

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

CLASS 3 SITE PLAN REVIEW / CLASS 1 DESIGN REVIEW CASE NO.: SPR-DR23-21

APPLICATION NO.: 23-101404-PLN

NOTICE OF DECISION DATE: July 21, 2023

SUMMARY: Proposed 24-unit multiple family residential development with associated common open space and site improvements.

REQUEST: A consolidated Class 3 Site Plan Review and Class 1 Design Review application for a proposed 24-unit multiple family residential development with associated common open space and site improvements on property approximately 0.41 acres in size, zoned CO (Commercial Office), and located at 1341 Waller Street SE (Marion County Assessor Map and Tax Lot Number: 073W26CC07300).

APPLICANT: Ron Ped on behalf of Brandon Fahlman

LOCATION: 1341 Waller St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 225.005(e)(1) – Class 1 Design Review

FINDINGS: The findings are in the attached Decision dated July 21, 2023.

DECISION: The **Planning Administrator APPROVED** Class 3 Site Plan Review / Class 1 Design Review Case No. SPR-DR23-21 subject to the following conditions of approval:

- Condition 1:** The proposed trash enclosure serving the development shall be relocated to be setback a minimum 10 feet from the adjacent alley.
- Condition 2:** A minimum 6-foot-tall sight-obscuring fence shall be provided along the north property line of the subject property in conformance with applicable Salem Revised Code standards. The fence is not required between the proposed trash enclosure and the alley.
- Condition 3:** At the time of building permit review, the applicant shall provide a full landscaping plan in conformance with the minimum plant unit density requirements of SRC Chapter 521 and SRC Chapter 807.
- Condition 4:** The trash/recycling area shall conform to the solid waste service area standards of SRC 800.055.
- Condition 5:** In order to allow for servicing by the franchised hauler, the area located between the front opening of the trash enclosure and the alley shall be paved to the existing edge of the paved alley.

- Condition 6:** Protective fencing for the 32-inch oak on the property shall be provided that encompasses 74 percent of the critical root zone of the tree as identified in the arborist report included as Attachment I to this decision. The protective fencing shall remain in place until issuance of certificate of occupancy for the development and all recommended protection measures identified in the arborist report shall be followed.
- Condition 7:** Along Waller Street SE and Lee Street SE, provide streetscape improvements including streetlights, street trees, and replacement of property line sidewalks in accordance with SRC Chapter 803 and the Public Works Design Standards (PWDS).
- Condition 8:** The existing driveway approach along Lee Street SE shall be removed.
- Condition 9:** Construct a minimum 8-inch public water main from 13th Street SE to serve the development site and submit information that demonstrates the new main provides sufficient fire flow to serve the proposed development pursuant to the Public Works Design Standards (PWDS).
- Condition 10:** A minimum of two plant units shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.
- Condition 11:** Shrubs shall be distributed around the perimeter of the proposed buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.
- Condition 12:** All ground level private open space areas shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.
- Condition 13:** Lighting shall be provided that illuminates exterior dwelling unit entrances and the pedestrian path within the development.
- Condition 14:** Privacy fences included within the development to separate private open space from common open space shall not exceed a maximum of three feet.
- Condition 15:** The section of pedestrian pathway in the north end of the site, located between North Building B and the proposed trash enclosure and running east-west to connect to Lee Street SE, shall be widened to five feet in width.

The rights granted by the attached decision must be exercised, or an extension granted, by August 8, 2027, or this approval shall be null and void.

Application Deemed Complete:	<u>June 9, 2023</u>
Notice of Decision Mailing Date:	<u>July 21, 2023</u>
Decision Effective Date:	<u>August 8, 2023</u>
State Mandate Date:	<u>October 7, 2023</u>

Case Manager: Bryce Bishop, bbishop@cityofsalem.net, 503-540-2399

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR

97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Monday, August 7, 2023. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 220, 225. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
CLASS 3 SITE PLAN REVIEW & CLASS 1)
DESIGN REVIEW CASE NO. SPR-DR23-21;)
1341 WALLER STREET SE) JULY 21, 2023

In the matter of the consolidated Class 3 Site Plan Review and Class 1 Design Review application submitted by the applicant and property owner, MAPP LLC, the Planning Administrator, having received and reviewed the evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

A consolidated Class 3 Site Plan Review and Class 1 Design Review application for a proposed 24-unit multiple family residential development with associated common open space and site improvements on property approximately 0.41 acres in size, zoned CO (Commercial Office), and located at 1341 Waller Street SE (Marion County Assessor Map and Tax Lot Number: 073W26CC07300).

PROCEDURAL FINDINGS

1. On January 5, 2023, an application for a Class 3 Site Plan Review and Class 1 Design Review was submitted by Ronald James Ped on behalf of the applicant and property owner, Brandon Fahlman, of MAPP, LLC, for a proposed 24-unit multiple family residential development with associated common open space and site improvements.

Because multiple land use applications are required in connection with the proposed development, the applicant chose to consolidate and process them together as one pursuant to SRC 300.120(c). When multiple applications are consolidated, the review process for the application follows the highest numbered procedure type required for the land use applications involved, and the Review Authority is the highest applicable Review Authority under the highest numbered procedure type. Based on these requirements, the proposed consolidated Class 3 Site Plan Review and Class 1 Design is required to be reviewed by the Planning Administrator and processed as a Type II procedure.

2. After additional requested information was provided by the applicant, the application was deemed complete for processing on June 9, 2023, and notice of filing of the application was sent pursuant to Salem Revised Code (SRC) requirements.
3. The 120-day state mandated local decision deadline for the application is October 7, 2023.

SUBSTANTIVE FINDINGS

1. Background

The application under review by the Planning Administrator is a consolidated Class 3 Site Plan Review and Class 1 Design Review for development of an approximate 0.41-acre property located at 1341 Waller Street SE (**Attachment A**).

The proposal includes development of a 24-unit multiple family residential development with associated common open space and site improvements. Vehicular access to the proposed development will be provided from Waller Street SE, which abuts the property to the south, and Lee Street SE, which abuts the property to the east.

Pedestrian and bicycle access to the development will be provided by the existing network of streets and sidewalks in the surrounding area and through internal pathways proposed to be provided within the development.

2. Applicant's Plans and Statement

Land use applications are required to include a statement addressing the applicable standards and approval criteria of the Salem Revised Code and must be supported by proof they conform to such standards and approval criteria. The plans submitted by the applicant depicting the proposed development, and in support of the proposal, are attached to the decision as follows:

- Site Plan: **Attachment B**
- Landscaping Plan: **Attachment C**
- Building Floor Plans: **Attachment D**
- Building Elevations & Renderings: **Attachment E**

3. Summary of Record.

The following items are submitted to the record and are available: 1) All materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; 2) Any materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public; and 3) All documents referenced in this decision.

All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You can use the search function without registering and enter the permit number listed here: 23 101404.

4. Neighborhood Association and Public Comments.

The subject property is located within the boundaries of the Southeast Salem Neighborhood Association (SESNA).

Neighborhood Association Contact: SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request require neighborhood association contact. On October 14, 2022, the applicant contacted the Southeast Salem Neighborhood Association to provide details about the proposal; thereby satisfying the requirements of SRC 300.310.

Neighborhood Association Comments: Notice of the application was provided to the Southeast Salem Neighborhood Association pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, and

are adjacent to, the subject property. No comments were received from the neighborhood association.

Homeowners Association: Pursuant to SRC 300.520(b)(1)(B)(iv), notice is required to be provided to any active and duly incorporated Homeowners' Association (HOA) involving property subject to a Type II land use application. As indicated on the application form submitted by the applicant, the subject property is not located within a Homeowners' Association; therefore, HOA notice is not applicable.

Public Comments: In addition to providing notice to the neighborhood association, notice was also provided, pursuant to SRC 300.520(b)(1)(B)(ii), (iii), (vi), & (vii), to property owners and tenants within 250 feet of the subject property. Prior to the comment deadline, one public comment was received that indicated, in summary, that they are excited and happy that the empty lot will have a residential unit in its place, but concern was expressed about losing parking in front of their home.

Staff Response: The City's off-street parking requirements are included under SRC 806 (Off-Street Parking, Loading, and Driveways). The off-street parking standards applicable to the proposed multiple family development, based on the date of application submittal, do not require any off-street parking spaces to be provided for multiple family dwelling units that are smaller than 750 square feet in size. As shown on the floor plans for the multiple family buildings, the individual proposed dwelling units range in size from 400 square feet to 529 square feet. Because all of the proposed dwelling units are less than 750 square feet in size, there is no minimum off-street parking requirement for the proposed development.

5. City Department Comments

- A. Building and Safety Division: The City of Salem Building and Safety Division reviewed the proposal and provided comments indicating that the proposed buildings are required to maintain building offsets for fire separation and wall ratings.
- B. Fire Department: The City of Salem Fire Department reviewed the proposal and indicated that items including fire department access and water supply will be required per the Oregon Fire Code (OFC) and will be evaluated at the time of building permit plan review.
- C. Public Works Department: The City of Salem Public Works Department reviewed the proposal and provided comments pertaining to City infrastructure required to serve the proposed development. Comments from the Public Works Department are included as **Attachment F**.

6. Public Agency Comments

- A. Salem-Keizer School District: The Salem-Keizer School District reviewed the proposal and provided comments that are included as **Attachment G**. The School District indicates, in summary, that the property is served by Bush Elementary School, Leslie Middle School, and South Salem High School. The School District identifies sufficient existing school capacity at Bush Elementary School and Leslie Middle School to accommodate the projected increase in student enrollment resulting from the proposed development, but South Salem High School will be overcapacity.

The School District indicates the subject property is located within the walk zone of Bush Elementary School and South Salem High School and that students will be eligible for school provided transportation to Leslie Middle School.

DECISION CRITERIA FINDINGS

7. Analysis of Class 3 Site Plan Review Approval Criteria

Salem Revised Code (SRC) 220.005(f)(3) sets forth the following criteria that must be met before approval can be granted to an application for Class 3 Site Plan Review. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 220.005(f)(3)(A): The application meets all applicable standards of the UDC.

Finding: The proposal includes development of a 24-unit multiple family residential development with associated common open space and site improvements on property approximately 0.41 acres in size and located at 1341 Waller Street SE

The subject property is designated “Commercial” on the Salem Area Comprehensive Plan Map and zoned CO (Commercial Office). The allowed uses and applicable development standards of the CO zone are set forth under SRC Chapter 521.

The proposed development conforms to SRC Chapter 521 and all other applicable development standards of the Salem Revised Code as follows:

SRC Chapter 521 (CO Zone)

SRC 521.005 – Allowed Uses:

Allowed uses within the CO zone are identified under SRC 521.005, Table 521-1. Pursuant to the City’s Use Classification Chapter (SRC 400), the 24-unit multiple family development is classified as a Multiple Family use. Within the CO zone Multiple Family is allowed as a permitted use.

SRC 521.010(a) – Lot Standards:

Lot standards within the CO zone are established under SRC 521.010(a), Table 521-2. Within the CO zone, the minimum lot size for multiple family uses is 6,000 square feet, the minimum lot width is 40 ft., the minimum lot depth is 80 ft., and the minimum street frontage requirement is 16 ft.

The subject property is an approximate 0.41-acre (17,725 square-foot) corner lot with frontage on Waller Street SE and Lee Street SE. The subject property was lawfully created through two previously approved property line adjustments (Property Line Adjustment Case Nos. PLA22-03 & PLA22-04).

The approximate 17,725 square-foot size of the property exceeds the minimum 6,000 square-foot lot area requirement of the CO zone, the dimensions of the property exceed the minimum required 40-foot lot width and 80-foot lot depth, and the property has more than 16 feet of frontage on both Waller Street and Lee Street. The subject property therefore exceeds the minimum lot area, dimension, and street frontage requirements of the CO zone.

SRC 521.010(b) – Setbacks:

Setback requirements within the CO zone are established under SRC 521.010(b), Table 521-3 and Table 521-4. In addition to the setback requirements of the CO zone, multiple family developments must also comply with the additional multiple family design review setbacks included under SRC Chapter 702. The required setbacks of the CO zone applicable to multiple family developments are as follows:

Required CO Zone Setbacks		
Abutting Street		
Buildings	Min. 12 ft.	
Accessory Structures		
Parking and Vehicle Use Areas		
Interior Side & Interior Rear		
Buildings	Min. 10 ft. with Type C Landscaping & Screening ⁽¹⁾	
Accessory Structures		
Parking and Vehicle Use Areas		
Notes		
(1) <u>Required Landscaping & Screening</u> : Pursuant to SRC 807.015(a), Table 807-1, Type C Landscaping requires a minimum planting density of 1 plant unit per 20 square feet of landscaped area together with a minimum 6-foot-tall sight-obscuring fence or wall.		

As shown on the site plan, the proposed ground floors of the multiple family buildings are setback 14 feet from the street and at least 10 feet from interior side and interior rear property lines; the upper floors of these buildings are setback 12 feet from the street and at least 10 feet from interior side and interior rear property lines. The proposed multiple family buildings also include eaves, front porches, partially covered ground floor patios, and upper floor balconies/decks which project to varying degrees into required setbacks, but none of these building features project into the required setbacks more than the maximum amounts allowed under SRC 800.035(b), Table 800-2. Based on the setbacks provided, the proposed multiple family buildings conform to the minimum required setbacks of the CO zone.

In regard to the proposed office building serving the multiple family development located at the southeast corner of the site adjacent to Waller Street and Lee Street, this building is setback 12 feet from both streets and more than 10 feet from interior side and rear property lines. The setbacks provided for this building also exceed the minimum required setbacks of the CO zone.

The proposed development also includes a trash enclosure located in the northeastern portion of the site adjacent to the existing alley. Because the trash enclosure is considered an accessory structure, it is required to be setback a minimum of 12 feet from Lee Street and a minimum of 10 feet from the adjacent alley. As shown on the site plan, the trash enclosure is setback 12 feet from the street in conformance with minimum required setback abutting a street for an accessory structure in the CO zone, but the trash enclosure is setback only eight feet from the alley. Because the proposed trash enclosure does not meet the minimum required 10-foot setback from the alley, the following condition of approval shall apply:

Condition 1: The proposed trash enclosure serving the development shall be relocated to be setback a minimum 10 feet from the adjacent alley.

As indicated in the above summary table identifying the required setbacks of the CO zone, interior side and rear setbacks within the CO zone are required to be landscaped and screened according to the Type C landscaping and screening standards included under SRC 807.015(a), Table 807-1. Type C Landscaping requires a minimum planting density of 1 plant unit per 20 square feet of landscaped area together with a minimum 6-foot-tall sight-obscuring fence or wall. As shown on the site plan, a 6-foot-high sight-obscuring fence is proposed to be provided along the west property line of the subject property in conformance with required screening standards, but required screening is not, however, provided along the north property line. In order to ensure the proposed development conforms to the required Type C landscaping and screening requirements for interior side yards within the CO zone, the following condition of approval shall apply:

Condition 2: A minimum 6-foot-tall sight-obscuring fence shall be provided along the north property line of the subject property in conformance with applicable Salem Revised Code standards. The fence is not required between the proposed trash enclosure and the alley.

As conditioned, the proposed development conforms to setback requirements of the CO zone.

SRC 521.010(c) – Lot Coverage:

Lot coverage requirements within the CO zone are established under SRC 521.010(c), Table 521-5. Within the CO zone the maximum lot coverage requirement for buildings and accessory structures is 60 percent. As measured on the site plan, approximately 27 percent of the lot is covered by buildings and accessory structures. The percentage of lot coverage proposed does not exceed the maximum 60 percent lot coverage allowed in the CO zone. The proposed development conforms to this standard.

SRC 521.010(c) – Height:

Height requirements for buildings and accessory structures within the CO zone are established under SRC 521.010(c), Table 521-5. Within the CO zone the maximum allowed height for multiple family buildings is 50 feet and the maximum allowed height for multiple family accessory structures is 15 feet. As measured on the building elevation drawings for the development, the proposed multiple family buildings and supporting office building do not exceed the maximum allowed building height of 50 feet. Similarly, the proposed trash enclosure does not exceed the maximum allowed accessory structure height of 15 feet. The proposed development conforms to this standard.

SRC 521.010(d) – Landscaping:

Landscaping requirements within the CO zone are established under SRC 521.010(d). Within the CO zone landscaping is required as follows:

- (1) Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
- (2) Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC chapter 807.
- (3) Development Site. A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

Setback Landscaping. Within the CO zone, setbacks abutting a street are required to be landscaped according to the Type A landscaping standard of SRC Chapter 807 and interior side and rear setbacks are required to be landscaped according to the Type C landscaping standard of SRC Chapter 807. Both Type A and Type C landscaping require a minimum planting density of one plant unit per 20 square feet of landscaped area. As shown on the landscape plan for the development, all setback areas are proposed to be landscaped with a combination of trees, shrubs, and ground cover meeting the minimum required planting density of one plant unit per 20 square feet of landscaped area in conformance with the setback landscaping requirements of the CO zone.

Parking & Vehicular Use Area Landscaping. SRC 806.035(d) establishes interior landscaping requirements for parking areas greater than 5,000 square feet in size. As shown on the site plan, the proposed development does not include any off-street parking and vehicle use areas. As such, this landscaping standard is not applicable to the proposed development.

Development Site Landscaping. The subject property is approximately 0.41 acres (17,725 square feet) in size and therefore a minimum of 2,659 square feet of the development site is required to be landscaped. As shown on the landscape plan, a total of approximately 10,724 square feet (60.5 percent) of the development site is landscaped. The proposal therefore conforms to the development site landscaping requirements of SRC 522.010(d)(3).

Because a detailed landscape plan was not submitted for the development identifying the specific types of plants that will be planted within the identified landscape areas, the following condition of approval shall apply to ensure that the landscape areas will be landscaped with plant units meeting the minimum planting density requirements of SRC Chapter 807 (Landscaping):

Condition 3: At the time of building permit review, the applicant shall provide a full landscaping plan in conformance with the minimum plant unit density requirements of SRC Chapter 521 and SRC Chapter 807.

The proposed development, as conditioned, conforms to the landscaping requirements of the CO zone.

SRC 521.015 – Design Review:

Pursuant to SRC 521.015(a), multiple family development within the CO zone shall be subject to design review according to the multiple family design review standards set forth under SRC Chapter 702.

Included with the proposed development is an application for Class 1 Design Review to review the proposed development for conformance with the multiple family design review standards of SRC Chapter 702. Analysis of the Class 1 Design Review application and findings demonstrating the proposed development's conformance with the applicable multiple family design review standards of SRC Chapter 702 are included under Section 8 of this decision.

SRC Chapter 800 (General Development Standards)

SRC 800.055 – Solid Waste Service Areas

SRC 800.055 establishes standards that apply to all new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

A solid waste service area is defined under SRC 800.010 as, "An area designed and established for the purpose of satisfying the local collection franchisee service requirements for servicing receptacles, drop boxes, and compactors singularly or collectively."

The proposed development includes one trash enclosure/collection area meeting the definition of a solid waste service area under SRC 800.010. As shown on the detail drawing for the proposed trash enclosure (**Attachment H**), the trash collection area is enclosed by a 6-foot 8-inch-tall cmu block wall in conformance with the screening standards of SRC 800.055, but the front opening of the enclosure does not meet the minimum required unobstructed opening width of 12 feet and the dumpster within the enclosure is not separated the minimum required 1.5 feet from the site wall of the enclosure.

In order to ensure that the proposed trash collection/recycling area conforms to the applicable standards of SRC 800.055, the following conditions of approval shall apply:

- Condition 4:** The trash/recycling area shall conform to the solid waste service area standards of SRC 800.055.
- Condition 5:** In order to allow for servicing by the franchised hauler, the area located between the front opening of the trash enclosure and the alley shall be paved to the existing edge of the paved alley.

SRC Chapter 806 (Off-Street Parking, Loading, and Driveways)

SRC Chapter 806 establishes requirements for off-street parking, loading, and driveways. Included in the chapter are standards for minimum and maximum off-street vehicle parking; minimum bicycle parking; minimum loading; and parking, bicycle parking, loading, and driveway development standards.

Off-Street Parking.

Minimum Off-Street Vehicle Parking. Minimum off-street vehicle parking requirements are established under SRC 806.015(a), Table 806-1. The minimum off-street parking requirement for the proposed multiple family development is as follows:

Minimum Off-Street Parking		
Multiple Family	None	Applicable to the multiple family dwelling units smaller than 750 square feet.

As shown on the floor plans for the proposed multiple family buildings (**Attachment D**), the dwelling units range in size from 400 square feet to 529 square feet. Because all of the proposed dwelling units are less than 750 square feet in size, there is no minimum off-street parking requirement for the proposed development.

As shown on the site plan, no off-street parking is proposed. The proposed development conforms to this code standard.

Bicycle Parking.

Minimum Bicycle Parking. Minimum bicycle parking requirements are established under SRC 806.055, Table 806-9. The minimum bicycle parking requirement for the proposed development is as follows:

Minimum Bicycle Parking		
	Bike Parking Ratio	Max. Percentage of Long-Term Spaces
Multiple Family	The greater of 4 spaces or 0.1 spaces per dwelling unit.	100%

Based on the above identified minimum bicycle parking requirement, a minimum of four bike parking spaces are required for the proposed 24-unit multiple family development. As shown on the site plan, the proposed development includes a total six bike parking spaces. The proposed development meets this standard.

Bicycle Parking Location. SRC 806.060(a)(1) requires bicycle parking areas to be located outside the building and located within a convenient distance of, and clearly visible from, the primary entrance of a building, but in no event shall the bicycle parking area be located more than 50 feet from the primary building entrance.

As shown on the site plan, the proposed bicycle parking spaces provided within the development are located within 50 feet of building entrances. The proposed development meets this standard.

Bicycle Parking Access. SRC 806.060(b) requires bicycle parking areas to have direct and accessible access to the public right-of-way and the primary building entrance that is free of barriers which would require users to lift their bikes in order to access the bicycle parking area.

As shown on the site plan, proposed bike spaces are located within 50 feet of building entrances and can be accessed via barrier free routes that include the pedestrian paths included within the development that connect to the public sidewalks on Waller Street and Lee Street. The proposal meets this standard.

Bicycle Parking Dimensions. SRC 806.060(c), Table 806-10, requires bicycle parking spaces to be a minimum of 2 feet in width (*min. 1.5 ft when spaces are located side-by-side*) by 6 feet in length and served by a minimum 4-foot-wide access aisle. When bicycle parking spaces are located adjacent to a wall, a minimum clearance of two feet is required between the bike rack and the wall.

As shown on the site plan, all of the bike parking spaces included within the development meet the minimum required bike parking dimension, access aisle, and clearance requirements of SRC 806.060(c).

Bicycle Parking Area Surfacing. SRC 806.060(d) requires bicycle parking spaces located outside a building to consist of a hard surface material meeting the Public Works Design Standards. As shown on the site plan, the proposed bike parking spaces will be located on a paved area in conformance with this standard.

Bicycle Racks. SRC 806.060(e) establishes requirements for bicycle racks. Based upon these standards, bicycle racks are required to:

- Support the bicycle frame in a stable position in two or more places a minimum of six inches horizontally apart without damage to the wheels, frame, or components;
- Allow the bicycle frame and at least one wheel to be located to the rack with a high security U-shaped shackle lock;
- Be of a material that resists, cutting, rusting, and bending or deformation; and
- Be securely anchored.

As shown on the bike rack detail drawing submitted by the applicant, staple/inverted style bike racks will be provided. The proposed bike racks conform to the design/style and material requirements of SRC 806.060(e) and will be securely anchored.

Off-Street Loading Areas.

Minimum off-street loading requirements are established under SRC 806.075, Table 806-11. The minimum loading requirement for the proposed development is as follows:

Minimum Loading		
Multiple Family	5 to 49 dwelling units	None

Based on the above identified minimum off-street loading requirement, the proposed 24-unit multiple family development is not required to provide any off-street loading areas.

SRC Chapter 601 (Floodplain Overlay Zone)

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

SRC Chapter 808 (Preservation of Trees & Vegetation)

The City's tree preservation ordinance (SRC Chapter 808) protects:

- 1) Heritage Trees;
- 2) Significant Trees (including Oregon White Oaks with diameter-at-breast-height (*dbh*) of 20 inches or greater and any other tree with a *dbh* of 30 inches or greater, with the exception of tree of heaven, empress tree, black cottonwood, and black locust);
- 3) Trees and native vegetation in riparian corridors; and
- 4) Trees on lots or parcels 20,000 square feet or greater.

The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more *dbh*, and possesses an upright arrangement of branches and leaves."

As shown on the site plan and landscape plan, there are two significant trees located on the subject property. One of the trees is a 30-inch Oregon white oak located near the northwest corner of the site and the other is a 32-inch Oregon white oak located further south on the property closer to the proposed multiple family building located on the southern portion of the site. Both trees are proposed to be preserved by the applicant.

SRC 808.046 establishes tree protection measures that apply to trees that are required to be preserved or protected under the UDC during construction. Per SRC 808.046(a), trees shall be protected during construction with the installation of an above ground silt fence that encompasses 100 percent of the critical root zone of the tree. In order to accommodate development, SRC 808.046(a)(3)(A) allows up to a maximum of 30 percent of the critical root zone of a tree to be disturbed when a report for an arborist is submitted documenting that the disturbance will not compromise the long-term health and stability of the tree and all recommendations included in the report to minimize any impacts to the tree are followed.

Due to the location of the existing 32-inch oak, the proposed multiple family building on the southern portion of the site will partially encroach into the critical root zone of this tree. As shown on the landscape plan (**Attachment C**), the amount of encroachment equals approximately 26 percent and includes not only the encroachment resulting from the proposed new development, but also existing encroachment from the existing development on the abutting property to the west.

As a result of the proposed partial encroachment into the critical root zone, the applicant submitted a report from an ISA Certified Arborist (**Attachment I**), as required under SRC 808.046(a)(3)(A), evaluating the proposal and assessing its potential impact on the health and stability of the tree. The arborist report indicates, in summary, that the west side of the existing 32-inch oak has been in close proximity to the existing building and concrete on the abutting property to the west and appears to have adapted; and that the south side of the tree will be somewhat impacted in the construction zone but they are confident protection fencing around the tree at approximately 74 percent coverage of the critical root zone will not adversely affect or damage the health of the tree. To ensure the protection of the tree, the report identifies several recommended actions to be taken to prevent damage to the tree including, but not limited to, the installation of sturdy fencing around the critical root zone and limits on the types

of activity that can be conducted in that designated area. Based on the conclusions included within the arborist report, the proposed development can occur on the site without jeopardizing the health or stability of the tree. In order to ensure the proposed development conforms to the tree preservation requirements of SRC 808.015, the following condition of approval shall apply:

Condition 6: Protective fencing for the 32-inch oak on the property shall be provided that encompasses 74 percent of the critical root zone of the tree as identified in the arborist report included as Attachment I to this decision. The protective fencing shall remain in place until issuance of certificate of occupancy for the development and all recommended protection measures identified in the arborist report shall be followed.

The proposed development, as conditioned, complies with the requirements of SRC Chapter 808.

SRC Chapter 809 (Wetlands):

Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no mapped wetlands or waterways located on the subject property.

