



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Class 3 Design Review, Class 3 Site Plan Review and Class 2 Adjustment Case No. DR-SPR-ADJ19-10
AMANDA APPLICATION NO:	19-114686-DR / 19-114687-RP / 19-114688-ZO
HEARING INFORMATION:	<u>Planning Commission, Tuesday, November 5, 2019, 5:30 PM, Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	990 Broadway St NE, Salem OR 97301
OWNER(S):	Orreo, LLC (Charles Weathers), Robert Williamson, and Luke Glaze
APPLICANT / AGENT(S):	Gretchen Stone, CB Two Architects, on behalf of Orreo, LLC
DESCRIPTION OF REQUEST:	<p>Summary: Proposed three story mixed-use multi-family and retail development on a vacant portion of the site, and maintaining an existing parking lot and driveways.</p> <p>Request: A Class 3 Design Review and Class 3 Site Plan Review application for development of a new mixed-use development with 23 multi-family residential units and approximately 2,400 square feet of ground floor retail space, and a Class 2 Adjustment request to:</p> <ol style="list-style-type: none">1) Eliminate the minimum 10-foot required setback for the off-street parking area adjacent to Broadway Street NE;2) Eliminate the minimum 5-foot required perimeter setback for the off-street parking area;3) Reduce the minimum landscape requirement for the development site from 15 percent to 11 percent;4) Reduce the minimum number of required off-street parking spaces from 38 to 26;5) Reduce the minimum off-street parking area dimensions to allow the existing parking spaces and drive aisles to remain. <p>For property approximately 0.35 acres in size, zoned CO (Commercial Office), located within the Broadway/High Street Housing Overlay Zone, and located at 990 Broadway Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W22AD / 08600).</p>
CRITERIA TO BE CONSIDERED:	<p><u>CLASS 3 DESIGN REVIEW</u></p> <p>Pursuant to SRC 225.005(e)(2), a <i>Class 3 Design Review</i> shall be approved if all of the applicable design review guidelines are met.</p> <p>The design review guidelines for the Broadway/High Street Overlay Zone are included under SRC 613.025.</p> <p><u>CLASS 3 SITE PLAN REVIEW</u></p> <p>Pursuant to SRC 220.005(f)(3), an application for a <i>Class 3 Site Plan Review</i> shall be granted if:</p> <p>(A) The application meets all applicable standards of the UDC;</p>

- (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;
- (C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

CLASS 2 ZONING ADJUSTMENT

Pursuant to SRC 250.005(d)(2), an application for a *CLASS 2 ADJUSTMENT* shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development; or
 - (ii) Equally or better met by the proposed development.
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.
- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

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. 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.

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 in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Aaron Panko, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net.

NEIGHBORHOOD

Central Area Neighborhood Development Organization (CAN-DO), Land Use

ORGANIZATION:

Chair; Neal Kern, Phone: 503-856-2207; Email: neal.t.kern@gmail.com

Grant Neighborhood Association, Land Use Chair Eric Bradfield; Phone: 503-508-7576; Email ebradfield@gmail.com.

**DOCUMENTATION
AND STAFF REPORT:**

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours.

Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

<https://www.cityofsalem.net/Pages/planning-notices-decisions.aspx>

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

October 16, 2019

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

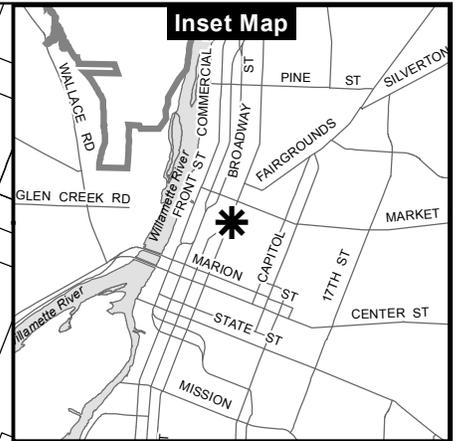
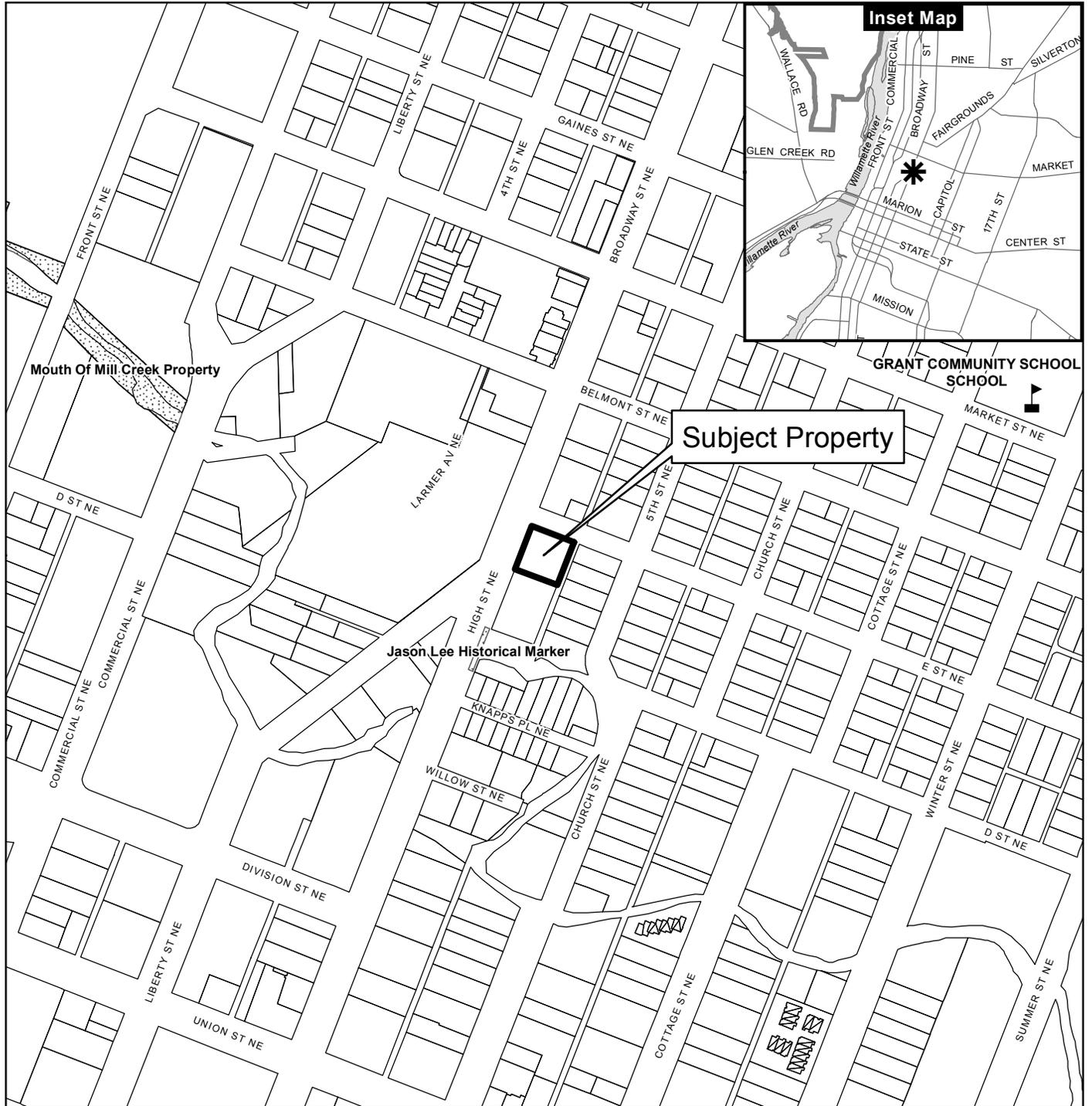
For more information about Planning in Salem:

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

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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 990 Broadway Street NE



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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990 BROADWAY ST NE MIXED-USE DEVELOPMENT

