



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-20
<b>PROPERTY LOCATION:</b>	1035 Commercial St SE and 160 Bush St S, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	June 9, 2023
<b>PROPOSAL SUMMARY:</b>	A consolidated application for the development of a 45-unit mixed-use building.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, June 23, 2023</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Email: <a href="mailto:rozshirack7@gmail.com">rozshirack7@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Customer Care Inc (Rex Robertson and Lois Robertson)
<b>APPLICANT(S):</b>	Gretchen Stone
<b>PROPOSAL REQUEST:</b>	<p>Class 3 Site Plan Review for the development of 45 residential units, including four work/live units, mixed-use building with dedicated office, storage, trash enclosure, and off-street parking area, with Class 2 Adjustments:</p> <ol style="list-style-type: none"> <li>1) A reduction to the minimum building height requirement for buildings in the MU-I zone from 20 feet to 14 feet for the single-story office building.</li> <li>2) A reduction to the building frontage requirement along Commercial Street SE from a minimum of 75 percent to approximately 35 percent.</li> <li>3) A reduction to the minimum building setback adjacent to a street for the proposed single story office building within the Saginaw Street Overlay Zone from 30 feet to five feet which is consistent with the MU-I zone setback standard.</li> <li>4) An increase to the fence height from four feet to five feet, and an increase to the opacity standard for a proposed masonry wall/decorative metal fence adjacent to Commercial Street SE.</li> <li>5) To allow three staple racks with six required bicycle parking spaces to be placed within the public right-of-way.</li> </ol> <p>The subject property is approximately 0.58 acres in size, zoned MU-I (Mixed Use-I), partially within the Saginaw Street Overlay, and located at 1035 Commercial Street SE and 160 Bush Street S 97302 (Marion County Assessor map and tax lot numbers: 073W27CA / 9300 and 10400).</p>
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 23 101981. Paper copies can be obtained for a reasonable cost.

***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE***  
***For more information about Planning in Salem:***  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

TTD/TTY telephone 503-588-6439 is also available 24/7

## REQUEST FOR COMMENTS

***Si necesita ayuda para comprender esta información, por favor llame 503-588-6173***

**REGARDING:** Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-20

**PROJECT ADDRESS:** 1035 Commercial St SE and 160 Bush St S, Salem OR 97302

**AMANDA Application No.:** 23-101981-PLN

**COMMENT PERIOD ENDS:** June 23, 2023

**SUMMARY:** A consolidated application for the development of a 45-unit mixed-use building.

**REQUEST:** Class 3 Site Plan Review for the development of 45 residential units, including four work/live units, mixed-use building with dedicated office, storage, trash enclosure, and off-street parking area, with Class 2 Adjustments:

- 1) A reduction to the minimum building height requirement for buildings in the MU-I zone from 20 feet to 14 feet for the single-story office building.
- 2) A reduction to the building frontage requirement along Commercial Street SE from a minimum of 75 percent to approximately 35 percent.
- 3) A reduction to the minimum building setback adjacent to a street for the proposed single story office building within the Saginaw Street Overlay Zone from 30 feet to five feet which is consistent with the MU-I zone setback standard.
- 4) An increase to the fence height from four feet to five feet, and an increase to the opacity standard for a proposed masonry wall/decorative metal fence adjacent to Commercial Street SE.
- 5) To allow three staple racks with six required bicycle parking spaces to be placed within the public right-of-way.

The subject property is approximately 0.58 acres in size, zoned MU-I (Mixed Use-I), partially within the Saginaw Street Overlay, and located at 1035 Commercial Street SE and 160 Bush Street S, 97302 (Marion County Assessor map and tax lot numbers: 073W27CA / 9300 and 10400).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m. Friday, June 23, 2023**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: [APanko@cityofsalem.net](mailto:APanko@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

### PLEASE CHECK THE FOLLOWING THAT APPLY:

☒ 1. I have reviewed the proposal and have no objections to it.

