



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

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

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

<b>CASE NUMBER:</b>	Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. CU-SPR-ADJ-DAP-DR21-02
<b>PROPERTY LOCATION:</b>	3230 Boone Rd SE, Salem OR 97317
<b>SUMMARY:</b>	Development of a new fifteen building apartment complex with 210 dwelling units.
<b>HEARING INFORMATION:</b>	<p><b>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD VIRTUALLY.</b></p> <p><u>Hearings Officer Wednesday February 24, 2021 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a></p>
<b>HOW TO PROVIDE TESTIMONY:</b>	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p><b>To provide written testimony:</b> Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><b>To provide testimony digitally at the public hearing:</b> Sign up by contacting Zachery Cardoso at <a href="mailto:zcardoso@cityofsalem.net">zcardoso@cityofsalem.net</a> or 503-540-2315 by <u>Wednesday February 24, 2021, 2021 at 3:00 p.m.</u> to receive instructions.</p>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@cityofsalem.net</a> .
<b>NEIGHBORHOOD ASSOCIATION:</b>	<p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: <a href="mailto:arasmussen@modernbuildingsystems.com">arasmussen@modernbuildingsystems.com</a>.</p>
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/notice">https://www.cityofsalem.net/notice</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 220.005(f)(3) – Site Plan Review; 250.005(d) – Adjustments; 804.025(d) – Driveway Approach Permits; and 225.005(e)(1) – Design Review
	Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>OWNER(S):</b>	MWSH Boone Road Property LLC (Chris Jundt, Kelley Hamilton, Pam Gray)
<b>APPLICANT / AGENT(S):</b>	Brandie Dalton on behalf of John Eld, MWSH Boone Road Property LLC
<b>PROPOSAL / REQUEST:</b>	<p>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 fifteen building apartment complex containing a total of 210 dwelling units, with a Class 2 Adjustment request to:</p> <ol style="list-style-type: none"> <li>1) Allow an off-street parking area in front of adjacent buildings, instead of behind or beside buildings as required by SRC 702.020(d)(2);</li> <li>2) Increase the maximum building length per SRC 702.020(e)(1) from 150 feet to 176.6 feet;</li> <li>3) To eliminate the requirement for a minimum of 40 percent of the buildable width to be occupied by buildings placed at the minimum setback per 702.020(e)(4); and</li> <li>4) To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units per 702.020(e)(5).</li> </ol> <p>For property approximately 27 acres in size, zoned IC (Industrial Commercial), and located at the 3200 Block of Boone Road SE - 97317 (Marion County Assessor Map and Tax Lot number: 083W13A / 00300).</p>
<b>HEARING PROCEDURE:</b>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either virtually or in writing, and anyone who requested to receive notice of the decision.</p>
<b>MORE INFORMATION:</b>	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. Just enter the permit number listed here: 20 116280, 20 116282, 20 116283, 20 116281, 20 116285</p>
<b>NOTICE MAILING DATE:</b>	February 4, 2021

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

**For more information about Planning in Salem:**

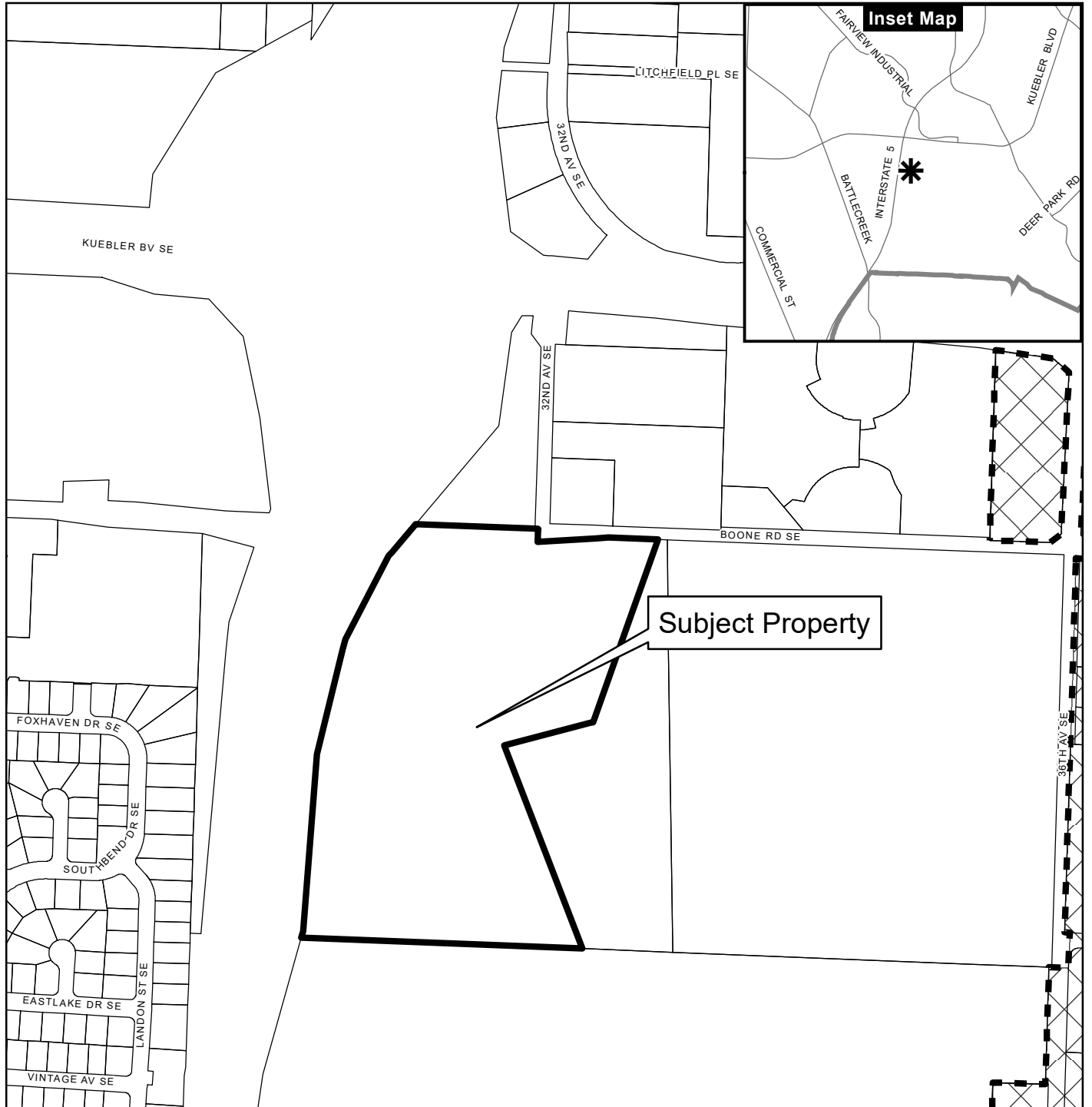
**<http://www.cityofsalem.net/planning>**

