

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP23-33

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PROJECT ADDRESS: 2710 Broadway St NE, Salem OR 97301

DEC 20 REC'D

AMANDA Application No.: 23-113096-PLN

COMMENT PERIOD ENDS: Wednesday, December 20, 2023, at 5:00 p.m.

COMMUNITY DEVELOPMENT

SUMMARY: Proposed development of a new four-story mixed use building approximately 15,400 square feet in size, containing ground floor commercial retail space and 22 dwelling units in the upper floors.

REQUEST: Class 3 Site Plan Review and Class 2 Driveway Approach Permit for the development of a new four-story mixed use building containing ground floor commercial retail space and 22 dwelling units in the upper floors with associated off-street parking area and site improvements, and the following Class 2 Adjustments:

- (1) To reduce the zone-to-zone setback required between the CR (Retail Commercial) zone and the abutting residential to the east from 15 feet, per SRC Chapter 522, Table 522-4, to 9 feet;
- (2) To reduce the vehicle operation area turnaround dimension requirements in SRC 800.055(f)(1)(E), for solid waste collection vehicles;
- (3) To modify the vision clearance requirements of SRC 805.005(b)(1)(B) where the proposed driveway access to Tryon Avenue NE conflicts with an existing solid wood fence at the eastern property line; and
- (4) To reduce the interior landscaping requirement for the proposed off-street parking area from a minimum of 5 percent (270 square feet) per SRC 806.035(d), to 3.7 percent (201 square feet).

The subject property is approximately 0.44 acres in size, zoned CR (Retail Commercial), and located at 2710 Broadway St NE – 97301 (Marion County Assessor's map and tax lot number: 073W14BB / 04901).

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

Comments received by 5:00 p.m., Wednesday, December 20, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

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

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

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

Name/Agency: Debara Phillips
Address: 518 Blue Ave NE, Salem, OR 97301
Phone: 503-525-9726
Email: _____
Date: Dec 18, 2023

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

Debora A Phillips
578 Blider Ave NE
Salem, OR 97301
503-507-9725

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DEC 20 REC'D

COMMUNITY DEVELOPMENT

I apologize for the hand written letter. My computer went down.

I oppose this proposal. We all know it's going to happen.

Access to Boardway, from Tryon, is already difficult. More traffic in the neighborhoods.

The middle school on Maple Ave., is also on the property of School for The Deaf. Traffic at 8-8:30am and 3-330pm is very heavy on Tryon, Maple and Locust.

Lots of foot traffic. Also, because of the poor signing location that says dead end, they see a barricade blocking access to the Chevrolet Dealer. They turn onto Blider Ave thinking they can get back to Broadway. Blider is the dead end. My apartment is at end of Blider. It's posted private property. They drive through our driveway at 20-40mph and over 4 speed bump to get out to Tryon.

I'm not opposed to developing the property. My concerns are the 'increased traffic, and lack of adequate parking, and proper signing. The lot isn't even half an acre. A lot to squeeze into a small space.