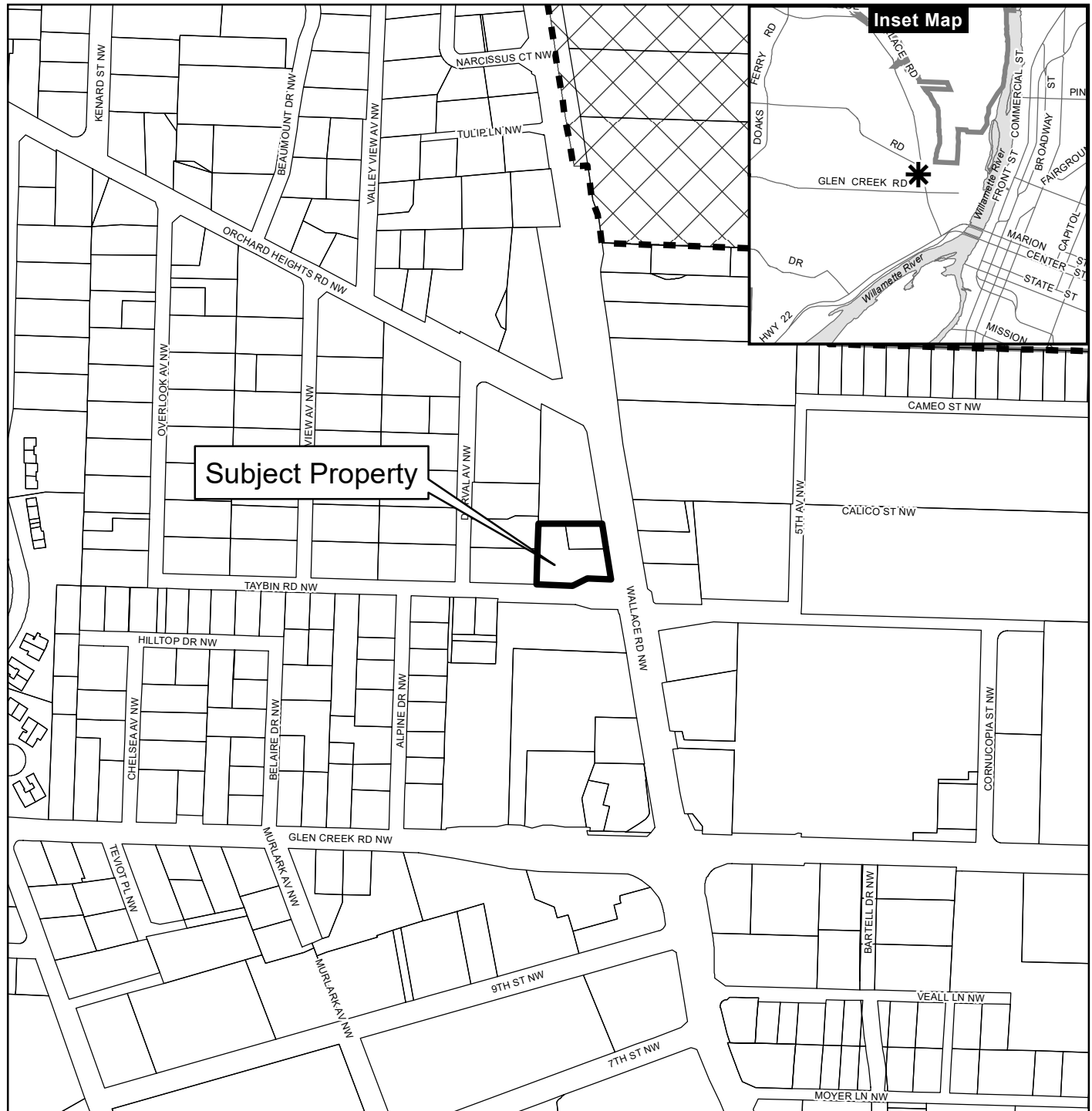


Vicinity Map

1205 Wallace Road NW



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet

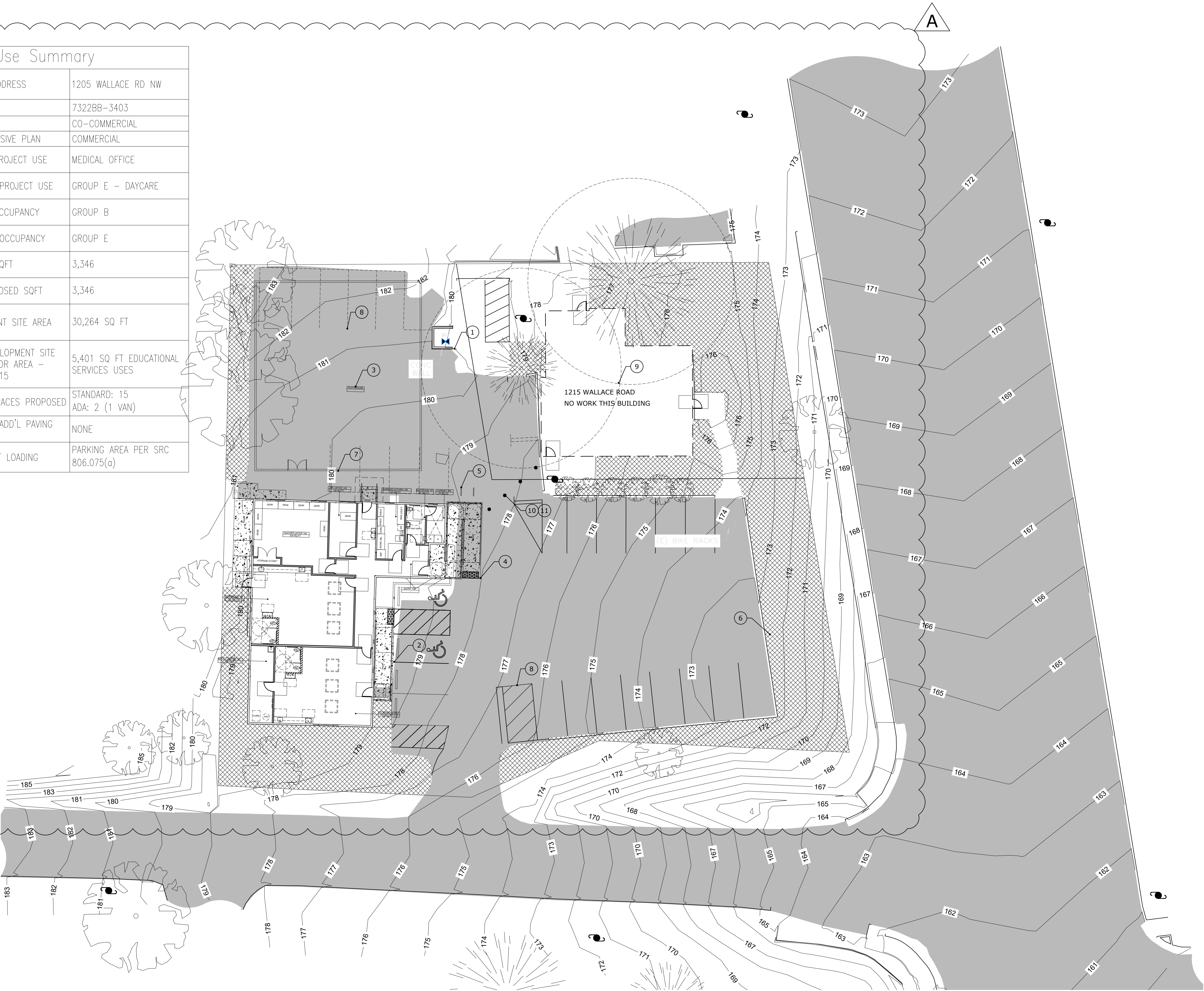




NOTES

1. (E) WELL TO BE DECOMMISSIONED & CAPPED.
2. SEE CIVIL SHEETS FOR (N) EXIT RAMPS, PARKING LAYOUT ETC.
3. (N) PLAYGROUND FENCING & EQUIPMENT PROVIDED BY OWNER - TO COMPLY W/ ORS 414-300-0150.
4. CORNER OF (N) RAMP OVERLAPS (E) PRIVATE ACCESS EASEMENT. EASEMENT ALLOWS ACCESS TO 1215 WALLACE RD. MWVCAA OWNS BOTH PROPERTIES AND TAKES NO EXCEPTION TO THE CREATIO OF (N) RAMP - ACCESS WILL NOT BE IMPINGED BY CONSTRUCTION OF RAMP.
5. PROVIDE 2 (N) STAPLE/INVERTED BIKE RACKS (4 BIKE PARKING SPACES) PER SRC TABLE 806-9.
6. (E) LANDSCAPED AREAS TO REMAIN. TOTAL DEVELOPMENT SITE: 30,264 SQ FT. TOTAL (E) LANDSCAPED AREA TO REMAIN: 7,865 SQ FT - 26% OF TOTAL SITE. EXCEEDS MIN. REQUIREMENT OF SRC 521.010(d)
7. PLAYGROUND FENCE MIN. 48" HIGH PER ORS 414-300-0150 - TO BE PROVIDED BY OWNER.