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








*Development Department at 503-588-6173 at least three business days before this meeting or event.*

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

# Vicinity Map 3230 Boone Road SE



## Legend

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

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

0 100 200 400 Feet

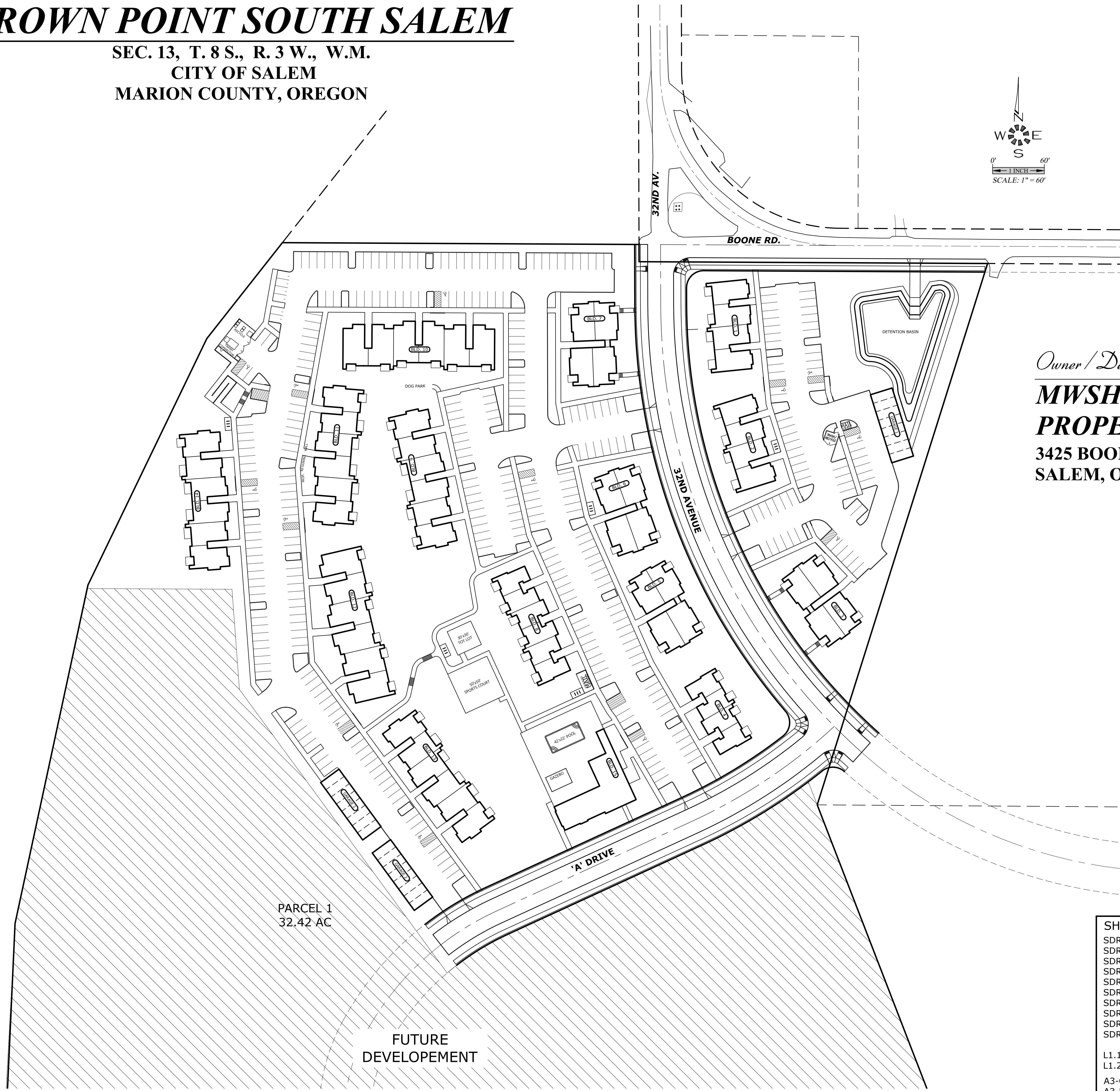


