

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

**CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT / CLASS 1
ADJUSTMENT CASE NO.: SPR-ADJ19-27**

APPLICATION NO.: 19-110243-RP / 19-110286-ZO / 19-110287-ZO

NOTICE OF DECISION DATE: NOVEMBER 8, 2019

SUMMARY: A proposed seven-story, 201,000 square-foot patient care wing expansion to existing Building A on the Salem Hospital campus. The proposed expansion will accommodate development of additional new patient beds to meet current and projected future demand.

REQUEST: A consolidated application for a proposed seven-story, 201,000 square-foot patient care wing expansion to existing Building A on the Salem Hospital campus. The application includes the following:

- 1) A Class 3 Site Plan review for the proposed development;
- 2) A Class 1 Adjustment to increase the maximum height the elevator shaft of the proposed building may project above the roof of the building by 3 feet (SRC 800.045(b)(3)(A)); and
- 3) A Class 2 Adjustment to:
 - a) Reduce the minimum required building setback abutting private streets from 50 feet to approximately 8 inches adjacent to Oak Street SE and approximately 2 feet, 10 inches adjacent to Capitol Street SE (SRC 543.010(b));
 - b) Allow the northeast corner of the second-floor roof overhang to project approximately 10 inches over the sidewalk at the intersection of Oak Street SE and Capitol Street SE (SRC 543.010(b)); and
 - c) Reduce the minimum number of loading spaces (for trucks and large vehicles) from two to zero (SRC 806.075).

The subject property is zoned PH (Public & Private Health Services), within the Salem Hospital Overlay Zone, and is located at 890 Oak Street SE (Marion County Assessor Map and Tax Lot Numbers: 073W27DA01800, 1900, 2000, & 2100).

APPLICANT: Alden Kasiewicz, Scott Edwards Architecture, LLP and Brad Kilby, Harper Houf Peterson Righellis, Inc., on behalf of Salem Health

LOCATION: 890 Oak St SE / 97301

CRITERIA: Salem Revised Code (SRC) Chapters 220.005(f), 250.005(d)(2), and 250.005(d)(1)

FINDINGS: The findings are in the attached Decision dated November 8, 2019.

DECISION: The **Planning Administrator APPROVED** Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment SPR-ADJ19-27 subject to the following conditions of approval:

Condition 1: Prior to the approval of any occupancy for the new building, the final plat for Replat Case No. REP19-02 shall be recorded.

Condition 2: Seventeen additional trees shall be planted within the Salem Hospital campus, the location of which shall be determined by the applicant. The trees shall be planted prior to the approval of any occupancy for the new building.

Condition 3: Convey land for dedication of right-of-way to equal a total width of 72 feet from the south right-of-way line of Mission Street SE along the entire frontage of the subject property.

Condition 4: Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and the *Public Works Design Standards (PWDS)*.

The rights granted by the attached Site Plan Review decision must be exercised, or an extension granted, by November 26, 2023 or this approval shall be null and void. The rights granted by the attached Adjustment decision must be exercised, or an extension granted, by November 26, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>September 6, 2019</u>
Notice of Decision Mailing Date:	<u>November 8, 2019</u>
Decision Effective Date:	<u>November 26, 2019</u>
State Mandate Date:	<u>January 4, 2020</u>

Case Manager: Bryce Bishop, bbishop@cityofsalem.net, 503-540-2399

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, November 25, 2019. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 220 and 250. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT
CASE NO. SPR-ADJ19-27)**

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

IN THE MATTER OF CLASS 3)	FINDINGS AND ORDER
SITE PLAN REVIEW, CLASS 1)	
ADJUSTMENT, & CLASS 2)	NOVEMBER 8, 2019
ADJUSTMENT CASE NO.)	
SPR-ADJ19-27; 890 OAK STREET SE)	
)	

REQUEST

A consolidated application for a proposed seven-story, 201,000 square-foot patient care wing expansion to existing Building A on the Salem Hospital campus. The application includes the following:

- 1) A Class 3 Site Plan review for the proposed development;
- 2) A Class 1 Adjustment to increase the maximum height the elevator shaft of the proposed building may project above the roof of the building by 3 feet (SRC 800.045(b)(3)(A)); and
- 3) A Class 2 Adjustment to:
 - a) Reduce the minimum required building setback abutting private streets from 50 feet to approximately 8 inches adjacent to Oak Street SE and approximately 2 feet, 10 inches adjacent to Capitol Street SE (SRC 543.010(b));
 - b) Allow the northeast corner of the second-floor roof overhang to project approximately 10 inches over the sidewalk at the intersection of Oak Street SE and Capitol Street SE (SRC 543.010(b)); and
 - c) Reduce the minimum number of loading spaces (for trucks and large vehicles) from two to zero (SRC 806.075).

The subject property is zoned PH (Public & Private Health Services), within the Salem Hospital Overlay Zone, and is located at 890 Oak Street SE (Marion County Assessor Map and Tax Lot Numbers: 073W27DA01800, 1900, 2000, & 2100).

DECISION

The Class 3 Site Plan Review, Class 1 Adjustment, and Class 2 Adjustment application is **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the following conditions of approval:

CLASS 3 SITE PLAN REVIEW

- Condition 1:** Prior to the approval of any occupancy for the new building, the final plat for Replat Case No. REP19-02 shall be recorded.
- Condition 2:** Seventeen additional trees shall be planted within the Salem Hospital campus, the location of which shall be determined by the applicant. The trees shall be planted prior to the approval of any occupancy for the new building.
- Condition 3:** Convey land for dedication of right-of-way to equal a total width of 72 feet from the south right-of-way line of Mission Street SE along the entire frontage of the subject property.
- Condition 4:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and the *Public Works Design Standards (PWDS)*.

PROCEDURAL FINDINGS

1. On May 10, 2019, an application for a consolidated Class 3 Site Plan Review, Class 1 Adjustment, and Class 2 Adjustment was submitted by the applicant, Salem Health, for a proposed seven-story, 201,000 square-foot patient care wing expansion to existing Building A on the Salem Hospital campus.

Because multiple land use applications are required in connection with the proposed development, the applicant, pursuant to SRC 300.120(c), chose to consolidate the applications and process them together as one. When multiple applications are consolidated, the review process for the application shall follow the highest numbered procedure type required for the land use applications involved, and the Review Authority for the application shall be the highest applicable Review Authority under the highest numbered procedure type. Based on these requirements, the proposed consolidated Class 3 Site Plan Review, Class 1 Adjustment, and Class 2 Adjustment application is required to be reviewed by the Planning Administrator and processed as a Type II procedure.

2. After additional requested information was provided by the applicant, the application was deemed complete for processing and notice of filing of the application was sent, pursuant to SRC requirements, on September 6, 2019. The state-mandated 120-day local decision deadline for the application is January 4, 2020.

SUBSTANTIVE FINDINGS

1. Proposal.

The application under review by the Planning Administrator is a consolidated Class 3 Site Plan Review, Class 1 Adjustment, and Class 2 Adjustment for development of property located at 890 Oak Street SE (**Attachment A**).

The proposed development includes a seven-story, 201,000 square-foot patient care wing expansion to existing Building A on the Salem Hospital campus. The proposed building expansion will be in the location of the existing surface parking lot at the southwest corner of Capitol Street and Oak Street.

Vehicular access to the proposed development will be provided from Capitol Street SE, which is a private street on the Salem Health campus.

2. Applicant's Plans and Statement.

Land use applications must include a statement addressing the applicable approval criteria and be supported by proof they conform to all applicable standards and criteria of the Salem Revised Code. The plans submitted by the applicant depicting the proposed development, and in support of the proposal, are attached to this report as follows:

- Site & Landscaping Plans: **Attachment B**
- Utility Plans: **Attachment C**
- Building Elevations: **Attachment D**

The written statement provided by the applicant addressing the applicable approval criteria associated with the proposal is included as **Attachment E**.

Staff utilized the information from the applicant to evaluate the proposal and to establish the facts and findings included within this decision.

3. 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.

4. Salem Area Comprehensive Plan (SACP).

The subject property is designated "Community Service Hospital" on the Salem Area Comprehensive Plan map.

5. Zoning.

The subject property is zoned PH (Public and Private Health Services) and is located within the Salem Hospital Overlay Zone. The zoning of surrounding properties is as follows:

- North: Across Oak Street SE, PH (Public and Private Health Services) with Salem Hospital Overlay Zone
- South: PH (Public and Private Health Services) with Salem Hospital Overlay Zone
- East: Across Capitol Street SE, PH (Public and Private Health Services) with Salem Hospital Overlay Zone and PE (Public & Private Educational Services)
- West: PH (Public & Private Health Services) with Salem Hospital Overlay Zone.

6. Natural Features.

Trees: The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees, Significant Trees (*including Oregon White Oaks with diameter-at-breast-height (dbh) of 24 inches or greater*), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves."

There are no heritage trees, significant trees, or riparian corridor trees or native vegetation located on the portion of the subject property proposed for development. The only trees present within and adjacent to the site are the existing street trees located along Capitol Street and Oak Street and the existing trees located within the surface parking lot that will be removed with the proposed expansion of Building A.

As indicated in the written statement provided by the applicant (**Attachment E**), the existing trees on the site within the existing parking lot don't appear to have a dbh greater than 10 inches. As such, the tree preservation requirements of SRC Chapter 808 are not applicable to the proposed development.

Wetlands: According to the Salem-Keizer Local Wetlands Inventory (LWI), the subject property does not contain any mapped wetlands or waterways.

Landslide Hazards: The topography of the subject property is flat. According to the City's adopted landslide hazard susceptibility maps there are no areas of mapped landslide hazard susceptibility located on the subject property in the area where the new proposed building expansion is located. A geologic assessment is therefore not required in conjunction with the proposed development.

7. Neighborhood Association Comments.

The subject property is located within the boundaries of the Central Area Neighborhood Development Organization (CAN-DO) neighborhood association. No comments were received from the CAN-DO neighborhood association.

The subject property is also located adjacent to the boundaries of the South Central Association of Neighbors (SCAN) neighborhood association. Comments were received from the SCAN neighborhood association (**Attachment F**) indicating no objections to the proposal, but raising the following two concerns:

- **Loss of Trees and Landscaping.**

Comments received indicate, in summary, that reducing the setbacks along Oak Street and Capitol street will result in less opportunity for trees and other landscaping. It is indicated that maximizing the building footprint in the plan seems sensible, but the neighborhood association would like to see additional trees and, if possible, additional landscaping wherever possible.

Staff Response: As identified in this decision and illustrated on the landscaping plans (**Attachment B**), the proposed development meets the applicable landscaping requirements of the SRC. Street trees will be provided along Capitol Street and Oak Street, and trees and landscaping will be provided in areas around the proposed new building and within the patient drop-off area proposed between the new building expansion and the existing parking garage to the south.

Comments provided by the applicant indicate that 27 trees need to be removed as a result of the proposed project and that 10 trees are proposed to be planted under the current design. In order to address the concerns raised by the neighborhood association the applicant has indicated their willingness to voluntarily plant 17 additional trees elsewhere on the Salem Hospital campus to offset the loss of 17 trees as a result of proposed development.

A condition of approval (Condition 2) is established as part of this decision requiring the planting of 17 additional trees as agreed to by the applicant. The location of the trees shall be determined by the applicant and they shall be planted prior to the approval of any occupancy for the new building.

▪ **Efforts to Reduce Single Occupant Vehicle Trips by Hospital Employees.**

Comments received indicate that the neighborhood association remains concerned about Salem Health's efforts to reduce the number single occupant vehicle trips by hospital employees to the campus. It is explained that the traffic impact analysis indicates some increase in trips and Salem Health's ability to successfully reduce single occupant vehicle trips by employees will be important. It is recommended that the proposed expansion incorporate amenities for those employees traveling to and from the campus by transit, carpool, bikes, and on foot.

Staff Response: Reduction of single-occupancy vehicle trips by hospital employees is not a requirement applicable to the proposed site plan review and adjustment application. However, in response to the concerns identified by the neighborhood association the applicant indicates that alongside the decision not to build additional employee parking as part of this project, Salem Health has voluntarily partnered with Kittleson & Associates, Inc., a transportation engineering firm, to develop a transportation demand management and long-term parking plan. The applicant explains that executing these plans will help reduce single occupancy vehicle trips and support employees in traveling to work by other means by:

- Vanpool;
- Adding additional dedicated carpool and motorcycle/scooter parking;
- Adding additional secured bike parking; and
- Offering incentives for employees to bike, bus, and walk to work (*currently analyzing options*).

The applicant indicates they intend to keep the SCAN neighborhood association apprised as the transportation demand management plan is finalized.

8. Public Comments.

Notice of the proposal was mailed to property owners and tenants within 250 feet of the subject property. No comments were received prior to the close of the public comment deadline.

9. City Department Comments.

- A. The Building and Safety Division reviewed the proposal and indicated no objections.
- B. The Fire Department reviewed the proposal and indicated that items including fire department access and water supply are required and will be evaluated at the time of building permit plan review.
- C. The Public Works Department reviewed the proposal and provided comments regarding street and City utility improvements required to serve the development and recommended conditions of approval to ensure conformance with the applicable requirements of the SRC. Comments from the Public Works Department are included as **Attachment G**.

10. Public Agency & Private Service Provider Comments.

Notice of the proposal was provided to public agencies and to public & private service providers. The following comment was received:

- A. Portland General Electric (PGE) reviewed the proposal and indicated that development cost will be per current tariff and service requirements.

11. Class 3 Site Plan Review Approval Criteria.

Site plan review is required for any development that requires a building permit, unless the development is identified as being exempt from site plan review under SRC 220.005(a)(2). Class 3 Site Plan Review is required for development proposals that involve a land use decision or limited land use decision as defined under ORS 197.015. Because the proposed development involves both a Class 1 Adjustment and a Class 2 Adjustment, the proposed site plan review must be processed as a Class 3 Site Plan Review.

Salem Revised Code (SRC) 220.005(f)(3) sets forth the following criteria that must be met before approval can be granted to an application for Class 3 Site Plan Review. The following subsections are organized with approval criteria shown in **bold italic**, followed by findings evaluating the proposed development's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the Class 3 Site Plan Review application, or for the issuance of certain conditions to ensure the criteria are met.

(A) *The application meets all applicable standards of the UDC.*

Finding: The proposed development is seven-story, 201,000 square-foot patient care wing expansion to existing Building A on the Salem Hospital campus.

The subject property is designated "Community Service Hospital" on the Salem Area Comprehensive Plan Map and zoned PH (Public and Private Health Services) with Salem Hospital Overlay Zone. The allowed uses and applicable development standards of the PH zone are set forth under SRC Chapter 543. The additional development standards of the Salem Hospital Overlay Zone are included under SRC Chapter 620.

The proposed development conforms to SRC Chapter 543, SRC Chapter 620, and all other applicable development standards of the Salem Revised Code as follows:

SRC CHAPTER 543 (PH ZONE) & SRC CHAPTER 620 (SALEM HOSPITAL OVERLAY ZONE)

SRC 543.005 & SRC 620.010 - Allowed Uses: The proposal is seven-story, 201,000 square-foot patient care wing expansion to existing Building A on the Salem Hospital campus. Because the proposed patient care wing expansion is part of the Salem Hospital campus and provides inpatient health services it is classified as a Medical Center/Hospital use under SRC 400.065(a).

Allowed uses within the PH zone are identified under SRC 543.005, Table 543-1. Within the PH zone Medical Centers/Hospitals are allowed as a permitted use. The proposed patient care wing expansion to Building A is therefore an allowed use in the PH zone.

Because the subject property is located within Salem Hospital Overlay Zone it is also subject to the additional provisions of that overlay zone. Pursuant to SRC 620.010, any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Salem Hospital Overlay Zone. Because Medical Centers/Hospitals are a permitted use in the underlying PH zone, the proposed patient care wing expansion is also a permitted use in the Salem Hospital Overlay Zone.

SRC 543.010(a) - Lot Standards:

The subject property is currently comprised of several existing legally platted lots that were created as part of the University Addition to the City of Salem subdivision plat, as well as vacated rights-of-way.

Due to the location of the proposed building expansion over some of these existing property lines, Salem Health filed a separate application to replat and consolidate their existing properties west of Capitol Street, east of Winter Street, south of Oak Street, and northeast of Pringle Creek into one lot approximately 9.5 acres in size in order to accommodate the proposed development. Tentative approval of the replat was issued on April 24, 2019.

The minimum lot size and dimension requirements applicable to the subject property based on its PH zoning are included under SRC 543.010(a), Table 543-2. There are no minimum lot size or dimension requirements established under the Salem Hospital Overlay Zone.

A summary of the applicable minimum lot size and dimension requirements is provided in the following table:

PH Zone Lot Size & Dimension Standards	
Lot Area	Min. 10,000 sq. ft.
Lot Width	Min. 50 ft.
Lot Depth	Min. 80 ft.
Street Frontage	Min. 16 ft.

As shown on the approved replat tentative plan (**Attachment H**), the consolidated lot resulting from the proposed replat is approximately 9.5 acres in size with lot dimensions that exceed the minimum requirements of the PH zone. The proposed consolidated lot therefore conforms to the lot area, dimension, and street frontage requirements of the PH zone and does not result in the creation of a non-conforming unit of land.

In order to ensure that the existing properties which currently make up the subject property are consolidated into one lot in order to accommodate the proposed development, a condition of approval, Condition 1, is established later in this decision requiring the final plat of the replat to be recorded prior to approval of any occupancy for the proposed new building.

SRC 524.010(b) - Setbacks:

Setback requirements for buildings and accessory structures within the PH zone are established under SRC 543.010(b), Tables 543-3 and 543-4. Pursuant to SRC 543.010(b), setback requirements for parking and vehicle use areas within the PH zone are based on the zone-to-zone setback requirements under Table 543-4 and SRC Chapter 806 (Off-Street Parking, Loading, and Driveways). SRC 806.035(c) establishes perimeter setback requirements for parking and vehicle use areas adjacent to streets, interior property lines, and buildings.

The Salem Hospital Overlay zone does not establish building, accessory structure, or parking and vehicle use area setbacks.

Based on the requirements of SRC 543.010(b) and SRC 806.035(c), the required building, accessory structure, and off-street parking and vehicle use area setbacks applicable to the proposed development are as follows:

Required Setbacks		
Abutting Street		
Buildings & Accessory Structures	Min. 20 ft.	Applicable to buildings and accessory structures not more than 35 ft. in height.

	Min. 20 ft., plus 1 ft. for each 1 ft. of height over 35 ft., but need not exceed 50 ft. in depth.	Applicable to buildings and accessory structures greater than 35 ft. in height.
Parking and Vehicle Use Areas	Min. 6 ft. to 10 ft.	Per alternative setback methods under SRC 806.035(c)(2)
Interior Side & Rear		
Buildings & Accessory Structures	None	Applicable abutting a Public Zone. (Per Zone-to-Zone Setback under Table 543-4)
Parking and Vehicle Use Areas	Min. 5 ft. with Type A Landscaping ⁽¹⁾	Applicable abutting a Public Zone. (Per Zone-to-Zone Setback under Table 543-4)
Notes		
(1) <u>Required Landscaping</u> : Pursuant to SRC 807.015(a), Table 807-1, Type A Landscaping requires a minimum planting density of 1 plant unit per 20 square feet of landscaped area.		

As illustrated on the site plan, the proposed development conforms to the minimum setback requirements of SRC Chapter 543 and SRC Chapter 806, with the exception of the following:

- **Building Setbacks Abutting Capitol Street SE & Oak Street SE.**

Both Oak Street and Capitol Street are former public streets that were previously vacated and are now private streets under the control of Salem Health, but with public easements to maintain access and connectivity. As a condition of approval of both former Comprehensive Plan Change/Neighborhood Plan Change/Zone Change Case No. CPC/NPC/ZC00-09 and subsequent Variance Case No. VAR05-10, required setbacks abutting private streets within the Salem Hospital campus are required to be measured from the outside edge of the sidewalk abutting the private street in-lieu of a public right-of-way line.

As shown on the site plan and identified in the public notice, the proposed new building expansion does not meet the minimum required 50-foot setback abutting Oak Street SE and Capitol Street, as measured from the outside edge of the sidewalk as required under the previous conditions of approval.

Abutting Oak Street, the closest portion of the building comes to within eight inches of outside edge of the sidewalk; abutting Capitol Street the closest portion of the building comes to within 2 feet, 10 inches of the outside edge of the sidewalk; and at the intersection of Oak Street and Capitol Street the northeast corner of the second-floor roof overhang projects approximately 10 inches over the sidewalk.

Because the proposed building expansion does not meet the minimum required setbacks abutting Oak Street and Capitol Street, a Class 2 Adjustment has been requested by the applicant to reduce required setback abutting these streets. Analysis of the Class 2 Adjustment request and findings demonstrating conformance with the Class 2 Adjustment approval criteria are included in Section 13 of this decision.

In all other areas of the site, the proposed new building and reconfigured patient drop off area between the new building and the existing parking garage to the south meet setback requirements for buildings and parking and vehicle use areas.

Because the subject property is currently comprised of several existing lots, these lots are required to be consolidated into one lot in order to accommodate the proposed development; otherwise the proposed new building and patient drop off area will be located over the existing lot lines and required setbacks for the development will not be met. As previously identified, a replat has been approved (*Replat Case No. REP19-02*) to consolidate the existing lots into one lot of approximately 9.5 acres.

In order to ensure that the existing lots which currently make up the subject property are consolidated into one lot, the proposed new expanded patient care wing building will not be located over existing property lines, and setback requirements for the proposed development will be met, the following condition of approval is required:

Condition 1: Prior to the approval of any occupancy for the new building, the final plat for Replat Case No. REP19-02 shall be recorded.

SRC 543.010(c) - Lot Coverage:

Lot coverage requirements within the PH zone are established under SRC 543.010(c), Table 543-5. The maximum lot coverage for buildings and accessory structures within the PH zone is 60 percent. There is no maximum lot coverage requirement for buildings and accessory structures within the Salem Hospital Overlay Zone.

Under the property's current configuration, the proposed building expansion will be located over three existing properties (*tax lot numbers 073W27DA01900, 2000, & 2100*). In order to accommodate the proposed building expansion and eliminate these existing properties, Salem Health filed a separate application to replat and consolidate their existing properties west of Capitol Street, east of Winter Street, south of Oak Street, and northeast of Pringle Creek into one lot approximately 9.5 acres in size in order to accommodate the proposed development.

Upon recording of the final plat for the replat, existing Building A, along with the proposed Building A expansion and two other existing structures (*the parking garage and the MRI Building*) will be located on the consolidated 9.5 acre lot.

The square footage of the building footprints of these buildings and their resulting lot coverage on the consolidated 9.5 acre lot is summarized in the following table

Lot Coverage Summary			
Building	Building Footprint Square Footage	Lot Area <i>(Replatted Lot - Replat Case No. REP19-02)</i>	Lot Coverage
Building A & ED	95,550 sq. ft.		
Building A Expansion	20,791 sq. ft.		
MRI Building	4,035 sq. ft.		
Parking Garage	83,490 sq. ft.		
Total Square Footage	203,866 sq. ft.	413,820 sq. ft.	49.3%

As identified in the summary table above, the resulting lot coverage of the consolidated lot with the proposed Building A expansion equals approximately 49.3% which conforms to the maximum 60 percent lot coverage requirement of the PH zone. In order to ensure lot coverage requirements are met and the existing properties which make up the subject property are consolidated into one lot, a condition of approval, Condition 1, is established requiring the recording of the final plat for Replat Case No. REP19-02 prior to the approval of any occupancy for the new building.

SRC 543.010(c) - Height:

Height requirements for buildings and accessory structures within the PH zone are established under SRC 543.010(c), Table 543-5. Within the PH zone the maximum height for buildings and accessory structures is 70 feet.

The Salem Hospital Overlay Zone, pursuant to SRC 620.015(a), establishes additional height requirements that supersede the height requirements of the underlying PH zone. Within the Salem Hospital Overlay Zone, Medical Centers/Hospitals are allowed to be constructed up to a maximum height of 120 feet, unless located within the Airport Overlay Zone. Medical Centers/Hospitals located within the Airport Overlay Zone cannot exceed the height limits set forth in SRC Chapter 602 (Airport Overlay Zone).

Because the subject property is also located within the Airport Overlay Zone the proposed development is subject to height limits of SRC Chapter 602. The subject property is specifically located within the Horizontal Surface Area of the Airport Overlay Zone. Within the Horizontal Surface Area no building, structure, object, or vegetative growth shall have a height greater than 360 feet above mean sea level.

As shown on the elevation drawings for the proposed building expansion (**Attachment D**) and explained in the applicant's written statement, the main mass of the building is 113 feet in height and within the allowable maximum 120-foot height limit of the Salem Hospital Overlay Zone.

The elevator overrun and some of the new mechanical equipment enclosures proposed on the roof of the new building, however, project above the maximum

120-foot overlay zone height limit. SRC 800.045(b) identifies certain situations where the maximum height requirements of the SRC can be exceeded without the need for a variance or adjustment. One of those situations applies to mechanical equipment necessary for the operation and maintenance of a building. SRC 800.045(b)(3) specifically provides that such mechanical equipment may project above the maximum height limits of the SRC provided:

- 1) They do not project more than 15 feet above the roof;
- 2) They do not contain any habitable space; and
- 3) The sum of the horizontal section of all such projections measured at the maximum height limit applicable to the building or structure on which they are located does not exceed 60 percent of the horizontal area of the room of the building or structure on which they are located.

As shown on the roof plan for the proposed building expansion (**Attachment B**), there are five mechanical equipment-related structures located on the roof of the building. Of these five structures, two (*the mechanical platforms in the middle of the roof*) do not project above the 120-foot maximum height limit of the Salem Hospital Overlay Zone. The remaining three structures, however, project above the maximum 120-foot height limit; but only one (*the elevator overrun*) projects more than the maximum projection amount allowed under SRC 800.045(b)(3). Because the height of the elevator overrun is 131 ft., it projects 18 feet above the roof of the building which is three feet more than the maximum 15 feet allowed. As such, the applicant has requested a Class 1 Adjustment to allow the elevator overrun to project three feet above the maximum 15-foot projection allowed under SRC 800.045(b)(3). Analysis of the Class 1 Adjustment request and findings demonstrating conformance with the Class 1 Adjustment approval criteria are included in Section 12 of this decision.

As shown on the elevation drawings for the proposed new building, the ground elevation of the site is approximately 156 ft. and the highest point on the new building, the elevator overrun, is 131 ft. in height. As such, the highest point on the new building above mean sea level will be approximately 287 feet which does not exceed the maximum 360-foot height limit established within the Horizontal Surface Area of the Airport Overlay Zone.

As identified above, the proposed building, with the exception of the elevator overrun, conforms to the height limits of the Salem Hospital Overlay Zone and the entire building, including the elevator overrun conforms to the height limits of the Airport Overlay Zone.

SRC 524.010(d) - Landscaping:

Landscaping requirements within the PH zone are established under SRC 543.010(d). Within the PH zone landscaping is required as follows:

- Setbacks. Required setbacks must be landscaped as required under SRC Chapter 807 (Landscaping).

- **Parking & Vehicle Use Areas.** Parking and vehicle use areas must be landscaped pursuant to the requirements of SRC Chapter 806 (Off-Street Parking, Loading, & Driveways) and SRC Chapter 807 (Landscaping).

