



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

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

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

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ20-44
PROPERTY LOCATION:	4900 Jade St NE, Salem OR 97305
NOTICE MAILING DATE:	December 11, 2020
PROPOSAL SUMMARY:	A Class 3 Site Plan Review for a building addition and Class 2 Adjustments to bicycle parking distance and perimeter setback standards.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Monday, December 28, 2020</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Steven McAtee, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2363; E-mail: smcatee@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Northgate Neighborhood Association, Don Jensen, Land Use Chair; Email: djensen5913@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Salem Keizer School District 24J
APPLICANT(S):	Mark Shipman on behalf of Joel Shipman
PROPOSAL REQUEST:	A Class 3 Site plan review for a building addition including ten new classrooms, expansion of the cafeteria, interior updates to the media center and gymnasium, general interior building upgrades, and an exterior fire access road extension at Yoshikai Elementary School, with two Class 2 adjustments to the bicycle parking distance and to perimeter setback standards. The property is approximately 13.96 acres in size, is zoned PE (Public and Private Educational Services) and located at 4900 Jade Street NE (Marion County Assessor Map and Tax Lot number: 072W05C / 102).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 115510, 20 115512

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

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

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

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

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ20-44

PROJECT ADDRESS: 4900 Jade St NE, Salem OR 97305

AMANDA Application No.: 20-115510-RP, 20-115512-ZO

COMMENT PERIOD ENDS: December 28, 2020

SUMMARY: A Class 3 Site Plan Review for a building addition and Class 2 Adjustments to bicycle parking distance and perimeter setback standards.

REQUEST: A Class 3 Site plan review for a building addition including ten new classrooms, expansion of the cafeteria, interior updates to the media center and gymnasium, general interior building upgrades, and an exterior fire access road extension at Yoshikai Elementary School, with two Class 2 adjustments to the bicycle parking distance and to perimeter setback standards. The property is approximately 13.96 acres in size, is zoned PE (Public and Private Educational Services) and located at 4900 Jade Street NE (Marion County Assessor Map and Tax Lot number: 072W05C / 102).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Monday, December 28, 2020, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Steven McAtee, Planner II, Phone: 503-540-2363; E-Mail: smcatee@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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

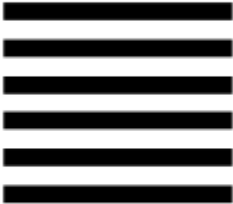


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IF MAILED
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UNITED STATES

