

**TO:** HEARINGS OFFICER

**FROM:** LISA ANDERSON-OGILVIE, AICP, DEPUTY COMMUNITY  
DEVELOPMENT DIRECTOR AND PLANNING ADMINISTRATOR

**SUBJECT:** **CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW / CLASS 2  
DRIVEWAY APPROACH PERMIT / CLASS 1 DESIGN REVIEW CASE  
NO. CU-SPR-DAP-DR20-06  
5600 BLOCK OF WOODSIDE DRIVE SE - 97306  
AMANDA NO. 20-110657-ZO, 20-110687-RP, 20-110692-ZO, & 20-  
110689-DR**

**REQUEST**

Summary: Development of a new two building apartment complex with 24 dwelling units.

Request: A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new two building apartment complex containing a total of 24 dwelling units, for property approximately 1.77 acres in size, zoned IC (Industrial Commercial) and RS (Single Family Residential), and located at the 5600 Block of Woodside Drive SE - 97306 (Marion County Assessor Map and Tax Lot Numbers: 083W14CB / 02401 and 02501).

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

**APPLICANT/OWNER:** JCT Construction Group, LLC

**AGENT:** Brandie Dalton, Multi-Tech Engineering, Inc.

**RECOMMENDATION**

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a conditional use, site plan review, driveway approach permit, and design review applications subject to the following conditions of approval:

**CONDITIONAL USE:**

**Condition 1:** Along the southern property line, the applicant shall construct 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. Chain-link fencing with slats shall not be allowed to satisfy this requirement.

**Condition 2:** The multi-family use shall contain no more than 24-dwelling units.

### **SITE PLAN REVIEW:**

- Condition 3:** Prior to building permit issuance, the final plat for Partition 19-11 shall be recorded.
- Condition 4:** Development of the solid waste service area shall conform to all applicable standards of SRC Chapter 800.
- Condition 5:** Prior to building permit issuance, the proposed site plan shall be updated to include the additional landscape island shown on the landscape plans.
- Condition 6:** Construct all new structures a minimum of one foot above the base flood elevation pursuant to SRC 601.045(b)(1).
- Condition 7:** Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Mildred Lane SE, 30 feet on the development side of Woodside Drive SE, and a property line radius at the intersection pursuant to PWDS.
- Condition 8:** Construct a half-street improvement along the frontage of Woodside Drive SE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
- Condition 9:** Install street trees to the maximum extent feasible pursuant to SRC Chapter 86.
- Condition 10:** Extend an 8-inch sewer main from the terminus of the existing sewer main in Woodside Drive SE along frontage of the subject property.
- Condition 11:** Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

### **DESIGN REVIEW:**

- Condition 12:** A lighting plan shall be provided at the time of building permit application demonstrating that lighting will be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

### **APPLICATION PROCESSING**

On July 1, 2020, Conditional Use Permit, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review applications were accepted for processing. The collective applications were deemed complete for processing on August 31, 2020.

The public hearing before the City of Salem Hearings Officer is scheduled for September 23, 2020, at 5:30 p.m. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on September 3, 2020. Public hearing notice was also posted on the property pursuant to SRC requirements.

## **PROPOSAL**

The applicant has submitted a Conditional Use Permit, Class 3 Site Plan Review, Class 2 Driveway Approach Permit and Class 1 Design Review applications for a proposed 24-unit multi-family residential apartment development with associated site improvements for property located at the 5600 Block of Woodside Drive SE.

## **SUMMARY OF RECORD**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

## **APPLICANT'S STATEMENT**

The applicant's proposed development plans are included as **Attachment B**, and the applicant's statement addressing the applicable approval criteria for the consolidated applications is included as **Attachment C**.

## **FACTS AND FINDINGS**

### **1. Salem Area Comprehensive Plan (SACP) designation**

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Industrial Commercial." The subject property is within the Urban Growth Boundary and within the Urban Service Area.

### **2. Zoning and Surrounding Land Uses**

The subject property is zoned IC (Industrial Commercial) and RA (Residential Agriculture). The proposed multi-family residential use is proposed on the IC (Industrial Commercial) portion of the site. In the IC zone, multi-family residential uses require a conditional use permit.

The zoning of surrounding properties is as follows:

North: Across Mildred Lane SE; IC (Industrial Commercial)

South: RS (Single Family Residential)

East: Across Woodside Drive SE; IC (Industrial Commercial)

West: Across Mildred Lane SE; RA (Residential Agriculture)

### 3. Site Analysis

The subject property includes two tax lots with a combined size of approximately 1.77 acres and has approximately 500 feet of frontage on Mildred Lane SE and approximately 195 feet of frontage on Woodside Drive SE. Mildred Lane SE is designated as a Minor Arterial street in the Transportation System Plan and Woodside Drive SE is designated as a Local street.

### 4. Neighborhood and Citizen Comments

The subject property is located within the South Gateway Neighborhood Association (SGNA). Notice was provided to SGNA and to surrounding addresses, property owners, and tenants within 250 feet of the subject property. At the time of this staff report, no neighborhood association or public comments had been received.

### 5. City Department and Public Agency Comments

The Public Works Department reviewed the proposal and provided a memo which is included as **Attachment D**.

The Salem Building and Safety Division reviewed the proposal and identified no issues.

The Salem Fire Department access is required to be provided within 150 feet of all portions of the structures. Fire hydrant is required to be within 600 feet of all portions of the structures. All measurements are made along an approved route. Items including these will be verified at time of building permit plan review.

The Historic Preservation Officer/City Archaeologist has reviewed the proposal and commented that the proposed project is within a known high probability archeological area and within Salem's Historic and Cultural Protection zone. The applicant has not initiated consultation with the Oregon SHPO and the Tribes, and no archaeological testing of the project has been completed demonstrating there will be no adverse effect to archaeological resources as a result of the ground disturbance proposed during the ground disturbing activity associated with the proposed three-story apartment complex. Prior to initiation of work, the applicant shall finalize consultation with the Oregon SHPO and the Tribes, and complete any needed archaeological testing demonstrating compliance with Goal 5.

Salem-Keizer Public Schools has reviewed the proposal and provided a response letter included as **Attachment E**.

## 6. Analysis of Conditional Use Criteria

SRC Chapter 240.005(a)(1) provides that:

No building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this Chapter.

SRC Chapter 240.005(d) establishes the following approval criteria for a conditional use permit:

### Criterion 1:

The proposed use is allowed as a conditional use in the zone.

**Finding:** SRC Chapter 551, Table 551-1 provides that multi-family uses are allowed in the IC (Industrial Commercial) zone with a conditional use permit.

### Criterion 2:

The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.

**Finding:** The applicant states that the proposed development is compatible with the surrounding land uses. There is multi-family zoned property nearby to the north across Mildred Lane SE and the Salem Planning Commission recently approved a new 18-unit multi-family residential complex directly across Mildred Lane SE from the subject property. To the south and west is single family zoned property, RA (Residential Agriculture) and RS (Single Family Residential) that is largely occupied by single family dwellings. Across Woodside Drive SE, there is IC (Industrial Commercial) zoned property occupied by an existing self-service storage facility.

The development standards of the zoning code, including setbacks, building height, and landscaping, are intended to address the difference in compatibility that arises from between different uses. The multi-family residential design standards require additional screening for apartment complexes where they abut single family residential zoning; this includes more robust landscaping and fencing. The applicant proposes to install a six-foot tall fence but does not specify the materials used for the fence. Staff recommends that the Hearings Officer adopt a condition of approval requiring the applicant to provide a decorative sight obscuring fence along the southern property line where the proposed multi-family use abuts RS (Single Family Residential) zoning occupied by single family dwellings.

**Condition 1:** Along the southern property line, the applicant shall construct 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. Chain-link fencing with slats shall not be allowed to satisfy this requirement.

The scale of the proposed 24-unit multi-family residential development will have minimal impact on the immediate neighborhood. Any future increase of the development beyond 24-dwelling units will require approval of a separate conditional use permit, therefore, the following condition of approval is proposed:

**Condition 2:** The multi-family use shall contain no more than 24-dwelling units.

As conditioned, staff finds that the proposed development will have a minimal impact on the immediate neighborhood.

Criterion 3:

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

**Finding:** To determine if the proposed multi-family use is reasonably compatible with the surrounding area, it is first appropriate to determine if the proposed multi-family use is consistent with the goals and policies of the Salem Area Comprehensive Plan for multi-family residential development and siting.

**Residential Development (SACP IV Section E)**

***Establishing Residential Uses.***

The location and density of residential uses shall be determined after considering the proximity to services. Such services include, but are not limited to, shopping, employment and entertainment opportunities, parks, religious institutions, schools and municipal services. Relative proximity shall be determined by distance, access, and ability to provide services to the site.

***Multi-Family Housing.***

Multiple family developments should be located in areas that provide walking, auto or transit connections to:

- 1) Employment Centers
- 2) Shopping Areas
- 3) Transit Service
- 4) Parks
- 5) Public Buildings

**Finding:** Primary access to the subject property is provided by Mildred Lane SE and Woodside Drive SE. Mildred Lane SE is designated as a Minor Arterial Street which provides a pedestrian and bike connection from the subject

property to surrounding areas. The driveway connection serving the proposed multi-family use is to Woodside Drive SE, which is designated as a local street. Salem-Keizer Transit (Cherriots) provides a transit route that passes by the subject property (Route 6), with the nearest stop at the corner of Mildred Lane SE and Marstone Street SE, approximately 500 feet from the proposed use.

The subject property is less than 0.5 miles away from the nearest public park, Wiltsey Road Park, which is to the southwest of the subject property, accessed by Woodside Drive SE to Wiltsey Road SE. In addition, Battle Creek Park is located within 0.75 miles of the subject property.

Battle Creek Elementary School, Judson Middle School and Sprague High School will serve students in this area. Students residing at the proposed development are outside of the walk zone of Battle Creek Elementary School, Judson Middle School and Sprague High School and will be eligible for school transportation.

The nearby Commercial Street SE corridor includes a mix of largely commercial retail sales and services and office land uses. Grocery stores, shopping, personal services and employment opportunities are provided nearby. The proposed multi-family use for the subject property is consistent with the goals and policies of the Salem Area Comprehensive Plan for multi-family residential development and siting.

As conditioned, staff finds that the proposed development will have a minimal impact on the livability and appropriate development of surrounding property.

## **7. Analysis of Class 3 Site Plan Review Approval Criteria**

SRC 220.005(f)(3) establishes the following approval criteria for a Class 3 Site Plan Review:

### Criterion 1:

The application meets all applicable standards of the UDC.

**Finding:** The applicant is requesting approval for a 24-unit multi-family residential use. The proposed site plan complies with all applicable development standards of the Unified Development Code (UDC).

### **Use and Development Standards – IC (Industrial Commercial) Zone:**

*SRC 551.005(a) – Uses:*

**Finding:** Permitted, special and conditional uses for the IC zone are found in SRC Chapter 552, Table 552-1. Multiple family residential uses require a conditional use permit in the IC zone per Table 552-1.

*SRC 551.010(a) – Lot Standards:*

There are no minimum lot area or dimension requirements in the IC zone. All uses are required to have a minimum of 16 feet of street frontage.

**Finding:** The subject property is approximately 1.77 acres in size and has approximately 560 feet of frontage along Mildred Lane SE and approximately 195 feet of frontage along Woodside Drive SE, exceeding the minimum lot standards of the IC zone.

*SRC 551.010(b) – Setbacks:*

**North:** Adjacent to the north is right-of-way for Mildred Lane SE. Buildings and structures adjacent to a street require a minimum five-foot setback, vehicle use areas require a minimum 6-10 foot setback.

**Finding:** Proposed Building 1 is setback approximately 16 feet and proposed Building 2 is setback approximately 10 feet from Mildred Lane SE. The off-street parking and vehicle use area is setback approximately 10 feet.

**South:** Adjacent to the south is an interior side yard abutting property zoned RS (Single Family Residential). For multi-family residential uses, there is a minimum 15-foot building and vehicle use area setback required abutting an interior sideyard.

**Finding:** Proposed Building 1 is setback approximately 85 feet and the off-street parking area is setback 15 feet from the southern property line abutting the RS zoned property.

**East:** Adjacent to the east is right-of-way for Woodside Drive SE. Buildings and structures adjacent to a street require a minimum five-foot setback, vehicle use areas require a minimum 6-10 foot setback.

**Finding:** Proposed Building 1 is setback approximately 10 feet from Woodside Drive SE, in compliance with the minimum standard.

**West:** Adjacent to the west is right-of-way for Mildred Lane SE. Buildings and structures adjacent to a street require a minimum five-foot setback, vehicle use areas require a minimum 6-10 foot setback.

**Finding:** Waln Creek provides a natural boundary bisecting the subject property. The proposed development occupies the eastern portion of the subject property, and the west side of Waln Creek the subject property will remain vacant. As Mildred Lane SE starts to curve to the west, the distance from the proposed development to Mildred Lane SE also increases.

*SRC 551.010(c) – Lot Coverage, Height:*

There is no maximum lot coverage standard in the IC zone, the maximum height allowance for all buildings and structures is 70 feet.

**Finding:** Proposed building 1 is approximately 39 feet in height, and proposed building 2 is approximately 40 feet in height, in compliance with the maximum height allowance of the IC zone.

*SRC 551.010(d) – Landscaping:*

- (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.

**Finding:** The subject property is approximately 1.77 acres; however, the IC zoned portion of the site is approximately 1.1 acres in size, requiring a minimum of 7,187.4 square feet of landscaping ( $47,916 \times 0.15 = 7,187.4$ ). The site plan indicates that approximately 21,323 square feet (45%) of the site will be landscaped, exceeding the minimum requirement.

*SRC 551.015(a) – Design Review:*

Multiple family development shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

**Finding:** The applicant has applied for Class 1 Design Review, demonstrating that the proposed multi-family development is consistent with the multiple family design review standards set forth in SRC Chapter 702.

**General Development Standards SRC 800**

SRC 800.015 provides that every building or structure shall be entirely located on a lot. Where two or more lots are under single ownership to accommodate a single development, the entire combined area shall be considered as a single lot for purposes of the UDC. However, the Building Code does not allow buildings to cross over existing property lines and minimum setbacks are required to be measured from interior property lines. The site plan indicates that with the existing conditions, the proposed buildings and vehicle use area will cross over an existing lot line. However, a partition has been previously approved for the subject property (PAR 19-11). The proposed multi-family use will be sited on proposed Parcel 3, once the partition plat is recorded the property line which conflicts with the buildings and vehicle use area will be removed. Prior to building permit issuance, the applicant shall record the final plat for Partition 19-11.

**Condition 3:** Prior to building permit issuance, the final plat for Partition 19-11 shall be recorded.

*SRC 800.055(a) – Applicability.*

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

**Finding:** The site plan indicates that a new solid waste enclosure with receptacles greater than 1 cubic yard in size is proposed.

*SRC 800.055(b) – Solid Waste Receptacle Placement Standards.*

All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of 4 inches thick, or on an asphalt pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than 3 percent and shall be designed to discharge stormwater runoff.

- 1) Pad area. In determining the total concrete pad area for any solid waste service area:
  - a. The pad area shall extend a minimum of 1-foot beyond the sides and rear of the receptacle.
  - b. The pad area shall extend a minimum 3 feet beyond the front of the receptacle.
  - c. In situations where receptacles face each other, a minimum four feet of pad area shall be required between the fronts of the facing receptacles.

**Finding:** The design and materials for the slab is not indicated in the proposed plans, but will be reviewed for conformance with this development standard at the time of building permit review. The proposed enclosure is large enough that the receptacles may face each other with four feet or more of separation provided.

- 2) Minimum Separation.
  - a. A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
  - b. A minimum separation of 5 feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

**Finding:** Adequate separation distance is provided within the enclosure. Receptacles will not be placed within 5 feet of a building or structure.

- 3) Vertical Clearance.
  - a. Receptacles 2 cubic yards or less in size shall be provided with a minimum of 8 feet of unobstructed overhead or vertical clearance for servicing.
  - b. Receptacles greater than 2 cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for servicing.

**Finding:** It does not appear that a roof is proposed for the solid waste enclosure, therefore this standard is not applicable.

*SRC 800.055(d) – Solid Waste Service Area Screening Standards.*

- 1) Solid waste, recycling, and compostable service areas shall be screened from all streets abutting the property and from all abutting residentially zoned property by a minimum six-foot-tall sight-obscuring fence or wall; provided, however, where receptacles, drop boxes, and compactors are located within an enclosure, screening is not required. For the purpose of this standard, abutting property shall also include any residentially zoned property located across an alley from the property.
- 2) Existing screening at the property line shall satisfy screening requirements if it includes a six-foot-tall sight-obscuring fence or wall.

**Finding:** The solid waste service area is completely enclosure and screened from view from surrounding streets and residentially zoned property.

*SRC 800.055(e) – Solid Waste Service Area Enclosure Standards.*

When enclosures area used for required screening or aesthetics, such enclosure shall conform to the following standards:

- 1) Front Opening of Enclosure. The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

**Finding:** The width of the proposed front opening for the enclosure is 16 feet, exceeding the minimum standard.

- 2) Measures to Prevent Damage to Enclosure. Enclosures constructed of concrete, brick, masonry block, or similar types of material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, or a fixed bumper rail to prevent damage from receptacle impacts.

**Finding:** The proposed site plan indicates that the enclosure walls will be cmu block. A bumper curb 12 inches inside the perimeter of the enclosure walls is required, however the curb is not indicated on the proposed plans.

**Condition 4:** Development of the solid waste service area shall conform to all applicable standards of SRC Chapter 800.

- 3) Enclosure Gates. Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening with an unobstructed width of 15 feet or greater, the gates shall open a minimum of 90 degrees. All gates shall have restrainers in the open and closed positions.

**Finding:** The proposed gates can swing to 90 degrees in compliance with this provision.

*SRC 800.055(f) – Solid Waste Service Area Vehicle Access.*

- 1) **Vehicle Operation Area.** A vehicle operation area shall be provided for solid waste collection service vehicles that are free of obstructions and no less than 45 feet in length and 15 feet in width. Vehicle operation areas shall be made available in front of every receptacle.

**Finding:** The proposed vehicle operation area meets the minimum dimensional requirements for service vehicle access.

**Off-Street Parking, Loading, and Driveways SRC 806**

*SRC 806.005 - Off-Street Parking; When Required.*

Off-street parking shall be provided and maintained for each proposed new use or activity.

*SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.*

Required off-street parking shall be located on the same development site as the use or activity it serves.

*SRC 806.015 - Amount of Off-Street Parking.*

- a) **Minimum Required Off-Street Parking.** For multi-family residential uses containing 13 or more dwelling units, a minimum of one space is required per studio unit or dwelling unit with one bedroom. A minimum of 1.5 spaces are required per dwelling unit with 2 or more bedrooms.
- b) **Compact Parking.** Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) **Carpool and Vanpool Parking.** New developments with 60 or more required off-street parking spaces, and falling within the public services and industrial use classifications, and the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.
- d) **Maximum Off-Street Parking.** The maximum number of off-street parking spaces shall not exceed 1.75 times the minimum number of spaces required.

**Finding:** The applicant's proposed site plan does not match the proposed landscape plan. The proposed landscape plan eliminates one off-street parking space from the site plan, and in its place is a landscape island required by SRC Chapter 702.

**Condition 5:** Prior to building permit issuance, the proposed site plan shall be updated to include the additional landscape island shown on the landscape plans.

The proposed multi-family use contains 12 one-bedroom units, and 12 two-bedroom units requiring a minimum of 30 off-street parking spaces  $((12 \times 1) + (12 \times 1.5) = 30)$ . The maximum off-street parking allowance is 1.75 times the minimum requirement, or 53 spaces  $(30 \times 1.75 = 52.5)$ . As conditioned, the site plan indicates that 41 spaces are proposed, with 14 of the spaces proposed to be compact. Carpool/vanpool parking spaces are not required for multi-family uses.

*SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.*

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas.
- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.
- c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

**Adjacent to Buildings and Structures:** The off-street parking or vehicle use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot wide landscape strip or by a minimum 5-foot wide paved pedestrian walkway.