PROJECT DESCRIPTION

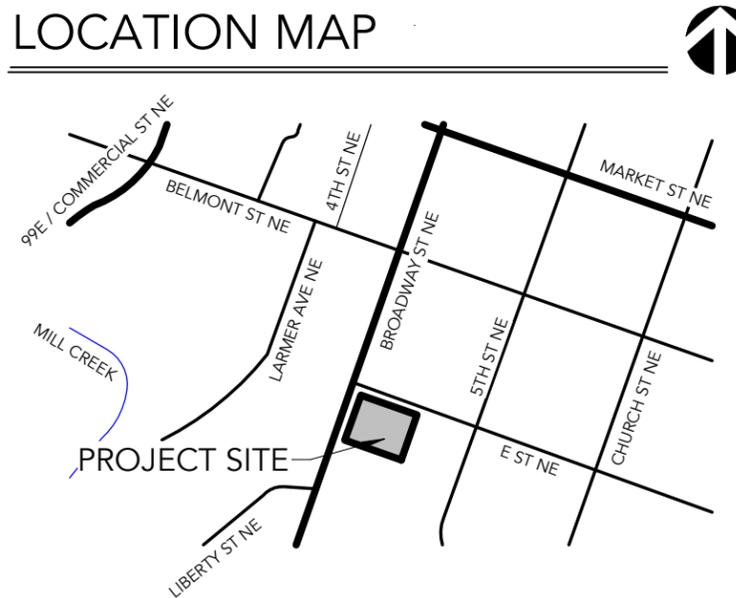
THIS PROJECT CONSISTS OF 23 RESIDENTIAL APARTMENTS ON THREE FLOORS ABOVE GRADE, WITH A RETAIL SPACE FACING BROADWAY STREET ON THE GROUND FLOOR. THE APARTMENTS ARE ALL ACCESSED VIA A PRIVATE COURTYARD. THE 17,300 SF BUILDING IS TYPE V-B CONSTRUCTION.

ZONING: CO, COMMERCIAL OFFICE
 OVERLAY: BROADWAY/HIGH STREET HOUSING OVERLAY (614)
 TAX MAP: 073W22AD08600
 TAX LOT: N 1/2 LOT 10, 11-12, S 1/2 LOT 11 BLK 5

LAND USE DRAWING INDEX

#	SHEET NAME
SP-0	COVER SHEET
SP-1	EXISTING SITE SURVEY
SP-2	ARCHITECTURAL SITE PLAN
SP-2.1	SITE DETAILS
SP-3	GRADING & UTILITY PLAN
SP-4	LANDSCAPE PLAN
SP-5	SECOND FLOOR PLAN
SP-6	THIRD FLOOR & MEZZANINE PLAN
SP-7	ELEVATIONS
SP-8	ELEVATIONS
SP-9	COURTYARD ELEVATIONS
SP-10	RENDERINGS