8. RESTRIPE (E) PARKING AREA TO REMOVE PARKING SPACES AS SHOWN.
9. CRITICAL ROOT ZONE OF SIGNIFICANT TREES - NO CONSTRUCTION PLANNED TO OCCUR WITHIN CRITICAL ROOT ZONE.
10. SEE CLASS 2 ADJUSTMENT APPLICATION RE: PEDESTRIAN ACCESS REQUIREMENTS.
11. (N) BOLLARDS TO BLOCK CARS FROM ENTERING PLAYGROUND & PEDESTRIAN ZONE.

Land Use Summary	
PROJECT ADDRESS	1205 WALLACE RD NW
TAX LOT	7322BB-3403
ZONING	CO-COMMERCIAL
COMPREHENSIVE PLAN	COMMERCIAL
CURRENT PROJECT USE	MEDICAL OFFICE
PROPOSED PROJECT USE	GROUP E - DAYCARE
CURRENT OCCUPANCY	GROUP B
PROPOSED OCCUPANCY	GROUP E
1205 (E) SQFT	3,346
1205 PROPOSED SQFT	3,346
DEVELOPMENT SITE AREA	30,264 SQ FT
TOTAL DEVELOPMENT SITE GROSS FLOOR AREA - 1205 & 1215	5,401 SQ FT EDUCATIONAL SERVICES USES
PARKING SPACES PROPOSED	STANDARD: 15 ADA: 2 (1 VAN)
PROPOSED ADD'L PAVING AREA	NONE
OFF-STREET LOADING	PARKING AREA PER SRC 806.075(a)



1 Site Plan - Proposed

SCALE: 1/16" = 1'-0"



linea lab architecture

April 17, 2023

1205 Wallace Rd Class 2 Adjustment Application

Project Description: Interior remodel of existing building. Demo of existing partition walls & finishes. New partition walls , finishes, MEP & ADA upgrades. Change of use from medical office to Head Start day care/preschool.

SRC Requirement: 800.065 – Pedestrian Access

“(a) Pedestrian connections required. The on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site as follows:

- 1. Connection between building entrances and streets...*
- 2. Connection between buildings on the same development site...”*

SRC Class 2 Adjustment Criteria: 250.005

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

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

- i. Clearly inapplicable to the proposed development site; or*
- ii. Equally or better met by the proposed development.”*

SRC 800.065 (a) (1) Connection Between Building Entrances and Streets

Adjustment criteria SRC 250.005 (d) (2) (A) (i) – Clearly inapplicable to the proposed development site.

