

Table 533-6 Pedestrian-Oriented Design

Requirement	Standard	Limitation Qualifications
Ground Floor Height		
This standard applies to building ground floors on primary streets.	Min. 14 ft.	For the purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor

A 14' floor to ceiling on the first floor is not Pedestrian-oriented design. If Awnings are required to be at their lowest 8' above grade. Any volume above the awing does not affect the pedestrian experience, you simply cannot see it. It should be noted that very few (if any) ceilings in the downtown area are 14' with notable exception of the large department store. But the department store is disappearing in Salem.

I visited a number of recently constructed building in the city of Salem. The Pedestrian-Oriented-Design Standards call for 14' floor to Ceiling dimension. A tall first story is not pedestrian friendly. A 14' height is certainly not of Pedestrian Scale

Pedestrian scale means site and building design elements that are dimensionally less than those intended to accommodate automobile traffic, flow, and buffering. Examples include ornamental lighting of limited height; bricks, pavers or other modules of paving with small dimensions; a variety of planting and landscaping materials; arcades or awnings that reduce the height of walls; and signage and signpost details that can only be perceived from a short distance.

Of the buildings I toured all of them went to some expense to reduce a tall first story to a more comfortable ceiling height (Pedestrian scale.)

Maps Credit Union 465 Division NE

A three-story building with 14' arcade along the East (high street and West (interior parking lot) sides. The zone is now MU 1 but was CR in the Broadway/High Street Retail Overlay Zone. While there was a 14' arcade all of the spaces at the glass wall were reduced to 10' ceiling except the main banking room which was two-story volume with grand stair case. So, while the façade had expensive storefront 14' tall, the top 4' looked into interstitial space above the 10' ceiling (if the glass was not spandrel)

Salem Police 333 Division NE

Zoned CB. The height of the ceiling is 14' plus. Half of the façade is backed by meeting room and a two-story rotunda (perhaps appropriate for a public building). the other half of the south façade is office. To make it more human scale a bulk head wall 3' behind façade reduces the

ceiling height to 10'. Again an inordinately tall interstitial space surrounded by very expensive fenestration..

Union Gospel Mission 745 Commercial Street NE

Zoned CB, the street glazing is 10' tall with 10' ceilings to maintain a pedestrian scale.

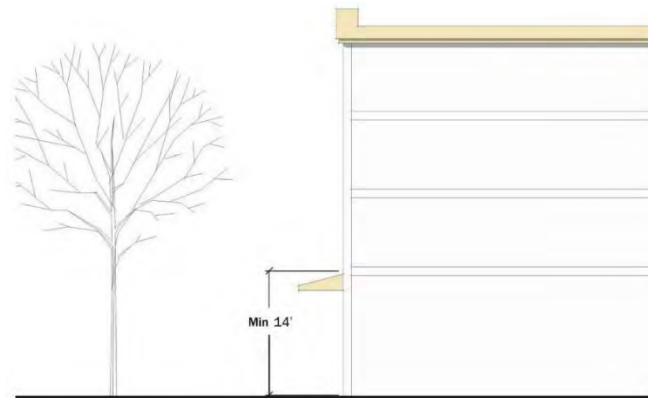
Holman Hotel 195 Commercial St NE

Zoned CB. The height of the storefront is 14'. Almost immediately the ceiling stair steps down to 11' to a 2000 sf lobby. Modulation of first floor is architecturally appropriate. The adjacent spaces on the street are not as tall.

Koz on State 121 Commercial Street SE

Zoned CB, Again the street glazing is 10' tall with 10' ceilings to maintain a pedestrian scale.

FIGURE 533-2 GROUND FLOOR HEIGHT and FIGURE 524-1. GROUND FLOOR BUILDING HEIGHT are the same image and the same requirement



Most office and retail space ceiling in Salem do not exceed 10'. Spaces with ceilings higher than the width of the space is uncomfortable. It is expensive to build, it expensive to maintain, it expensive to heat and cool. Such standard has no place with the post Covid economy. A 14' high ceilings in clinical space does not allow to conduct a permitted use in the zone. For example, an exam light does not have a 6' long pendant to be supported from a 14' ceiling