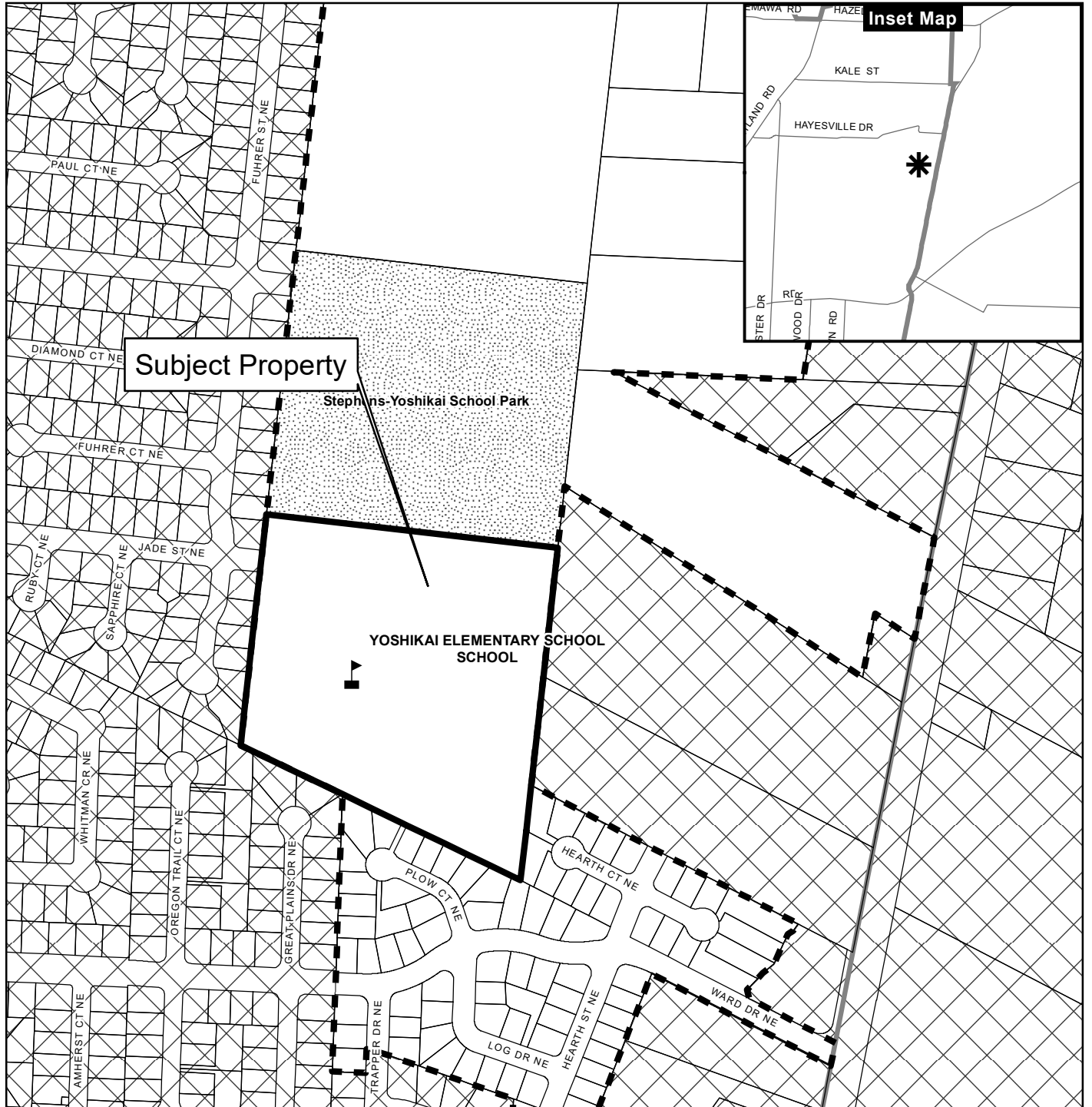
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 4900 Jade St. NE



Legend

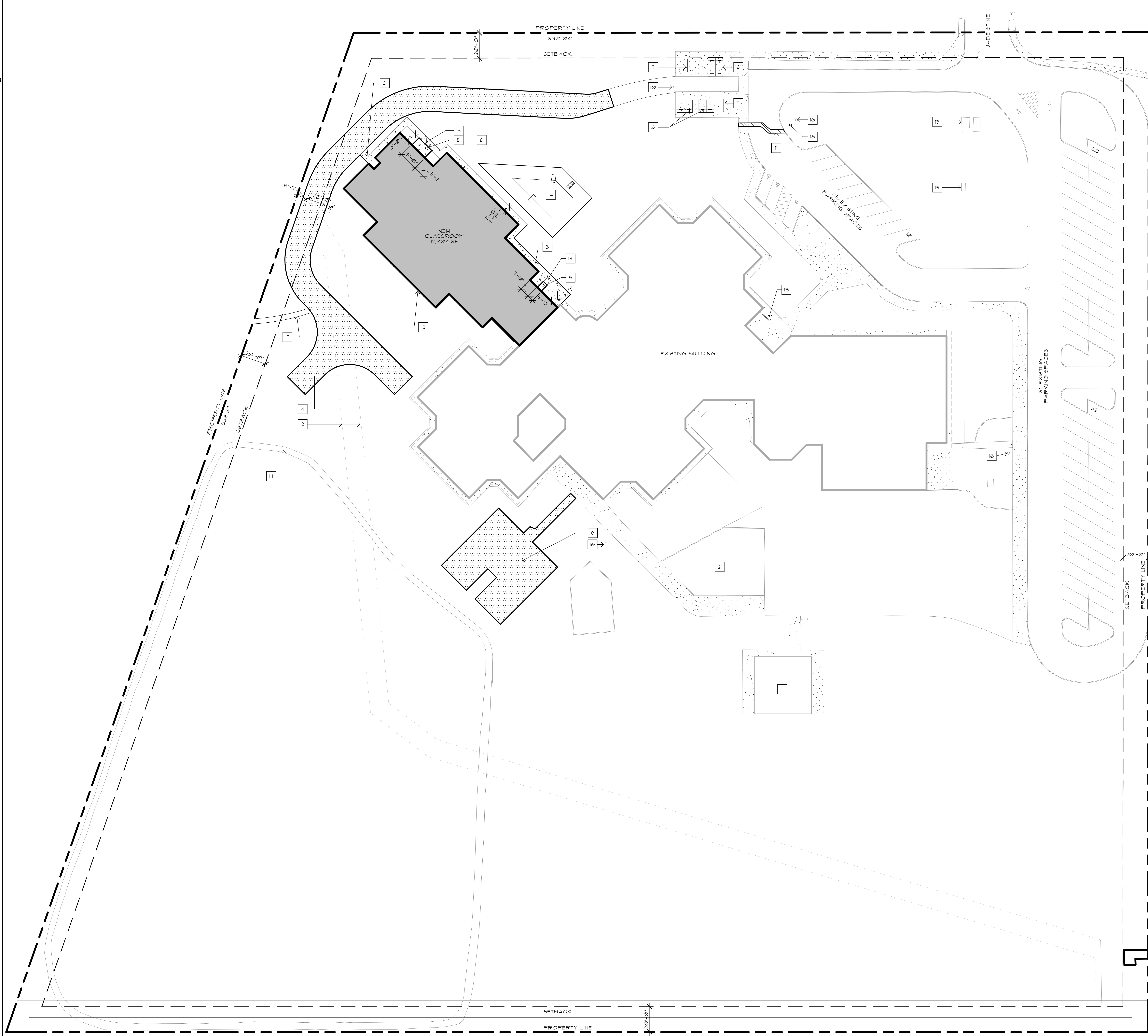
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

