>	Phased Subdivision (SRC 205.015)	<input type="checkbox"/>	Class 2 Permit (SRC 703.020)
<input type="checkbox"/>	Planned Unit Development Tentative Plan (SRC 210.025)	<input type="checkbox"/>	Class 3 Permit (SRC 703.020)
<input type="checkbox"/>	Manufactured Dwelling Park Subdivision (SRC 205.020)	<input type="checkbox"/>	Temporary (SRC 703.100)
Relief		<input type="checkbox"/>	Adjustment (SRC 703.090)
<input checked="" type="checkbox"/>	Adjustment – Class 1 (SRC 250.005) <i>(Applicable when a proposed deviation from standards is within 20 percent of the standard)</i>	Other	
<input checked="" type="checkbox"/>	Adjustment – Class 2 (SRC 250.005) <i>(Applicable when a proposed deviation from standards exceeds 20 percent of the standard)</i>	<input type="checkbox"/>	Annexation – Voter Approval (SRC 260.035)
<input type="checkbox"/>	Variance (SRC 245.005)	<input type="checkbox"/>	Annexation – Voter Exempt (SRC 260.035)
Natural Resources		<input type="checkbox"/>	Sign Adjustment (SRC 900.035)
<input type="checkbox"/>	Tree Conservation Plan (SRC 808.035) (After Annexation)	<input type="checkbox"/>	Sign Conditional Use (SRC 900.045)
<input type="checkbox"/>	Tree Conservation Plan Adjustment (SRC 808.040)	<input type="checkbox"/>	Sign Variance (SRC 900.040)
<input type="checkbox"/>	Tree Removal Permit (SRC 808.030)	<input type="checkbox"/>	SWMU Zone Development Phasing Plan (SRC 531.015)

<input type="checkbox"/>	Tree Variance (SRC 808.045)	<input checked="" type="checkbox"/>	Urban Growth Preliminary Declaration (SRC 200.020) (After Annexation)
<input type="checkbox"/>	Willamette Greenway Permit – Class 1 (SRC 600.015)	<input checked="" type="checkbox"/>	Historic Clearance Review- High Probability Archaeological Zone (SRC 230.100)
<input type="checkbox"/>	Willamette Greenway Permit – Class 2 (SRC 600.015)	<input checked="" type="checkbox"/>	Class 2 Driveway Approach Permit (SRC 804.025)

Staff Comments

Land Division and Development Applications

Historic Clearance Review- High Probability Archaeological Zone (SRC 230.100)

The property is within the Historic and Cultural Resources Protection Zone. Please contact Kimberli Fitzgerald by calling 503-540-2397 or by email at Kfitzgerald@cityofsalem.net.

Class 1 Design Review

As outlined in SRC 225.005(b) the classes of a design review are determined by whether design review standards or guidelines apply. As established within the underlying RM-II zone, the multi-family design review standards of SRC Chapter 702 apply to this proposal [SRC Sec. 514.015(a)]. Therefore, a Class 1 Design Review is required as the application of design review standards is required. Additional details regarding the design standards of SRC 702.020 are discussed later in this summary. If all applicable standards cannot be met, Adjustments may be requested.

Class 2 Driveway Approach Permit

Public Works indicated that the proposed commercial driveway on Blossom Drive NE would require Class 2 driveway approach permits.

Class 1 and 2 Adjustments

Below are some notes regarding standards that could be adjusted if compliance with the standard is not desired or impractical for the development proposal. Some standards in the SRC are not adjustable and it is clearly stated in the applicable section and/or within SRC 250.005(a)(2). For each adjustment requested, your written statement will need to explain why you cannot meet the standard and how your proposal will equally or better meet the purpose of the standard.

Class 3 Site Plan Review

Because a Class 2 Driveway Approach Permit and Adjustments are required, Class 3 Site Plan Review will be required.

Online Application Submittal Packets

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

<https://www.cityofsalem.net/Pages/land-use-applications.aspx>

<https://www.cityofsalem.net/Pages/build-on-your-property.aspx>

<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 for Applications after Annexation

When multiple land use applications are required or proposed for a development, the City's land use procedures ordinance (SRC Chapter 300) provides alternatives 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 proposed zoning of the subject property has been identified in the table below. For specific requirements of the applicable zone(s), please see the applicable chapters in the Salem Revised Code available at <https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

Base Zones			
<input type="checkbox"/>	EFU – Exclusive Farm Use (SRC 500.000)	<input type="checkbox"/>	MU-I – Mixed Use I (SRC 533.000)
<input type="checkbox"/>	RA – Residential Agriculture (SRC 510.000)	<input type="checkbox"/>	MU-II – Mixed Use II (SRC 534.000)
<input type="checkbox"/>	RS – Single Family Residential (SRC 511.000)	<input type="checkbox"/>	EMSU – Edgewater/Second Street Mixed-Use Corridor (SRC 535.000)
<input type="checkbox"/>	RD – Duplex Residential (SRC 512.000)	<input type="checkbox"/>	PA – Public Amusement (SRC 540.000)
<input type="checkbox"/>	RM-1 – Multiple Family Residential (SRC 513.000)	<input type="checkbox"/>	PC – Public/Private Cemetery (SRC 541.000)
<input checked="" type="checkbox"/>	RM-2 – Multiple Family Residential (SRC 514.000)	<input type="checkbox"/>	PE – Public/Private Education (SRC 542.000)
<input type="checkbox"/>	RH – Multiple Family High-Rise Residential (SRC 515.000)	<input type="checkbox"/>	PH – Public/Private Health Services (SRC 543.000)
<input type="checkbox"/>	CN – Neighborhood Commercial (SRC 520.000)	<input type="checkbox"/>	PS – Public Service (SRC 544.000)
<input type="checkbox"/>	CO – Commercial Office (SRC 521.000)	<input type="checkbox"/>	PM – Capitol Mall (SRC 545.000)
<input type="checkbox"/>	CR – Rental Commercial (SRC 522.000)	<input type="checkbox"/>	EC – Employment Center (SRC 550.000)
<input type="checkbox"/>	CG – General Commercial (SRC 523.000)	<input type="checkbox"/>	IC – Industrial Commercial (SRC 551.000)
<input type="checkbox"/>	CB – Central Business District (SRC 524.000)	<input type="checkbox"/>	IBC – Industrial Business Campus (SRC 552.000)
<input type="checkbox"/>	WSCB – West Salem Central Business District (SRC 525.000)	<input type="checkbox"/>	IP – Industrial Park (SRC 553.000)
<input type="checkbox"/>	FMU – Fairview Mixed-Use (SRC 530.000)	<input type="checkbox"/>	IG – General Industrial (SRC 554.000)
<input type="checkbox"/>	SWMU – South Waterfront Mixed-Use (SRC 531.000)	<input type="checkbox"/>	II – Intensive Industrial (SRC 555.000)
<input type="checkbox"/>	NCMU – Neighborhood Center Mixed-Use (SRC 532.000)	<input type="checkbox"/>	SCI – Second Street Craft Industrial Corridor (SRC 556.000)
Overlay Zones			
<input type="checkbox"/>	Willamette Greenway (SRC 600.000)	<input type="checkbox"/>	Mixed-Use (SRC 619.000)
<input type="checkbox"/>	Floodplain (SRC 601.000)	<input type="checkbox"/>	Salem Hospital (SRC 620.000)