**Finding:** The proposed vehicle use area complies with the minimum perimeter setback standards identified in the IC zone development standards and by SRC Chapter 806, and the minimum 5-foot setback requirement adjacent to a building or structure.

- d) *Interior Landscaping.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For parking areas less than 50,000 square feet in size, a minimum of 5 percent of the interior parking area shall be landscaped.

A minimum of 1 deciduous shade tree shall be planted for every 12 parking spaces within the off-street parking area. Landscape islands and planter bays shall have a minimum planting area of 25 square feet and shall have a minimum width of 5 feet.

**Finding:** Pursuant to SRC 702.020(b)(8), multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC Chapter 806; therefor, this standard is not applicable.

- e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

**Finding:** The proposed parking spaces, driveway and drive aisle for the off-street parking area meet the minimum dimensional requirements of SRC Chapter 806.

f) *Additional Off-Street Parking Development Standards 806.035(f)-(m).*

**Finding:** The proposed off-street parking area is developed consistent with the additional development standards for grade, surfacing, and drainage. Bumper guards and wheel barriers are shown on the proposed site plan.

The parking area striping, marking, signage and lighting shall be consistent with SRC Chapter 806, required compact parking spaces shall be marked and signed per SRC 806.035(k)(2). The subject property is adjacent to residential zones to the south, SRC 806.035(m) requires a minimum six-foot tall sight-obscuring fence, wall, or hedge be provided to screen the off-street parking area from abutting residentially zoned property. As previously conditioned, the applicant shall provide decorative fencing along the southern property line to provide screening for the proposed use.

## **Bicycle Parking**

*SRC 806.045 - General Applicability.*

Bicycle parking shall be provided and maintained for each proposed new use or activity.

*SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.*

Bicycle parking shall be located on the same development site as the use or activity it serves.

*SRC 806.055 - Amount of Bicycle Parking.*

Per SRC Chapter 806, Table 806-8, multi-family residential uses are required to provide the greater of four spaces or one space per 10 dwelling units.

**Finding:** The proposed 24-unit multi-family residential apartment complex requires a minimum of four bicycle parking spaces. The site plan indicates that eight bicycle parking spaces are provided, meeting the minimum bicycle parking requirements.

*SRC 806.060 – Bicycle Parking Development Standards.*

(a) Location. Except as otherwise provided in this section, bicycle parking shall be located outside a building.

(1) Bicycle parking located outside a building shall be located within a convenient distance of, and be clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.

- (2) Where bicycle parking cannot be located outside a building, it may be located inside a building within a convenient distance of, and accessible from, the primary building entrance.
- (b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.
- (c) Dimensions. Except as provided in subsection (f) of this section, bicycle parking areas shall meet the following dimension requirements:
  - (1) Bicycle parking spaces. Bicycle parking spaces shall be a minimum of six feet in length and two feet in width with the bicycle rack centered along the long edge of the bicycle parking space. Bicycle parking space width may be reduced, however, to a minimum of three feet between racks where the racks are located side-by-side.
  - (2) Access aisles. Bicycle parking spaces shall be served by a minimum four-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.
- (d) Surfacing. Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.
- (e) Bicycle racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards.
  - (1) Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to wheels, frame, or components.
  - (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
  - (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
  - (4) Racks shall be securely anchored.
  - (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.

**Finding:** The site plan shows a total of four staple racks, which provide two bicycle parking spaces each, will be installed just south of the building entrances for proposed buildings 1 and 2 in compliance with the location and development standards of SRC 806.060.

### **Off-Street Loading Areas**

#### *SRC 806.065 - General Applicability.*

Off-street loading areas shall be provided and maintained for each proposed new use or activity.

#### *SRC 806.075 - Amount of Off-Street Loading.*

No off-street loading spaces are required for multi-family residential uses

containing 5-49 dwelling units.

**Finding:** The proposed 24-unit apartment complex does not require any off-street loading spaces.

### **Landscaping**

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

**Finding:** The proposed site plan indicates that 21,323 square feet of landscaping will be provided for the development site requiring a minimum of 1,066 plant units ( $21,323 / 20 = 1,066.2$ ). Of the required plant units, a minimum of 426 plant units ( $1,066 \times 0.4 = 426.4$ ) shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees.

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

### **Natural Resources**

*SRC Chapter 601 (Floodplain):* 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. Waln Creek bisects the subject property and this portion of the creek was not analyzed in conjunction with the Flood Insurance Study for Battle Creek basin. The applicant is advised that the City has hired a consultant to generate base flood elevations for Waln Creek in conjunction with a recent *Stormwater Master Plan* update. The applicant shall coordinate with City staff to establish base flood elevations and ensure that the buildings are elevated sufficiently to limit flood damage pursuant to SRC 601.110(a)(2).

**Condition 6:** Construct all new structures a minimum of one foot above the base flood elevation pursuant to SRC 601.045(b)(1).

*SRC 808 - Preservation of Trees and Vegetation:* The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken

pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

Waln Creek, a designated waterway, flows across the subject property near the proposed development. The applicant's development plans indicate that no riparian trees will be removed, and the applicant further states that there is no native vegetation located in the riparian corridor that will be removed as a result of the proposed development. The proposal is consistent with the tree and vegetation preservation requirements of SRC Chapter 808.

*SRC 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.

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

*SRC 810 - Landslide Hazards:* A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. There are areas of mapped landslide hazard located on the subject property equal to two points, in addition, multi-family residential development is assigned two activity points. Per Table 810-1E, a total of four points indicates a low landslide hazard risk, a geological assessment of the property is not required for the proposed development.

#### Criterion 2:

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 existing conditions of Woodside Drive SE and Mildred Lane SE do not meet current standards for their classification of street per the Salem TSP. However, street improvements, including right-of-way dedication, along both frontages are required as conditions of approval under land use case number PAR19-11. Prior to the issuance of building permits, the applicant shall complete all conditions and record the partition plat for partition case number PAR19-11.

**Condition 7:** Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Mildred Lane SE, 30 feet on the

development side of Woodside Drive SE, and a property line radius at the intersection pursuant to PWDS.

**Condition 8:** Construct a half-street improvement along the frontage of Woodside Drive SE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(I)(2)(A)); therefore, the new sidewalk constructed along Woodside Drive SE shall be constructed pursuant to this code and PWDS. The existing sidewalk along the frontage of Mildred Lane SE may remain in its current configuration pursuant to SRC 803.035(I)(2)(B).

Pursuant to SRC 86.015(e), the applicant shall install street trees to the maximum extent feasible along all street frontages.

**Condition 9:** Install street trees to the maximum extent feasible pursuant to SRC Chapter 86.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

**Finding:** The proposed driveway access onto Woodside Drive SE provides for safe turning movements into and out of the property.

Criterion 4:

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 plan for this site. The water, sewer, and storm infrastructures are available within surrounding streets/areas and appears to be adequate to serve the development. The existing 8-inch sewer main terminates at the southern boundary of the property along Woodside Drive SE. As a condition of sewer service, the development is required to extend service to upstream parcels through the frontage of the subject property. In addition, Condition 1 of land use case number PAR19-11 requires that an 8-inch sewer main be extended in Woodside Drive. Prior to the issuance of building permits, the applicant shall complete all conditions and record the partition plat for partition case number PAR19-11.

**Condition 10:** Extend an 8-inch sewer main from the terminus of the existing sewer main in Woodside Drive SE along frontage of the subject property.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. The applicant's engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

**Condition 11:** Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

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 the trash area shall be designed in compliance with PWDS.

## **8. Analysis of Class 2 Driveway Approach Permit Criteria**

Salem Revised Code (SRC) 804.025(d) sets forth the following criteria that must be met before approval can be granted to an application for a Driveway Approach Permit. The Driveway Approach Permit is required for the proposed driveway on Woodside Drive SE.

### Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

**Finding:** The proposed driveway meets the standards for SRC Chapter 804 and Public Works Design Standards (PWDS).

### Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

**Finding:** There are no site conditions prohibiting the location of the proposed driveway.

### Criterion 3:

The number of driveways onto an arterial is minimized.

**Finding:** The proposed driveway is not accessing onto an arterial street.

Criterion 4:

The proposed driveway approach, where possible:

- a) Is shared with an adjacent property; or
- b) Takes access from the lowest classification of street abutting the property.

**Finding:** The proposed driveway is located with access to the lowest classification of street abutting the subject property.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

**Finding:** The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

**Finding:** No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts in the vicinity.

**Finding:** Staff analysis of the proposed driveway and the evidence that has been submitted indicate that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

**Finding:** The property is located on the corner of a Minor Arterial street (Mildred Lane SE) and a Local street (Woodside Drive SE). The applicant is proposing a driveway to the lower classification of street and it meets the spacing requirements of SRC Chapter 803. By complying with the requirements of this chapter the applicant has minimized impacts to the functionality of adjacent streets and intersections.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

**Finding:** The proposed development abuts residentially zoned property to the north, south, and west. The proposed development abuts Minor Arterial and Local streets. The proposed driveway is taken from the lowest classification street abutting the subject property. However, the majority of traffic serving the development will travel to Mildred Lane SE (a Minor Arterial street) and not through Local residential streets. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

**9. Analysis of Class 1 Design Review Criteria**

Salem Revised Code (SRC) 225.005(e)(1) provides that a Class 1 Design Review application shall be approved if all of the applicable design review standards are met.

**Development Standards – Multiple Family Design Review Standards SRC 702**

SRC 702.020 - Design review standards for multiple family development with thirteen or more units.

(a) Open space standards.

(1) To encourage the preservation of natural open space 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 as 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.

(A) To ensure usable open space, at least one common open space area shall be provided within the development that is at least 1,000 square feet in size, plus an additional 250 square feet for every 20 units, or portion thereof, over 20 units and has a minimum dimension of 25 feet for all sides.

**Finding:** The applicant's site plan indicates that 21,323 square feet of open space area is provided for the subject property, equal to 45 percent of the property area that is being developed, exceeding the minimum standard.

The 24-unit apartment complex requires a common open spaces area 1,250 square feet in size, the site plan indicates that a 3,566 square foot common open space area is provided on the south side of the site, with no dimension

less than 25-feet.

- (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 existing site plan indicates there are not slopes greater than 25 percent. Therefore, the applicant meets this requirement.

- (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:** The applicant has met the minimum open space requirement by providing common open space. Therefore, the applicant does not need to use the reductions offer by this section to meet the common open space requirement.

- (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:** The applicant is providing private open space for each unit. Ground floor units will have patios at least 96 square feet in size, with no dimension less than six feet. The second and third story units will have a minimum 60 square feet in size. The private open space meets the size requirements in Table 702-4, as required by SRC 702.020 (a)(1)(C) above. According to the applicant's written statement, all private open space located contiguous to the dwelling unit will be screened with a five-foot site obscuring wood fence or landscaping.

- (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:** The applicant has met the minimum open space requirement by providing common open space. Therefore, the applicant does not 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 publicly-owned 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:** The development site is not located within one-quarter mile of a public-owned park. The applicant's site plan indicates that the open space area provided for the subject property meets the minimum requirements as indicated above.

(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 1.10 acres or 47,797 square feet requiring 24 trees on the subject property ( $47,797 / 2,000 = 23.89$ ). The applicant indicates that 26 existing mature trees will be preserved and incorporated into the development site, in addition new trees will be planted, exceeding the minimum requirement.

- (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. Chain-link fencing with slats shall not be allowed to satisfy this standard.

**Finding:** The subject property abuts property zoned RA (Residential Agriculture) to the south. As recommended in the conditions of approval for the Conditional Use Permit, a minimum six-foot tall decorative, sight-obscuring fence or wall consistent with the requirements of this section shall be installed along the southern property line.

- (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:** The landscaping plan provided indicates at least two plant units will be installed at each shared entrance.

- (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:** The landscaping plan provided indicates at least ten plant units of trees per 60 linear feet of exterior building wall are to be planted on each side of the proposed buildings.

- (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:** The landscaping plan provided indicates at least one plant unit of shrubs per 15 linear feet are to be planted on each side of the proposed buildings.

- (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:** According to the applicant's written statement, all private open space located contiguous to the dwelling unit will be screened with a five-foot site obscuring wood fence or landscaping.

- (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:** The parking area is approximately 385 linear feet, requiring eight canopy trees. The landscaping plan indicates nine canopy trees along the perimeter of the parking area. The parking area contains 41 parking spaces, requiring 3 planter bays at least nine feet in width. The landscaping plan indicates at least three planter bays, nine feet in width, each with a canopy tree.

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

**Finding:** The is more than thirteen units; therefore, exempt from SRC 806.

(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.
- (2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.
- (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.
- (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:** The floor plans provided indicate windows will be provided in each habitable room and on each wall overlooking common open space, parking areas and pedestrian paths. The applicant has not provided a lighting plan; however, the written statement indicates that exterior lighting will be provided on the buildings and along pedestrian paths. To ensure the standard will be complied with, staff recommends that following condition:

**Condition 12:** A lighting plan shall be provided at the time of building permit application demonstrating that lighting will be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

According to the site plan and landscaping plan, there are no fences near the entryways or common open space.

(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:** The parking area is approximately 14,439 square feet in size, and each section of the parking area is divided by a nine-foot-wide planter. Each section of the parking area is no larger than 6,700 square feet in size.

- (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:** The subject property abuts Mildred Lane SE to the north and Woodside Drive SE to the east, the proposed off-street parking and vehicle maneuvering areas are not located between a building and a street.

- (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:** The subject property abuts RS zoned property to the south; however, because the slope of the development site within 40 feet of the abutting RS zoned property is less than 15 percent, this criterion is not applicable.

- (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.

**Finding:** The proposed site plan shows sidewalks from the parking area to each building, between buildings, and connecting to the common open space and to public sidewalks along Mildred Lane SE and Woodside Drive SE in compliance with this section.

- (e) Façade and building design.

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

**Finding:** The longest dimension of any building on site is 116 feet, which meets the 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. 702.015(b)(1)(B) is increased to eight feet tall.

**Finding:** Per Table 702-5, the proposed buildings are required to be setback a minimum of 1 foot for each 1 foot of building height, but in no case less than 20 feet. Proposed Building 1 is approximately 39 feet in height and is setback approximately 85 feet to the southern property line. Proposed Building 2 is approximately 40 feet in height and is setback approximately 115 feet to the southern property line, in compliance with this standard.

- (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 property abuts RS zoning to the south. Exterior balconies are not located on facades facing the RS zoned property; therefore, this standard isn't applicable.

- (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:** The subject property has 287.43 feet of buildable width along Mildred Lane SE and 134 feet of buildable width on Woodside Drive SE. The site plan indicates that 144 feet (50 percent) of the buildable width is occupied by buildings adjacent to Mildred Lane SE and 88 feet (66 percent) of the buildable width is occupied by buildings adjacent to Woodside Drive SE.

- (5) To orient buildings to the street, any ground-level unit, cluster of units, or interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing the street, with direct pedestrian access to the adjacent sidewalk.

**Finding:** Direct sidewalk connections are provided between each of the ground floor units and the adjacent public sidewalk in compliance with this 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:** Covered entry areas are provided at each of the primary entrances for the dwelling units in compliance with this 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:** The applicant indicates that roof mounted equipment will be screened and integrated into the building design in compliance with this standard.

- (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.

**Finding:** The roof length for each of the proposed buildings does not exceed 100 feet without providing a difference in elevation of at least four feet in height, in compliance with this 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:** According to the elevations and written statement, each unit on each floor will have a covered entrance that meets this standard. Therefore, this standard has been met.

- (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:** According to the elevation and written statement, the first floor will have hardi-panel siding with batts and the upper floors will have hardi-plank lap

siding. In addition, horizontal molding will provide a transition piece between each floor. The design provides contrasting materials in compliance with this standard.

### **RECOMMENDATION**

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a conditional use, site plan review, driveway approach permit and design review collective application for the proposed development of a 24-unit multi-family residential apartment complex for property approximately 1.77 acres in size and located at the 5600 Block of Woodside Drive SE, subject to the following conditions of approval:

### **CONDITIONAL USE:**

**Condition 1:** Along the southern property line, the applicant shall construct 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. Chain-link fencing with slats shall not be allowed to satisfy this requirement.

**Condition 2:** The multi-family use shall contain no more than 24-dwelling units.

### **SITE PLAN REVIEW:**

**Condition 3:** Prior to building permit issuance, the final plat for Partition 19-11 shall be recorded.

**Condition 4:** Development of the solid waste service area shall conform to all applicable standards of SRC Chapter 800.

**Condition 5:** Prior to building permit issuance, the proposed site plan shall be updated to include the additional landscape island shown on the landscape plans.

**Condition 6:** Construct all new structures a minimum of one foot above the base flood elevation pursuant to SRC 601.045(b)(1).

**Condition 7:** Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Mildred Lane SE, 30 feet on the development side of Woodside Drive SE, and a property line radius at the intersection pursuant to PWDS.

**Condition 8:** Construct a half-street improvement along the frontage of Woodside Drive SE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

- Condition 9:** Install street trees to the maximum extent feasible pursuant to SRC Chapter 86.
- Condition 10:** Extend an 8-inch sewer main from the terminus of the existing sewer main in Woodside Drive SE along frontage of the subject property.
- Condition 11:** Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

**DESIGN REVIEW:**

- Condition 12:** A lighting plan shall be provided at the time of building permit application demonstrating that lighting will be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

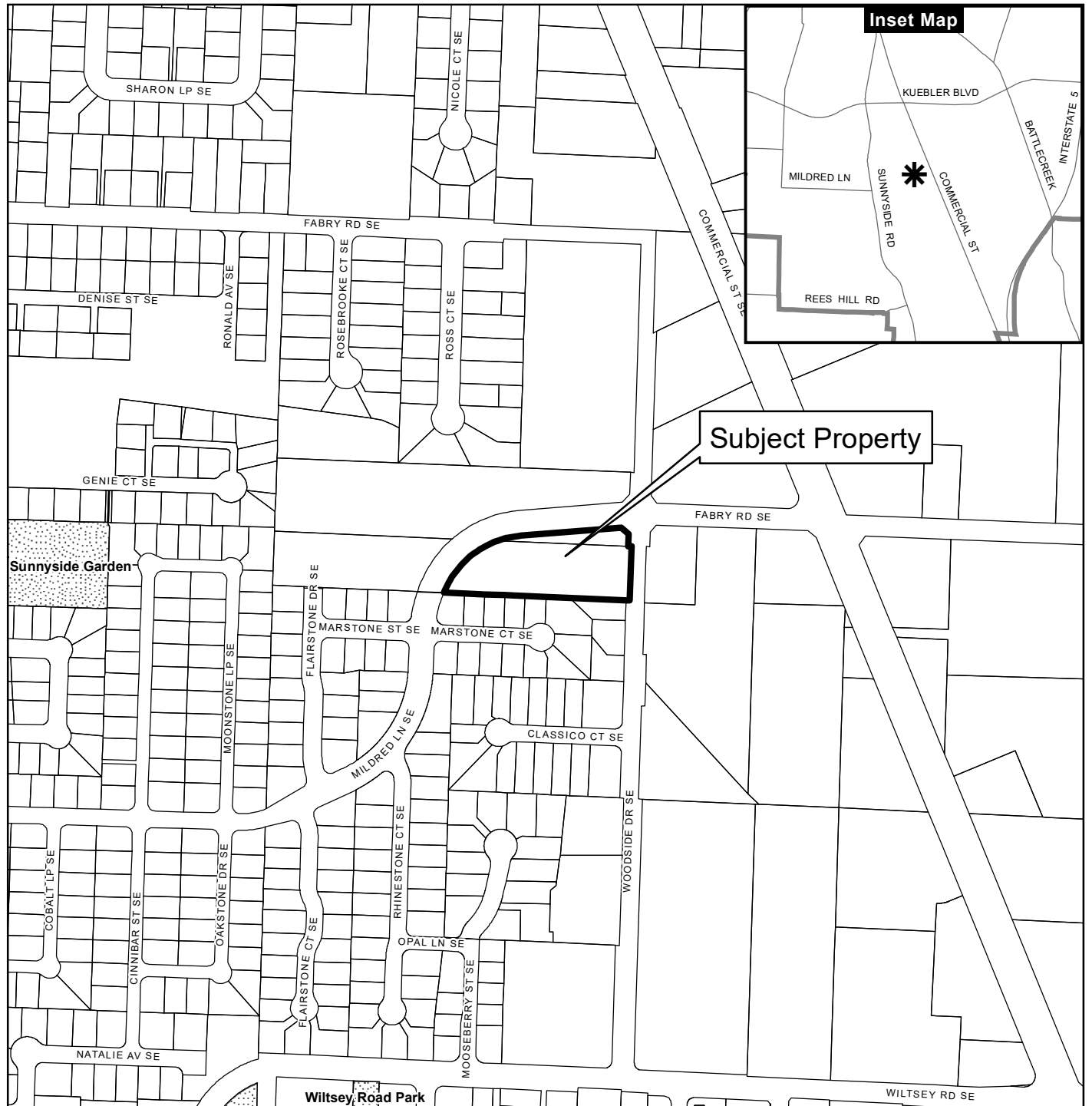
Prepared by Aaron Panko, Planner III

Application Deemed Complete Date: August 31, 2020  
State Mandated Decision Date: December 29, 2020