LOCATION MAP



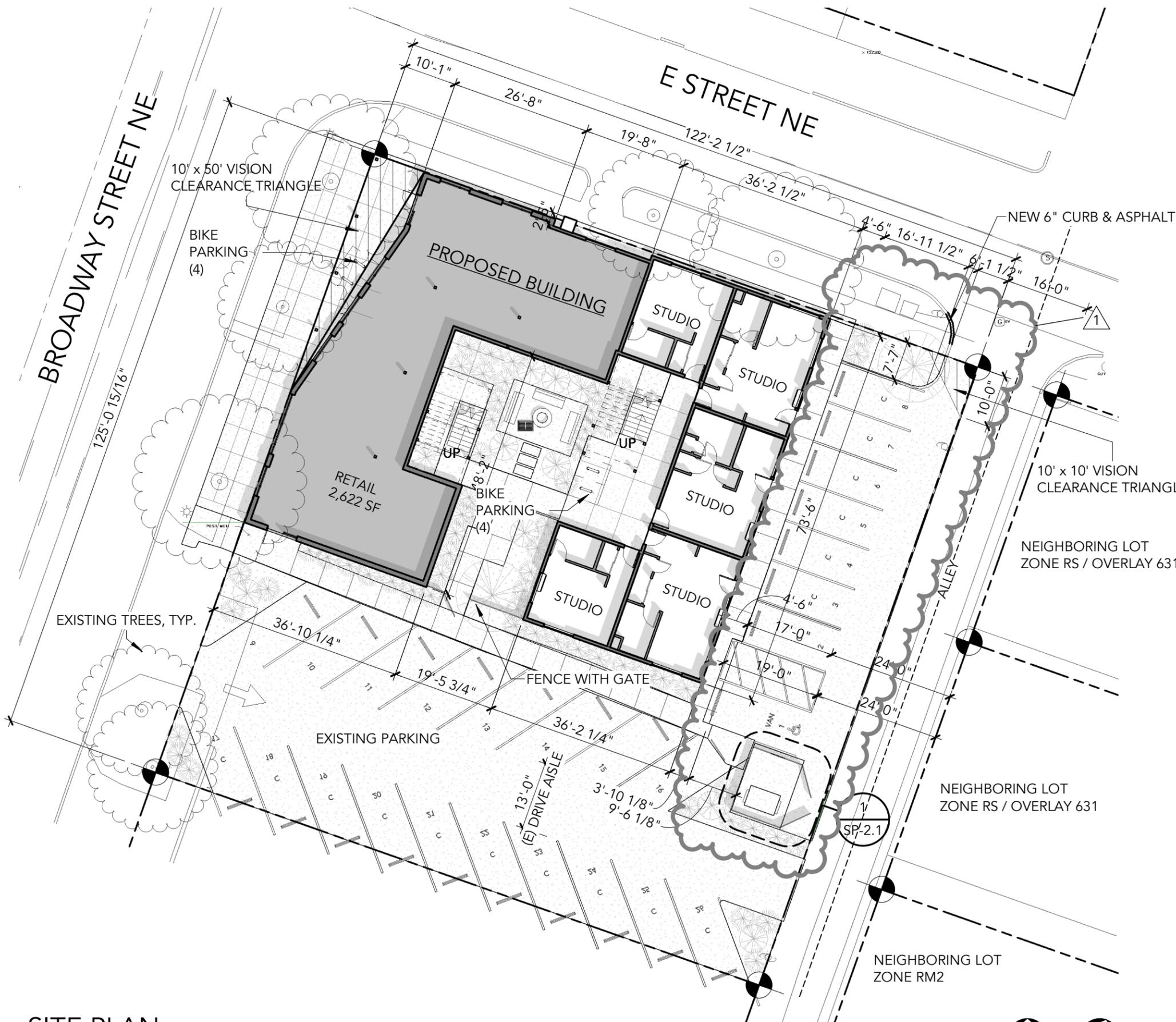
PLAN REVIEW

Date: 06.12.2019

Rev: Date:

COVER SHEET

SP-0



SITE INFORMATION	
LOT AREA	15,283 SF
ZONE	CO - COMMERCIAL OFFICE BDWY/HIGH ST HOUSING OVERLAY ZONE
USES	MULTIPLE FAMILY RETAIL SALES AND SERVICES
# UNITS	23
LOT WIDTH	125'-1"
LOT DEPTH	122'-2"

BUILDING COVERAGE		
TYPE	AREA	%
BUILDING FOOTPRINT	4,717 SF	31%
LANDSCAPING	1,774 SF	11%
(E) PAVING AREA (NO WORK)	6,229 SF	41%
SIDEWALK	2,563 SF	17%
TOTAL SITE AREA	15,283 SF	100%

BUILDING FOOTPRINT / TOTAL SITE AREA = 4,717 / 15,283 = 31%
 MAX LOT COVERAGE PER TABLE 521-5 = 60%
 28% < 60%; **OK**

PARKING SCHEDULE	
TYPE	COUNT
FULL SIZE STALLS	13
ADA VAN STALL	1
COMPACT STALLS	12
TOTAL EXISTING PARKING	26

MINIMUM PARKING REQUIRED (SRC TABLE 806-1)
 MULTIPLE FAMILY = 1.5 PER DWELLING UNIT
 NO. OF UNITS = 23 x 1.5 = 35 SPACES REQUIRED
 EATING & DRINKING EST. = 1 PER 250 SF
 RETAIL SF = 2622; 2622 / 250 = 11 SPACES REQUIRED
 BASE PARKING REQUIRED = 46 SPACES

REDUCTIONS (PER SRC614.020.e)	SPACES
10% BASE REDUCTION	4
TRANSIT STOP (EX.1) - 5% REDUCTION	2
COVERED BIKE PARKING - 5% RED.	2
TOTAL REDUCTIONS	8