<input type="checkbox"/>	Airport (SRC 602.000)	<input type="checkbox"/>	Superior-Rural (SRC 621.000)
<input type="checkbox"/>	Portland Fairgrounds Road (SRC 603.000)	<input type="checkbox"/>	Oxford-West Nob Hill (SRC 622.000)
<input type="checkbox"/>	Pine Street Mixed-Use (SRC 604.000)	<input type="checkbox"/>	Oxford-Hoyt (SRC 623.000)
<input type="checkbox"/>	Northgate Mixed-Use (SRC 605.000)	<input type="checkbox"/>	Hoyt-McGilchrist (SRC 624.000)
<input type="checkbox"/>	Wallace Road Corridor (SRC 606.000)	<input type="checkbox"/>	Saginaw Street (SRC 625.000)
<input type="checkbox"/>	West Salem General Industrial (SRC 608.000)	<input type="checkbox"/>	Commercial High-Density Residential (SRC 626.000)
<input type="checkbox"/>	Patterson Street Corridor (SRC 609.000)	<input type="checkbox"/>	22 nd and Electric (SRC 627.000)
<input type="checkbox"/>	Walker School Residential Area (SRC 612.000)	<input type="checkbox"/>	State Street (SRC 628.000)
<input type="checkbox"/>	Broadway-High Street Retail (SRC 613.000)	<input type="checkbox"/>	McNary Field (SRC 629.000)
<input type="checkbox"/>	Broadway-High Street Housing (SRC 614.000)	<input type="checkbox"/>	South Gateway (SRC 630.000)
<input type="checkbox"/>	Broadway-High Street Transition (SRC. 615.000)	<input type="checkbox"/>	Compact Development (SRC 631.000)
<input type="checkbox"/>	Riverfront High Density Residential (SRC 616.000)	<input type="checkbox"/>	General Retail/Office (SRC 632.000)
<input type="checkbox"/>	Riverfront (SRC 617.000)	<input type="checkbox"/>	Front Street (SRC 633.000)
<input type="checkbox"/>	Chemawa-I-5 Northeast Quadrant Gateway (SRC 618.000)		

Staff Comments

Lot depth to width maximum is 300%. Proposed depth to width, due to irregular lot shape, is 318%. An adjustment will be required to exceed the maximum of 300% allowed for a multi-family use.

Dwelling unit density is a minimum of 12 and maximum of 28 units per acre. For 3.25 acres, the range is 39-127 units; 94 units are proposed.

Setbacks must be revised to meet standards from accurate parcel boundary and other boundaries.

Abutting street – Building and accessory structures: Minimum 12 ft plus 1 ft for each 1 ft over 12 ft, but need not exceed 20 feet; Vehicle use areas: Minimum 12 feet. Setbacks are measured from special setback or right-of-way dedication. Type A landscaping (one plant unit per 20 square feet).

East (abutting Residential zone), south (abutting Residential or Commercial zone) - 10 feet with Type C landscaping (6-foot sight-obscuring fence or wall plus 1 plant unit per 20 sf)

West (abutting IBC zone) - 15 feet with Type C landscaping (6-foot sight-obscuring fence or wall plus 1 plant unit per 20 sf)

Height is limited to 50 feet for multiple family and 15 feet for accessory structures.

Outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot-high sight-obscuring fence, wall, or hedge.

Development Standards

The proposed development will be primarily subject to the provisions of the chapters identified in the table below.

Development Standards			
<input checked="" type="checkbox"/>	Multiple Family Design Review Guidelines and Standards (SRC 702.000)	<input checked="" type="checkbox"/>	Off-Street Parking, Loading and Driveways (SRC 806.000)
<input checked="" type="checkbox"/>	General Development Standards (SRC 800.000)	<input checked="" type="checkbox"/>	Landscaping and Screening (SRC 807.000)

<input checked="" type="checkbox"/>	Public Improvements (SRC 802.000)	<input checked="" type="checkbox"/>	Preservation of Trees and Vegetation (SRC 808.000)
<input checked="" type="checkbox"/>	Streets and Right-Of-Way Improvements (SRC 803.000)	<input type="checkbox"/>	Wetlands (SRC 809.000)
<input checked="" type="checkbox"/>	Driveway Approaches (SRC 804.000)	<input type="checkbox"/>	Landslide Hazards (SRC 810.000)
<input checked="" type="checkbox"/>	Vision Clearance (SRC 805.000)	<input checked="" type="checkbox"/>	Sign Code (SRC 900.000)

Staff Comments

Multiple Family Design Review Guidelines and Standards (SRC 702.000)

702.020 Design review standards for multiple family development with thirteen or more units.

(a) *Open space standards.*

- (1) To encourage the preservation of natural open qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area in designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.

- (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.

TABLE 702-3. COMMON OPEN SPACE AREA SIZE AND DIMENSIONS

Number of Dwelling Units	Minimum Open Space Area Size	Minimum Horizontal Dimension
13 to 20	750 sq. ft.	25 ft.
More than 20	1,000 sq. ft., plus an additional 250 sq. ft. for every 20 units, or portion thereof, over 20 units.	25 ft.

- (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.