- Attachments: A. Vicinity Map  
B. Proposed Development Plans  
C. Applicant's Statement Addressing Approval Criteria  
D. Public Works Memo  
E. Salem-Keizer School District Memo Dated September 8, 2020

# Vicinity Map

## 5600 Block of Woodside Drive SE



### Legend

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

0 100 200 400 Feet



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

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Owner / Developer:

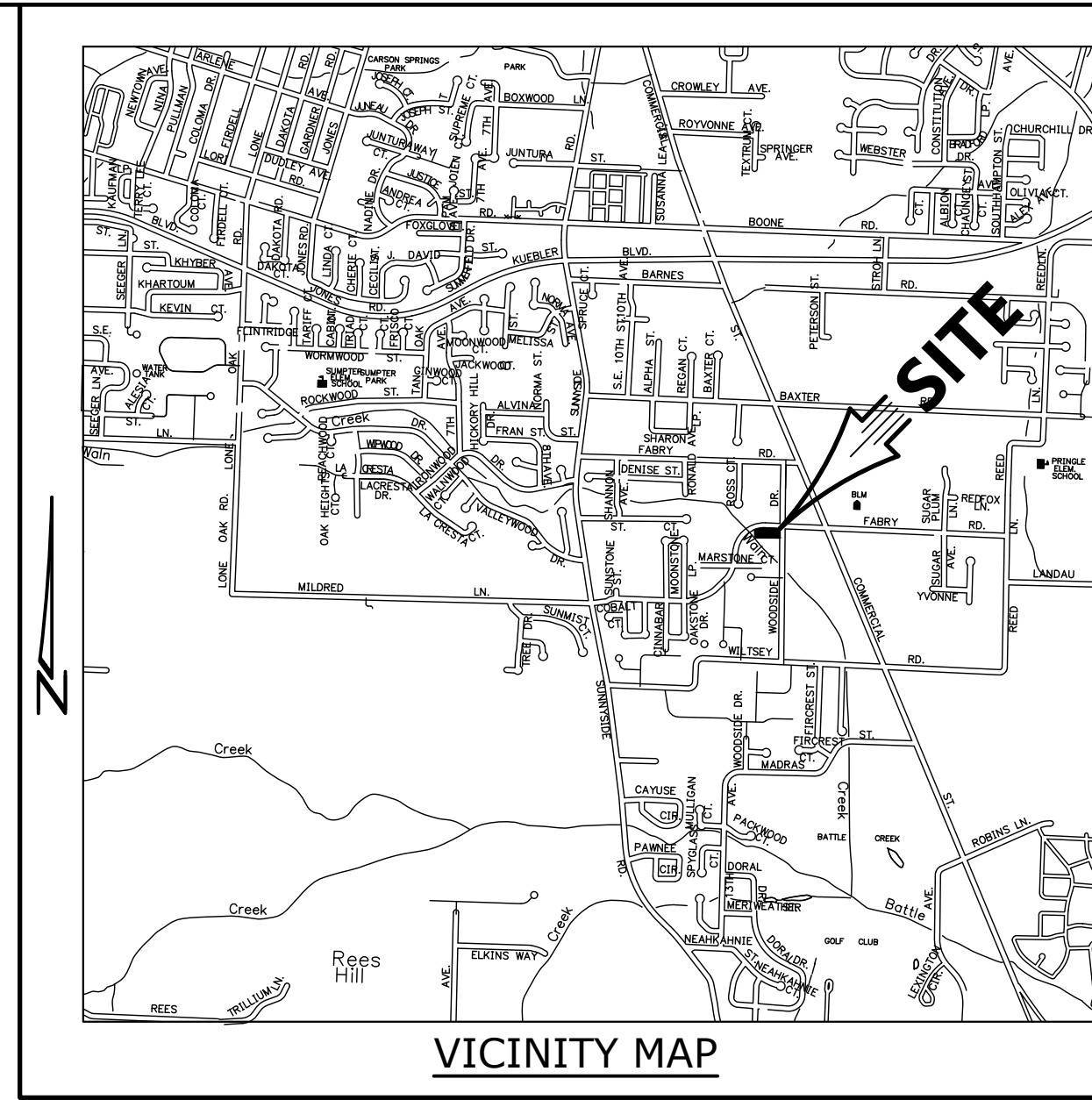
JCT CONSTRUCTION GROUP LLC

201 FERRY ST SE  
SALEM, OREGON 97301

# WALN CREEK APARTMENTS

SEC. 14, T. 8 S., R. 3 W., W.M.  
CITY OF SALEM  
MARION COUNTY, OREGON

ATTACHMENT B



MULTI/TECH  
ENGINEERING SERVICES, INC.  
1155 13th St. S.E. Salem, OR. 97302  
PH. (503) 363-9227 FAX (503) 364-1260  
www.mtengr.com DIFFERENTIALS/IN/10'

COVER SHEET

WALN CREEK APARTMENTS

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

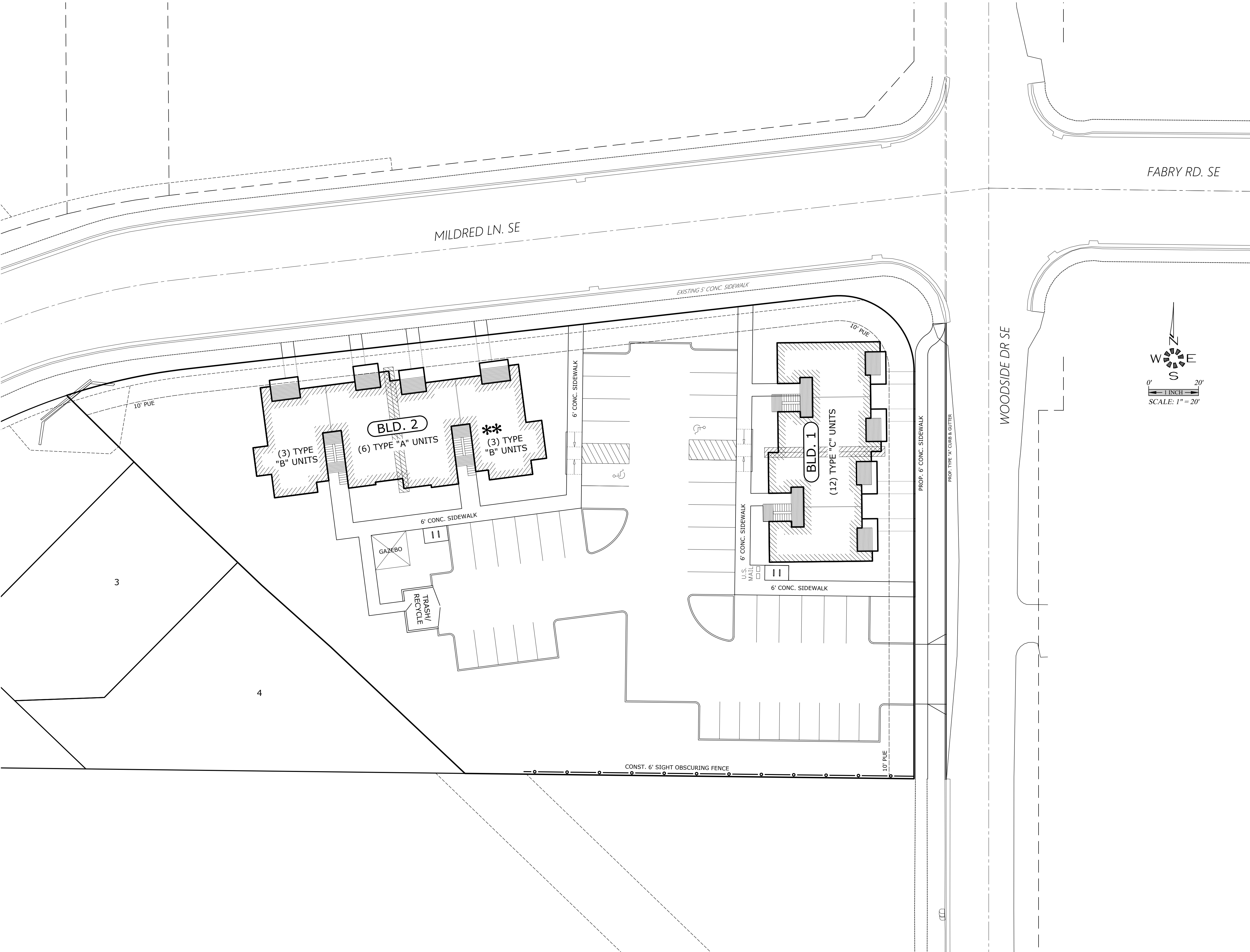
7026B SDR1-COV  
Design: M.D.G.  
Drawn: T.N.S.  
Checked: M.D.G.  
Date: APRIL 2020  
Scale: AS SHOWN



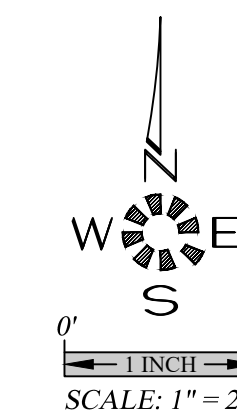
EXPIRES: 06-30-2021

JOB # 7026

SDR1



- THE INDICATED LOWER FLOOR UNITS IN BUILDING 2 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2



# SITE PLAN

## WALN CREEK APARTMENTS

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION

7026p      SDR3-SITE

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Design:      M.D.G.

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Drawn:      T.N.S.

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Checked:      M.D.G.

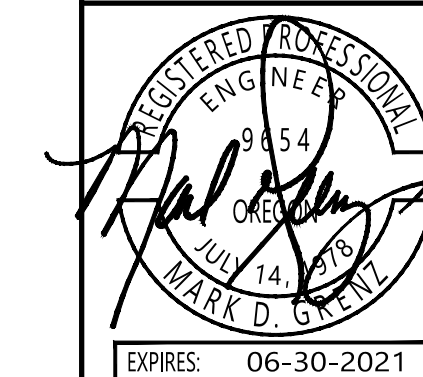
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Date:      APRIL 2020

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Scale:      AS SHOWN

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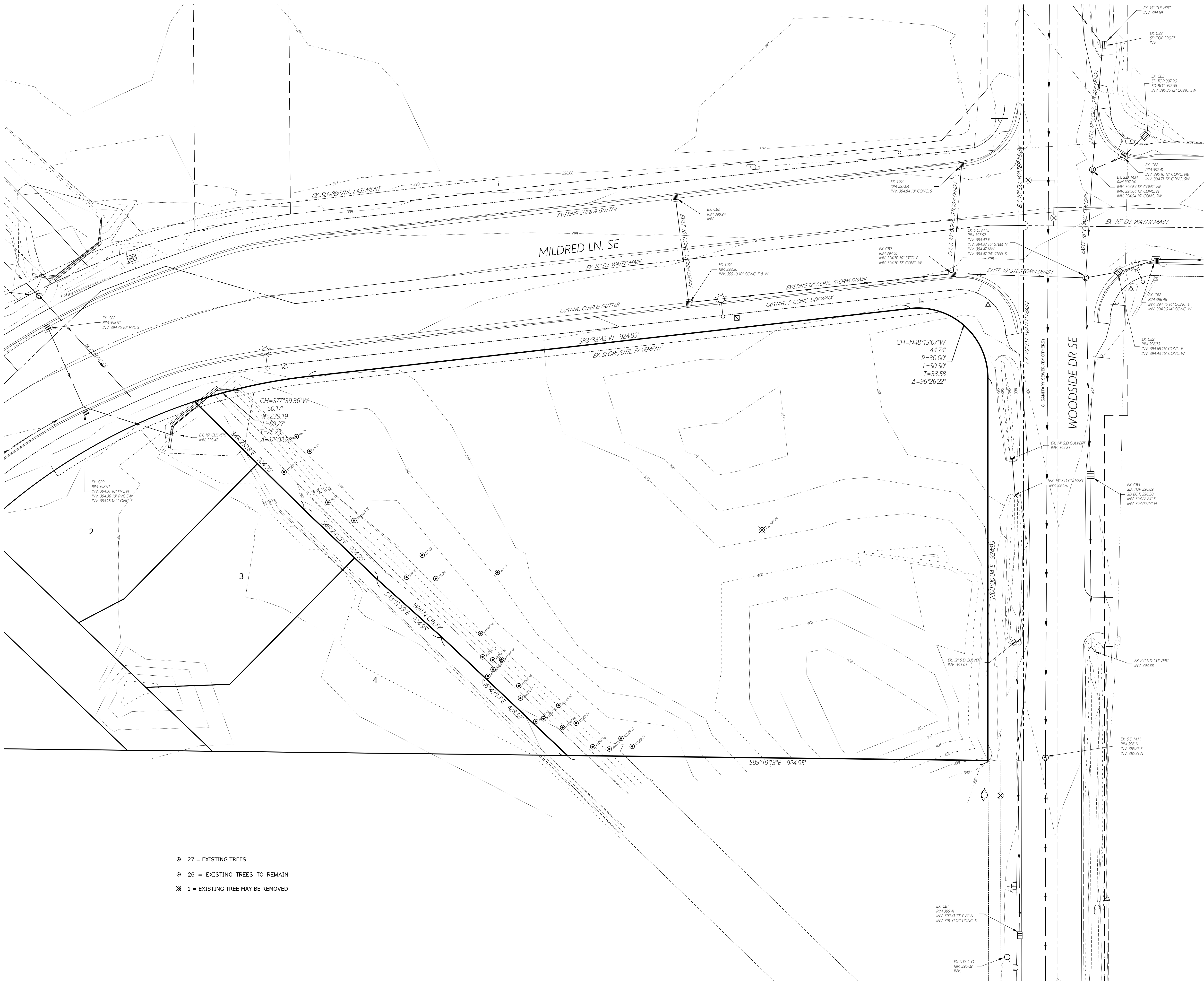


JOB # 7026

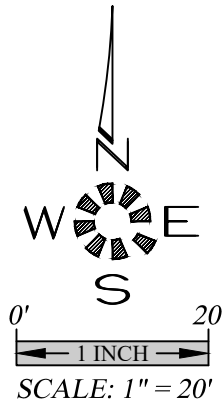
JOB # 7026

## SDR3

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- 27 = EXISTING TREES
- 26 = EXISTING TREES TO REMAIN
- 1 = EXISTING TREE MAY BE REMOVED

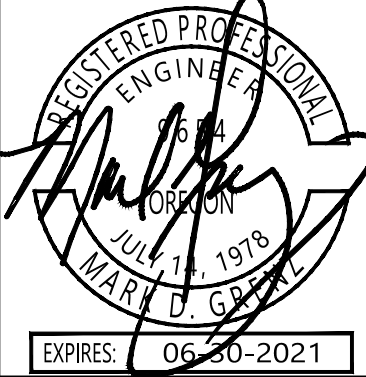


## EXISTING CONDITIONS PLAN

## WALN CREEK APARTMENTS

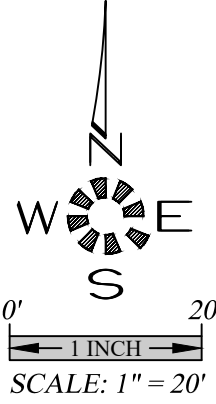
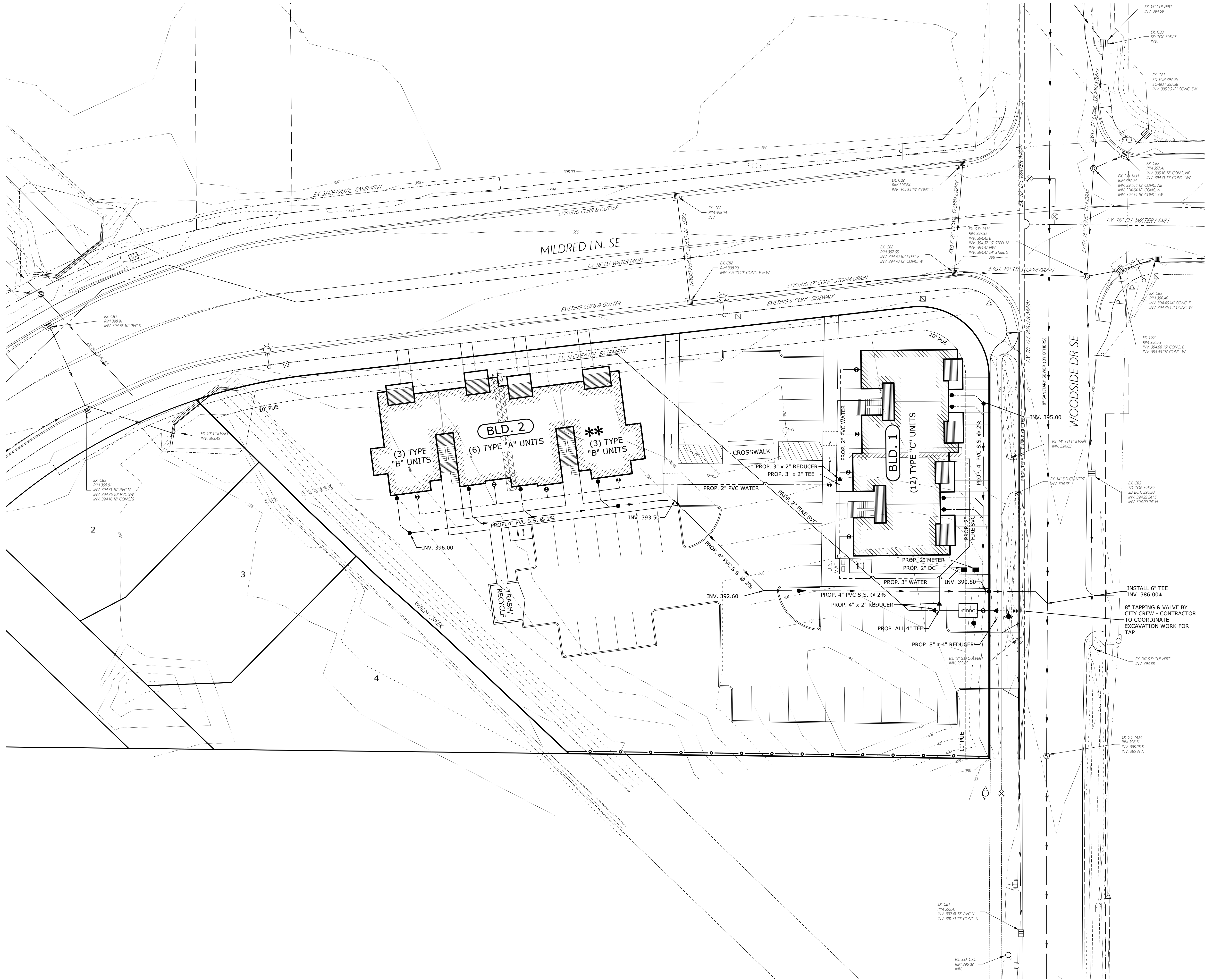
NO CHANGES, MODIFICATIONS  
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AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
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GRAPHICAL REPRESENTATION.