Setback Landscaping. As discussed in the applicant's written statement (**Attachment E**) and illustrated on the landscape plans (**Attachment B**), setbacks that are proposed are landscaped as required by the standards set forth in SRC Chapter 807. Between the building and Oak Street and Capitol Street, street trees are proposed in the landscape strip along the streets, a wide sidewalk area is provided along the length of the building to facilitate convenient pedestrian access, and planting beds are provided abutting the perimeter of the building.

Parking & Vehicular Use Area Landscaping. SRC 806.035(d) establishes interior landscaping requirements for off-street parking areas greater than 5,000 square feet in size. The proposed building expansion will result in the elimination of the existing off-street surface parking area to the east of existing Building A and north of the parking garage and create a new patient drop off/vehicle circulation area between the new building and the existing parking garage.

SRC Chapter 111 (Definitions) defines an off-street parking area as an area of a development site used for short-term off-street parking of vehicles. Because the proposed new patient drop-off/vehicle circulation area between the new building and the existing parking garage is not an area where the short-term parking of vehicles will occur, but instead an area where individuals are dropped off, the area is not an off-street parking area and therefore not subject to the interior landscaping requirements of SRC 806.035(d). Though landscaping is not required, landscaping is still provided within this area as shown on the landscape plans (**Attachment B**). Landscaping is provided in the middle of the drop-off area, to the north of the existing parking garage, and to the east of existing Building A.

As discussed previously in this decision, though the landscaping provided for the development conforms to the requirements of SRC Chapter 806 and SRC Chapter 807, the applicant has agreed to voluntarily plant additional trees throughout the Salem Hospital campus to provide mitigation for the existing trees that will need to be removed in order to accommodate the proposed building expansion. As such, the following condition of approval is established to ensure completion of the agreed upon voluntary mitigation:

- Condition 2:** Seventeen additional trees shall be planted within the Salem Hospital campus, the location of which shall be determined by the applicant. The trees shall be planted prior to the approval of any occupancy for the new building.

SRC CHAPTER 806 (OFF-STREET PARKING, LOADING, & DRIVEWAYS)

SRC Chapter 806 establishes requirements for off-street parking, loading, and driveways. Included in the chapter are standards for minimum and maximum off-street vehicle parking; minimum bicycle parking; minimum loading; and parking, bicycle parking, loading, and driveway development standards.

Off-Street Parking:

Minimum Off-Street Vehicle Parking. Minimum off-street vehicle parking requirements are established under SRC Chapter 806, Table 806-1. The minimum off-street parking requirement for the proposed development is as follows:

Minimum Off-Street Parking	
Medical Centers/Hospitals	1.5 spaces per bed

Maximum Off-Street Vehicle Parking. Maximum off-street vehicle parking requirements are established under SRC 806.015(d), Table 806-2. The maximum number of allowed parking spaces is based upon the minimum number of spaces required for the proposed development. If the minimum number of spaces required equals 20 spaces or less, the maximum allowed parking is 2.5 times the minimum number of spaces required. If the minimum number of spaces required equals more than 20 spaces, the maximum allowed parking is 1.75 times the minimum number of spaces required.

The proposed 201,000 square-foot expansion to Building A will result in the addition of 150 new patient beds. Based on the above identified minimum and maximum off-street parking requirements, the proposed expansion to Building A will result in the following additional off-street parking requirement:

Required Off-Street Parking			
Use	No. of Beds	Minimum Spaces Req.	Maximum Spaces
Medical Centers/Hospitals	150	225	394

As shown on the site plan for the development and explained in the applicant's written statement, the proposed building expansion will result in the elimination of the 111 spaces within the existing surface parking lot to the east of existing Building A at the corner of Capitol Street and Oak Street.

SRC 806.010 provides that required off-street parking must be located on the same development site as the use or activity it serves. "Development site," at the time the application for the proposed development was submitted, was defined as an individual lot or multiple contiguous lots accommodating a single development or a complex.

The portion of the Salem Hospital campus located south of Bellevue Street, north of Mission Street, west of University Street, and east of Winter Street (**Attachment I**) is comprised of several contiguous lots accommodating the larger Salem Health hospital complex and therefore constitutes a development site for purposes of off-street parking location requirements under SRC 806.010.

The development site the proposed building expansion is located within includes eight other buildings, a multi-level parking structure, three surface parking lots, and surface parking provided around individual buildings. As provided in the applicant's

written statement and summarized in the table below, a total of 2,300 off-street parking spaces are currently located within the development site. The proposed Building A expansion will result in the elimination of 111 existing off-street parking spaces; thereby reducing the total off-street parking on the development site to 2,189 spaces. Though the proposed development will result in a reduction in the amount of off-street parking provided, the 2,189 remaining spaces exceeds the minimum 1,624 spaces required, and falls below the maximum 2,853 spaces allowed, for the overall development site and therefore complies with the off-street parking requirements of SRC Chapter 806.

Salem Health Parking Summary							
Building & Building No. ⁽¹⁾		Beds	Sq. ft.	Min. Spaces Req.	Max. Spaces	Existing Spaces	Proposed Spaces
1	Building C	N/A	187,883	537	940	61	61
2	Building D	90	93,222	135	236	10	10
		N/A	93,222	266	466		
3	Urgent Care	N/A	10,075	29	51	18	18
4	1073 Oak	N/A	11,765	34	60	19	19
5	Building A & ED	120	335,000	180	315	165	165
		N/A	50,000	143	250		
6	Building A Expansion	150	201,000	225	394	-	0
7	720 Building	N/A	11,985	34	60	33	33
9	885 Mission	N/A	10,050	29	51	32	32
10	MRI Building	N/A	4,305	12	30	27	27
8	Parking Garage	-	-	-	-	1,288	1,288
-	Surface Lot 1	-	-	-	-	67	67
-	Surface Lot 2	<i>All existing 111 spaces in this lot eliminated for proposed Building A expansion</i>				111	0
-	Surface Lot 3	-	-	-	-	469	469
Totals:		-	-	1,624	2,853	2,300	2,189
(1) "Building No." refers to the number assigned to buildings as shown on the "Salem Health - A Expansion Development Site Overview & Graphic" (Attachment I)							

Driveway Development Standards & Access. The proposal does not include the development of a new off-street parking area, but does include a new patient drop-off/vehicle circulation area between the new building and the existing parking garage. Vehicle circulation in this area includes a single lane entrance driveway on the north and a separate two-lane exit driveway on the south. SRC 806.040(a) establishes minimum standards for site access. Pursuant to this standard, vehicle use areas are required to have either:

- Separate driveways for ingress and egress; or
- A single driveway for ingress and egress with an adequate turnaround that is always available, or a loop to the single point of access.

As shown on the site plan, the proposed new patient drop-off area will have separate entrance and exist driveways in conformance with these standards.

Minimum driveway width standards are established under SRC 806.040, Table 806-7. Pursuant to these standards, one-way driveways are required to have a minimum width of 12 feet and two-way driveways are required to have a minimum width of 22 feet. As shown on the site plan, the proposed one-way driveways within the new patient drop-off area exceed the minimum required 12-foot width for one-way driveways.

Bicycle Parking:

Minimum Bicycle Parking. Minimum bicycle parking requirements are established under SRC 806.055, Table 806-8. The minimum bicycle parking requirement for the proposed development is as follows:

Minimum Bicycle Parking	
Medical Centers/Hospitals	The greater of 4 spaces or 1 per 30 beds

Based on the above identified minimum bicycle parking requirements, the proposed Building A expansion with its addition of 150 new patient beds results in the following additional bike parking:

Required Bike Parking		
Use	No. of Beds	Minimum Spaces Req.
Medical Centers/Hospitals	150	5

As shown on the site plan and indicated in the applicant's written statement, the proposed development will include six new bike parking spaces to meet the additional bike parking requirements for the development.

Bicycle Parking Location. SRC 806.060(a) requires bicycle parking areas to be located within a convenient distance of, and clearly visible from, the primary entrance of a building, but in no event shall the bicycle parking area be located more than 50 feet from the primary building entrance.

As shown on the site plan, the additional bike parking spaces provided for the proposed development are located in the open area between existing Building A and the new Building A expansion within 50 feet of the entry vestibule of each building. The proposed bike parking spaces for the development are located in proximity to,

and easily accessible from, the building entrances for each building in conformance with the requirements of SRC 806.060(a).

Bicycle Parking Access. SRC 806.060(b) requires bicycle parking areas to have direct and accessible access to the public right-of-way and the primary building entrance. As identified earlier in this decision, bicycle parking for the development is provided in the open area between existing Building A and the proposed new expanded portion of Building A. The bike parking spaces provided will have direct access to the public right-of-way and to primary building entrances in conformance with the requirements of SRC 806.060(b).

Bicycle Parking Dimensions. SRC 806.060(c) requires bicycle parking spaces to be a minimum of 2 feet in width by 6 feet in depth, and served by a minimum 4-foot-wide access aisle. The bicycle parking spaces provided for the development conform to the space size and access aisle width required under SRC 806.060(c).

Loading:

Minimum loading requirements are established under SRC Chapter 806.075, Table 806-9. The minimum loading requirement for the proposed development is as follows:

Minimum Loading		
Medical Centers/Hospitals	Building square footage 60,001 sq. ft. to 250,000 sq. ft.	2 spaces (12'W x 30'L x 14'H)

Based on the above identified minimum off-street loading requirements, the proposed 201,000 square-foot Building A expansion results in two additional off-street loading spaces being required.

As is required for off-street parking, off-street loading spaces must also be located on the same development site as the use or activity they serve per SRC 806.070.

The written statement provided by the applicant indicates that within the applicable development site of the Salem Hospital campus (*contiguously owned property south of Bellevue Street, north of Mission Street, west of University Street, and east of Winter Street*) a total of 10 existing loading spaces are provided in connection with four existing loading docks associated with Buildings A, C, and D.

As identified above, the proposed expansion to Building A results in a requirement of two additional loading spaces. Two additional loading spaces are not, however, included with the development and the applicant has instead requested a Class 2 Adjustment to reduce the minimum required loading for the proposed building expansion from two spaces to zero spaces. Analysis of the Class 2 Adjustment request and findings demonstrating conformance with the Class 2 Adjustment approval criteria are included in Section 13 of this decision.

SRC 800.055 (SOLID WASTE SERVICE AREAS)

SRC 800.055 establishes standards that apply to all new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed; and any changes to existing solid waste service areas for receptacles one cubic yard or larger that require a building permit.

A solid waste service area is defined under SRC 800.010(e) as, "An area designed and established for the purpose of satisfying the local collection franchisee service requirements for servicing receptacles, drop boxes, and compactors singularly or collectively."

The written statement provided by the applicant indicates there is not a separate solid waste service area associated with the proposed building expansion and that because the proposed new building is part of a campus, solid waste for the new building will be collected on site, transported to a compactor or sorted, and disposed of with biomedical waste in the service area located on the south side of existing Building A. The applicant indicates that this service area includes several different services, is well lit, and is in a convenient location for both hospital staff and service providers.

Because the proposed Building A expansion does not include any new solid waste service areas, or any changes to existing solid waste service areas, the solid waste service area standards included under SRC 800.055 are not applicable to the proposed development.

SRC CHAPTER 808 (PRESERVATION OF TREES & VEGETATION)

The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees, Significant Trees (*including Oregon White Oaks with diameter-at-breast-height (dbh) of 24 inches or greater*), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves."

There are no heritage trees, significant trees, or riparian corridor trees or native vegetation located on the portion of the subject property proposed for development. The only trees present within and adjacent to the site are the existing street trees located along Capitol Street and Oak Street and the existing trees located within the surface parking lot that will be removed with the proposed expansion of Building A.

As indicated in the written statement provided by the applicant (**Attachment E**), the existing trees on the site within the existing parking lot don't appear to have a dbh greater than 10 inches. As such, the tree preservation requirements of SRC Chapter 808 are not applicable to the proposed development.

SRC CHAPTER 809 (WETLANDS):

According to the Salem-Keizer Local Wetlands Inventory (LWI), the subject property does not contain any mapped wetlands or waterways.

SRC CHAPTER 810 (LANDSLIDE HAZARDS)

The topography of the subject property is flat. According to the City's adopted landslide hazard susceptibility maps there are no areas of mapped landslide hazard susceptibility located on the subject property in the area where the new proposed building expansion is located. A geologic assessment is therefore not required in conjunction with the proposed development.

- (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 portion of the subject property proposed to be developed for the Building A expansion abuts Capitol Street SE and Oak Street SE. The portions of both Capitol Street and Oak Street which abut the subject property are former public streets that were previously vacated and are now private streets under the control of Salem Health, but with public easements for access and connectivity.

Vehicular access to the development is proposed to be taken via two separate one-way driveways onto Capitol Street. No vehicular access is proposed to be taken from Oak Street.

Both Capitol Street and Oak Street are private local streets that have approximate 35-foot-wide improvements.

The portion of the property proposed to be developed for the Building A expansion is part of a complex subject to boundary street requirements under SRC 803.040(e)(3). The complex abuts not only Capitol Street and Oak Street, but also Mission Street SE along its southern boundary.

Mission Street is designated as a minor arterial street under the City's Transportation System Plan (TSP) requiring a 46-foot-wide improvement within a 72-foot-wide right-of-way. Mission Street is currently improved to an approximate width of 38 feet within a 60-foot to 72-foot-wide right-of-way adjacent to the subject property.

As indicated in the comments from the Public Works Department (**Attachment G**), Capitol Street and Oak Street are developed to urban standards and therefore no boundary street improvements are required for these streets. Mission Street SE, however, does not meet current standards for its street classification under the TSP. Because portions of the right-of-way of Mission Street adjacent to the subject property fall below the minimum required 72-foot right-of-way width for a minor arterial street, the following condition of approval shall apply to ensure that the right-of-way width of Mission Street conforms to the TSP and provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development as is required for its TSP classification:

Condition 3: Convey land for dedication of right-of-way to equal a total width of 72 feet from the south right-of-way line of Mission Street SE along the entire frontage of the subject property.

As part of the applicant's site plan review application submittal, a traffic impact analysis (TIA) was provided analyzing the projected traffic resulting from the proposed expansion and its effect on the City's transportation system. The study concludes that all intersections included in the study are expected to meet City maximum operational standards upon site build-out during weekday AM and PM peak hours, that no operational deficiencies or safety concerns were revealed by the technical analysis, and that no mitigations or other recommendations are required.

The proposed development, as conditioned, ensures that the abutting transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development and any potential negative impacts to the system are mitigated. This criterion is met.

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

Finding: The proposal represents an infill development within the existing vehicular, bicycle, and pedestrian transportation network established throughout the Salem Hospital campus. As a result of the proposed building expansion, the existing parking lot located at the southwest corner of Capitol Street and Oak Street will be eliminated and a new patient drop-off/vehicle circulation area between the new building and the existing parking garage will be provided.

No new parking areas will be constructed in conjunction with the proposed development and vehicular access to the new patient drop-off/vehicle circulation area will be provided by two separate driveways onto Capitol Street.

The movement of vehicles, bicycles, and pedestrians throughout the Salem Hospital campus is currently provided by existing private and public streets within and adjacent to the campus, and by existing sidewalks and paths.

The location of the proposed new building at the southwest corner of Capitol Street and Oak Street will not result in any changes to existing street alignments within the campus and though on-site vehicular circulation will be slightly altered due to the removal of the existing parking lot, improved vehicular circulation will be provided by the new patient drop-off/circulation area between the new building and the existing parking garage and safe and efficient pedestrian and bicycle circulation will be provided by wide sidewalks around the new building which provide connectivity to not only the primary entries of the new and existing building but also to the existing parking garage and Capitol Street and Oak Street.

In addition, the proposed driveways onto Capitol Street provide for safe turning movements into and out of the property.

As identified, the proposed development provides for the safe and efficient movement of vehicles, bicycles, and pedestrians into and out of the proposed development. This approval criterion is met.

(D) 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 utility plan for the proposed development. The Public Works Department indicates that water, sewer, and stormwater infrastructure are available and adequate to serve the proposed development.

In regards to water service, the Public Works Department indicates that the subject property is located within the G-0 water service level and that there are 12-inch water lines located in Capitol Street, Oak Street, and Mission Street. Public Works indicates that mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

In regards to sewer service, the Public Works Department indicates that there is a 15-inch sewer line located in Capitol Street that is approximately 15 deep and a 15-inch sewer line located in Oak Street that is also approximately 15 feet deep.

In regards to stormwater service, the Public Works Department indicates that a 21-inch storm line is located in Mission Street SE and there is a private storm main located on the subject property.

The Public Works Department explains that 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. In order to ensure the provision of adequate stormwater service to the proposed development, the following condition of approval shall apply:

Condition 4: Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and the *Public Works Design Standards (PWDS)*.

The Public Works Departments explains that 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.

As indicated in the comments provided from the Public Works Department (**Attachment G**), the proposed development, as conditioned, will be adequately served with City water, sewer, stormwater facilities. This approval criterion is met.

12. CLASS 1 ADJUSTMENT APPROVAL CRITERIA

Salem Revised Code (SRC) 250.005(d)(1) sets forth the following criteria that must be met before approval can be granted to an application for a Class 1 Adjustment. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the proposed development's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the Class 1 Adjustment application, or for the issuance of certain conditions to ensure the criteria are met.

(A) *The purpose underlying the specific development standard proposed for adjustment is:*

- (i) Clearly inapplicable to the proposed development; or***
- (ii) Clearly satisfied by the proposed development.***

Finding: The written statement provided by the applicant (**Attachment E**) indicates that a Class 1 Adjustment has been requested to allow the height of the elevator shaft of the proposed new building to exceed the maximum 15-foot height limit that mechanical equipment is allowed to project above the roof of a building under SRC 800.045(b)(3).

The applicant explains, in summary, that the allowable building height within the Public and Private Health Services (PH) zone is 120 feet and that UDC Section 800.045(3) allows mechanical equipment to project above the maximum height provided they do not project more than 15 feet above the roof, the area does not contain any habitable space, and that the projections do not exceed 60 percent of the roof area. The applicant explains that based on these standards the combined total height limit, including the building and mechanical equipment, is 135 feet.

The applicant indicates that in the case of the proposed new building, the highest coping of the roof is 113 feet and the elevator shaft is 18 feet. Thus, the combined total height is only 131 feet, which is within the total height limit for the zone. However, because the elevator shaft is 18 feet above the highest coping, it is 3 feet more than allowed by the provisions of UDC Section 800.045(3). The applicant indicates that the proposed adjustment allows the elevator shaft to exceed the height established in UDC Section 800.045(3) by 3 feet.

The applicant explains that the purpose statement of the Public and Private Health Services zone is related specifically to the allowed uses and establishment of development standards for public and private health service uses along with ancillary and compatible uses. The development standards for the zone allow for a maximum building height of 70 feet; however, the PH zone in this case is the base zone. The property and campus are also subject to the Salem Hospital Overlay Zone whose purpose specifically states that, "The purpose of the Salem Hospital Overlay Zone is to allow medical centers/hospitals to exceed the maximum height limit of the underlying zone." The height requirement in the overlay zone is 120 feet and UDC Section 800.045(3) allows mechanical equipment to project above the maximum height of a building by 15 feet. The applicant indicates that, together, the purpose of the building height limit and the height limit for mechanical equipment is to ensure that the combined structure does not exceed 135 feet. The proposal is for a building and mechanical equipment that combined would reach a height of 131 feet which is four feet less than what would be allowed if the building and equipment

were constructed to the full height potential within the zone. As such, the purpose of the standard is “clearly satisfied” by the proposed development.

The applicant also indicates that it should be noted that the proposed height of the elevator shaft is in line with the mechanical equipment on the adjacent Building A and would not appear any higher than Building A.

Staff concurs with the findings included within the applicant’s written statement. The subject property is not only located within the PH zone, but it is also located within the Salem Hospital Overlay Zone. The Salem Hospital Overlay Zone was adopted in 2005 with the specific purpose of allowing buildings associated with medical centers/hospitals to exceed the height limits of the underlying zone. As indicated by the applicant, the maximum allowed height for buildings in the overlay zone is 120 feet and SRC 800.045(b)(3) allows mechanical equipment to exceed this height limit under prescribed circumstances.

In the case of the proposed development, the elevator overrun of the elevator shaft for the building projects 18 feet above the roof where a maximum projection of only 15 feet is allowed. However, as indicated by the applicant, if the building were to instead be constructed to the maximum 120-foot height limit allowed under the Salem Hospital Overlay Zone, the mechanical equipment, pursuant to SRC 800.045(b)(3), would be allowed to project an additional 15 feet above the 120-foot height limit; thereby resulting in an overall height of 135 feet.

Though the elevator overrun projects 18 feet above the roof of the building, the height of the main building (113 ft.) is less than the maximum 120 feet allowed and therefore the overall height of the building and elevator overrun (131 ft.) is still less than what would otherwise be allowed (135 ft.) if the main building height and mechanical equipment projection allowances were maximized. The resulting overall building height is therefore otherwise in conformance with the height limits allowed in the overlay zone and the underlying purpose of the standard is satisfied. The proposed adjustment conforms to this approval criterion.

(B) *The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.*

Finding: The portion of the subject property proposed for development is located within the core of the Salem Hospital campus in an area adjacent to other multi-story medical center/hospital structures of a similar building height and mass and away from any non-medical/non-residential uses outside the Salem Health campus.

The only portion of the proposed new building that exceeds the maximum allowable height limits of the SRC is the comparatively small elevator overrun on the roof of the proposed building which exceeds the maximum allowed mechanical projection height by only three feet. As identified previously in this decision, though the elevator overrun exceeds the maximum allowed mechanical equipment projection height above the roof of the building, the overall height of the building and the elevator overrun is still below the maximum 135 feet which would otherwise be allowed if the allowable building height and mechanical equipment height projections were maximized.

Because of the location of the new building within the middle of the Salem Health campus away from any non-medical or residential uses in the surrounding area, the limited scope of the adjustment requesting a deviation of only three feet and affecting only a small portion of the overall building, and because the resulting overall building height is consistent with that of the adjacent existing Building A, the proposed adjustment will not unreasonably impact surrounding existing or potential uses or development. The proposed adjustment conforms to this approval criterion.

13. CLASS 2 ADJUSTMENT APPROVAL CRITERIA

Salem Revised Code (SRC) 250.005(d)(2) sets forth the following criteria that must be met before approval can be granted to an application for a Class 2 Adjustment. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings evaluating the proposed development's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the Class 2 Adjustment application, or for the issuance of certain conditions to ensure the 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.***

Finding: The applicant has requested a Class 2 Adjustment to three development standards of the SRC in conjunction with the proposed development. The three development standards subject to the Class 2 Adjustment include:

- a) A reduction to the minimum required building setback abutting Capitol Street SE and Oak Street SE from 50 feet, as required under SRC 543.010(b), to approximately 8 inches adjacent to Oak Street and approximately 2 feet, 10 inches adjacent to Capitol Street;
- b) Allowing the northeast corner of the second-floor roof overhang to project approximately 10 inches over the sidewalk at the intersection of Oak Street SE and Capitol Street SE; and
- c) A reduction to the number of loading spaces required for the development under SRC 806.075 from a minimum of two spaces to zero.

Reduction to Building Setback Adjacent to Capitol Street & Oak Street and Projection of Second Floor Roof Overhang into Private Street:

The written statement provided by the applicant (**Attachment E**) indicates, in summary, that the purpose of setbacks is not clearly listed within the dimensional requirements of the UDC, but Chapter IV of the Salem Area Comprehensive Plan, and a general understanding of the intent behind setbacks is well known in the context of planning. The applicant indicates that within Chapter IV. Salem Urban Area Goals and Policies, B. General Development, Policy 12, states that, "Land use regulations which govern the siting of any development shall encourage

development to reduce its impact on adjacent properties by screening, landscaping, setback, height, and mass regulations.”

The applicant explains that from a planning perspective, the reason for setbacks is to provide for air circulation and access to light in addition to forming a relationship to the street. The proposed setbacks bring the building to the street edge, but the building is still interior to the overall campus. The applicant indicates that the existing development within the campus that is adjacent to this building consists of surface level and garage parking on three sides, and mid-rise buildings of similar height on two sides. The existing Oak Street SE and Capitol Street SE private rights-of-way are 66 feet wide. Along with the adjacent development, the proposed setbacks do not prevent the free flow of air and significant access to light within and around the campus.

Further, the applicant explains that the design of the building includes a pedestrian plaza, landscaping, ground floor windows, and horizontal variation in the façade which will serve to activate the pedestrian realm around the building. With security in mind, the design also provides eyes on the street and into the facility.

Staff concurs with the findings included within the applicant’s written statement. The underlying purpose of the minimum setback requirement from a street included within the PH zone is to ensure buildings are setback to provide sufficient light, air, and separation from the street.

In the case of the proposed development, the streets which abut the subject property, Capitol Street and Oak Street, are former public streets which have been vacated and are now private streets under the control of Salem Health. The streets include public easements over them to ensure public access and connectivity. As indicated in the applicant's written statement, the proposed new building is located in the center of the Salem Hospital campus adjacent to other buildings of similar size and orientation to the street. While the setbacks of the proposed new building adjacent to Capitol Street and Oak Street are proposed for reduction, and in the case of the second floor roof overhang slightly project into the private street, the resulting building setbacks allow for Salem Health to efficiently utilize limited space within their campus and site the new building in a manner that supports pedestrian connectivity, results in minimal change to vehicular circulation, and promotes ease of access to adjacent buildings due to its closer proximity to other buildings. The proposed adjustment conforms to this approval criterion.

Reduction to Minimum Loading Space Requirements:

The written statement provided by the applicant (**Attachment E**) indicates, in summary, that the configuration of the proposed building expansion is not conducive to additional loading areas, given the dimensional requirements established in Table 806-9. The applicant explains that due to their dimensional and locational requirements, the loading areas would have to be shared with the proposed patient loading zones which would hinder the hospital’s ability to provide efficient and safe patient loading while maintaining a clear path for emergency vehicles.

The applicant indicates there are currently 10 loading areas serving the development site, on which Buildings A, C, and D are located. Salem Hospital's Director of

Supply Chain Services indicates that the existing inventory of loading areas satisfies the hospital's current and expected need from the proposed Building A expansion. It is explained that almost all of the existing loading areas serve a particular function, and they have the capacity necessary to serve the proposed building expansion. The hospital's operations team has procedures in place to disperse supplies and materials from these various loading areas to their respective locations. The applicant indicates that requiring additional loading areas would actually complicate the existing system and require additional labor, at the expense of the hospital, to manage them.

Staff concurs with the findings included in the applicant's written statement. The purpose of the minimum off-street loading space requirements under SRC Chapter 806 is to ensure that developments include a sufficient number of spaces on site to accommodate the loading and unloading of vehicles. As indicated in the applicant's written statement there are currently 10 loading spaces provided throughout the portion of the Salem Hospital campus located south of Bellevue Street, north of Mission street, west of University Street, and east of Winter Street. Four of the 10 loading spaces are located in south loading dock of existing Building A, two are located in the east loading dock of Building C, and two each are located in the east and west loading docks of Building D. As indicated by the applicant, if two additional loading spaces were to be provided for the building expansion they would need to be located in the new patient drop-off/vehicle circulation proposed between the new building and the existing parking garage to the south. Loading spaces in this area would result in potential obstructions to the safe and efficient drop-off of patients as well as pose potential obstructions to emergency vehicle access.