SRC Chapter 810 (Landslide Hazards)

According to the City's adopted landslide hazard susceptibility maps, the subject property does not contain any areas of mapped landslide hazard susceptibility. Pursuant to the City's landslide hazard ordinance (SRC Chapter 810), a geologic assessment is therefore not required in conjunction with the proposed development.

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: The subject property is a corner lot with frontage on both Waller Street SE and Lee Street SE, and an unnamed alley. Vehicular access to the development will be provided from these streets, the existing alley, and the network of other streets in the surrounding area.

Both Waller Street SE and Lee Street SE are designated as a local streets under the City's Transportation System Plan (TSP) requiring a 30-foot-wide improvement within a 60-foot-wide right-of-way. Comments from the Public Works Department (**Attachment F**) indicate that Waller Street is currently improved with an approximate 30-foot-wide improvement within a 60-foot-wide right of way and Lee Street is improved with an approximate 36-foot-wide improvement within a 60-foot-wide right-of-way.

The TSP standard for an alley is a 10-foot to 20-foot-wide improvement within a 10-foot to 20-foot-wide right-of-way. Comments from the Public Works Department indicate that the existing

alley to the north of the property is currently improved with an approximate 10-foot-wide improvement within a 16-foot-wide right-of-way.

Waller Street, Lee Street, and the existing alley meet the right-of-way width and pavement width standards of the TSP; therefore, no additional street or alley improvements are required as a condition of the proposed development. However, existing streetscape improvements along the property's Waller Street and Lee Street frontages do not conform to the requirements of SRC Chapter 803 (Streets and Right-of-Way Improvements) and the City's TSP. In order to ensure that the streets providing access to the development conform to the requirements of SRC Chapter 803 and the TSP, the following condition of approval shall apply:

Condition 7: Along Waller Street SE and Lee Street SE, provide streetscape improvements including streetlights, street trees, and replacement of property line sidewalks in accordance with SRC Chapter 803 and the Public Works Design Standards (PWDS).

The proposed development, as conditioned, ensures that the street frontages on the perimeter of the property conform to the City's TSP and SRC Chapter 803; thereby ensuring that the transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development. This approval criterion is met.

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 subject property is currently served by one existing driveway approach onto Lee Street SE. However, because the proposed development does not include off-street parking, this existing driveway approach is no longer needed. In order to ensure the safe movement of vehicles, bicycles, and pedestrians, and to eliminate any potential vehicle and pedestrian conflicts associated with the exiting driveway approach onto Lee Street, which is no longer needed, the following condition of approval shall apply:

Condition 8: The existing driveway approach along Lee Street SE shall be removed.

The development as proposed, and conditioned, ensures for the safe movement of vehicles, bicycles and pedestrians because no off-street parking or driveways are proposed and the existing driveway will be removed; thereby reducing the potential for vehicle and pedestrian conflicts at the sidewalk. This approval criterion is met.

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

Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for the site and indicates that sewer infrastructure is available within surrounding streets and is adequate to serve the proposed development, and the existing 2-inch water main in Waller Street SE is inadequate to provide sufficient fire flows for the development pursuant to Public Works Design Standards (PWDS). In order to ensure the proposed development is adequately served with City water, the following condition of approval shall apply:

Condition 9: Construct a minimum 8-inch public water main from 13th Street SE to serve the development site and submit information that demonstrates the new main provides sufficient fire flow to serve the proposed development pursuant to the Public Works Design Standards (PWDS).

The proposed development, as conditioned, will be adequately served by City utilities. This approval criterion is met.

8. Class 1 Design Review Approval Criteria

Salem Revised Code (SRC) 225.005(e)(1) sets forth the criteria that must be met before approval can be granted to an application for Class 1 Design Review. Pursuant to SRC 225.005(e)(1), an application for a Class 1 Design Review shall be approved if all of the applicable design review standards are met.

Because the proposal is for a 24-unit multiple family development, the design review standards that are applicable to the proposed development are the multiple family design review standards included under SRC 702.020, which apply to multiple family developments with 13 or more dwelling units.

The following subsections are organized with the multiple family design review standard shown in ***bold italic***, followed by findings evaluating the proposal for conformance with the design review standards. Lack of compliance with the design review standards is grounds for denial of the Class 1 Design Review application, or for the issuance of conditions of approval to ensure the standards are met.

SRC 702.020(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.

Finding: The subject property is approximately 0.41 acres (17,725 square-foot) in size. Based on this size, the proposed development is required to include a minimum of 5,318 square feet of permanently reserved open space. As measured on the site plan and landscape plan, the proposed development includes a total of approximately 10,581 square feet of open space (59.7 percent of the gross site area). The proposed development conforms to this design review standard.

(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.

Finding: Based on the number of dwelling units included within the development, the proposed 24 dwelling units require at least one common open space to be provided within the development that is a minimum of 1,250 square feet in size, with a minimum horizontal dimension of 25 feet.

As identified on the site plan, the largest common open space area included within the development is located in the northwest portion of the site. The area measures approximately 5,184 square feet in size and has horizontal dimensions of approximately 64 feet by 81 feet. The proposed common open space area exceeds the minimum required size and dimension requirements of Table 702-3, and is not located on land with slopes greater than 25 percent. The proposed development conforms to this design review standard.

(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.*

Finding: The topography of the site is flat. As shown on the site plan and landscape plan submitted by the applicant, none of open space areas provided are located on land with slopes greater than 25 percent. The proposed development conforms to this design review standard.

(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.*

Finding: As shown on the site plan, landscape plan, and building elevation drawings, each of the proposed dwelling units within the development include private open space in the form of ground floor patios and upper floor balconies. All of the ground floor patio areas are more than 96 square feet in size; the upper floor balconies are 48 square feet in size; and none of the patios or balconies have a dimension of less than 6 feet. The proposed development conforms to this design review standard.

(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.*

Finding: Because the proposed development includes 24 dwelling units, a minimum of 20 percent of the dwelling units are required to include private open space that meets the dimension standards set forth in Table 702-4.

As shown on the site plan, landscape plan, and building elevation drawings, private open space is proposed to be provided for all of the dwelling units within the development. The proposed development conforms to this design review standard.

(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.**

Finding: As shown on the site plan and landscape plan, the proposed development includes landscape garden boxes in the northern portion of the site. The proposed development, however, exceeds minimum open space requirements without the need to utilize this standard.

(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.

Finding: While the subject property is located within one-quarter mile of a publicly owned park (*Bush's Pasture Park*), the applicant has not chosen to reduce their total amount of open space, as allowed under this section, because the proposed development otherwise exceeds minimum open space requirements without the utilization of this standard.

SRC 702.020(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.

Finding: The subject property is approximately 0.41 acres (17,725 square feet) in size. Based on this size, a minimum of nine trees are required to be planted or preserved on the site. As shown on the landscape plan, a total of 20 trees are proposed to be provided on the site. Two of these trees are the existing 30-inch and 32-inch Oregon white oaks which are proposed to be preserved by the applicant. The proposed development conforms to this design review standard.

(2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:

- (A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and***

(B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chainlink fencing with slats shall be not allowed to satisfy this standard.

Finding: The subject property is zoned CO (Commercial Office) and abuts public streets on two sides and an alley to the north. The only property that abuts the site is the property to the west, which is zoned CR. Because the proposed development does not abut any property that is zoned RA or RS, this design review standard is not applicable to the proposed development.

(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.

Finding: As shown on the landscape plan, shrubs are proposed to be provided in some areas of the site, but not all of the primary entryways for individual or common entryways include shrubs adjacent to them as required by this standard. In order to ensure that the primary entryways to individual units and combination of units are defined and accentuated with landscaping as required by this design review standard, the following condition of approval shall apply:

Condition 10: A minimum of two plant units shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.

The proposed development, as conditioned, conforms to this design review standard.

(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.

Finding: As shown on the landscape plan, trees are planted around the perimeter of the proposed buildings to soften their visual impact and create residential character. The proposed development conforms to this design review standard.

(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.

Finding: As shown on the landscape plan, shrubs are proposed to be provided around the buildings in some areas, but based on the information provided it's not clear whether the minimum required number of plant units in the form of shrubs is being provided around the buildings. In order to ensure that shrubs are planted around the perimeter of the proposed buildings in conformance with the design review standard, the following condition of approval shall apply:

Condition 11: Shrubs shall be distributed around the perimeter of the proposed buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.

The proposed development, as conditioned, conforms to this design review standard.

(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.

Finding: As shown on the landscape plans, a combination of landscaping, in the form of shrubs, and fencing is proposed to be provided around some of the ground level private open space areas in order to physically and visually separate them from the common open spaces areas on the site. The perimeter shrubs and fencing is not provided, however, around the perimeter of all of the ground level private open space areas. In order to ensure that all ground level private open space areas are physically and visually separated from common open space areas, the following condition of approval shall apply:

Condition 12: All ground level private open space areas shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

The proposed development, as conditioned, conforms to this design review standard.

(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).

Finding: As shown on the site plan, the proposed development does not include an off-street parking area. This design review standard is therefore not applicable to the proposed development.

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

SRC 702.020(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.

Finding: As shown on the floor plans and building elevations for the proposed buildings, windows are provided in habitable rooms, other than bathrooms, on walls that face common open space, parking areas, and pedestrian paths. The proposed development conforms to this design review standard.

(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.

Finding: A detailed lighting plan was not provided with the proposed development. In order to ensure that lighting is provided for the site in conformance with this standard, the following condition of approval shall apply:

Condition 13: Lighting shall be provided that illuminates exterior dwelling unit entrances and the pedestrian path within the development.

The proposed development, as conditioned, conforms to this design review standard.

(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.

Finding: As shown on the site plan and landscape plan, no landscaping or fencing is proposed that would obstruct visibility between street facing dwelling units and the street. The proposed development conforms to this design review standard.

(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.

Finding: As shown on the landscape plan, the proposed development includes fences next to some of the private open space areas in order to separate the ground floor private open space from common open space. In order to that the privacy fencing provided does not obscure visibility as required by this standard, the following condition of approval shall apply:

Condition 14: Privacy fences included within the development to separate private open space from common open space shall not exceed a maximum of three feet.

The proposed development, as conditioned, conforms to this design review standard.

SRC 702.020(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).

Finding: As shown on the site plan, the proposed development does not include an off-street parking area. This design review standard is therefore not applicable to the proposed development.

(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.

Finding: As shown on the site plan, the proposed development does not include an off-street parking area. This design review standard is therefore not applicable to the proposed development.

(3) *Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.*

Finding: As shown on the site plan, the proposed development does not include an off-street parking area. The subject property also does not abut property zoned RA or RS. This design review standard is therefore not applicable to the proposed development.

(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. Pedestrian pathways shall be a minimum of five feet in width.*

Finding: As shown on the site plan and landscape plan, the proposed development includes pedestrian paths that extend through the site to provide connectivity between dwelling unit entrances, common open space, and the street in conformance with this standard. The pedestrian paths meet the minimum required 5-foot width in all locations with the exception of a section of path in the north end of the site, located between North Building B and the proposed trash enclosure which runs east-west to connect to Lee Street SE, which is only four feet in width. In order to ensure that all of the pedestrian paths within the development meet the minimum required width established by this standard, the following condition of approval shall apply:

Condition 15: The section of pedestrian pathway in the north end of the site, located between North Building B and the proposed trash enclosure and running east-west to connect to Lee Street SE, shall be widened to five feet in width.

The proposed development, as conditioned, conforms to this design review standard.

SRC 702.020(e) – Façade and Building Design.

(1) *To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.*

Finding: As shown on the floor plans and elevations for the proposed buildings, none have a dimension that is greater than 150 feet. The proposed development conforms to this design review standard.

(2) *Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions*

between new buildings and structures on site and existing buildings and structures on abutting sites.

(A) A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.020(b)(2)(B) is increased to eight feet tall.

Finding: The subject property is zoned CO (Commercial Office) and abuts public streets on two sides and an alley to the north. The only property that abuts the site is the property to the west, which is zoned CR. Because the proposed development does not abut any property that is zoned RA or RS, this design review standard is not applicable to the proposed development.

(3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Finding: The subject property is zoned CO (Commercial Office) and abuts public streets on two sides and an alley to the north. The only property that abuts the site is the property to the west, which is zoned CR. Because the proposed development does not abut or face any property that is zoned RA or RS, this design review standard is not applicable to the proposed development.

(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

Finding: As measured on the site plan, approximately 51.5 percent of the buildable width of the lot abutting Waller Street SE is occupied by buildings placed at the setback line and approximately 44.2 percent of the buildable width of the lot abutting Lee Street SE is occupied by buildings placed at the setback line. The proposed development conforms to this design review standard.

(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.

Finding: As shown on the site plan and building elevations, the proposed ground-level dwelling units on the site located within 25 feet of the property lines abutting Waller Street SE and Lee Street SE have entrances facing the street with direct pedestrian access to the streets. The proposed development conforms to this design review standard.

(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.

Finding: As shown on the site plan and building elevations, the ground floor dwelling units included within the proposed development are architecturally defined with a differentiated roof,

and shared access is provided to no more than four dwelling units. The proposed development conforms to this design review standard.

(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.*

Finding: As shown on the building elevations, none of the proposed buildings within the development include roof mounted mechanical equipment. This standard is therefore not applicable to the proposed development.

(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)*

Finding: As shown on the building elevations, none of the buildings within the development have roof lines that exceed a horizontal length of 100 feet without a difference in elevation of at least four feet. The proposed development conforms to this design review standard.

(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.*

Finding: As measured on the site plan and building elevations, none of the proposed buildings have a dimension greater than 80 feet in length and they have been designed to incorporate offsets and articulation to break up the overall mass of the building. The proposed development conforms to this design review standard.

(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.*

Finding: As shown on the building elevations, the proposed multiple family buildings are three-stories in height. In order to break up the vertical mass of the buildings, the proposed design utilizes a different color on the ground floor facades of the buildings to visually distinguish them from the upper floor facades. The proposed development conforms to this design review standard.

9. Conclusion

Based upon review of SRC Chapters 220 and 225, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

Class 3 Site Plan Review and Class 1 Design Review Case No. SPR-DR23-21 is hereby **APPROVED** subject to SRC Chapters 220 and 225, the applicable standards of the Salem Revised Code, conformance with the approved site plan included as Attachment B, and the following conditions of approval:

- Condition 1:** The proposed trash enclosure serving the development shall be relocated to be setback a minimum 10 feet from the adjacent alley.
- Condition 2:** A minimum 6-foot-tall sight-obscuring fence shall be provided along the north property line of the subject property in conformance with applicable Salem Revised Code standards. The fence is not required between the proposed trash enclosure and the alley.
- Condition 3:** At the time of building permit review, the applicant shall provide a full landscaping plan in conformance with the minimum plant unit density requirements of SRC Chapter 521 and SRC Chapter 807.
- Condition 4:** The trash/recycling area shall conform to the solid waste service area standards of SRC 800.055.
- Condition 5:** In order to allow for servicing by the franchised hauler, the area located between the front opening of the trash enclosure and the alley shall be paved to the existing edge of the paved alley.
- Condition 6:** Protective fencing for the 32-inch oak on the property shall be provided that encompasses 74 percent of the critical root zone of the tree as identified in the arborist report included as Attachment I to this decision. The protective fencing shall remain in place until issuance of certificate of occupancy for the development and all recommended protection measures identified in the arborist report shall be followed.
- Condition 7:** Along Waller Street SE and Lee Street SE, provide streetscape improvements including streetlights, street trees, and replacement of property line sidewalks in accordance with SRC Chapter 803 and the Public Works Design Standards (PWDS).
- Condition 8:** The existing driveway approach along Lee Street SE shall be removed.
- Condition 9:** Construct a minimum 8-inch public water main from 13th Street SE to serve the development site and submit information that demonstrates the new main provides sufficient fire flow to serve the proposed development pursuant to the Public Works Design Standards (PWDS).

- Condition 10:** A minimum of two plant units shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.
- Condition 11:** Shrubs shall be distributed around the perimeter of the proposed buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.
- Condition 12:** All ground level private open space areas shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.
- Condition 13:** Lighting shall be provided that illuminates exterior dwelling unit entrances and the pedestrian path within the development.
- Condition 14:** Privacy fences included within the development to separate private open space from common open space shall not exceed a maximum of three feet.
- Condition 15:** The section of pedestrian pathway in the north end of the site, located between North Building B and the proposed trash enclosure and running east-west to connect to Lee Street SE, shall be widened to five feet in width.

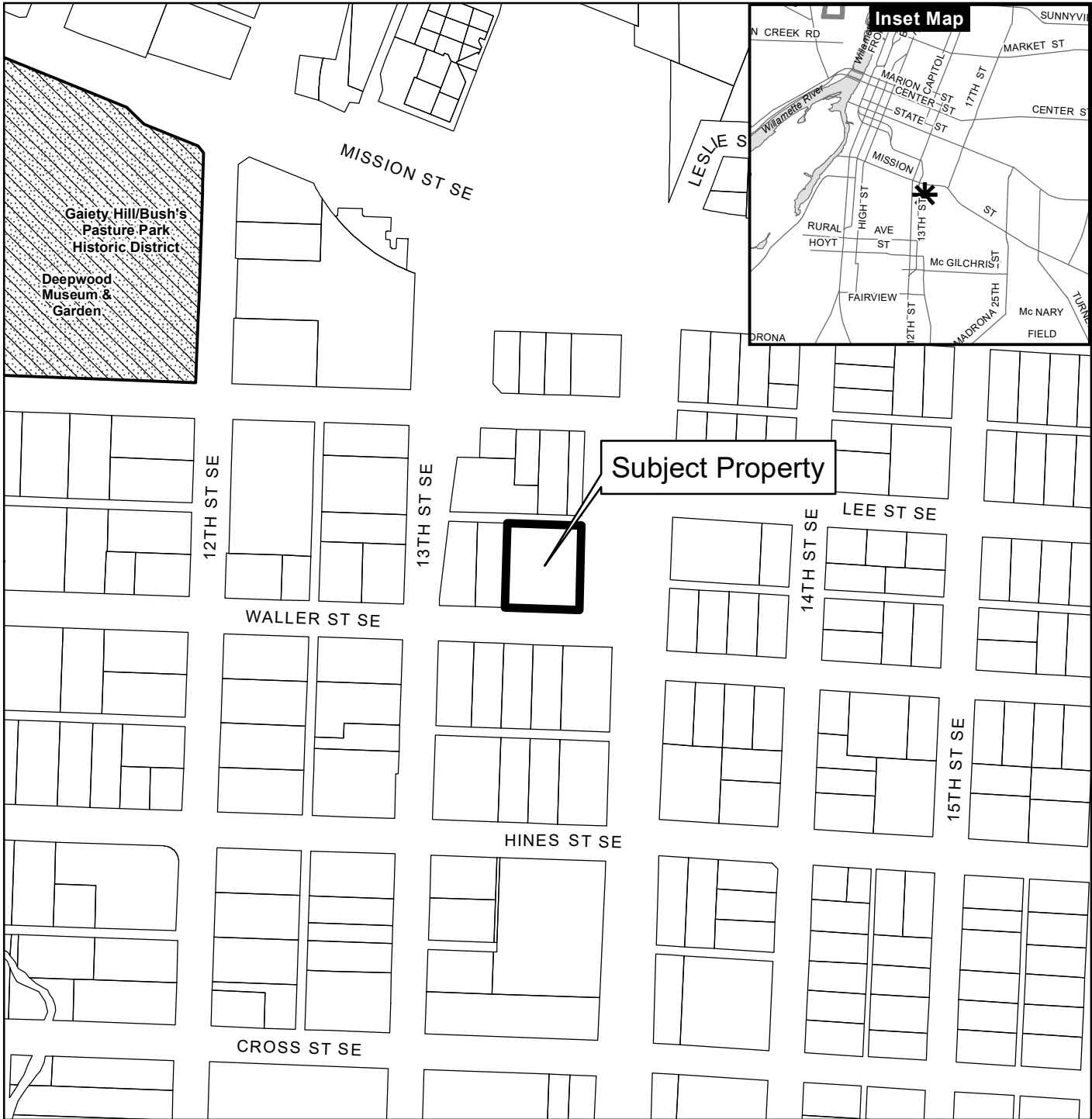


Bryce Bishop, Planner III, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

- Attachments:
- A. Vicinity Map
 - B. Site Plan
 - C. Landscape Plan
 - D. Building Floor Plans
 - E. Building Elevations and Renderings
 - F. City of Salem Public Works Department Comments
 - G. Salem-Keizer School District Comments
 - H. Detail Drawings
 - I. Arborist Report

<http://www.cityofsalem.net/planning>

Vicinity Map 1341 Waller Street SE



Legend

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

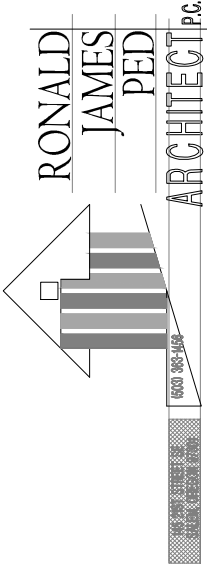
Parks

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Community Development Dept.

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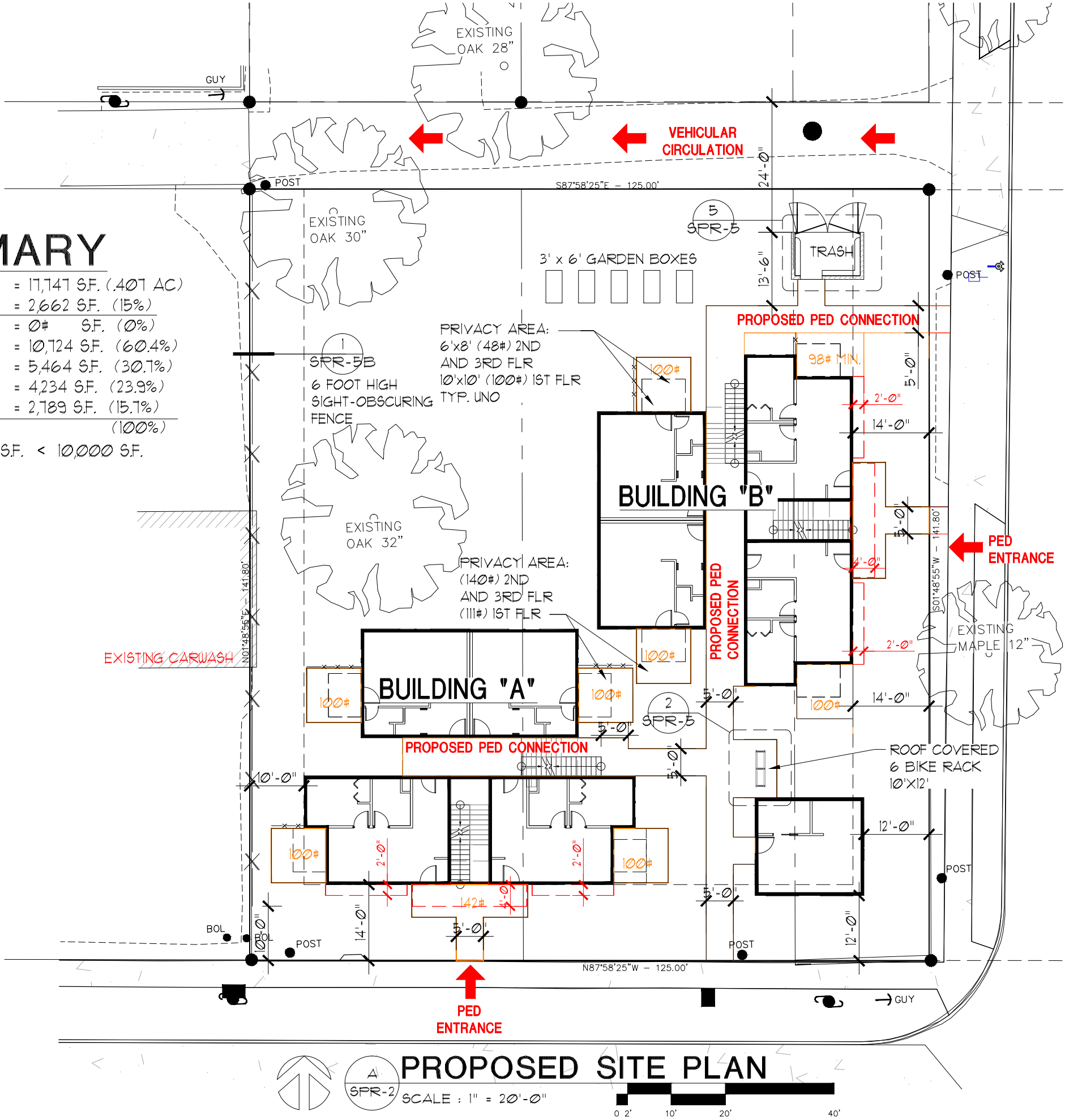
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SITE SUMMARY

PROPERTY SIZE	= 17,141 S.F. (.401 AC)
REQ'D LANDSCAPE AREA	= 2,662 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 10,724 S.F. (60.4%)
COMMON LANDSCAPE AREA	= 5,464 S.F. (30.1%)
BUILDING FOOTPRINT AREA	= 4,234 S.F. (23.9%)
HARD SCAPE AREA	= 2,789 S.F. (15.7%)
	(100%)
TOTAL IMPERVIOUS	7,023 S.F. < 10,000 S.F.