- (C) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. **All private open space must meet the size and dimension standards set forth in Table 702-4.**

TABLE 702-4. PRIVATE OPEN SPACE SIZE AND DIMENSIONS

Location of Dwelling Unit	Minimum Open Space Area Size	Minimum Dimension
Not more than 5 feet above finished grade	96 sq. ft.	6 ft.
More than 5 feet above finished grade	48 sq. ft.	6 ft.

- (D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

- (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. Example: a

750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.

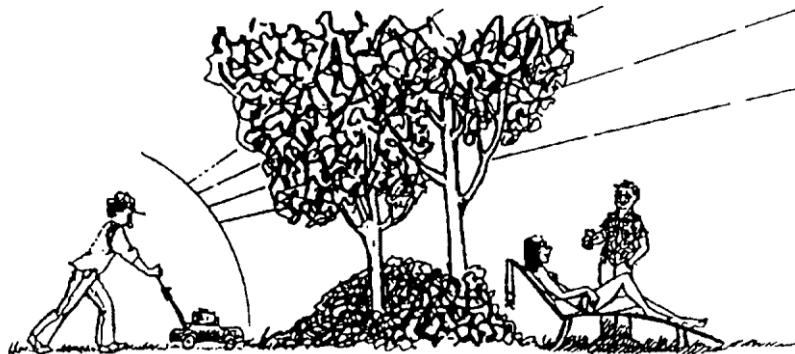
- (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
 - (ii) Include at least one of the following types of features:
 - a. Covered pavilion.
 - b. Ornamental or food garden.
 - c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.
 - d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
 - e. Swimming pool or wading pool.
- (F) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a public urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Staff response: For 94 units, the minimum area is $1000 + 250 (74/20) = 1000 + 250 (4) = 2,000$. The proposal meets the standard. When the site plan is reconfigured, please ensure that it meets the standard. Please submit plans indicating that all private open space meets the dimensional standards in Table 702-4 and the standards of 702.020(a)(1)(D).

(b) Landscaping standards.

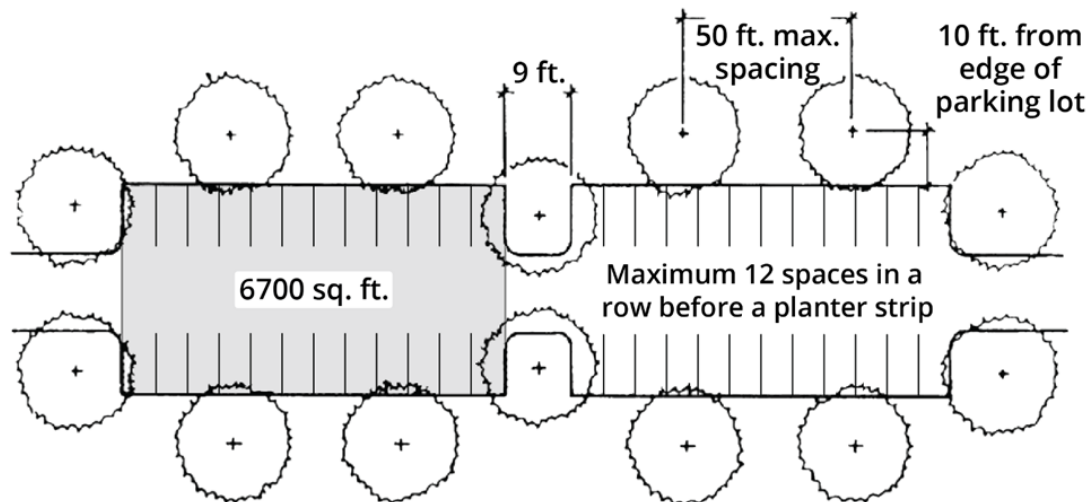
- (1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.
- (3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.
- (4) 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.
- (5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.
- (6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

FIGURE 702-2. SEPARATION OF PRIVATE AND COMMON OPEN SPACE



- (7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).
- (A) A minimum of one canopy tree shall be planted within each planter bay.
- (B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces. (see Figure 702-3).

FIGURE 702-3. CONCEPTUAL PARKING AREA LAYOUT



- (8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC chapter 806.

Staff response: No landscape plans were submitted. When the site plan is reconfigured, please submit preliminary landscape plans that demonstrate compliance with these standards. A minimum 71 trees are required for the 3.25-acre parcel.

(c) Site safety and security.

- (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.
- (2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.
- (3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.
- (4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Staff response: No floor plans, lighting plans, fence plans, or landscape plans were submitted, and staff cannot verify that the proposal meets the standards. When the site plan is reconfigured, please submit elevations, floor plans, and other documentation that demonstrate compliance.

(d) Parking and site design.

- (1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum

of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).

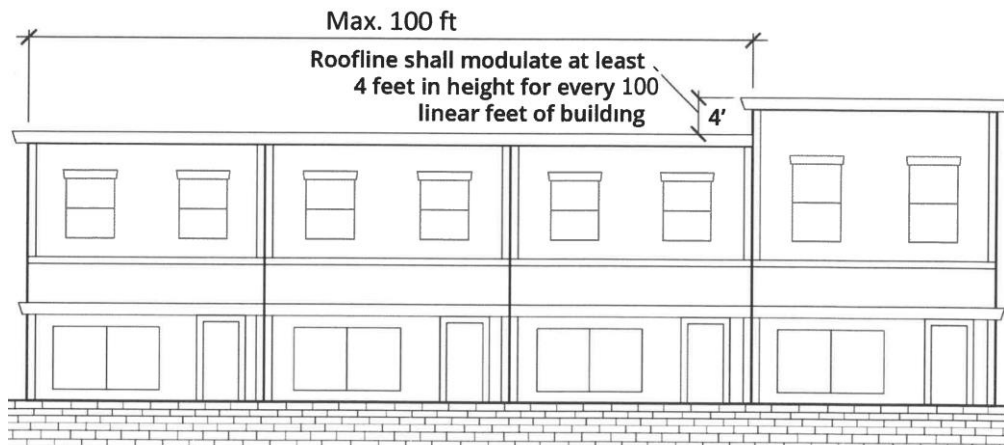
- (2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.
- (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. [The code amendment expected to be effective in mid-March 2022 will specify that the minimum width of required pathways is 5 feet.]