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# CROWN POINT SOUTH SALEM

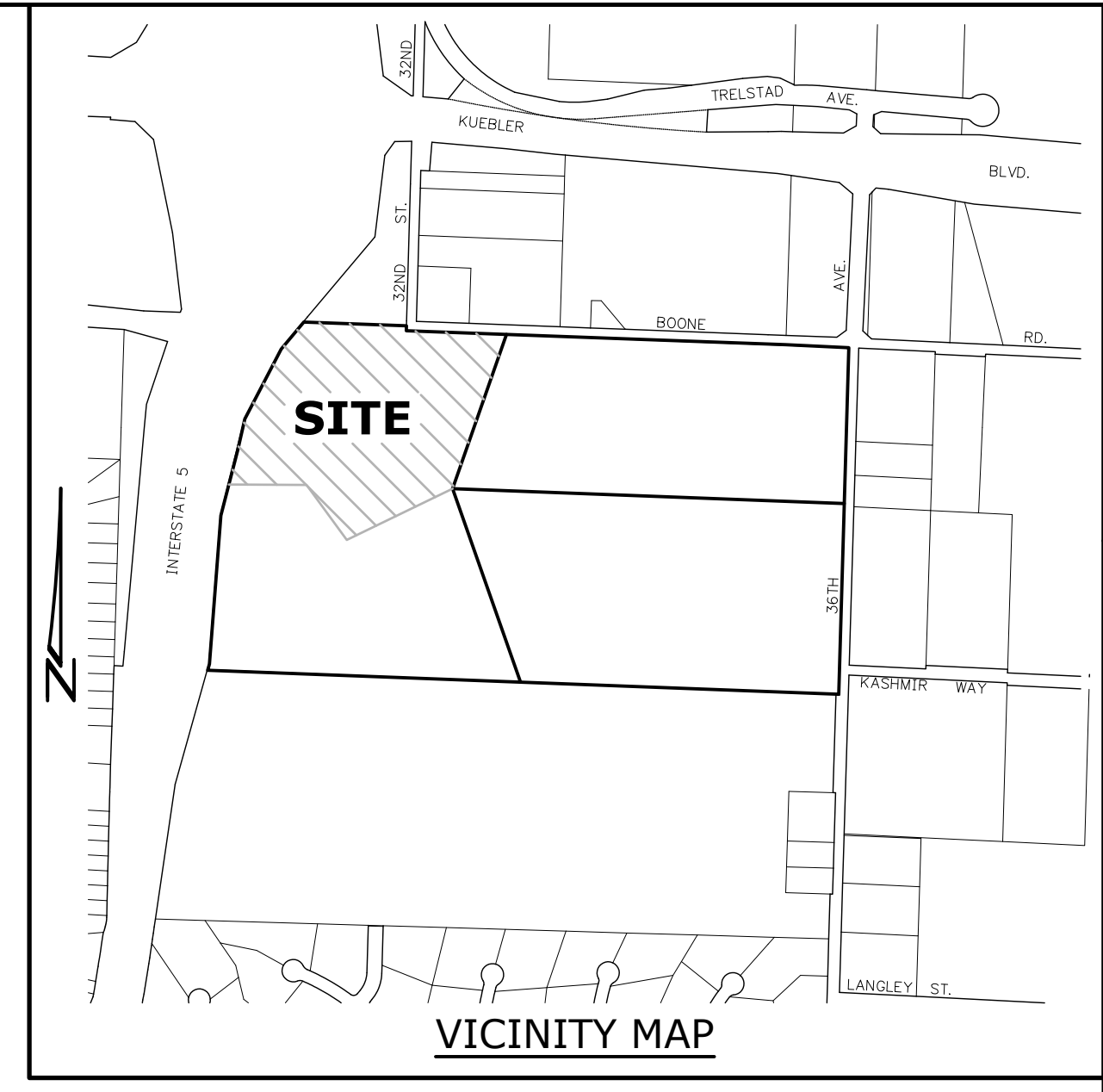
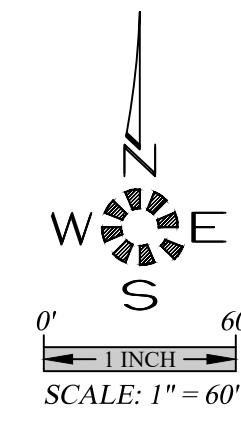
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CITY OF SALEM  
MARION COUNTY, OREGON

INTERSTATE 5



PARCEL 1  
32.42 AC

FUTURE  
DEVELOPEMENT



Owner / Developer:  
**MWSH BOONE ROAD  
PROPERTY, LLC**  
3425 BOONE RD. S.E.  
SALEM, OR 97317