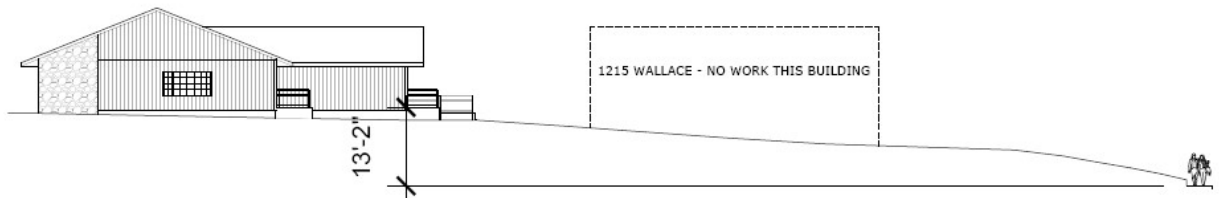
Interpretation: The existing site conditions on the development site make providing pedestrian connections from Wallace Rd and/or Taybin Rd infeasible.

Wallace Rd Pedestrian Connection

- The development site is sloped such that providing pedestrian access is not feasible.
- Existing Elevation at sidewalk (approx. site midpoint) is roughly 12.5' below the finished floor elevation of 1205 Wallace Rd; the area of work.
- Existing public sidewalk at Wallace Rd was recently replaced (c. 2022) and a curb/retaining wall were added.
- ADA requirements to provide equal access would not be met by solely providing stairs to create pedestrian access to the buildings on site.
- Constructing an accessible pedestrian path would therefore require approximately 150 linear feet of ramp runs, not including the required landings that must be provided every 30" of vertical rise per ICC A117.1 Sec 405.



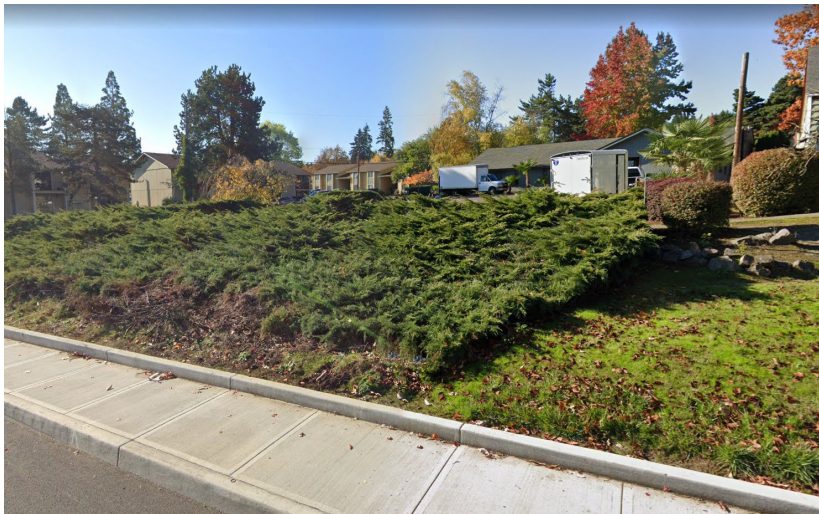
GOOGLE EARTH 3D IMAGE OF DEVELOPMENT SITE – CORNER OF WALLACE RD & TAYBIN RD FACING NW



EAST-WEST SITE SECTION DIAGRAM — ELEVATION DIFFERENCE BETWEEN SIDEWALK & FINISHED FLOOR (N.T.S.)



WALLACE RD FACING SOUTH — NO EXISTING PEDESTRIAN PATHS¹



WALLACE RD FACING SW — EXISTING SITE SLOPE¹

Taybin Rd Pedestrian Connection

- No sidewalk exists on either side of Taybin Rd.
- New sidewalk on Wallace Rd currently blocks pedestrians from turning corner up Taybin road with a retaining wall.
- Non-traversable drainage ditch occupies approximately 50% of the property line at Taybin Rd.
- Existing grated inlet and drain pipe at SW corner of property are installed very close to the surface and would need to be revised/reinstalled to allow for sidewalk / pedestrian walkway.