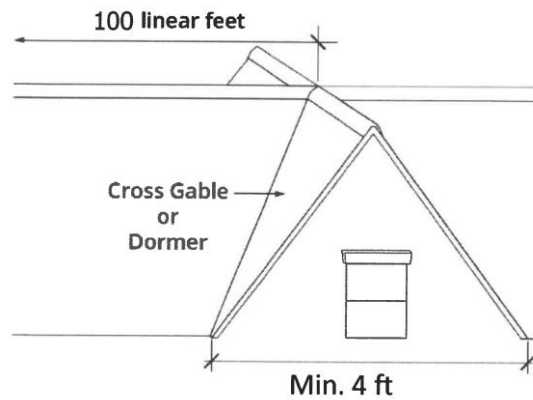
Staff response: Please place landscaped planter bays in a more regular arrangement islands directly across the aisle from each other, wherever possible, to meet (1). The proposal does not meet standard (2) because it includes parking that is closer to Blossom Drive NE than the building. For (3), please add more connections across the long north-south drive aisle for access between buildings and to the trash area. When the site plan is reconfigured, please demonstrate compliance with the standards.

(e) *Façade and building design.*

- (1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.
- (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.
- (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.
- (7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.
- (8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-4)

FIGURE 702-4. MULTIPLE FAMILY ROOFLINE MODULATION OPTIONS





- (9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.
- (A) Offsets (recesses and extensions).
 - (B) Covered deck.
 - (C) Covered balcony.
 - (D) Cantilevered balcony, provided at least half of its depth is recessed.
 - (E) Covered entrance.

FIGURE 702-5. EXAMPLE OF DESIGN ELEMENTS FOR ARTICULATION





- (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.

FIGURE 702-6. EXAMPLE OF DESIGN ELEMENTS FOR ARTICULATION



(Ord. No. 1-20 , § 2(Exh. B), 2-24-2020)

Staff response: *Standard 5 applies to any building located near the street, not only to the buildings with apartments. Staff cannot determine whether the outward-facing elevations meet standard 9, which applies to all vertical faces 80 feet or longer, because these faces are shown on the site plan as continuous lines exceeding 125 feet in length. When the site plan is reconfigured and the elevation drawings are submitted, please demonstrate compliance with the standards.*

General Development Standards (SRC 800.000)

The code amendment effective March 16, 2022 would specify that cornices, eaves, and gutters may have a maximum projection of 24 inches in the interior side setback, provided in no case shall such projection come closer to 2 feet to the side property line.

Streets and Right-Of-Way Improvements (SRC 803.000)

The property exceeds 600 feet in depth. The proposal abuts an undeveloped property to the west and does not meet connectivity standards that require connections to existing or planned streets and adjoining undeveloped properties for eventual connection with the existing street system shall be provided at no greater

than 600-foot intervals unless one or more of the following conditions exist: (1) Physical conditions or the topography, including, but not limited to, freeways, railroads, steep slopes, wetlands, or other bodies of water, make a street or public accessway connection impracticable. (2) Existing development on adjacent property precludes a current or future connection, considering the potential and likelihood for redevelopment of the adjacent property; or (3) The streets or public accessways would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995, that by their terms would preclude a current or future connection. Alternative street standards must be requested in the Class 3 Site Plan Review application.

Off-Street Parking, Loading and Driveways (SRC 806.000)

The code amendment effective March 16, 2022 would reduce parking requirements for multiple family developments to 1 space per dwelling unit. Maximum parking allowed is 1.75 times the minimum number of spaces required. Multiple family developments with 13 or more units are exempt from the landscaping requirements of SRC Chapter 806 because they are subject to the landscaping requirements in SRC 702.

Preservation of Trees and Vegetation (SRC 808.000)

The code amendment effective March 16, 2022 include significant changes. Code amendments expected to become effective March 16, 2022 would (1) add a definition for critical root zone; (2) expand the definition of significant tree to include Oregon white oaks 20 inches or larger in diameter at breast height (dbh) and all other trees 30 inches or larger in diameter (excluding Tree of heaven, Empress tree, Black cottonwood, and Black locust); (3) eliminate certain exceptions from tree removal permit requirements; (4) add tree removal permit requirements for removal of significant trees in connection with construction of single family, two family, three family, four family, or cottage cluster uses; (5) expand upon tree protection measures during construction. Please review the chapter beginning on page 450:

<https://www.cityofsalem.net/CityDocuments/2021-unified-development-code-update-staff-report-2022-01-24.pdf>

Public Agency Comments

Jolynn Franke, Transit Planner I, Cherriots Email: planning@cherriots.org - Cherriots is exploring options for future transit service on Portland Rd between Lancaster Drive and Hayesville Drive NE. While this would bring transit closer to the subject property, the lack of pedestrian infrastructure on Blossom Drive NE would still be a barrier to accessing transit. However, Cherriots would still support the proposed zone change in hopes that pedestrian access for this area improves at some point in the future.

Open House / Neighborhood Association Contact Information

The Salem Revised Code requires notification of neighborhood associations for certain applications, including class 3 site plan review. For the proposed application, the applicant is required to provide the documentation required under the neighborhood association contact standards (SRC 300.310) when the application is submitted.

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.

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)
Northgate Neighborhood Association	Third Thursday of each month. See the calendar for specific dates and meeting locations. https://www.cityofsalem.net/Pages/northgate-neighborhood-association.aspx	Chair: Bayard Mentrum (beebalmbees@gmail.com)
		Land use chair: Don Jensen (northgateneighborhoodsalem@gmail.com)