BASE PARKING - REDUCTIONS = 46 - 8 = **38 SPACES**
 TOTAL SPACES PROVIDED = 26*
 *ADJUSTMENT REQUESTED

COMPACT STALLS (SRC 806.015.b):
 MAXIMUM = 75% OF MINIMUM REQUIRED
 26 x 75% = 20; 12 < 20; **OK**

BIKE PARKING REQUIRED (SRC TABLE 806-8):
 EATING & DRINKING EST. = THE GREATER OF 4 SPACES OR 1 SPACE PER 1,000 SF
 RETAIL SF = 2622; SPACES PROVIDED: 4
 MULTIPLE FAMILY = GREATER OF 4 SPACES OR 0.1 SPACES PER DWELLING UNIT
 SPACES PROVIDED: 4

CB Two ARCHITECTS
 A LIMITED LIABILITY COMPANY
 500 Liberty Street SE, Suite 100
 Salem, Oregon 97301
 Ph: 503.480.8700 / Fx: 503.480.8701

990 BROADWAY
 990 BROADWAY STREET NE
 SALEM OREGON 97301

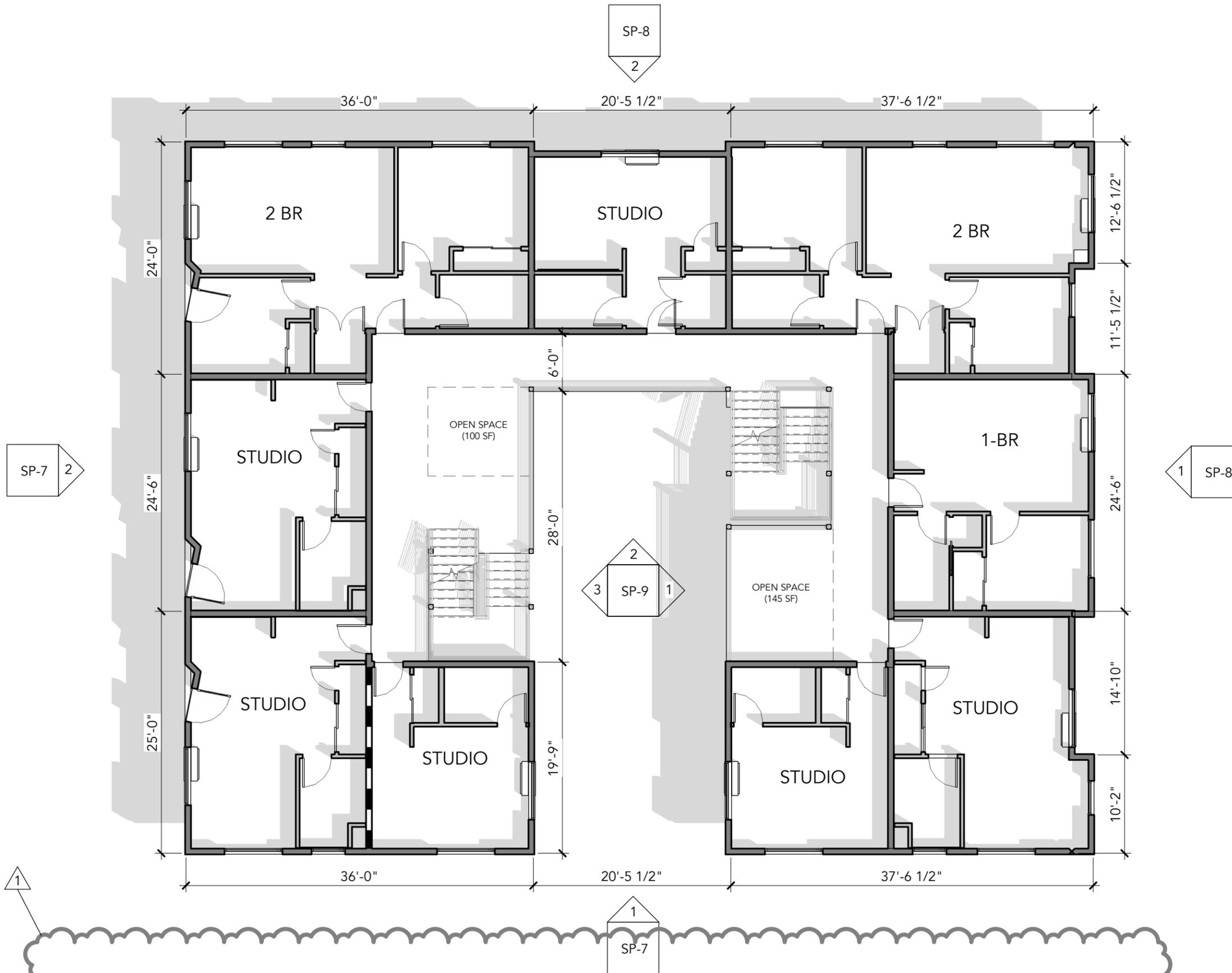
PLAN REVIEW	
Date:	06.12.2019
Rev:	Date:
1	9.9.2019