As indicated by the applicant and Salem Hospital's Director of Supply Chair Services, the number and location of existing loading spaces within this portion of the Salem Hospital campus is sufficient to meet existing demand, as well as any future demand resulting from the proposed Building A expansion. Because a sufficient number of off-street loading spaces currently exists within this portion of the campus, the underlying purpose of the minimum loading space requirements are met and the proposed adjustment conforms to this approval criterion.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Finding: The subject property is zoned PH (Public and Private Health Services) within the Salem Hospital Overlay Zone. While there are residential uses within the vicinity of the greater Salem Hospital campus located within the Gaiety Hill/Bush's Pasture Park Historic District, the proposed development is located away from any of these within the core of the Salem Hospital campus.

Because neither the PH zone nor the Salem Hospital Overlay Zone are residential zones, this approval criterion is not applicable to the proposed development.

(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.

Finding: The written statement provided by the applicant (**Attachment E**) indicates, in summary, that the proposed building is located interior to the campus, well away from any nearby residential neighborhood, and the cumulative effects of the adjustments are consistent with the overall purpose of the zone which is:

“The purpose of the Public and Private Health Services (PH) Zone is to implement the community service designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The PH zone generally allows a variety of public and private health service uses, together with a limited variety of other compatible uses.”

The applicant explains that the proposed adjustments are to the dimensional standards of the code as opposed to the use of the property. Because the proposal will develop the site for the “allowed uses” identified in the PH zone, the adjustments will facilitate implementation of the community service designation in the City comprehensive plan. As such, the adjustments are consistent with the overall purpose of the zone.

The applicant indicates that the proposed adjustments do not unreasonably impact surrounding existing or potential uses or development. There are no protected view sheds that the team is aware of that would be impacted by the proposed adjustments. The proposed building is located adjacent to a building that is similar in height, and in an overlay zone where the height and intensity of the use is expected to be greater than in other similarly zoned properties. While it intensifies the use, it does so within the interior of the campus as opposed to the boundary where it would be more likely to impact adjacent owners. The building itself is located behind a building of similar height that serves to buffer the nearest residentially developed properties.

Staff concurs with the findings included in the applicant's written statement. More than one adjustment has been requested in conjunction with the proposed development but neither the adjustment to the maximum height of the elevator overrun on the roof of the new building, the reduction to required building setbacks abutting Capitol Street and Oak Street, nor the reduction in the number of required loading spaces for the proposed building expansion result in a development that is inconsistent with the purpose of the PH zone.

As indicated in the applicant's written statement, the overall purpose of the PH zone is to implement the community service designation of the SACP and allow a variety of public and private health service uses. The adjustments requested by the applicant in conjunction with the proposed development are needed for the proposed expansion of Building A, they will not result in a development that impacts surrounding properties because the new building will be located in the core of the Salem Health campus, and the adjustments allow for the efficient utilization of land within the campus by allowing an increased building height and minimizing building setbacks in a manner that is consistent with the development pattern established for the hospital in the immediate area. The proposed adjustments conform to this approval criterion.

CONCLUSION

Based upon review of SRC Chapters 220 and 250, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

Class 3 Site Plan Review, Class 1 Adjustment, and Class 2 Adjustment Case No. SPR-ADJ19-27 is hereby **APPROVED** subject to SRC Chapters 220 and 250, the applicable standards of the Salem Revised Code, the findings contained herein, the approved site plan included as **Attachment B**, and the following conditions of approval:

Class 3 Site Plan Review

- Condition 1:** Prior to the approval of any occupancy for the new building, the final plat for Replat Case No. REP19-02 shall be recorded.
- Condition 2:** Seventeen additional trees shall be planted within the Salem Hospital campus, the location of which shall be determined by the applicant. The trees shall be planted prior to the approval of any occupancy for the new building.
- Condition 3:** Convey land for dedication of right-of-way to equal a total width of 72 feet from the south right-of-way line of Mission Street SE along the entire frontage of the subject property.
- Condition 4:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and the *Public Works Design Standards (PWDS)*.

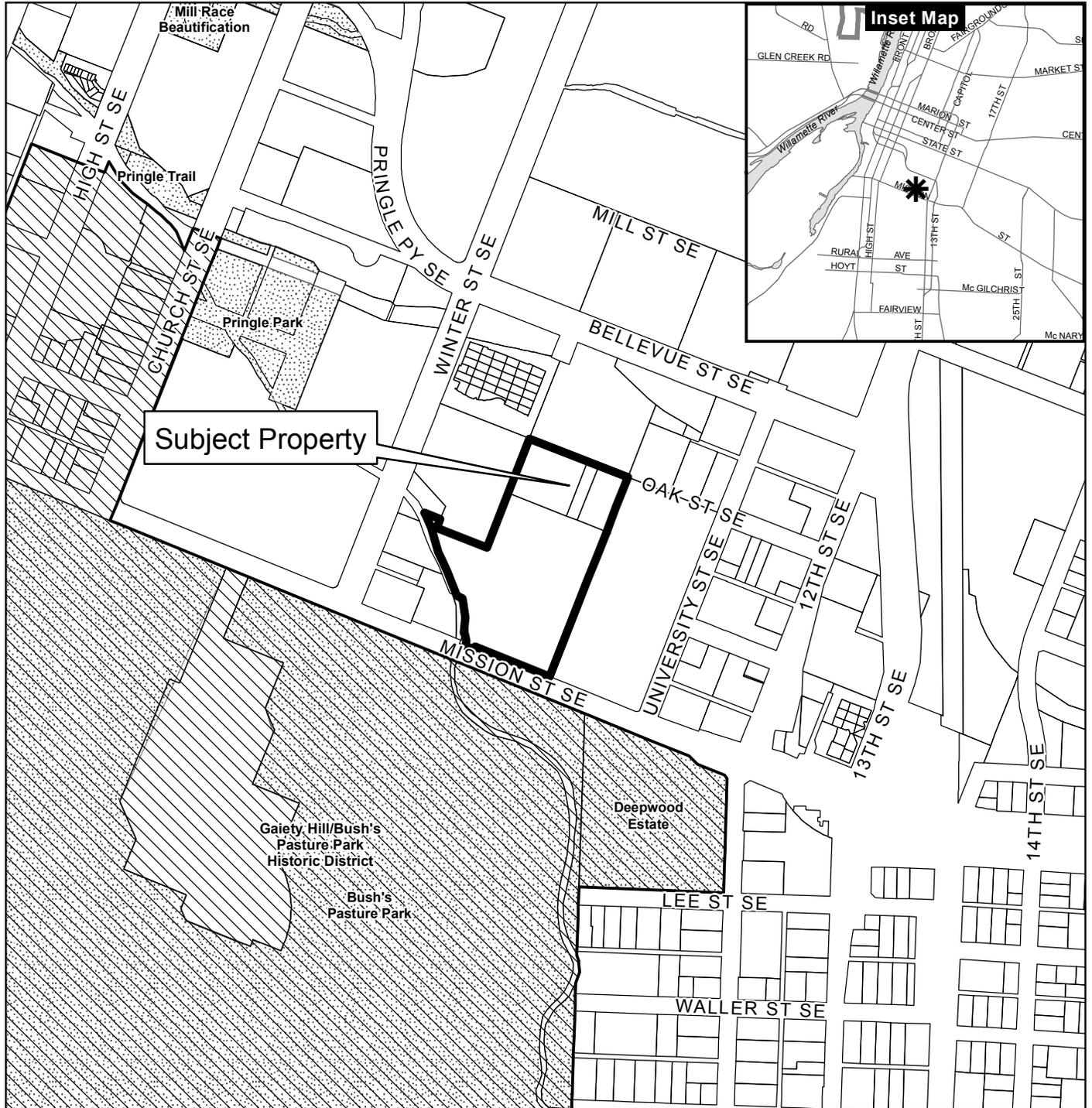


Bryce Bishop, Planner II, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

- Attachments:
- A. Vicinity Map
 - B. Proposed Site Plan, Roof Plan, & Landscaping Plans
 - C. Proposed Utility Plans
 - D. Proposed Building Elevations
 - E. Applicant's Written Statement

- F. Comments from SCAN Neighborhood Association (*Dated: September 20, 2019*)
- G. Public Works Department Comments
- H. Approved Replat Tentative Plan (Case No. REP19-02)
- I. Salem Health – A Expansion (*Development Site Overview & Graphic*)

Vicinity Map 890 Oak Street SE



Subject Property

Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



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Attachment B

S|E|A

SCOTT EDWARDS ARCHITECTURE LLP
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.seallp.com

SALEM HEALTH BUILDING A EXPANSION
Job Number: 18067
890 OAK ST SE
SALEM, OR 97301

ZONING	
ADDRESS:	890 OAK ST SE SALEM, OR 97301
LEGAL DESCRIPTION:	TAX LOT 1800-2100, CITY OF SALEM, MARION COUNTY, OREGON
ZONING:	PH- PUBLIC AND PRIVATE HEALTH SERVICES
USE(S):	MEDICAL CENTERS/HOSPITALS
TRAFFIC IMPACT ANALYSIS:	YES
TOTAL SITE AREA:	1.62 ACRES 70,567 SF
PERCENT LOT COVERAGE:	BUILDINGS: 20,791SF / 70,567SF = 30% HARDSCAPE: 32,546SF / 70,567SF = 46% LANDSCAPE: 17,230SF / 70,567SF = 24%
FLOODWAY ZONE:	UNAFFECTED
FLOOD PLAN AREA:	UNAFFECTED
STREETS:	OAK ST PRIVATE DRIVE - NO IMPROVEMENTS REQUIRED. CAPITOL ST PRIVATE DRIVE - NO IMPROVEMENTS REQUIRED
SETBACKS:	VARIANCE REQUEST, VAR05-10
PARKING REQ.:	CHAP 806 1.5 SPACES PER BED 150 NEW PATIENT BEDS = 225 PARKING SPACES OFF-STREET PARKING MAX.: 2251.75 = 304 SPACES *ALL REQUIRED PARKING TO BE LOCATED IN CAMPUS PARKING GARAGE BICYCLE PARKING 150 BEDS(1 PER 30) = 5 BICYCLE PARKING SPACES
SIGNIFICANT TREES:	UNAFFECTED

KEYNOTES (07-02)	
03-03	EXISTING ELECTRICAL VAULT
21-03	FIRE UTILITY VAULT
26-02	LIGHTED BOLLARD, REFER TO ELECTRICAL
32-03	CONCRETE SIDEWALK, REFER TO CIVIL
33-05	TACTILE CONCRETE PAVERS, REFER TO CIVIL
32-07	BIKE RACK, CAPACITY FOR 2 BIKES PER RACK, REFER TO LANDSCAPE
33-01	WATER METER, REFER TO CIVIL

The shown property lines will be finalized after approval of the re-plat that is currently under review, REP19-02.

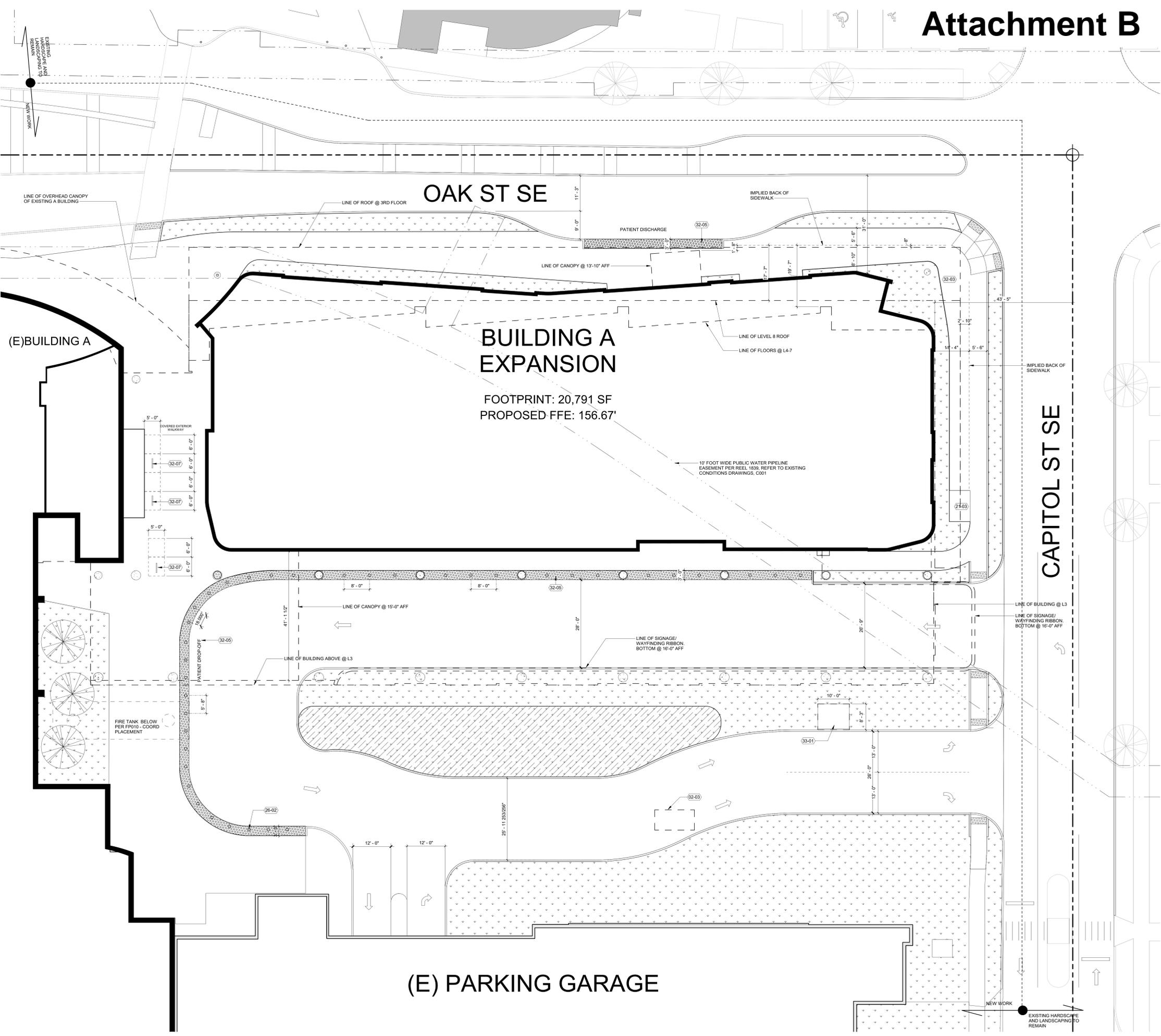
LEGEND - SITE	
	PROPERTY LINE
	RIGHT OF WAY
	SETBACK
	ACCESSIBLE ROUTE
	LANDSCAPED AREA, REFER TO LANDSCAPE DRAWINGS
	STORMWATER RETENTION AREA, REFER TO CIVIL DRAWINGS

SITE PLAN REVIEW 8.30.2019
ISSUE DATE

Drawing:
ARCHITECTURAL SITE PLAN

Scale: As indicated
Sheet No:

A1.10



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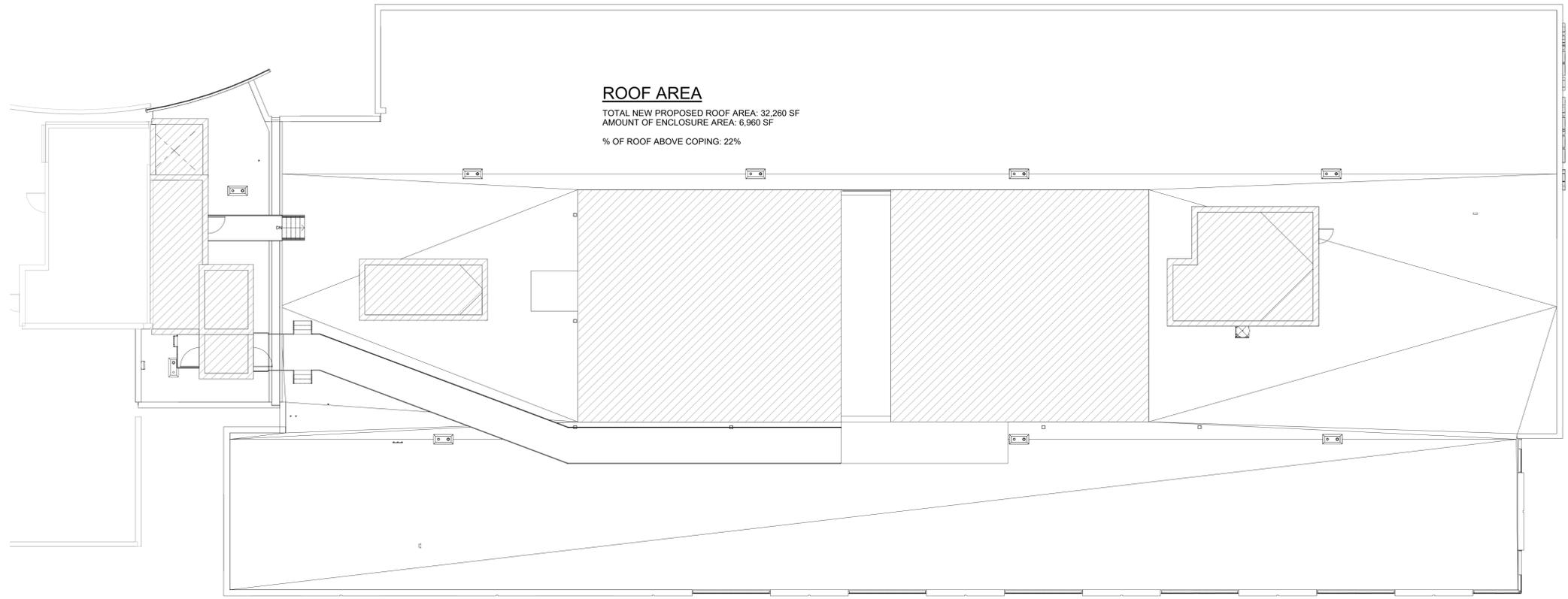
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SALEM HEALTH BUILDING A EXPANSION

Job Number: 18067
890 OAK ST SE
SALEM, OR 97301

S|E|A
20
YEARS
PEOPLE FIRST
DESIGN FORWARD

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1 ROOF PLAN
A2.30 1" = 10'-0"

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SITE PLAN REVIEW 5.01.2019
ISSUE DATE
Drawing:

ROOF PLAN

Scale: 1" = 10'-0"
Sheet No:

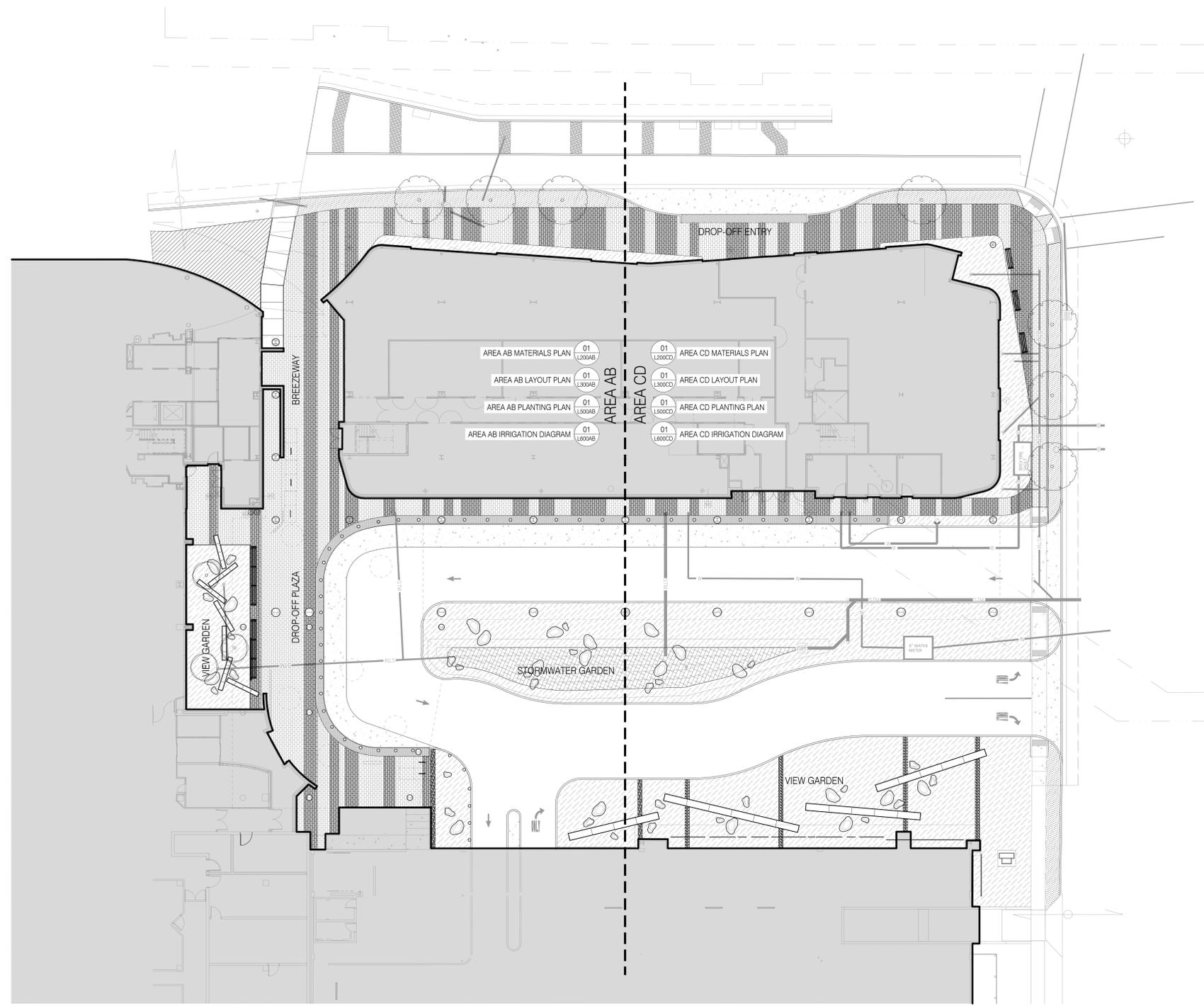
A2.30

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1 LEVEL 1 KEY PLAN
L100 1/16" = 1'-0"

SITE PLAN REVIEW 05.01.2019

ISSUE DATE

Drawing:

LEVEL 1 KEY PLAN

Scale: AS SHOWN

Sheet No:

L100

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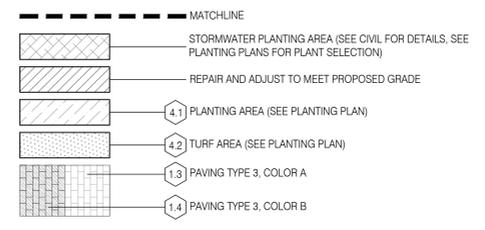
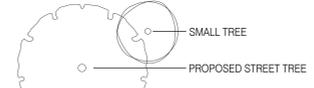
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GENERAL NOTES

- HATCH PATTERNS REPRESENTED ARE DIAGRAMMATIC AND DO NOT REPRESENT PAVING PATTERNS.
- ALL VENEER, TREATMENT, OR TEXTURE TO CONTINUE A MINIMUM 6' BELOW FINISH GRADE UNLESS NOTED OTHERWISE.
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LANDSCAPE LEGEND



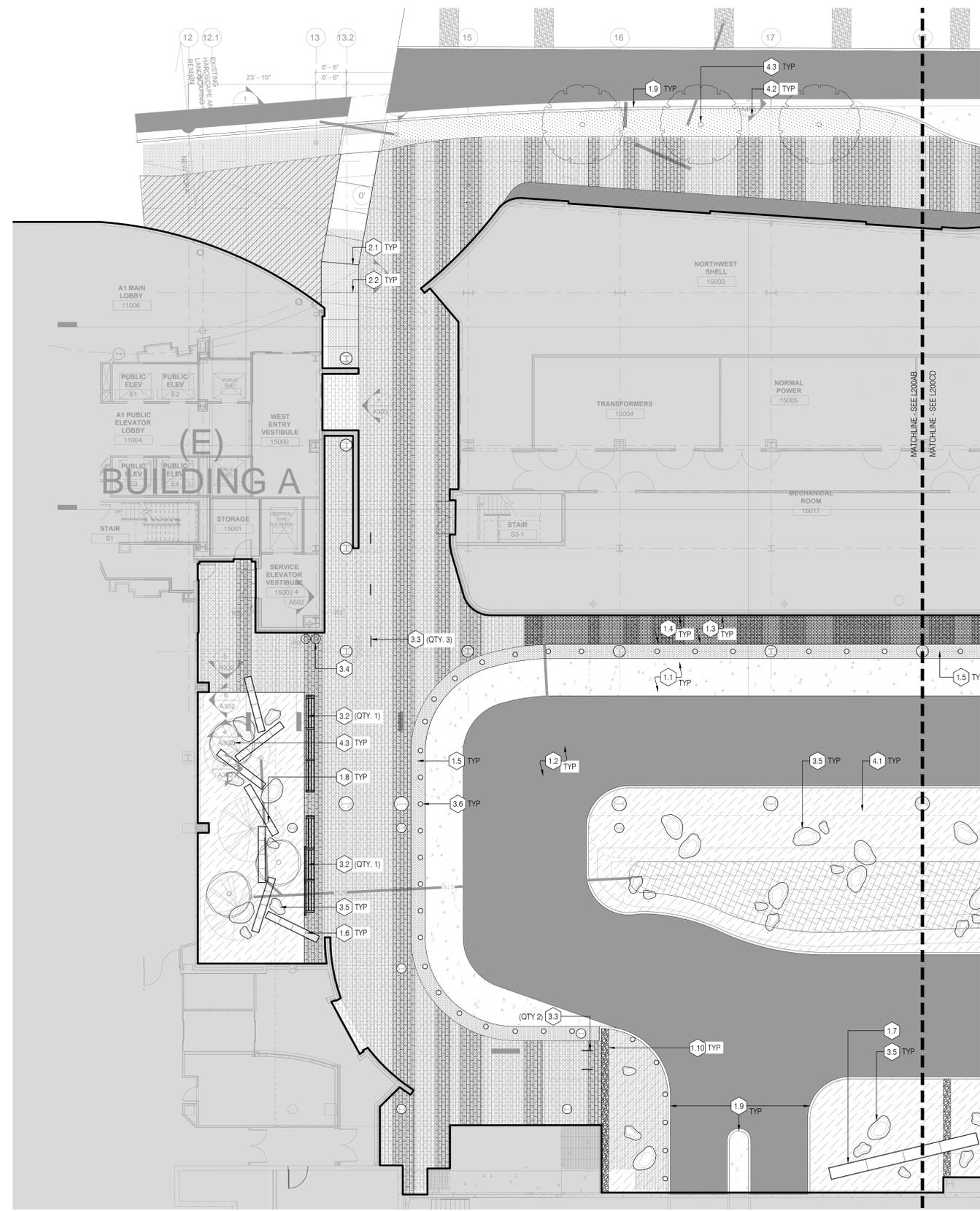
DETAIL KEYNOTES

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
1.0 PAVEMENT, RAMPS, CURBS				
1.1	PAVING TYPE 1: CAST IN PLACE CONCRETE	SEE CIVIL	-	-
1.2	PAVING TYPE 2: VEHICULAR DRIVE LANE	SEE CIVIL	-	-
1.3	PAVING TYPE 3: COLOR A	1/L700	-	32 14 13
1.4	PAVING TYPE 3: COLOR B	1/L700	-	32 14 13
1.5	TACTILE WARNING PAVERS BY PAVESTONE, CHARCOAL GRAY	2/L700	-	32 14 13
1.6	CONCRETE PAVING BAND: SMALL	5/L700	-	32 14 13
1.7	CONCRETE PAVING BAND: LARGE	6/L700	-	-
1.8	CONCRETE PAVING BAND: CONTROL JOINT	7/L700	-	-
1.9	CONCRETE CURB	SEE CIVIL	-	-
1.10	FRACTURED ROCK DRAIN / MAINTENANCE BAND	3/L700	-	32 14 13