☐ 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Name/Agency: AL-DR

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

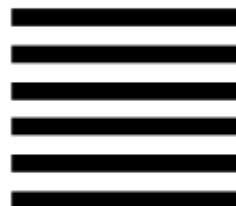


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UNITED STATES



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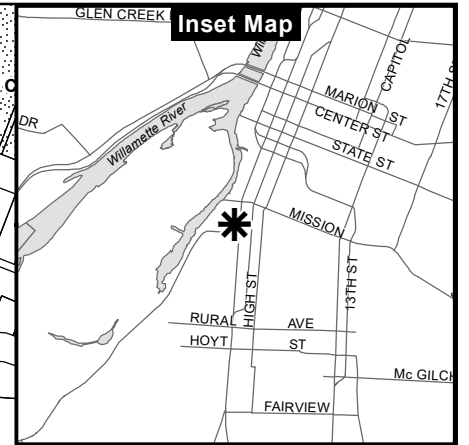
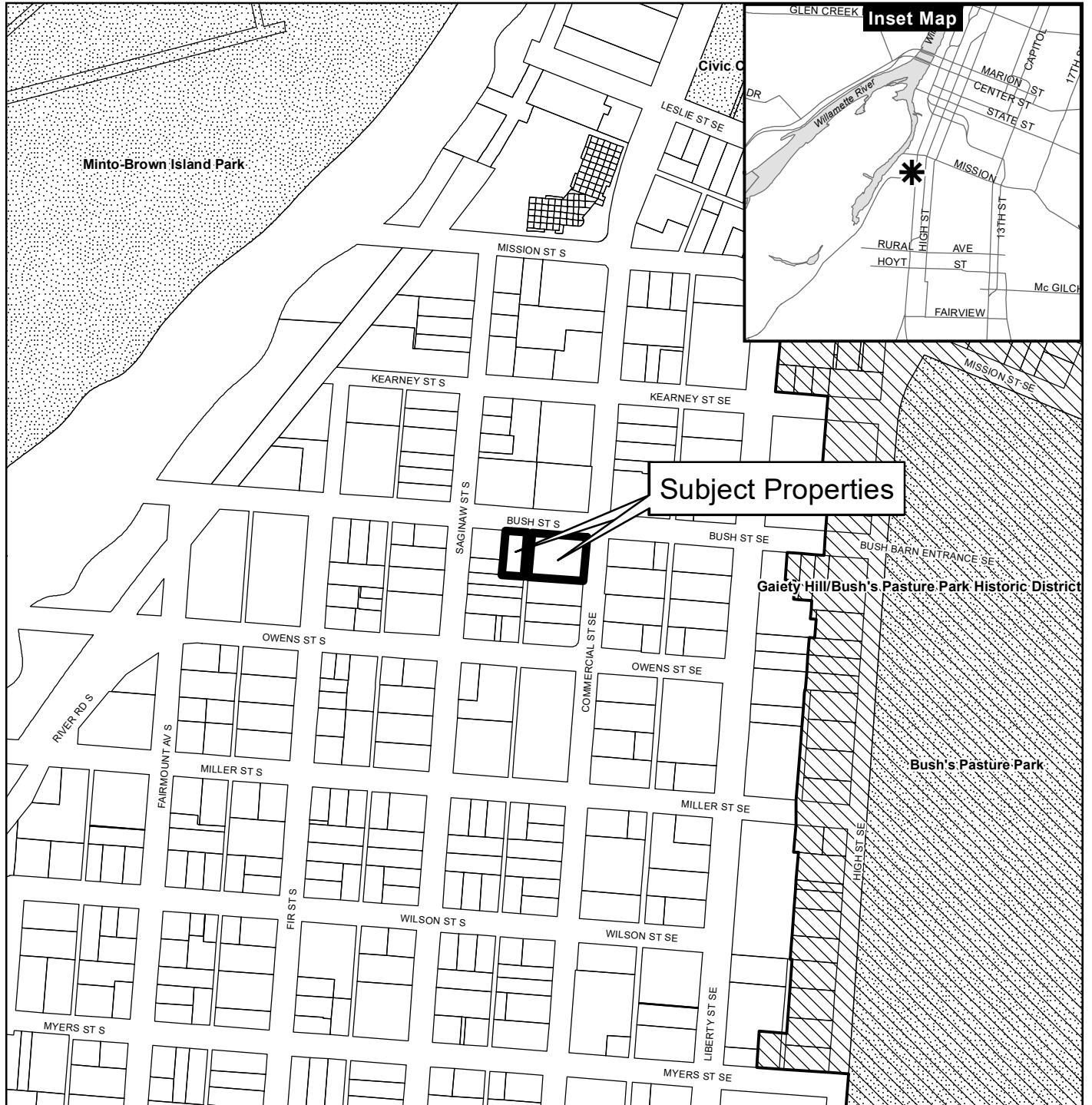
PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907