Site Plan Review Class 3
Fahman Glaze Apartments
1341 Waller St., Salem, Or

SITE SUMMARY

PROPERTY SIZE	= 17,141 S.F. (.401 AC)
REQ'D LANDSCAPE AREA	= 2,662 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 10,124 S.F. (60.4%)
COMMON LANDSCAPE AREA	= 5,464 S.F. (30.1%)
BUILDING FOOTPRINT AREA	= 4,234 S.F. (23.9%)
HARD SCAPE AREA	= 2,789 S.F. (15.7%)
	(100%)

TOTAL IMPERVIOUS 1,023 S.F. < 10,000 S.F. ACTUAL DISTURBED AREA

CRITICAL ROOT ZONE AREA RECOMMENDATIONS

- Establish tree protection zones (TPZs) around protected tree(s) by installing sturdy fencing with 8' posts at a minimum distance of the tree's drip line.
- Clearly identify the perimeter of the TPZs with highly visible signs.
- Confine construction offices, vehicular parking, worker break sites, and material storage to locations outside of the TPZs.
- Avoid cutting tree roots over 4 inches in diameter.
- Make all necessary cuts to tree roots cleanly with sharp tools; never tear with a backhoe.
- Do not change soil grade within the TPZ by cutting or filling.
- Take care to not wound or break tree trunks or branches through contact with vehicles and heavy equipment.

critical root zone area 3,217#
SRC 808.046(a)(3)A 30% of CRZ 1,072#
ACTUAL DISTURBED 26% 839#

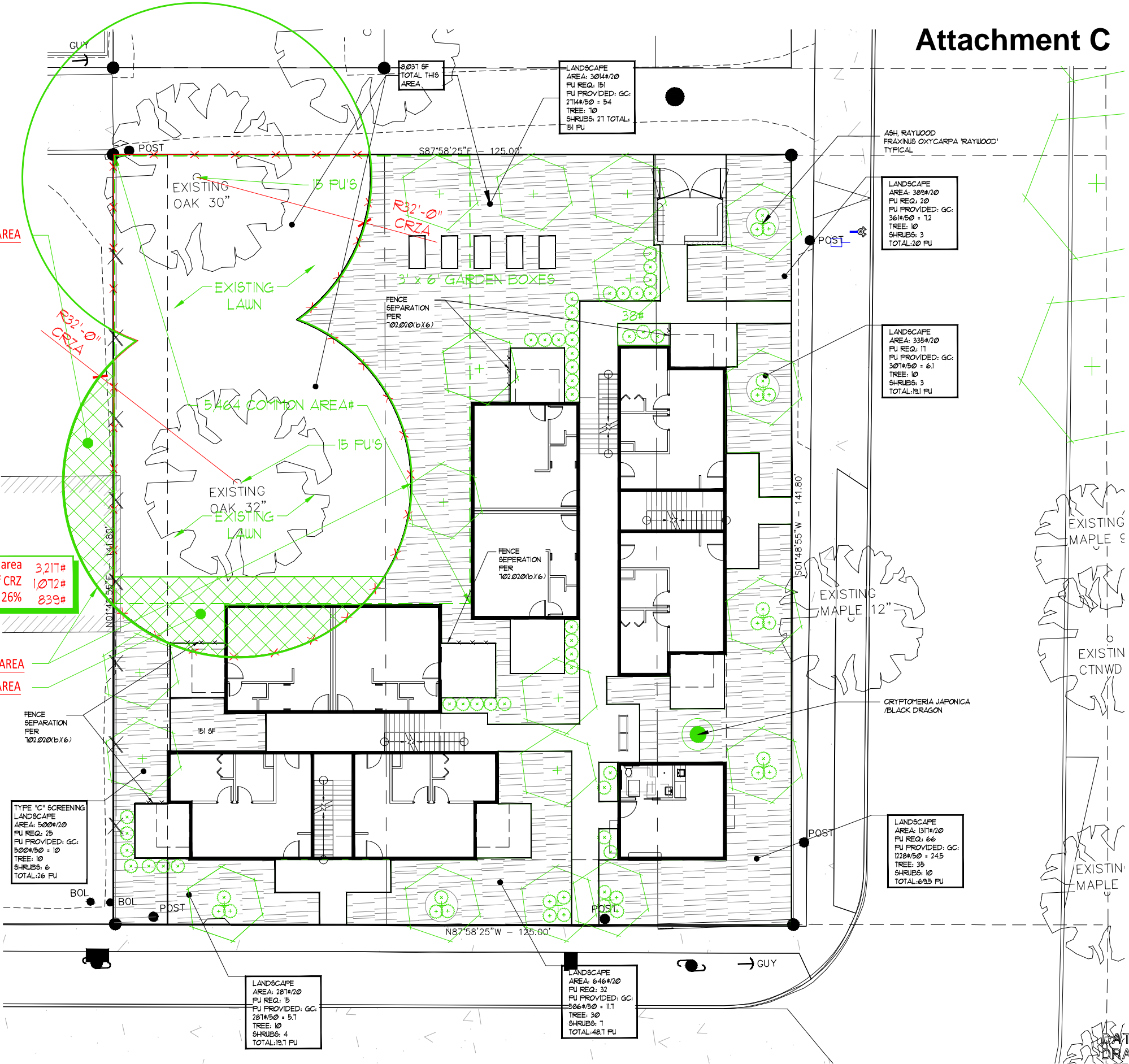
CRITICAL ROOT ZONE AREA
ACTUAL DISTURBED AREA

TABLE 102-3. COMMON OPEN SPACE
AREA SIZE AND DIMENSIONS

MORE THAN 20 UNITS (HAVE 24)	= 1,000 SF(20)
*4 (UNITS OVER 20)	= +50 SF(4x12.5)
MIN. AREA REQUIRED	= 1,050 SF
PROVIDED AREA	= 4,470 SF
*250 SF/20 (FOR EACH ADDITIONAL UNIT) = 12.5 SF	

TABLE 102-4. PRIVATE OPEN
SPACE SIZE AND DIMENSIONS

	MIN. AREA	MIN. DIMENSION
1ST FLOOR	= 96SF	6 FT
2ND AND 3RD	= 48SF	6 FT

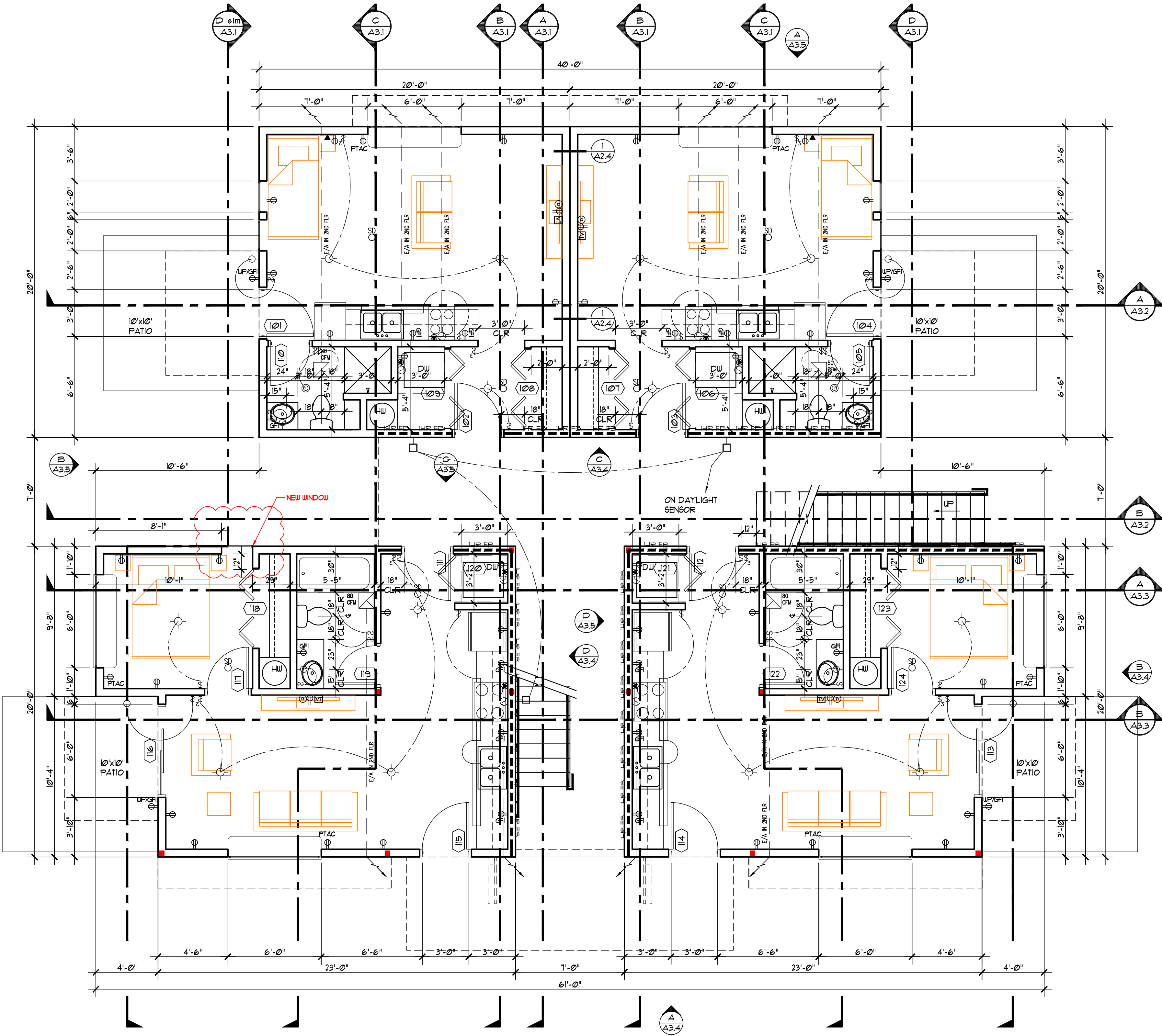


Attachment C

RONALD JAMES PED ARCHITECT PC

Site Plan Review Class 3
Fahman Glaze Apartments
1341 Waller St., Salem, Or

DATE: 9 JAN 2023
DRAWN: glm
JOB NO.: 2207
SPR 6



PROPOSED
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



BUILDING 'A' SET
SOUTH BUILDING

DOOR SCHEDULE						
"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"						
NO.	SIZE	TYPE	CONSTR	FINISH	GLASS	FRAME
101	3'-0"x6'-8"x13/4"	A	HM	ME	TP	2
102	3'-0"x6'-8"x13/4"	B	HM	ME	TP	5
103	3'-0"x6'-8"x13/4"	B	HM	ME	TP	5
104	3'-0"x6'-8"x13/4"	A	HM	ME	TP	2
105	3'-0"x6'-8"x13/4"	B	TY	TY	TP	3
106	5'-0"x6'-8"x13/4"	E	TY	TY	TP	1
107	5'-0"x6'-8"x13/4"	E	TY	TY	TP	1
108	5'-0"x6'-8"x13/4"	E	TY	TY	TP	1
109	5'-0"x6'-8"x13/4"	E	TY	TY	TP	1
110	3'-0"x6'-8"x13/4"	B	TY	TY	TP	3
111	3'-0"x6'-8"x13/4"	B	HM	ME	TP	5
112	3'-0"x6'-8"x13/4"	B	HM	ME	TP	5
113	6'-0"x6'-8"x13/4"	C	VN	FF	TP	1
114	3'-0"x6'-8"x13/4"	A	HM	ME	TP	2
115	3'-0"x6'-8"x13/4"	A	HM	ME	TP	2
116	3'-0"x6'-8"x13/4"	B	HM	ME	TP	1
117	2'-8"x6'-8"x13/4"	B	TY	TY	TP	4
118	5'-0"x6'-8"x13/4"	E	TY	TY	TP	1
119	2'-6"x6'-8"x13/4"	B	TY	TY	TP	3
120	3'-0"x6'-8"x13/4"	D	TY	TY	TP	1
121	3'-0"x6'-8"x13/4"	D	TY	TY	TP	1
122	2'-6"x6'-8"x13/4"	B	TY	TY	TP	3
123	5'-0"x6'-8"x13/4"	E	TY	TY	TP	1
124	2'-8"x6'-8"x13/4"	B	TY	TY	TP	4

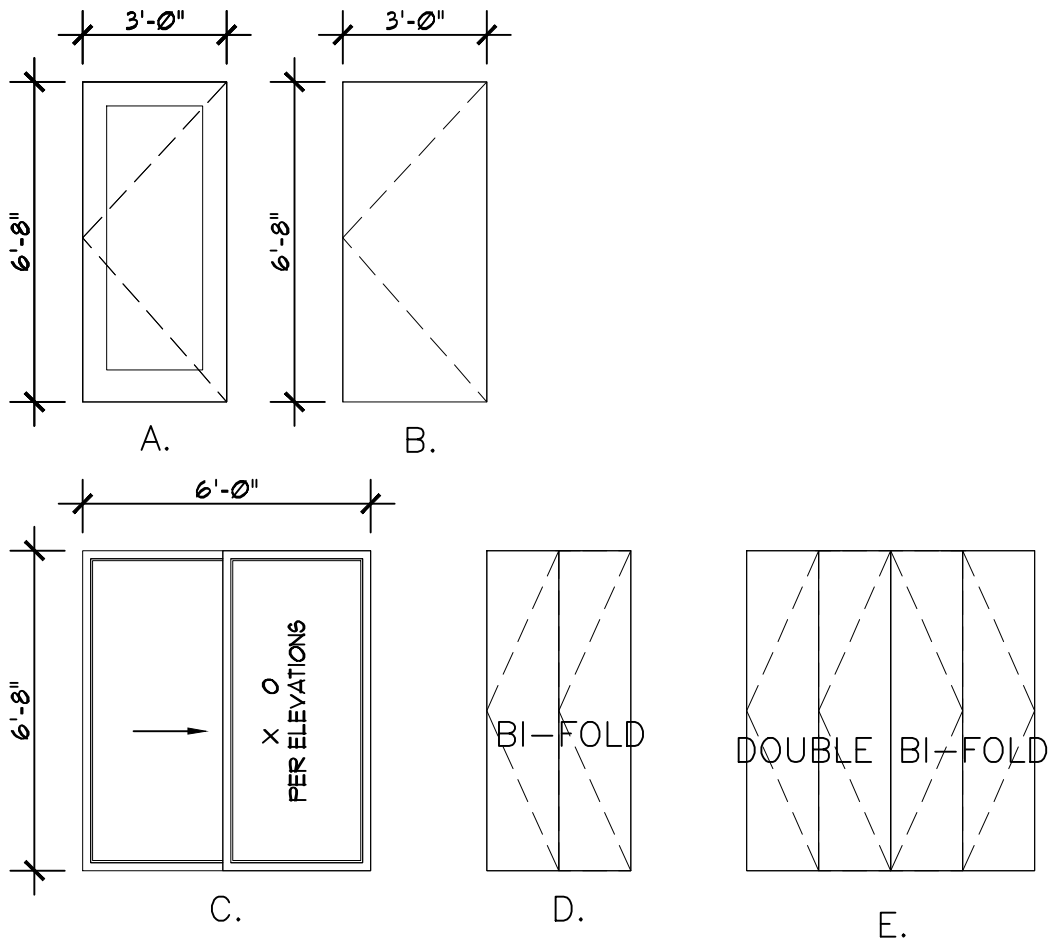
- GROUP 1
ALL HARDWARE BY MFR
- GROUP 2
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

SYMBOL KEY

SD	SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
DO	DUPLEX OUTLET
DOG	DUPLEX OUTLET GFCI
DOGP	DUPLEX OUTLET GFCI / WATER PROOF
220	220 OUTLET
TV	TELEVISION CABLE CONNECTION
PO	TELEPHONE OUTLET
SP	SINGLE POLE SWITCH
3W	THREE WAY SWITCH
RC	RECESSED CAN LIGHT FIXTURE
SL	SURFACE MOUNT LIGHT FIXTURE
EW	EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
KS	KITCHEN STRIP LIGHTING
80	80 CFM FAN/LIGHT / ON TIMER SWITCH
150	150 CFM KITCHEN EXHAUST FAN

DOOR TYP

1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
TYPICAL - SOLID CORE
HC - HOLLOW CORE
HM - HOLLOW METAL
MC - MINERAL CORE
RU - ROLL UP/COIL
AL - ALUMINIUM & GLASS
VIN-VINYL
4. MATERIAL/FINISH
TYPICAL - WOOD TRANSPARENT
WF - WOOD FACTORY
PL - PLASTIC LAMINATE
ME - METAL ENAMEL
WE - WOOD ENAMEL
FF - FACTORY FINISH
5. GLASS
TYPICAL - CLEAR WIRE
TP - TEMPERED PLATE
SF - SAFETY GLASS
6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE

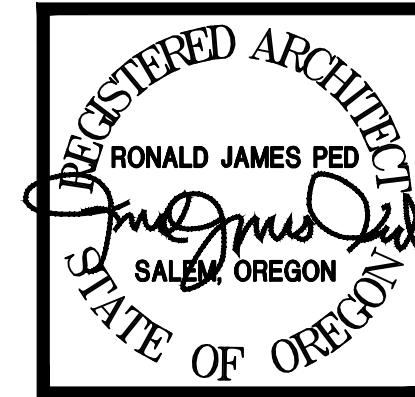


BUILDING "A" SET

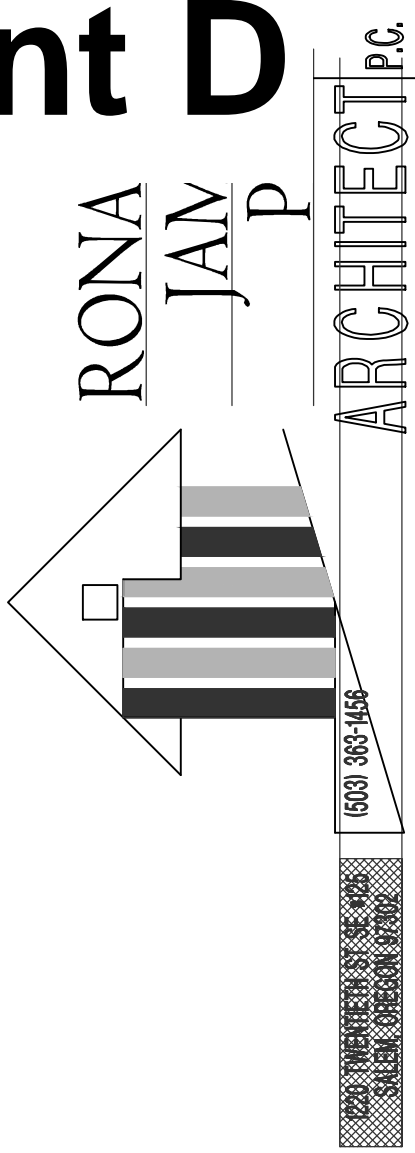
NEW APARTMENTS FOR
1341 Waller St SE
1341 Waller St Salem, Or

DATE: 15 DEC 2022
DRAWN:
JOB NO.: 2207

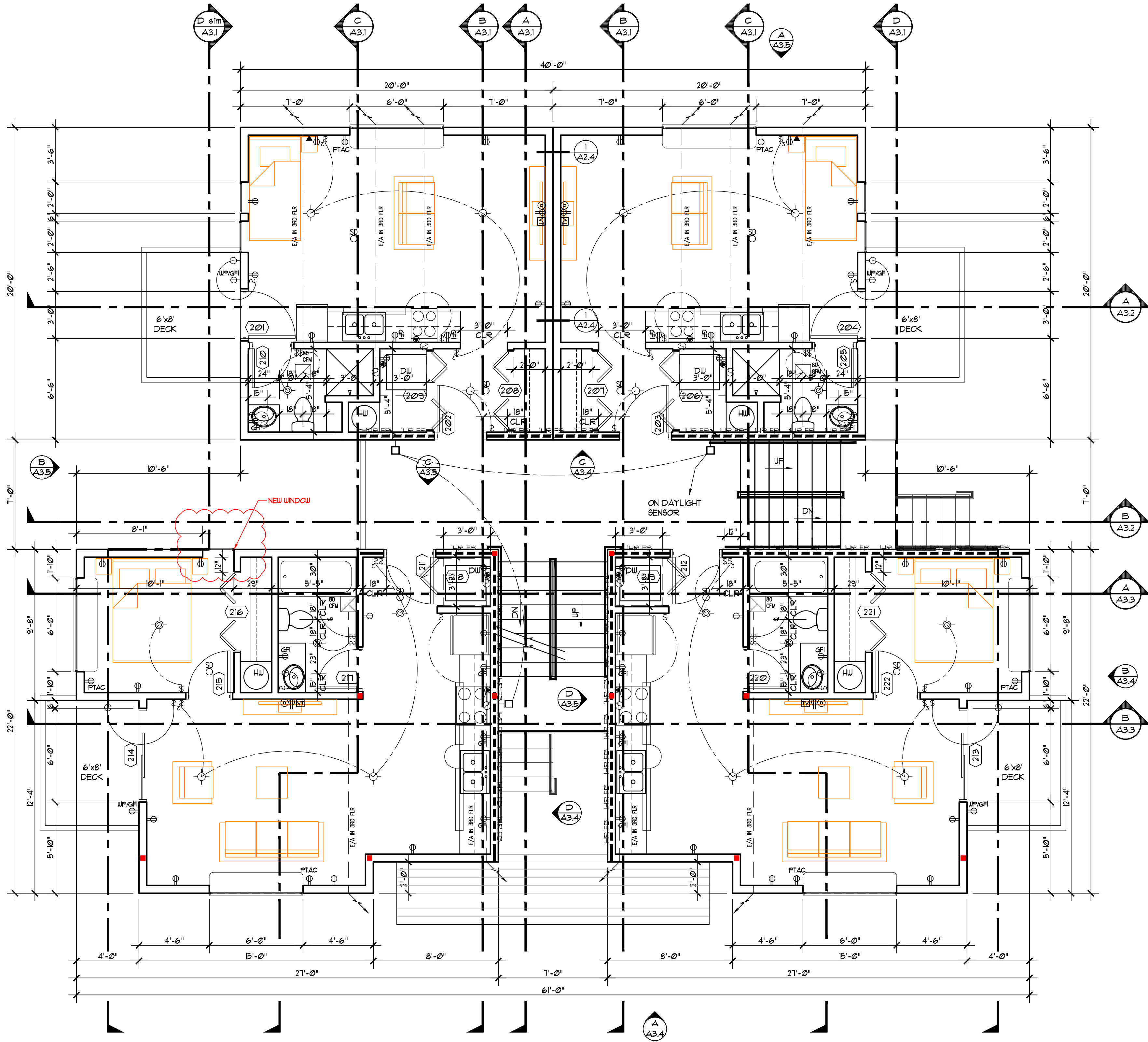
A2.1



13 MARCH 2023
SFR COMMENTS



Attachment D



**PROPOSED
SECOND FLOOR PLAN**
SCALE : 1/4" = 1'-0"



**BUILDING "A" SET
SOUTH BUILDING**

DOOR SCHEDULE									
ALL DOORS TO RECEIVE LEVER TYPE HARDWARE									
NO.	SIZE	TYPE	CONSTR	FINISH	GLASS	RATING	FRAME	HWDR	
201	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	-	2	
202	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
203	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
204	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	-	2	
205	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
206	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
207	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
208	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
209	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
210	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
211	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
212	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
213	6'-0"x6'-8"x13/4"	C	VN	FF	-	-	-	1	
214	3'-0"x6'-8"x13/4"	B	HM	ME	-	-	-	1	
215	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	-	4	
216	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
217	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
218	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	-	1	
219	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	-	1	
220	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
221	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
222	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	-	4	

- GROUP 1**
ALL HARDWARE BY MFR

GROUP 2
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP

GROUP 3
1 PRIVACY
1 1/2 PR HINGES
1 WALL STOP

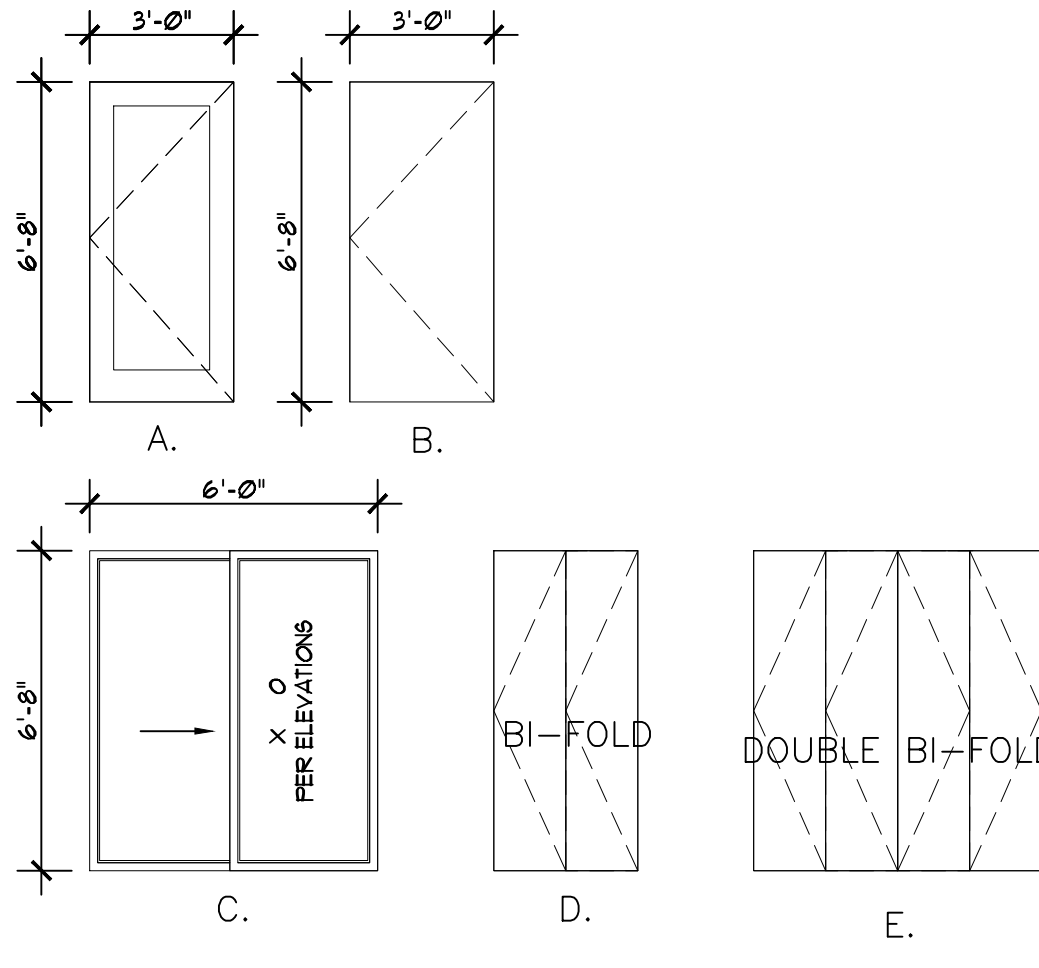
GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5**
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

SYMBOL KEY

- SD SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
- DUPLX OUTLET
- DUPLX OUTLET GFCI
- DUPLX OUTLET GFCI / WATER PROOF
- 220 OUTLET
- TELEVISION CABLE CONNECTION
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RECESSED CAN LIGHT FIXTURE
- SURFACE MOUNT LIGHT FIXTURE
- EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
- KITCHEN STRIP LIGHTING
- 80 CFM FAN/LIGHT / ON TIMER SWITCH
- 150 CFM KITCHEN EXHAUST FAN

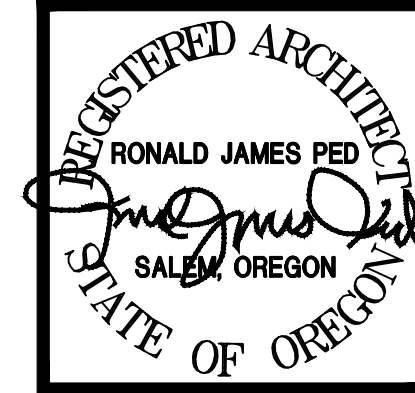
DOOR TYPES

- * * SHOWN ON SCHEDULE INDICATES TYPICAL
- DOOR TYPES
- CONSTRUCTION
TYPICAL - SOLID CORE
HC - HOLLOW CORE
HM - HOLLOW METAL
MC - MINERAL CORE
RU - ROLL UP/COIL
AL - ALUMINIUM & GLASS
VIN-VINYL
- MATERIAL/FINISH
TYPICAL - WOOD TRANSPARENT
WF - WOOD FACTORY
PL - PLASTIC LAMINATE
ME - METAL ENAMEL
WE - WOOD ENAMEL
FF - FACTORY FINISH
- GLASS
TYPICAL - CLEAR WIRE
TP - TEMPERED PLATE
SF - SAFETY GLASS
- 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
- TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
- NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