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
2.0 JOINTING				
2.1	EXPANSION JOINT	-	-	-
2.2	TOOLED JOINT	-	-	-

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
3.0 SITE FURNISHINGS				
3.1	BENCH TYPE 1	1/L701	-	32 33 00
3.2	BENCH TYPE 2	1/L701	-	32 33 00
3.3	BIKE RACK	3/L701	-	32 33 00
3.4	LITTER + RECYCLING RECEPTACLE	-	-	32 33 00
3.5	BOULDER IN GRADE	4/L700	-	32 93 00
3.6	STATIONARY BOLLARD	2/L701	-	32 33 00

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
4.0 PLANTING				
4.1	PLANTING AREA / SOIL PREPARATION	07/L710	-	32 93 00
4.2	TURF / SEEDED AREA SOIL PREPARATION	08/L710	-	32 92 19
4.3	TREE PLANTING	01, 02/L710	-	32 93 00



1 MATERIAL PLAN AREA AB
L200AB 1" = 10'

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LEVEL 1 AREA AB MATERIALS PLAN

Scale: AS SHOWN

Sheet No:

L200AB

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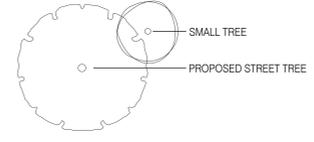
SEA
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GENERAL NOTES

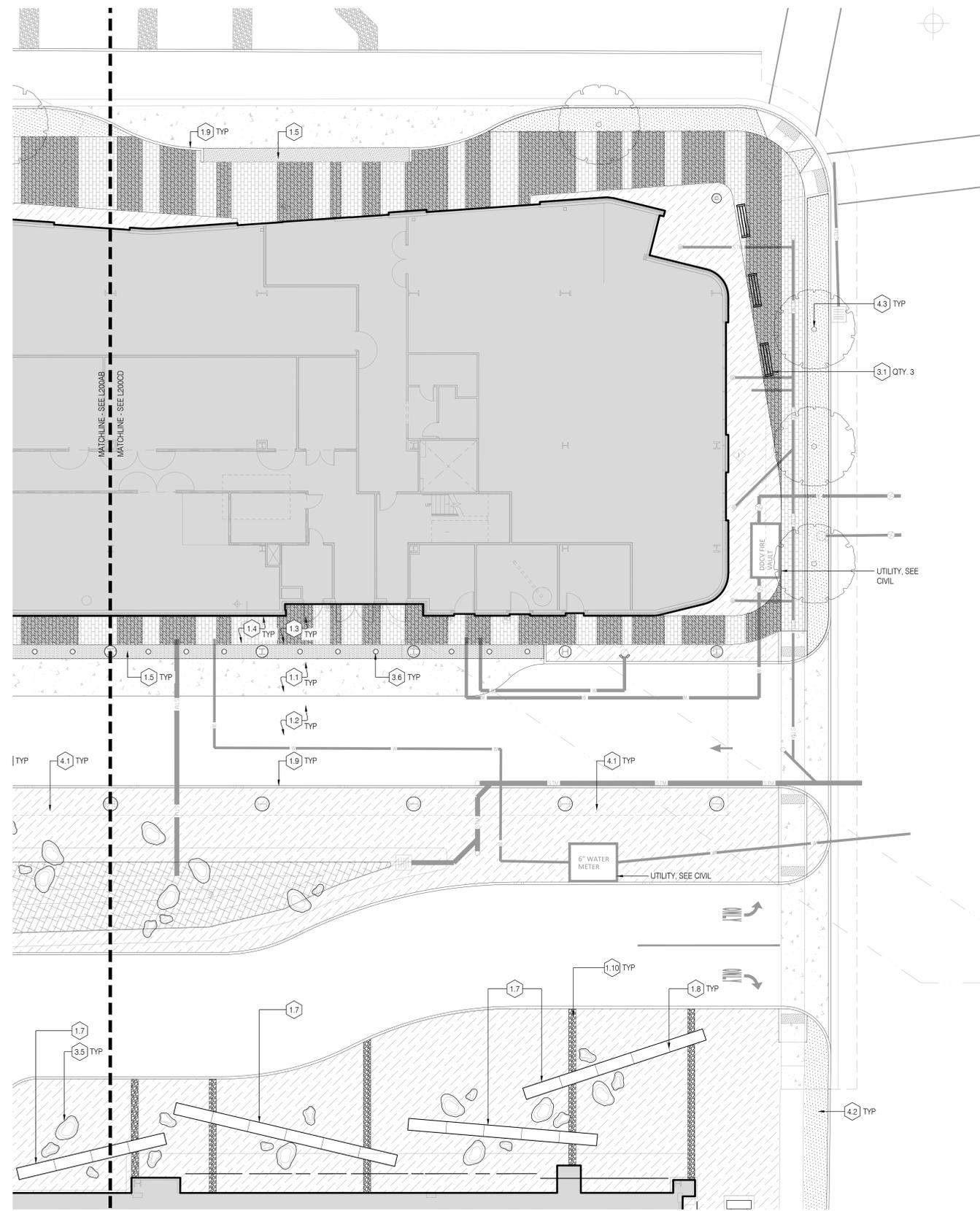
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LANDSCAPE LEGEND



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4.3	TREE PLANTING	01, 02/L710	-	32 93 00



1 MATERIAL PLAN AREA CD
L200CD 1" = 10'

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Drawing:

LEVEL 1 AREA CD
MATERIALS PLAN

Scale: AS SHOWN

Sheet No:

L200CD

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SALEM HEALTH BUILDING A EXPANSION

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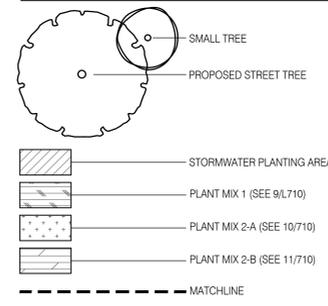
SEA
20 YEARS
PEOPLE FIRST
DESIGN FORWARD



GENERAL NOTES

- ALL PLANTING AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE.
- ALL PLANTING BEDS SHALL RECEIVE 9" IMPORTED TOPSOIL OVER PREPARED SUBGRADE. IMPORTED TOPSOIL SHALL MEET ASTM D 5988, pH RANGE OF 5.5 TO 7, A MINIMUM OF 6 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1" OR LARGER IN ANY DIMENSION, CLAY LUMPS, SOD, ROOTS, PLANTS AND OTHER EXTRANEUS MATERIALS HARMFUL TO PLANT GROWTH.
- BED LINES MAY BE SCALED FROM DRAWING. CONTRACTOR TO LAYOUT ALL BEDS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO LAYOUT OF IRRIGATION OR BED PREPARATIONS AND PLANTING.
- ALL PLANTS TO BE LAID OUT IN FIELD PER DRAWINGS WITH FINAL LAYOUT ADJUSTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANTING AREAS REPRESENTED BY HATCHES TO BE LAID OUT USING TRIANGULAR SPACING, UNLESS NOTED OTHERWISE.
- AMEND ALL PLANTING BEDS PRIOR TO INSTALLING IRRIGATION PIPE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF/HERSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR MUST CHECK ALL SITE CONDITIONS BEFORE STARTING WORK. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN AND SHALL BE TRIANGULARLY SPACED UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE.

SYMBOLS

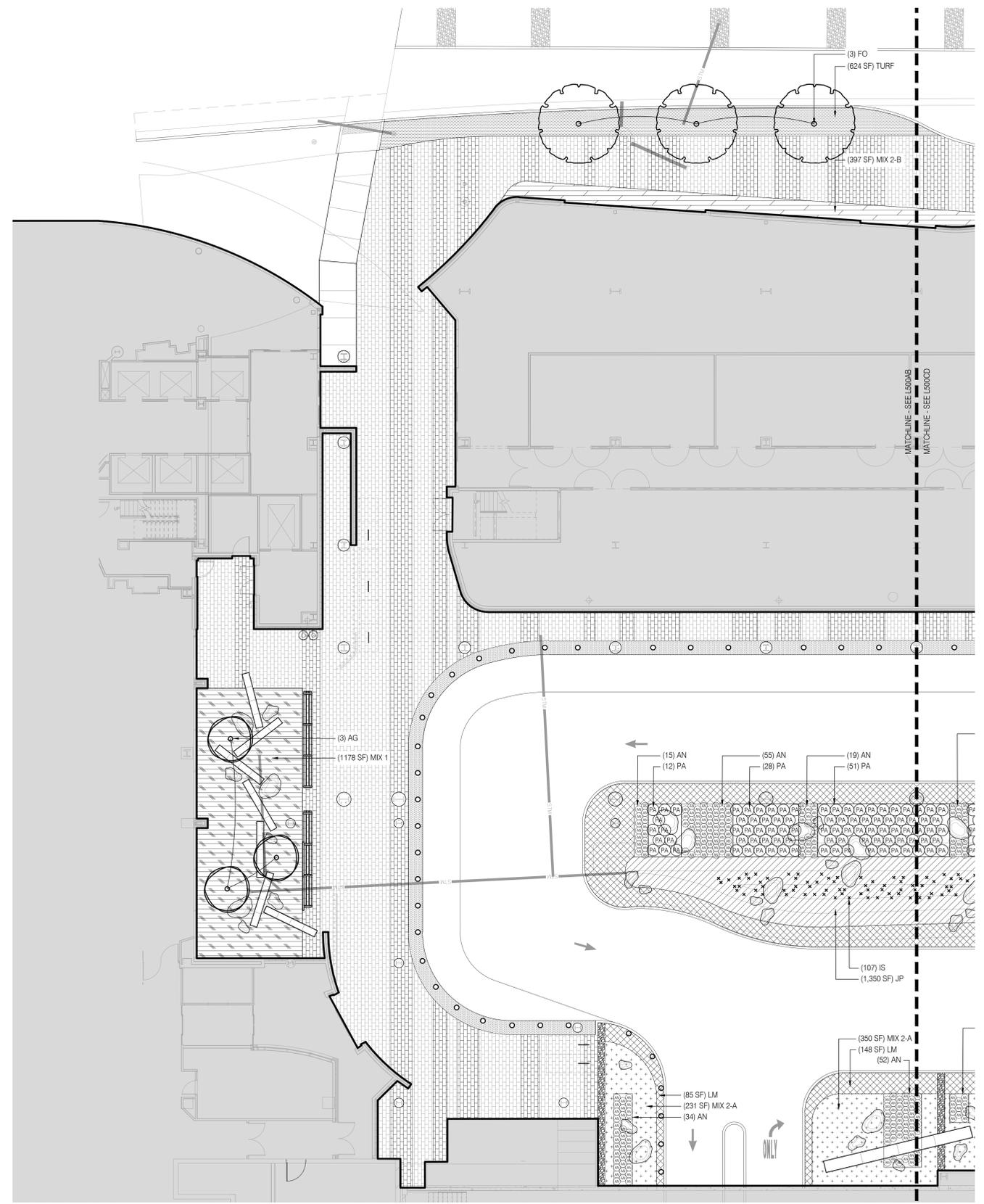


PLANTING SCHEDULE

STREET TREES				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
FO	FRAXINUS OXYCARPA / FLAME ASH	2.5" CAL.	AS SHOWN	7
ON-SITE TREES				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
AG	AMELANCHIER x GRANDIFLORA AUTUMN BRILLIANCE / SERVICEBERRY	6'-8" HT. MULTISTEM	AS SHOWN	3
GROUNDCOVERS & PERENNIALS				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
LM	LIRIOPE MUSCARI 'BIG BLUE' / CREEPING LIRIOPE	1 GAL.	15" O.C.	2,840
PA	PENNISETUM ALOPECUROIDES HAMELIN / DWARF FOUNTAIN GRASS	1 GAL.	30" O.C.	287
AN	ANEMONE X HYBRIDA HONORINE JOBERT / JAPANESE ANEMONE	1 GAL.	18" O.C.	625
JP	JUNCUS PATENS / SPREADING RUSH	1 GAL.	18" O.C.	693
IS	IRIS 'CAESAR'S BROTHER' / SIBERIAN IRIS	1 GAL.	AS SHOWN	107
BS	BLECHNUM SPICANT / DEER FERN	1 GAL.	20" O.C.	286
PM	POLYSTICHUM MUNITUM / SWORD FERN	1 GAL.	30" O.C.	130
PT	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	1 GAL.	18" O.C.	1579
T	TURF/SEEDED	-	-	1,613 SF

PLANTING NOTES

- PLANT MIX PLANT QUANTITIES CALCULATED PER DETAILS 09, 10, 11/710. QUANTITIES ARE APPROXIMATE TO BE CONFIRMED BY CONTRACTOR.



1 PLANTING PLAN AREA AB
L500AB 1" = 10'

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Drawing: LEVEL 1 AREA AB PLANTING PLAN

Scale: AS SHOWN

Sheet No:

L500AB

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890 OAK ST SE SALEM, OR 97301

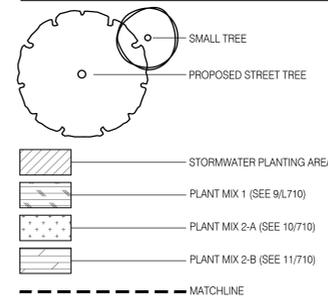
SEIA 20 YEARS PEOPLE FIRST DESIGN FORWARD



GENERAL NOTES

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5. ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
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7. AMEND ALL PLANTING BEDS PRIOR TO INSTALLING IRRIGATION PIPE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF/HERSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
9. CONTRACTOR MUST CHECK ALL SITE CONDITIONS BEFORE STARTING WORK. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN AND SHALL BE TRIANGULARLY SPACED UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE.

SYMBOLS

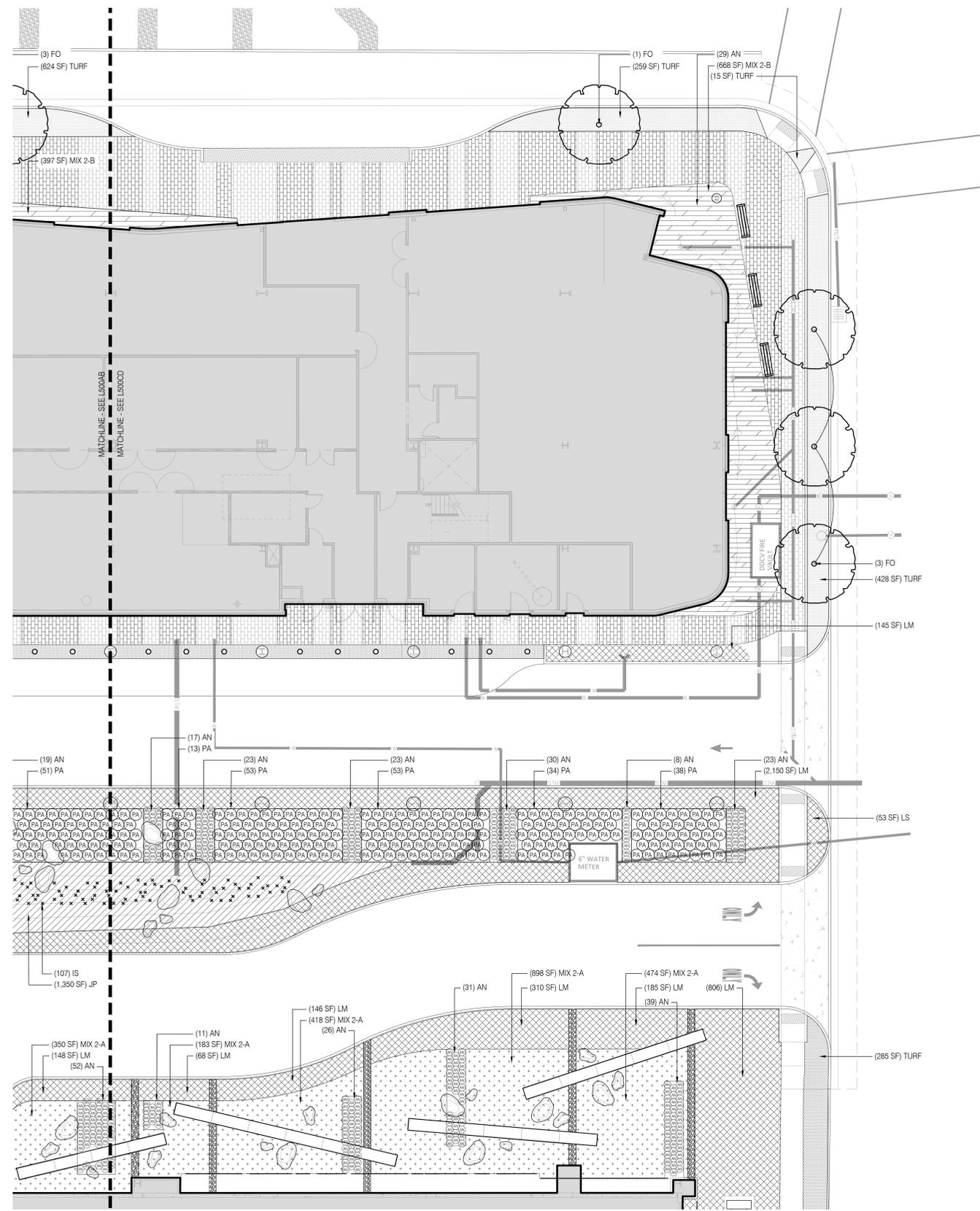


PLANTING SCHEDULE

STREET TREES				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
FO	FRAXINUS OXYCARPA / FLAME ASH	2.5" CAL.	AS SHOWN	7
ON-SITE TREES				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
AG	AMELANCHIER x GRANDIFLORA AUTUMN BRILLIANCE / SERVICEBERRY	6'-8" HT. MULTISTEM	AS SHOWN	3
GROUNDCOVERS & PERENNIALS				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
LM	LIRIOPE MUSCARI 'BIG BLUE' / CREEPING LIRIOPE	1 GAL.	15" O.C.	2,840
PA	PENNISETUM ALOPECUROIDES HAMELIN / DWARF FOUNTAIN GRASS	1 GAL.	30" O.C.	287
AN	ANEMONE X HYBRIDA HONORINE JOBERT / JAPANESE ANEMONE	1 GAL.	18" O.C.	625
JP	JUNCUS PATENS / SPREADING RUSH	1 GAL.	18" O.C.	693
IS	IRIS 'CAESAR'S BROTHER' / SIBERIAN IRIS	1 GAL.	AS SHOWN	107
BS	BLECHNUM SPICANT / DEER FERN	1 GAL.	20" O.C.	286
PM	POLYSTICHUM MUNITUM / SWORD FERN	1 GAL.	30" O.C.	130
PT	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	1 GAL.	18" O.C.	1579
T	TURF/SEEDED	-	-	1,613 SF

PLANTING NOTES

1. PLANT MIX PLANT QUANTITIES CALCULATED PER DETAILS 09, 10, 11/7/10. QUANTITIES ARE APPROXIMATE TO BE CONFIRMED BY CONTRACTOR.



1 PLANTING PLAN AREA CD
L500CD 1" = 10'

FILE PATH: C:\Revit_Local\18067_A2-CENTRAL_19_18mod.rvt

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SITE PLAN REVIEW 05.01.2019

ISSUE DATE

Drawing: LEVEL 1 AREA CD PLANTING PLAN

Scale: AS SHOWN

Sheet No:

L500CD

Attachment C

S|E|A

SCOTT EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.seallp.com



SALEM HEALTH BUILDING A EXPANSION

Job Number: 18067
890 OAK ST SE
SALEM, OR 97301



Harper HHPR Houf Peterson Righellis Inc.
ENGINEERS-PLANNERS
LANDSCAPE ARCHITECTS-SURVEYORS
530 Center Street NE, Suite 200, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

- CONSTRUCTION NOTES**
- ROOF DRAIN CONNECTION LOCATION. SEE ARCHITECTURAL PLANS FOR CONNECTION DETAILS. SEE PLAN FOR DRAINAGE DATA.
 - INSTALL CLEANOUT PER DETAIL ON SHEET C501.
 - FOUNDATION DRAIN CONNECTION LOCATION. SEE PLAN FOR DRAINAGE DATA. SEE BACKWATER VALVE DETAIL ON SHEET C501.
 - CONNECT TO EXISTING PIPE AND/OR MANHOLE PER DETAIL ON SHEET C501. CONTRACTOR TO INSTALL ALL REQUIRED FITTINGS AND BENDS. CONTRACTOR TO VERIFY ASSUMED CONNECTION ELEVATION AND LOCATION PRIOR TO CONSTRUCTION. SEE PLAN FOR DRAINAGE DATA.
 - PROTECT EXISTING STORM SEWER. PROVIDE 1.5' MINIMUM SEPARATION BETWEEN CROSSING UTILITIES.
 - ADJUST RIM TO FINISH GRADE PER DETAIL ON SHEET C501. SEE PLAN FOR FINISH GRADE ELEVATION.
 - INSTALL TYPE 2 CATCH BASIN PER DETAIL ON SHEET C502. SEE THIS SHEET FOR STORM DRAINAGE DATA.
 - INSTALL STORMWATER INFILTRATION RAIN GARDEN PER DETAIL ON SHEET C501. FACILITY BOTTOM AREA LISTED ON PLAN. CONSTRUCTION OF INFILTRATION GARDEN SHALL NOT BEGIN UNTIL INFILTRATION TESTING HAS BEEN COMPLETED AND RESULTS VERIFIED. CONTRACTOR TO COORDINATE WITH ENGINEER.
 - INSTALL TYPE 3 CATCH BASIN FOR OVERFLOW CONVEYANCE PER DETAIL ON SHEET C502.
 - CONSTRUCT CURB BREAKS PER DETAIL ON SHEET C500. INSTALL AS SHOWN ON PLAN.
 - INSTALL STANDARD MANHOLE PER DETAIL ON SHEET C501. SEE PLAN FOR DRAINAGE DATA.
 - REMOVE EXISTING STRUCTURE AND ASSOCIATED PIPE. FILL ANY VOID WITH 3/4"-0 AGGREGATE COMPACTED IN 12" LIFTS MAX.
 - ROOF AND FOUNDATION DRAINS OUTFALL LOCATION. SEE PLAN FOR DRAINAGE DATA.
 - INSTALL AREA DRAIN PER DETAIL ON SHEET C501. SEE THIS SHEET FOR DRAINAGE DATA.
 - INSTALL OVERFLOW RISER PER DETAIL ON SHEET C501. SEE PLAN FOR DRAINAGE DATA.
 - CONSTRUCT ROCK-LINED DRAINAGE CHANNEL PER DETAIL ON SHEET C501.

NOTES:

- ALL UTILITY LOCATIONS AND SIZES ARE BASED ON TOPOGRAPHIC SURVEY AND AS-BUILT DATA. THE CONTRACTOR IS TO VERIFY ASSUMED SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO DETERMINE AND PROVIDE ALL NECESSARY FITTINGS AND BENDS FOR UTILITY DESIGN.