# Vicinity Map

## 1035 Commercial Street SE and 160 Bush Street South (taxlots 073W27CA09300 and 073W27CA10400)



### Legend

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

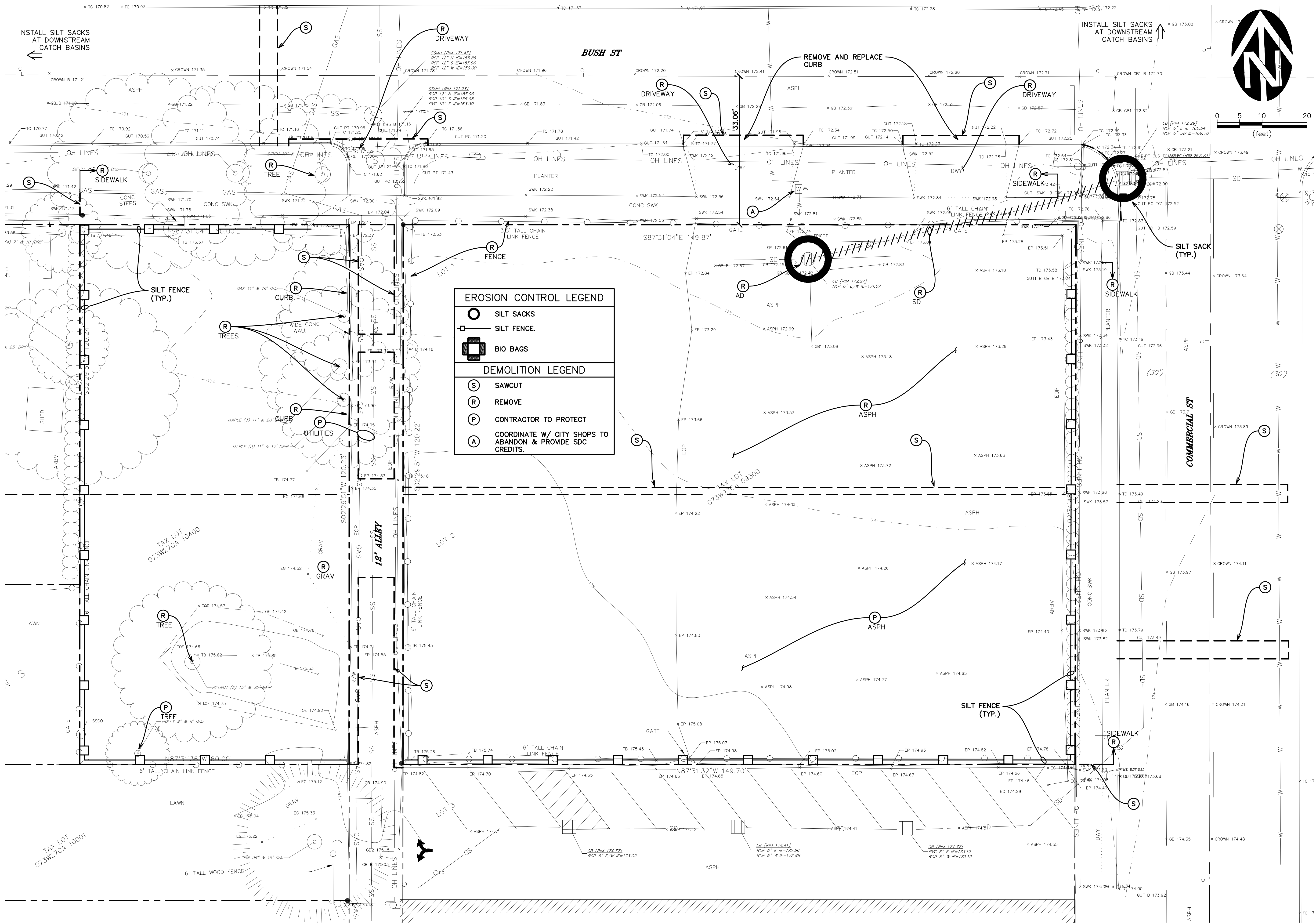
Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