Design:	M.D.G.
Drawn:	T.N.S.
Checked:	M.D.G.
Date:	APRIL 2020
Scale:	AS SHOWN



JOB # 7026

SDR2



PRIVATE  
UTILITY  
PLAN

WALN CREEK APARTMENTS

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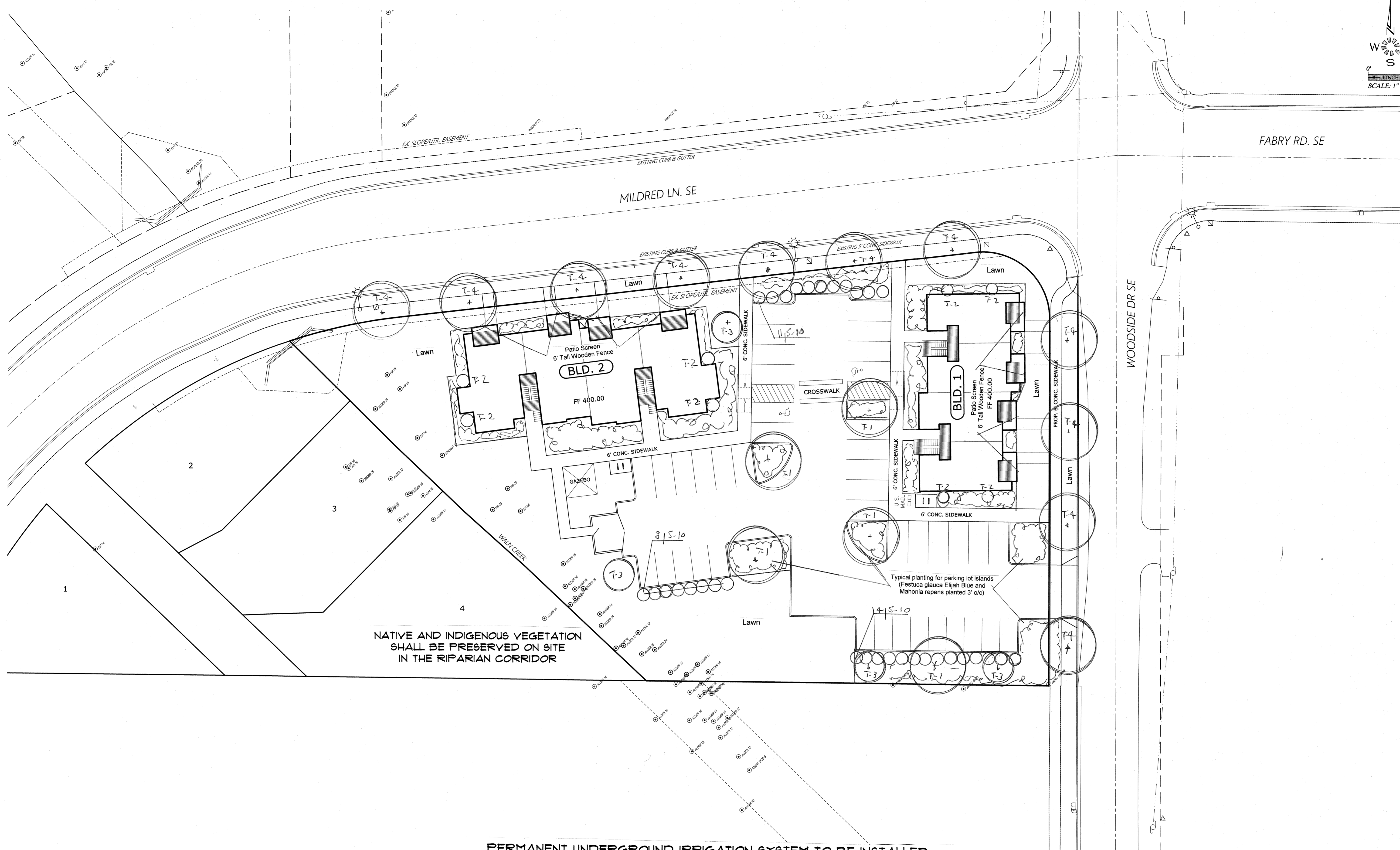
70266 SDR4-UTIL  
Design: M.D.G.  
Drawn: T.N.S.  
Checked: M.D.G.  
Date: APRIL 2020  
Scale: AS SHOWN



EXPIRES: 06-30-2021

JOB # 7026

SDR6



NATIVE AND INDIGENOUS VEGETATION  
SHALL BE PRESERVED ON SITE  
IN THE RIPARIAN CORRIDOR

PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

LANDSCAPE & IRRIGATION DESIGN BY:  
**LANDSCAPE DESIGN  
&  
CONSULTANTS LLC**  
Doing business since 1985  
620 WORMWOOD ST. S.E. SALEM, OR 97306 PHONE: (503) 551-8590



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Design: M.D.G.  
Drawn: T.N.S.  
Checked: M.D.G.  
Date: APRIL 2020  
Scale: AS SHOWN

**L1.1**

# SCHEMATIC LANDSCAPE PLAN

## WALN CREEK APARTMENTS

**MULTI/TECH**  
ENGINEERING SERVICES, INC.  
1155 13th ST. S.E. SALEM, OR. 97302  
PH. (503) 363 - 9227 FAX (503) 364-1260  
www.mtechengineering.net office@mtechengineering.net

## GENERAL LANDSCAPE NOTES:

### General:

1. All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
2. The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
3. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
4. The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
6. The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
7. All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

### Grading / Erosion Control:

1. The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion.
2. Seed recommendation is Pro Time 700 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is [info@protimelawnseed.com](mailto:info@protimelawnseed.com)
3. The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
4. Grading shall be performed during optimal weather conditions.
5. Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards.
6. Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

### Plant Material:

1. Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
2. In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.
3. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the **American Standards for Nursery Stock** sponsored by the American Association of Nurserymen, Inc. (AAN)
4. Species and variety as specified on the drawings and delivered to the site shall be certified true to there genus species and variety and as defined within the current edition International Code of Nomenclature for Cultivated Plants.
5. Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and burlapped (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.
6. Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scaled, windburn, abrasion, and harmful insects or insect eggs, and shall have healthy, normal, unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cove plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.
7. Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
8. Plant sizes and grading shall conform to the latest edition of American Standard for Nursery Stock as sponsored by the American Association of Nurserymen Inc. (AAN)
9. All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced wit new vegetation at the beginning of the next growing season.

### Planting:

1. Planting shall be installed between March 1<sup>st</sup> to April 30<sup>th</sup> or between October 1<sup>st</sup> to November 30<sup>th</sup>. If planting is installed outside these times frames, additional measures may be needed to ensure survival and shall be pre-approved by the owner.
2. Plant material shall be transported to the sit in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
3. Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
4. Provide the following clearance for planting of trees where applicable:  
Maintain 30 feet vision triangles at all intersections and corners  
5 feet from all street/parking lot light standards  
10 feet from fire hydrants  
5 feet from all utility vaults, meter boxes, water meters, etc.
5. No trees or shrubs shall be planted on existing or proposed utility lines.
6. All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.
7. Excavate plant pits for shrubs and trees as follows:  
Container stock: width = 2 times the container diameter, depth = container depth.  
Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.  
B & B: width = 2 times ball diameter, depth = ball depth.
8. Scarify sides and bottom of plant pits to roughen surfaces.
9. Place plants plumb in the pit. Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

### Lawn Areas /Hydro-Seeding/Sod:

1. All lawn area shall be seeded unless otherwise directed by Owner to install Sod. Seed or Sod shall be procured through Kuenzi Turf Nursery. Seed or Sod shall be Rhizomatous Tall Fescue (RTF); Seed mix shall be applied at a rate of 10 lbs. per 1000 sq. feet. Contact Kuenzi Turf Nursery at (503)585-8337 or approved equal.
2. All areas shown on the plan shall be seeded between March 1<sup>st</sup>, and May 1<sup>st</sup>, or between September 1<sup>st</sup> and October 15<sup>th</sup>.
3. Scarify soil surface to a depth of 3 inches, to ensure adequate seed contact with soil.
4. Prior to seeding, clearly delineate seeding limits using flags or non-toxic paint.
5. Hydro-seed application rate shall be 60 lbs. per 100 gallons of hose work or 75 lbs. per 100 gallons of tower work
6. If, at the end of one complete growing season, the planted and seeded area fail to exhibit well-established plant communities, or exhibit patchiness in the patterns of vegetative cover, supplemental seeding and planting shall occur.
7. Seeding of slopes greater than 30% shall be done by Hydro Seeding using a seed mix of Pro Time 700 Low Profile or approved equal at a rate of 2 lbs. per 1000 sq. feet.

### Top Soil Mixture:

1. A 2" to 4" layer of garden care compost, mushroom compost or similar material sterilized at 105 degrees Fahrenheit shall be incorporated into the existing soil prior to planting and seeding/sod lawns.  
Incorporate into existing soil prior to planting the following fertilizers at a rate specified per 1000 sq. ft. of planting area.  
20 lbs. 10-6-4 50% Slow Release  
30 lbs. 38-0-0 Nitroform  
10 lbs. Iron Sulfate 21%  
20 lbs. 0-18-0 Super Phosphate  
25 lbs. Dolomite Lime  
10 lbs. 13-0-11 Potassium Nitrate

### Bark Mulch:

1. All shrub beds shall receive a minimum 2" layer of fine hemlock or fir bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.

### Bio Swales/Detention Ponds/Vegetated Swales/Rain Gardens:

1. Bark Mulch shall not be applied to Bio Swales/Detention Ponds/ Vegetated Swales or Rain Gardens.

### Weed Control Agent:

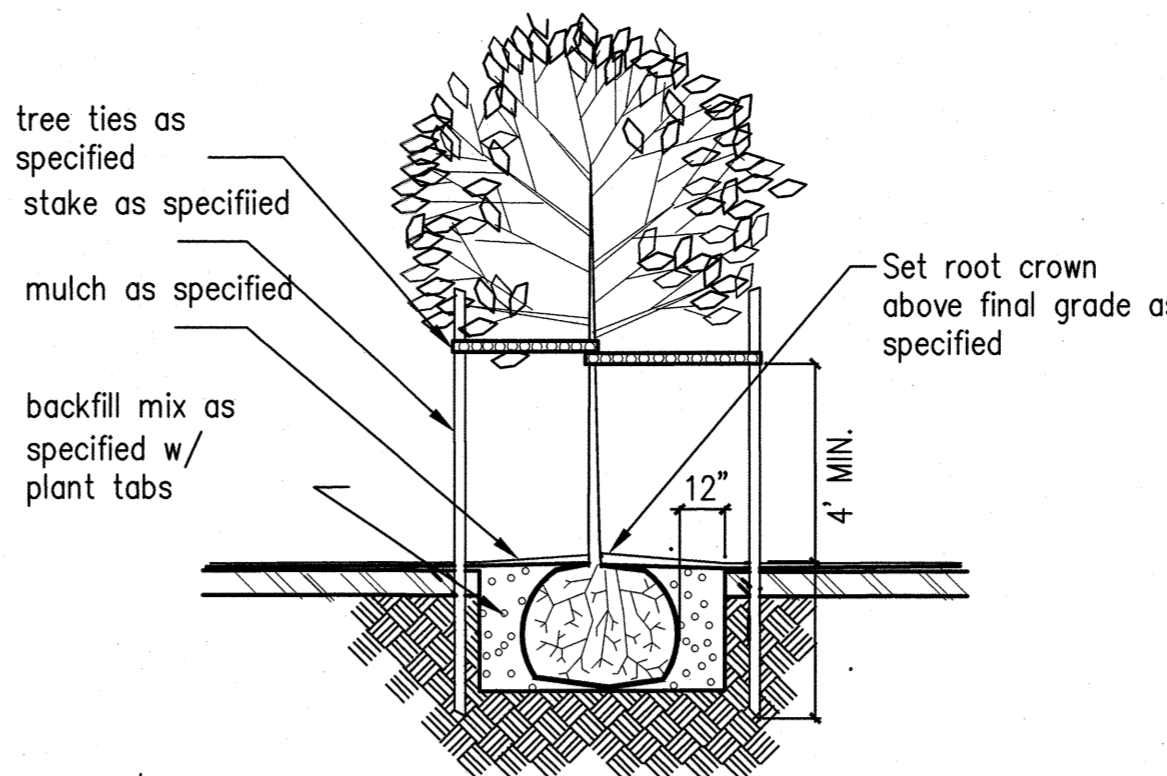
1. Apply caseron as a weed control agent after planting as per manufactures specified recommendations around building or approved equal.

### Non-Native Plant Species:

1. All non-native, invasive plant species shall be removed from the site.

### Poly Jute Netting:

1. Tight net Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

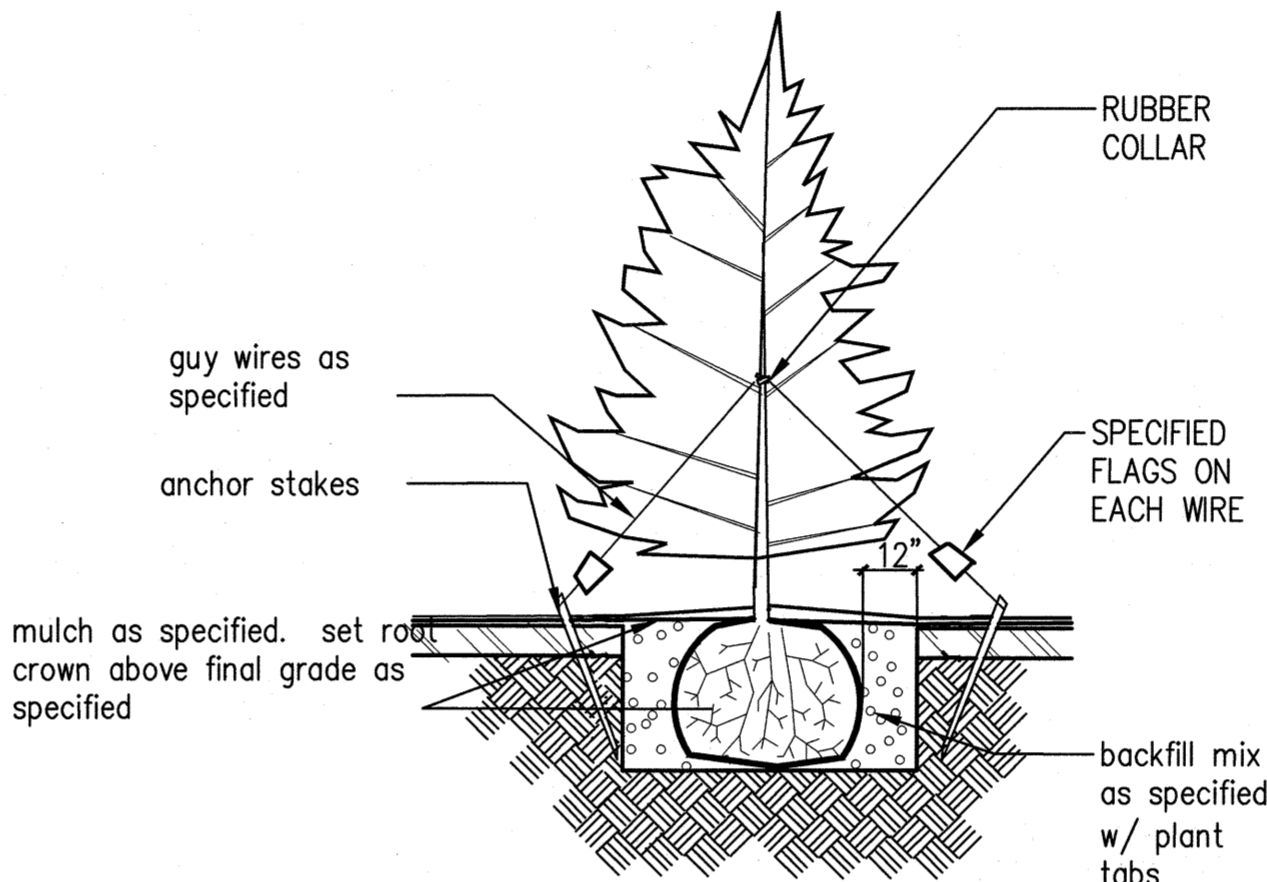


### notes:

1. cut and remove all bindings from the top and sides of the root ball prior to backfilling
2. remove stakes and ties one year after planting

### DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

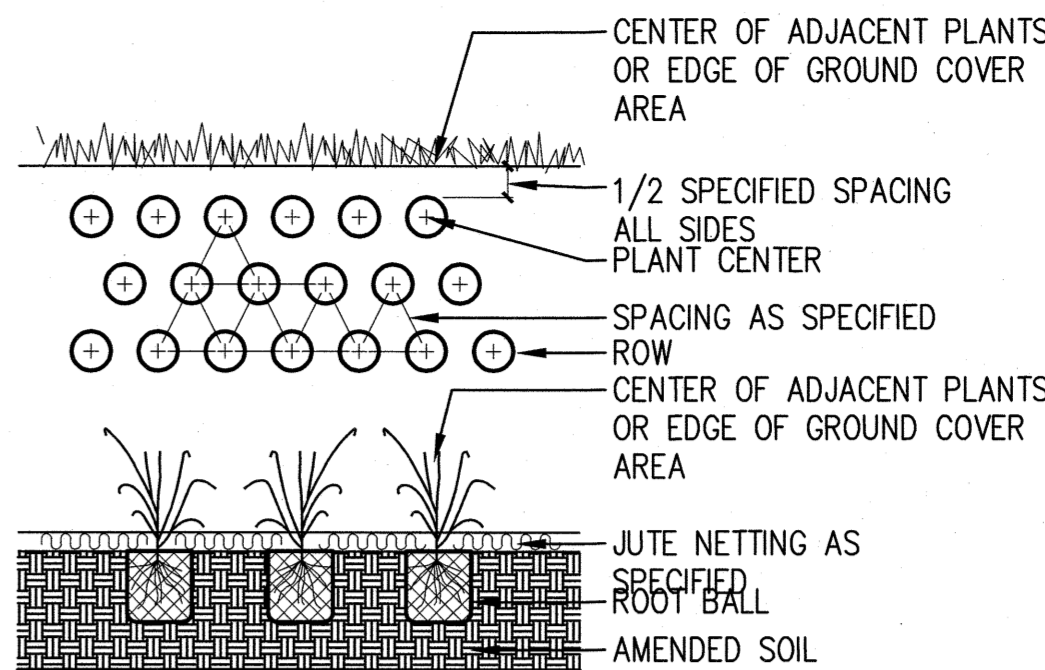


### notes:

1. cut and remove all bindings from the top and sides of the root ball prior to backfilling
2. remove stakes and ties one year after planting

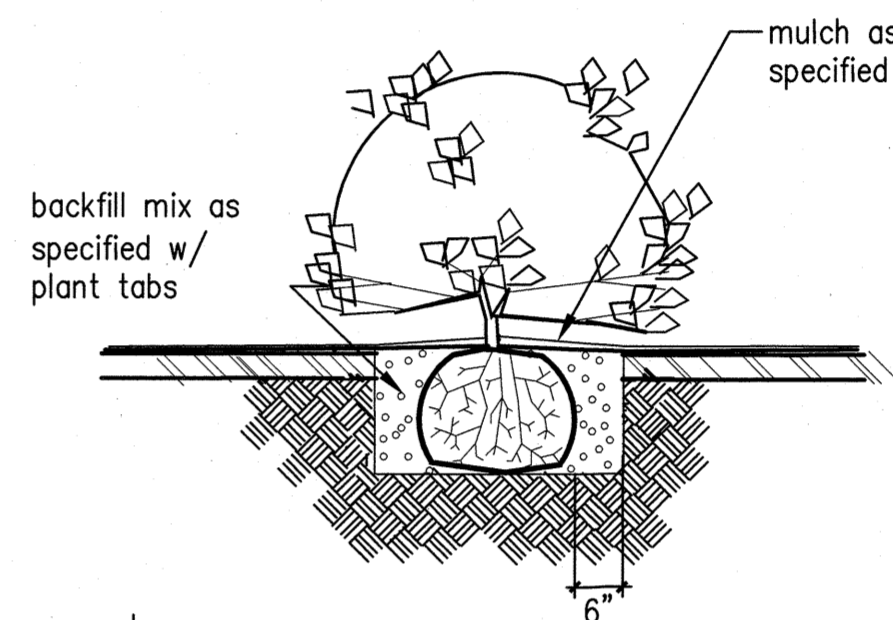
### CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE



### PLANTING plugs and 4" pots

NOT TO SCALE



### notes:

1. cut and remove all bindings from the top and sides of the root ball prior to backfilling
2. remove stakes and ties one year after planting

### shrub PLANTING DETAIL

NOT TO SCALE

## APARTMENTS PLANT PALETTE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
5	T-1	Acer rubrum 'Armstrong'	Armstrong Red Maple	1 1/2"- 2" cal.	B & B	6' Standard
8	T-2	Juniperus Virginiana 'Skyrocket'	Skyrocket Juniper	4'-5' Tall	B & B	Full/Natural
4	T-3	Fagus sylvatica 'Dawycok Purple' Culumnar	Columnar Dawycok Purple Leaf Beech	1 1/2"- 2" cal.	B & B	3' Standard
11	T-4	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree	1 1/2"- 2" cal.	B & B	6' Standard
<b>SHRUBS</b>						
20	S-1	Abelia grandiflora 'Ed Goucher'	Edward Goucher Abelia	2 gal.	cont.	Full
	S-2	Cornus stolonifera 'Kelseyi'	Kelseyi Dwarf Redwig Dogwood	2 gal.	cont.	Full
	S-3	Festuca glauca 'Elijah Blue'	Elijah Blue Festuca Grass	1 gal.	cont.	Planted 3' o/c
	S-4	Daphne odora	Winter Daphne	2 gal.	cont.	Full
	S-5	Euonymus japonica Golden	Golden Euonymus	2 gal.	cont.	Full
	S-6	Ilex crenata 'sky pencil'	Sky Pencil Japanese Holly	3'-4'	cont.	Full
	S-7	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	2 gal.	cont.	Full
	S-8	Mahonia repens	Creeping Mahonia	1 gal.	cont.	Planted 3' o/c
	S-9	Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	2 gal.	cont.	Full
	S-10	Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full
	S-11	Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	2 gal.	cont.	Full
	S-12	Pennisetum alopecuroides 'Chinese'	Chinese Fountain Grass	2 gal.	cont.	Full
	S-13	Pennisetum setaceum rubrum	Purple Fountain Grass	2 gal.	cont.	Full
	S-14	Pieris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal.	cont.	Full
	S-16	Rhododendron 'PJM'	PJM Rhododendron	18"-24"	w/buds	Full
	S-15	Spiraea japonica 'Double Pink'	Double Pink Spirea	2 gal.	cont.	Full
	S-16	Viburnum davidii	Davidii Viburnum	2 gal.	cont.	Full

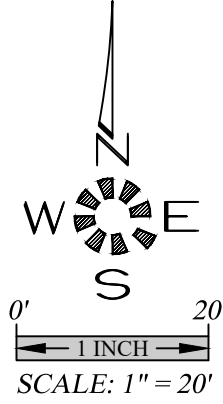
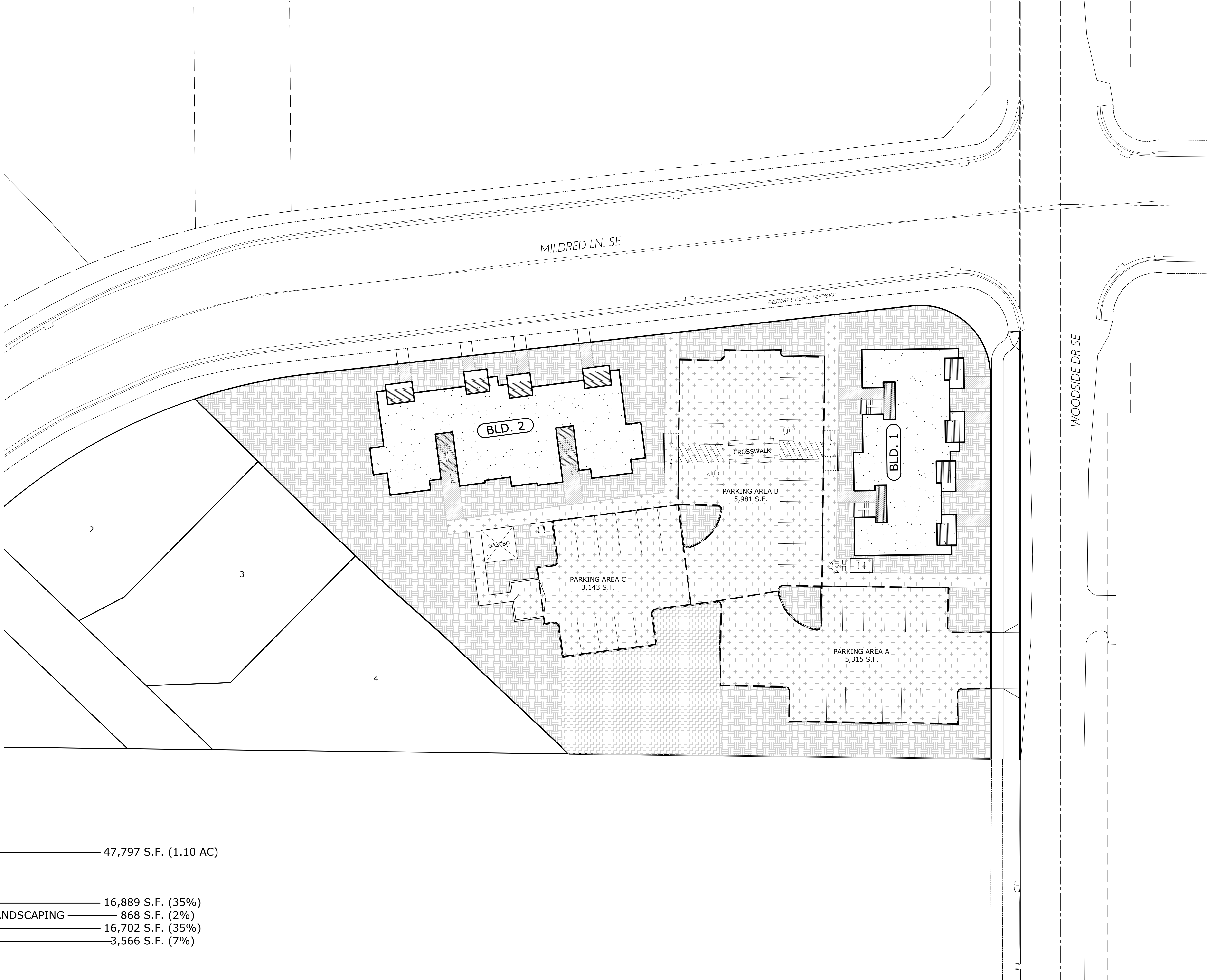
CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE DESIGN & CONSULTANTS PRIOR TO INSALLATION  
PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC  
AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY, WATER, SOIL, AND SUN REQUIREMENTS.

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**SITE AREAS**  
BOUNDARY 47,797 S.F. (1.10 AC)

**PERVIOUS AREA:**  
OPEN SPACE  
COMMON OPEN SPACE 16,889 S.F. (35%)  
INTERIOR PARKING LOT LANDSCAPING 868 S.F. (2%)  
PERVIOUS CONCRETE 16,702 S.F. (35%)  
LANDSCAPE 3,566 S.F. (7%)

**IMPERVIOUS AREA**  
SIDEWALK 1,304 S.F. (3%)  
BUILDINGS 7,907 S.F. (16%)



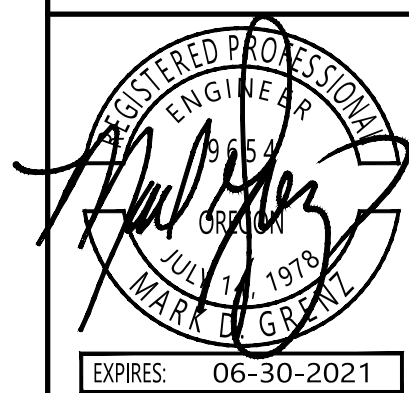
**MULTI/TECH**  
ENGINEERING SERVICES, INC.  
1155 13th ST., S.E. SALEM, OR. 97302  
PH. (503) 363 - 9227 FAX (503) 364-1260  
WWW.MULTITECHENGINEERING.COM

## OPEN SPACE PLAN

## WALN CREEK APARTMENTS

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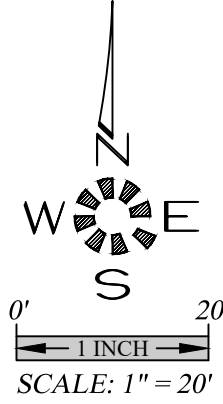
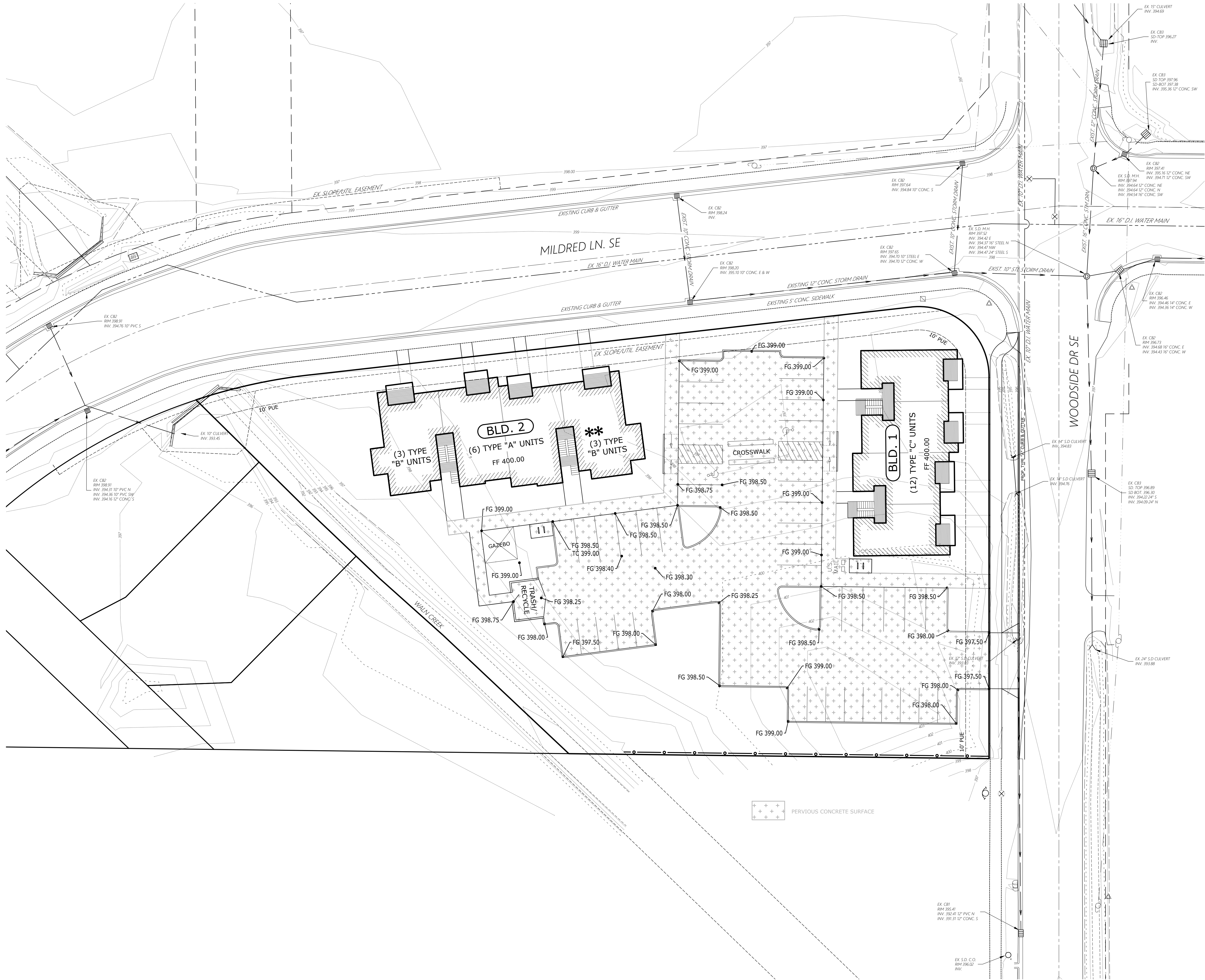
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Design: M.D.G.  
Drawn: T.N.S.  
Checked: M.D.G.  
Date: APRIL 2020  
Scale: AS SHOWN



JOB # 7026

**SDR4**

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MULTI/  
TECH

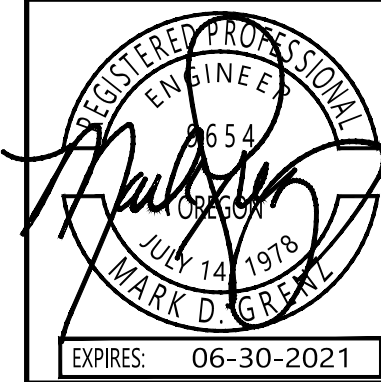
ENGINEERING SERVICES, INC.  
1155 13th St., S.E. Salem, OR. 97302  
PH. (503) 363-9227 FAX (503) 364-1260  
www.multiprojects.com email: info@multiprojects.com

GRADING & DRAINAGE  
PLAN

WALN CREEK APARTMENTS

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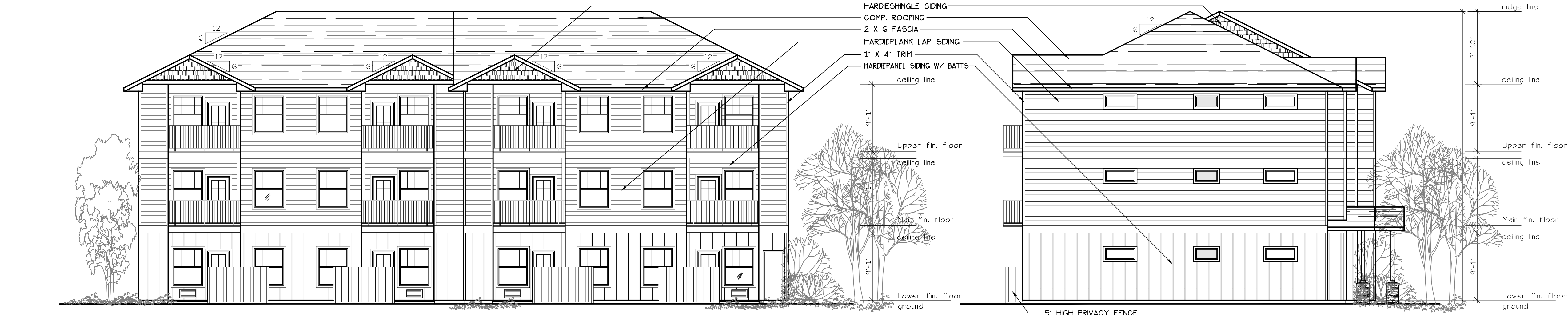
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Design: M.D.G.  
Drawn: T.N.S.  
Checked: M.D.G.  
Date: APRIL 2020  
Scale: AS SHOWN



REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. GREALY  
JUN 14 1978  
EXPIRES: 06-30-2021

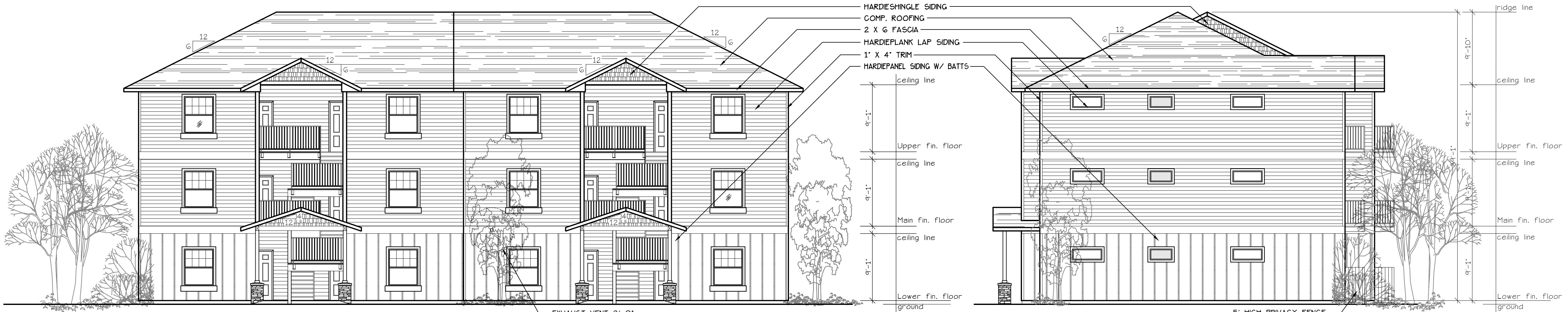
JOB # 7026

SDR5



EAST ELEVATION (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1

NORTH ELEVATION (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1



WEST ELEVATION (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1

SOUTH ELEVATION (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1

NO CHANGES, MODIFICATIONS OR  
REVISIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER GRAPHICAL  
REPRESENTATION.

BLD1C-12-SB-PR013  
A1.90/ELEV  
Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: May-20  
Scale: AS SHOWN

JOB # 7026

REGISTERED PROFESSIONAL  
ENGINEER  
JULY 14, 1978  
MARK D. GREY  
Renew date: June 30, 2021



NORTH ELEVATION (BLD. 2)  
SCALE: 1/8" = 1'-0"



WEST ELEVATION (BLD. 2)  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (BLD. 2)  
SCALE: 1/8" = 1'-0"



EAST ELEVATION (BLD. 2)  
SCALE: 1/8" = 1'-0"

LOWER FLOOR PLAN

WALN CREEK  
APARTMENT COMPLEX

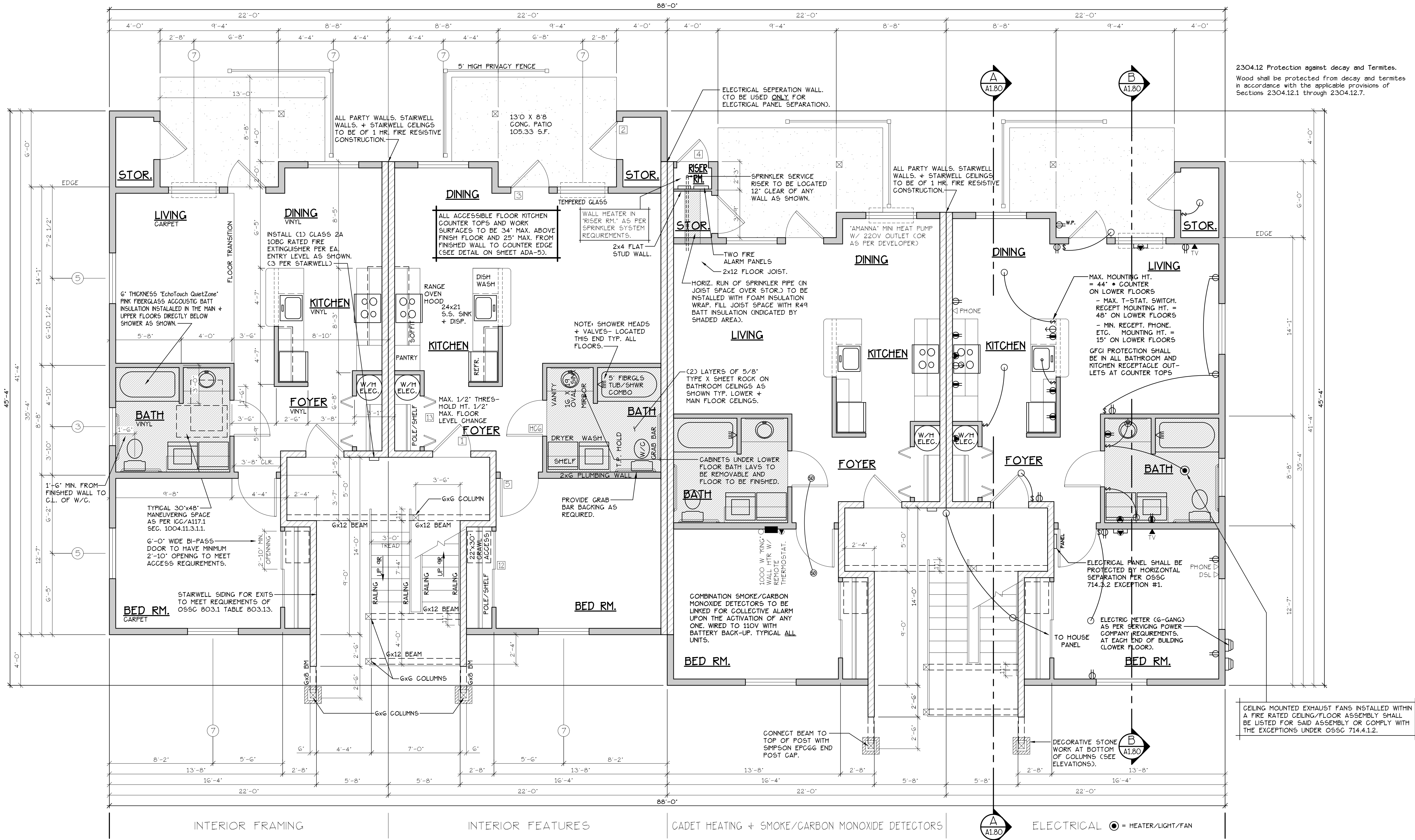
NO CHANGES, MODIFICATIONS OR  
REDUCTIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.  
DIMENSIONS & NOTES TAKE  
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REPRESENTATION.

Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: May-20  
Scale: AS SHOWN

JOB # 7026

REGISTERED PROFESSIONAL  
ENGINEER  
Ark D. Green  
July 14, 1994  
Ark D. Green  
Renew date: June 30, 2021

A1.31



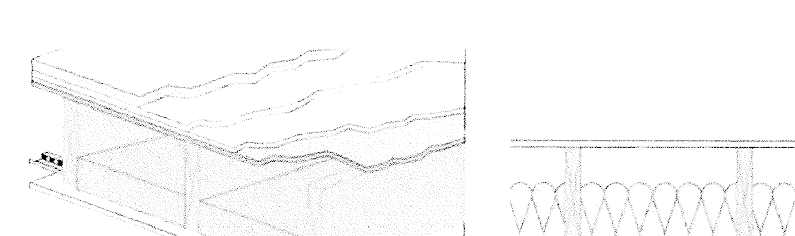
LOWER FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
(HANDICAP ADAPTABLE/ACCESSIBLE)  
'C' UNIT = 728 S.F.

TYPE C UNITS

BLD. 1

CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK APPLICATION.

- NOTES:
1. ALL DOOR AND WINDOW HEADERS TO BE #2 4X12 UNLESS NOTED OTHERWISE ON PLANS.
  2. ALL 6X12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
  3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6"-0" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.  
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS, COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE									
DOORS					FRAMES				
#	WIDTH	HEIGHT	THICK	TYP.	MAT'L	FIN.	TYP.	MAT'L	FIN.
141	3'-0"	6'-8"	1 3/4"	MTL	GLAD	PAIN	A	METAL	PAIN
142	3'-0"	6'-8"	1 3/4"	MTL	GLAD	PAIN	B	METAL	PAIN
143	3'-0"	6'-8"	1 3/4"	MTL	GLAD	PAIN	C	METAL	PAIN
144	2'-6"	6'-8"	1 3/4"	MTL	GLAD	PAIN	D	METAL	PAIN
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
150	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
151	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
152	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
153	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
154	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
155	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS		
1	2'0" X 1'6"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VNLY SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
5	4'0" X 1'6"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VNLY SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VNLY SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
8	5'0" X 1'6"	VNLY SLD.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VNLY SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VNLY SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
11	3'0" X 4'6"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12		

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. UNO.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSGC 718.2.2 AND OSGC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MAY BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'GS.
7. AS PER OESGC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A1.20 BEFORE BEGINNING ANY CONSTRUCTION.

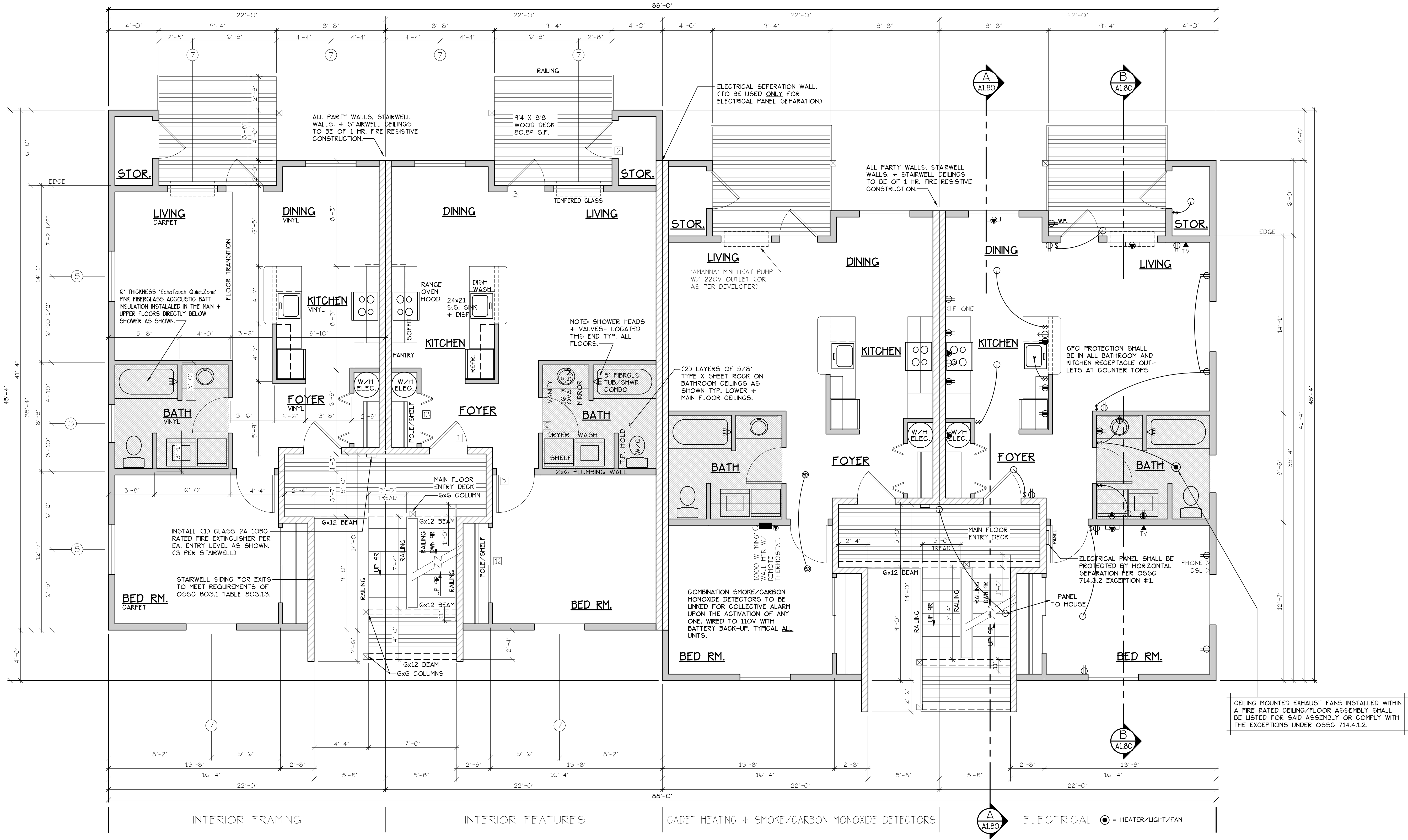
HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSGC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OSGC 2019 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

THE INTENT IS THAT 'ALL' GROUND FLOOR UNITS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

WITHIN THE PROJECT THERE ARE TYPE 'A' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1, CHAPTER 10, SECTION 1004. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE 'B' UNITS UNLESS SPECIFICALLY DESIGNATED TYPE 'A' UNITS. WITHIN THESE TYPE 'B' UNITS THE MAIN BATHROOM (OR ONLY BATHROOM) SHALL BE DESIGNATED AS AN OPTION 'B' ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1004.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSGC 2019, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

TYPE C UNITS  
'C' UNIT = 728 S.F.  
BLD. 1

CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

DOOR SCHEDULE											
DOORS						FRAMES			REMARKS		
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.		
141	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAINT.	A	METAL	PAINT.	G	PANEL 60 MIN. RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
142	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAINT.	B	METAL	PAINT.	G	PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK.
143	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAINT.	C	METAL	PAINT.	G	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
144	2'-6"	6'-8"	1 3/4"	MTL.	GLAD.	PAINT.	D	METAL	PAINT.	W/	THRESHOLD, WEATHERSTRIP AND KEYED LOCK.
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	E	HEMLOCK	STAIN.		
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	F	HEMLOCK	STAIN.		
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	E	HEMLOCK	STAIN.		
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	E	HEMLOCK	STAIN.		
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	F	HEMLOCK	STAIN.		
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	F	HEMLOCK	STAIN.		POCKET DOOR
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	G	HEMLOCK	STAIN.	BI-PASS	DOOR
152	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	G	HEMLOCK	STAIN.	BI-PASS	DOOR
153	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	H	HEMLOCK	STAIN.	BI-FOLD	DOOR
154	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	H	HEMLOCK	STAIN.	BI-FOLD	DOOR
155	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	H	HEMLOCK	STAIN.	BI-FOLD	DOOR

WINDOW SCHEDULE										HEADERS	
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS					
1	2'0" X 1'6"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1	4x12			
2	3'0" X 1'0"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1	4x12			
3	3'0" X 1'6"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1	4x12			
4	3'0" X 5'0"	VNLY SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1	6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)			
5	4'0" X 1'6"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1	4x12			
6	4'0" X 3'6"	VNLY SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1	4x12			
7	4'0" X 5'0"	VNLY SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1	6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)			
8	5'0" X 1'6"	VNLY STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1	4x12			
9	5'0" X 2'6"	VNLY SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1	4x12			
10	5'0" X 5'0"	VNLY SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1	6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)			
11	3'0" X 4'6"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1	4x12			

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309.4. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.G.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OESG U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESG SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:  
BED RM. = 2'-6" DOOR  
BATH RM. = 2'-4" DOOR.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A1.20 BEFORE BEGINNING ANY CONSTRUCTION.

- GENERAL NOTES:
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
  - FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OESG 718.2.2 AND OESG 718.2.3.
  - PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
  - ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
  - ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
  - ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLDGS.
  - AS PER OESG HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
  - ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

MULTI / TECH  
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WALN CREEK  
APARTMENT COMPLEX  
MAIN  
FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REDUCTIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: May-20  
Scale: AS SHOWN  
JOB # 7026

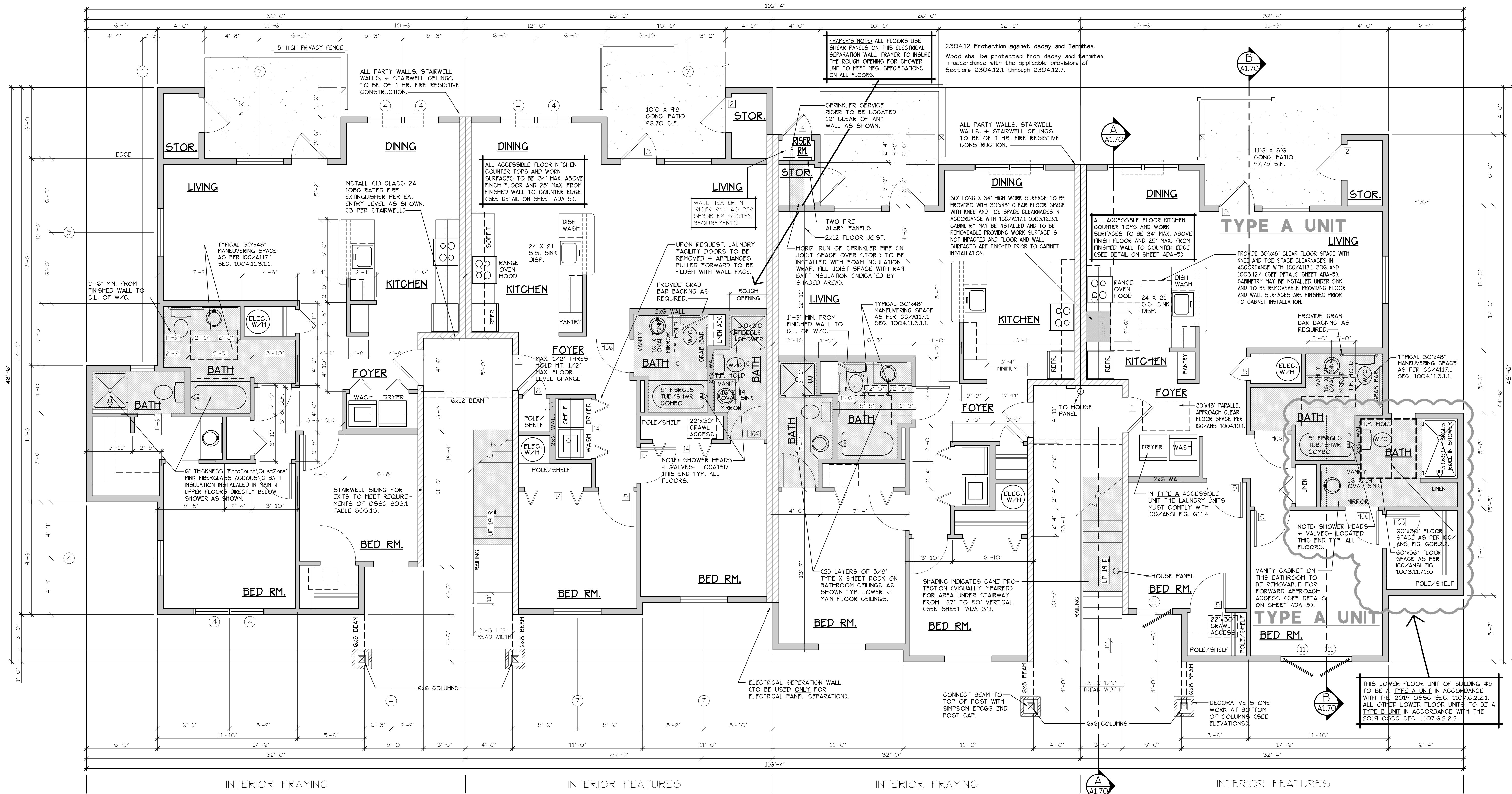
REGISTERED PROFESSIONAL ENGINEER  
JULY 14, 1978  
MARK D. SNEYD  
Renew date: June 30, 2021

A1.41



2. FIRE BLOCK CONCEALED SPACES VERTICAL + HORIZONTAL AS PER OESC 718.2.2 AND OESC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB+SHOWER + SHOWER UNITS: SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'G'S.
7. AS PER OESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT, OR A LIGHTING SOURCE THAT HAS MINIMUM EFFICACY OF 100 LUMENS PER WATT.

## A1.50



LOWER FLOOR PLAN (CHANDICAP ADAPTABLE/ACCESSIBLE) BLD. 2

TYPE B UNIT  
TYPE A UNIT  
TYPE A UNIT  
TYPE B UNIT

LOWER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CHANDICAP ADAPTABLE/ACCESSIBLE

'A' UNIT = 963 S.F.  
'B' UNIT = 1029 S.F.

CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK AFFLICTION.

NOTES:  
1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12  
UNLESS NOTED OTHERWISE ON PLANS.  
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.  
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE  
FRAMED AT 6'-0" A.F.F. OR AS PER MFG. SPECIFICATIONS  
(SEE ELEVATIONS FOR ANY EXCEPTIONS).

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

SEE 'GENERAL STRUCTURAL NOTES'  
ON SHEET A2.20 BEFORE BEGINNING  
ANY CONSTRUCTION.

HANDICAP UNIT NOTES:  
THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSGC 2019 REVISED  
TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OSGC 2019  
AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL  
STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1, CHAPTER 10  
SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING  
UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL  
GROUND FLOOR UNITS MUST MEET.

THE INTENT IS THAT 'ALL' GROUND FLOOR UNITS ARE TO BE DESIGNED  
AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS  
CODE.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST  
MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1, CHAPTER 10.  
SECTION 1004. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT  
ARE TO BE TYPE 'B' UNITS UNLESS SPECIFICALLY DESIGNATED TYPE 'A'  
UNITS. WITHIN THESE TYPE 'B' UNITS THE MAIN BATHROOM OR ONLY  
BATHROOM SHALL BE DESIGNATED AS AN OPTION 'B' ADAPTABLE  
BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1  
SECTION 1004.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5  
THAT SET OUT SPECIFIC INFORMATION FROM OSGC 2019, CHAPTER 10  
AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT  
SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO  
ASSURE COMPLIANCE WITH THIS CODE.

DOOR SCHEDULE									
DOORS					FRAMES				
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAIN.	A	METAL	PAIN.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAIN.	B	METAL	PAIN.
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAIN.	C	METAL	PAIN.
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD.	PAIN.	D	METAL	PAIN.
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	E	HEMLOCK	STAIN.
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	F	HEMLOCK	STAIN.
7	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	G	HEMLOCK	STAIN.
8	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	H	HEMLOCK	STAIN.
9	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	I	HEMLOCK	STAIN.
10	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	J	HEMLOCK	STAIN.
11	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	K	HEMLOCK	STAIN.
12	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	L	HEMLOCK	STAIN.
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	M	HEMLOCK	STAIN.
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	N	HEMLOCK	STAIN.
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN.	O	HEMLOCK	STAIN.

\* ACCESSIBLE POCKET DOORS MUST STAY FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	2'0" X 1'6"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VNVL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WNDW FRAMING DETAIL A25.40)		
5	4'0" X 1'6"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VNVL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VNVL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WNDW FRAMING DETAIL A25.40)		
8	5'0" X 1'6"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VNVL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VNVL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WNDW FRAMING DETAIL A25.40)		
11	3'0" X 4'6"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12		

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. UNO.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.G.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OSGC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OSGC SECTIONS 1015.8.

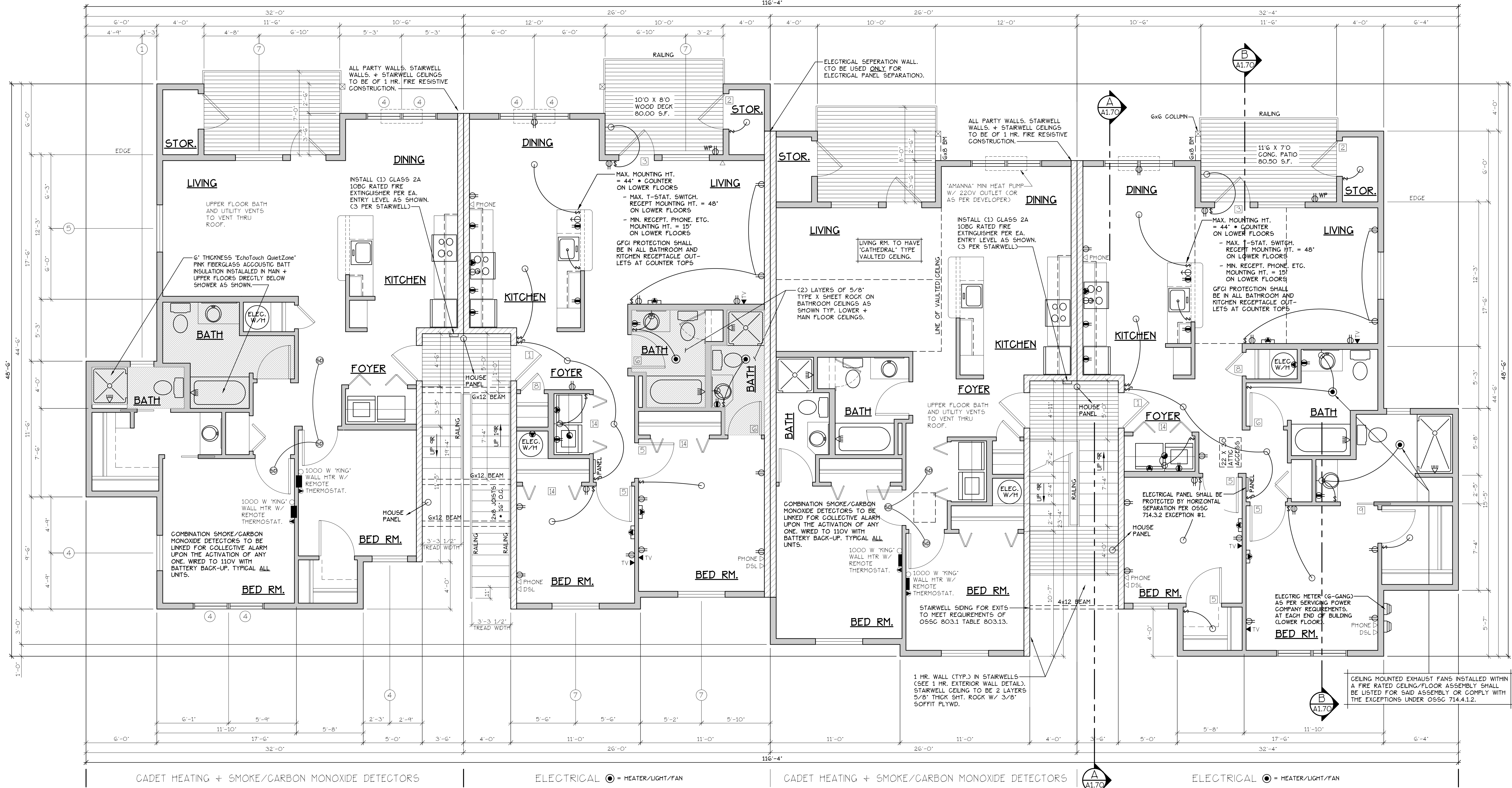
CONSTRUCTION TYPE V B SPRINKLED.