BUILDING "A" SET

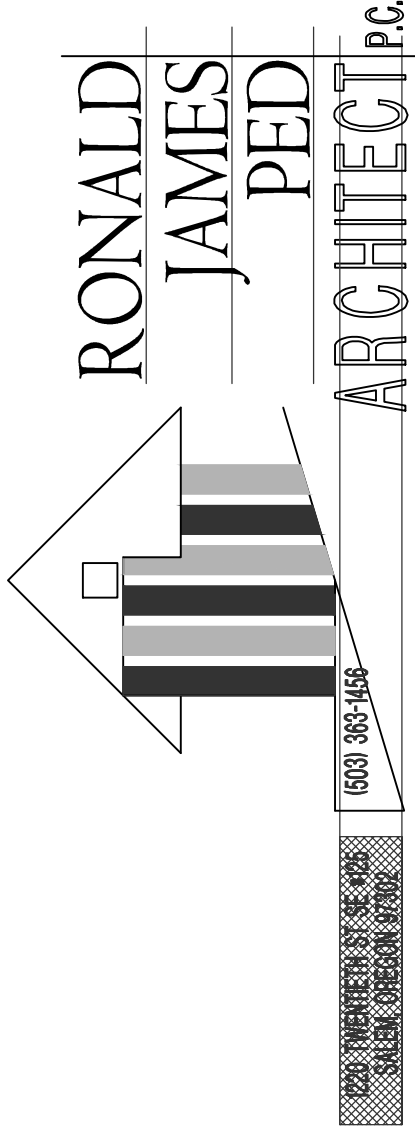
NEW APARTMENTS FOR:
1341 Waller St SE
1341 Waller St Salem, Or

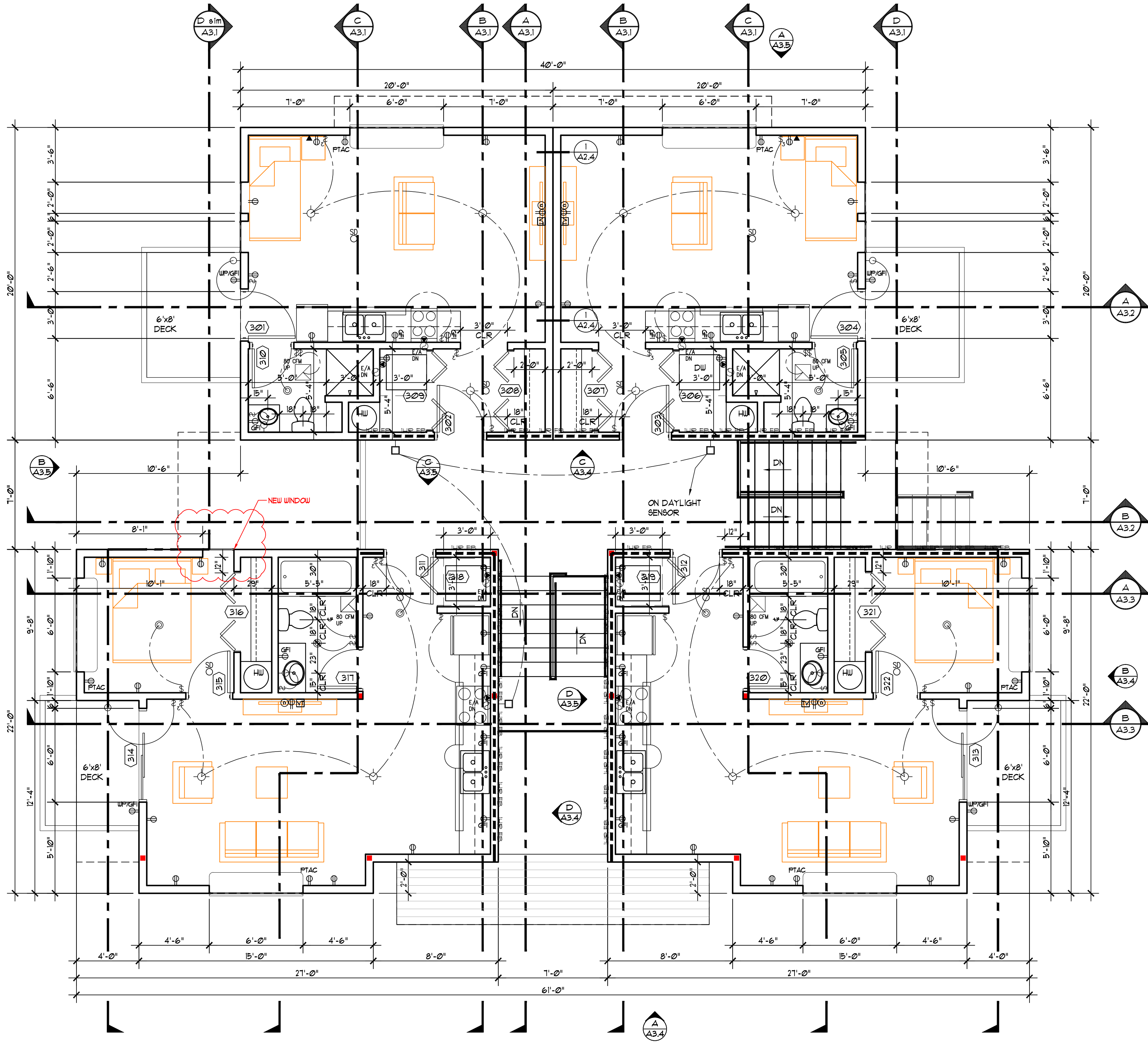


13 MARCH 2023
SFR COMMENTS

DATE: 15 DEC 2022
DRAWN:
JOB NO.: 2207

A2.2





**PROPOSED
THIRD FLOOR PLAN**
SCALE : 1/4" = 1'-0"
**BUILDING 'A' SET
SOUTH BUILDING**

DOOR SCHEDULE									
ALL DOORS TO RECEIVE LEVER TYPE HARDWARE									
NO.	SIZE	TYPE	CONSTR	FINISH	GLASS	RATING	FRAME	HWDR	
201	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	-	2	
202	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
203	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
204	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	-	2	
205	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
206	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
207	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
208	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
209	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
210	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
211	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
212	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
213	6'-0"x6'-8"x13/4"	C	VIN	FF	-	-	-	1	
214	3'-0"x6'-8"x13/4"	B	HM	ME	-	-	-	1	
215	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	-	4	
216	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
217	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
218	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	-	1	
219	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	-	1	
220	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
221	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
222	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	-	4	

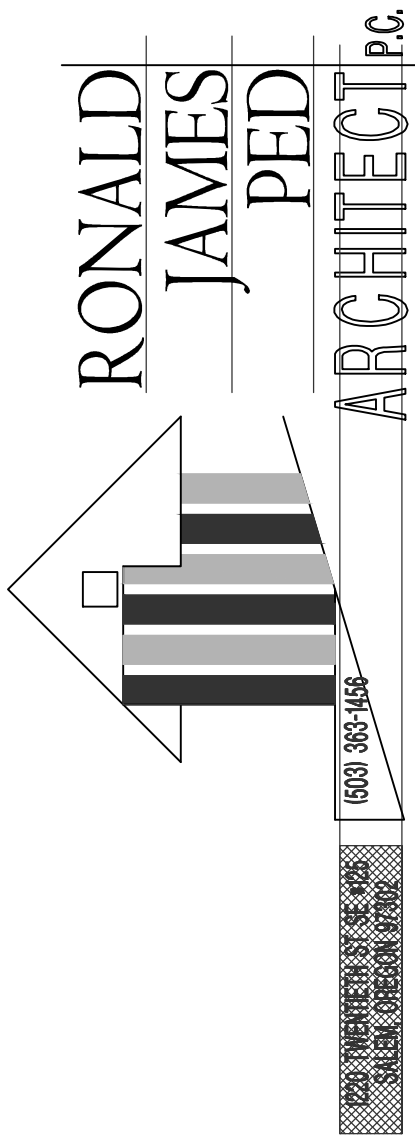
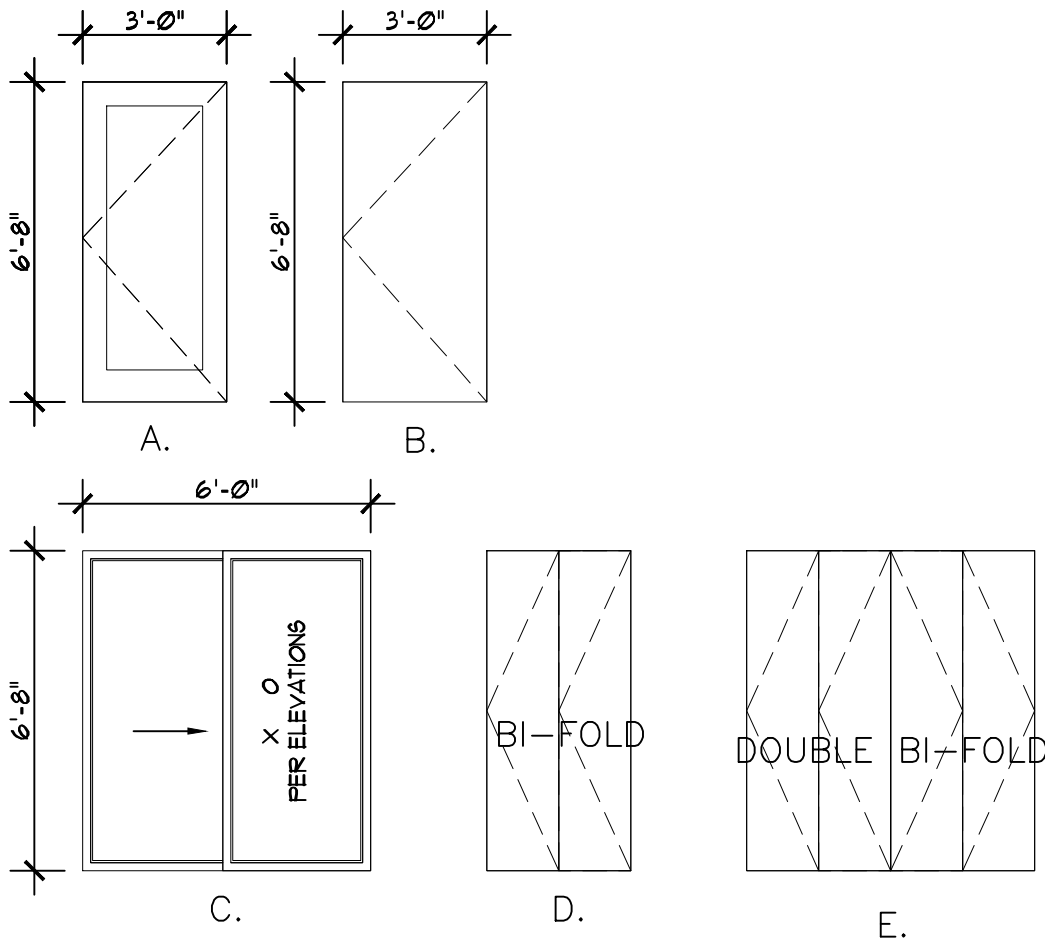
- GROUP 1
ALL HARDWARE BY MFG
- GROUP 2
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

SYMBOL KEY

SD	SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
DO	DUPLEX OUTLET
DO GFI	DUPLEX OUTLET GFCI
DO WP	DUPLEX OUTLET GFCI / WATER PROOF
220	220 OUTLET
TV	TELEVISION CABLE CONNECTION
TEL	TELEPHONE OUTLET
SP	SINGLE POLE SWITCH
3W	THREE WAY SWITCH
RC	RECESSED CAN LIGHT FIXTURE
SL	SURFACE MOUNT LIGHT FIXTURE
EW	EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
KS	KITCHEN STRIP LIGHTING
80	80 CFM FAN/LIGHT / ON TIMER SWITCH
150	150 CFM KITCHEN EXHAUST FAN

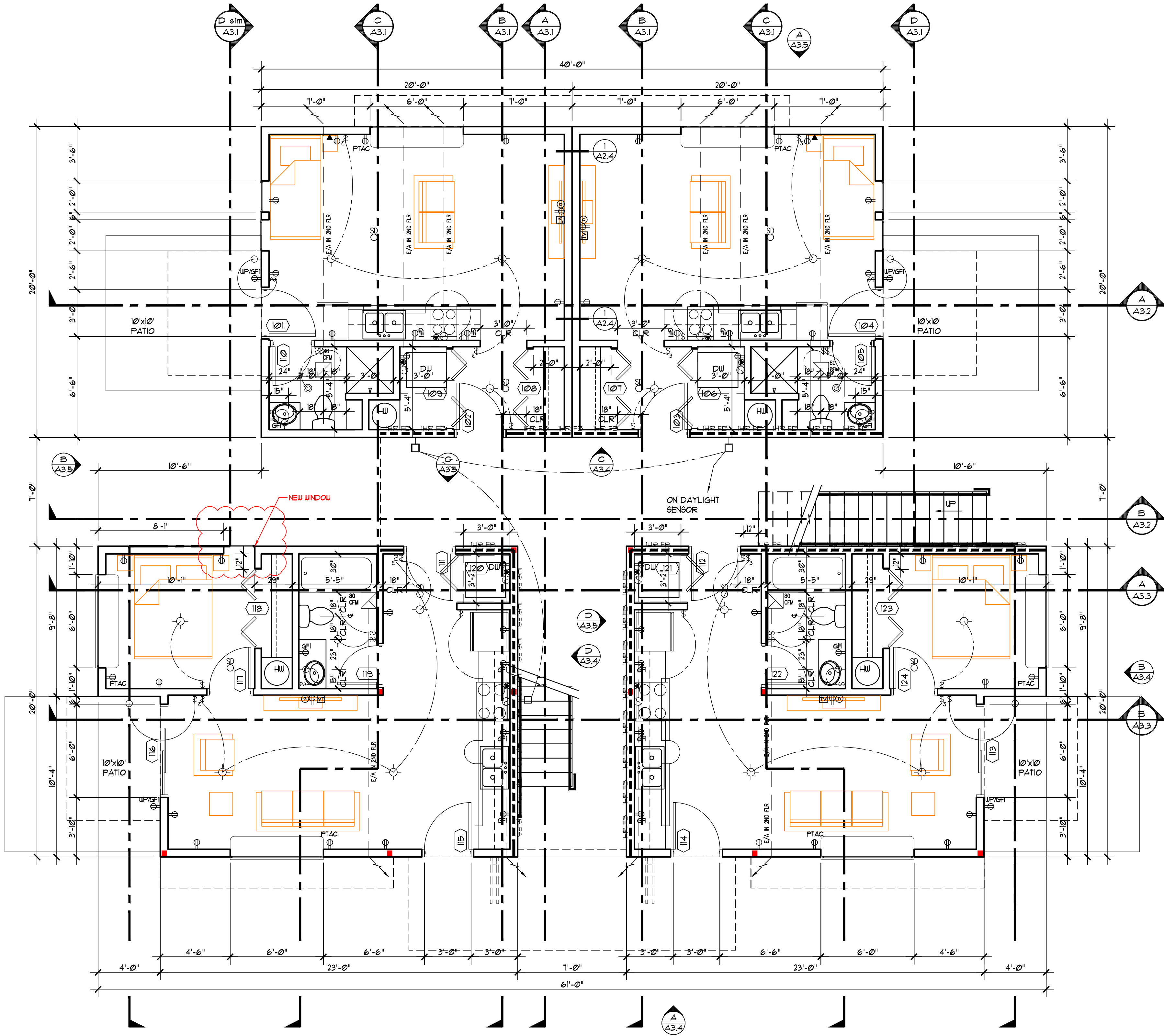
DOOR TYPES

1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
TYPICAL - SOLID CORE
HC - HOLLOW CORE
HM - HOLLOW METAL
MC - MINERAL CORE
RU - ROLL UP/COIL
AL - ALUMINIUM & GLASS
VIN-VINYL
4. MATERIAL/FINISH
TYPICAL - WOOD TRANSPARENT
WF - WOOD FACTORY
PL - PLASTIC LAMINATE
ME - METAL ENAMEL
WE - WOOD ENAMEL
FF - FACTORY FINISH
5. GLASS
TYPICAL - CLEAR WIRE
TP - TEMPERED PLATE
SF - SAFETY GLASS
6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



13 MARCH 2023
SFR COMMENTS

BUILDING "A" SET
NEW APARTMENTS FOR:
1341 Waller St SE
1341 Waller St Salem, Or
DATE: 15 DEC 2022
DRAWN:
JOB NO.: 2207
A2.3



PROPOSED
FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



BUILDING "B" SET
NORTH BUILDING

DOOR SCHEDULE							
ALL DOORS TO RECEIVE LEVER TYPE HARDWARE							
NO.	SIZE	TYPE	CONSTR	FINISH	GLASS	RATING	HWWR
101	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	2
102	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	5
103	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	5
104	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	2
105	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	3
106	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	1
107	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	1
108	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	1
109	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	1
110	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	3
111	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	5
112	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	5
113	6'-0"x6'-8"x13/4"	C	VIN	FF	-	-	1
114	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	2
115	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	2
116	3'-0"x6'-8"x13/4"	B	HM	ME	-	-	1
117	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	4
118	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	1
119	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	3
120	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	1
121	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	1
122	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	3
123	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	1
124	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	4

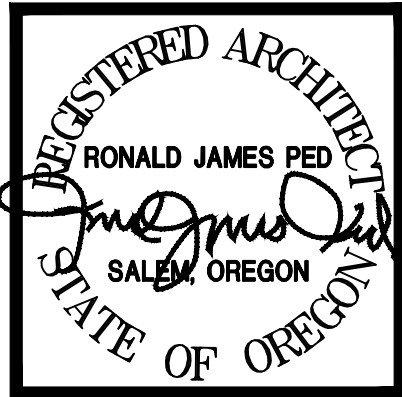
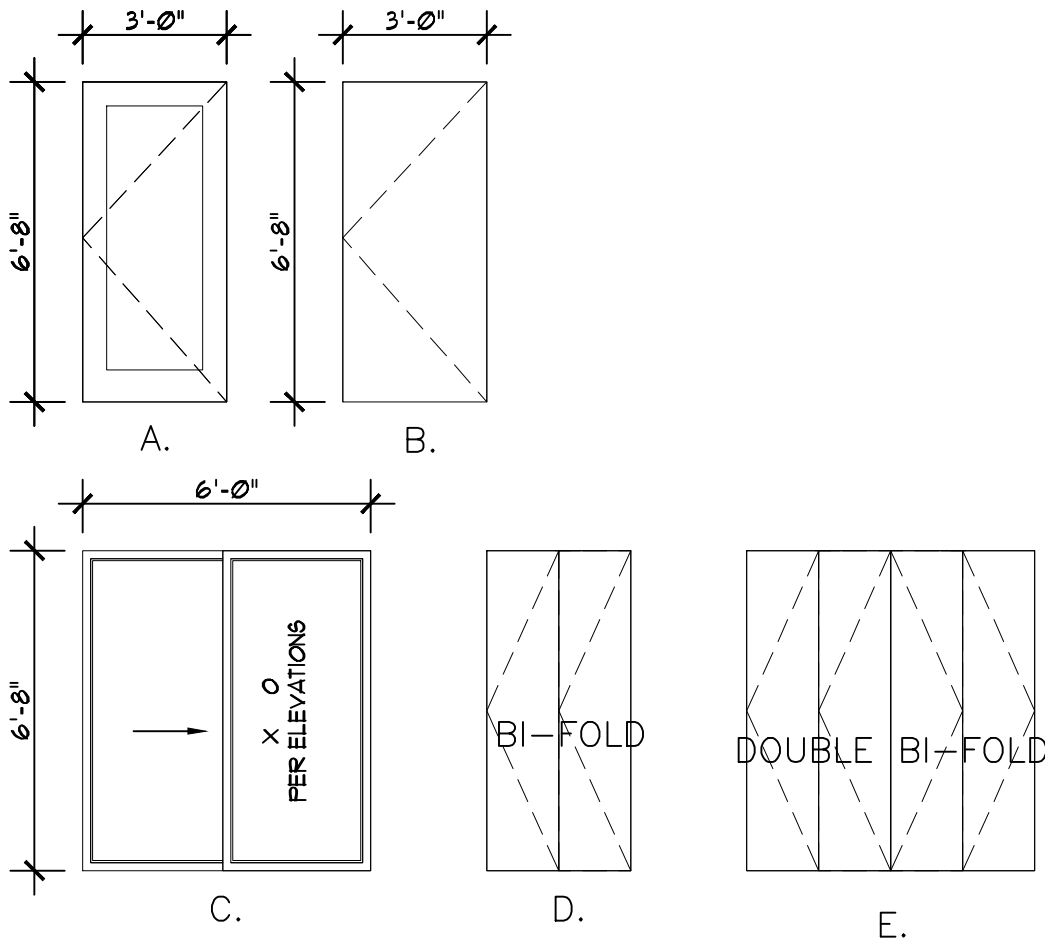
- GROUP 1
ALL HARDWARE BY MFR
- GROUP 2
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

SYMBOL KEY

SD	SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
DU	DUPLEX OUTLET
DU GFI	DUPLEX OUTLET GFCI
DU WP	DUPLEX OUTLET GFCI / WATER PROOF
220	220 OUTLET
TV	TELEVISION CABLE CONNECTION
PO	TELEPHONE OUTLET
SP	SINGLE POLE SWITCH
3W	THREE WAY SWITCH
RC	RECESSED CAN LIGHT FIXTURE
SL	SURFACE MOUNT LIGHT FIXTURE
EW	EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
KS	KITCHEN STRIP LIGHTING
80	80 CFM FAN/LIGHT / ON TIMER SWITCH
150	150 CFM KITCHEN EXHAUST FAN

DOOR TYPES

1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
TYPICAL - SOLID CORE
HC - HOLLOW CORE
HM - HOLLOW METAL
MC - MINERAL CORE
RU - ROLL UP/COIL
AL - ALUMINIUM & GLASS
VIN-VINYL
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TYPICAL - WOOD TRANSPARENT
WF - WOOD FACTORY
PL - PLASTIC LAMINATE
ME - METAL ENAMEL
WE - WOOD ENAMEL
FF - FACTORY FINISH
5. GLASS
TYPICAL - CLEAR WIRE
TP - TEMPERED PLATE
SF - SAFETY GLASS
6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



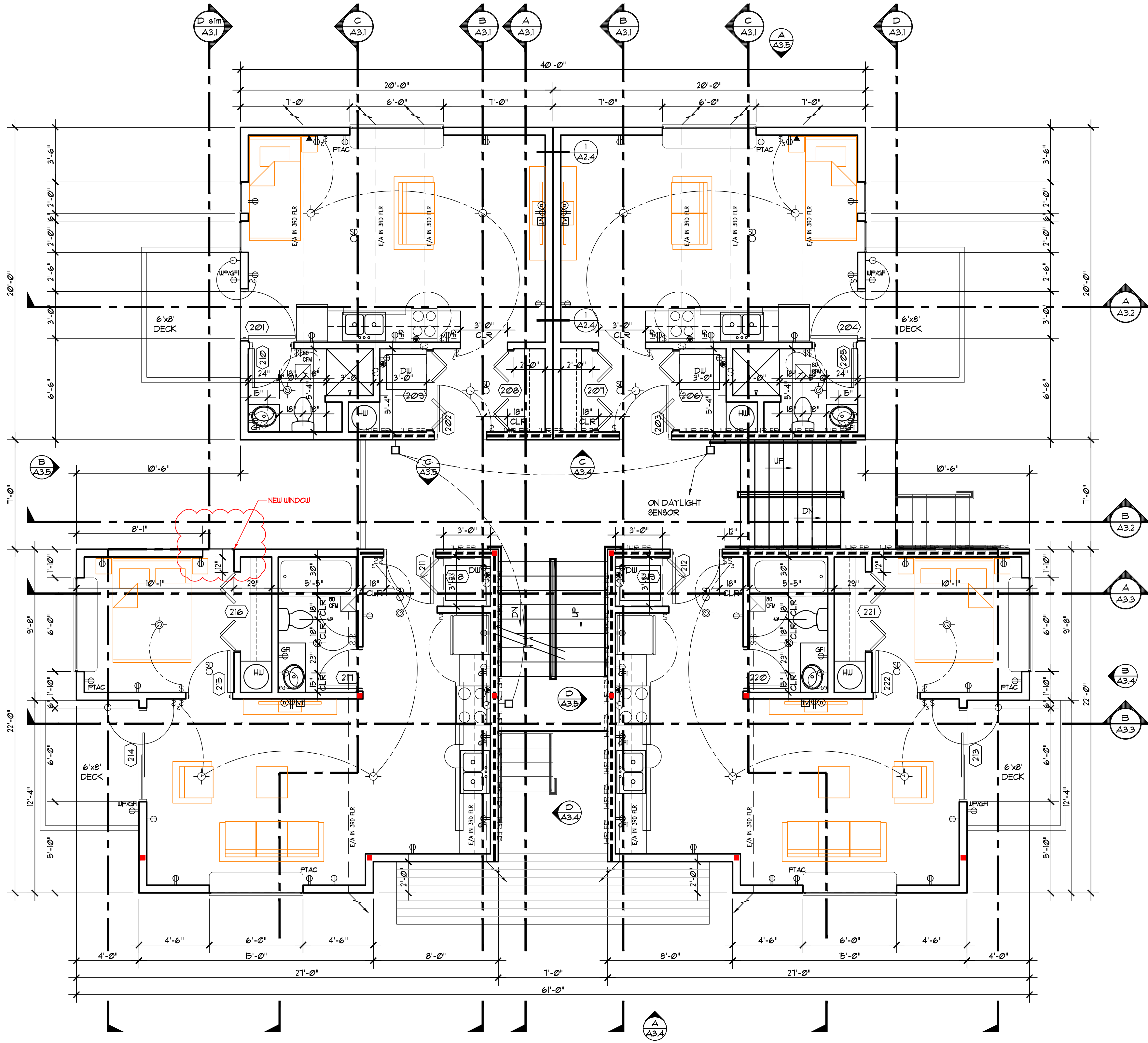
13 MARCH 2023
SFR COMMENTS

BUILDING "B" SET

NEW APARTMENTS FOR
1341 Waller St SE
1341 Waller St Salem, Or

DATE: 15 DEC 2022
DRAWN:
JOB NO.: 2207

A2.1



**PROPOSED
SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**BUILDING "B" SET
NORTH BUILDING**

DOOR SCHEDULE									
ALL DOORS TO RECEIVE LEVER TYPE HARDWARE									
NO.	SIZE	TYPE	CONSTR	FINISH	GLASS	RATING	FRAME	HWDR	
201	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	-	2	
202	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
203	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
204	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	-	2	
205	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
206	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
207	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
208	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
209	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
210	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
211	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
212	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
213	6'-0"x6'-8"x13/4"	C	VIN	FF	-	-	-	1	
214	3'-0"x6'-8"x13/4"	B	HM	ME	-	-	-	1	
215	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	-	4	
216	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
217	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
218	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	-	1	
219	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	-	1	
220	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
221	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
222	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	-	4	