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

0 100 200 400 Feet



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SHEET NOTES

1. EXISTING COVERED PLAY AREA.
2. EXISTING PLAYGROUND.
3. EXTEND CONCRETE SIDEWALK - SEE CIVIL.
4. EXTEND FIRE LANE AROUND NEW CLASSROOM ADDITION - SEE CIVIL DRAWINGS.
5. NEW CONCRETE PAD FOR MECHANICAL UNITS. SEE MECHANICAL DRAWINGS.
6. SEED DISTURBED AREA AT ALL DISTURBED AREAS. SEE LANDSCAPE DRAWINGS.
7. EXISTING BIKE RACKS. TEMPORARILY RELOCATE ONE BIKE RACK DURING CONSTRUCTION PER SHEET NOTE 19.
8. NEW BIKE PARKING (28) ON EXISTING CONCRETE PAD. SEE CIVIL DRAWINGS.
9. EXISTING SANITARY SEWER EASEMENT. SEE CIVIL DRAWINGS.
10. EXISTING REMOVABLE BOLLARD TO REMAIN.
11. REPLACE PAVEMENT AS NEEDED FOR UTILITY MODIFICATIONS. SEE CIVIL DRAWINGS.
12. PROVIDE 12" WIDE MOH STRIP AROUND PERIMETER OF CLASSROOM ADDITION.
13. NEW 6'-0" H. NO CLIMB CHAINLINK FENCE WITH NO LID, AND 3'-0" IN. GATE WITH LOCK AND HASP. SEE LANDSCAPE DETAILS. MAINTAIN 3'-0" CLEARANCE IN FRONT OF MECHANICAL UNITS. SEE MECHANICAL DRAWINGS.
14. NEW STORM WATER FACILITY. SEE CIVIL AND LANDSCAPE DRAWINGS.
15. EXISTING WATER VAULT. SEE CIVIL DRAWINGS.
16. EXISTING FIRE HYDRANT. SEE CIVIL DRAWINGS.
17. EXISTING WALK PATH TO REMAIN (PROTECT).
18. NEW FIRE DEPARTMENT CONNECTION. SEE CIVIL DRAWINGS.
19. LOCATION OF TEMPORARILY RELOCATED BIKE RACKS DURING CONSTRUCTION. CONFIRM LOCATION IN FIELD WITH ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

ZONING CODE

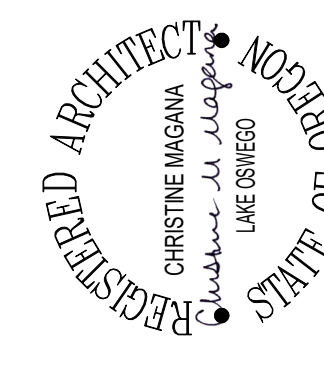
EXISTING PLANNING ZONE: PE - PUBLIC/PRIVATE EDUCATION
 TAX MAP LOT: 01 24 05C 3240 000
 SITE AREA: 13.95 AC (607,816 SF)