### SHEET INDEX

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- SDR9 - PRIVATE DOMESTIC WATER PLAN
- SDR10 - PRIVATE FIRE SERVICE PLAN

- PUBLIC STREET PLANS  
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  - 402 STREET PLAN
  - 403 STREET PLAN
  - 404 STREET PLAN

- L1.1 SCHEMATIC LANDSCAPE PLAN
- L1.2 SCHEMATIC LANDSCAPE PLAN
- A3-C BUILDING 6 & 7 - C - 12 PLEX
- A3-D BUILDING 5 & 9 - D - 12 PLEX
- BUILDING 11, 13 & 14 - D - 18 PLEX
- A3-F BUILDING 1, 2, & 3 - F - 12 PLEX
- A3-G GARAGE ELEVATIONS
- A3-H BUILDING 10 - H - 12 PLEX
- BUILDING 12 - H - 18 PLEX
- A3-X BUILDING 4 - X - 12 PLEX
- A3-X2 BUILDING 8 - X2 - 18 PLEX
- A3-CH CLUBHOUSE



**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

COVER SHEET

CROWN POINT  
SOUTH SALEM

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EXPIRES: 06-30-2021

JOB # 6754

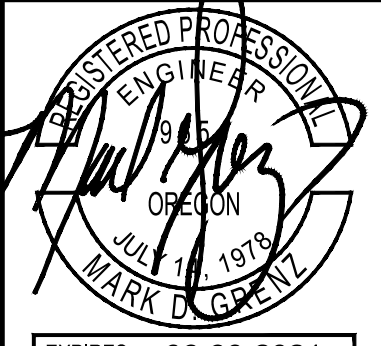
**SDR1**

**EXISTING CONDITIONS PLAN**

**CROWN POINT SOUTH SALEM**

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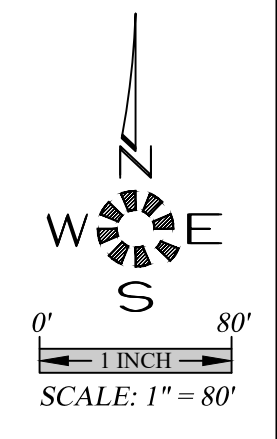
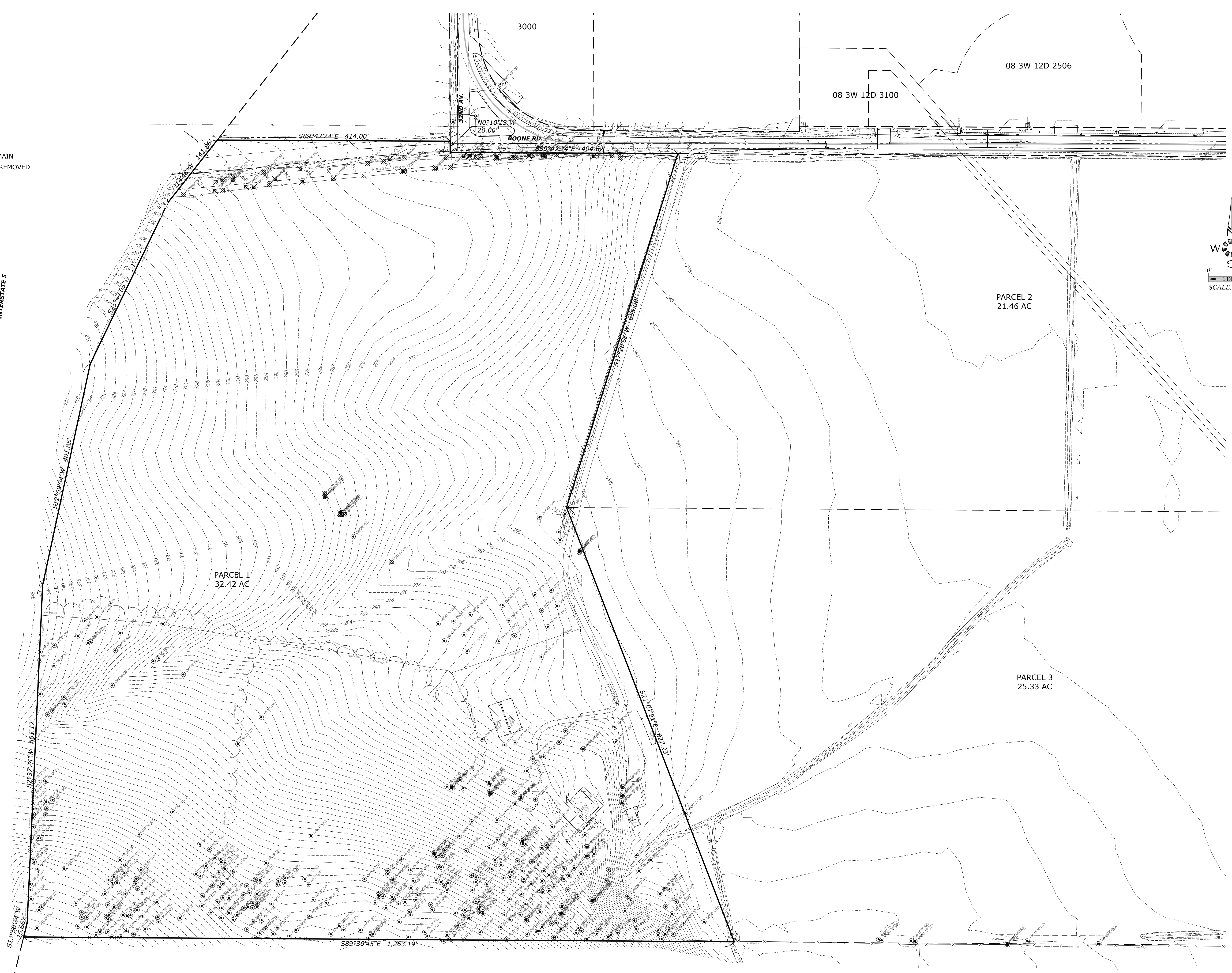
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**SDR2**