LEGEND

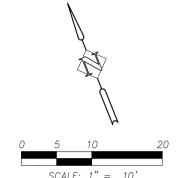
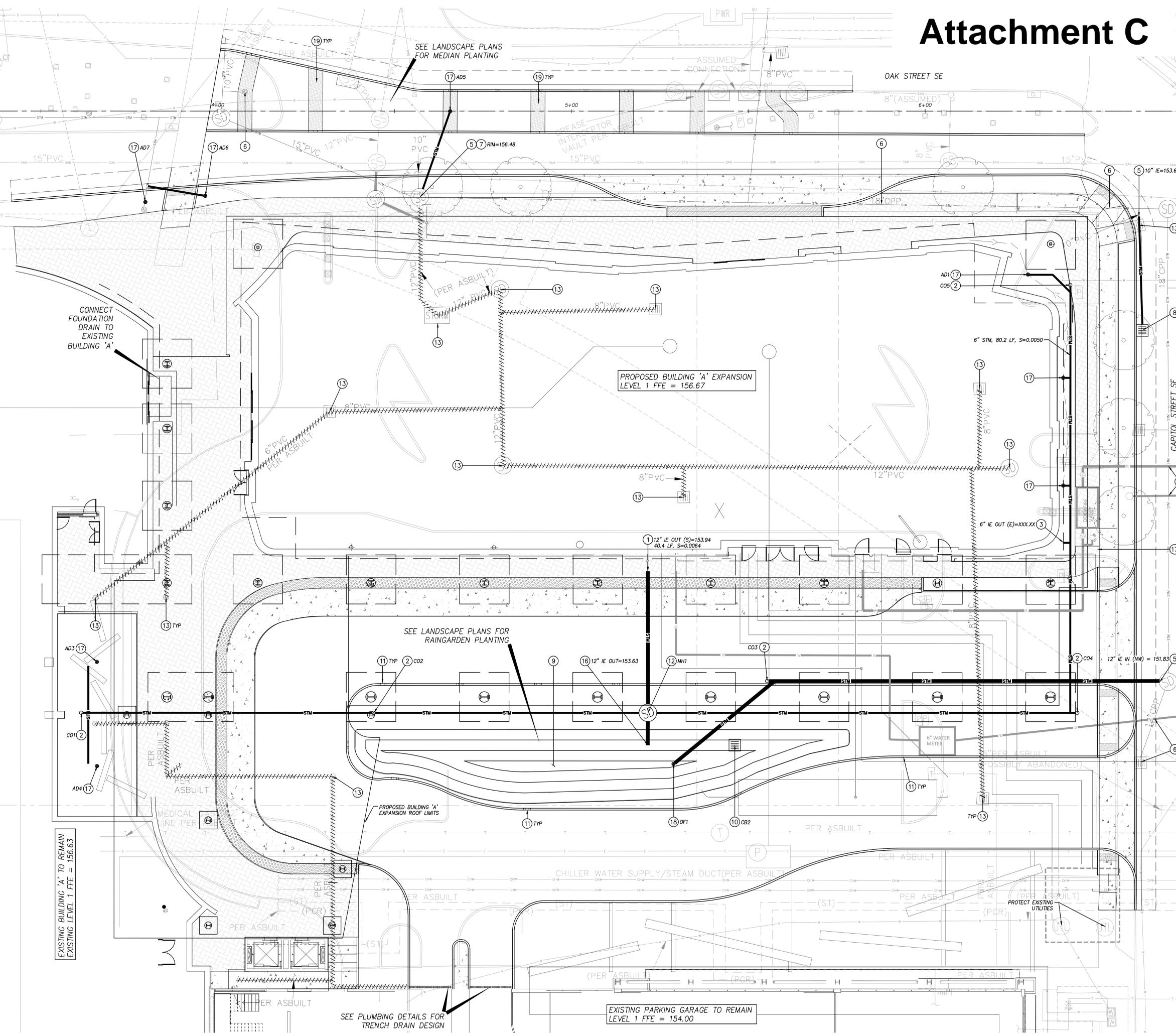
- REMOVE EXISTING UTILITY
- FOUNDATION DRAIN (0.5% SLOPE)

STORM DRAINAGE DATA

AD1	AD2	AD3	AD4	AD5	AD6	AD7	CB1	CB2	MH1	CO1	CO2	CO3	CO4	CO5	OF1
AREA DRAIN RIM = 156.49 6" IE OUT (E)=154.99 14.9 LF, S=0.0050	AREA DRAIN RIM = 156.46 6" IE OUT (W)=154.96 7.7 LF, S=0.0571	AREA DRAIN RIM = 156.40 6" IE OUT (S)=154.90 13.9 LF, S=0.0309	AREA DRAIN RIM = 156.44 6" IE OUT (N)=154.94 15.0 LF, S=0.0313	AREA DRAIN RIM = 154.75 6" IE OUT (SW)=152.91 26.0 LF, S=0.0050	AREA DRAIN RIM = XXX.XX 6" IE OUT (NW)=XXX.XX X.X LF, S=X.XXXX	AREA DRAIN RIM = XXX.XX 12" IE IN (SW)=XXX.XX 12" IE OUT (E)=XXX.XX 12" IE OUT (W)=XXX.XX 113.4 LF, S=0.XXXX	TYPE 2 CATCH BASIN RIM = 157.45 10" IE OUT (N)=153.91 13.9 LF, S=0.0050	TYPE 3 CATCH BASIN RIM = 153.58 12" IE OUT (S)=147.00 7.7 LF, S=0.0571	STORM SEWER MANHOLE RIM = 155.5 12" IE IN (N)=153.68 6" IE IN (SE)=153.68 6" IE IN (NW)=153.68 12" IE OUT (SW)=153.68 9.2 LF, S=0.0054	CLEAN OUT STA: 5+53.08, 319.97' L RIM = 156.62 6" IE OUT (E)=XXX.XX 82.7 LF, S=0.XXXX	CLEAN OUT STA: 5+53.06, 237.28' L RIM = 155.67 6" IE OUT (E)=XXX.XX 77.5 LF, S=0.XXXX	CLEAN OUT STA: 5+82.08, 126.10' L RIM = 155.53 12" IE IN (SW)=XXX.XX 12" IE OUT (E)=XXX.XX	CLEAN OUT STA: 5+53.01, 38.42' L RIM = 156.81 6" IE OUT (W)=XXX.XX 121.4 LF, S=0.XXXX	CLEAN OUT STA: 6+81.82, 40.35' L RIM = 156.89 6" IE OUT (W)=XXX.XX 128.8 LF, S=0.XXXX	EMERGENCY OVERFLOW RISER RIM = 154.75 12" IE OUT (NE)=152.57 37.0 LF, S=0.0050

FILE PATH: P:\2018\18067 - Salem Health-Patient Tower AZ03_Drawings\BIM\A3.2 SITE PLAN-OPTION 1.rvt

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50: CD SET 5.3.2019

ISSUE DATE

Drawing:

STORMWATER SEWER PLAN

Scale: AS SHOWN
Sheet No:

C300

FILE PATH: P:\2018\18067 - Salem Health - Patient Tower AZ03 - Drawings\BIM\A3.2 SITE PLAN-OPTION 1.rvt



SALEM HEALTH BUILDING A EXPANSION

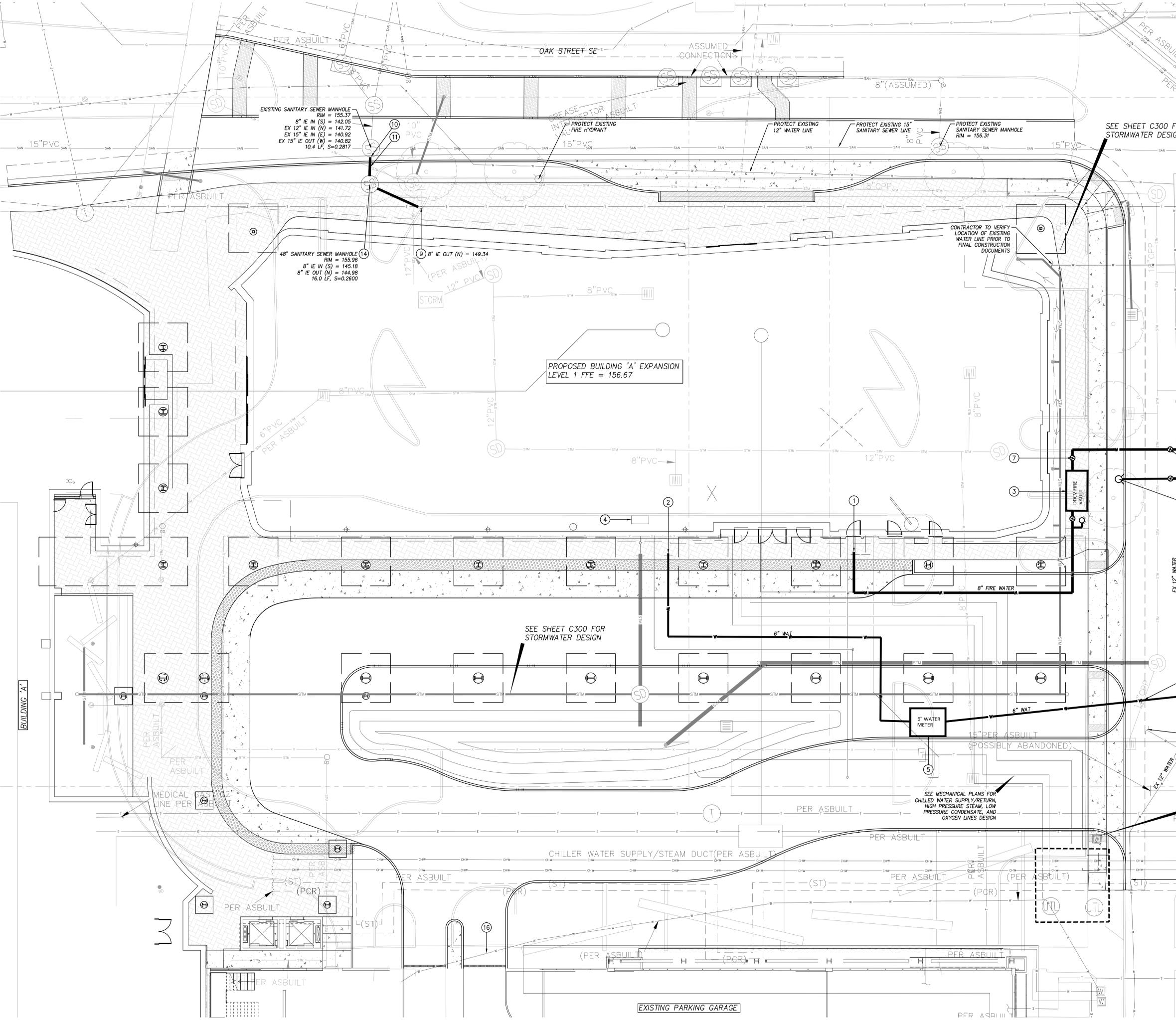
Job Number: 18067
890 OAK ST SE
SALEM, OR 97301



Harper
HHPR Houf Peterson
Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 200, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

CONSTRUCTION NOTES

- 1 PROPOSED 8" FIRE WATER CONNECTION LOCATION.
- 2 PROPOSED 6" DOMESTIC WATER CONNECTION LOCATION.
- 3 INSTALL 8" DOUBLE DETECTOR CHECK VALVE ASSEMBLY, VAULT, POST INDICATOR VALVE, AND FIRE DEPARTMENT CONNECTION PER DETAIL ON SHEET C504.
- 4 INSTALL 6" REDUCED PRESSURE BACKFLOW ASSEMBLY IN BUILDING. SEE MECHANICAL PLANS FOR DETAILS.
- 5 6" WATER METER TO BE INSTALLED. ALL ASSOCIATED INSTALLATION AND RESTORATION WORK TO BE PERFORMED BY CITY FORCES. SEE DETAILS ON SHEETS C503 & 504.
- 6 INSTALL MAIN LINE CHLORINATION ASSEMBLY PER DETAIL ON SHEET C503.
- 7 INSTALL 8" WATER VALVE PER DETAIL ON SHEET C503.
- 8 CONNECT TO EXISTING PUBLIC WATER LINE. WATER TAP TO BE PERFORMED BY CITY FORCES, AFTER TRAFFIC CONTROL, EXCAVATION, AND SHORING BY THE CONTRACTOR. CONTRACTOR TO POTHOLE TO VERIFY ASSUMED DEPTH.
- 9 PROPOSED 8" SANITARY SEWER CONNECTION LOCATION.
- 10 CONNECT TO EXISTING SANITARY SEWER MANHOLE PER DETAIL ON SHEET C501. CONTRACTOR TO INSTALL ALL REQUIRED FITTINGS AND BENDS. CONTRACTOR TO VERIFY ASSUMED CONNECTION ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.
- 11 PROTECT EXISTING STORM SEWER. PROVIDE 1.0' MINIMUM SEPARATION BETWEEN CROSSING UTILITIES.
- 14 INSTALL STANDARD MANHOLE PER DETAIL ON SHEET C501. SEE THIS SHEET FOR SEWER DATA.
- 15 INSTALL FIRE HYDRANT PER DETAIL ON SHEET C503.
- 16 PROTECT EXISTING WATER LINE. PROVIDE 1.0' MINIMUM SEPARATION BETWEEN CROSSING UTILITIES.



NOTES:
1. ALL UTILITY LOCATIONS AND SIZES ARE BASED ON TOPOGRAPHIC SURVEY AND AS-BUILT DATA. THE CONTRACTOR IS TO VERIFY ASSUMED SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO DETERMINE AND PROVIDE ALL NECESSARY FITTINGS AND BENDS FOR UTILITY DESIGN.

50: CD SET 5.3.2019
ISSUE DATE

Drawing:
WATER AND SANITARY PLAN

Scale: AS SHOWN
Sheet No:

C 00

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Attachment D

NOT FOR CONSTRUCTION

SALEM HEALTH BUILDING A EXPANSION
 Job Number: 18067
 890 OAK ST SE
 SALEM, OR 97301

S|E A
20 YEARS
 PEOPLE FIRST
 DESIGN FORWARD

FILE PATH: BIM_360/18067 Salem Health Patient Tower/18067_A2-CENTRAL_19.rvt



1 NORTH ELEVATION
 1" = 10'-0"

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2 OVERALL EAST ELEVATION - clone
 1" = 10'-0"

SITE PLAN REVIEW 5.01.2019
 ISSUE DATE
 Drawing:
EXTERIOR ELEVATIONS

Scale: 1" = 10'-0"
 Sheet No:

A3.11

NOT FOR CONSTRUCTION

SALEM HEALTH BUILDING A EXPANSION

Job Number: 18067
890 OAK ST SE
SALEM, OR 97301

S|E|A
20 YEARS
PEOPLE FIRST
DESIGN FORWARD



1 SOUTH ELEVATION
A3.12 1" = 10'-0"

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SITE PLAN REVIEW 5.01.2019

ISSUE DATE

Drawing:

EXTERIOR ELEVATIONS

Scale: 1" = 10'-0"

Sheet No:

A3.12

Salem Health Building A - Expansion

Applicant/Owner: Salem Health
890 Oak Street SE
Salem, OR 97309

Architect: Scott Edwards Architecture
2525 E. Burnside Street
Portland, OR 97214

Alden Kasiewicz, AIA
Alden@seallp.com
(503) 226-3617

Planner/Engineer: Harper Houf Peterson Righellis, Inc.
205 SE Spokane Street
Portland, OR 97202

Planner
Brad Kilby, AICP
BradK@hhpr.com
(503) 221-1131

Civil Engineer
Beau Braman, PE
BeauB@hhpr.com
(503) 221-1131

Site Location: 900 Block of Oak Street SE

Parcel Number: Map – 073W27DA – Tax lots 2100, 2000, 1900, 1600, 6700, 1800, and 5801. (**Consolidation in process 19-102412-LD**)

Parcel Size: 9.5 acres / (~411,650 SF)

Zoning: Public and Private Health Services (PH)

Summary of Request: Salem Health proposes to construct a 7-story, 201,000 square foot patient care expansion to Existing Building A. The proposal includes three adjustments. Two of the adjustments are to building setbacks along the private streets, and the third setback is to the building height for an elevator shaft extension.

Date: August 28, 2019



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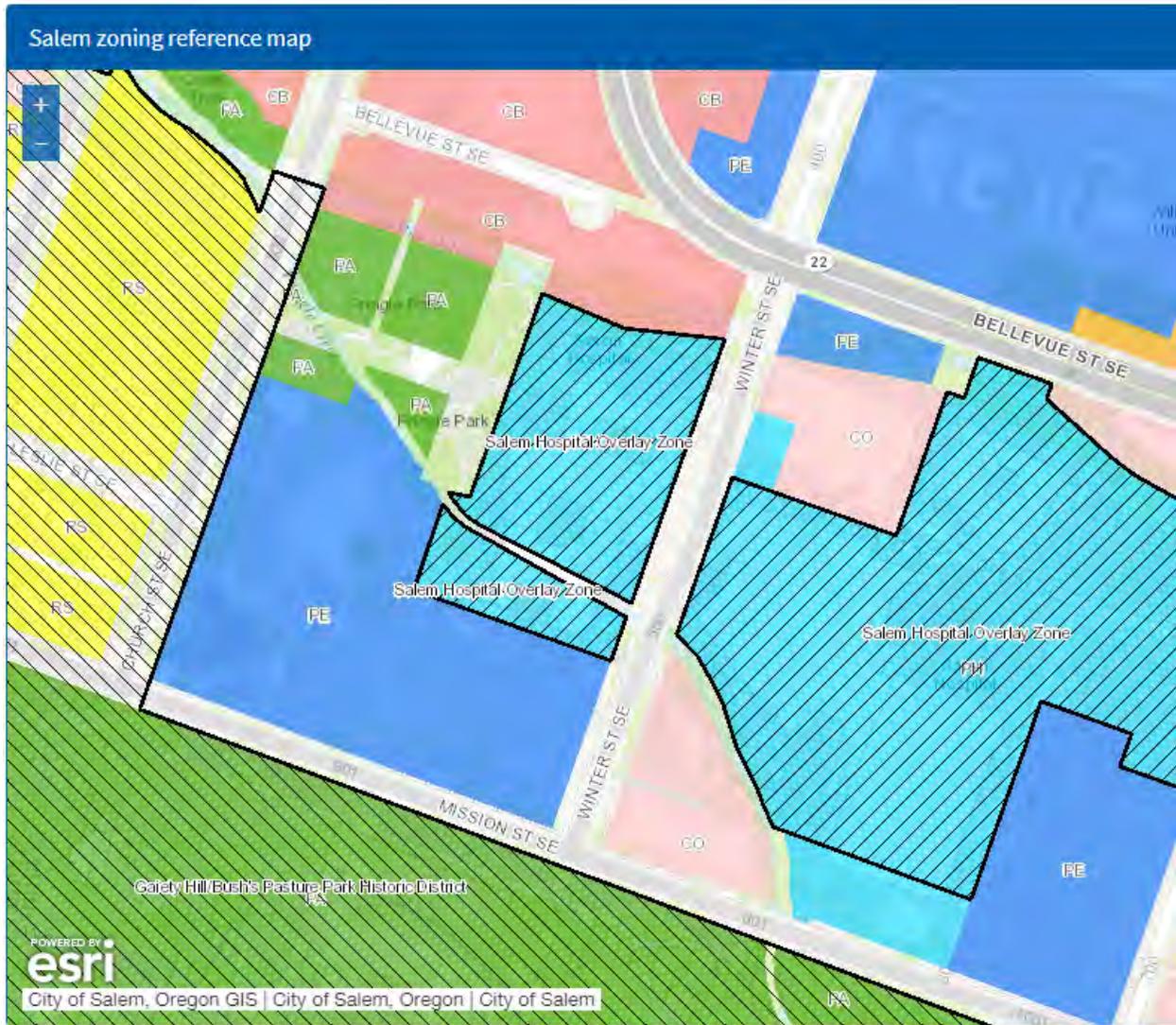
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1. Pre-application Meeting Notes PRE-AP 18-107 / 18-110219-PA
2. Deed/Title Report
3. Inadvertent Discovery Plan
4. Traffic Impact Report
5. Geotechnical Report
6. Preliminary Stormwater Report
7. Development Site Overview
8. E-Mailed Statement from Salem Health Directory of Supply Chain Management



SALEM ZONING MAP



I. DESCRIPTION OF PROPOSAL

Background

In light of our community's continued growth and future health care needs, Salem Health is planning for additional patient beds. While the population of the mid-valley is increasing steadily, Portland State University's Population Research Center projects growth of those 60 and older in Salem Health's primary service area to grow by 38% in the next 15 years. These older individuals access care at a much higher frequency and experience longer stays than younger patients. Salem Hospital is already home to the busiest emergency department between Seattle and San Francisco, and the hospital's inpatient daily census continues to push up against 100% occupancy on a regular basis. The need for additional beds is not just obvious – it is imperative.

With CPC/ZC00-09, the City of Salem approved a change to the properties' Comprehensive Plan designation from "Commercial" to "Community Services - Hospital" memorializing the current location within the City. Salem Health is undergoing a partial campus update of the east portion of the campus (delineated below) that includes the expansion of an existing patient care wing (Building A).



Proposal

To facilitate development of patient beds on the east side of campus, Salem Health proposes to construct a 7-story, 201,000 square foot patient care expansion to Existing Building A. The proposal includes four adjustments – two (2) to building setbacks, one (1) to building height for an elevator shaft extension, and one (1) to the loading space requirements. Development of the site includes the demolition of a surface parking lot for construction of the patient care wing. The attached application, this narrative, and all of the supporting documentation provided with this packet constitutes a formal request to achieve this objective. The parking requirements generated by this expansion are satisfied with current inventory.



II. RESPONSE TO APPLICABLE APPROVAL CRITERIA AND CODE STANDARDS WITHIN THE SALEM REVISED CODE (SRC)

Chapter 86 Trees and Shrubs

Section 86.005 Purpose

The purpose of this chapter is to provide a unified, consistent, and efficient means for the planning, planting, maintenance, and removal of trees located on city property and to limit the adverse impacts to city trees and city infrastructure. It is hereby declared that the public interest and welfare requires that the City conduct a program for the planting, maintenance, preservation, and removal of city trees, and that the City promote the development of tree canopy cover of all trees on city property.

Response: Noted.

Section 86.050 Activities Requiring Permits

- (a) *A permit is required for the following activities:*
- (1) *Permit required to prune or remove City trees or tree protection devices. It shall be unlawful for any person, without a written permit from the Director, to prune or remove a City tree, or to remove a tree protection device from a City tree, or cause or authorize or procure any person to do so. The Director may, by administrative rule, develop criteria for City tree pruning that does not require a permit where the Director finds the actions are minor and are unlikely to cause damage to the City tree.*
 - (2) *Permit required for construction within Critical Tree Zone of City trees. It shall be unlawful for any person, without a written permit from the Director, to undertake or cause or authorize or procure any person to undertake any construction activity within the Critical Tree Zone of City trees.*
 - (3) *Permit required to treat City trees. It shall be unlawful for any person, without a written permit from the Director, to treat a City tree, including, but not limited to, applying chemicals or biological controls; installing hardware or devices for the preservation of a City tree or for the control of insects or diseases; or causing or authorizing or procuring any person to do such treatment. A permit to treat a City tree may be granted if the Director determines the treatment proposed is beneficial and unlikely to harm the City tree. Any work authorized by written permit shall meet all local, state, and federal regulations.*
 - (4) *Permit required to collect biological materials from City trees. It shall be unlawful for any person, without a written permit from the Director, to remove plant material from a City tree or cause or authorize or procure any person to do so. A written permit is not required for the noncommercial gathering of fruit or windfall.*
 - (5) *Permit required to install lights or other attachments to City trees. It shall be unlawful for any person, without a written permit from the Director, to install or otherwise physically place lighting or other attachments on a City tree or cause or authorize or procure any person to do so. If permitted, the installation and removal shall be accomplished without damage to the City tree. The correction of any damage to the tree or replacement of the tree shall be at the permit holder's cost and shall be*



accomplished by a tree trimmer licensed under SRC chapter 30. The City will not be responsible for damage to any attachments or associated devices related to the lighting under this permit. In addition, the City shall not be responsible for the cost associated with the repair or installation of replacement materials.

- (6) Permit required to plant trees on City property. It shall be unlawful for any person to plant trees, tree seeds, seedlings, or cause or authorize or procure any person to do so, in or upon any City property or alleys without obtaining from the Director a written permit to do so, or obtaining approval of a landscape plan pursuant to SRC 807.020, and without first complying in all respects with the conditions set forth in such permit or approval and with the provisions of this chapter.*
- (b) City projects and programs will be considered in compliance with the permitting requirements of SRC 86.030(a) and this section where the City project complies with applicable Public Works Design Standards and input from the City's Urban Forester. The process for City projects to seek input from the City's Urban Forester shall be described in the administrative rules issued pursuant to this chapter.*
- (c) The Director may refer any permit decision to the Salem Parks and Recreation Advisory Board at the sole discretion of the Director.*
- (d) The Director may adopt administrative rules establishing the processes and procedures necessary to obtain a permit under this section, as well as the manner in which activities conducted pursuant to a permit are carried out. Activities conducted under a permit issued pursuant to this chapter must comply with the administrative rules issued pursuant to this chapter, as well as any other applicable administrative rules issued by the Director.*
- (e) The Director may require additional information from an applicant depending on the circumstances of the request.*
- (f) Removal of City trees under a written permit may be done by any licensed general contractor or licensed tree trimmer; any other work done to City trees under written permit must be performed by a City licensed tree trimmer in strict accordance with the terms of the permit, the provisions of this chapter, and all applicable design standards.*

Response: A City Tree is a tree on City Property. For the purposes of these regulations, City Property is defined as, "real property and improvements, if any, owned by, dedicated to, managed by, **or subject to an easement in favor of**, the City for the public's use, including, but not limited to, City parks, City rights-of-way and other City properties within city limits." Capitol Street SE and Oak Street SE, although private, are subject to easements in favor of the City for access. The proposed development would remove 11 street trees along these two private streets and would, under these standards, require removal permits.

Section 86.090 City Tree Removal Criteria

- (a) A permit to remove a City tree may be granted if one or more of the following criteria are met, as determined by the Director:*
 - (1) The tree is dead.*
 - (2) The tree is in an advanced state of decline.*
 - (3) The tree is structurally unsound and poses an imminent risk to person or property, as determined by a tree risk assessment, and when the risk cannot be mitigated or the tree cannot be made sound by accepted arboricultural practices.*



- (4) *The tree is infected with an acute fatal disease that cannot be treated successfully or there is a strong potential that the pathogen could spread and kill other trees in the immediate vicinity (e.g., Dutch Elm Disease).*
- (5) *The tree is infested with an insect that cannot be treated successfully or there is a high likelihood that the infestation could spread and kill other trees or vegetation in the immediate vicinity (e.g., Emerald Ash Borer).*
- (6) *When City trees have been planted too close to each other based on administrative rules and the spacing causes an adverse effect on neighboring trees. The tree with the greatest vigor will remain unless it meets other criteria for removal. The applicant shall bear the cost of tree and stump removal.*
- (7) *When past pruning and other tree maintenance practices, other than required electrical line clearance, has destroyed the natural shape of the tree or caused the tree to go into decline.*
- (8) *The Director may permit the removal of a City tree due to construction if there is no reasonable alternative. The applicant shall be required to bear all cost of the tree's removal and replacement.*
- (9) *The Director may permit the removal of a City tree if the tree is having an adverse effect on adjacent infrastructure and that effect cannot be mitigated by pruning, reasonable alternative construction techniques, or accepted arboricultural practices.*

Response: The proposed development site is planned at the intersection of two private streets within the campus. Development of the site includes the demolition of a surface parking lot and construction of a 7-story patient wing. Because of the need to grade the site and reroute utilities for construction, the applicant proposes to remove 11 existing street trees (4 along Capitol Street SE and 7 along Oak Street SE) as shown on the attached Tree Removal Plan. These are to be replaced with 6 street trees that are listed on the City's approved street tree list and available on the market at the time of planting. Refer to the attached Planting Plan (sheet L100) for tree placement details.

- (b) Except as provided in SRC 86.085(b), if a tree is removed pursuant to subsection (a)(8) of this section, the tree will be replaced in conformance with the applicable administrative rules and Public Works Design Standards.*

Response: Noted. The applicant is prepared to replace the street trees in conformance with the applicable Public Works Design Standards as required.

- (c) The City shall not permit the removal of a City tree for any other reason, including, but not limited to, the following, unless the criteria for a variance has been approved:*
- (1) Dropping of leaves, flowers, seeds, bark, sap, stems, pests, or other matter.*
 - (2) Improvement or maintenance of views.*
 - (3) Competition with turf or impact on non-plant landscaping (e.g., mulch or gravel).*
 - (4) Common allergies.*
 - (5) Damage to items that have been placed too close to the trunk such as pavers, bricks, blocks and concrete.*

Response: The proposed removal qualifies under the provisions of 86.090.a.8 as discussed above. No variance is being requested to the street tree removal and replacement requirements. This criterion is not applicable to the proposed development.



(d) Removals by City.

- (1) Where the City proposes to remove a City tree smaller than ten inches dbh, no posting shall be required.*
- (2) Where the City proposes to remove a City tree larger than ten inches dbh, the City shall post notice of the removal as near as practicable to the tree to be removed for a period of 15 days prior to the removal.*
- (3) No appeals of decisions related to removals by the City shall be allowed, unless part of another decision which provides for an appeal.*

Response: The proposed removal and replacement is proposed by the applicant and not the city. This criterion is not applicable to the proposed development.

Chapter 220 Site Plan Review

Section 220.005 Site Plan Review

(a) Applicability.

- (1) Except as provided in subsection (a)(2) of this section, any development that requires a building permit must receive site plan review approval prior to issuance of the building permit.*
- (2) Exemptions. The following development that requires a building permit is exempt from site plan review:*
 - (A) The construction of single family or duplex dwellings on an individual lot, including the construction of accessory structures associated with such dwellings. (B) Sign installation.*
 - (C) Ordinary maintenance or repair of existing buildings, structures, utilities, landscaping, and impervious surfaces, and the installation or replacement of operational equipment or fixtures.*
 - (D) The alteration to the facade of a building except in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones.*
 - (E) Interior construction or tenant improvements that involve no change of use.*

Response: The proposed development will require a building permit to construct a new 7-story expansion to the existing campus; therefore, site plan review is required.