LANDSCAPE SUMMARY
 LANDSCAPE REQUIRED: 20% (21,563 SF)
 LANDSCAPE PROVIDED: 66% (400,610 SF)

TOTAL EXISTING CLASSROOMS 20
 TOTAL PROPOSED CLASSROOMS (EXISTING+NEW) 30

PARKING SUMMARY:
 PARKING SPACES REQUIRED 2/GR, 1.75/GR MIN.
 MIN. PARKING SPACES EXISTING 40 SPACES
 MAX. PARKING SPACES EXISTING 10 SPACES
 MIN. PARKING SPACES PROPOSED 60 SPACES
 MAX PARKING SPACES ALLOWED 105 SPACES
 TOTAL EXISTING PARKING SPACES 15 SPACES

BICYCLE PARKING SUMMARY:
 BICYCLE PARKING SPACES REQUIRED 2/GR
 TOTAL REQUIRED BICYCLE PARKING 60 STALLS
 EXISTING BICYCLE PARKING 33 STALLS
 PROPOSED BICYCLE PARKING 28 STALLS
 TOTAL PROPOSED BICYCLE PARKING 61 STALLS





CONSTRUCTION NOTES:

- 1 PLACE 4" AMENDED NATIVE TOPSOIL IN SEEDED LAWN AREAS, TYP. - 555 CY
- 2 INSTALL SEED MIX 1 AS SHOWN - 44,114 SF
- 3 PLACE 12" AMENDED NATIVE TOPSOIL IN SHRUB AREAS, TYP. - 7 CY
- 4 PLACE 18" IMPORTED WATER QUALITY MEDIA IN SWALE AREAS, TYP. - 129 CY
- 5 PLACE 3" BARK MULCH IN SHRUB AREAS, TYP. - 15 CY
- 6 INSTALL 6' TALL NO-CLIMB CHAINLINK FENCE. SEE DETAIL 1/L3.1 - 42 LF
- 7 INSTALL 6' TALL X 4' WIDE NO-CLIMB CHAINLINK GATE. SEE DETAIL 1/L3.1 - 2 EA.
- 8 CONSTRUCT 5' WIDE X 4" THICK SIDEWALK PER DETAIL 3/L3.1 - 1,292 SF

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF SALEM STANDARDS AND OREGON BUILDING AND SPECIALTY CODES.
2. INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF SALEM STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
3. CONTRACTOR SHALL MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO REMAIN IN PLACE.
4. CONTRACTOR SHALL REMOVE ALL WEEDS AND INVASIVE SPECIES PRIOR TO PLANTING OR SEEDING.
5. ALL DISTURBED AREAS SHALL BE SEEDED.
6. PRIOR TO PLANTING, CONTRACTOR SHALL TEST ON-SITE SOILS FOR SOIL FERTILITY BY CERTIFIED TESTING LAB. IF NECESSARY, BACKFILL SOILS FOR TREE PITS, SHRUB AND GROUND COVER AREAS SHALL BE AMENDED AS RECOMMENDED BY SOIL ANALYSIS REPORT.
7. ALL SEEDED AREAS SHALL BE STRIPPED OF VEGETATION, SCARIFIED AND RECEIVE 4" OF TOPSOIL PRIOR TO APPLICATION OF SEED.
8. ALL PLANTER BEDS SHALL BE SCARIFIED 12" BELOW FINISHED GRADE AND HAVE 12" OF TOPSOIL ADDED TO BRING BACK TO FINISHED GRADE PRIOR TO PLANTING.
9. CONTRACTOR TO INSTALL 3" LAYER OF COMPOST MULCH AT ALL TREE, SHRUB AND GROUND COVER AREAS.
10. LANDSCAPE INSTALLATION SHALL INCLUDE PROVISION OF AN AUTOMATIC IRRIGATION SYSTEM TO SUSTAIN LANDSCAPE PLANTINGS, MEETING LOCAL AND STATE BUILDING CODES.
11. PLANT MATERIAL INSTALLED SHALL CONFORM IN SIZE AND GRADE TO THE "AMERICAN STANDARD FOR NURSERY STOCK" CURRENT EDITION.
12. QUANTITIES OF PLANT MATERIALS SHALL BE AS DETERMINED BY CONTRACTOR IN ACCORDANCE WITH SPECIFIED SPACING OR LOCATION ON PLAN. MATERIAL QUANTITIES SHOWN ON PLAN ARE FOR CONTRACTOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. SURPLUS OR SHORTAGES OF PLANT QUANTITIES SHALL BE RESPONSIBILITY OF CONTRACTOR.
13. LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS FOR DURATION OF 1-YEAR WARRANTY PERIOD AFTER INSTALLATION AND GUARANTEE ALL PLANTINGS TO BE IN SATISFACTORY HEALTH. LANDSCAPE CONTRACTOR SHALL REPLACE ALL DAMAGED, DEAD, OR DYING PLANTS COVERED BY WARRANTY WITHIN 30 DAYS OF INITIAL IDENTIFICATION OF CONDITION.

