

Gretchen Stone

From: Roz Shirack <rozshirack7@gmail.com>
Sent: Wednesday, February 8, 2023 5:22 PM
To: Gretchen Stone
Cc: vjdodier@teleport.com; Hugo Agosto
Subject: Re: SCAN Neighborhood Land Use Application

Thank you. Roz

On Wed, Feb 8, 2023 at 4:58 PM Gretchen Stone <Gretchen@cbtwoarchitects.com> wrote:

That alley is narrow, based on the information available and from our pre-application conference it looks like the existing alley at this block is currently only 12-ft wide, which precludes vehicle passing. As I noted, it will be 20-22 ft. wide through the development site to allow 2 way traffic at the development site location.

Best regards,

Gretchen

Gretchen Stone

Land Use / Interior Design

CBTWO
ARCHITECTS LLC

500 Liberty St. SE Suite 100

Salem, Oregon 97301

P 503.480.8700 M 503.510.5510



Please consider the environment
before printing this email.

Gretchen Stone

From: Gretchen Stone
Sent: Tuesday, February 7, 2023 4:03 PM
To: vjdodier@teleport.com; jscheppke@comcast.net; rozshirack7@gmail.com
Cc: Hugo Agosto
Subject: SCAN Neighborhood Land Use Application
Attachments: ARCH SP-1 SITE PLAN & FIRST FLOOR PLAN.pdf; ARCH SP-3 LANDSCAPING PLAN.pdf

Dear SCAN Chairpersons,

We recently submitted a consolidated land use application to the City of Salem for a Class 3 Site Plan Review and two Class 2 Adjustments for Customer Care Inc. The properties are addressed 1035 Commercial Street S and 160 Bush Street S.

As noted above, the development site is made up of 2 tax lots (073W27CA09300/1035 Commercial Street and 073W27CA10400/160 Bush Street) totaling 0.58 acres with a Mixed Use-I (MU-I) zoning designation and the Saginaw Street Overlay District applying to the Bush Street parcel. A public alley running north and south bisects the development site which is bordered by: Bush Street on the north; Commercial Street to the east; an existing commercial retail development zoned MU-I to the south of 1035 Commercial Street, and single family residential uses zoned RM-II to the south and west of 160 Bush Street parcel.

The development proposal is for a new 4 story mixed-use structure that includes 41 residential units, 4 live/work units, with common amenities spaces on the ground floor on the larger Commercial Street parcel, a single-story, 600 square foot commercial office on the Bush Street parcel, with 39 off-street parking spaces accessed from the public alley. This type of development is permitted out-right in the MU-1 zone.

I have attached a copy of the proposed Site Plan & First Floor Plan and Landscaping Plan for your reference. Please let me know if you have questions or if you need additional information.

Thank you,

Gretchen

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From: Roz Shirack <rozshirack7@gmail.com>
Sent: Wednesday, February 8, 2023 3:34 PM
To: Gretchen Stone <Gretchen@CBTwoarchitects.com>
Cc: vjdodier@teleport.com; Hugo Agosto <HAgosto@cityofsalem.net>
Subject: Re: SCAN Neighborhood Land Use Application

Thank you for that information. As for the alley, it is not signed for one-way traffic. But it is physically too narrow for two vehicles to pass.

Best, Roz

On Wed, Feb 8, 2023 at 11:39 AM Gretchen Stone <Gretchen@cbtwoarchitects.com> wrote:

Hi Roz,

Thanks for your email. Yes, the one adjustment is for the small commercial building's street setback proposed at 5-ft rather than 30-ft. The second is for the siting for the multi-story building, we proposed that it is oriented to Bush Street rather than Commercial Street since the ground floor unit entries are at the street level. The buildings lobby and gym have been located on the east side of the building where it fronts Commercial Street as that is more consistent with a "commercial use".

The specific code sections are:

SRC 533.015(d) – Building frontage on corner lots.

SRC 625.015(a) – Building setbacks to streets in the Saginaw Street Overlay District.

Where the alley is adjacent to the site we are proposing widening to 20-ft which is the maximum width for a public alley. However, there is even more maneuvering area I believe up to 22-ft where parking is accessed from the alley. Where it is adjacent to this development site it is wide enough to accommodate two-way traffic. We do not know whether this alley is one-way currently.

Please let me know if you have more questions or if you need additional information.

Best regards,

Gretchen

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Cc: vjdodier@teleport.com; Hugo Agosto <HAgosto@cityofsalem.net>
Subject: Re: SCAN Neighborhood Land Use Application

Hello Gretchen,

Thank you for notifying SCAN about your mixed-use development. Your email notes that the site plan includes two class-2 adjustments. One appears to be the requested 5-ft set back from Bush St vs the required

30-ft setback. Is that correct? Could you clarify what the other adjustment is for?

The alley between the two parcels is very narrow. Were you planning to dedicate a strip of land on the smaller project to add to the alley right of way? Or ask the City to make the alley one-way to the south?

Thank you,

Roz Shirack, Chair

SCAN Land Use Commitee

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