(b) Classes. The three classes of site plan review are:

- (1) Class 1 site plan review. Class 1 site plan review is site plan review for any development that requires a building permit, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves a change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required.*
- (2) Class 2 site plan review. Class 2 site plan review is required for any development that requires a building permit, other than development subject to Class 1 site plan review, and that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.*
- (3) Class 3 site plan review. Class 3 site plan review is required for any development that requires a building permit, and that involves a land use decision or limited land*



use decision, as those terms are defined in ORS 197.015. As used in this subsection, land use decisions and limited land use decisions include, but are not limited to, any development application that:

- (A) Requires a Transportation Impact Analysis pursuant to SRC chapter 803;
- (B) Requires a geotechnical report or geologic assessment under SRC chapter 810, except where a geotechnical report or geologic assessment has already been approved for the property subject to the development application;
- (C) Requires deviation from clear and objective development standards of the UDC relating to streets, driveways or vision clearance areas;
- (D) Proposes dedication of right-of-way which is less than the requirements of the Salem Transportation System Plan;
- (E) Requires deviation from the clear and objective standards of the UDC and where the Review Authority is granted the authority to use limited discretion in deviating from the standard; or
- (F) Requires a variance, adjustment, or conditional use permit.

Response: The proposed development includes a land use decision and the approval of three adjustments. Therefore, consistent with staff's direction in this matter, the applicant is requesting approval of a Class 3 site plan review.

(c) *Procedure type.*

- (1) Class 1 site plan review is processed as a Type I procedure under SRC chapter 300.
- (2) Class 2 site plan review is processed as a Type I procedure under SRC chapter 300.
- (3) Class 3 site plan review is processed as a Type II procedure under SRC chapter 300.
- (4) An application for site plan review may be processed concurrently with an application for a building permit; provided, however, the building permit shall not be issued until site plan review approval has been granted.

Response: Noted.

(e) *Submittal requirements for Class 2 and Class 3 site plan review.*

Response: The applicant has hired a team of professional consultants including licensed architects, engineers, and planners to assemble the application. The team has looked at the submittal requirements and is providing the necessary documentation required for a Class 3 site plan review. The submittal items are addressed in this narrative, provided on the plans and reports included with this application, and attached to this submittal.

(f) *Criteria*

- (3) *Class 3 site plan review. An application for Class 3 site plan review shall be granted if:*
 - (A) *The application meets all applicable standards of the UDC;*
 - (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.*

Response: Compliance with the applicable standards of the UDC is discussed throughout this narrative. The increased parking requirement as a result of the proposed development will be satisfied using the existing parking inventory in the parking garage adjacent to the subject site. This will eliminate three existing access points and improve on-site traffic efficiency. The proposed development already has access to existing City services, and, where necessary, they are being upgraded to provide service to the new patient wing. More specific details are included in the following narrative and shown on the attached plans.

Chapter 230 Historic Preservation

Section 230.100 Preservation of Archaeological Resources

- (a) *Archeological resources shall be protected and preserved in place subject to the requirements of federal, state, and local regulations, including the guidelines administered by the Oregon State Historic Preservation Office and ORS 358.905—358.961.*
- (b) *A person may not excavate, injure, destroy or alter an archaeological site or object or remove an archaeological object located on public or private lands unless that activity is authorized by a permit issued under ORS 390.235. A violation of this subsection is a misdemeanor.*

Response: The proposed development is located just north of the Gaiety Hill/Bush's Pasture Park Historic District, and according to staff, the development site is located within 0.5 miles of four known archaeological sites. Because the property includes a high probability area, staff has indicated that the applicant will be required to have an Inadvertent Discovery Plan (IDP) in case archaeological resources are discovered during ground disturbing activities (i.e. grading, trenching, and demolition). The applicant understands this requirement, and has attached the IDP for the proposal that is to be located on site and included with final construction documents. Please see **Attachment #3**.

Chapter 250 Adjustments

Section 250.001 Purpose

The purpose of this chapter is to provide a process to allow deviations from the development standards of the UDC for developments that, while not meeting the standards of the UDC, will continue to meet the intended purpose of those standards. Adjustments provide for an alternative way to meet the purposes of the Code and provide for flexibility to allow reasonable development of property where special conditions or unusual circumstances exist.

Response: There are four standards from which the applicant is looking to deviate. Three are dimensional standards and meet the thresholds for adjustments, and the remaining adjustment is for the number of loading spaces on the site. Each adjustment is discussed individually in response to the following criteria.



Section 250.005 Adjustments

(a) *Applicability.*

(1) *Classes.*

(A) *A Class 1 adjustment is an adjustment to any numerical development standard in the UDC that increases or decreases the standard by not more than 20 percent.*

(B) *A Class 2 adjustment is an adjustment to any development standard in the UDC other than a Class 1 adjustment, including an adjustment to any numerical development standard in the UDC that increases or decreases the standard by more than 20 percent.*

Response:

Adjustment #1 is to allow the height of the elevator shaft associated with the proposed building to exceed the 15-foot height allowed by UDC Section 800.045(3). The allowable building height within the Public and Private Health Services (PH) zone is 120 feet. UDC Section 112.035(2)(b) states that, "When the UDC provides that a building or structure may exceed a maximum height by a specified amount, the amount allowed greater than the maximum height shall be measured from the top point of the building or structure." UDC Section 800.045(3) allows mechanical equipment to project above the maximum height provided they do not project more than 15 feet above the roof, the area does not contain any habitable space and that the projections do not exceed 60 percent of the roof area. The combined total height limit, including the building and mechanical equipment, is 135 feet.

In this instance, the highest coping of the roof is 113 feet and the elevator shaft is 18 feet. Thus, the combined total height is only 131 feet, which is within the total height limit for the zone. However, because the elevator shaft is 18 feet above the highest coping, it is 3 feet more than allowed by the provisions of UDC Section 800.045(3). The proposed adjustment would allow the elevator shaft to exceed the height established in UDC Section 800.045(3) by 3 feet.

This represents an adjustment to a numerical standard by 20% and therefore requires a Class 1 adjustment. See sheets A2.30, A3.11, and A3.12 for specific elevations and roof details.

Adjustments #2 and #3 are to the building setback along Oak Street SE and Capitol Street SE. Setbacks for buildings within the PH zone are established in Table 543-3, which stipulates that buildings must be setback 20 feet plus 1 ft. for each 1 ft. of height over 35 feet up to 50 feet back. The height of the building is proposed to be 113 feet to the highest point of the coping. The proposed development includes construction on a single lot (*once the replat 19-102412-LD is recorded*). VAR05-10 condition #9 requires the setback to be measured from the outside edge of the sidewalk along Oak Street SE and Capitol Street SE which are private easements.

Under the above provisions, the building would be required to setback at least 50 feet from the outside edge of the sidewalk. Along both frontages, the applicant is requesting an adjustment to the setback to allow the building to be located **0'-8"** feet from the outside edge of the sidewalk along the site's frontage with Oak Street SE and approximately **2'-10"** feet from what would be considered the back of an assumed 6-foot wide sidewalk along the site's frontage with Capitol



Street SE. The entire frontage outside of the planter strip along Capitol Street SE is improved with pavers as a pedestrian amenity.

The northeast corner of the third floor overhang projects over the assumed property line at the back of walk. However, this overhang provides **27'-0"** of vertical clearance from the sidewalk and will therefore not interfere with pedestrians or utility maintenance. The property line over which the overhang projects is an inferred property line based on the back of the 6-foot wide sidewalk. The sidewalk, street, and proposed building are all privately owned and maintained by Salem Health. For these reasons, the overhang projection is not expected to result in any use- or maintenance-related interferences.

This request represents an adjustment above 20% along both frontages and therefore requires Class 2 adjustments.

Adjustment #4 is to reduce the number of required loading spaces for the proposed Building A expansion. City staff have identified that the proposed expansion would require two loading spaces given the building's 201,000 sf of medical center/hospital use. However, through discussion with the architect team and hospital staff, it has been determined that installing two additional loading spaces to serve the building expansion would be a detriment to both the project and hospital operations.

This request represents an adjustment above 20% of the standard and therefore requires a Class 2 adjustment.

- (2) Prohibition. Notwithstanding subsection (a)(1) of this section, an adjustment shall not be granted to:*
- (A) Allow a use or activity not allowed under the UDC;*
 - (B) Change the status of a use or activity under the UDC;*
 - (C) Modify a definition or use classification;*
 - (D) Modify a use standard;*
 - (E) Modify the applicability of any requirement under the UDC;*
 - (F) Modify a development standard specifically identified as non-adjustable;*
 - (G) Modify a development standard that contains the word "prohibited";*
 - (H) Modify a procedural requirement under the UDC;*
 - (I) Modify a condition of approval placed on property through a previous planning action;*
 - (J) A design review guideline or design review standard; or*
 - (K) The required landscaping in the Industrial Business Campus (IBC) Zone.*

Response: None of the proposed adjustments is to the use or activity on site. The proposed adjustments do not modify a prohibited adjustment under these provisions or affect how prior conditions of approval apply to the overall development.

(d) Criteria.

- (1) An application for a Class 1 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) Clearly satisfied by the proposed development.*
- (B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.*

Response: One of the four adjustments is a request to exceed a numerical standard by 20% and is therefore subject to review as a Class 1 adjustment.

Adjustment #1 – The purpose of this request is to allow the height of the elevator shaft to exceed the 15-foot height allowed by UDC Section 800.045(3) for mechanical equipment by 3 feet, or 20 percent. The purpose statement of the Public and Private Health Services is related specifically to the allowed uses and establishment of development standards for public and private health service uses along with ancillary and compatible uses. The development standards for the zone allow for a maximum building height of 70 feet; however, the PH zone in this case is the base zone.

This property and campus are also subject to the Salem Hospital Overlay Zone whose purpose specifically states that, “The purpose of the Salem Hospital Overlay Zone is to allow medical centers/hospitals to exceed the maximum height limit of the underlying zone.” The height requirement in the zone is 120 feet and UDC Section 800.045(3) allows mechanical equipment to project above the maximum height of a building by 15 feet. Together the purpose of the building height limit and the height limit for mechanical equipment is to ensure that the combined structure does not exceed 135 feet. The proposal is for a building and mechanical equipment that combined would reach a height of 131 feet which is four feet *less* than what would be allowed if the building and equipment were constructed to the full height potential within the zone. As such, the purpose of the standard is “clearly satisfied” by the proposed development.

It should be noted that the proposed height of the elevator shaft is in line with the mechanical equipment on the adjacent building A and would not appear any higher than building A.

- (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.*

Response: Three of the four adjustments are requests to exceed a numerical standard by more than 20% and are therefore subject to review as Class 2 adjustments. The adjustments meet the above criteria as discussed in greater detail below.

Adjustments #2 and #3 – The purpose of setbacks is not clearly listed within the dimensional requirements of the UDC, but Chapter IV of the Salem Area Comprehensive Plan, and a general understanding of the intent behind setbacks is well known in the context of planning. Within Chapter IV. Salem Urban Area Goals and Policies, B. General Development, Policy 12, states that, “Land use regulations which govern the siting of any development shall encourage



development to reduce its impact on adjacent properties by screening, landscaping, setback, height, and mass regulations.”

From a planning perspective, the reason for setbacks is to provide for good air circulation and access to light in addition to forming a relationship to the street. The proposed setbacks bring the building to the street edge, but the building is still interior to the overall campus. The existing development within the campus that is adjacent to this building consists of surface level and garage parking on three sides, and mid-rise buildings of similar height on two sides. The existing Oak Street SE and Capitol Street SE private rights-of-way are 66 feet wide. Along with the adjacent development, the proposed setbacks do not prevent the free flow of air and significant access to light within and around the campus.

Further, the design of the building includes a pedestrian plaza, landscaping, ground floor windows, and horizontal variation in the façade which will serve to activate the pedestrian realm around the building. With security in mind, the design also provides eyes on the street and into the facility.

Adjustment #4 – The configuration of the building expansion is not conducive to additional loading areas, given the dimensional requirements established in Table 806-9. Due to their dimensional and locational requirements, the loading areas would have to be shared with the proposed patient loading zones. This hinders the hospital’s ability to provide efficient and safe patient loading while maintaining a clear path for emergency vehicles.

There are currently ten (10) loading areas serving the development site, on which Buildings A, C, and D are located. Karl Wright, the hospital’s Director of Supply Chain Services (“Director”) provided an inventory of the existing loading areas and their feasibility to serve the proposed building expansion. This inventory is included as **Attachment #8**. The Director also provided insight to the logistical operations of the hospital’s delivery procedures. He indicated that the existing inventory of loading areas satisfies the hospital’s current need and the expected need from the proposed Building A expansion. Almost all of the existing loading areas serve a particular function, and they have the capacity necessary to serve the proposed building expansion. The hospital’s operations team has procedures in place to disperse supplies and materials from these various loading areas to their respective locations. Requiring additional loading areas would actually complicate the existing system and require additional labor, at the expense of the hospital, to manage them.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Response: The proposed building is not located within a residential zone, so the criterion in subsection (B) is not applicable to the proposed development.

(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.

Response: The proposed building is located interior to the campus and well away from any nearby residential neighborhood. The cumulative effects of the adjustments are consistent with



the overall purpose of the zone which is: “The purpose of the Public and Private Health Services (PH) Zone is to implement the community service designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The PH zone generally allows a variety of public and private health service uses, together with a limited variety of other compatible uses.” The adjustments are to the dimensional standards of the code as opposed to the use of the property. Because the proposal will develop the site for the “allowed uses” identified in the PH zone, the adjustments will facilitate implementation of the community service designation in the City comprehensive plan. As such, the adjustments are consistent with the overall purpose of the zone.

The proposed adjustments do not unreasonably impact surrounding existing or potential uses or development. There are no protected view sheds that the team is aware of that would be impacted by the proposed adjustments. The proposed building is located adjacent to a building that is similar in height, and in an overlay zone where the height and intensity of the use is expected to be greater than in other similarly zoned properties. While it intensifies the use, it does so within the interior of the campus as opposed to the boundary where it would be more likely to impact adjacent owners. The building itself is located behind a building of similar height that serves to buffer the nearest residentially developed properties.

(e) Transfer of adjustments. Unless otherwise provided in the final decision granting the adjustment, an adjustment shall run with the land.

Response: Noted.

Chapter 543 PH (Public and Private Health Services) Zone

Section 543.001 Purpose

The purpose of the Public and Private Health Services (PH) Zone is to implement the community service designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The PH zone generally allows a variety of public and private health service uses, together with a limited variety of other compatible uses.

Response: Noted.

Section 543.005 Uses

Response: Medical centers, hospitals, outpatient medical services, and laboratories are all outright permitted uses in the zone. This proposal is for an expansion to the existing hospital of a 7-story 201,000 square foot patient care wing.

Section 543.010 Development Standards

(a) Lot Standards

Response: No new lots are being requested as part of this proposal. There is a replat approval pending with the City of Salem that was submitted prior to this application for the purposes of consolidating the tax lots into a single parcel. The resulting parcel is approximately 9.5 acres in



size with frontage onto two public streets, Winter Street SE and Mission Street SE. The minimum lot area, lot width, lot depth, and street frontages are exceeded as a result of the lot consolidation. Once the replat is approved and recorded, all of the lot standards will be satisfied.

Lot Standards	Standard	Proposed	Compliance
Lot Area	10,000 SF	413,820 SF	Exceeds Minimum
Lot Width	50 Feet	617 Feet (<i>Winter St. as the front lot line</i>)	Exceeds Minimum
Lot Depth	80 Feet	681 Feet	Exceeds Minimum
Street Frontage	16 Feet	(318 Feet along Winter Street SE) (272.09 feet along Mission Street SE)	Exceeds Minimum

(b) Setbacks

Response: Setbacks for buildings within the PH zone are established in table 543-3, which stipulates that buildings must be setback 20 feet plus 1 ft. for each 1 ft. of height over 35 feet up to 50 feet back. The height of the building is proposed to be 113 feet to the highest point of the coping. The proposed development includes construction on a single lot (*once the replat 19-102412-LD is recorded*). VAR05-10 condition #9 requires the setback to be measured from the outside edge of the sidewalk along Oak Street SE and Capitol Street SE which are private easements.

Under the above provisions, the building would be required to setback at least 50 feet from the outside edge of the sidewalk along these two frontages. Adjustments to those standards have been requested above. The building is setback over 400 feet from Mission Street SE and behind building A which would be located in the front yard of the site. Building A has frontage and an already existing front yard along Winter Street SE.

(c) Lot Coverage; Height

Response: Table 543-5 establishes the maximum lot coverage and building height within the PH Zone. According to the code, the maximum building coverage is 60%. The *development site* as defined in UDC 111.001 consists of ten (10) buildings on seven (7) contiguous tax lots, pending approval of the associated replat application, REP19-02. These buildings and their associated building footprints are outlined below and on the attached Development Site Overview (**Attachment #7**).

1. **Building C** – 40,900 sf
2. **Building D** – 34,050 sf
3. **Urgent Care** – 10,075 sf
4. **1073 Oak St SE** – 4,590 sf
5. **Building A** – 95,550 sf
6. **Proposed Building A-Expansion** – 20,791 sf
7. **720 Building** – 3,995 sf
8. **Parking Garage** – 83,490 sf



- 9. **885 Mission St SE** – 8,090 sf
- 10. **MRI Building** – 4,035 sf

Per UDC 112.040, *lot coverage* is determined by the building footprint per *lot*, not *development site*. Therefore, the development site consists of seven (7) lot coverage calculations due to there being seven (7) tax lots. The table below outlines the tax lot, the building (referenced from the list above and on **Attachment #7**), and the lot coverage calculation.

Tax Lot	Building(s)	Building Footprint	Lot Area	Lot Coverage
073W27DA90000	#1	40,900 sf	86,249 sf	47%
073W27DA01100	#2	34,050 sf	115,434 sf	30%
073W27DA00300	#3	10,075 sf	33,106 sf	30%
073W27DA00600	#4	4,590 sf	13,939 sf	33%
New Parcel 1 (Pending REP19-02)	#5, #6, #8, #10	203,866 sf (95,550 sf + 20,791 sf +83,490 sf + 4,035 sf)	413,820 sf	49%
073W27DA06500	#7	3,995 sf	20,472 sf	20%
073W27DA05800	#9	8,090 sf	22,651 sf	36%

As shown above, all of the tax lots within the development site fall below the 60% lot coverage maximum as established by the PH zone. This standard is satisfied.

(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 chapters 806 and 807.*

Response: The setbacks that are proposed are landscaped as required. Basic landscaping for the overall site is generally shown on Sheet A1.10, the Architectural Site Plan. Specific details of the proposed landscaping can be found on Sheet L100 the overall planting plan. As illustrated in those plans, the setbacks and vehicle use areas are landscaped.

- (e) Outdoor Storage. Within the PH zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.*

Response: Noted. There is no new outdoor storage proposed with the proposed expansion of the patient care wing. This criterion is not applicable.

Section 543.020 Other Provisions

In addition to the standards set forth in this chapter, development within the PH zone must comply with all other applicable development standards of the UDC, including, but not limited to, the following chapters:

- (a) Trees and Shrubs: SRC chapter 86.*



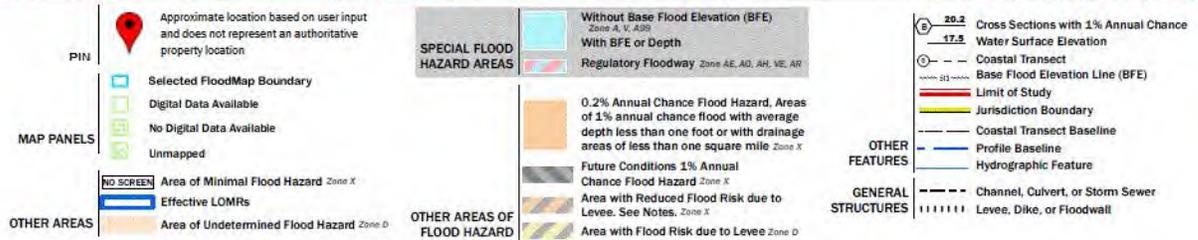
- (b) *Wireless Communications Facilities: SRC chapter 703.*
- (c) *General Development Standards: SRC chapter 800.*
- (d) *Public Improvements: SRC chapter 802.*
- (e) *Streets and Right-of-Way Improvements: SRC chapter 803.*
- (f) *Driveway Approaches: SRC chapter 804.*
- (g) *Vision Clearance: SRC chapter 805.*
- (h) *Off-Street Parking, Loading and Driveways: SRC chapter 806.*
- (i) *Landscaping and Screening: SRC chapter 807.*
- (j) *Preservation of Trees and Vegetation: SRC chapter 808.*
- (k) *Wetlands: SRC chapter 809.*
- (l) *Landslide Hazards: SRC chapter 810.*
- (m) *Sign Code: SRC chapter 900.*

Response: Noted. Where applicable, those sections have been addressed in this narrative and within the plans and attachments provided along with this application.



Chapter 601 Floodplain Overlay Zone

Response: Although a portion of the property is located within the Pringle Creek floodplain and the floodplain associated with the Sheldon Ditch, no physical construction is planned within or near the floodplain with this proposal. With a planned finished floor elevation of 156.7 feet, the building will be at least six feet above the nearest flood elevation. See the map below for reference. The blue rectangle shows the proposed location of the new patient wing as it relates to the nearby floodplain. These criteria are not applicable to the proposed development.



Chapter 620 Salem Hospital Overlay

Section 620.001 Purpose

The purpose of the Salem Hospital Overlay Zone is to allow medical centers/hospitals to exceed the maximum height limit of the underlying zone.

Response: The proposed development is an expansion of the existing hospital, and as discussed in the adjustment to building height earlier in this narrative, the main mass of the building is 113 feet high, and within the allowable height prescribed by this section. The requested adjustment is for the purpose of allowing the elevator shaft overrun to exceed the height of the zone.

Section 620.005 Salem Hospital Overlay Zone Boundary

The boundaries of the Salem Hospital Overlay Zone are shown in Figure 620-1.

Response: The proposed development is located within the overlay zone as shown in Figure 620-1. Therefore, these standards are applicable to this request.

Section 620.010 Uses

Any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Salem Hospital Overlay Zone.

Response: Noted. As discussed previously in this narrative, the proposed development is an expansion of the pre-existing permitted use in the zone.

Section 620.015 Development Standards

Development within the Salem Hospital Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

- (a) *Height. Unless located within the Airport Overlay Zone, medical centers/hospitals in the Salem Hospital Overlay Zone shall not exceed 120 feet in height. Medical centers/hospitals located within the Airport Overlay Zone shall not exceed the height limits set forth in SRC chapter 602.*

Response: As discussed previously, the main mass of the building is 113 feet high, and within the allowable height requirements of the zone. However, an adjustment has been requested to allow the elevator shaft overrun to exceed the maximum height of the zone.

Chapter 800 General Development Standards



Section 800.005 Applicability

The standards set forth in this chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this chapter and any other provision of the UDC, the more restrictive provision shall apply.

Response: Noted. The general development standards of this section are applicable to the proposed development and discussed in greater detail throughout this narrative.

Section 800.015 Lot Standards Generally

- a) Buildings to be on a lot. 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. Buildings that are attached at a common property line, but which otherwise meet all requirements of SRC chapter 56 as separate buildings shall be considered as separate buildings for purposes of this subsection.*
- (b) Side lot lines. As far as is practicable, side lot lines shall run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.*

Response: A proposed replat 19-102412-LD has been submitted previously to the City of Salem, and is currently under review. The intent of the replat is to consolidate all of the existing lots so that all of the buildings on the east campus are located on a single lot. Fundamentally, the side lot lines are located along Oak Street SE and Mission Street SE, and generally run at right angles to the street. This criterion will be satisfied with approval of the proposed replat.

Section 800.035 Setbacks

- (a) Setbacks to be unobstructed. Except as otherwise provided under subsection (b) of this section, required setbacks shall be unobstructed.*
- (b) Permitted projections into required setbacks. Permitted projections into required setbacks are set forth in Table 800-2.*

Response: Noted. This application includes a request for two adjustments to the setbacks along Capitol Street SE and Oak Street SE. All of the yards associated with the proposed construction are interior to the overall campus. The setbacks that are proposed are unobstructed.

Section 800.045 Height

- (a) Generally. Unless otherwise provided under the UDC, standards relating to height shall apply to all buildings and structures. Height shall be measured as set forth in SRC chapter 112.*

Response: In this instance, the building has a flat roof. Building height has been measured from the ground to the highest coping in compliance with UDC Chapter 112. As proposed, the main portion of the building is 113 feet high. An adjustment has been requested to allow an elevator shaft overrun to exceed the allowable height.



(b) *Height exceptions. Except as otherwise provided in this subsection, the following height exceptions are permitted under the UDC:*

- (1) *Towers, steeples, chimneys, wind-driven electrical generating equipment, flag poles, and monuments may project above the maximum height limits set forth in the UDC, provided:
 - (A) *They do not exceed 185 feet in height;*
 - (B) *They do not contain any habitable space;*
 - (C) *The horizontal section of the structure does not exceed 625 square feet at the top of the main building or structure; and*
 - (D) *The sum of the horizontal section of all such projections measured at the maximum height limit applicable to the building or structure on which they are located does not exceed 20 percent of the horizontal area of the roof of the building or structure on which they are located.**
- (2) *Radio, television, and microwave antennas, and structures used exclusively for their support, are exempt from all height limitations.*
- (3) *Mechanical equipment necessary for the operation or maintenance of a building or structure, including, but not limited to, ventilators, plumbing and vent stacks, cooling towers, water tanks, panels or collectors for solar energy, and window washing equipment, together with enclosures for any such equipment, may project above the maximum height limits set forth in the UDC, provided:
 - (A) *They do not project more than 15 feet above the roof;*
 - (B) *They do not contain any habitable space;*
 - (C) *The sum of the horizontal section of all such projections measured at the maximum height limit applicable to the building or structure on which they are located does not exceed 60 percent of the horizontal area of the roof of the building or structure on which they are located;**
- (4) *Relationship to FAA Part 77 Surfaces. Notwithstanding subsections (b)(1) through (3) of this section, nothing in this subsection shall authorize the projection of a building or structure into an FAA Part 77 surface established under SRC chapter 602.*

Response: There is mechanical equipment on the roof that falls within the acceptable exceptions as allowed in subsection(b)(3), and those are shown on sheet A2.30, the roof plan. The proposed mechanical projections represent 25% of the roof area, and with the exception of the elevator shaft overrun for which an adjustment is requested, all other rooftop mechanical equipment is less than 15 feet above the roof and does not contain any habitable space.

(c) *Height of structures within 165 feet of capitol mall district. Except as provided under subsection (b) of this section, no portion of a building or structure located outside of, but within 165 feet of, the external boundary of the Capitol Mall (PM) Zone shall exceed a height of 70 feet.*

Response: The proposed development is not located within 165 feet of the Capitol Mall District. This criterion is not applicable to the proposed development.

Section 800.055 Solid Waste Service Areas



Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.

- (a) Applicability. Solid waste service area design standards shall apply to:*
 - (1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and*
 - (2) Any change to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.*

Response: There is not a separate solid waste enclosure associated with the proposed expansion. The building is part of a campus, and solid waste for the expansion is collected on site, transported to a compactor or sorted and disposed of with biomedical waste in the service area located on the south side of Building A. The service area includes a lot of different services but is well lit and in a convenient location for hospital staff and the service providers.