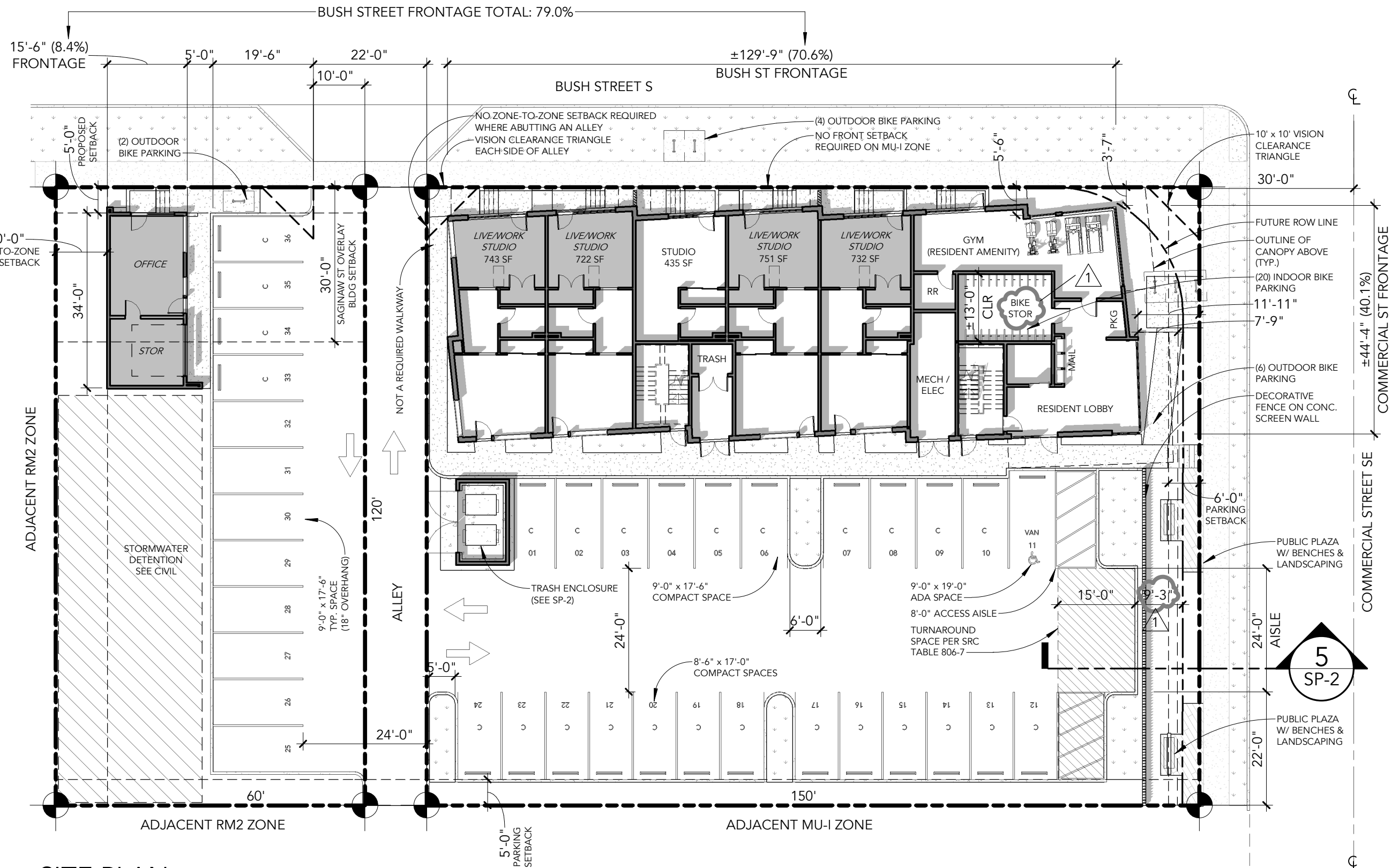
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet