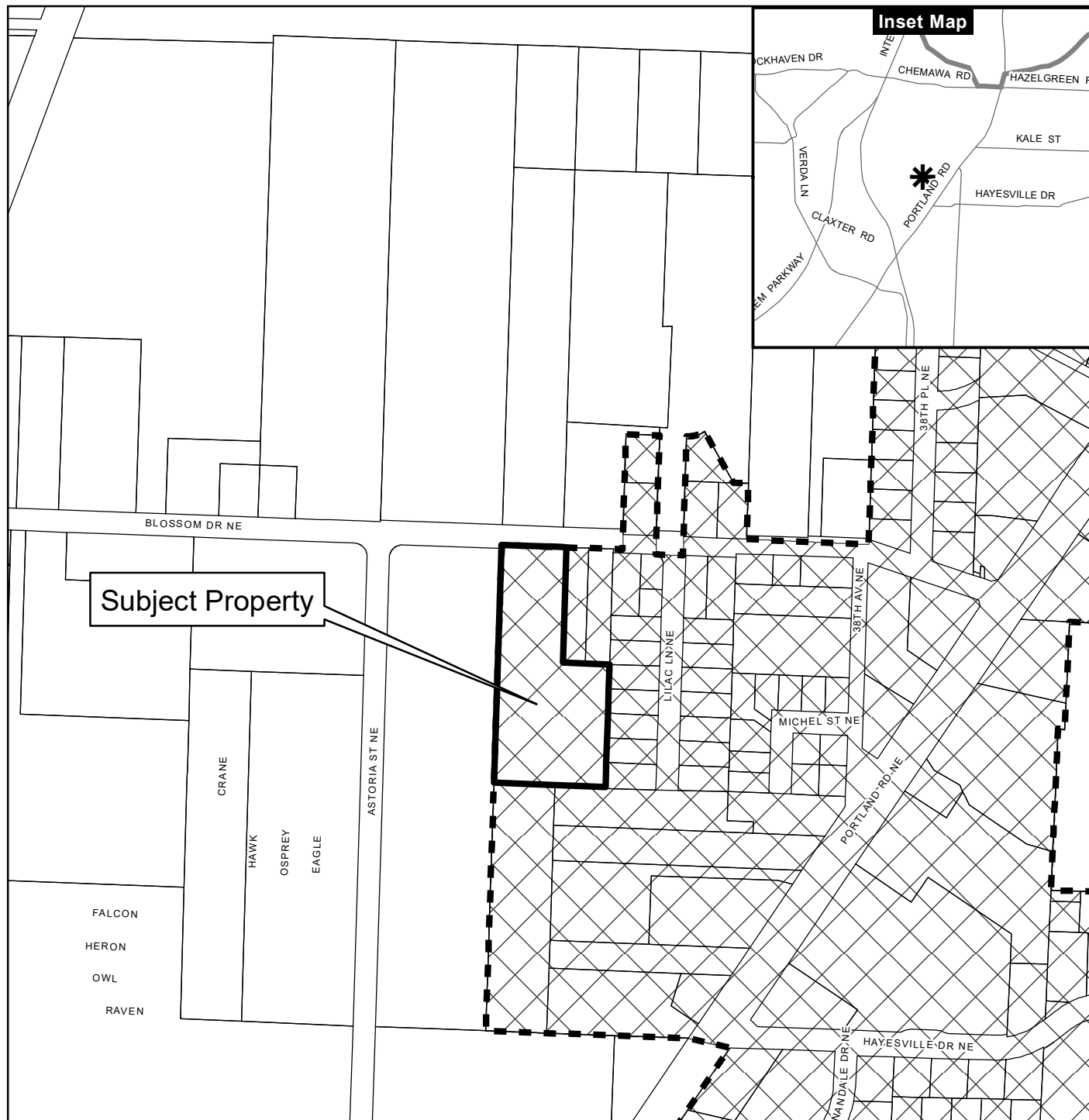
Salem Revised Code Available Online

The entire Salem Revised Code can be accessed online through the City's website at:

<http://www.cityofsalem.net/Departments/Legal/Pages/SalemRevisedCodes.aspx>

Attachments: A. Vicinity Map
 B. Preliminary Site Plan
 C. Preliminary Elevation Drawings

Vicinity Map 3480 Blossom Drive NE



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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3480 BLOSSUM AVE NE
SALEM, OREGON

PROPOSED SALEM RM2 ZONING

154,392 sf = 3.54 ACRES
ASSUME 6500 sf RESIDENTIAL LOT

28 UNITS PER ACRE = 95 UNITS MAX

UNIT MIX
36 1 BEDROOMS
22 2 BEDROOMS
36 3 BEDROOMS

PARKING REQUIRED
36 SPACES (1) BEDROOMS
87 SPACES (2 & 3) BEDROOMS
TOTAL REQUIRED 123 SPACES
PROVIDED 129 SPACES

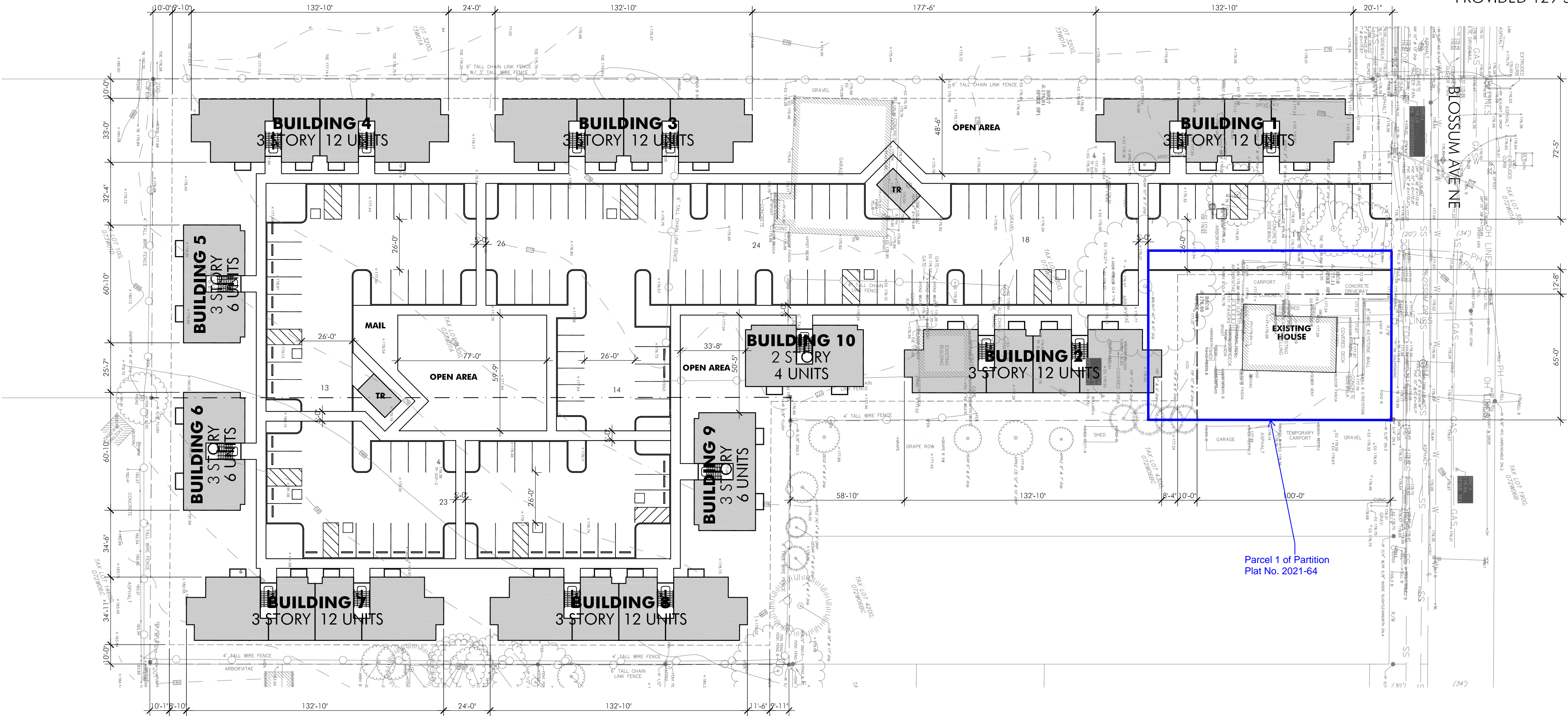
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PROJECT # 2020-112
DATE: 28 SEPT 2020
REVISIONS