Section 800.060 Exterior Lighting

- (a) Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.*
- (b) Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:*
 - (1) Completely shielded from direct view; or*
 - (2) No greater than five foot-candles in illumination.*

Response: The proposed expansion does include exterior lighting, but the lighting is interior to the site. Lighting is intended to be consistent with current lighting on the rest of the campus, but because of its location, there should be no light spillover outside of the lot. As shown on E-010 the Site Lighting Plan, there will be exterior wall sconces, recessed down lighting underneath the cantilevered porch near the emergency room entrance, 25-foot high pole lights within the drive loop leading to the parking garage and emergency room, 12-foot high pedestrian lights along the exterior pathways, and a continuation of the street lighting along Oak Street SE and Capitol Street SE. Lighting is shielded and focused to the areas intended to be lit on site, and would not shine or reflect onto adjacent properties or the public right-of-way.

Chapter 802 Public Improvements

Section 802.001 Purpose

The purpose of this chapter is to establish the means and standards whereby public improvements are provided for development within the City.

Response: Noted by the applicant.

Section 802.010 Design standards and specifications



The Director shall prepare and adopt by administrative rule design standards and specifications consistent with sound engineering principles for the construction, reconstruction, or repair of public improvements within areas under the City's jurisdiction. The design standards and specifications shall be kept on file in the office of the Director. All public improvements shall conform to the adopted design standards and specifications, and with any other adopted plans and policies adopted by the City.

Response: Noted by the applicant. Any public utility expansions or improvements have been designed to conform to the City's design standards and specification by the project engineers. Utility plans are provided on sheets C300 Stormwater Sewer Plan and C400 Water and Sanitary Plan that are attached to this submittal.

Section 802.015 Development to be served by city utilities

Except as provided under SRC 802.035 and 802.040, all development shall be served by city utilities designed and constructed according to all applicable provisions of the Salem Revised Code and the Public Works Design Standards.

Response: As proposed and illustrated on the civil plans the proposed development will be served by extensions of existing public services. The design and connections will be finalized in the construction documents, but will conform to the City of Salem Public Works Design Standards as required. Preliminary utility plans are provided with C300 and C400 for utilities including sewer, water, and storm. Specifics of each service type are discussed in the narrative below.

Water – Water to the site would be provided a connection to the existing 12-inch waterline in Capitol Street SE via a six-inch connection near the emergency room entrance. Water for the fire suppression system will be drawn from Capitol Street SE via an 8-inch service into the building. See sheet C400 for specific details.

Sanitary – Sanitary service for the proposed addition would be provided via an 8-inch connection to an existing manhole in Oak Street SE near the northwest corner of the building. See sheet C400 for specific details.

Stormwater – The existing site runoff is collected in catch basins and piped to the existing public stormwater system. The proposed stormwater design maintains existing drainage patterns for the public stormwater runoff along streets and collects it in catch basins. Site stormwater runoff sheet flows to a proposed Rain Garden. The Rain Garden will treat the site runoff and convey it to underground arch chambers designed for detention, allotting time for soil infiltration. An emergency overflow riser within the Rain Garden will direct all overflow runoff to the public stormwater system. A small portion of the site runoff will be collected in trench drains and conveyed through the stormwater system of the adjacent parking garage structure. See Sheet C300 for specific details.

Section 802.020 Easements



Subject to any constitutional limitations, the conveyance or dedication of easements for city utilities may be required as conditions of development approval. Easements may be required that are necessary for the development of adjacent properties. Easements shall, where possible, be centered on, or abut property lines, and shall be not less than ten feet in width. No building, structure, tree, or other obstruction other than landscaping shall be located within an easement required by this section.

Response: Noted. There are public access easements over the site to ensure that the City of Salem has access to the utilities. Where additional easements are necessary to access the utilities, the applicant will comply.

Section 802.025 Utilities to be placed underground

- (a) *Except as otherwise provided in this section, all utility service shall be provided by underground facilities.*
- (b) *In industrial and employment and commercial zones, electrical service may be provided by overhead wires where underground utility service is unavailable.*
- (c) *Stormwater management shall be provided by above ground and below ground facilities.*

Response: Noted. All public utilities with the exception of the water quality treatment facilities are proposed to be underground. The applicant will comply with these requirements.

Chapter 803 Streets and Right-Of-Way Improvements

Section 803.001 Purpose

The purpose of this chapter is to establish standards for streets and other improvements within public right-of-way in the City.

Section 803.010 Streets, generally

Except as otherwise provided in this chapter, all streets shall be improved to include the following: adequate right-of-way, paving, curbing, bike lanes (where required), sidewalks, street lighting, stormwater facilities; utility easements, turnarounds, construction strips, landscape strips, parking lanes, adequate right-of-way geometry, paving width, grade, structural sections and monumentation, that conforms to the Public Works Design Standards.

Response: The proposed development has frontage onto two existing private streets with public access easement. No new streets are proposed with this development.

Section 803.015 Traffic impact analysis

- (a) *Purpose. The purpose of a traffic impact analysis is to ensure that development generating a significant amount of traffic provides the facilities necessary to accommodate the traffic impacts of the proposed development.*
- (b) *Applicability. An applicant shall provide a traffic impact analysis if one of the following conditions exists:*
 - (1) *The development will generate 200 or more daily vehicle trips onto a local street or alley, or 1,000 daily vehicle trips onto a collector, minor arterial, major*



- arterial, or parkway. Trips shall be calculated using the adopted Institute of Transportation Engineer's Trip Generation Manual. In developments involving a land division, the trips shall be calculated based on the proposed development that will occur on all lots that will be created by the land division.*
- (2) The increased traffic resulting from the development will contribute to documented traffic problems, based on current accident rates, traffic volumes or speeds, and identified locations where pedestrian and/or bicyclist safety is a concern.*
 - (3) The City has performed or reviewed traffic engineering analyses that indicate approval of the development will result in levels of service of the street system that do not meet adopted level of service standards.*
- (c) Improvements may be required. On-site and off-site public or private improvements necessary to address the impacts identified in the traffic impact analysis may be required as conditions of development approval. Improvements include, but are not limited to, street and intersection improvements, sidewalks, bike lanes, traffic control signs and signals, parking regulation, access controls, driveway approach location and design, and street lighting.*
- (d) Exception. An exception to the requirement for a traffic impact analysis may be granted for development that generates more than the trips specified in subsection (b)(1) of this section if the Director determines the traffic impact analysis is not necessary to satisfy the purposes set forth in subsection (a) of this section.*

Response: A Traffic Impact Analysis (**Attachment #4**) was prepared for the proposed development by Phill Worth with Kittelson and Associates. The report analyzed surrounding intersections, such as Winter Street SE/Bellevue St SE, Commercial Street SE/Mission Street SE, and Capitol Street SE/Mission Street SE. The report found that *no upgrades or mitigation will be required*. Please refer to **Attachment #4** for further information regarding the report.

Section 803.020 Public and private streets

- (a) Public streets. Except as provided in subsection (b) of this section, all streets shall be public streets.*
- (b) Private streets.*
 - (1) Internal streets in subdivisions, partitions, and planned unit developments may be either public or privately owned; provided that the internal streets may be required to be public, given the connectivity, size, configuration, location, and number of lots or dwelling units, and the nature and location of public and common facilities and proposed uses.*
 - (2) Private streets shall conform to this chapter and the Public Works Design Standards, unless otherwise required by state law.*
 - (3) Any subdivision, partition, or planned unit development that includes private streets shall have recorded covenants, conditions, and restrictions which provide that all common property owners shall be members of a property owners' association. The covenants, conditions, and restrictions shall, at a minimum, require that the association be responsible for the perpetual maintenance and operation of all private streets and related facilities in the development, including, but not limited to, parking areas, private streets,*



privately owned pedestrian/bikeways, and landscape strips. Such association shall have the power to levy and assess against privately owned property in the development all necessary costs for maintenance and operation of the private streets and related facilities.

Response: No new streets are being proposed with this development. All of the existing adjacent streets are private. These criteria are not applicable to the proposed development.

Section 803.065 Alternative street standards.

- (a) The Director may authorize the use of one or more alternative street standards:*
- (1) Where existing development or physical constraints make compliance with the standards set forth in this chapter impracticable;*
 - (2) Where the development site is served by fully developed streets that met the standards in effect at the time the streets were originally constructed; or*
 - (3) Where topography or other conditions make the construction that conforms to the standards impossible or undesirable.*

Response: Oak Street SE is a private street along the northern portion of the subject area that is subject to the City of Salem’s Public Works Street Design Standards due to condition #4 of Variance 05-10. The street design standards include a sidewalk, landscaping strip, bike lane, and vehicle lane on each side of the street’s center line. The proposed design includes a cut-out that is approximately 100 feet long to allow for a separated patient pick-up/drop-off in the patient discharge zone. As a result, the landscaping strip is removed and the sidewalk width is reduced to less than the required five feet at this point of the frontage.

There are elements included in the design intending to mitigate for the loss of landscaping and formal sidewalk width for this section of the frontage. First, there is a pedestrian plaza that is approximately twelve-and-a-half (12.5) feet wide separating the patient pick-up/drop-off zone to the proposed building. This plaza will be paved with the same material as the sidewalk and will provide a seamless transition between the sidewalk on either side of the pick-up/drop-off zone to safely facilitate pedestrian traffic. Second, additional landscaping is provided between the building and the pedestrian plaza on both the east and the west side of the pick-up/drop-off zone. This additional landscaping will provide the same beautification and pervious surface benefits that the landscaping strip would provide, but it also allows for the separated pick-up/drop-off zone, ultimately promoting a safer flow of traffic and patient loading/unloading.

Additionally, condition #2 of Variance 05-10 requires that a loading area be provided for para-transit vehicles in proximity to the main entrance to the proposed building expansion. As shown on the attached Development Site Overview (**Attachment #7**), all of the patient pick-up/discharge locations accommodate para-transit vehicles. The pick-up/discharge area along Oak Street SE is located within proximity to an entrance to the proposed building expansion, satisfying this condition.

- (b) Authorization of an alternative street standard may require additional or alternative right-of-way width, easements, and improvements to accommodate the design and construction using the alternative standard.*



Response: Acknowledged by the applicant.

Chapter 804 Driveway Approaches

Section 804.001 Purpose

The purpose of this chapter is to establish development standards for safe and efficient access to public streets.

Response: As proposed, the development will eliminate the commercial driveway onto Oak Street SE, and reconfigure the current driveway onto Capitol Street SE. See sheet C002 for the existing conditions, and C200 Civil Site Plan and Sheet A1.10 Architectural Site Plan for the proposed conditions.

Section 804.010 Applicability

This chapter applies to the design, construction, relocation, reconstruction, enlargement, or alteration of any driveway approach.

Response: Noted. As stated earlier, the existing on-site driveways will be reconstructed to accommodate the proposed expansion. Therefore, this chapter applies.

Section 804.060 Driveway approach closure

(a) *General. The Director may require the closure of a driveway approach where:*

- (1) *The driveway approach is not constructed in conformance with this chapter and the Public Works Design Standards;*
- (2) *The driveway approach is not maintained in a safe manner;*
- (3) *A public street improvement project is being constructed, and closure of the driveway approach will more closely conform to the current driveway approach standards;*
- (4) *A new building or driveway is constructed on the property;*
- (5) *A comprehensive plan change or zone change is proposed for the property served by the driveway;*
- (6) *A change of use or activity in an existing building increases the amount of required parking;*
- (7) *The driveway approach has been abandoned; or*
- (8) *There is a demonstrated safety issue.*

(b) *Notice. Notice of driveway approach closure shall be given, in writing, to the property owner and any affected tenants stating the grounds for closure, the date upon which the closure becomes effective, and the right to appeal.*

(c) *Appeals. Any person entitled to notice under subsection (b) of this section may appeal the decision to the Hearings Officer by following the process set forth in SRC 20J.220. The hearing on the appeal shall follow the contested case procedures set forth in SRC 20J.240 through 20J.430.*



(d) Effect. Closure shall be effective immediately upon the mailing of notice. Unless otherwise provided in the notice, closure terminates all rights to continue the use of the driveway approach for which the notice of closure has been issued.

(e) Failure to close driveway. If the owner fails to close the driveway approach to conform to the notice within 90 days, the Director may cause the closure to be completed and all expenses will be assessed against the property owner.

Response: Salem Health is proposing to eliminate the commercial driveway onto Oak Street SE, and reconfigure the current driveway onto Capitol Street SE. See sheet C002 for the existing conditions, and sheet C200 Civil Site Plan and sheet A1.10 Architectural Site Plan for the proposed conditions. There is no evidence to suggest that there is a need to close any of the proposed approaches as they are driveways onto a private street within a campus.



Chapter 805 Vision Clearance

Section 805.001 Purpose

The purpose of this chapter is to ensure visibility for vehicular, bicycle, and pedestrian traffic at the intersections of streets, alleys, flag lot accessways, and driveways.

Section 805.005 Vision Clearance Areas

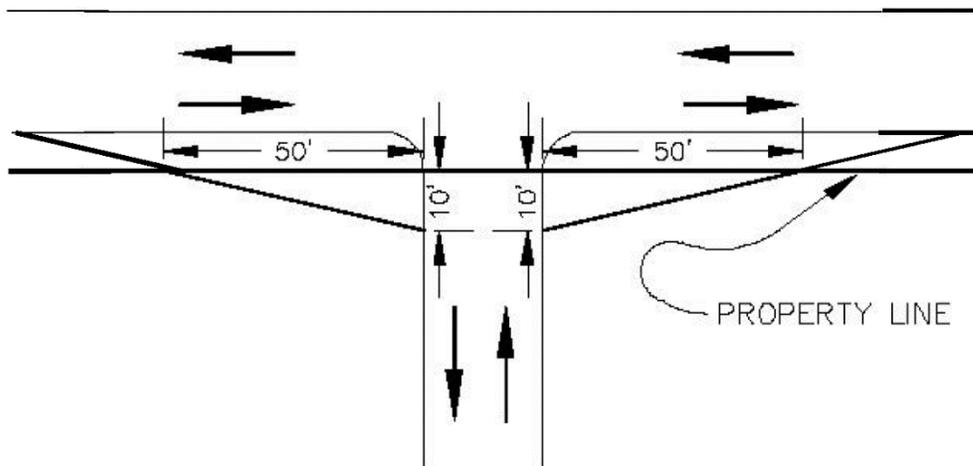
Vision clearance areas that comply with this section shall be provided at the corners of all intersections; provided, however, vision clearance areas are not required in the Central Business (CB) Zone.

Response: Noted. Vision clearances at the driveway locations will be provided as required below.

(b) Intersections with driveways, flag lot accessways, and alleys. Vision clearance areas at intersections of streets and driveways, streets and flag lot accessways, streets and alleys, and alleys and driveways shall comply with the following:

(B) Driveways serving uses other than single family and two-family. Driveways serving uses other than single family and two-family shall have a vision clearance area on each side of the driveway. The vision clearance area shall have ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley (see Figure 805-5).

DRIVEWAYS SERVING USES OTHER THAN SINGLE FAMILY AND TWO FAMILY



Response: The plans do not show any obstructions to the vision clearance triangles. Proposed landscaping, shown specifically on Sheet L500CD and Sheet L200CD indicate that there will be a combination of landscaping and pavers at the sites intersection with Capitol Street SE, but does not specify the planting types with. The project has discussed a mixture of ornamental grasses, shrubs, and trees which will be pruned to maintain the vision clearance triangles.



Section 805.010 Obstructions to vision prohibited

Except as otherwise provided in this section, vision clearance areas shall be kept free of temporary or permanent obstructions to vision from 30 inches above curb level to 8.5 feet above curb level; provided, however, where there is no curb, the height shall be measured from the street shoulder. As used in this section, temporary or permanent obstruction includes any obstruction located in the right-of-way adjacent to the vision clearance area.

- (a) *The following obstructions may be placed in a vision clearance area, unless the cumulative impact of the placement results in an obstruction to vision:*
 - (1) *A column or post, so long as the column or post does not create a visual obstruction greater than 12 inches side-to-side.*
 - (2) *Utility poles and posts, poles, or supporting members of street signs, street lights, and traffic control signs or devices installed by, or at the direction of, the Public Works Department or any other public agency having jurisdiction over the installation.*
 - (3) *On-street parking.*

Response: Noted. There are no architectural features such as columns or posts shown within the vision clearance area. All utilities within the vision clearance areas appear to be underground in vaults. Any signage placed within the area will be located at the direction of Public Works. Finally, no on-street parking is proposed with this development.

- (b) *Trees. Trees may be planted within a vision clearance area provided they are a species listed on the parks approved street tree list, and they comply with the following:*
 - (1) *The planting area is sufficient to support the tree when mature.*
 - (2) *The tree will not interfere with overhead utilities.*
 - (3) *The tree is a species that can be trimmed/pruned to provide necessary visibility.*

Response: There are two street trees proposed on either side of the new driveway. The trees will be a species listed on the Salem approved street tree list and available on the market at the time they are planted. Pruning will be left up to the hospital, but it should be noted, that there does not appear to be any neglected landscaping on the current campus, so it is likely that the trees will be managed in a way that ensures the necessary visibility is provided.

- (c) *Nothing in this chapter shall be deemed to waive or alter any requirements relating to setbacks or landscaping in the UDC. In the event of a conflict between the standards of this chapter and another chapter of the UDC, the standards in this chapter shall control.*

Response: Noted. An adjustment to the setbacks along the Capitol Street SE frontage has been requested, but the proposed setback does not interfere with the required vision clearance area.



Chapter 806 Off-Street Parking, Loading, and Driveways

Section 806.001 Purpose

The purpose of this chapter is to establish standards for off-street parking and vehicle use areas, bicycle parking, loading areas, and driveways.

Response: Acknowledged by the applicant.

Section 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 or in the following locations:

- (b) Nonresidential zones. Within commercial, mixed-use, public, and industrial and employment zones, other than the CB, WSCB, and SWMU zones, required off-street parking may be located within 500 feet of the development site containing the use or activity it serves.*

Response: As proposed, the off-street parking for the expansion of the patient care wing would be provided within the parking garage that is located immediately south of the building and on the same lot within the Salem Health Campus.

Section 806.015 Amount off-street parking

- (a) Minimum required off-street parking. Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than those set forth in Table 806-1.*

Response: 111 parking spaces will be eliminated to construct the proposed patient care wing. Including the existing surface parking there will be a total of 2,189 parking spaces to serve the development site. This represents an overall decrease of 111 parking spaces from the existing 2,300 spaces. The minimum parking requirement for the development site is 1,624 spaces, and the maximum allowed amount of parking is 2,844 spaces. As proposed, the development site's proposed parking will satisfy the requirement. See the table below for a more detailed breakdown.



Building	Size (sf)	# of Beds	Parking Standard	Min. Stalls Required	Max. Stalls Allowed	Existing Stalls	Proposed Stalls
Building A* (Medical center/hospital use)	335,000	120	1.5 stalls/bed	180	315	165	165
Building A* (Outpatient medical services use)	50,000	n/a	1 stall/350 sf	143	250		
Building A - Expansion	201,000	150	1.5 stalls/bed	225	394	0	0
Building C	187,883	n/a	1 stall/350 sf	537	940	61	61
Building D* (Medical center/hospital use)	93,222	90	1.5 stalls/bed	135	236		
Building D* (Outpatient medical services use)	93,222	n/a	1 stall/350 sf	266	466	10	10
Urgent Care	10,075		1 stall/350 sf	29	51	18	18
985 Mission (MRI Building)	4,305		1 stall/350 sf	12	21	27	27
885 Mission	10,050		1 stall/350 sf	29	51	32	32
720 Building	11,985		1 stall/350 sf	34	60	33	33
1073 Oak	11,765		1 stall/350 sf	34	60	19	19
Parking Garage	n/a		n/a	n/a	n/a	1,288	1,288
Surface Lot #1						67	67
Surface Lot #2						111	0
Surface Lot #3						469	469
Total				1,624	2,844	2,300	2,189

Breakdown of parking requirement per building and their associated use

* Note: Buildings A & D consist of two separate uses (medical center/hospital use & outpatient medical services) with different parking requirements. Therefore, the parking requirements for each building are broken into the two separate uses.

Section 806.045 Bicycle parking; when required

- (a) General applicability. Bicycle parking shall be provided as required under this chapter for:
- (1) Each proposed new use or activity.
 - (2) Any change of use or activity, when such change of use or activity results in a bicycle parking ratio requiring a greater number of spaces than the previous use or activity.
 - (3) Any intensification, expansion, or enlargement of a use or activity.

Response: The proposed development is considered an intensification, expansion, and enlargement of an existing use. As such, per subsection (3) above, additional bike parking is required.



Section 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.

Response: As shown on the attached architectural site plan (note 32-07, sheet A1.10), the proposed bicycle parking is located adjacent to the proposed building expansion. This standard is satisfied.

Section 806.055 Amount of bicycle parking

Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-8.

TABLE 806-8. MINIMUM BICYCLE PARKING	
Use	Minimum Number of Spaces Required
Health Services	
<i>Medical centers/hospitals</i>	<i>The greater of 4 spaces or 1 per 30 beds</i>

Response: 150 additional beds are proposed with the building expansion which requires five (5) bicycle parking spaces (150 beds/1 space per 30 beds). Six (6) bicycle parking spaces are proposed, satisfying this requirement.

Section 806.065 Off-street Loading Areas; When Required

- (a) *General applicability. Off-street loading shall be provided and maintained as required under this chapter for:*
 - (1) *Each proposed new use or activity.*
 - (2) *Any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity.*
 - (3) *Any intensification, expansion, or enlargement of a use or activity.*
- (b) *Applicability to nonconforming off-street loading area. When off-street loading is required to be added to an existing off-street loading area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.*

Response: Salem Health is part of a larger campus. Although no new loading spaces are being proposed with this addition, the Salem Health Director of Supply Chain Services has indicated that the existing off-street loading areas will be utilized to manage waste from and supplies to the new addition as described below.

Section 806.070 Proximity of Off-street Loading Areas to Use or Activity Served

Off-street loading shall be located on the same development site as the use or activity it serves.



Response: Ten of the off-street loading spaces are provided on the east side of the campus as detailed below, and six are located on the west side of the campus. The east/west dividing line of the campus for the purposes of this discussion is Winter Street SE. However, the entire site is part of a campus, and all of the off-street loading spaces are located on the same development site as the uses they serve.

Section 806.075 Amount of Off-street Loading

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-9.

Response: Table 806-9 requires 2 loading spaces for medical centers/hospitals and outpatient medical uses that are up to 250,000 square. The proposal includes an addition of 201,000 square feet of medical center/hospital use. Based on the provision established in Table 806-9, this addition requires two (2) additional loading spaces. However, this application includes an adjustment request for this standard requesting that the requirement be reduced to zero (0) additional loading spaces for the building addition. Justification for this adjustment request is provided in the response to SRC 250.005, along with an emailed statement from Karl Wright, the hospital’s Director of Supply Chain Services (**Attachment #8**).

There are currently ten (10) loading spaces on the development site. They are provided at the following locations for the purposes listed below, and they are also listed on the attached Development Site Overview (**Attachment #7**):

Building A South Dock – (4) spaces

- Laundry
- Repair Service
- Large Bed/Furniture Delivery – as needed
- Marion County Bio

- Miscellaneous Deliveries for tenants

Building D West Dock – (2) Spaces

- Cardboard
- Other Deliveries as needed

Building C East Dock – (2) spaces

- Fed Ex
- UPS
- McKesson
- Dry cleaner

Building D East Dock – (2) spaces

- All Food Deliveries, Food Service America
- SCS
- Marion County Bio

As stated in the adjustment justification, the existing loading areas outlined above will continue to satisfy the hospital’s need for loading areas.

(a) Off-street parking used for loading. An off-street parking area meeting the requirements of this chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves.



Response: All large vehicle deliveries will occur at one of the existing docks as detailed above. This standard is not applicable to the proposed development.

Chapter 807 Landscaping and Screening

Section 807.001 Purpose

The purpose of this chapter is to establish standards for required landscaping and screening under the UDC to improve the appearance and visual character of the community, promote compatibility between land uses, encourage the retention and utilization of existing vegetation, and preserve and enhance the livability of the City.

Response: Noted.

Section 807.010 Applicability

The provisions of this chapter apply to all required landscaping and screening under the UDC.

Response: The proposed landscape and irrigation plans were prepared by a professional and licensed landscape architect who was made aware of these requirements in preparation of the plans. As proposed, the proposed landscaping will comply with this Chapter.

Section 807.015 Landscaping and screening

Unless otherwise provided under the UDC, required landscaping and screening shall conform to the standards set forth in this section.

- (a) *Landscaping types. Required landscaping shall be provided according to one of the landscaping types set forth in Table 807-1. Where landscaping is required under the UDC without a reference to a specific landscaping type, the required landscaping shall meet the Type A standard.*

Response: Noted. The proposed landscaping plans have been designed to satisfy the Type A standard.

- (b) *Plant materials and corresponding plant unit values. Plant materials, their corresponding minimum plant unit values, and minimum plant material size at time of planting for landscaping within required landscaped areas are set forth in Table 807-2. 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 shall provide for a minimum 75 percent coverage of required landscaped areas within five years.*

Response: Noted. The landscape plans are being prepared by Melinda Graham, a licensed landscape architect in the State of Oregon. Although the specific materials and size are not called out on the plans, the Landscape Architect is aware of these provisions and will provide a schedule that satisfies the minimum standards as part of the final site plan review. The proposed planting areas are illustrated on Sheets L100, L200AB, L200CD, L300CD, L500AB, and L500CD.



- (c) *Preservation of existing trees and vegetation. The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC chapter 808, existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.*

Response: Noted. Unfortunately, there are no opportunities on this portion of the site to preserve existing trees and vegetation. Currently, the construction site is used as a surface parking lot with interior and perimeter landscaping. That landscaping will have to be removed to accommodate construction.

- (d) *Tree replanting requirements. In addition to the landscaping required under this chapter, when existing trees, as defined under SRC chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection.*
- (1) *Removal of trees within required setbacks. When an existing tree or trees, as defined under SRC chapter 808, within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5-inch caliper.*
- (2) *Removal of trees from development site. When more than 75 percent of the existing trees, as defined under SRC chapter 808, on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5-inch caliper. For purposes of this section, existing trees within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.*

Response: There do not appear to be any trees located on site with a DBH greater than 10 inches; however, there were trees planted as part of the parking lot that are being removed. The perimeter of the site will be developed with a combination of trees, shrubs, and low lying groundcover.

- (g) *Street trees. Development adjacent to public streets shall provide street trees that meet the standards and specifications set forth in SRC chapter 86.*

Response: The streets fronting the proposed building are Oak Street SE and Capitol Street SE. Both streets are private, and as discussed elsewhere in this narrative, street trees will be provided as required.