CBITWO ARCHITECTS		1035 COMMERCIAL ST - MIXED USE		DRAWING		JOB NUMBER	
		EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN		C1.0		3429.0000	
WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westech@westech-eng.com		REGISTERED PROFESSIONAL ENGINEER WILLIAM J. WEST No. 12,345 Exp. 12/31/2024		DATE: 11/2022		BY	
VERIFICATION SCALE THIS IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACY		REVIEW		NO. 1		DESCRIPTION	
DATE: 11/2022		NO. 1		DATE		BY	
DATE: 11/2022		NO. 1		DATE		BY	



SITE INFORMATION	
LOT AREA	25,200 SF
ZONE	MU-I MIXED-USE I
USES	MULTIPLE FAMILY LIVE-WORK UNITS
# UNITS	45
LOT WIDTH	120'-0"
LOT DEPTH	210'-0"

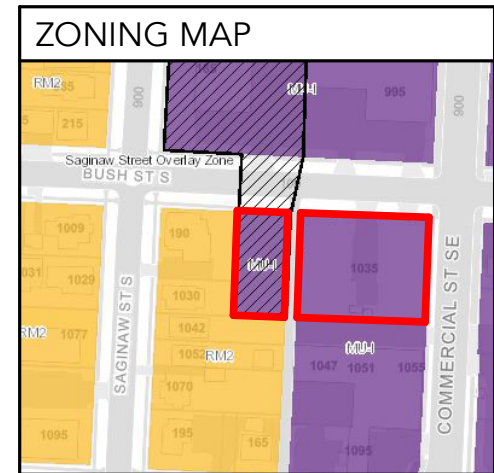
BUILDING COVERAGE		
TYPE	AREA	%
BUILDING FOOTPRINT	6,386 SF	25.3%
LANDSCAPING (SEE SP-3)	6,193 SF	24.5%
PAVING AREA	10,815 SF	42.9%
SIDEWALK	1,806 SF	7.3%
<b>TOTAL SITE AREA</b>	<b>25,200 SF</b>	<b>100%</b>
NO MAXIMUM LOT COVERAGE PER MU-I ZONE		

PARKING SCHEDULE	
TYPE	COUNT
FULL SIZE STALLS	8
ADA STALLS	2 (1 VAN)
COMPACT STALLS	27
<b>TOTAL PARKING</b>	<b>37</b>

**MINIMUM PARKING REQUIRED:**  
NO SPACES REQUIRED PER SRC 806.005(d), SINCE PROPERTY IS WITHIN 1/4 MILE OF CORE NETWORK AND IS DEVELOPED WITH MULTIPLE FAMILY