NEW MULTI FAMILY DEVELOPMENT:
BLOSSOM DRIVE NE
BLOSSOM DRIVE NE, SALEM, OREGON

SHEET

A100



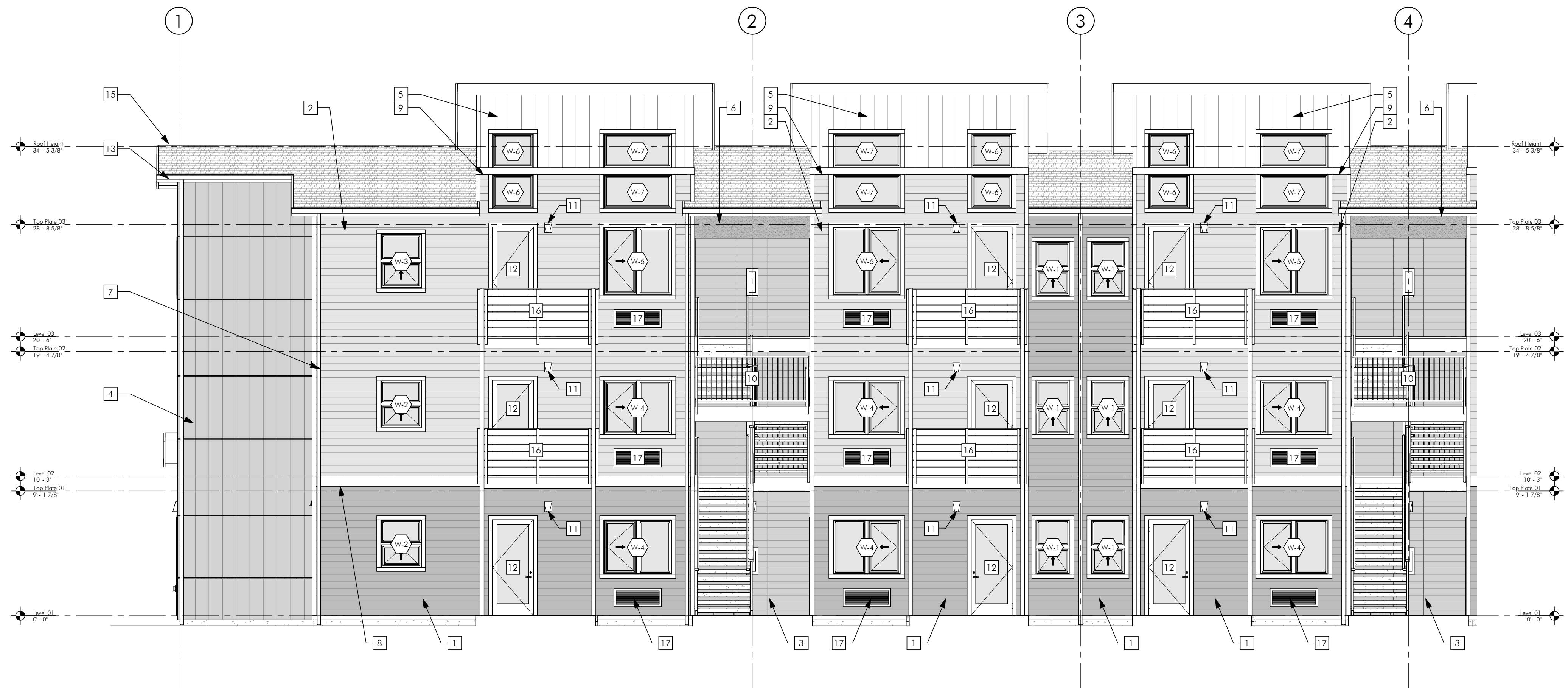
Buildings
will be
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NEW MULTI FAMILY DEVELOPMENT