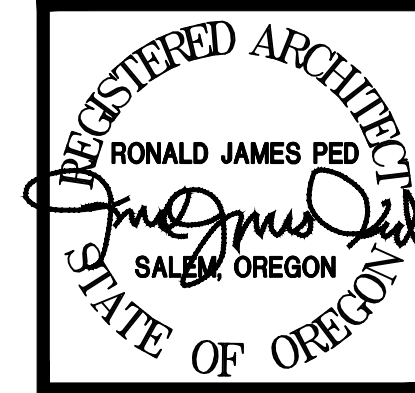
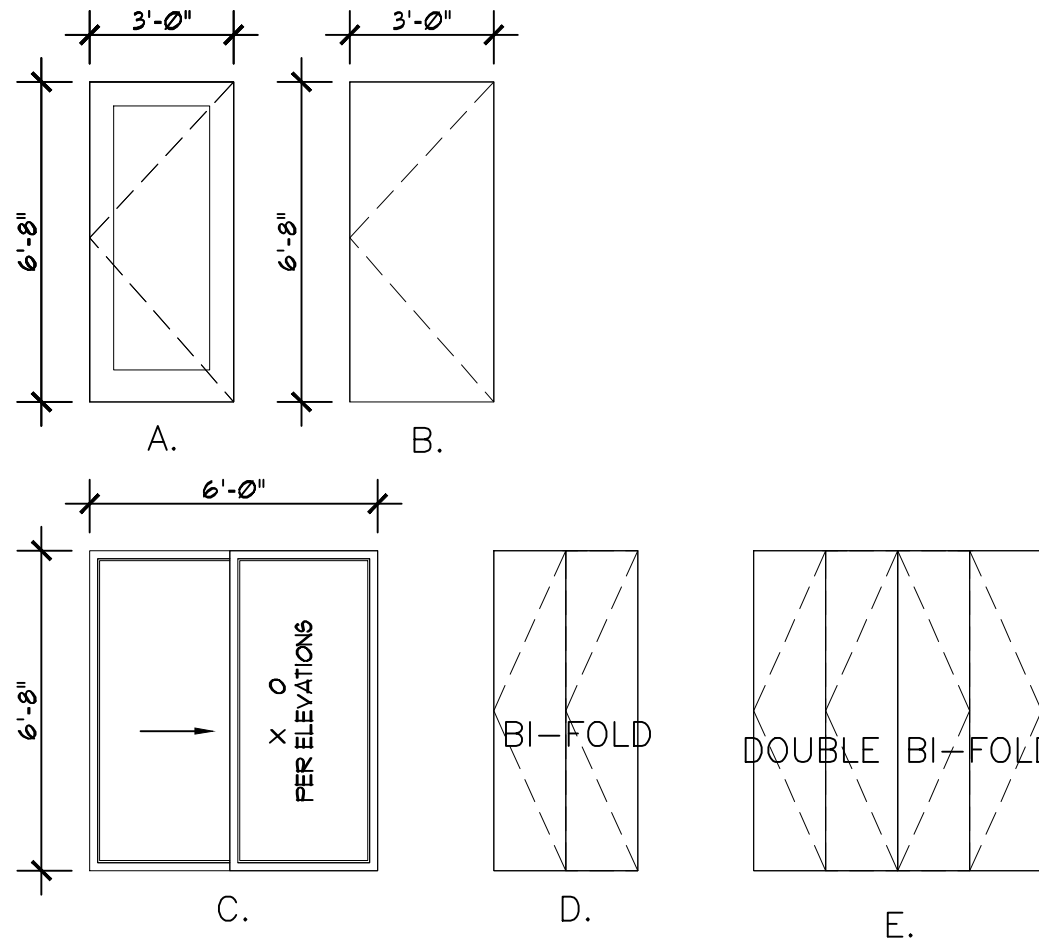
- GROUP 1
ALL HARDWARE BY MFR
- GROUP 2
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

SYMBOL KEY

- SD SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
- DUPLX OUTLET
- DUPLX OUTLET GFCI
- DUPLX OUTLET GFCI / WATER PROOF
- 220 OUTLET
- TELEVISION CABLE CONNECTION
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RECESSED CAN LIGHT FIXTURE
- SURFACE MOUNT LIGHT FIXTURE
- EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
- KITCHEN STRIP LIGHTING
- 80 CFM FAN/LIGHT / ON TIMER SWITCH
- 150 CFM KITCHEN EXHAUST FAN

DOOR TYPES

1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
TYPICAL - SOLID CORE
HC - HOLLOW CORE
HM - HOLLOW METAL
MC - MINERAL CORE
RU - ROLL UP/COIL
AL - ALUMINIUM & GLASS
VIN-VINYL
4. MATERIAL/FINISH
TYPICAL - WOOD TRANSPARENT
WF - WOOD FACTORY
PL - PLASTIC LAMINATE
ME - METAL ENAMEL
WE - WOOD ENAMEL
FF - FACTORY FINISH
5. GLASS
TYPICAL - CLEAR WIRE
TP - TEMPERED PLATE
SF - SAFETY GLASS
6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



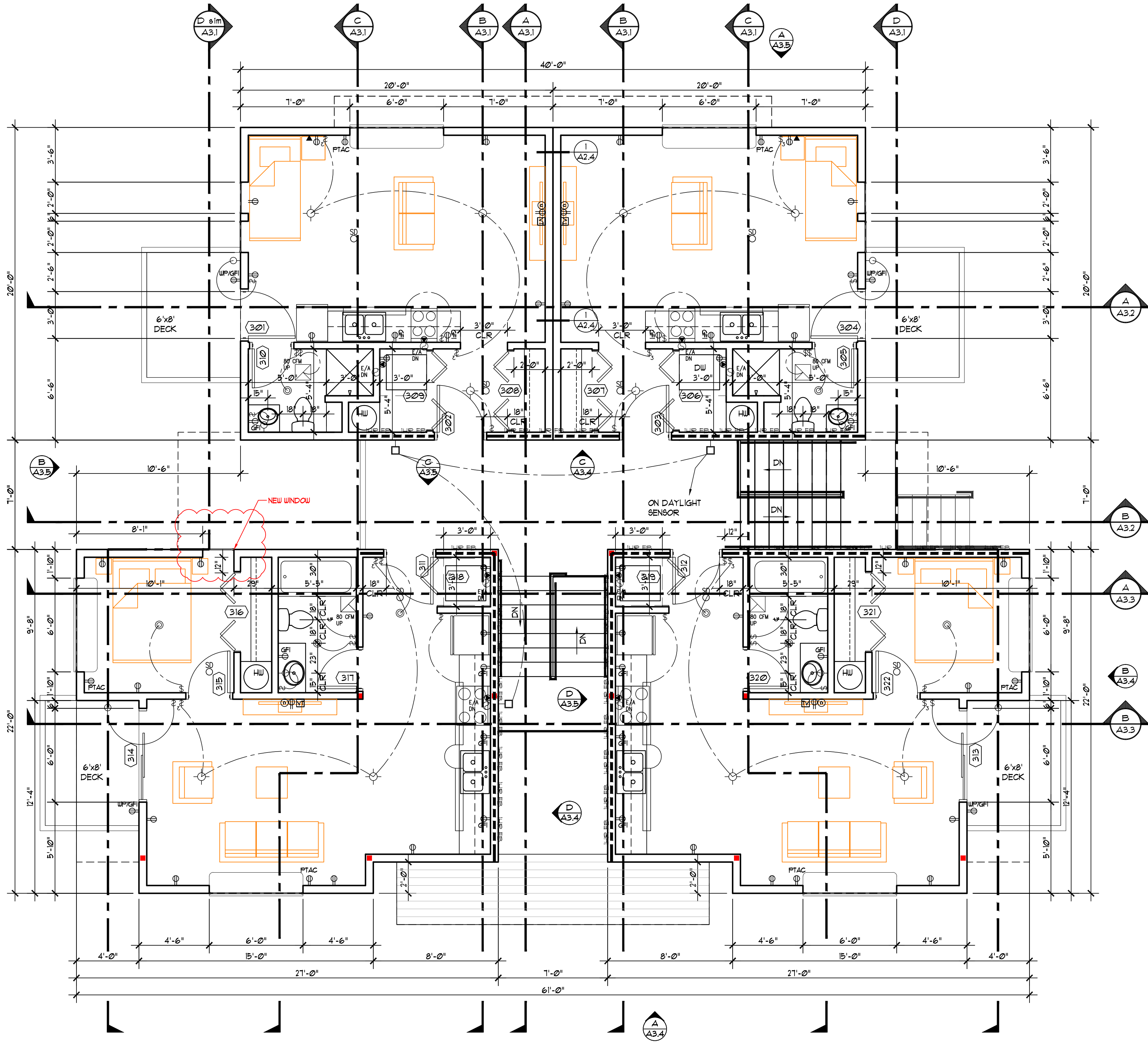
13 MARCH 2023
SFR COMMENTS

BUILDING "B" SET

NEW APARTMENTS FOR:
1341 Waller St SE
1341 Waller St Salem, Or

DATE: 15 DEC 2022
DRAWN:
JOB NO.: 2207

A2.2



**PROPOSED
THIRD FLOOR PLAN**
SCALE : 1/4" = 1'-0"
**BUILDING "B" SET
NORTH BUILDING**

DOOR SCHEDULE									
ALL DOORS TO RECEIVE LEVER TYPE HARDWARE									
NO.	SIZE	TYPE	CONSTR	FINISH	GLASS	RATING	FRAME	HWDR	
201	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	-	2	
202	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
203	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
204	3'-0"x6'-8"x13/4"	A	HM	ME	TP	-	-	2	
205	3'-0"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
206	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
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208	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
209	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
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211	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
212	3'-0"x6'-8"x13/4"	B	HM	ME	-	20	-	5	
213	6'-0"x6'-8"x13/4"	C	VIN	FF	-	-	-	1	
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215	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	-	4	
216	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
217	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
218	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	-	1	
219	3'-0"x6'-8"x13/4"	D	TY	TP	-	-	-	1	
220	2'-6"x6'-8"x13/4"	B	TY	TP	-	-	-	3	
221	5'-0"x6'-8"x13/4"	E	TY	TP	-	-	-	1	
222	2'-8"x6'-8"x13/4"	B	TY	TP	-	-	-	4	

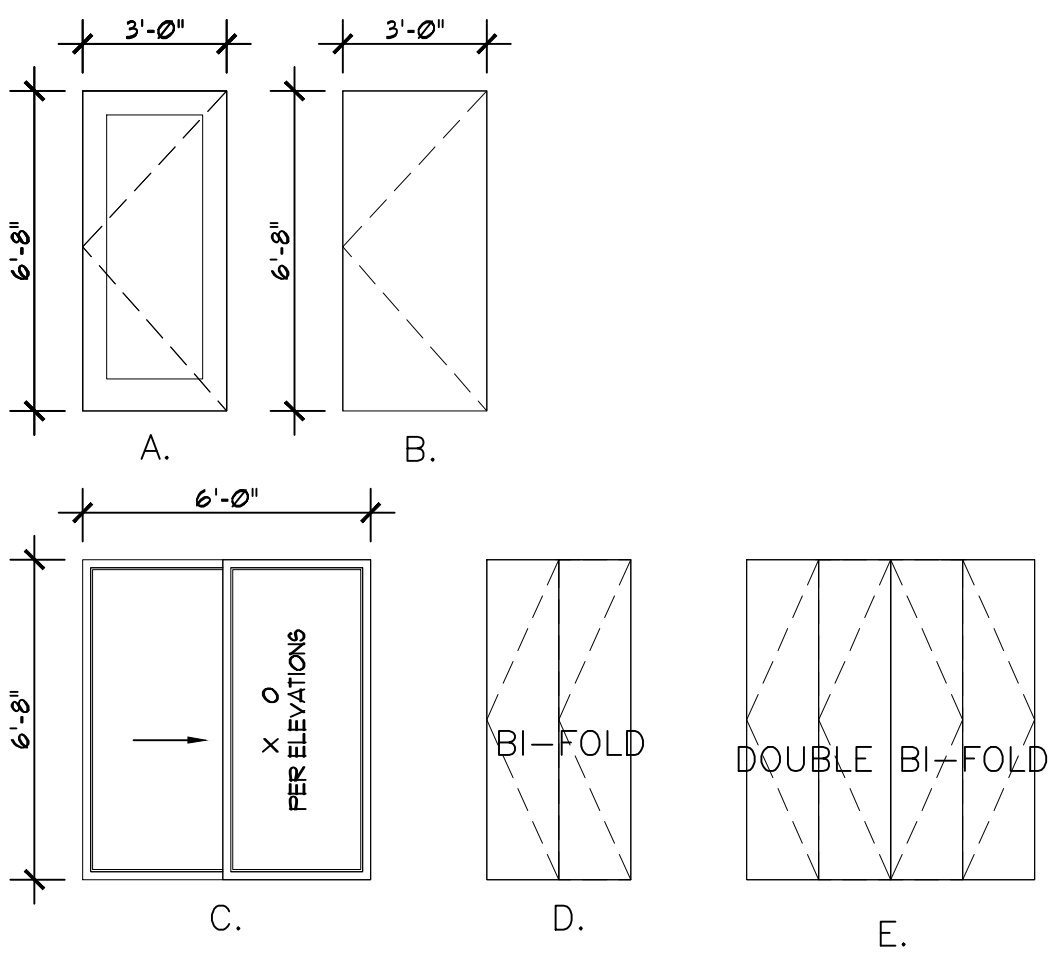
- GROUP 1
ALL HARDWARE BY MFR
- GROUP 2
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1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

SYMBOL KEY

SD	SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
DU	DUPLEX OUTLET
DUFCI	DUPLEX OUTLET GFCI
DUWPF	DUPLEX OUTLET GFCI / WATER PROOF
220	220 OUTLET
TV	TELEVISION CABLE CONNECTION
TO	TELEPHONE OUTLET
SPS	SINGLE POLE SWITCH
3WS	THREE WAY SWITCH
RCFL	RECESSED CAN LIGHT FIXTURE
SMLF	SURFACE MOUNT LIGHT FIXTURE
EWMLF	EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
KS	KITCHEN STRIP LIGHTING
80CFM	80 CFM FAN/LIGHT / ON TIMER SWITCH
150CFM	150 CFM KITCHEN EXHAUST FAN

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13 MARCH 2023
SFR COMMENTS

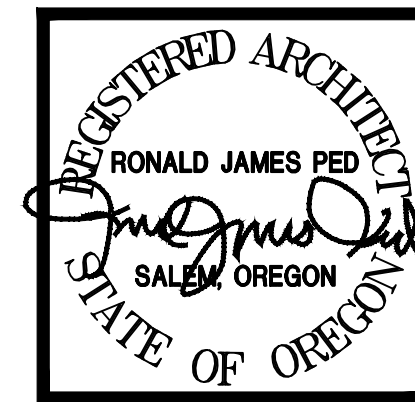
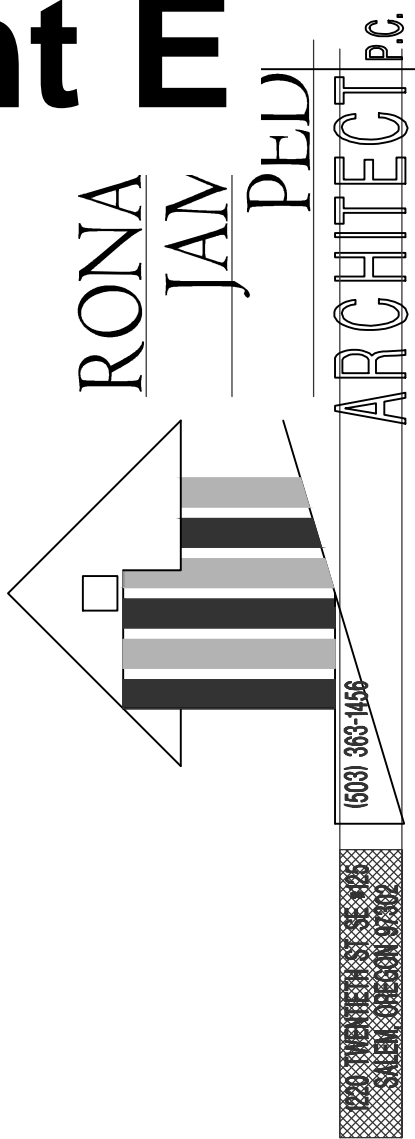
BUILDING "B" SET

NEW APARTMENTS FOR:
1341 Waller St SE
1341 Waller St Salem, Or

DATE: 15 DEC 2022
DRAWN:
JOB NO.: 2207

A2.3

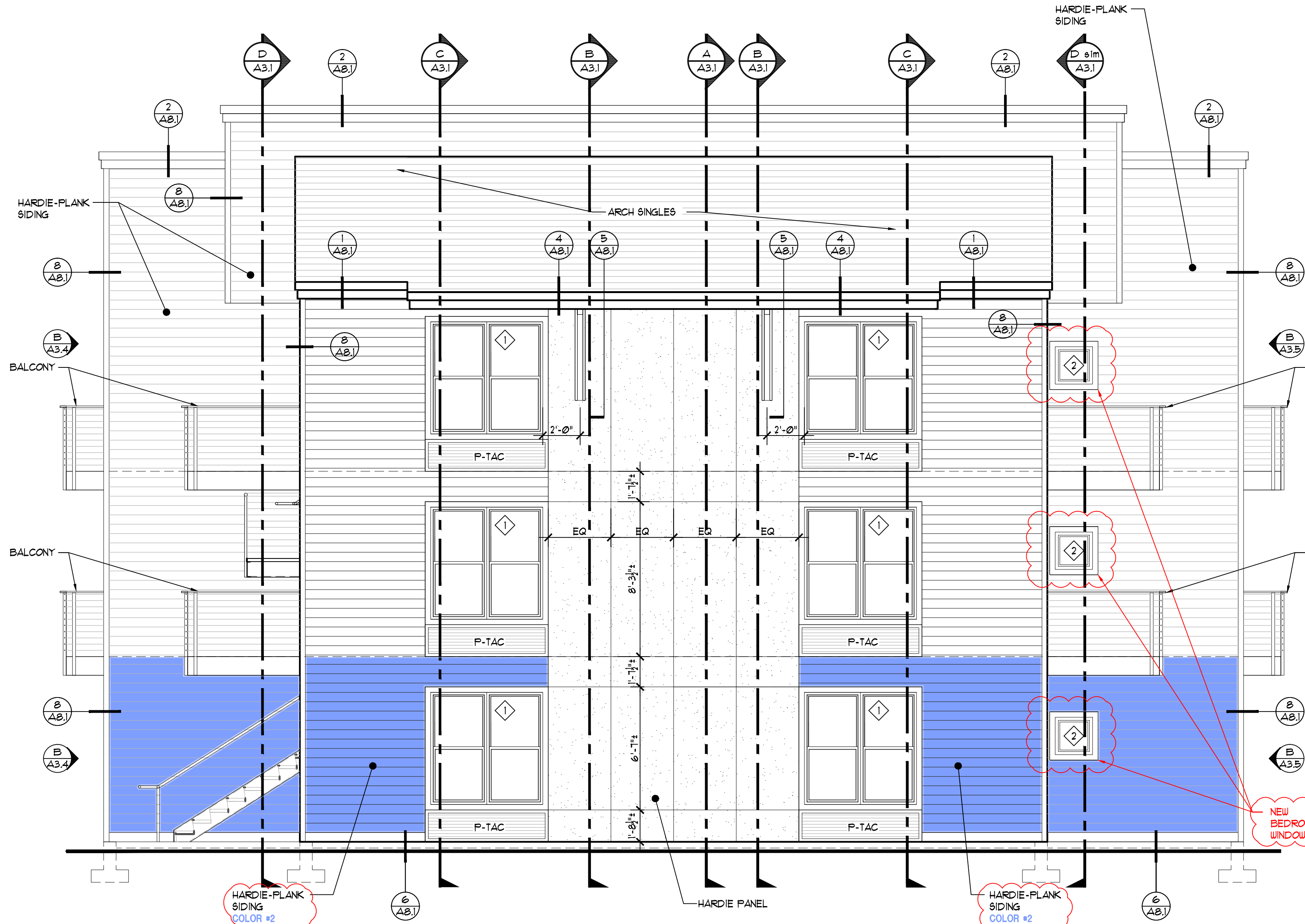
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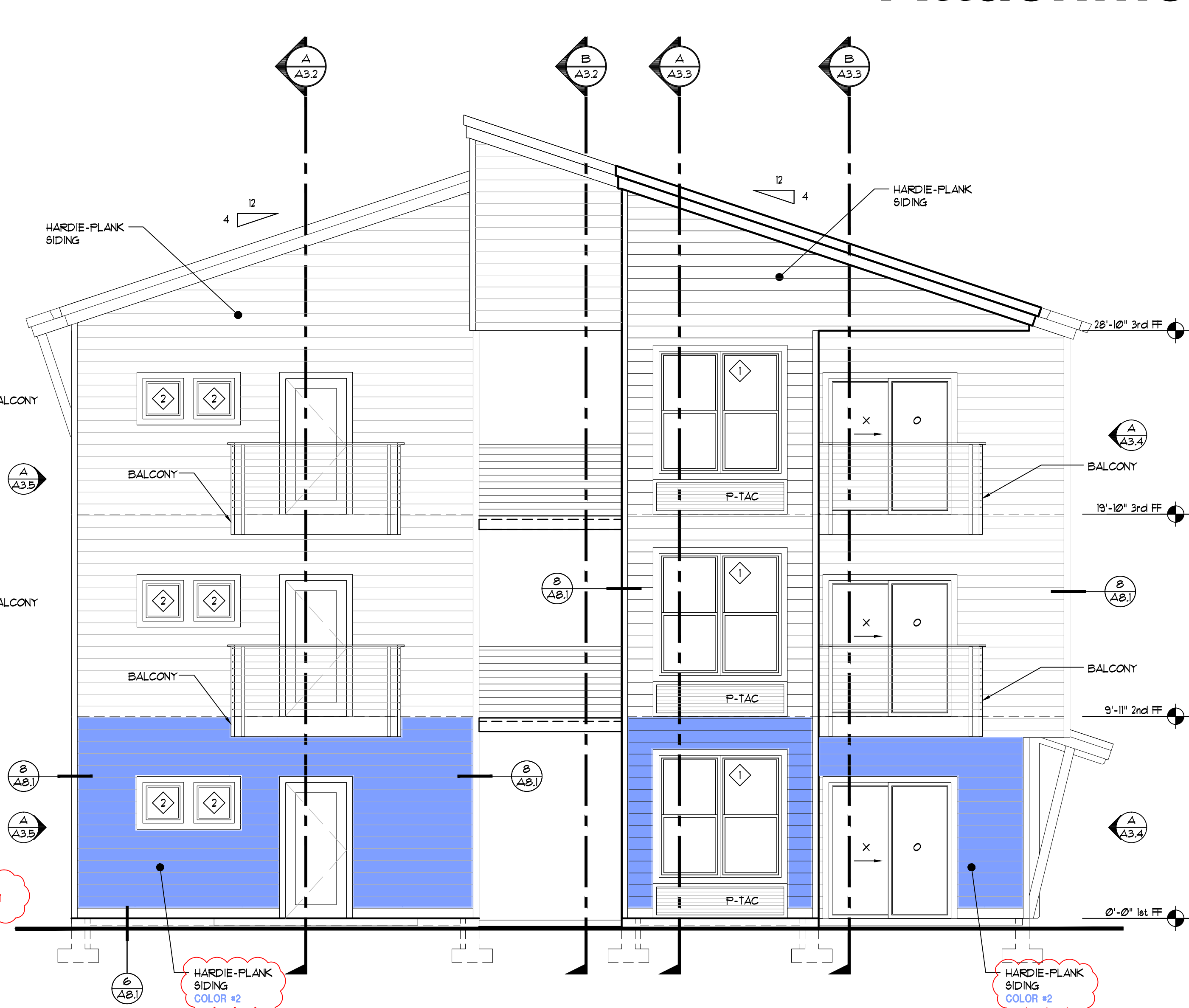
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NEW APARTMENTS FOR:
1341 Waller St SE
1341 Waller St Salem, Or

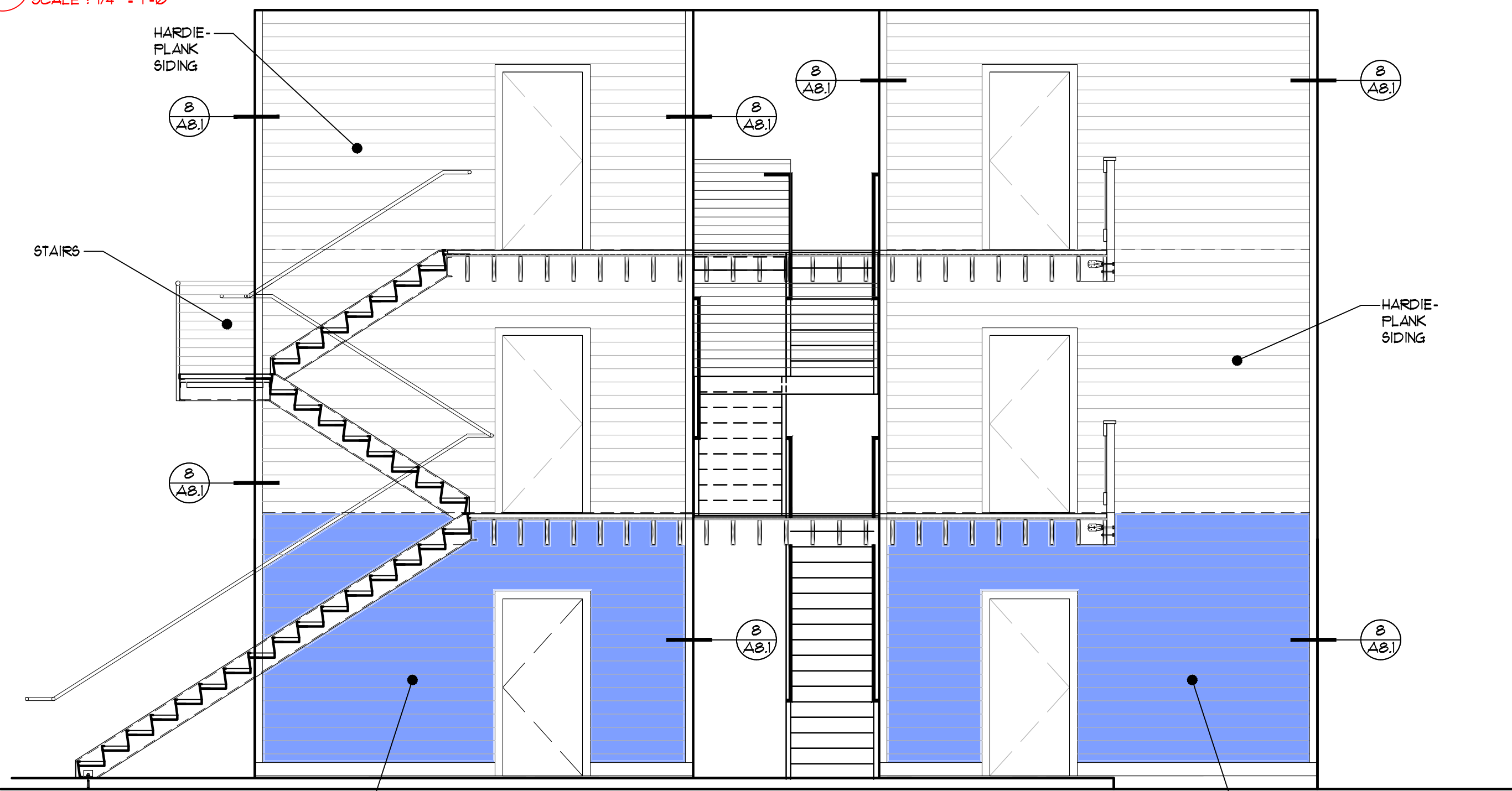
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DRAWN: JOB NO. 2207
A3.5