LEGEND:

- TREES**
- 3 EXISTING CONIFEROUS TREE TO BE RETAINED
 - 47 EXISTING DECIDUOUS TREE TO BE RETAINED
 - 3 EXISTING TREE TO BE REMOVED

SEED MIXES

SEED MIX 1 (LAWN AREAS)	% PLS	LBS OF PLA/ 1000SF
Festuca rubra ssp. fallax Windward	20	1.40
Festuca rubra var. Garnet	20	1.40
Lolium perenne var Blazer 4	30	2.10
Lolium perenne var Express II	30	2.10
TOTAL	7.00	

- SHRUBS**
- 2 Thuja orientalis 'Aurea Nana' - Dwarf Golden Arborvitae
1 GAL CONT., FULL PLANTS, SPACING AS SHOWN
MATURE SIZE: 5'x4'
 - 13 Escallonia 'Newport Dwarf' - Newport Dwarf Escallonia
1 GAL CONT., FULL PLANTS, SPACING AS SHOWN
MATURE SIZE: 3'x3'

- RAIN GARDEN TREES**
- 3 Cornus nuttallii - Western Flowering Dogwood
1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'
 - 4 Acer circinatum - Vine Maple
1.5" CAL. CONT., FULL PLANTS, SPACING AS SHOWN

- RAIN GARDEN SHRUBS**
- 28 Mahonia aquifolium - Tall Oregon Grape
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN
 - 42 Cornus sericea 'Kelsey' - Kelsey Dogwood
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN

- RAIN GARDEN GROUND COVER**
- 587 Arctostaphylos uva-ursi - Kinnickinnick
4" POTS CONT., FULL PLANTS, 24" O.C.

- RAIN GARDEN - HERBACEOUS PLANTINGS**
- 25% Juncus patens - Sprain Rush
 - 25% Scirpus microcarpus - Small Fruited Bulrush
 - 25% Carex obnupta - Slough Sedge
 - 25% Carex densa - Dense Sedge
 - 1 GAL. CONT., FULL PLANTS, 12" O.C.
PLANT IN DRIFTS OF 10

LANDSCAPE CALCULATIONS

LANDSCAPE SUMMARY

SITE AREA	607,818 SF
LANDSCAPE REQUIRED	121,563 SF (20%)
LANDSCAPE PROVIDED	400,670 SF (66%)
PE - PUBLIC / PRIVATE EDUCATION	
ADJACENT USE	LANDSCAPE REQUIRED
RESIDENTIAL	TYPE A
PA	TYPE A
TYPE A Min. 1 PU per 20 sq. ft. of landscaped area / No screening	
SITE AREA	607,818 SF
LANDSCAPE REQUIRED	121,563 SF (20%)
121,563 SF = 6078 PU required	
MATURE TREES (50)	750 PU
LAWN AREAS (396,750SF)	7,935 PU
NEW TREES (7)	14 PU
NEW SHRUBS (85)	85 PU
TOTAL	8,784 PU

TYPE A LANDSCAPING
 282 SF = 14 PU
 2 LG SHRUBS = 4 PU
 7 MED. SHRUBS = 7 PU
 158 SF GC = 3 PU

NEW BUILDING ADDITION
 FFE = 187.67

MAIN SCHOOL BUILDING

TAX LOT 102
 TAX MAP 07 2W 05C

TAX LOT 900
 TAX MAP 07 2W 08BA

TAX LOT 800
 TAX MAP 07 2W 08BA