MAIN & UPPER  
FLOOR PLAN

WALN CREEK  
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR  
REDUCTIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER GRAPHICAL  
REPRESENTATION.

Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: May-20  
Scale: AS SHOWN  
JOB # 7026  
REGISTERED PROFESSIONAL  
ENGINEER  
JULY 14, 1978  
MARK D. SEELY  
Renew date: June 30, 2021



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

TYPE B UNIT  
BLD. 2  
CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK APPLICATION.

TYPE A UNIT  
NOTES:  
1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12  
UNLESS NOTED OTHERWISE ON PLANS.  
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.  
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE  
FRAMED AT 6'-0" A.F.F. OR AS PER MFG. SPECIFICATIONS  
(SEE ELEVATIONS FOR ANY EXCEPTIONS).

TYPE A UNIT  
UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

TYPE B UNIT  
GENERAL NOTES:  
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER  
WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.  
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL)  
AS PER O55C 718.2.2 AND O55C 718.2.3.  
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SOWER +  
SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD  
WALLS AS INDICATED ON PLANS.  
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD  
EXHAUST FANS TO HAVE MIN. 150 CFM.  
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO  
BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE  
OF 2'-0".  
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO  
HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS +  
STORAGE BLDGS.  
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A  
MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY  
INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR  
LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A  
MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.  
8. ALL TYPE 'A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE  
AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE									
DOORS					FRAMES				
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
141	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAIN.	A	METAL	PAIN.
142	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAIN.	B	METAL	PAIN.
143	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAIN.	C	METAL	PAIN.
144	2'-6"	6'-8"	1 3/4"	MTL.	GLAD.	PAIN.	D	METAL	PAIN.
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
152	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
153	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
154	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
155	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN

\* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	2'0" X 1'6"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VNVL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
5	4'0" X 1'6"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VNVL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VNVL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
8	5'0" X 1'6"	VNVL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VNVL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VNVL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
11	3'0" X 4'6"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12		

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309.4. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. UNO.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A25.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.G.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.8.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:  
BED RM. = 2'-6" DOOR  
BATH RM. = 2'-4" DOOR

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A2.20 BEFORE BEGINNING ANY CONSTRUCTION.

## **Waln Creek-Apartments** **Conditional Use**

June 25, 2020

### **SITE HISTORY:**

On June 15, 2020, a Design Review Pre-Application Conference (PRE-AP20-51) was held with the applicant and City staff to discuss the development of the subject property.

### **PROPOSAL:**

Under SRC 551.005(a)-Table 551-1, multiple family dwellings are allowed within the IC zone with a Conditional Use permit.

The subject property is 1.71 acres in size, zoned IC and RA, and located in the 1400 Block of Mildred Land (083W14CB/Tax Lot 2401 and 2501). The subject property is Parcel 3 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 24-apartment units as shown on the site plans. The apartments will be developed with the IC zoned portion of the site that consists of 1.10 acres. The applicant is applying for a Conditional Use for the construction of an apartment complex in an IC zone.

### **CONDITIONAL USE CRITERIA:**

**SRC 240.005(d)** - An application for a Conditional Use Permit shall be granted if all of the following criteria are met:

- (1) The proposed use is allowed as a conditional use in the zone;*
- (2) The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and*
- (3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.*

### **APPLICANT'S REASONS ADDRESSING CHAPTER 240.005(d):**

- (1) Under SRC 551.005(a)-Table 551-1, multiple family dwellings are allowed within the IC zone with a Conditional Use permit.
- (2) The proposed apartments will have little to no impact on the neighborhood. The property is bordered on the west by RA zoned property and to the south by RS zoned property with existing single-family dwellings. Therefore, the proposed development will be consistent with the surrounding residential development and zones. There are only 24-units proposed. The small development (24 units) and large setbacks provided help to eliminate any impacts on the surrounding neighborhood.

The proposed apartments will have less an impact on the area then an industrial use that is allowed within the IC zone.

(3) The surrounding land uses within the vicinity are zoned and used as follows.

Northwest:	Adjacent Mildred Lane, 10-foot (Building 2) setback
Northeast:	Adjacent Mildred Lane, 10 to 16.52-foot (Building 1) setback
East:	Adjacent Woodside Drive, 10-foot (Building 1) setback
South:	15-foot (parking) setback w/a 6-foot high sight obscuring fence; RS zone/existing single-family dwellings
West:	29-foot (Building 2) setback; RA zone/vacant residential land

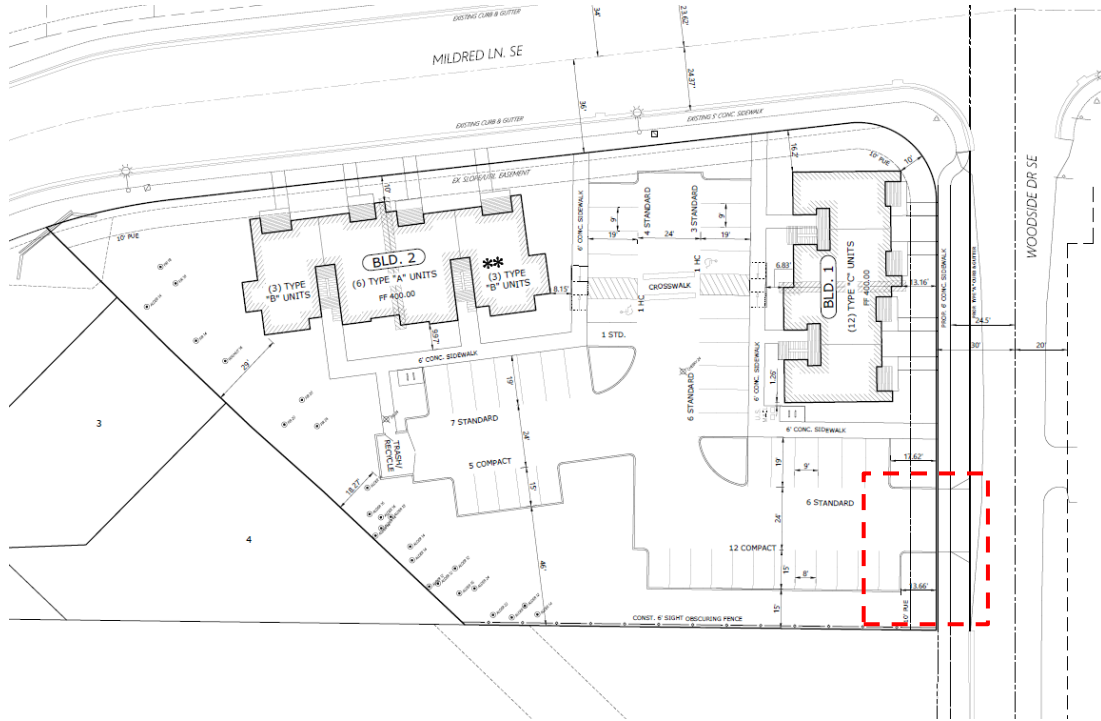
The apartments will be required to go through Site Plan/Design Review, which requires open space and landscaping at a higher percent than what a commercial use would be required to provide. Amenities like landscaped open space will help with the visual appeal of this area and reduce impacts on the neighborhood. The design standards are in place to help ensure compatibility with adjacent uses.

The proposed apartment development will provide pedestrian paths throughout the site and to Woodside Drive and Mildred Lane. The pedestrian paths will provide access and circulation to the surrounding neighborhoods. Therefore, increasing livability as well.

Therefore, this criteria will be complied with through the Site Plan/Design Review process.

## **Class 2-Driveway Approach Permit**

**June 25, 2020**



***SRC 804.025 (d) Criteria. A Class 2 Driveway Approach Permit shall be granted if:***

***(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;***

Applicant Response: The subject property is 1.71 acres in size, zoned IC and RA, and located in the 1400 Block of Mildred Land (083W14CB/Tax Lot 2401 and 2501). The subject property is Parcel 3 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 24-apartment units as shown on the site plans. The apartments will be developed with the IC zoned portion of the site that consists of 1.10 acres.

The proposed development will have one two-way driveway onto Woodside Drive to the east of the property. Woodside Drive is designated as a 'local' street on the Salem Transportation System Plan. The development will not have access driveways onto Mildred Land abutting the north property line of the site. As shown on the site plan the driveway is required for access to the site and are in compliance with design standards.

***(2) No site conditions prevent placing the driveway approach in the required location;***

Applicant Response: The location of the driveway was taken into consideration prior to laying the site out. Due to the proposed development to the north, access onto Mildred Lane to the north is not feasible or safe, so all access for the development is taken to and from Woodside Drive. The location of the proposed driveway takes into consideration the shape and location of the site. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

***(3) The number of driveway approaches onto an arterial are minimized;***

Applicant Response: The two-way driveway approach is onto Woodside Drive, which is a local street. Access onto Mildred Lane is not feasible, therefore, the driveway approach has to be onto Woodside Drive. The driveway is two-way, therefore, minimizes access issues onto Woodside Drive.

***(4) The proposed driveway approach, where possible:***

***(A) Is shared with an adjacent property; or***

***(B) Takes access from the lowest classification of street abutting the property;***

Applicant Response to (4)(B): The subject property is located on Mildred Lane to the north and Woodside Drive to the east. Woodside Drive is designated as a 'local' street. There are no adjacent driveways to share access with. Therefore, access onto the local street has been provided.

Therefore, this criterion has been met.

***(5) The proposed driveway approach meets vision clearance standards;***

Applicant Response: Through the pre-app process, the applicant has been working with Public Works to ensure that the driveway approach is in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

***(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;***

Applicant Response: The driveway approach does not create traffic hazards. As shown on the site plan, this criterion has been met.

***(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;***

Applicant Response: Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveway will not have any impacts on the subject property or adjacent properties. This criterion has been met.

***(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and***

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

***(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.***

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveways takes into consideration the location of the streets adjacent to the site and access onto Woodside Drive. As shown on the site plan, this criterion has been met.

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# Waln Creek-Apartments

## Design Review

August 24, 2020

The following statement addresses the applicable Design Review **Standards** in the SRC Chapter 702 (Multiple Family Design Review) and the requirements under the IC Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On May 29, 2020, the South Gateway Neighborhood Association was notified via email of the proposed development.

On June 15, 2020, a Design Review Pre-Application Conference (PRE-AP20-51) was held with the applicant and City staff to discuss the development of the subject property.

On August 13, 2020, the applicant will be attending the South Gateway Neighborhood Association meeting to discuss the proposal and answer questions.

### **Proposal (Sheet SDR3):**

The subject property is 1.71 acres in size, zoned IC and RA, and located in the 1400 Block of Mildred Land (083W14CB/Tax Lot 2401 and 2501). The subject property is Parcel 3 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 24-apartment units as shown on the site plans. The apartments will be developed with the IC zoned portion of the site that consists of 1.10 acres.

The applicant is requesting to meet all Design Review Standards with no adjustments.

### **Industrial Commercial (IC)-SRC Chapter 551**

**Setbacks (Sheet SDR3):** Setbacks are shown on the tentative plan.

Northwest:	Adjacent Mildred Lane, 10-foot (Building 2) setback
Northeast:	Adjacent Mildred Lane, 10 to 16.52-foot (Building 1) setback
East:	Adjacent Woodside Drive, 10-foot (Building 1) setback
South:	15-foot (parking) setback w/a 6-foot high sight obscuring fence; RS zone/existing single-family dwellings
West:	29-foot (Building 2) setback; RA zone/vacant residential land

Due to a 10-foot PUE, both Buildings 1 and 2 have to be setback 10 feet from the property lines.

**Maximum Height (Sheets A1.8 and A2.8):** Maximum building height allowed in the IC zone is 70'. Both proposed buildings are in compliance with the requirements of the Code.

\*Building 1 is 39.1 feet in height (measured to the highest point)

\*Building 2 is 40 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

**Parking (Sheet SDR3):** The development is for a 24-unit apartment complex. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. The applicant is required to provide a minimum of 30 on-site vehicle parking spaces. As shown on the site plan, 42 on-site parking spaces are being provided.

Total:

26	Standard Parking Stalls
14	Compact Parking Stalls
2	Handicap Parking Stalls
42	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.75 parking spaces per dwelling unit.

All parking areas will be served by 24-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents.

**Recycling (Sheet SDR3):** There is one trash/recycle area provided within the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

**Stormwater (Sheet SDR5):** A Preliminary Drainage Report dated May 21, 2020, has been provided as part of this submittal.

**Landscaping:** The IC zone requires that 15% of the site be landscaped. The subject property is 47,797 Square feet in size with 21,323 square feet of landscaping throughout. Therefore, the development provides 45% landscaping throughout the site

SITE AREAS  
BOUNDARY \_\_\_\_\_ 47,797 S.F. (1.10 AC)

PERVIOUS AREA:  
OPEN SPACE  
COMMON OPEN SPACE \_\_\_\_\_ 16,889 S.F. (35%)  
INTERIOR PARKING LOT LANDSCAPING \_\_\_\_\_ 868 S.F. (2%)  
PERVIOUS CONCRETE \_\_\_\_\_ 16,702 S.F. (35%)  
LANDSCAPE \_\_\_\_\_ 3,566 S.F. (7%)

IMPERVIOUS AREA  
SIDEWALK \_\_\_\_\_ 1,304 S.F. (3%)  
BUILDINGS \_\_\_\_\_ 7,907 S.F. (16%)

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### **Multiple Family Design Review Standards- Chapter 702.020**

702.020(a):

**702.020(a)(1) Open Space (Sheet SDR4):** In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 14,366 square feet of the site. The portion of the subject property being developed is zoned IC and is 47,797 (1.10 acres) square feet in size with 21,323 (16,889 + 3,566 + 868) square feet of landscaped open space. Therefore, totaling 45% open space. A gazebo is also being provided as part of the open space area amenities.

SITE AREAS  
BOUNDARY \_\_\_\_\_ 47,797 S.F. (1.10 AC)

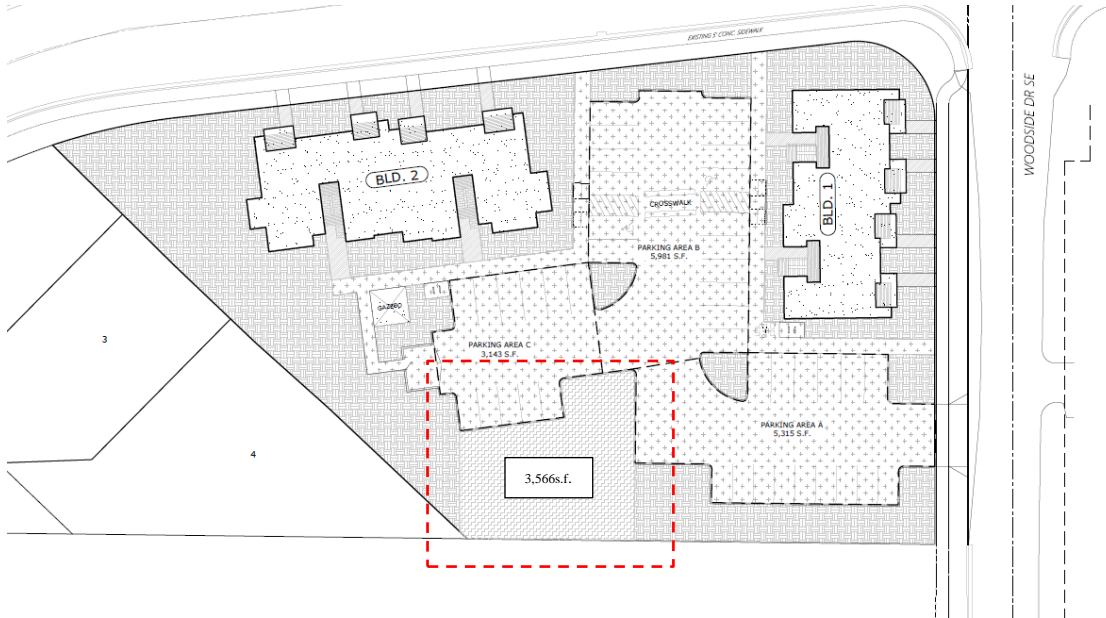
PERVIOUS AREA:  
OPEN SPACE  
COMMON OPEN SPACE \_\_\_\_\_ 16,889 S.F. (35%)  
INTERIOR PARKING LOT LANDSCAPING \_\_\_\_\_ 868 S.F. (2%)  
PERVIOUS CONCRETE \_\_\_\_\_ 16,702 S.F. (35%)  
LANDSCAPE \_\_\_\_\_ 3,566 S.F. (7%)

Therefore, this standard has been met. See attached site plans and open space plan.

### **702.020(a)(1)(A) Common Open Space Area Size and Dimensions (Sheet SDR4):**

The applicant is proposing a development consisting of 24-apartment units as shown on the site plans. The apartments will be developed with the IC zoned portion of the site that consists of 1.10 acres.

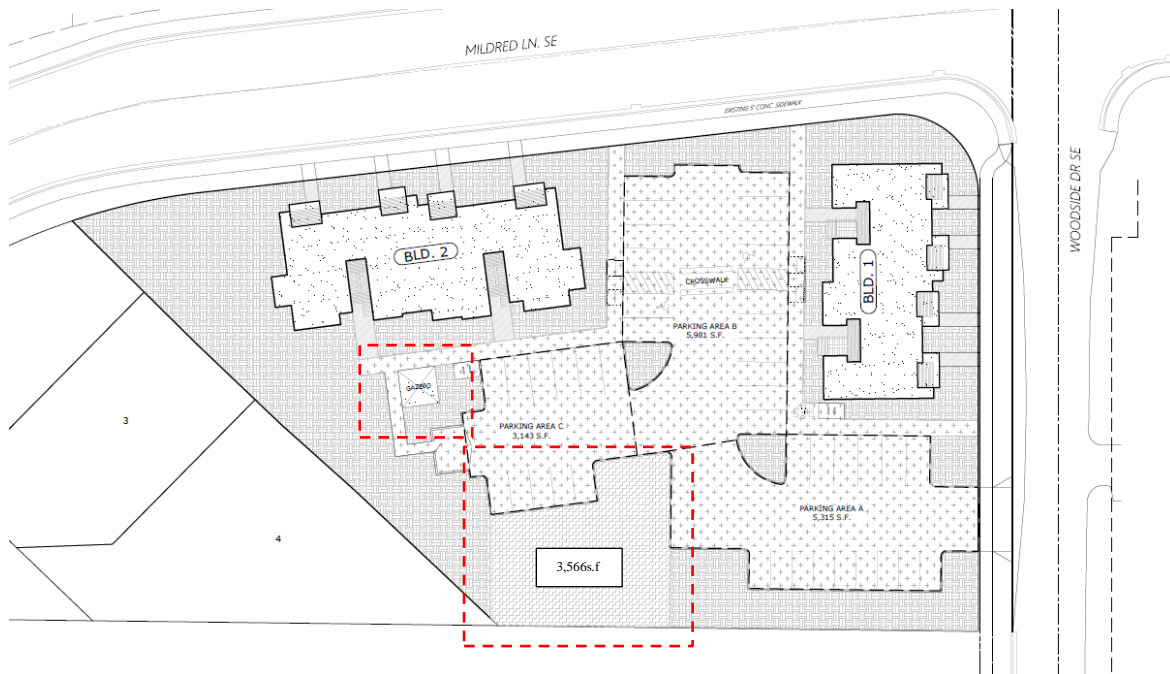
Per Table 702-3, the development shall provide an open space area 1,250 square feet in size with a minimum dimension of 25 feet. As shown on the site plan, a landscaped open space area of 3,566 square feet has been provided south of Parking Area C.