- TREES WITHIN WORK AREAS**
- ⊙ = EXISTING TREE TO REMAIN
  - ⊗ = EXISTING TREE TO BE REMOVED
  - ⊙ (with 'O') = EXISTING OAK TREE 24"+ DIA. TO REMAIN
  - ⊗ (with 'O') = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00" (00')  
 DRIP LINE DIA. (FEET)  
 TRUNK DIA. (INCHES)

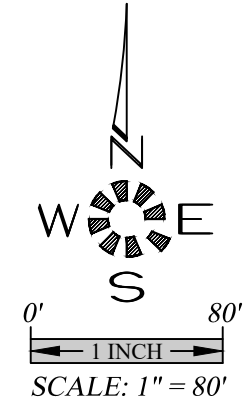
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**SDR3**

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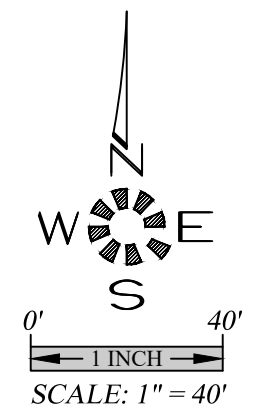
**CROWN POINT  
SOUTH SALEM**

**OVERALL SITE PLAN**

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**SITE PLAN**

**CROWN POINT SOUTH SALEM**



**EAST SIDE**  
 76 TOTAL PARKING STALLS (37 COVERED)  
 64 STANDARD STALLS  
 4 HANDICAP STALLS  
 8 GARAGES  
 6 BICYCLE SPACES IN 1 RACKS (4 REQUIRED)  
 1 TRASH / RECYCLE  
 1 U.S. MAIL BOX AREA

BUILDING/UNIT KEY			
BLDG #	BLDG. TYPE	# OF UNITS	UNIT TYPE
1	F	12	(6) 22e w6a & (6) 22i w6rev2
2	F	12	(6) 22e w6a & (6) 22i w6rev2
3	F	12	(6) 22e w6a & (6) 22i w6rev2
4	A	12	(6) 22e w2 & (6) 11i w1a
5	D	12	(6) 22e w4 & (6) 22i w6rev1
6	C	12	P4
7	C	12	P4
8	B	18	(9) 11e w2 & (9) 11i w1a
9	E	18	(6) 22e w4, (6) 22i w6a, & 22i w6rev2
10	G	18	(9) 32e w14 & (9) 32i w14
11	E	18	(6) 22e w4, (6) 22i w6a, & 22i w6rev2
12	G	18	(9) 32e w14 & (9) 32i w14
13	E	18	(6) 22e w4, (6) 22i w6a, & 22i w6rev2
14	E	18	(6) 22e w4, (6) 22i w6a, & 22i w6rev2
15	CLUBHOUSE	--	--

**WEST SIDE**  
 330 TOTAL PARKING STALLS (174 COVERED)  
 286 STANDARD STALLS  
 21 COMPACT STALLS  
 9 HANDICAP STALLS  
 2 12'x20' LOADING ZONES  
 16 GARAGES (1 HANDICAP)  
 18 BICYCLE SPACES IN 3 RACKS (18 REQUIRED)  
 1 CLUBHOUSE / MANAGER'S OFFICE  
 1 50'x50' SPORTS COURT  
 1 30'x30' TOT LOT  
 1 TRASH COMPACTOR / RECYCLE  
 2 PLAY AREAS  
 1 SWIMMING POOL (42'x22')  
 1 U.S. MAIL BOX AREA  
 1 DOG PARK

**ADA HANDICAP ACCESSIBILITY NOTES:**

- ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
- HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
- 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

- Ⓧ - POLE LIGHT MAXIMUM 14' TALL
- ⦿ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- |||| - 6 BICYCLE SPACES.

★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 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.