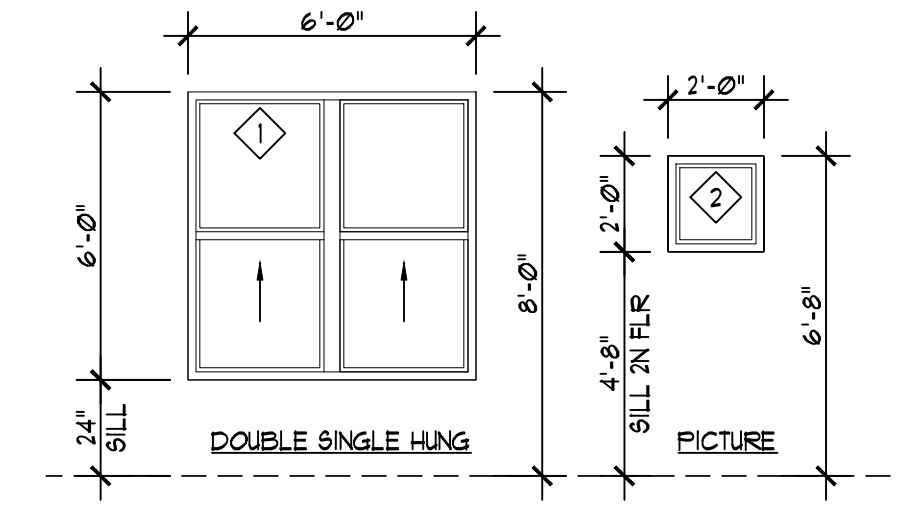
SOUTH-BUILDING "A" NORTH ELEVATION
SCALE: 1/4" = 1'-0"



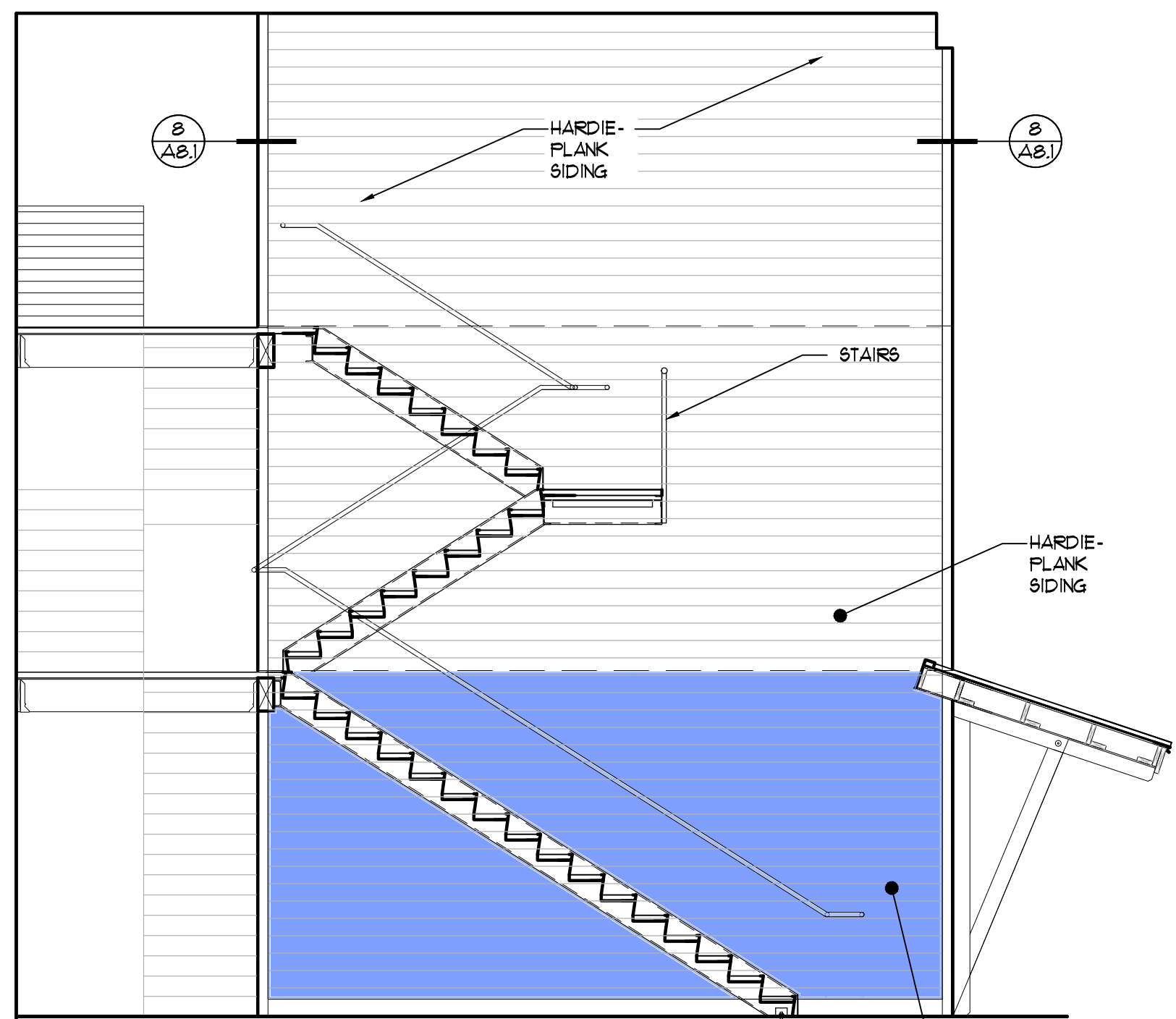
SOUTH-BUILDING "A" WEST ELEVATION
SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



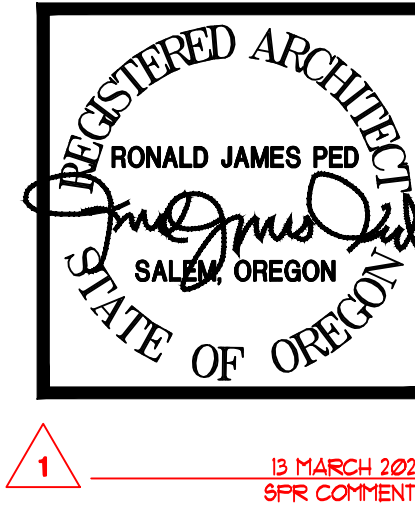
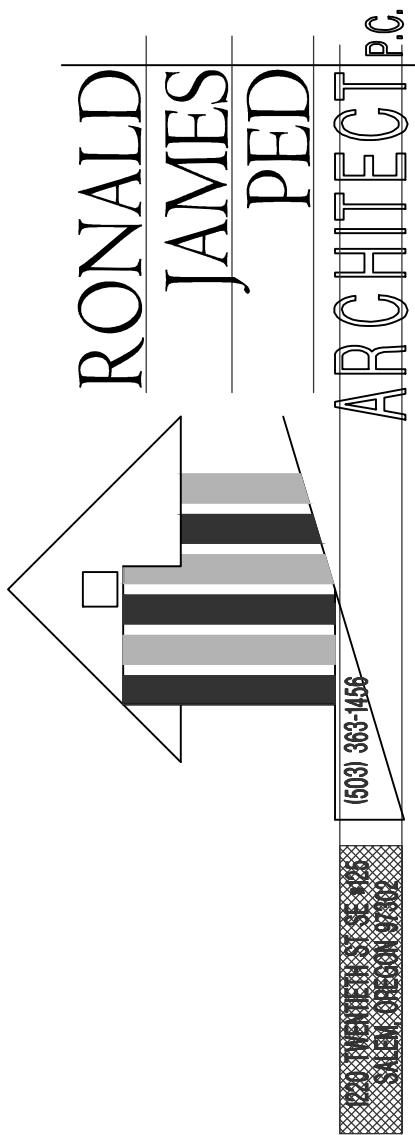
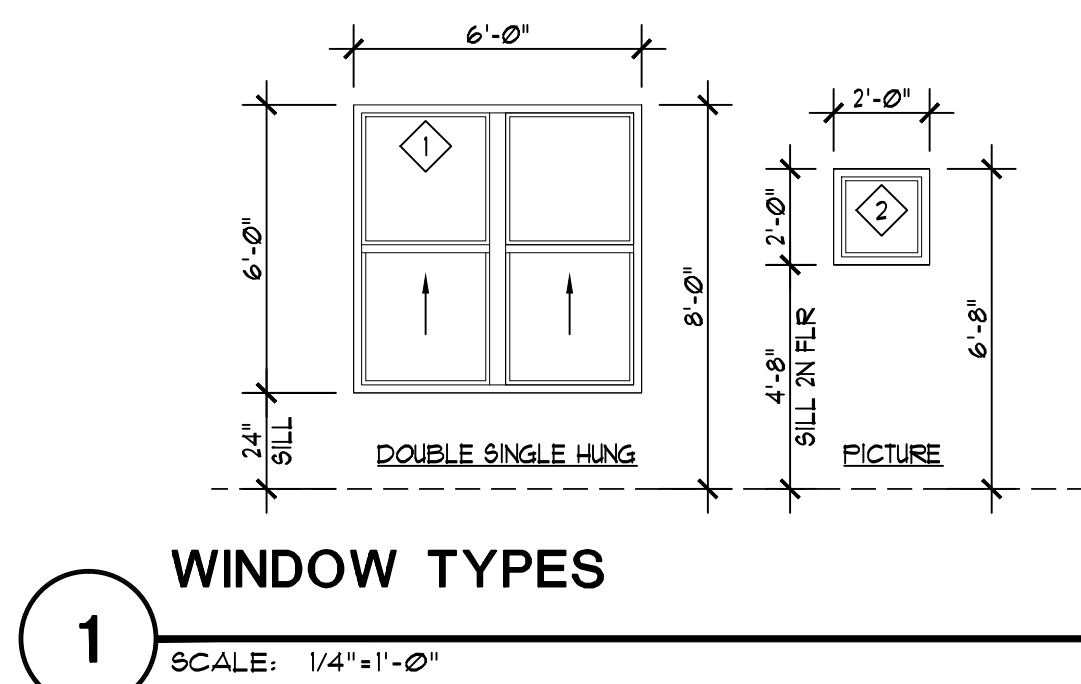
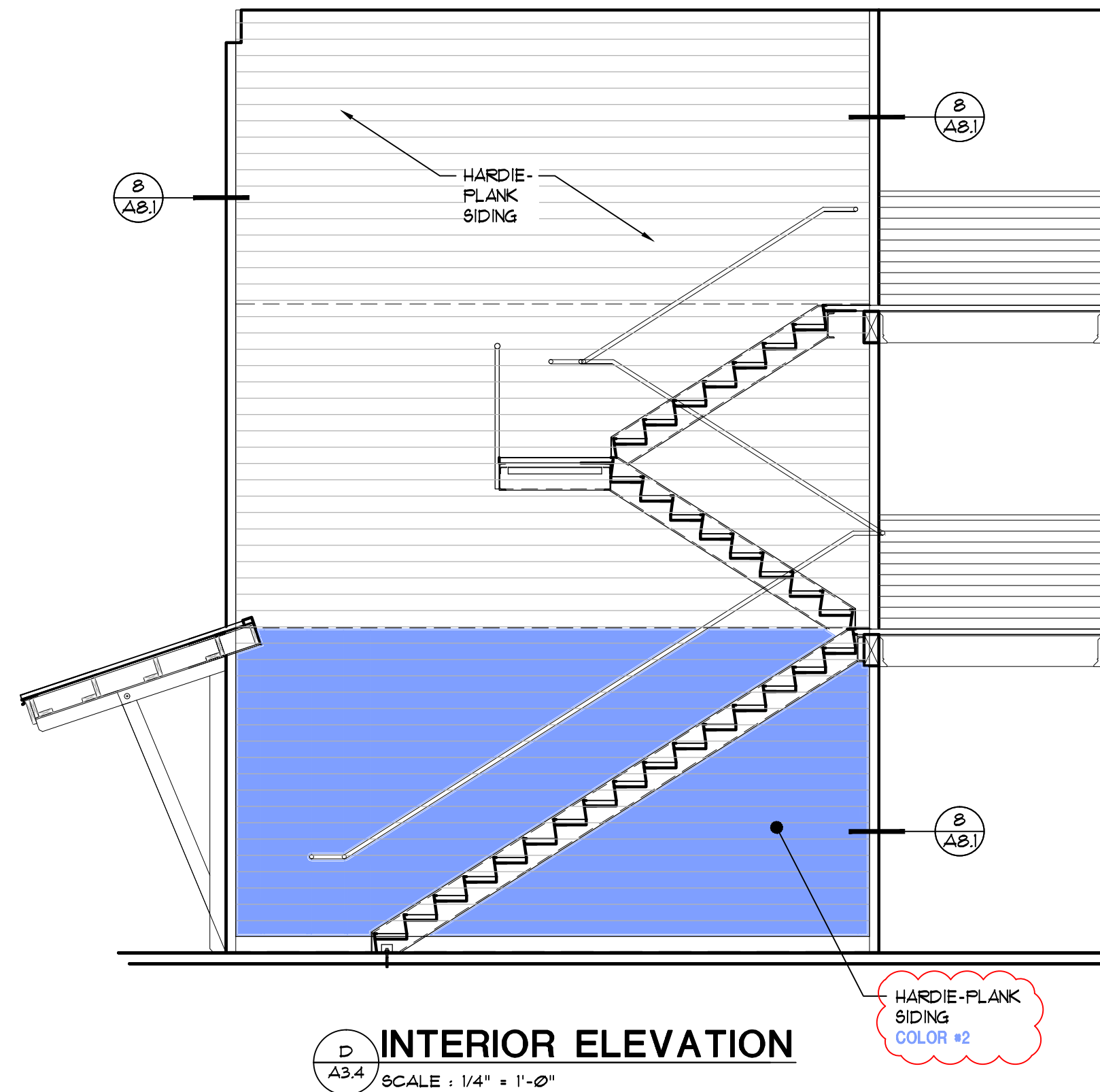
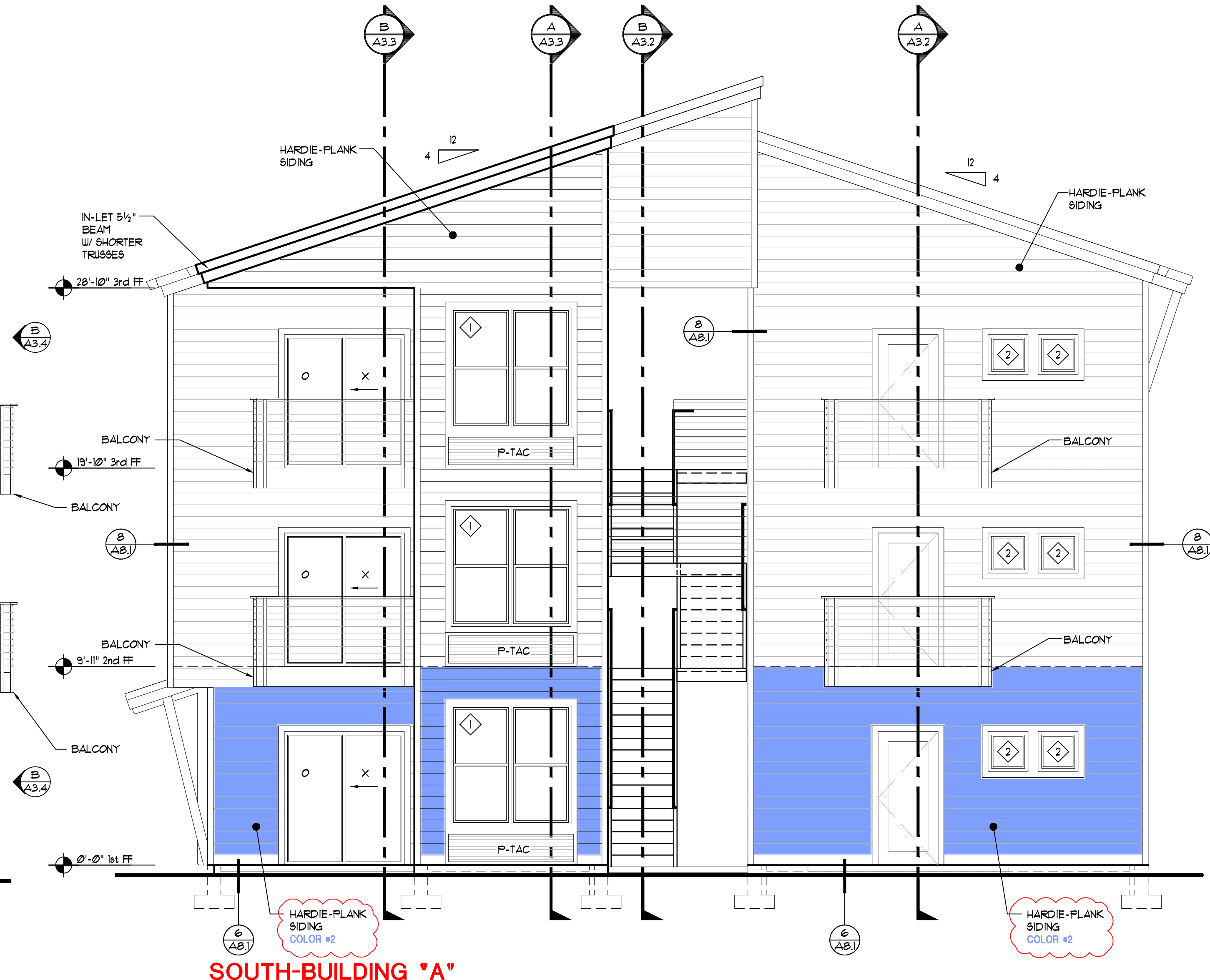
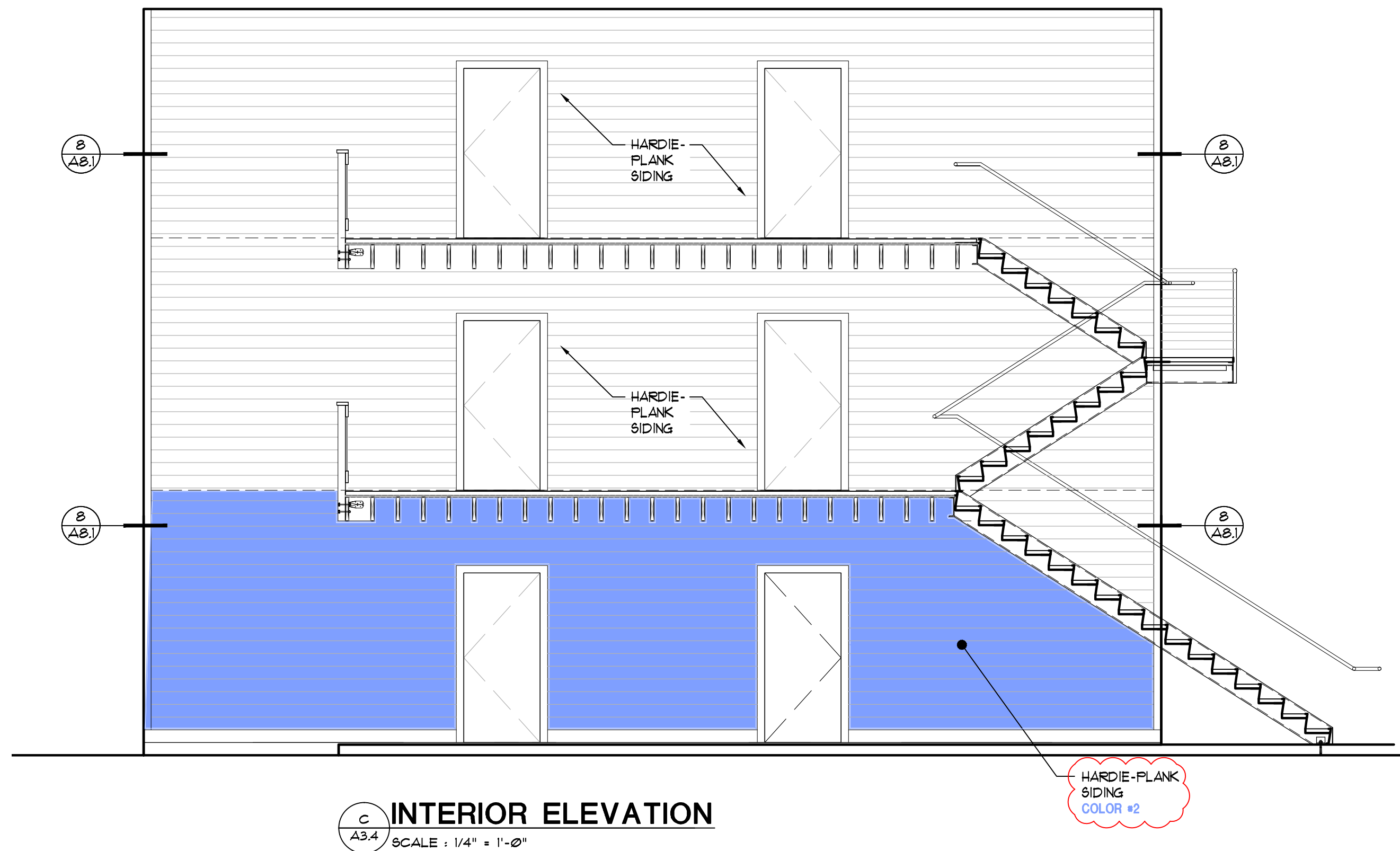
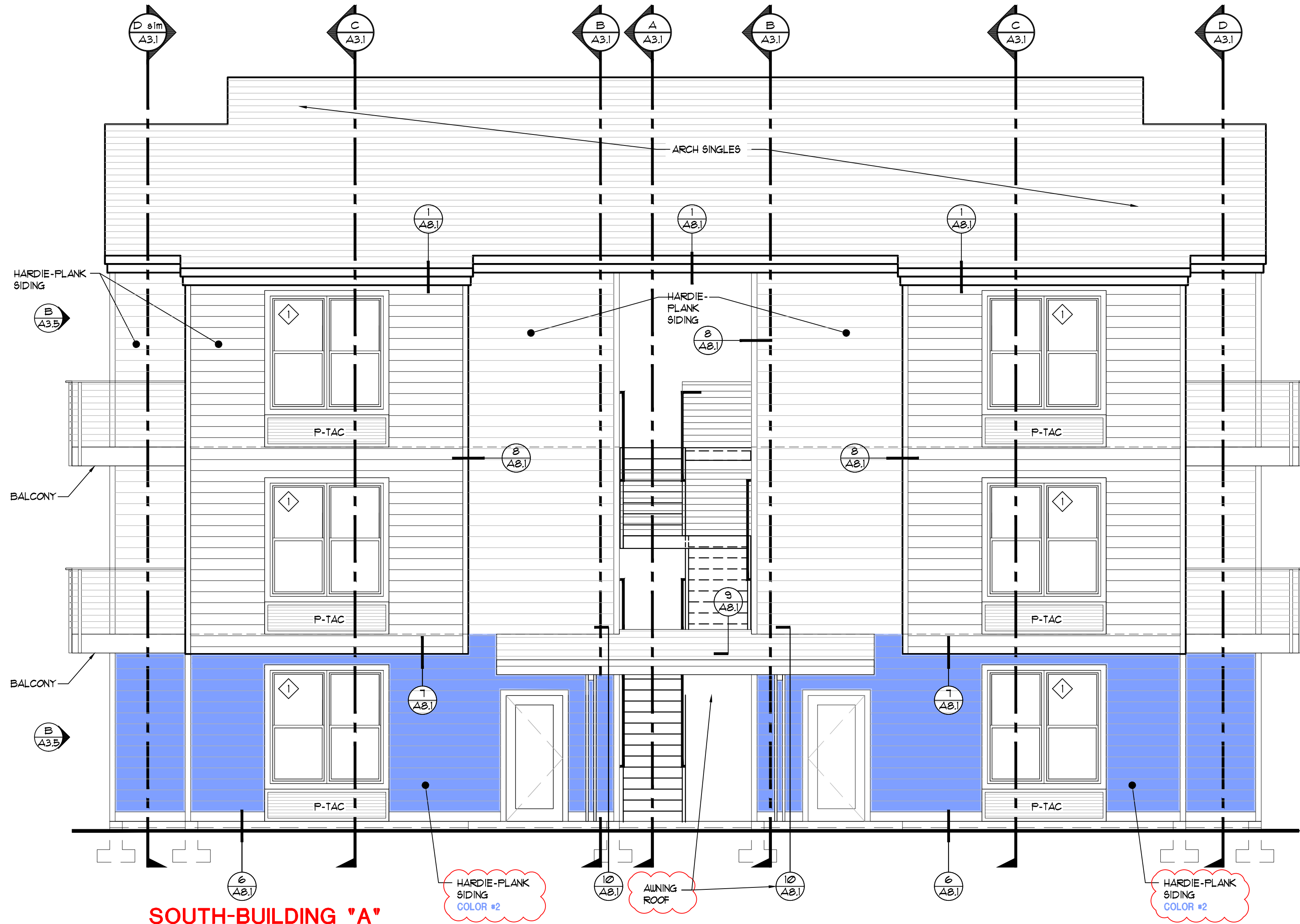
WINDOW TYPES
SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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PRINTED: Thu, 09 Mar 2023 - 05:29 pm PRINTED BY: Andy