702.020(a)(1)(B): As shown on the site plan all open space is usable open space. The existing conditions plan and grading plan identify all the slopes throughout the site.

702.020(a)(1)(C) and (D): Private Open Space (Sheets A1.3, A1.4, A2.3, and A2.4): Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020(a)(1)(E): In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that usable open space is an integral part of the overall development design. As shown on the site plan, there is a usable open space area of about 3,566 square feet in size located within the southwest corner of the development. A covered gazebo will also be provided in this area (**Sheet SDR4**).



**702.020(a)(1)(F):** The subject property is located to community and neighborhood parks in the area. Wiltsey Road Park is located about ½ a mile to the south of the site. Sunnyside Garden is located about ½ a mile to the west of the site. Both parks can be utilized by the residents within the proposed development. However, the proposed development will have adequate open space areas on-site.

**702.020(b)(1) Landscaping Standards (Sheets SDR2, SDR3, L1.1 and L1.2):** The subject property does abut RA zoned property to the west. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site.

There are 27 trees located on the subject property. Due to the size of the site and the location of the trees, one (1) of the trees are proposed to be removed. There are no significant trees located on the site.

- ⊙ 27 = EXISTING TREES
- ⊙ 26 = EXISTING TREES TO REMAIN
- ⊗ 1 = EXISTING TREE MAY BE REMOVED

Waln Creek runs along the west property line of the site. The site has been evaluated for wetland and found to have no identified wetlands on the site. All trees within the Creek Corridor area will be preserved where feasible and protected during construction of the site.

Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 21,323 square feet of landscaped area throughout the site. Therefore, 45% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape guidelines have been met.

<u>SITE AREAS</u>	
BOUNDARY	47,797 S.F. (1.10 AC)
<u>PERVIOUS AREA:</u>	
OPEN SPACE	
COMMON OPEN SPACE	16,889 S.F. (35%)
INTERIOR PARKING LOT LANDSCAPING	868 S.F. (2%)
PERVIOUS CONCRETE	16,702 S.F. (35%)
LANDSCAPE	3,566 S.F. (7%)
<u>IMPERVIOUS AREA</u>	
SIDEWALK	1,304 S.F. (3%)
BUILDINGS	7,907 S.F. (16%)

A permanent underground irrigation system will be provided when development plans are final.

New trees will be provided through the site as shown on the landscape plans.

**702.020(b)(2) (Sheets L1.1 and L1.2):** The subject property does abut RA property to the west and RS zoned property to the south. Adequate setbacks have been provided along the west and south property lines, along with additional landscaping and a 6-foot high site obscuring fence.

**702.020(b)(3), (4), (5) (Sheets L1.1 and L1.2):** See landscape plans Sheets L1.1 and L1.2. Landscaping has been provided around the proposed buildings as shown on the plans.

**702.020(b)(6) (Sheets L1.1 and L1.2):** All private ground level open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence. This will help to ensure privacy for the patio areas designated as private open space for residents.

**702.020(b)(7) and (8) (Sheets SDR3, SDR4, L1.1 and L1.2):** All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 868 square feet of landscaping within the parking areas. This does not include the landscaped areas surrounding the parking areas.

702.020(c)(1) and (2) Site Safety and Security Standards (Sheet SDR3, A1.3, A1.4, A1.8, A2.3, A2.4, and A2.8): All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

702.020(3) and (4) (Sheets SDR3, L1.1 and L1.2): Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

702.020(d)(1), (2), and (4) Parking and Site Design Standards (Sheet SDR3): The subject property has street frontage on Woodside Drive (east) and Mildred Lane (north) along the property lines. Internal accessways are proposed within the development.

As shown on Sheet SDR4, none of the parking areas are greater than 6,700 square feet in area. However, all parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development. In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 868 square feet of landscaping within the parking areas. This does not include the landscaped areas surrounding the parking areas.

As shown on the site plan, both buildings are separated from all pathways by a minimum 10-foot setback. The intent of this standard is to provide privacy for residents. The development does provide setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses.

Therefore, meeting this standard.

702.020(e)(1) through (8) Façade and Building Design: These standards are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Both buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of Building 2 faces Mildred Lane to the north of the site. The street side of this building (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

In order to provide safety and convenience for the residents, both buildings will face the interior the lot. This provides more eyes on the site, which provides greater safety for residents. This also provides convenience since all parking is located within the interior of the site.

The subject property does abut RA zoned property to the west. Setbacks are shown on the tentative plan.

Northwest:	Adjacent Mildred Lane, 10-foot (Building 2) setback
Northeast:	Adjacent Mildred Lane, 10 to 16.52-foot (Building 1) setback
East:	Adjacent Woodside Drive, 10-foot (Building 1) setback
South:	15-foot (parking) setback w/a 6-foot high sight obscuring fence; RS zone/existing single-family dwellings
West:	29-foot (Building 2) setback; RA zone/vacant residential land

A corner area of Building 2 is adjacent to RA zoned property to the west. Building 2 has an average height of 29 feet. The intent of setbacks is to provide a privacy buffer for residents and adjacent residents. The 29-foot setback between Building 2 and the adjacent RA zone property will provide landscaping and a 6-foot high sight obscuring fence, if required without impacting Waln Creek. There are no balconies facing the RA zoned properties. All of which will help to provide privacy.

#### Mildred Lane

The subject property has 287.43 feet of buildable width (this excludes required side setbacks and driveway) along Mildred Lane. Buildings 1 and 2 are located on the setback line along Mildred Lane. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 144 feet of the buildable width along the street frontage. Therefore, occupying 50% of the buildable width of street frontage along Mildred Lane.

#### Woodside Drive

The subject property has 134 feet of buildable width (this excludes required side setbacks and driveway) along Woodside Drive. Building 1 is located on the setback line along Woodside Drive. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, Building 1 has 88 feet of the buildable

width along the street frontage. Therefore, occupying 66% of the buildable width of street frontage along Woodside Drive.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits. Therefore, this guideline has been met.

All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eaves, and windows incorporated into the design of each of the buildings.

702.020(e)(9) and (10) (See Building Elevations): Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, lap siding, and stone around the pillars. See attached building elevations.

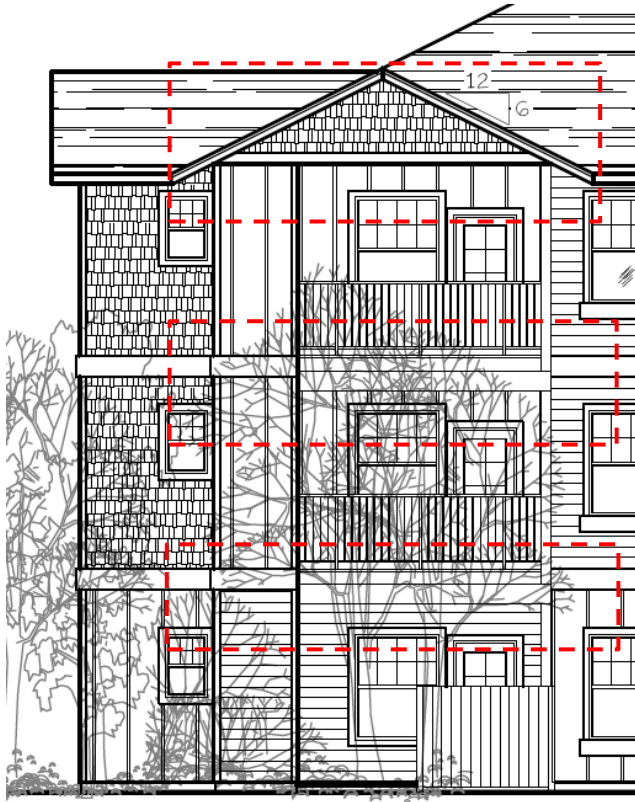


The proposed buildings proved the required offsets and design elements as shown on the building elevations.

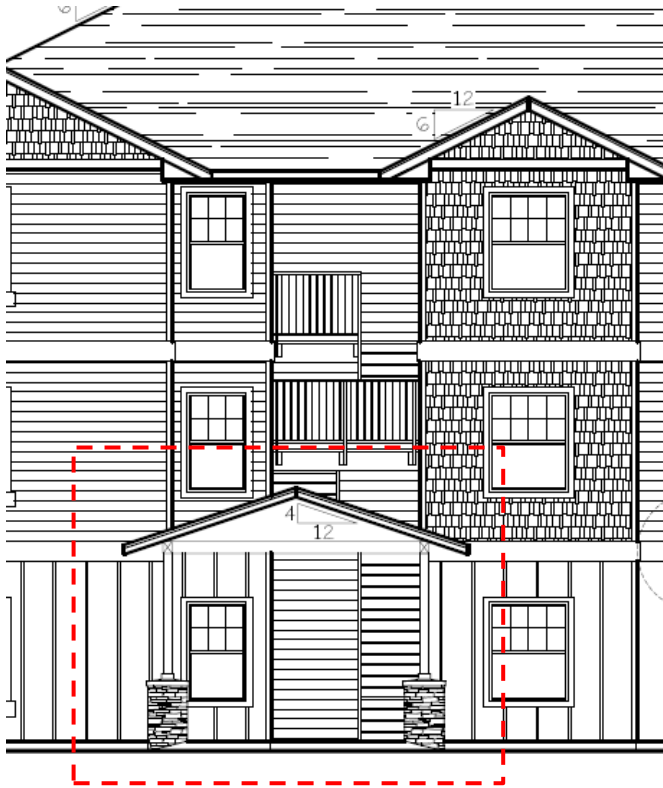
The proposed buildings provide offsets:



Covered Decks and Recessed Balconies:



Covered Entrance:



**Conclusion:** The applicant is requesting to meet all Design Review Standards as outlined above. The site has been identified for wetlands and it was determined there are no wetlands on-site. The applicant is aware that prior to work on the site, Oregon SHPO shall be notified and if needed an Archeological testing will be done in compliance with Goal 5. If necessary, staff may make SHPO notification a Condition of Approval.

Please see attached email dated June 17, 2020, indicating nothing needs to be done until ground disturbance.

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# MEMO

**TO:** Aaron Panko, Planner III  
Community Development Department

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

**DATE:** September 15, 2020

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS  
CU-SPR-DAP-DR20-06 (20-110687-RP)  
5600 BLOCK OF WOODSIDE DRIVE SE  
24-UNIT MULTI-FAMILY DEVELOPMENT**

## **PROPOSAL**

A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new two building apartment complex containing a total of 24 dwelling units, for property approximately 1.77 acres in size, zoned IC (Industrial Commercial) and RS (Single Family Residential), and located at the 5600 Block of Woodside Drive SE - 97306 (Marion County Assessor Map and Tax Lot Numbers: 083W14CB / 02401 and 02501).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Record the partition plat for partition case number PAR19-11.
2. Convey land for dedication to equal a half-width right-of-way of 36 feet on the development side of Mildred Lane SE, 30 feet on the development side of Woodside Drive SE, and a property line radius at the intersection pursuant to PWDS.
3. Construct a half-street improvement along the frontage of Woodside Drive SE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
4. Install street trees to the maximum extent feasible pursuant to SRC Chapter 86.
5. Extend an 8-inch sewer main from the terminus of the existing sewer main in Woodside Drive SE along the frontage of the subject property.

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).

6. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.
7. Construct all new structures a minimum of one foot above the base flood elevation pursuant to SRC 601.045(b)(1).

## **FACTS**

### **Streets**

1. Woodside Drive 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 Condition—This street has a variable-width turnpike improvement within a 40- to 60-foot-wide right-of-way abutting the subject property.
  - c. The conditions of approval for land use case PAR19-11 require dedication of right-of-way along the frontage of Woodside Drive SE.
2. Mildred Lane SE
  - 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 Condition—This street bisects the subject property and has an approximate 46-foot improvement within a 68-foot-wide right-of-way.
  - c. The conditions of approval for land use case PAR19-11 require dedication of right-of-way along the frontage of Mildred Lane SE.

### **Storm Drainage**

1. Existing Conditions
  - a. A 12-inch storm main is located in Woodside Drive SE, south of Mildred Lane SE.
  - b. A 10-inch storm main is located in Mildred Lane SE.

- c. Waln Creek flows through the subject property.

## **Water**

### **1. Existing Conditions**

- a. The subject property is located in the S-2 water service level.
- b. A 10-inch public water main is located in Woodside Drive SE.
- c. A 16-inch public water main is located in Mildred Lane SE.

## **Sanitary Sewer**

### **1. Existing Conditions**

- a. An 8-inch sewer main terminates in Woodside Drive SE at the southern boundary of the subject property. Condition 1 of land use case number PAR19-11 requires that an 8-inch sewer main be extended in Woodside Drive SE.
- b. A 21-inch sewer main is located within a City easement on the west side of Waln Creek.

## **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. Waln Creek bisects the subject property and this portion of the creek was not analyzed in conjunction with the Flood Insurance Study for Battle Creek basin. The applicant is advised that the City has hired a consultant to generate base flood elevations for Waln Creek in conjunction with a recent *Stormwater Master Plan* update. The applicant shall coordinate with City staff to establish base flood elevations and

ensure that the buildings are elevated sufficiently to limit flood damage pursuant to SRC 601.110(a)(2).

The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

SRC 810.020 requires a geological assessment or geotechnical report when regulated activity is proposed in a mapped landslide hazard area. The applicant's proposal does not disturb any portion of a mapped landslide hazard area; therefore, a geological assessment is not required.

**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—**The existing conditions of Woodside Drive SE and Mildred Lane SE do not meet current standards for their classification of street per the Salem TSP. However, street improvements, including right-of-way dedication, along both frontages are required as conditions of approval under land use case number PAR19-11. Prior to the issuance of building permits, the applicant shall complete all conditions and record the partition plat for partition case number PAR19-11.

Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(l)(2)(A)); therefore, the new sidewalk constructed along Woodside Drive SE shall be constructed pursuant to this code and PWDS. The existing sidewalk along the frontage of Mildred Lane SE may remain in its current configuration pursuant to SRC 803.035(l)(2)(B).

Pursuant to SRC 86.015(e), the applicant shall install street trees to the maximum extent feasible along all street frontages.

**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 driveway access onto Woodside Drive SE provides for safe turning movements into and out of the property.

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

**Finding**—The 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 appears to be adequate to serve the development. The existing 8-inch sewer main terminates at the southern boundary of the property along Woodside Drive SE. As a condition of sewer service, the development is required to extend service to upstream parcels through the frontage of the subject property. In addition, Condition 1 of land use case number PAR19-11 requires that an 8-inch sewer main be extended in Woodside Drive SE. Prior to the issuance of building permits, the applicant shall complete all conditions and record the partition plat for partition case number PAR19-11.

The applicant’s engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. The applicant’s engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

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 the trash area shall be designed in compliance with PWDS.

**Criteria**—A Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;**

**Finding**—The proposed driveway meets the standards for SRC Chapter 804 and PWDS.

- (2) No site conditions prevent placing the driveway approach in the required location;**

**Finding**—There are no site conditions prohibiting the location of the proposed driveway.

- (3) The number of driveway approaches onto an arterial are minimized;**

**Finding**—The proposed driveway is not accessing onto an arterial street.

- (4) The proposed driveway approach, where possible:**

- i. Is shared with an adjacent property; or**

**ii. Takes access from the lowest classification of street abutting the property;**

**Finding**—The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

**(5) Proposed driveway approach meets vision clearance standards;**

**Finding**—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

**(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;**

**Finding**—No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

**(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;**

**Finding**—Staff analysis of the proposed driveway and the evidence that has been submitted indicate that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

**(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and**

**Finding**—The property is located on the corner of a Minor Arterial street (Mildred Lane SE) and a Local street (Woodside Drive SE). The applicant is proposing a driveway to the lower classification of street and it meets the spacing requirements of SRC Chapter 803. By complying with the requirements of this Chapter, the applicant has minimized impacts to the functionality of adjacent streets and intersections.

**(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.**

**Finding**—The proposed development abuts residentially zoned property to the north, south, and west. The proposed development abuts Minor Arterial and Local streets. The proposed driveway is taken from the lowest classification

street abutting the subject property. However, the majority of traffic serving the development will travel to Mildred Lane SE (a Minor Arterial street) and not through Local residential streets. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

Prepared by: Jennifer Scott, Program Manager  
cc: File

**REQUEST FOR COMMENTS*****Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173*****CASE NO.:** CU-SPR-DAP-DR20-06**AMANDA NO.:** 20-110657-ZO, 20-110687-RP,  
20-110692-ZO, and 20—110689-DR**ADDRESS:** 5600 Block of Woodside Dr SE**HEARD BY:** Hearings Officer**SUMMARY:** Development of a new two building apartment complex with 24 dwelling units.**REQUEST:** A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new two building apartment complex containing a total of 24 dwelling units, for property approximately 1.77 acres in size, zoned IC (Industrial Commercial) and RS (Single Family Residential), and located at the 5600 Block of Woodside Drive SE - 97306 (Marion County Assessor Map and Tax Lot Numbers: 083W14CB / 02401 and 02501).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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., September 14, 2020**, will be considered in the staff report. Comments received after this date will be provided to the review body. **\*\*PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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, Phone: 503-540-2356; E-Mail: [apanko@cityofsalem.net](mailto:apanko@cityofsalem.net).For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ☐ 1. We have reviewed the proposal and have no comments.
- ☒ 2. We have reviewed the proposal and have the following comments:

See Attached

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Name/Agency: Salem-Keizer Public Schools, Planning and Property Services

Address: 3630 State Street, Salem OR 97301

Email: David Fridenmaker, Manager

503-399-3335

Phone No.: \_\_\_\_\_

Date: 9/8/20

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



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

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Christy Perry, Superintendent

September 8, 2020

Aaron Panko, Case Manager  
Planning Division, City of Salem  
555 Liberty Street SE, Room 305  
Salem OR 97301

RE: Land Use Activity Case No. CU-SPR-DAP-DR20-06, 5600 Block Woodside Dr. 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
Battle Creek	Elementary	K thru 5
Judson	Middle	6 thru 8
Sprague	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
Battle Creek	Elementary	594	601	99%
Judson	Middle	995	995	100%
Sprague	High	1,701	1,940	88%

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 2014 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	0.201	5
Middle	24	MF	0.077	2
High	24	MF	0.084	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
Battle Creek	Elem.	594	6	5	11	601	101%
Judson	Mid.	994	38	2	40	995	104%
Sprague	High	1,701	50	2	52	1,940	90%

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
Battle Creek	Elementary	Eligible for School Transportation
Judson	Middle	Eligible for School Transportation
Sprague	High	Eligible for School Transportation

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	5	\$54,925	\$274,625
Middle	2	\$64,045	\$128,090
High	2	\$73,164	\$146,328
TOTAL			\$549,043

Table 6

\*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2019 Fourth Quarter.

Sincerely,

*David Fridenmaker*

David Fridenmaker, Manager  
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer, David Hughes, Director – Custodial, Property and Auxiliary Services, T.J. Crockett, Director of Transportation