**COMPACT SPACES (SRC 806.015.b)**  
MAXIMUM = 75% OF MINIMUM REQUIRED  
37 x 75% = 27 27 ≤ 27; **OK**

**BICYCLE PARKING:** 1 SPACE PER DWELLING UNIT  
IF WITHIN 1/4 MILE OF THE CORE NETWORK  
OFFICE COMPLEX: 4 SPACES  
BIKE SPACES REQUIRED: **49**  
OUTDOOR BIKE PARKING: 12  
INDOOR COMMON BIKE STORAGE: 20  
BIKE HOOKS IN UNITS: 17



## SITE PLAN

SCALE: 1" = 20'-0"

**CBTWO**  
ARCHITECTS LLC

PROJECT/LOCATION:

**COZY RESIDENTIAL**  
**1035 COMMERCIAL ST SE SALEM, OR 97302**

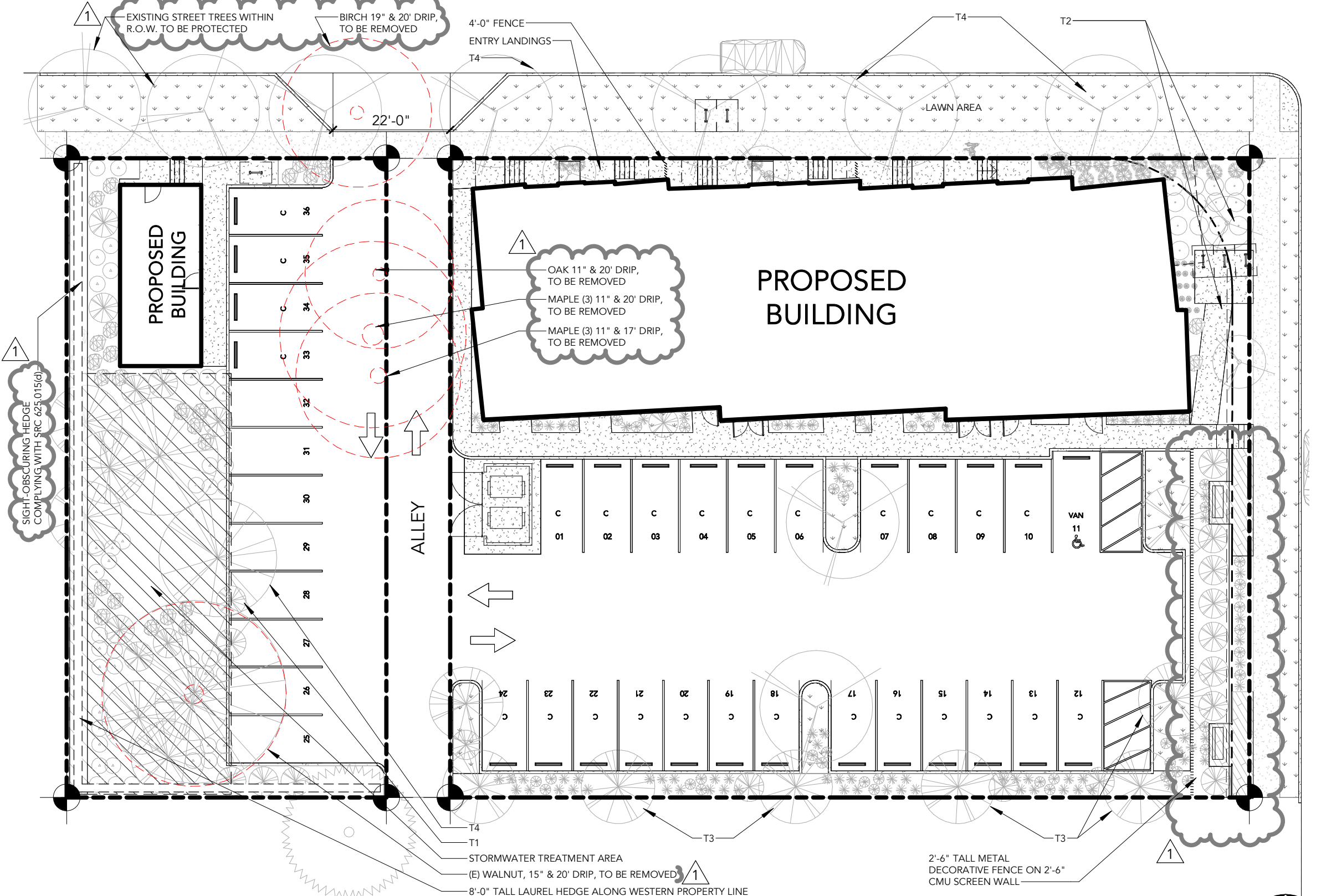
SITE PLAN & FIRST FLOOR PLAN

**SP-1**

DATE:

03.16.2023





# LANDSCAPE / TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

## PLANT SCHEDULE

### TREES

- T1 VINE MAPLE
- T2 SWEDISH COLUMNAR ASPEN
- T3 MADRONE
- T4 BIG LEAF MAPLE

### SHRUB OPTIONS (TBD)

- S1 BLUE ANGEL HOSTA
- S2 BLUE OAT GRASS
- S3 HAKONE GRASS
- S4 BUTTERSCOTCH, 2 GAL.
- S5 MONDO GRASS
- S6 LILIROPE, 1 GAL.
- S7 PACHYSANDRA
- S8 WESTERN SWORD FERN
- S11 NEW ZEALAND FLAX