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 CHECKED: E.A.H.  
 DATE: MAY 2019  
 SCALE: AS SHOWN



EXPIRES: 06-30-2021  
 JOB # 6754

**SDR4**

**GENERAL CONSTRUCTION NOTES**

1. Clean subgrade by removing all undesirable vegetation including grasses, weeds, and stumps including roots. Leave subgrade in landscape areas minimum 8" below paving and finish grade. Remove all debris from site.
2. Provide minimum 8" depth 60% granular sand -40% rotted compost topsoil mix from approved source in all shrub beds. Scarify subgrade by rototilling and add topsoil on surface, mix topsoil and subgrade thoroughly. Add additional topsoil as needed to contour shrub beds including berms at noted.
3. Provide minimum 4" depth 60% granular sand -40% rotted compost topsoil mix from approved source in all lawn areas. Scarify subgrade by rototilling and add topsoil on surface. Add additional topsoil as needed to level lawns to slope min. 2%.
4. Coordinate drainage, irrigation and lighting with planting plan.
5. Provide minimum 2" depth fine blend bentonite mulch to all planting beds. Mulch from approved source. Fill all planting beds to within 1" of top of all curbs and walks. Slope all planting beds to drain.
6. Provide one (1) year warranty for all plant materials and workmanship.
7. Locate, protect and avoid disruption of all above and below grade utilities and site features prior to construction. Contractor is responsible for any resulting damages during construction. Call locate before you dig at 1 800 424-5555 or 411.
8. All work performed shall conform to the City of Salem landscape and irrigation requirements, codes and specifications.
9. Verify all quantities shown on the plant list and plans. If discrepancies exist between the graphic representation and the numeric totals, the graphic representation shall rule.
10. All plant materials to be specimen quality with full, symmetrical trunk and foliage, unless otherwise noted.
11. Insure proper drainage of all planting holes prior to installing plant materials. If planting holes do not drain or if heavy clay soils are evident contact landscape architect.

**SITE CALCULATIONS**

Site Zoning	IC
Site Area	568,078 sf
Landscaping Area	West 155,866 sf East 55,333 sf
Lineal sf of site perimeter at setback along ROW	West 1,080 ft East 945 ft
Lineal sf of site perimeter not abutting ROW	West 1,530 ft East 540 ft
Total of interior parking and driveways	West 113,378 sf East 30,235 sf
Total number of parking spaces	West 330 (168) covered East 76 (25) covered
Plant Unit Requirements	Type A Landscape = 1 plant unit per 20 sf of landscape area Total Landscape 211,199/20 sf = 10,159 plant units required Total Plant Units provided 64,790
Tree Canopy Requirement	One tree per 2,000 sf site area 568,078 sf / 2,000 sf = 284 trees required Total trees provided 379

**PLANT MATERIAL COUNT**

<b>ROW Plant Units</b>	
<b>Street Trees</b>	
Boone Road	10
A Drive	34
32nd Avenue	41
<b>Total</b>	<b>85</b>
Plant Units at 10 units per tree =	850
<b>Lawn</b>	
West	7,920 sf
East	5,880 sf
<b>Total</b>	<b>13,800</b>
Plant Units at 1 unit per sf =	13,800
<b>TOTAL ROW PLANT UNITS</b>	<b>14,650</b>
<b>On-Site Plant Units</b>	
<b>Parking Lot Trees</b>	
West	63
East	19
<b>Total</b>	<b>82</b>
Plant Units at 10 units per tree =	820
<b>Small Flowering Trees</b>	
West	69
East	14
<b>Total</b>	<b>83</b>
Plant Units at 2 units per tree =	166
<b>Large Native Flowering Trees</b>	
West	0
East	0
<b>Total</b>	<b>0</b>
Plant Units at 10 units per tree =	0
<b>Conifer Trees</b>	
West	139
East	51
<b>Total</b>	<b>190</b>
Plant Units at 5 units per tree =	950
<b>Shrubs</b>	
Perimeter West	157
Perimeter East	98
Building West	891
Building East	194
Interior West	102
Interior East	80
<b>Total</b>	<b>1,472</b>
Plant Units at 2 units per shrub =	2,944
<b>Ground Cover/Perennials/Grasses</b>	
West	6,300
East	2,650
<b>Total</b>	<b>8,950</b>
Plant Units at 1 unit per ground cover =	8,950
<b>Lawn</b>	
West	40,860 sf
East	9,850 sf
<b>Total</b>	<b>50,710</b>
Plant Units at 1 unit per lawn sf =	50,710
<b>TOTAL ON-SITE PLANT UNITS</b>	<b>64,790</b>
<b>REQUIRED PLANT UNITS</b>	<b>10,599</b>

**BUILDING ELEVATION LANDSCAPE REQUIREMENTS**

<b>TRIE PLANTING</b>	Requirement	10 plant units per 60' lineal foot of building elevation
	Note - 1 Small Flowering Tree = 10 Units	
	Elevation facade lineal feet	Required Trees/Proposed Trees
Building #1	300 LF	30/30 proposed
Building #2	300 LF	30/30 proposed
Building #3	300 LF	30/30 proposed
Building #4	270 LF	27/27 proposed
Building #5	320 LF	32/32 proposed
Building #6	300 LF	30/30 proposed
Building #7	300 LF	30/30 proposed
Building #8	350 LF	35/35 proposed
Building #9	420 LF	42/42 proposed
Building #10	450 LF	45/45 proposed
Building #11	410 LF	41/41 proposed
Building #12	450 LF	45/45 proposed
Building #13	420 LF	42/42 proposed
Building #14	420 LF	42/42 proposed
Building #16 CH	328 LF	33/33 proposed
<b>Total</b>		<b>324 required/1,073 proposed</b>
<b>SHRUB PLANTING</b>	Requirement	1 plant per 15' lineal foot of building elevation
	Elevation facade lineal feet	Required Plants/Proposed Plants
Building #1	300 LF	20/20 proposed
Building #2	300 LF	20/20 proposed
Building #3	300 LF	20/20 proposed
Building #4	270 LF	18/18 proposed
Building #5	320 LF	21/21 proposed
Building #6	300 LF	20/20 proposed
Building #7	300 LF	20/20 proposed
Building #8	350 LF	23/23 proposed
Building #9	420 LF	28/28 proposed
Building #10	450 LF	30/30 proposed
Building #11	410 LF	27/27 proposed
Building #12	450 LF	30/30 proposed
Building #13	420 LF	28/28 proposed
Building #14	420 LF	28/28 proposed
Building #16 CH	328 LF	21/21 proposed
<b>Total</b>		<b>324 required/1,073 proposed</b>