I recently visited an Outdoor pedestrian shopping in La Jolla California. La Jolla is an upscale community near UCSD. Westfield UTC Mall is 203 upscale stores. I noted that none of the retailers had ceiling in excess of 12' Most were 10' in height (even the big-box anchors). All of the facades where in excess of 20'. Salem, Oregon is not San Diego, this example is not offered has something to be replicate but as a Design principal to take note of. The ceilings in this retail mall were the appropriate height for the space. Fourteen-foot ceilings is arbitrary, it in no way more or less conducive to pedestrian vitality. It might be appropriate in an historic area, but there is no historic context to respond to. All of the neighborhood buildings

do not have anything close to 14'. The South Salem Pharmacy Building (925 Commercial Street south of Kerney Street) built in the late 90's, had a tall first floor design (13') once the Gift shop failed to perform the ceiling was lowered to 9 and 10'. Historically the Liberty and Commercial couplet south of down has performed better than any portion of town. Property values have been highest per square foot and vacancy low. Mostly owner occupied. The Changing of zone Mixed use will not change the development patterns quickly (if at all). This site is best suited for professional offices, as such

Cost

A normal private sector office building in Salem (many examples) second floor is generally about 12' above finish floor. The interstitial space for structure and HVAC is about 3' allowing for a 9' ceiling. To a 14' high ceiling, add 3' for the interstitial require another 3' for a total 17'. The 14' high ceiling would add 5' to the building height. The perimeter of the proposed building is over 460' x 5' tall or 2,300 square feet of exterior wall finish and 55,000 cubic feet of volume of dubious utility. It must be constructed, heated, cooled, maintained, conservatively the cost is at least \$100,000. The on-going cost of to heat and cool is considerable. With interest rates for commercial paper 8 ½ percent is another \$1,116 of monthly debt service

(2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or

Response: A dental office is an approved use Outpatient medical services and laboratories is listed in Table 533-1 Uses. Along with an approved use some concessions are necessary to accommodate the use. Large section of glass and cavernous volume are not appropriate for a dental operator. Image pedestrian walking by a window and watching a root canal procedure. Since the invention of the dental office the operatories are almost always on the perimeter of the building for natural lighting. In this case the needs, complexities sensitivities and social norms of the use outweighs the standards of the Mixed Use 1 zone.

(ii) Equally or better met by the proposed development.

Response: as explained above, 14' floor ceiling height does not provide more pedestrian oriented design. The appropriate height for the space and use is best for the inside user and street scape.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Response: This is not applicable because this is not a residential zone more

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Response: The property was purchased with CR Zoning for the purpose of constructing a dental clinic. The city changed the zone. It would be appropriate to evaluate the use under the previous zone.

Sec. 533.001. - Purpose.

The purpose of the Mixed Use-I (MU-I) zone is to identify allowed uses and establish development standards that promote pedestrian-oriented development in vibrant mixed-use districts, encourage a mix of compatible uses in multi-story buildings, and emphasize active commercial uses on ground floors facing major streets.

Table 533-1 Uses, identifies a dental office as an approved use. The proposed use is by inclusion in the list is, appropriate. This three-story building will accommodate any of the uses in Table 533-1. A 14' ceiling height in no way enhances but detracts from pedestrian-oriented design. The post Covid world is different, gone is the big box store. likewise, the small box unless they are a part of larger development (like Willamette Town Center) and in those cases building are still oriented to the interior parking. There are not enough, coffee shops, brew pubs, and ice cream parlours to line the street of all the Arterials, with the newly created MU zones. Perhaps this should rethought. With the increasing interest rates, it could be long time before a lot of existing dark holes are backfilled, let alone new buildings. In Sperry Van Ness' Economic Forum 23, Curt Arthur SIOR, made this conclusion conclusion:

We must predict a "right-sizing" by the State of Oregon to compensate for workers who will work remotely post-pandemic. For that reason, we are forecasting a 10-20% bump in vacancy this coming year even though leasing activity should remain at, or above normal levels.

The target of occupant of the MU Zones are not there, and certainly the ones who are there are much more tentative. This is evidence by the average lease size has dropped from over 2,200 feet (pre-covid) to slightly over 1,600 square feet (post). perhaps it is time to retool the standards assist those still in the market

In any case the 14' floor to ceiling height does not promote commercial uses or emphasize active commercial uses on ground floors facing major streets.