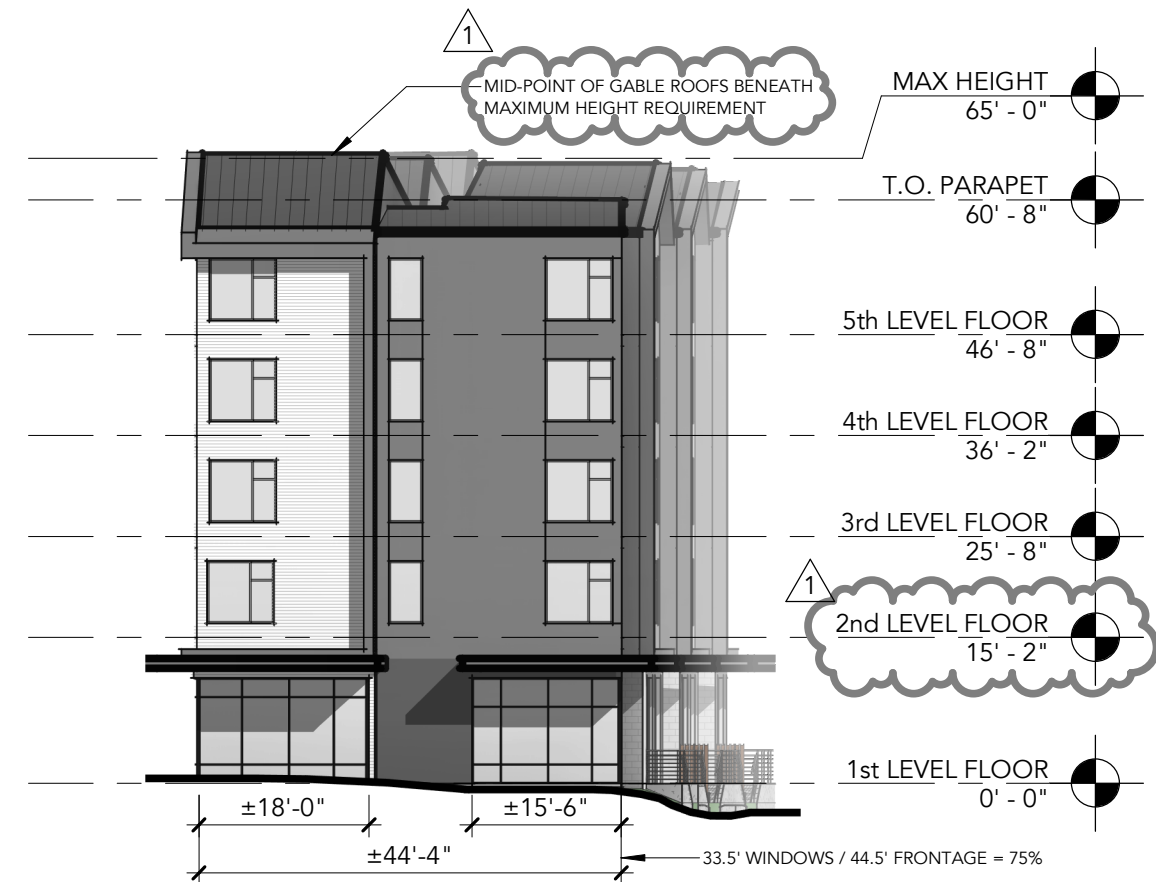
### INTERIOR LANDSCAPING

TYPE	AREA
INTERIOR OFF-STREET PARKING	9,218 SF
INTERIOR LANDSCAPING	557 SF
PERCENTAGE	6% - OK

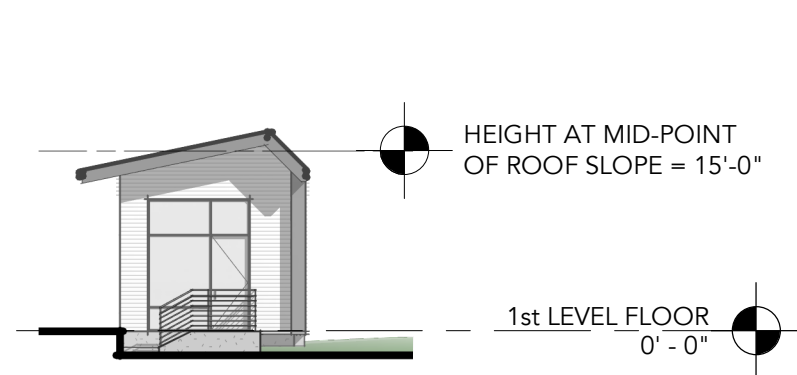
5% INTERIOR LANDSCAPING REQUIRED WHEN INTERIOR OFF-STREET PARKING AREA IS <50,000 SF (SRC TABLE 806-5)



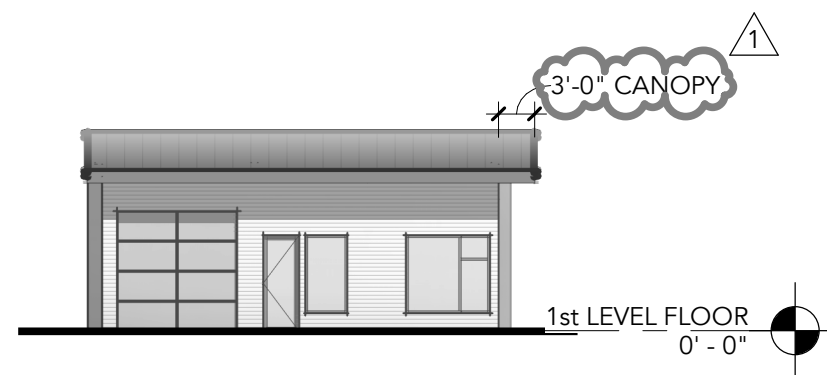
1 NORTH ELEVATION  
SCALE: 1" = 20'-0"



2 EAST ELEVATION  
SCALE: 1" = 20'-0"



3 OFFICE - NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 OFFICE - EAST ELEVATION  
SCALE: 1/16" = 1'-0"





**CBTWO**  
ARCHITECTS LLC

PROJECT/LOCATION:

**COZY RESIDENTIAL**  
**1035 COMMERCIAL ST SE SALEM, OR 97302**

RENDERINGS

**SP-8**

DATE:

03.16.2023