TAYBIN ROAD FACING EAST — NON-TRAVERSABLE DRAINAGE DITCH AND GRATED INLET ¹



TAYBIN RD FACING WEST — NO EXISTING SIDEWALKS, NOTE EXISTING DRAINAGE DITCH¹



CORNER OF WALLACE RD & TAYBIN RD — RETAINING WALL BLOCKS PEDESTRIAN PATH UP TAYBIN RD¹



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SRC 800.065 (a) (2) Connection Between Buildings on the Same Development Site

Adjustment criteria SRC 250.005 (d) (2) (A) (ii) – Equally or better met by the proposed development.

Interpretation: Pedestrian connection between buildings on site will be equally met by parking revisions and ramp additions.

- Project includes removal of existing parking spaces in NW quadrant of development site to create a fenced playground space and surrounding pedestrian zones.
- Pedestrians will be able to travel between the main entrance of 1205 Wallace Rd and two of the entrances at 1215 Wallace Rd without entering the shared parking area.
- The two entrances that will have pedestrian access at 1215 Wallace Rd from 1205 Wallace Rd are the shortest distance between the two buildings – therefore the most convenient.
- ADA upgrades to 1205 Wallace including exterior ramps will provide improved pedestrian access between buildings.


Image Credits

1. Google Street View – Captured November 2022



MEMO

TO: Austin Ross, Planner II
Community Development Department

FROM: Laurel Christian, Planner II 
Public Works Department

DATE: June 2, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ23-16 (23-106871)
1205 WALLACE ROAD NW
CHANGE OF USE FOR DAYCARE**

PROPOSAL

A Class 3 Site Plan Review application for a change of use, as well as site and building upgrades for a new daycare facility, together with two Class 2 Adjustments to eliminate required pedestrian connections between the site and adjacent streets (SRC 800.065(a)(1)). The subject property is 0.70 acres in size, zoned CO (Commercial Office), and located at 1205 Wallace Road NW (Polk County Assessors Map and Tax lot number: 073W22BB / 3403).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

Streets

1. Wallace Road NW
 - a. Standard—This street is designated as a Major Arterial and a State Highway and is under the jurisdiction of the Oregon Department of Transportation (ODOT). According to the Salem TSP, Appendix G, the standard for this street classification is a 76-foot-wide improvement within a 108-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 68-foot improvement within a 92-foot-wide right-of-way abutting the subject property.

- c. Special Setback—The property is subject to a special setback equal to 54 feet from the centerline of Wallace Road NW.

2. Taybin Road NW

- a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 20-foot improvement within a 50-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The property is subject to a special setback equal to 30 feet from the centerline of Taybin Road NW.

Storm Drainage

1. Existing Conditions

- a. There are 12-inch and 21-inch storm mains located in Wallace Road NW.
- b. A 10-inch storm main is located in Taybin Road NW.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 18-inch water main is located in Wallace Road NW. Mains of this size generally convey flows of 4,800 to 11,100 gallons per minute.
- c. An 8-inch water main is located in Taybin Road NW. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Wallace Road NW and Taybin Road NW.

CRITERIA AND FINDINGS—SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Finding—The subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 – Landslides.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding—Wallace Road NW does not meet the right-of-way or improvement width required for a major arterial street and State Highway according to Appendix G of the Salem TSP. Taybin Road NW lacks right-of-way and improvement width according to the Salem TSP for a local street. The existing street system is adequate to serve the proposed development and the development is not proposing a building addition subject to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required. The existing driveways are adequate and do not warrant modification to serve the proposed development.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The site is served by one existing access onto Taybin Road NW. The driveway access onto Taybin Road NW provides for safe turning movements into and out of the property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required. The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets and are adequate to serve the proposed development.

The applicant shall design and construct all necessary utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Prepared by: Laurel Christian, Planner II
cc: File