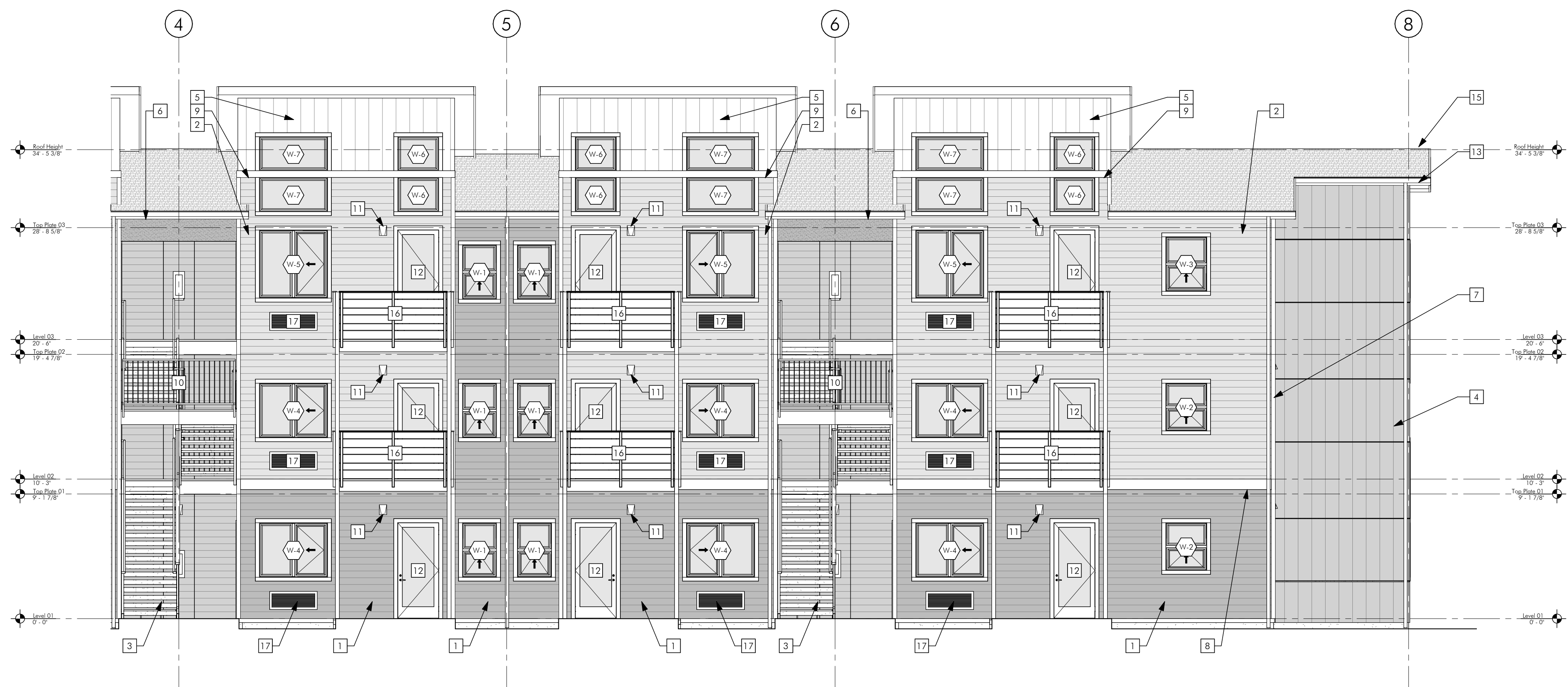
MAHRT APARTMENTS

SALEM, OREGON

- ELEVATION KEYNOTES:
- 1 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: PEPPERCORN, SW7674
 - 2 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: CLASSIC FRENCH GRAY, SW0077
 - 3 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: BRICK PAVEN, SW7599
 - 4 VERTICAL FIBER CEMENT BOARD & BATT SIDING, COLOR: BRICK PAVEN, SW7599
 - 5 VERTICAL FIBER CEMENT BOARD & BATT SIDING, COLOR: EXTRA WHITE, SW7006
 - 6 FIBER CEMENT PANEL SIDING, COLOR: PEPPERCORN, SW7674
 - 7 3 1/2" TRIM BOARD AT ALL EXTERIOR CORNERS AND AROUND ALL OPENINGS, COLOR: BLACK MAGIC, SW6991
 - 8 9 1/4" TRIM BOARD, COLOR: BLACK MAGIC, SW6991
 - 9 6" TRIM BOARD, COLOR: BLACK MAGIC, SW6991
 - 10 STAIR LANDING GAUDDRAIL, SEE DETAIL 3/ A4.52
 - 11 WALL PACK LIGHT. SEE LIGHT SCHEDULE ON A6.01
 - 12 FIBERGLASS CLAD ENTRY OR PATIO DOOR, PAINTED, COLOR: ACCENT COLOR, TBD
 - 13 2x8 WOOD FASCIA BOARD, PAINTED, COLOR: BLACK MAGIC, SW6991
 - 14 DOOR TO RISER ROOM, PROVIDE EXTERIOR SIGNAGE MOUNTED ADJACENT TO DOOR
 - 15 COMPOSITION SHINGLE ROOFING
 - 16 WOOD BALCONY. SEE DETAIL 2/ A5.23
 - 17 PTHP UNIT
 - 18 FDC LOCATION W/ SIGNAGE