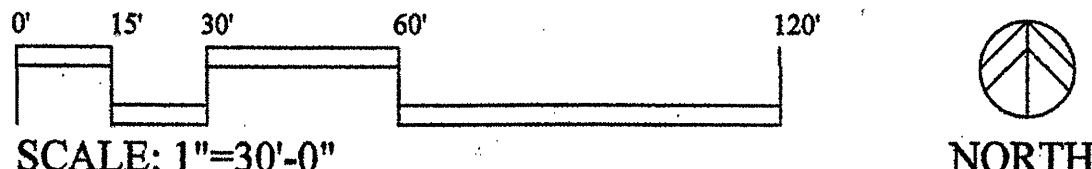
**SCHEMATIC PLANT MATERIAL LEGEND**

- DECIDUOUS STREET TREES - 2" caliper, B&B at 30' o.c.**  
Norway Maple/Acer platanoides  
Little Leaf Linden/Tilia cordata  
Red Oak/Quercus rubra
- CONIFER TREES - 6" height, B&B.**  
Western Red Cedar/Thuja occidentalis  
Shore Pine/Pinus contorta  
Weeping Alaska Cedar/Chamaecyparis nootkinensis
- SMALL FLOWERING TREES - 2" caliper, B&B.**  
Japanese Snowbell/Styrax japonica  
Capital Flowering Pear/Pyrus calleryana "Capital"  
Thundercloud Myrobalan Plum/Prunus cerasiformis "Thundercloud"
- LARGE FLOWERING TREES - 2" caliper, B&B.**  
Chantilly Flowering Pear/Pyrus calleryana "Chantilly"  
Red Bud/Cercis canadensis  
Katsura/Cercidiphyllum japonicum
- MEDIUM EVERGREEN FLOWERING SHRUBS - 30" height, B&B at 6' o.c.**  
Forest Flame Pieris/Pieris floribunda  
Mt. Laurel/Kalmia latifolia  
David Whorlum/Chorizanthe davidii  
Oregon Grape/Mahonia aquifolium
- SMALL FLOWERING SHRUBS - 16" height, container at 4' o.c.**  
Azalea/Rhododendron species  
Sarcococca/Sarcococca ruscifolia  
Evergreen Huckleberry/Vaccinium ovatum  
Spirea Little Princess/Spiraea japonica "Little Princess"
- GROUND COVERS - 1 gallon at 36" o.c.**  
Kininonite/Cerastophyllum arvense  
Pachysandra/Pachysandra terminalis  
Hypericum/Hypericum calycinum
- PERENNIAL COLORGRASSES - 1 gallon at 24" o.c.**  
Daylily/Hemerocallis species  
Candytuft/Iberis sempervirens  
Fatsia/Spiraea Little Princess  
Black Mondo Grass/Ophiopogon japonicus  
Golden Variegated Sweet Flag/Acorus gramineus "Ogon"  
Blue Out Grass/Helicotrichon sempervirens  
Feather Reed Grass/Calamagrostis acutiflora "Karl Foerster"
- LAWN - Sod from Country Green Premium Sod**