ARCHITECTURAL
 SITE PLAN

SP-2

SITE PLAN
 SCALE: 1" = 20'-0"



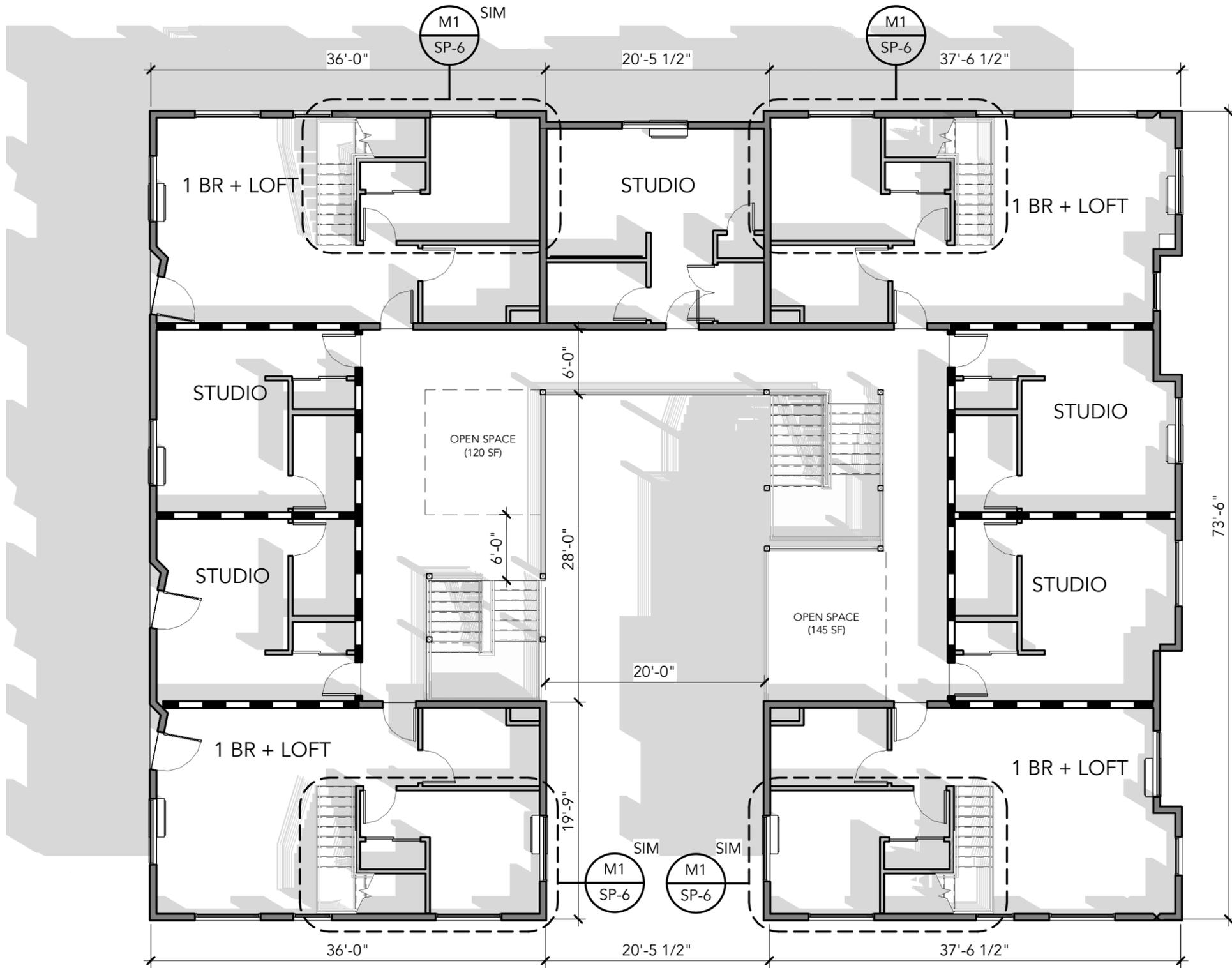


SECOND LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"

PLAN REVIEW	
Date:	06.12.2019
Rev:	Date:
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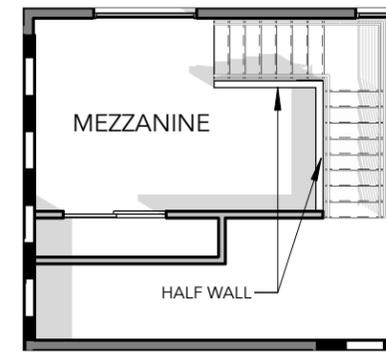
SECOND FLOOR PLAN

SP-5



THIRD LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"



TYP. MEZZ. PLAN

SCALE: 3/32" = 1'-0"

990 BROADWAY

990 BROADWAY STREET NE
 SALEM OREGON 97301

PLAN REVIEW

Date: 06.12.2019

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THIRD FLOOR &
 MEZZANINE
 PLAN

SP-6



WEST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

COLOR & FINISH LEGEND

- A** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: DARK GRAY
- B** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: MATCH MATERIAL 'D'
- C** MATERIAL: CEDAR SIDING
MANUF: TBD
SERIES: TBD
FINISH: CLEAR
COLOR: TBD
- D** MATERIAL: MASONRY VENEER
MANUF: MUTUAL MATERIALS
SERIES: TBD
FINISH: SMOOTH
COLOR: ARCTIC WHITE
- E** MATERIAL: TRIM BOARD
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: DARK GRAY

PLAN REVIEW

Date: 06.12.2019

Rev: Date:

1 9.9.2019

ELEVATIONS

SP-7



EAST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

COLOR & FINISH LEGEND

- A** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
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COLOR: DARK GRAY
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FINISH: SMOOTH
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PLAN REVIEW