1 BLDG A - ELEVATION - EAST, SOUTH



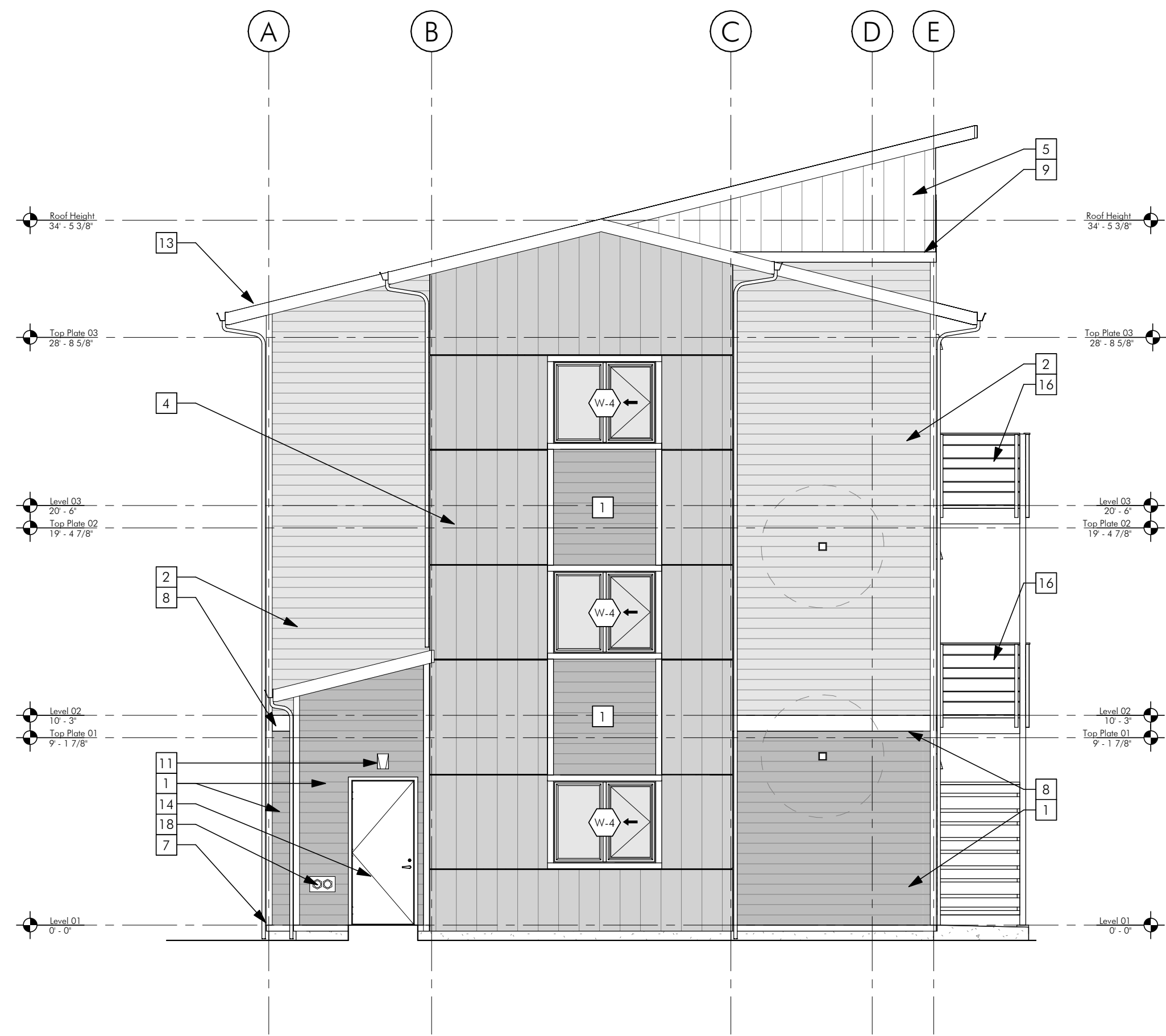
2 BLDG A - ELEVATION - EAST, NORTH

Buildings
will be
similar to:NEW MULTI FAMILY DEVELOPMENT
MAHRT APARTMENTS
SALEM, OREGON

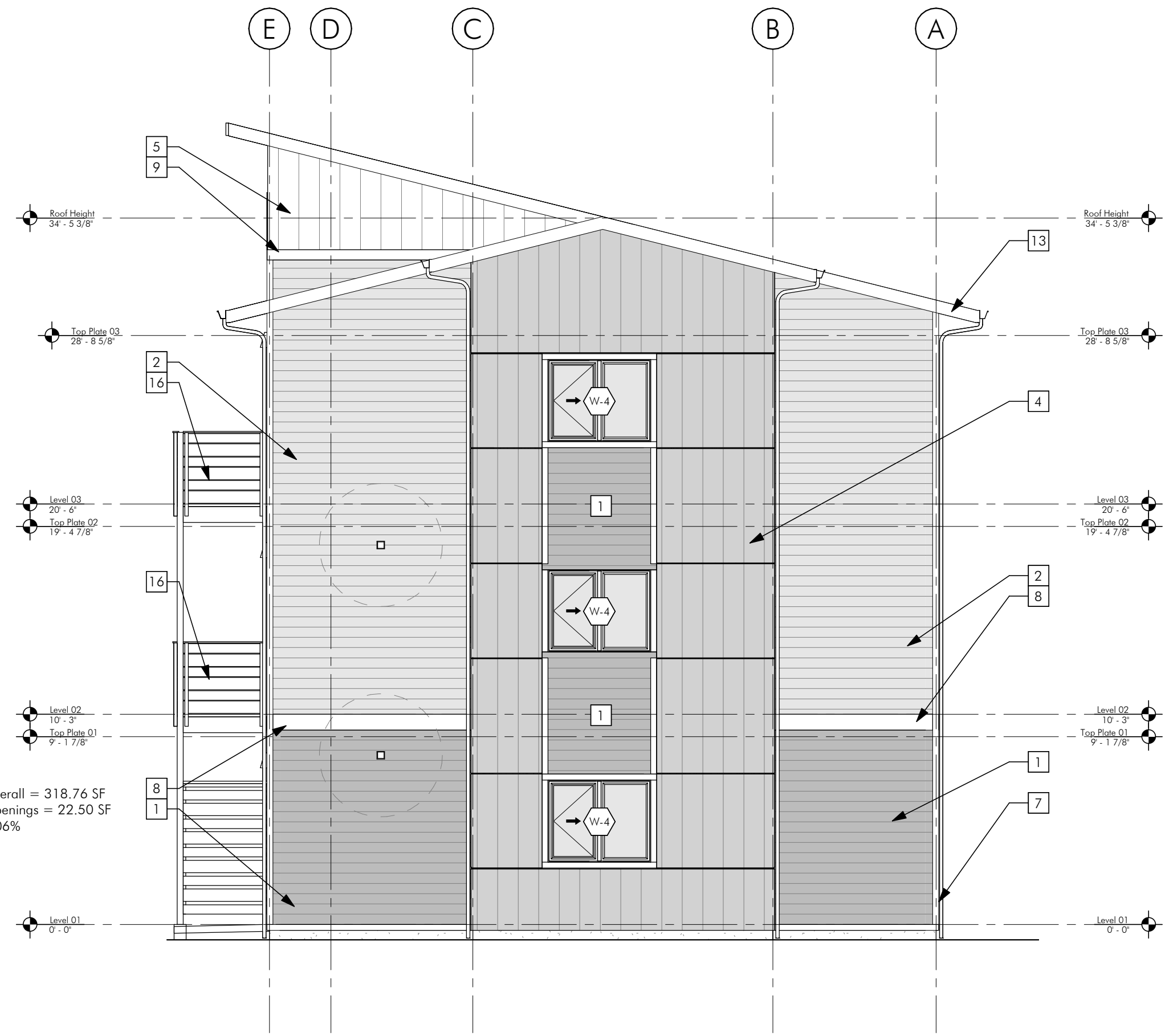
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1 BLDG A - ELEVATION - SOUTH



2 BLDG A - ELEVATION - NORTH

ELEVATION KEYNOTES:

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PROJECT # 2018-044
DATE: NOV 23, 2020

REVISIONS

Buildings
will be
similar to:

NEW MULTI FAMILY DEVELOPMENT
MAHRT APARTMENTS
SALEM, OREGON

SHEET:
A2.03A
BLDG A - ELEVATIONS