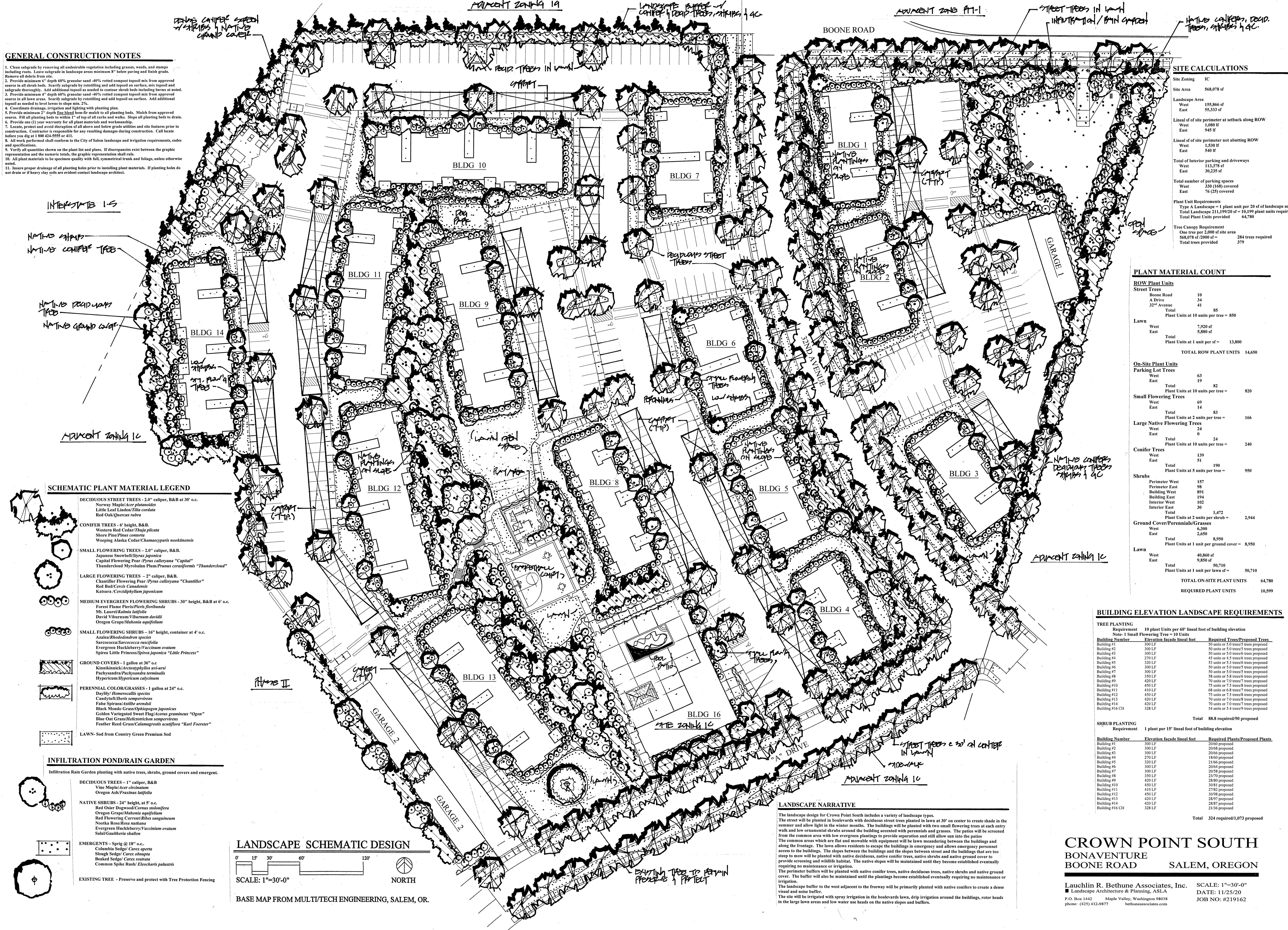
**INFILTRATION POND/RAIN GARDEN**

- Infiltration Rain Garden planting with native trees, shrubs, ground covers and emergent.
- DECIDUOUS TREES - 1" caliper, B&B**  
Vine Maple/Acer circinnatum  
Oregon Ash/Fraxinus latifolia
  - NATIVE SHRUBS - 24" height, at 5' o.c.**  
Red Osier Dogwood/Cornus stolonifera  
Oregon Grape/Mahonia aquifolium  
Red Flowering Currant/Ribes sanguineum  
Nootka Rose/Rosa nutkana  
Evergreen Huckleberry/Vaccinium ovatum  
Salal/Gaultheria shallon
  - EMERGENTS - Sprig @ 18" o.c.**  
Columbia Sedge/Carex aquata  
Slough Sedge/Carex obovata  
Beaked Sedge/Carex rostrata  
Common Spike Rush/Eleocharis palustris

**LANDSCAPE SCHEMATIC DESIGN**



SCALE: 1"=30'-0"  
BASE MAP FROM MULTI/TECH ENGINEERING, SALEM, OR.



**LANDSCAPE NARRATIVE**

The landscape design for Crown Point South includes a variety of landscape types. The street will be planted in boulevards with deciduous street trees planted in lawn at 30' on center to create shade in the summer and allow light in the winter months. The buildings will be planted with two small flowering trees at each entry walk and low ornamental shrubs around the building accented with perennials and grasses. The patios will be screened from the common area with low evergreen plantings to provide separation and still allow sun into the patios. The common areas which are flat and mowable with equipment will be lawn meandering between the buildings and along the frontage. The lawn allows residents to escape the buildings in emergency and allows emergency personnel access to the buildings. The slopes between the buildings and the slopes between street and the buildings that are too steep to mow will be planted with native deciduous, native conifer trees, native shrubs and native ground cover to provide screening and wildlife habitat. The native slopes will be maintained until they become established eventually requiring no maintenance or irrigation. The perimeter buffers will be planted with native conifer trees, native deciduous trees, native shrubs and native ground cover. The buffer will also be maintained until the plantings become established eventually requiring no maintenance or irrigation. The landscape buffer to the west adjacent to the freeway will be primarily planted with native conifers to create a dense visual and noise buffer. The site will be irrigated with spray irrigation in the boulevards lawn, drip irrigation around the buildings, rotor heads in the large lawn areas and low water use heads on the native slopes and buffers.

**CROWN POINT SOUTH**  
BONAVENTURE  
BOONE ROAD  
SALEM, OREGON

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SCALE: 1"=30'-0"  
DATE: 11/25/20  
JOB NO: #219162