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1 9.9.2019

ELEVATIONS

SP-8

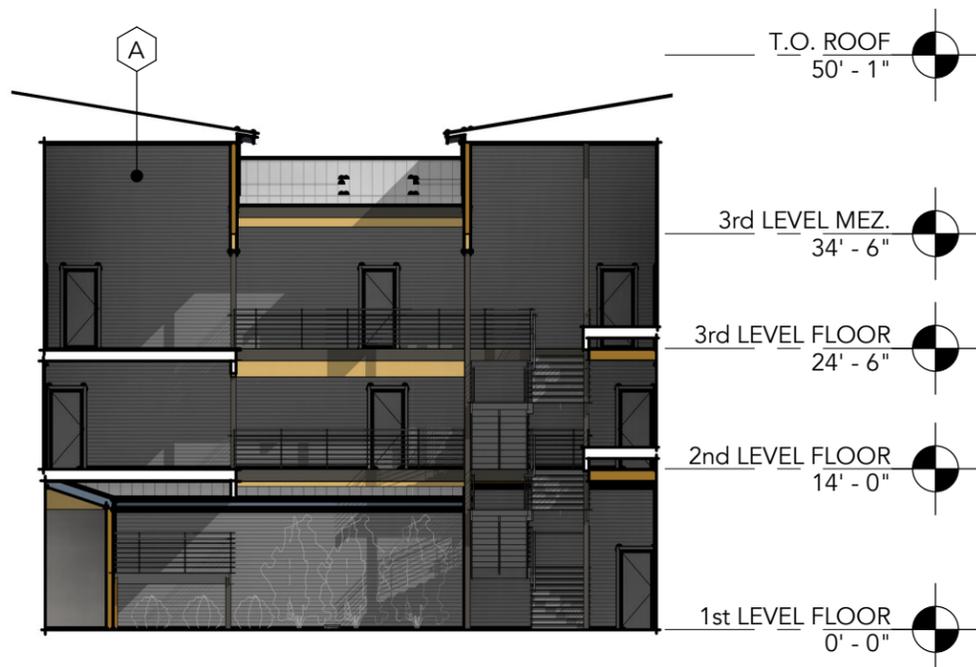
COLOR & FINISH LEGEND

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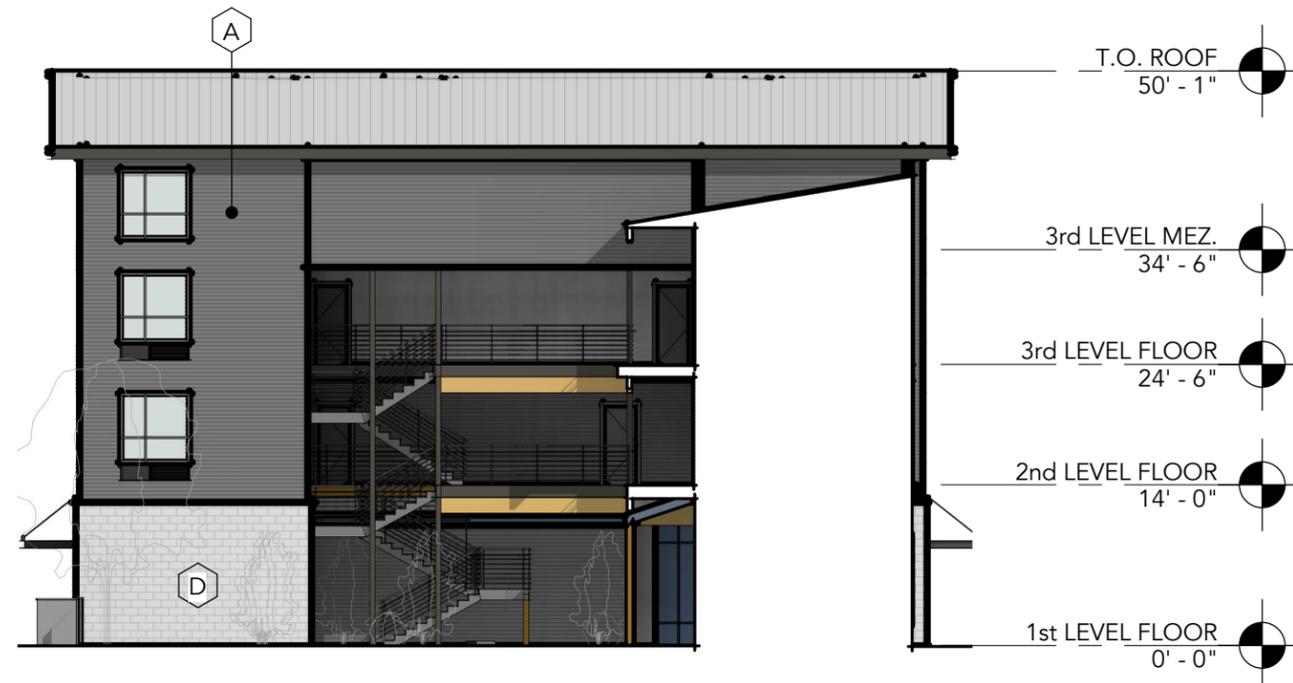
COURTYARD ELEVATION - EAST

SCALE: 1/16" = 1'-0"



COURTYARD ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"



COURTYARD ELEVATION - WEST

SCALE: 1/16" = 1'-0"



VIEW FROM BROADWAY LOOKING NORTHWEST



VIEW FROM BROADWAY LOOKING SOUTHWEST



INTERIOR COURTYARD ENTRY LOOKING SOUTH



CORNER AT BROADWAY & E STREET

PLAN REVIEW

Date: 06.12.2019

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RENDERINGS