LAST SAVED: Thu, 09 Mar 2023 - 03:59 pm LOCATION: P:\2207 Fahman Glaze Apts 1341 Waller SUPERMIT\A3.1.dwg A3.4
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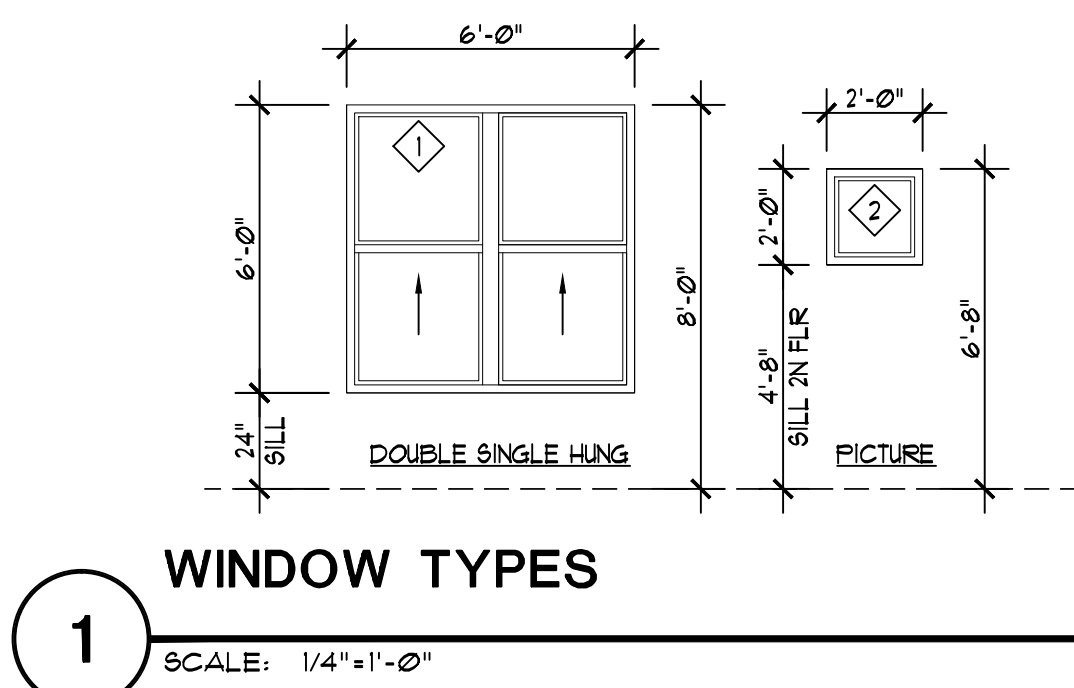
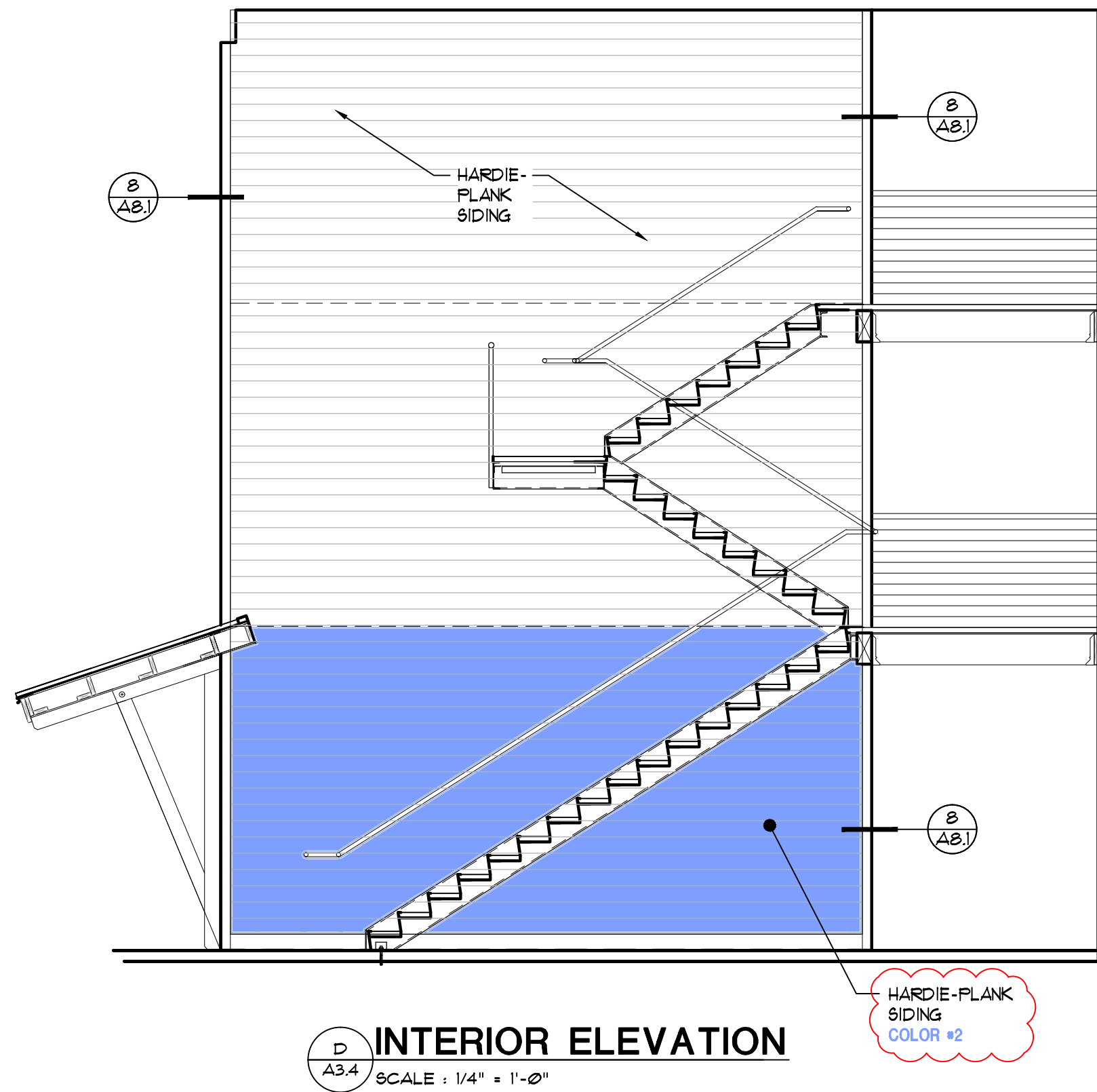
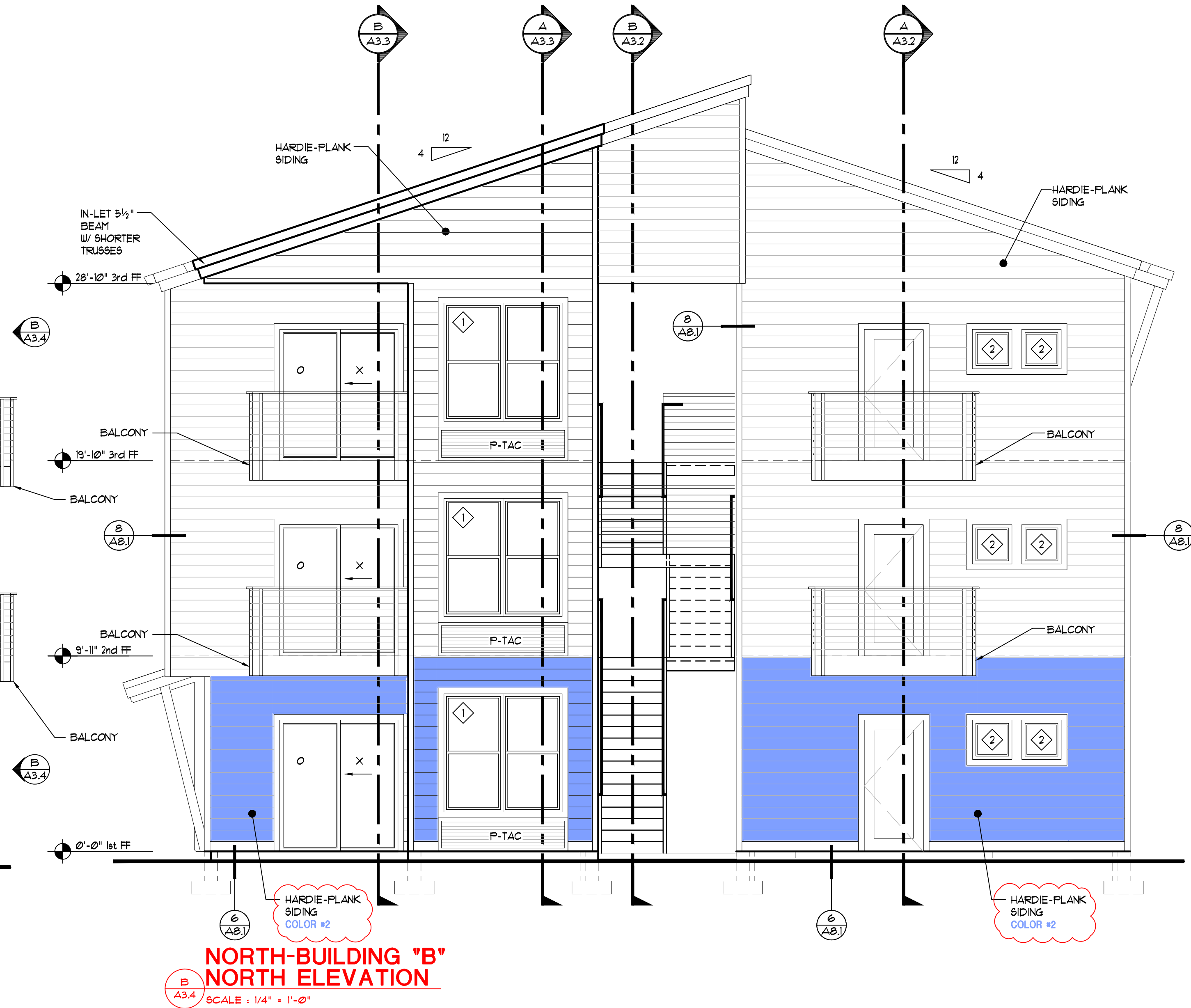
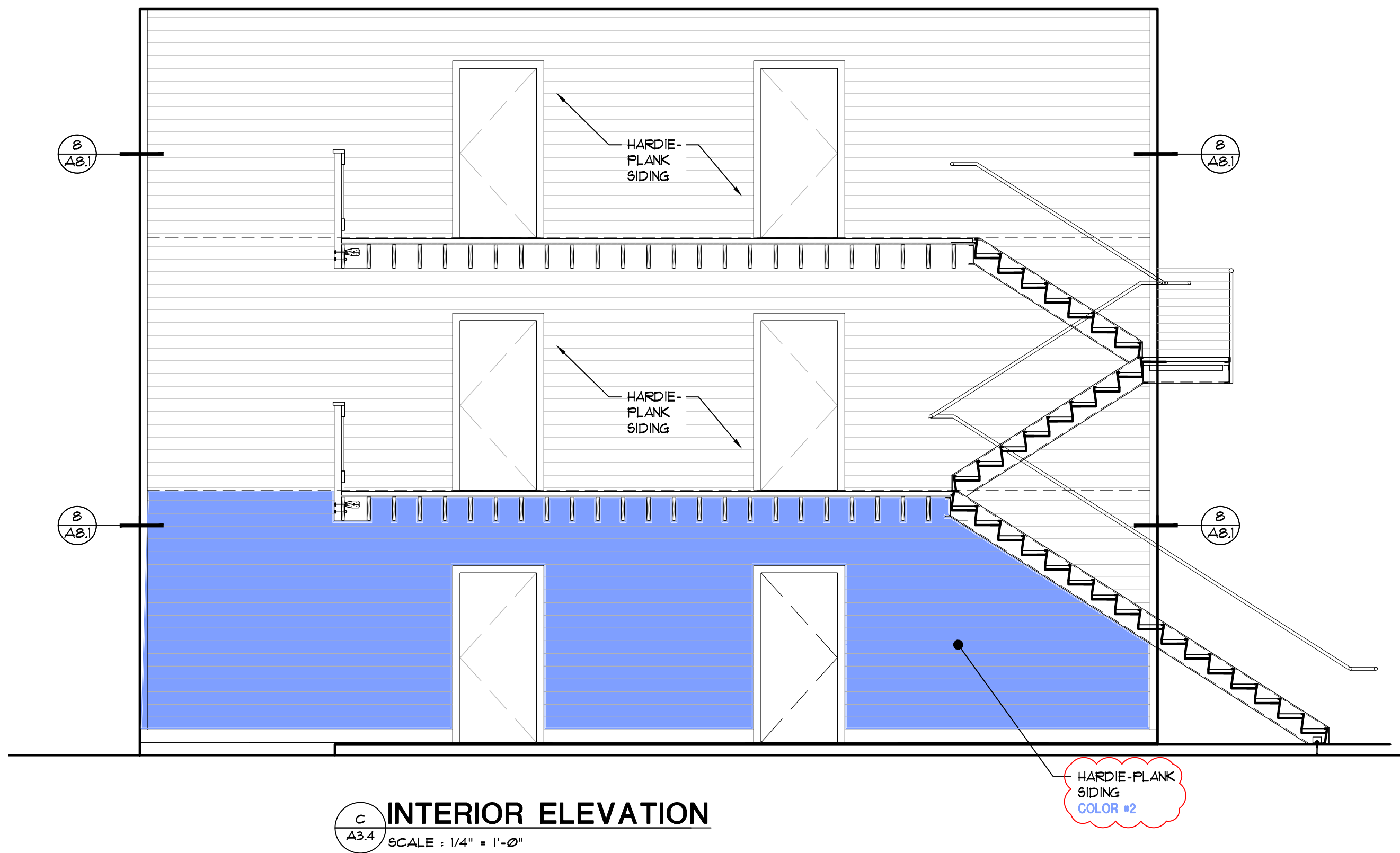
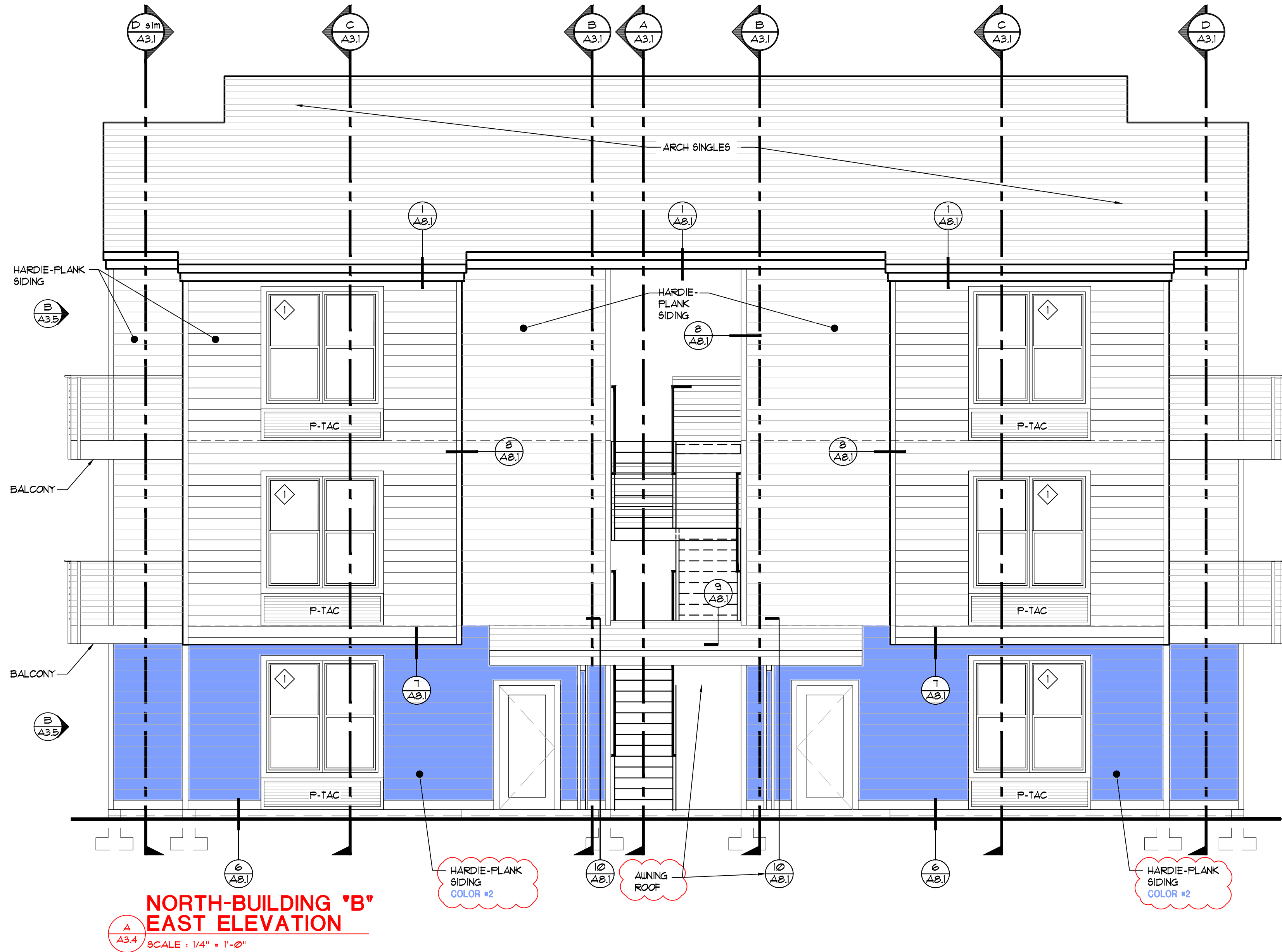
BUILDING "A" SET

NEW APARTMENTS FOR:
1341 Waller St SE
1341 Waller St Salem, Or

DATE: 15 DEC 2022
DRAWN: JOB NO. 2207

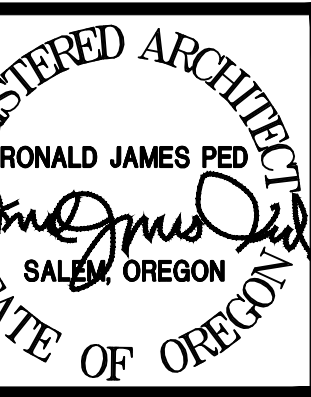
A3.4

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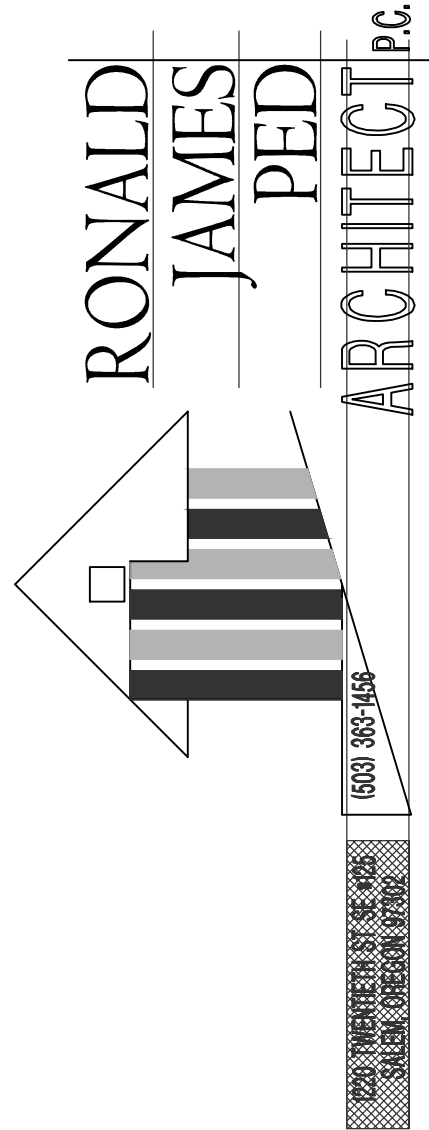


BUILDING "B" SET

NEW APARTMENTS FOR:
1341 Waller St SE
1341 Waller St Salem, Or



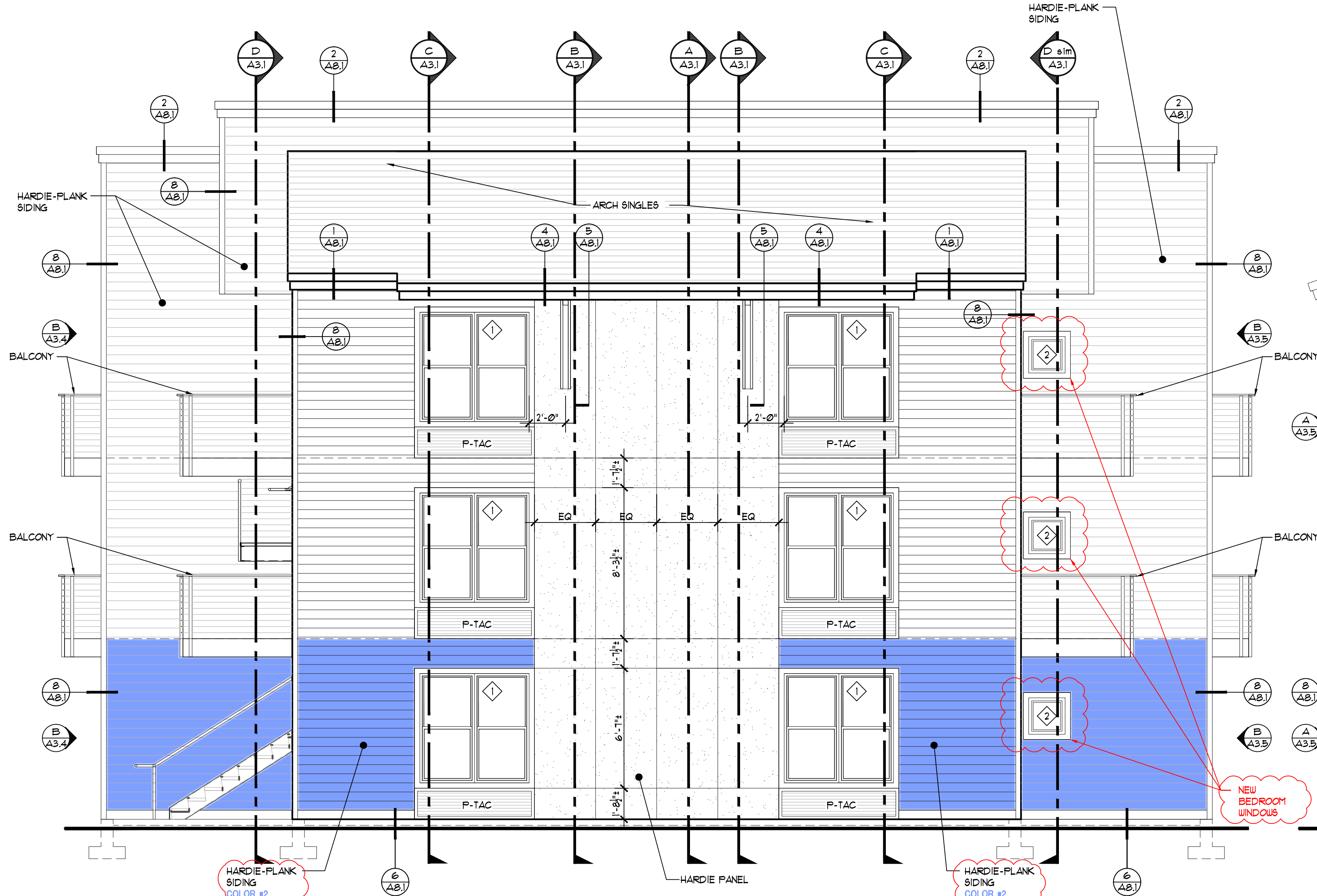
13 MARCH 2023
SFR COMMENTS



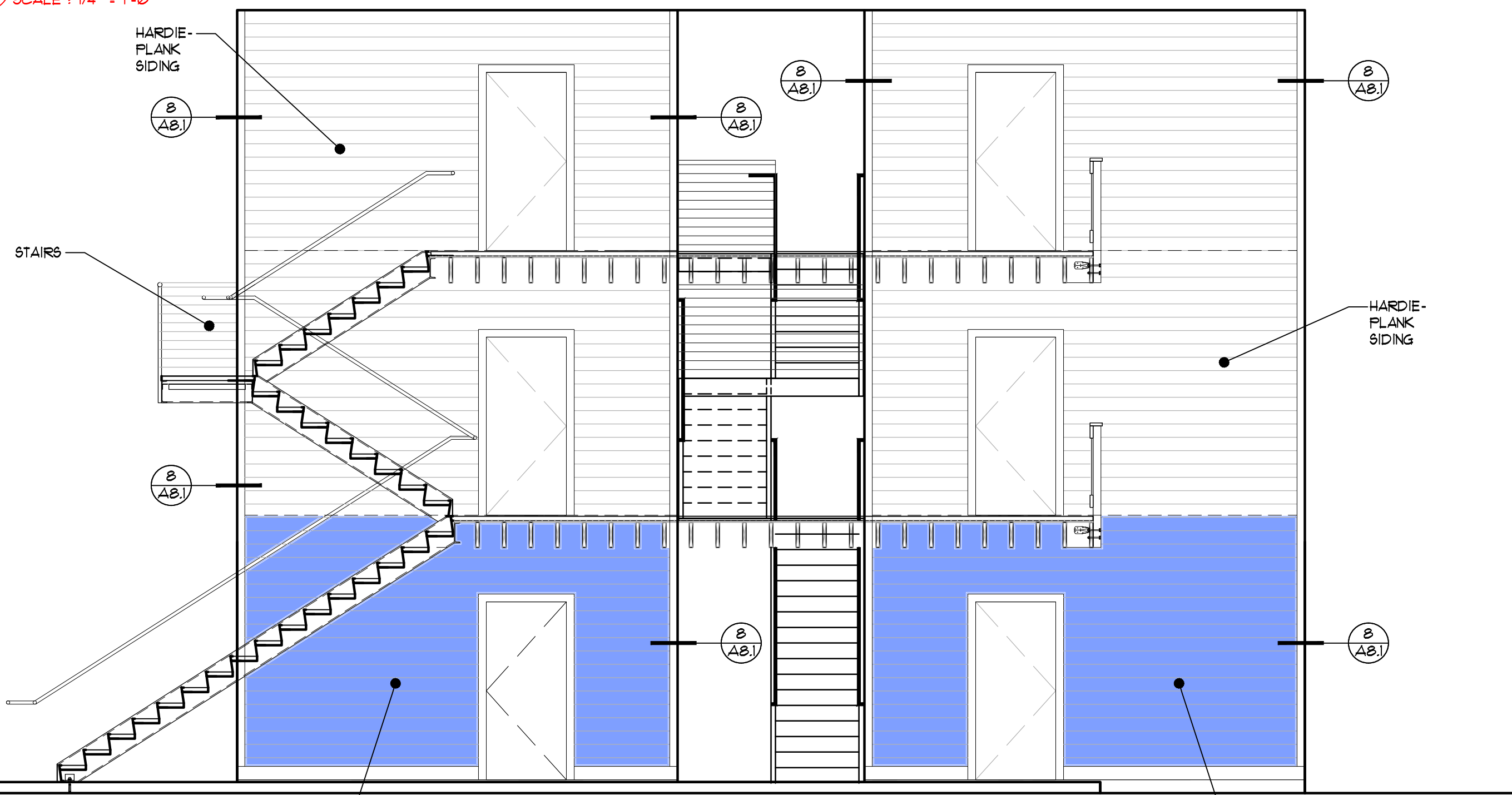
DATE: 15 DEC 2022
DRAWN: 2207
JOB NO.: 2207

