


**TO:** Steven McAtee, Planner II  
Community Development Department

**FROM:** Glenn J. Davis, PE, CFM, Chief Development Engineer   
Public Works Department

**DATE:** January 29, 2021

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
SPR-ADJ20-47 (20-115057-RP)  
1776 TITAN DRIVE NW  
HIGH SCHOOL ADDITIONS AND SITE IMPROVEMENTS**

## **PROPOSAL**

A Class 3 Site Plan Review and three Class 2 adjustments for the construction of a three-story building addition containing 26 new classrooms, common area, and administrative space, as well as interior renovations and site work including an additional parking area. The property is located at 1776 Titan Drive NW (Polk County Assessor Number 073W17D01000) and is split zoned PE (Public and Private Educational Services) and RA (Residential Agriculture).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Prior to building permit issuance, convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of Doaks Ferry Road NW, and a property-line radius at the intersection of Doaks Ferry Road NW and Orchard Heights Road NW pursuant to PWDS.
2. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.
3. Replace nonconforming portions of existing curb ramps and sidewalks crossing driveways along the frontage of the property pursuant to SRC 78.180(a).
4. Relocate the existing 12-inch water main on private property to Titan Drive NW as shown on the applicant's site plan pursuant to PWDS.
5. Quitclaim the existing easement for the 12-inch water main and provide a new easement for the relocated water main pursuant to PWDS.

## **FACTS**

### **Streets**

#### 1. Titan Drive NW

- a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34- to 40-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 46-foot improvement within a 72-foot-wide right-of-way abutting the subject property.

#### 2. Orchard Heights Road NW

- a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 48-foot improvement within a 72-foot-wide right-of-way abutting the subject property.

#### 3. Doaks Ferry Road NW

- a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 48-foot improvement within a 76-foot-wide right-of-way abutting the subject property.

#### 4. Daisy Lane NW

- a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 20-foot improvement within a 50-foot-wide right-of-way abutting the subject property.

### **Storm Drainage**

#### 1. Existing Conditions

- a. A 12-inch storm main is located in Orchard Heights Road NW.

- b. A 12-inch storm main is located in Titan Drive NW.
- c. A 10-inch storm main is located in Doaks Ferry Road NW.
- d. Private storm lines and detention facilities are located on the subject property.

## **Water**

### **1. Existing Conditions**

- a. The subject property is located within the W-1, W-1+, and W-2 water service levels.
- b. An 18-inch water main is located in Orchard Heights Road NW. Mains of this size generally convey flows of 4,800 to 11,100 gallons per minute.
- c. An 18-inch water main is located in Doaks Ferry Road NW. Mains of this size generally convey flows of 4,800 to 11,100 gallons per minute.
- d. Two 12-inch water mains are located on the subject property. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.
- e. A 10-inch water main is located in Daisy Lane NW. Mains of this size generally convey flows of 1,500 to 3,400 gallons per minute.

## **Sanitary Sewer**

### **1. Existing Conditions**

- a. An 8-inch sewer main is located in Daisy Lane NW.

## **CRITERIA AND FINDINGS**

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 2-, 3-, and 5-point landslide hazard areas mapped on the subject property. The proposed activity of a school building adds 3 activity points to the proposal, which results in a minimum of 5 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A Geotechnical Engineering Report, prepared by Professional Service Industries, Inc., and dated November 24, 2020, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

**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**—Titan Drive NW and Orchard Heights Road NW 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.

The existing condition of Doaks Ferry Road NW, a Major Arterial street, does not meet current standards for its classification of street per the Salem TSP. The applicant shall convey land for dedication of a half-width right-of-way up to 48 feet measured from the centerline of Doaks Ferry Road NW, and a property-line radius at the intersection of Doaks Ferry Road NW and Orchard Heights Road NW, pursuant to the PWDS.

The existing condition of Daisy Lane NW, a Local street, is adequate pursuant to Table 3-1 of the Salem TSP and no right-of-way dedication nor special setback is required along the Daisy Lane NW frontage. Pursuant to SRC 803.040(e)(3), no street improvements are required along this frontage.

The applicant shall replace nonconforming portions of existing sidewalk along the frontage of the property pursuant to SRC 78.180(a). This shall be limited to replacement of all curb ramps and driveway accesses pursuant to SRC 803.040(e)(3). The sidewalk may remain located along the curb line pursuant to SRC 803.035(l)(2)(B).

**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 development site is currently served by four existing driveway accesses. No changes are proposed to these driveway accesses and the existing conditions provide for safe turning movements into and out of the property.

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

**Finding—**The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. 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.

An existing 12-inch water main is located on the subject property within a City easement where the new building addition is proposed. This main shall be relocated to accommodate the new building. As shown on the submitted utility plan, the main shall be rerouted to the driveway and into Titan Drive NW to connect to the existing main in Orchard Heights Road NW. Existing easements shall be quitclaimed, and a new easement granted for the portion of public water main located on private property.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible and the proposed development is subject to the standards in effect prior to Ordinance 8-20.

Prepared by: Jennifer Scott, Program Manager  
cc: File