Section 807.020 Landscaping plan

- (a) *All building permit applications for development subject to the landscaping requirements of this chapter shall include a landscaping plan.*
- (b) *Landscaping plans shall be of a size and form established by the Planning Administrator, and shall include the following:*
- (1) *Scale and north arrow.*
- (2) *Lot dimensions and footprint of structure(s).*



- (3) *A legend indicating the linear footage of perimeter setbacks abutting a street or right-of-way; the linear footage of perimeter setbacks not abutting a street or right-of-way; total building square footage; total square footage of the interior area of the off-street parking area, calculated per SRC 806.035(d)(2); and total number of parking spaces.*
- (4) *The location and size of plant materials, identified by common and botanical names, and their expected coverage within five years.*
- (5) *The type and location of landscaping features other than plant materials, including, but not limited to, wetlands, creeks, ponds, sculpture, and benches.*
- (6) *Fence or wall materials, when screening is required under the UDC.*
- (7) *Abutting land uses.*
- (8) *The type, size, and location of:*
 - (A) *Existing trees, as defined under SRC chapter 808, existing trees less than ten inches dbh, and vegetation that will be retained to satisfy landscaping requirements of this chapter.*
 - (B) *Existing trees, as defined under SRC chapter 808, proposed for removal.*
- (9) *Notwithstanding subsection (b)(8) of this section, where the development site is heavily wooded, only those trees that will be affected by the proposed development need to be sited accurately. The remaining trees may be shown on the plan in the general area of their distribution.*
- (10) *An irrigation plan identifying the materials, size, and location of all components of the irrigation system.*
- (11) *A two-year plant establishment schedule for:*
 - (A) *Landscaped areas where a permanent underground or drip irrigation system is not required because of the use of drought resistant vegetation; or*
 - (B) *New vegetation located within stormwater facilities.*

Response: As mentioned previously, Melinda Graham, a licensed landscape architect in the State of Oregon is in the process of preparing the final landscape plans for the project to be submitted with the construction documents if approved. Although the specific materials and size are not called out on the plans, the Landscape Architect is aware of these provisions and will provide a schedule that satisfies the minimum standards as part of the final site plan review. The proposed planting areas are illustrated on Sheets L100, L200AB, L200CD, L300CD, L500AB, and L500CD.

Section 807.035 Installation

- (a) *Landscaping shall be installed at the time of construction, unless seasonal conditions or temporary site conditions make installation impractical; in which case, an acceptable performance guarantee to ensure installation of the landscaping shall be provided as set forth in SRC 807.050.*
- (b) *Landscaping shall be installed in a manner that conforms to the standards of the American Association of Nurserymen, Inc.*



Response: The applicant is aware of these requirements and will be sure to install the final approved landscaping at the time of construction as required. The landscaping will be installed by professional landscapers under the direction of the Landscape Architect to ensure that they conform to the American Association of Nurserymen, Inc.

Section 807.040 Irrigation

- (a) *A permanent underground or drip irrigation system with an approved backflow prevention device shall be provided for all landscaped areas required under the UDC; provided, however, a permanent underground or drip irrigation system is not required for:*
 - (1) *Existing healthy vegetation that has been established for at least two years and that is being preserved to meet the landscaping requirements under this chapter;*
 - (2) *New vegetation that is drought resistant, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material; and*
 - (3) *New vegetation located within stormwater facilities as required by the Public Works Design Standards, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material.*
- (b) *Wherever feasible, sprinkler heads irrigating lawns or other high-water-demand landscape areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubbery, or other reduced-water-requirement areas.*

Response: All new landscaping will be provided with irrigation via a permanent system as required. Preliminary irrigation plans are provided on sheets L600AB and L600CD included with this application.

Section 807.045 Maintenance

- (a) *The owner and tenant shall be jointly and severally responsible for maintaining all landscaping material in good condition so as to present a healthy, neat, and orderly appearance.*
- (b) *Unhealthy or dead plant materials shall be replaced in conformance with the approved landscape plan.*

Response: Noted. This is an ongoing requirement that the applicant is aware of and a service already provided on the overall campus. Maintenance of the newly landscaped areas will be integrated into the campus-wide landscape maintenance program.

Section 807.050 Compliance/performance assurance

- (a) *Planting and installation of all required landscaping shall be inspected and approved prior to the issuance of a certificate of occupancy; provided, however, a certificate of occupancy may be issued prior to the complete installation of all required landscaping*



if a performance guarantee equal to 100 percent of the cost of plant materials and labor, as determined by the Planning Administrator, is filed with the City assuring such installation within 12 months after the certificate of occupancy is issued.

- (b) A performance guarantee shall consist of a surety bond, cash, certified check, time certificate of deposit, an irrevocable letter of credit, or assignment of savings account in a form approved by the City Attorney and recorded in the deed records of the appropriate county.*
- (c) If the installation of the required landscaping is not completed within the specified period, the performance guarantee may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed, not properly installed, or not properly maintained shall cause the inspection to be postponed until the project is completed or cause the security to be used by the City to complete the project.*

Response: Noted. The applicant is aware of this requirement, and is prepared to comply.

Chapter 808 Preservation of Trees and Vegetation

Section 808.025 Trees on lots or parcels 20,000 square feet or greater

No person shall, prior to site plan review or building permit approval, remove a tree on a lot or parcel that is 20,000 square feet or greater, or on contiguous lots or parcels under the same ownership that total 20,000 square feet or greater, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Nothing in this section shall be construed to require the retention of trees, other than heritage trees, significant trees, and trees and vegetation in riparian corridors, beyond the date of site plan review or building permit approval, if the proposed development is other than single family residential or two-family residential.

Response: The development site is greater than 20,000 square feet, and while trees are proposed for removal, they are not heritage trees, significant trees, or trees and vegetation within a riparian corridor as defined in this chapter; therefore, these requirements are not applicable to the proposed development. It should be noted that the applicant only intends to remove the trees once the application is approved and permits have been issued. Trees will be replaced to the extent possible to ensure that the site is well landscaped to the standards of this code.

Section 808.030 Tree and vegetation removal permits

- (a) Applicability.*
 - (1) Except as provided in subsection (a)(2) of this section, no trees or native vegetation protected under SRC 808.015, SRC 808.020, or SRC 808.025 shall be removed unless a tree and vegetation removal permit has been issued pursuant to this section.*



- (2) *Exceptions. A tree and vegetation removal permit is not required for the removal of trees or native vegetation protected under SRC 808.015, SRC 808.020, or SRC 808.025 when the removal is:*

Response: As stated previously, none of the trees on site will be removed until this application is approved and permits have been issued.

- (d) *Approval criteria. An application for a tree and vegetation removal permit shall be granted if one or more of the following criteria are met:*
- (1) *Hazardous tree. The condition or location of the tree presents a hazard or danger to persons or property; and the hazard or danger cannot reasonably be alleviated by treatment or pruning, or the tree has a disease of a nature that even with reasonable treatment or pruning is likely to spread to adjacent trees and cause such trees to become hazardous trees.*
 - (2) *Repair, alteration, or replacement of existing structures. The tree or native vegetation removal is reasonably necessary to effect the otherwise lawful repair, alteration, or replacement of structures existing as of June 21, 2000, the footprint of the repaired, altered, or replacement structure is not enlarged, and no additional riparian corridor area is disturbed beyond that essential to the repair, alteration, or replacement of the existing structure.*
 - (3) *Water-dependent activities. The tree or native vegetation removal is necessary for the development of a water-dependent activity, and no additional riparian corridor area will be disturbed beyond that essential to the development of the water-dependent activity.*
 - (4) *Restoration activity within riparian corridor. The tree or native vegetation removal is required for a restoration activity within a riparian corridor designed to improve the habitat, hydrology, or water quality function of the riparian corridor, and:*
 - (A) *The short-term impacts of the restoration activity will be minimized;*
 - (B) *Effective erosion control measures will be implemented;*
 - (C) *All necessary permits have been applied for or obtained; and*
 - (D) *No trees or native vegetation will be removed unless the removal is justified for the long term benefit of the environment and is in keeping with acceptable riparian restoration guidance*

Response: The trees proposed for removal are landscape trees that were planted when the parking lot for Building A was constructed. The development site is not located within or near a riparian area, and appears to qualify for removal as long as they are replaced

Chapter 809 Wetlands

Section 809.001 Purpose

The purpose of this chapter is to identify those wetlands located within the City which are significant and non-significant, and to establish the foundation for a wetlands protection program that will provide for the long-term protection of wetlands within the City.



Response: The development site is shown in blue on the following graphic which illustrates the location of nearby riparian areas and wetlands associated with Pringle Creek. The proposed development does not impact any wetlands or associated riparian areas. These criteria are not applicable to the proposed development.



Chapter 810 Landslide Hazards

Section 810.001 Purpose

The purpose of this chapter is to implement the Geologic Hazards Policy of the Scenic and Historic Areas, Natural Resources, and Hazards section of the Salem Area Comprehensive Plan and to promote the public health, safety and welfare by:

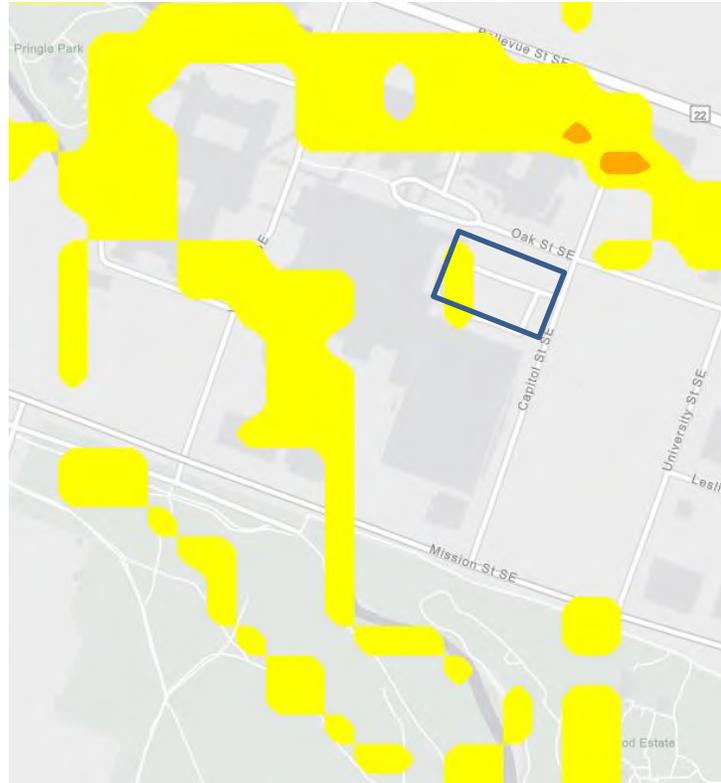
- (a) *Assessing the risk that proposed uses or activities will adversely affect the stability and slide susceptibility of an area;*
- (b) *Establishing standards and requirements for the use and development of land within landslide hazard areas; and*
- (c) *Mitigating risk within landslide hazard areas.*

Section 810.005 Applicability

This chapter applies to all areas of land designated as Moderate Landslide Hazard Risk or High Landslide Hazard Risk pursuant to this chapter.



Response: As illustrated in the figure below, a small area of the development site is identified as a moderate landslide hazard area on the Statewide Landslide Information Layer for Oregon; therefore, this Chapter is applicable to the proposed development.



Section 810.020 Landslide hazard construction permit.

(a) Applicability.

- (1) Except as provided in subsection (a)(2) of this section, no person shall engage in any of the following activities in areas designated as moderate or high total landslide hazard risk without first obtaining a landslide hazard construction permit.*
 - (A) Excavation or fill, as independent activity, exceeding two feet in depth or 25 cubic yards of volume;*
 - (B) Installation or construction of any structure greater than 500 square feet in area;*
 - (C) Alteration, enlargement, reconstruction, or relocation of a structure greater than 500 square feet in area that requires any modification to the foundation;*



- (D) *Land division, planned unit development, or manufactured dwelling park; or*
- (E) *Tree removal, as an independent activity, on regulated slopes greater than 60 percent.*

Response: The proposal includes extensive excavation and fill in excess of two feet as well as construction of a structure that is 201,000 square feet in area. This section is applicable, and the criteria are addressed below.

- (d) *Criteria. A landslide hazard construction permit shall be granted if:*
 - (1) *The geological assessment, geotechnical report, or both, as applicable, meets the standards of this chapter; and*
 - (2) *The geological assessment, geotechnical report, or both, as applicable:*
 - (A) *Indicates the development can proceed without a risk of landslide hazard; or*
 - (B) *Sets forth mitigation measures that will reduce or eliminate the risk of landslide hazard.*

Response: A geotechnical report prepared by GeoDesign, Inc., and prepared under the direction of Jeffrey Tucker, a professional licensed civil and geotechnical engineer has been prepared for the site and is included as **Attachment #5** this narrative. As shown in the report, the following considerations must be made in design and construction of the proposed patient care wing.

- The building can be established on shallow foundations bearing on native gravel or structural fill overlying undisturbed native gravel.
- Liquefaction and lateral spreading are not considered to be site hazards.
- Groundwater was encountered at depths between approximately 15 and 20 feet BGS in our explorations. Significant dewatering operations are not expected to be necessary.
- Excavation in the on-site soil should generally be possible with conventional earthwork equipment. The high relatively density and presence of cobbles and boulders can make excavation more difficult. In addition, steep excavation cuts in the gravel soil will be prone to moderate to severe raveling and caving. Augering for piers or soldier piles, if needed, will be very difficult due to cobbles and boulders and high potential for caving and sloughing.
- We recommend that all structural fill consist of granular soil and not fine-grained soil (silt and clay).
- The native gravel is rounded to subrounded and will be difficult to compact as structural fill. It is suitable for use as structural fill if it is crushed so that particles have at least two fractured faces. The near-surface soil contains between 9 and 16 percent fines and may be difficult to adequately compact during wet weather or when the moisture content of the soil is more than a couple of percent above the optimum required for compaction.



- The near-surface soil may be easily disturbed during the wet season. If not carefully executed, site earthwork can create soft areas and moderate repair costs can result. Where possible, the existing AC and aggregate base should be left in place for subgrade protection. Subgrade protection may include placing 6 to 18 inches of granular material over subgrade for staging and haul road areas.
- (e) *Director may have report re reviewed. The Director may, at the City's expense, elect to have an independent certified engineering geologist or geotechnical engineer, selected from a list of prequalified consultants, review the report or its conclusions.*
- (f) *Conclusions and recommendations. Conclusions and recommendations set forth in an approved geological assessment or geotechnical report shall be incorporated as conditions of approval of the landslide hazard construction permit. The landslide hazard construction permit shall be incorporated into any land use approval connected with the regulated activity.*

Response: The applicant understands that the City may have the report independently reviewed and the conclusions verified. The applicant is also aware that the recommendations of the report will be incorporated into the conditions of any land use approval associated with this request.

III. CONCLUSION

This narrative and attachments demonstrate compliance with applicable approval criteria for a site plan review and the requested adjustments outlined in the Salem Revised Code. The applicant respectfully requests that the City of Salem approve this request and application.



Bryce Bishop

From: Jeff Schumacher <jeff.schumacher@gmail.com>
Sent: Friday, September 20, 2019 4:59 PM
To: Bryce Bishop
Cc: Roz Shirack
Subject: SPR-ADJ19-27 comments from SCAN Land Use Committee

Bryce,

The SCAN Land Use Committee has reviewed Salem Health's Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment Case No. SPR-ADJ19-27. The Committee does not have objections but does have related concerns.

First, in removing the setbacks along Oak Street SE and Capitol Street SE there will be less opportunity for trees and other landscaping. We would like to see additional trees and, if possible, additional landscaping wherever possible. Maximizing the building footprint in this plan seems sensible but we hope Salem Health can find places for new trees and greenery.

Second, we remain concerned about Salem Health's efforts to reduce the number of single occupant vehicle trips (by employees) to the campus. This expansion should incorporate amenities for those employees travelling to and from the campus by transit, carpool, bikes, and on foot. The traffic impact analysis indicates some increase in trips and Salem Health's ability to successfully reduce single occupant vehicle trips by employees will be important.

Thanks,
Jeff Schumacher

Cc Roz Shirack, committee chair



MEMO

TO: Bryce Bishop, Planner II
Community Development Department

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

DATE: November 4, 2019

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SPR-ADJ19-27 (19-110243-RP)
890 OAK STREET SE BLDG A
BUILDING "A" EXPANSION FOR SALEM HOSPITAL**

PROPOSAL

A consolidated application that includes a Class 3 Site Plan Review for a proposed seven-story, 201,000-square-foot patient care wing expansion to existing Building A on the Salem Hospital campus. The subject property is zoned PH (Public & Private Health Services), within the Salem Hospital Overlay Zone, and is located at 890 Oak Street SE (Marion County Assessor Map and Tax Lot Numbers: 073W27DA01800, 1900, 2000, & 2100).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication of right-of-way to equal a total width of 72 feet from the south right-of-way line of Mission Street SE along the entire frontage of the subject property.
2. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. Mission Street 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 Conditions—This street has an approximate 38-foot improvement within a 60- to 72-foot right-of-way adjacent to the subject property.
- c. Right-of-Way—The applicant shall convey land for dedication of right-of-way along the entire frontage of Mission Street SE to equal a total right-of-way width of 72 feet.
- d. Improvements—The existing street is developed to urban standards; no Boundary street improvements are required.

2. Capitol Street SE

- a. Standard—This street is a Private street.
- b. Existing Condition—This street has an approximate 35-foot improvement.
- c. Improvements—The existing street is developed to urban standards; no Boundary street improvements are required.

3. Oak Street SE

- a. Standard—This street is a Private street.
- b. Existing Condition—This street has an approximate 35-foot improvement.
- c. Improvements—The existing street is developed to urban standards; no Boundary street improvements are required.

Storm Drainage

1. Existing Conditions

- a. A 21-inch storm line is located in Mission Street SE.
- b. There is a private storm main located on the subject property.

Water

1. Existing Conditions

- a. The subject property is located within the G-0 water service level.
- b. A 12-inch water line is located in Capitol Street SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

- c. A 12-inch water line is located in Oak Street SE.
- d. A 12-inch water line is located in Mission Street SE.

Sanitary Sewer

1. Existing Conditions

- a. A 15-inch sewer line is located in Capitol Street SE. The sewer main is approximately 15 feet deep.
- b. A 15-inch sewer line is located in Oak Street SE. The sewer main is approximately 15 feet deep.

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.

The subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone “AE” floodplain. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. The new structure is not being constructed in the floodplain area.

According to the Salem-Keizer Local Wetland Inventory (LWI) the area being developed does not contain any wetland areas.

According to the City’s adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

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 proposed development is part of a complex subject to boundary street requirements pursuant to SRC 803.040(e)(3). The complex abuts Mission Street SE, and the existing configuration of Mission Street SE does not appear to meet current standards for its classification of street per the Salem TSP. The applicant shall be required to convey land for dedication of right-of-way to equal a total width of 72 feet from the south right-of-way line of Mission Street SE along the entire frontage of the subject property.

The applicant submitted a Traffic Impact Analysis (TIA) from Kittleson and Associates, Inc. dated April 2019. The TIA indicates that no mitigation is warranted based on the impacts of proposed development.

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 Capitol Street SE (private) provides for safe turning movements into and out of the property. The existing access points onto Mission Street SE and Winter Street SE facilitate safe traffic movements.

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

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

The applicant'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 shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS.

Prepared by: Jennifer Scott, Program Manager
cc: File

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

DECISION OF THE PLANNING ADMINISTRATOR

REPLAT CASE NO.: REP19-02

APPLICATION NO. : 19-102412-LD

NOTICE OF DECISION DATE: April 24, 2019

SUMMARY: An application to replat a portion of University Addition subdivision, approximately 9.5 acres in size in order to accommodate future development of the Salem Hospital.

REQUEST: A replat of a portion of University Addition subdivision, consisting of 8 units of land which will be consolidated into one unit of land to accommodate future development of the Salem Hospital. The subject property totals approximately 9.5 acres in size, is zoned PH (Public Health), within the Salem Hospital Overlay Zone, and located at 655 Capitol Street SE, between the intersection of Winter Street SE and Mission Street SE and the intersection of University Street SE and Mission Street SE (Marion County Assessor Map and Tax Lot Numbers: 073W27DA / 1600, 1800, 1900, 2000, 2100, 5500, 5801, and 6700).

APPLICANT: Salem Hospital

LOCATION: 655 Capitol Street SE / 97301

CRITERIA: Salem Revised Code 205.025(d)

FINDINGS: The findings are in the attached Decision dated April 9, 2019.

DECISION: The Planning Administrator APPROVED Replat Case No. REP19-02 subject to the applicable standards of the Salem Revised Code, the findings contained herein.

The rights granted by the attached decision must be exercised, or an extension granted, by **May 10, 2021** or this approval shall be null and void.

A copy of the decision is attached.

Application Deemed Complete:	<u>March 1, 2019</u>
Notice of Decision Mailing Date:	<u>April 24, 2019</u>
Decision Effective Date:	<u>May 10, 2019</u>
State Mandate Date:	<u>June 29, 2019</u>

Case Manager: Britany Randall, brandall@cityofsalem.net

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Thursday, May 9, 2019.** The notice of appeal must contain the

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

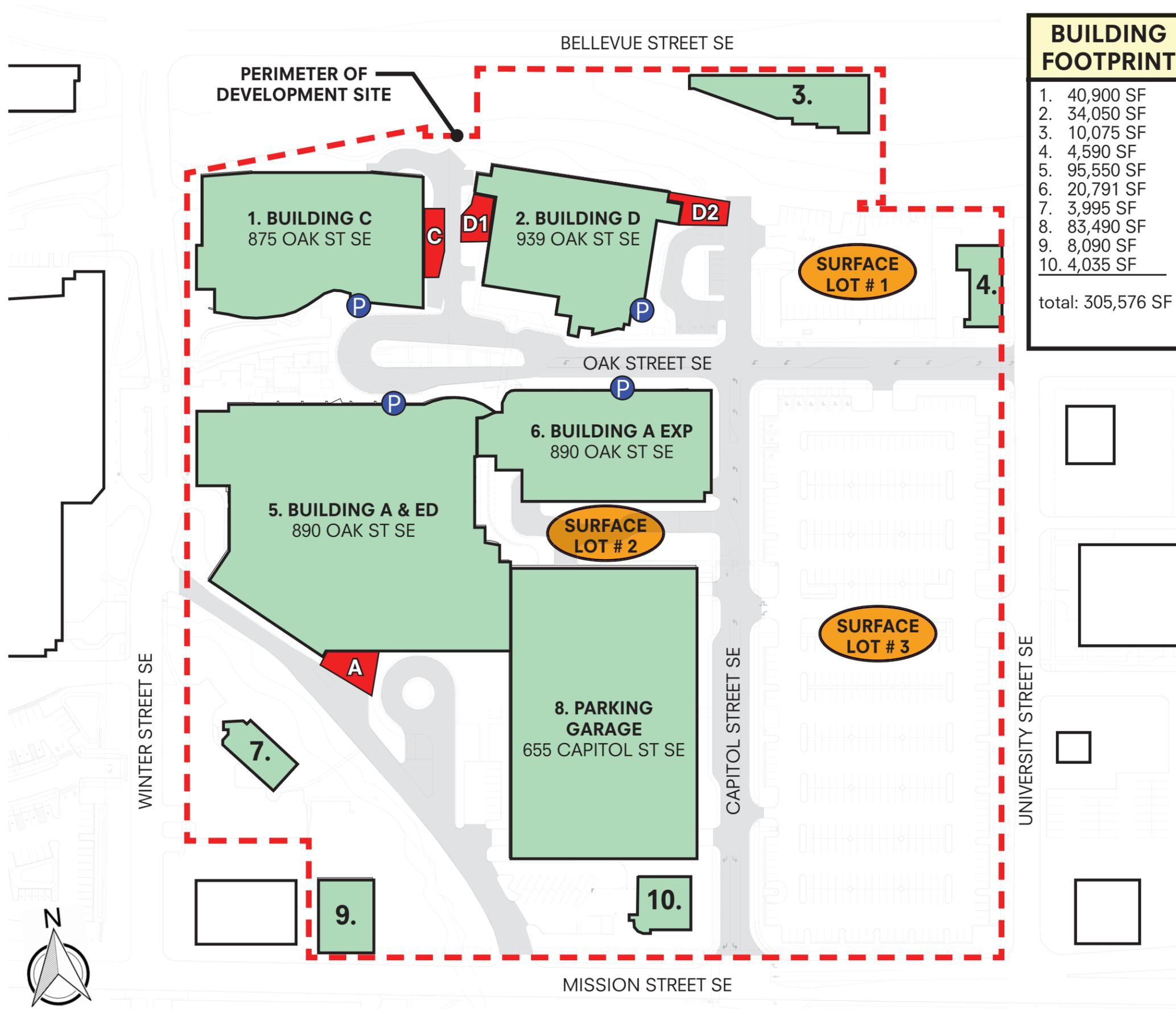
CITY OF Salem
AT YOUR SERVICE

information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 205. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

Attachment I



BUILDING FOOTPRINT	
1.	40,900 SF
2.	34,050 SF
3.	10,075 SF
4.	4,590 SF
5.	95,550 SF
6.	20,791 SF
7.	3,995 SF
8.	83,490 SF
9.	8,090 SF
10.	4,035 SF
total: 305,576 SF	

SALEM HEALTH - A EXPANSION DEVELOPMENT SITE OVERVIEW & GRAPHIC

BUILDINGS	
1. BUILDING C - 875 OAK STREET SE	537 STALLS REQ'D / 61 STALLS PROV'D
2. BUILDING D - 939 OAK STREET SE	401 STALLS REQ'D / 10 STALLS PROV'D
3. URGENT CARE - 1002 BELLEVUE STREET SE	29 STALLS REQ'D / 18 STALLS PROV'D
4. 1073 OAK - 1073 OAK STREET SE	34 STALLS REQ'D / 19 STALLS PROV'D
5. BUILDING A & ED - 890 OAK STREET SE	323 STALLS REQ'D / 165 STALLS PROV'D
6. BUILDING A EXP. - 890 OAK STREET SE	225 STALLS REQ'D / 0 STALLS PROV'D
7. 720 BUILDING - 720 WINTER STREET SE	34 STALLS REQ'D / 33 STALLS PROV'D
8. PARKING GARAGE - 655 CAPITOL STREET SE	0 STALLS REQ'D / 1,288 STALLS PROV'D
9. 885 MISSION - 885 MISSION STREET SE	29 STALLS REQ'D / 32 STALLS PROV'D
10. MRI BUILDING - 985 MISSION STREET SE	12 STALLS REQ'D / 27 STALLS PROV'D
PARKING	
SURFACE LOT # 1	67 STALLS PROV'D (ALL RETAINED)
SURFACE LOT # 2	111 STALLS PROV'D (ALL REMOVED)
SURFACE LOT # 3	469 STALLS PROV'D (ALL RETAINED)
LOADING DOCKS	
A - BUILDING A - SOUTH LOADING DOCK	4 DOCK STALLS PROV'D
C - BUILDING C - EAST LOADING DOCK	2 DOCK STALLS PROV'D
D1 - BUILDING D - WEST LOADING DOCK	2 DOCK STALLS PROV'D
D2 - BUILDING D - EAST LOADING DOCK	2 DOCK STALLS PROV'D
P PATIENT PICK-UP/ DISCHARGE LOCATION ACCOMMODATES PARA TRANSIT VEHICLES	