A3.4

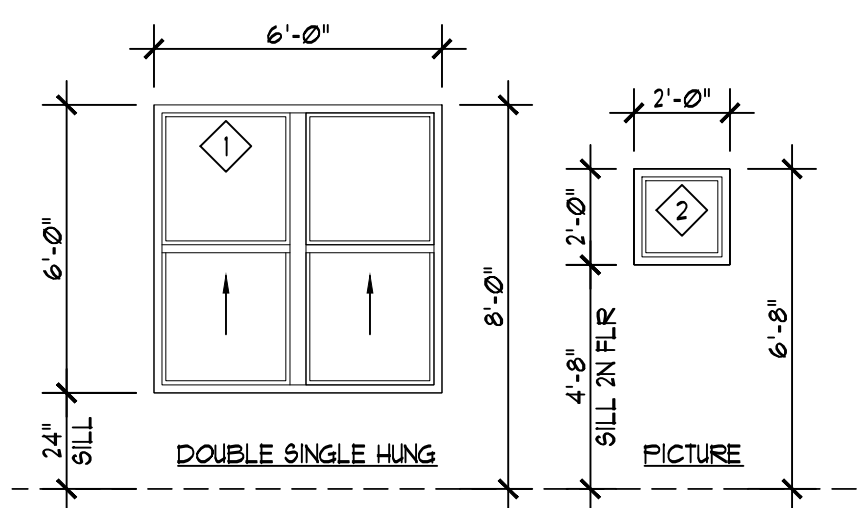
LAST SAVED: Thu, 09 Mar 2023 - 03:59 pm LOCATION: P:\2207 Fahman Glaze Aots 1341 Waller SUPERMIT.A2.1.dwg A3.5
PRINTED: Thu, 09 Mar 2023 - 05:26 pm PRINTED BY: Andy



NORTH-BUILDING "B" WEST ELEVATION
SCALE: 1/4" = 1'-0"

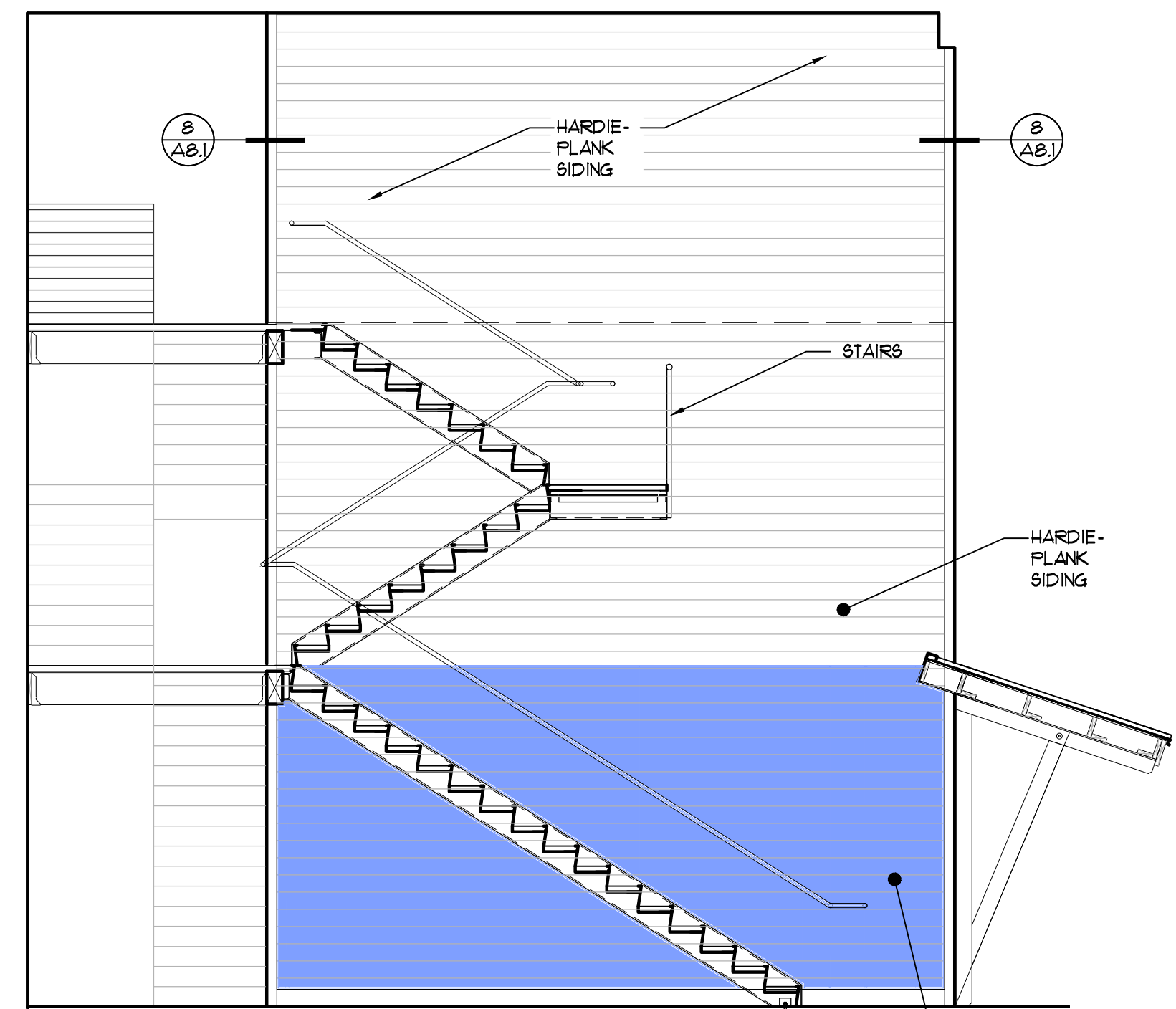


NORTH-BUILDING "B" SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW TYPES
SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"








MEMO

TO: Bryce Bishop, Planner III
Community Development Department

FROM: Laurel Christian, Planner II 
Public Works Department

DATE: July 13, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-DR23-21 (23-101404)
1341 WALLER STREET SE
MULTI-FAMILY DEVELOPMENT**

PROPOSAL

A consolidated Class 3 Site Plan Review and Class 1 Design Review application for a proposed 24-unit multiple family residential development with associated common open space and site improvements on property approximately 0.41 acres in size, zoned CO (Commercial Office), and located at 1341 Waller Street SE (Marion County Assessor Map and Tax Lot Number: 073W26CC07300).

RECOMMENDED CONDITIONS OF APPROVAL

1. The existing driveway approach along Lee Street SE shall be removed.
2. Along Waller Street SE and Lee Street SE, provide streetscape improvements including streetlights, street trees, and replacement of property line sidewalks in accordance with SRC Chapter 803 and PWDS.
3. Construct a minimum 8-inch public water main from 13th Street SE to serve the development site, and submit information that demonstrates the new main provides sufficient fire flow to serve the proposed development pursuant to PWDS.

FACTS

Streets

1. Waller Street SE
 - 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.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

- b. Existing Conditions—This street has an approximate 30-foot-wide improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Lee Street SE

- 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 36-foot-wide improvement within a 60-foot-wide right-of-way abutting the subject property.

3. Unnamed Alley

- a. Standard—This right-of-way is designated as an alley in the Salem TSP. The standard for this classification is a 10-to-20-foot-wide improvement within a 10-to-20-foot-wide right-of-way.
- b. Existing Conditions—This right-of-way has an approximate 10-foot improvement within a 16-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 10-inch storm main is located at the intersection of Waller Street SE and 13th Street SE.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 2-inch water main is located in Waller Street SE. Mains of this size generally convey flows of 30 to 100 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. A 14-inch sewer main is located in Waller Street SE.
- b. An 8-inch sewer is located in the unnamed alley abutting the property.

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—With completion of the conditions above, 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—Waller Street SE and Lee Street SE meet the right-of-way width and pavement width standards pursuant to the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development. However, streetscape improvements including streetlights, replacement of property line sidewalks, and street trees are required along both property frontages in order to comply with SRC Chapter 803 and PWDS.

Condition: Along Waller Street SE and Lee Street SE, provide streetscape improvements including streetlights, street trees, and replacement of property line sidewalks in accordance with SRC Chapter 803 and PWDS.

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 proposal does not include on-site parking, therefore; no new driveway approaches are proposed. There is an existing driveway approach along Lee Street SE that previously served the site but will no longer provide vehicular access to the site.

Pursuant to SRC 804.060(a)(7) the existing approach shall be removed and replaced with the required streetscape improvements, discussed above.

Condition: The existing driveway approach along Lee Street SE shall be removed.

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; therefore, no Urban Growth Area permit is required. The Public Works Department has reviewed the applicant's preliminary plan for this site. Sewer infrastructure is available within surrounding streets and is adequate to serve the proposed development. There are no storm mains in the vicinity of the subject property. The existing 2-inch water main in Waller Street SE is inadequate to provide sufficient fire flows for the development pursuant to PWDS. The applicant shall construct a minimum 8-inch public water main to serve the development and provide information that demonstrates sufficient fire flows are provided to serve the development pursuant to PWDS.

Condition: Construct a minimum 8-inch public water main from 13th Street SE to serve the development site, and submit information that demonstrates the new main provides sufficient fire flow to serve the proposed development pursuant to PWDS.

The applicant shall be required to design and construct a storm drainage system at the time of development. The application shall provide an evaluation of the connection to the approved point of discharge for new areas of impervious surface per SRC 71.075. The applicant's engineer submitted a statement demonstrating the project involves less than 10,000 square feet of new or replaced impervious surface.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with PWDS.

Prepared by: Laurel Christian, Planner II
cc: File



DAVID FRIDENMAKER, Manager
Facility Rental, Planning, Property Services
3630 State Street, Bldg. C • Salem, Oregon 97301-5316
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

June 22, 2023

Bryce Bishop, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. SPR-DR23-21, 1341 Waller St SE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Bush	Elementary	K thru 5
Leslie	Middle	6 thru 8
South Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Bush	Elementary	251	322	78%
Leslie	Middle	718	944	76%
South Salem	High	2,220	2,248	99%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	24	MF	0.164	4
Middle			0.085	2
High			0.096	2

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Bush	Elem.	251	28	4	32	322	88%
Leslie	Mid.	718	22	2	24	944	79%
South Salem	High	2,220	151	2	153	2,248	106%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Bush	Elementary	Walk Zone
Leslie	Middle	Eligible for School Transportation
South Salem	High	Walk Zone

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	4	\$86,190	\$344,760
Middle	2	\$92,235	\$184,470
High	2	\$98,280	\$196,560
TOTAL			\$725,790

Table 6

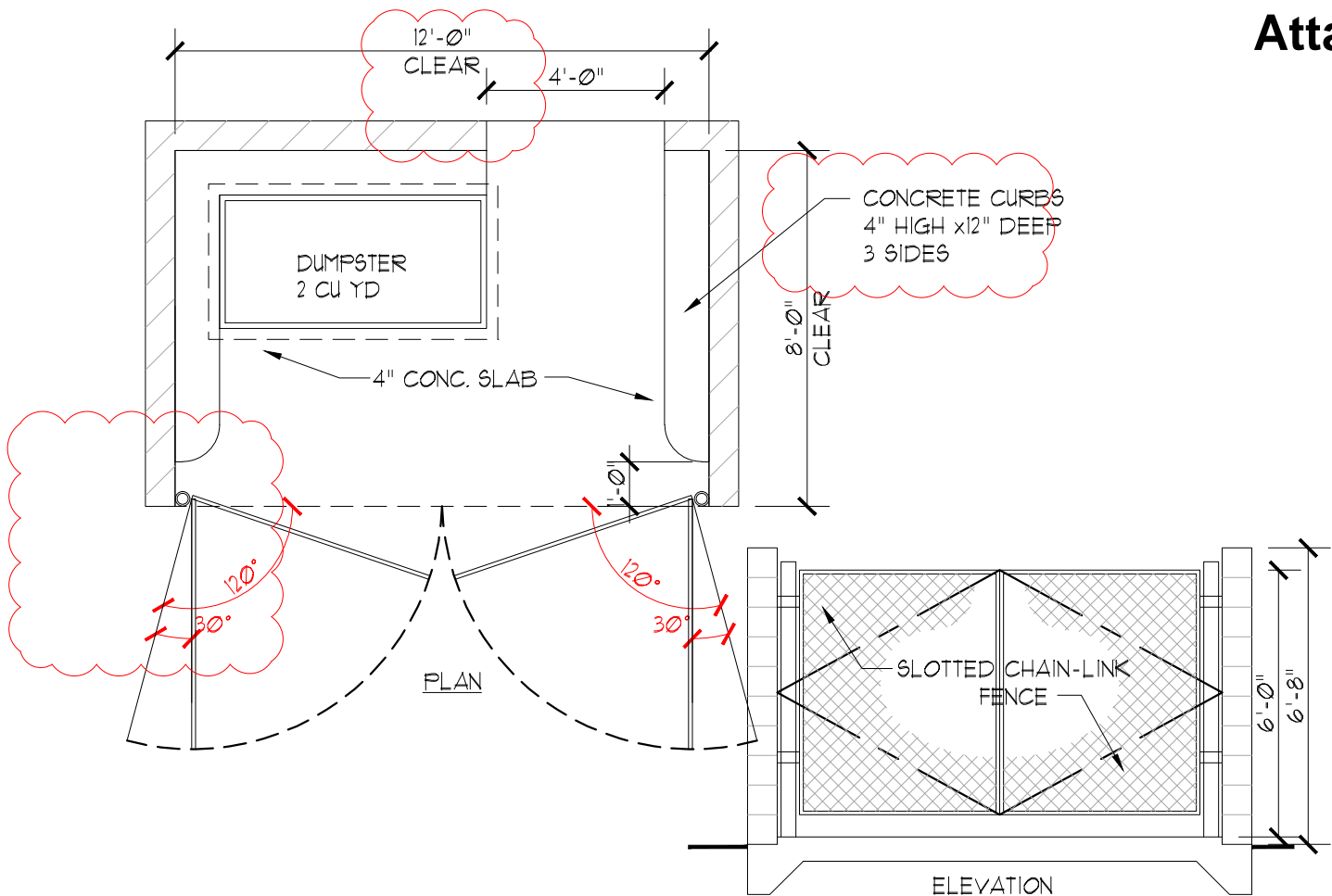
*Estimates based on average of Indicative Construction Costs from "RLB Construction Cost Report North America Q4 2022"

Sincerely,

David Fridenmaker

David Fridenmaker, Manager
Planning and Property Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation

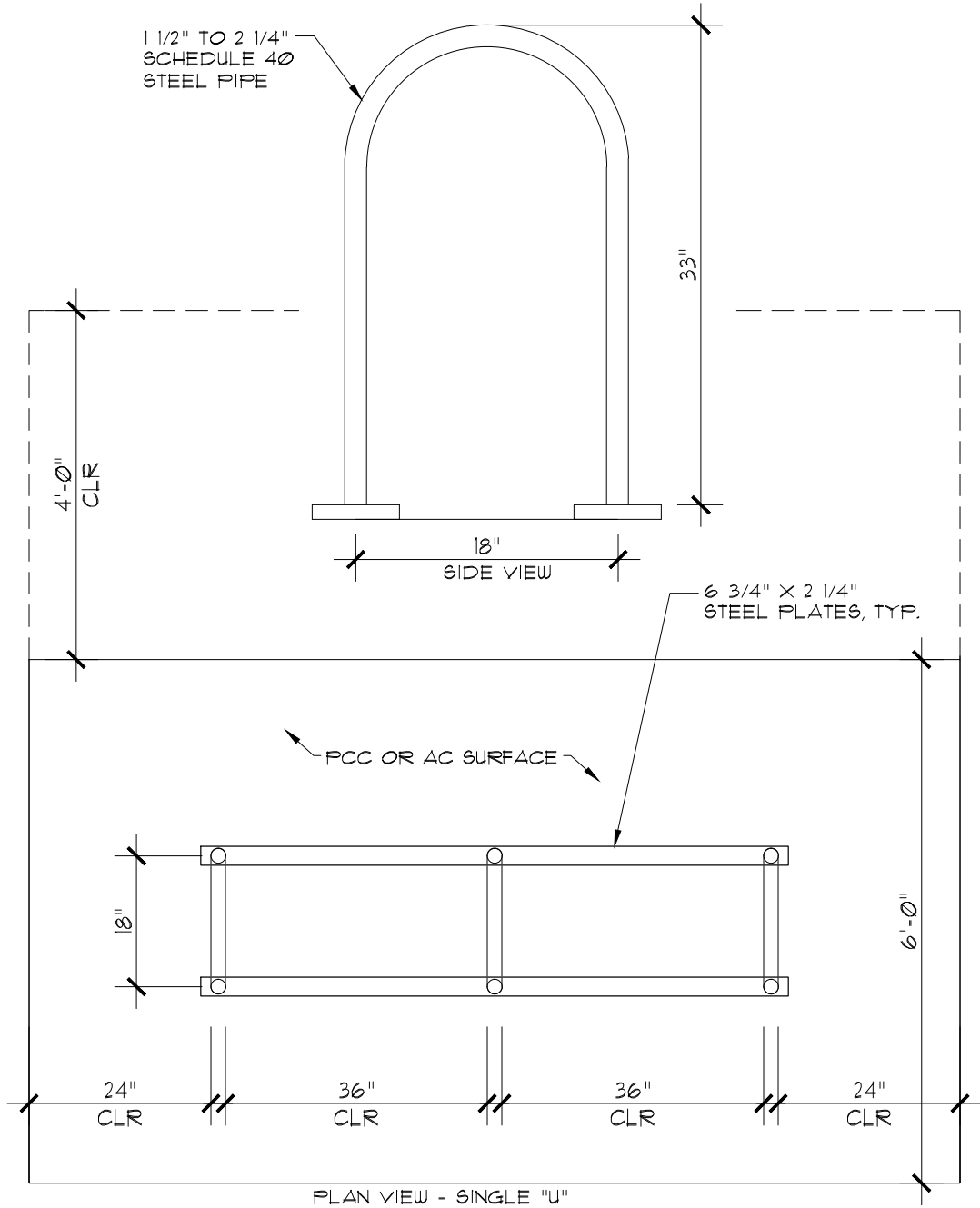


TRASH ENCLOSURE

1

SCALE: 1/4" = 1'-0"

M:/026SITEWK/0111TRASH/02011 TRASH CMU



NOTES

- 1)
- BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
- 2)
- MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTENT CONCRETE ANCHOR MOUNTING HARDWARE.
- 3)
- EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
- 4)
- FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.

BICYCLE PARKING RACK DETAIL

2

SCALE: 1" = 1'-0"

M:/026SITEWK/600P/PNG/02600 BIKE RACK



DATE: December 5, 2022
TO: Ron Ped (rjp@rktect.com)
FROM: Robert Cornett, ISA Certified Arborist PN-6032A
RE: Tree protection measures

Location

970 13th St SE, Salem 97302

Date of Onsite Visit

I met with you on November 25, 2022 at 970 13th St SE. Your company is proposing new construction at the vacant lot directly east of this address (*figure 1*) and requested advice regarding tree protection for one of the two existing trees on the property.

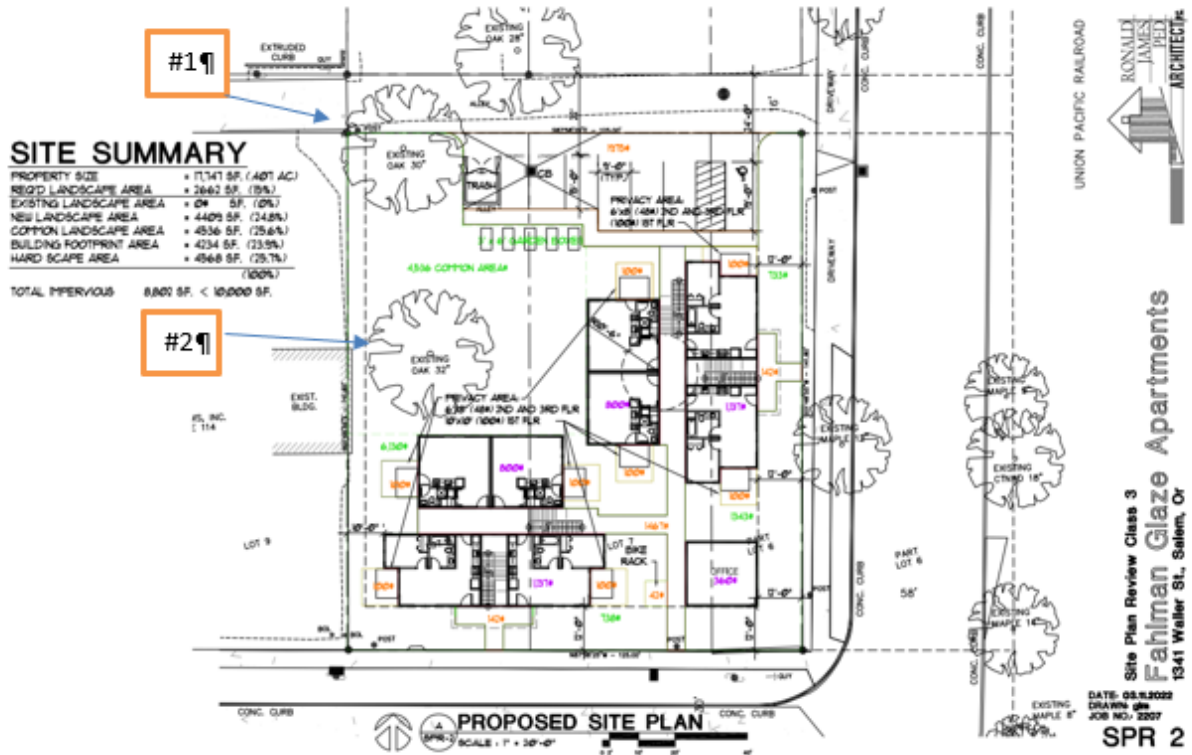
There are two oak trees on the property, however in my opinion, one of the trees should be removed due to the poor condition of the tree as it presents both a hazard and danger to persons and/or property. These hazards cannot be alleviated by treatment or pruning.

The first tree is a 30" diameter Oregon white oak and located at the NW corner of the property near the alley. The tree is declining and I recommend removal. Please refer to our estimate number 79496 for information on how to proceed with the tree removal application to the city.

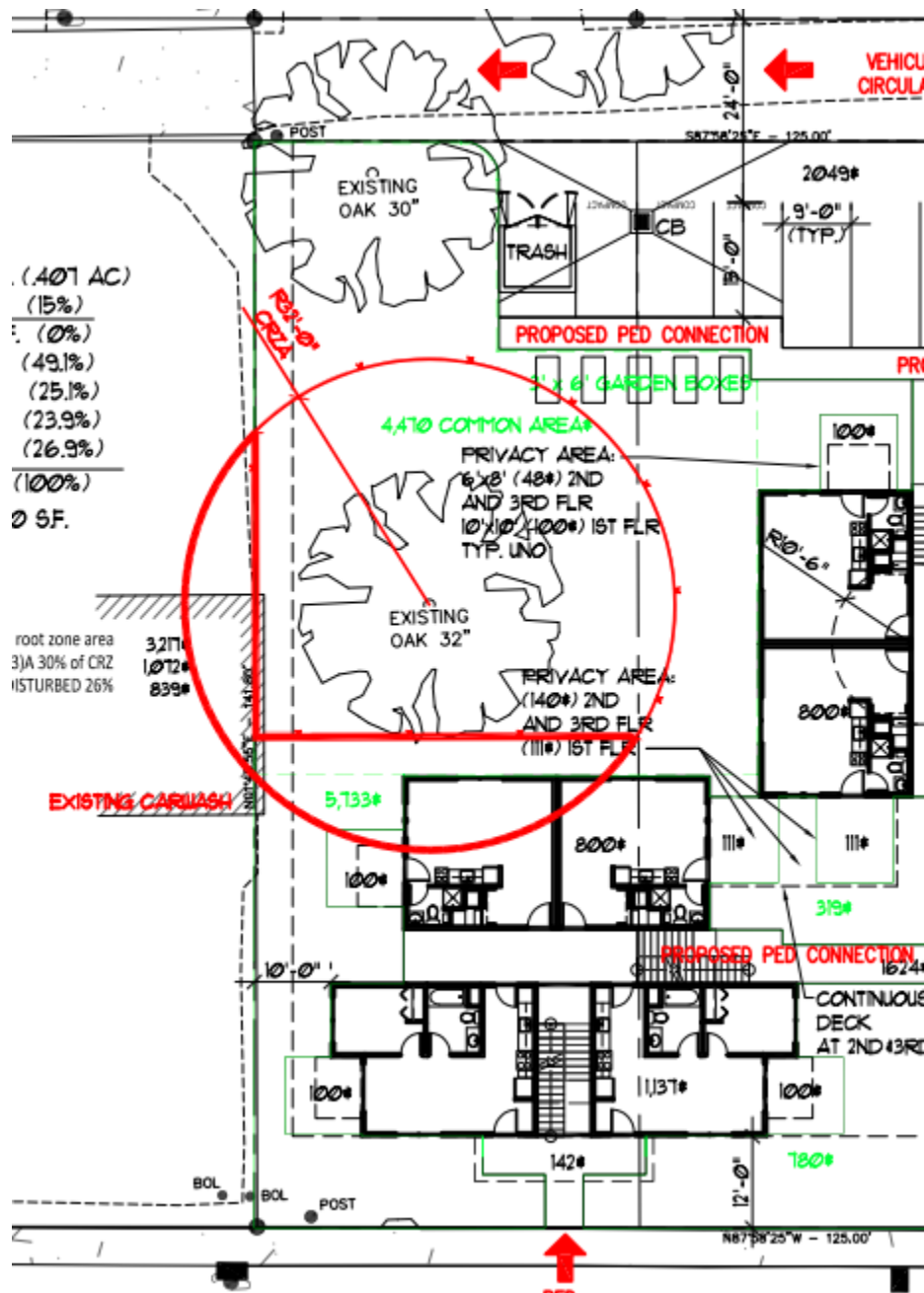
The second tree is a 32" diameter Oregon white oak and located directly to the east and behind the existing Pacific Pride building. This tree will be located within the footprint of the new proposed construction zone and you asked for advice to protect the tree and roots in the best interest of the tree.

Both of these trees can be identified on the site plan you provided, which is included in this memo.

Following please find a marked-up map (*figure 2*) and list of protection measures we recommend you take throughout the construction process to ensure the second oak tree (32" diameter) will be preserved and protected.



R & R Tree Service, Inc 1710 Commercial St NE, Salem, OR 97301 (p) 503.540.9038 (f) 503.540.9039 www.rrtreeservice.com





Recommendations

- Establish tree protection zones (TPZs) around protected tree(s) by installing sturdy fencing with 8' posts at a minimum distance of the tree's drip line.
- Clearly identify the perimeter of the TPZs with highly visible signs.
- Confine construction offices, vehicular parking, worker break sites, and material storage to locations outside of the TPZs.
- Avoid cutting tree roots over 4 inches in diameter.
- Make all necessary cuts to tree roots cleanly with sharp tools; never tear with a backhoe.
- Do not change soil grade within the TPZ by cutting or filling.
- Take care to not wound or break tree trunks or branches through contact with vehicles and heavy equipment.
- SPECIFIC to oak tree 32" circled in Figure 2. The west side of the tree has been in close proximity to the existing building and concrete, and appears to have adapted. The south side of the tree will be somewhat impacted in the construction zone however we are confident protection fencing around the tree, at approximately 74% coverage of the critical root zone, will not adversely affect or damage the health of the tree.