



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-ADJ21-03
PROPERTY LOCATION:	2300 Lancaster Dr NE, Salem OR 97305
NOTICE MAILING DATE:	February 18, 2021
PROPOSAL SUMMARY:	An application to regrade and restripe an existing parking lot and add ADA parking spaces with adjustments to pedestrian access standards.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, March 4, 2021. 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> North Lancaster Neighborhood Association (NOLA), Dennis Will, Land Use Chair; Phone 503-931-2105; Email: elephant2@comcast.net .
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):	Oregon KFHP
APPLICANT(S):	Erin Slusser and Carl Gabrielson on behalf of Dallas Jannett, Kaiser Permanente NW Regional
PROPOSAL REQUEST:	A Class 3 Site Plan Review to regrade and restripe an existing parking lot to add four ADA parking spaces with Class 2 Adjustments to pedestrian access standards (SRC 800.065) for CO (Commercial Office) zoned property approximately 2.64 acres in size, and located at 2300 Lancaster Drive NE (Marion County Map and Tax Assessors No. 072W18CD / 600).
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: 21 103446, 21 103471

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-ADJ21-03

PROJECT ADDRESS: 2300 Lancaster Dr NE, Salem OR 97305

AMANDA Application No.: 21-103446-RP, 21-103471-ZO

COMMENT PERIOD ENDS: Thursday, March 4, 2021

SUMMARY: An application to regrade and restripe an existing parking lot and add ADA parking spaces with adjustments to pedestrian access standards.

REQUEST: A Class 3 Site Plan Review to regrade and restripe an existing parking lot to add four ADA parking spaces with Class 2 Adjustments to pedestrian access standards (SRC 800.065) for CO (Commercial Office) zoned property approximately 2.64 acres in size, and located at 2300 Lancaster Drive NE (Marion County Map and Tax Assessors No. 072W18CD / 600).

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. Thursday, March 4, 2021, 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: _____

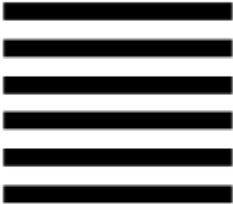
Email: _____

Date: _____

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



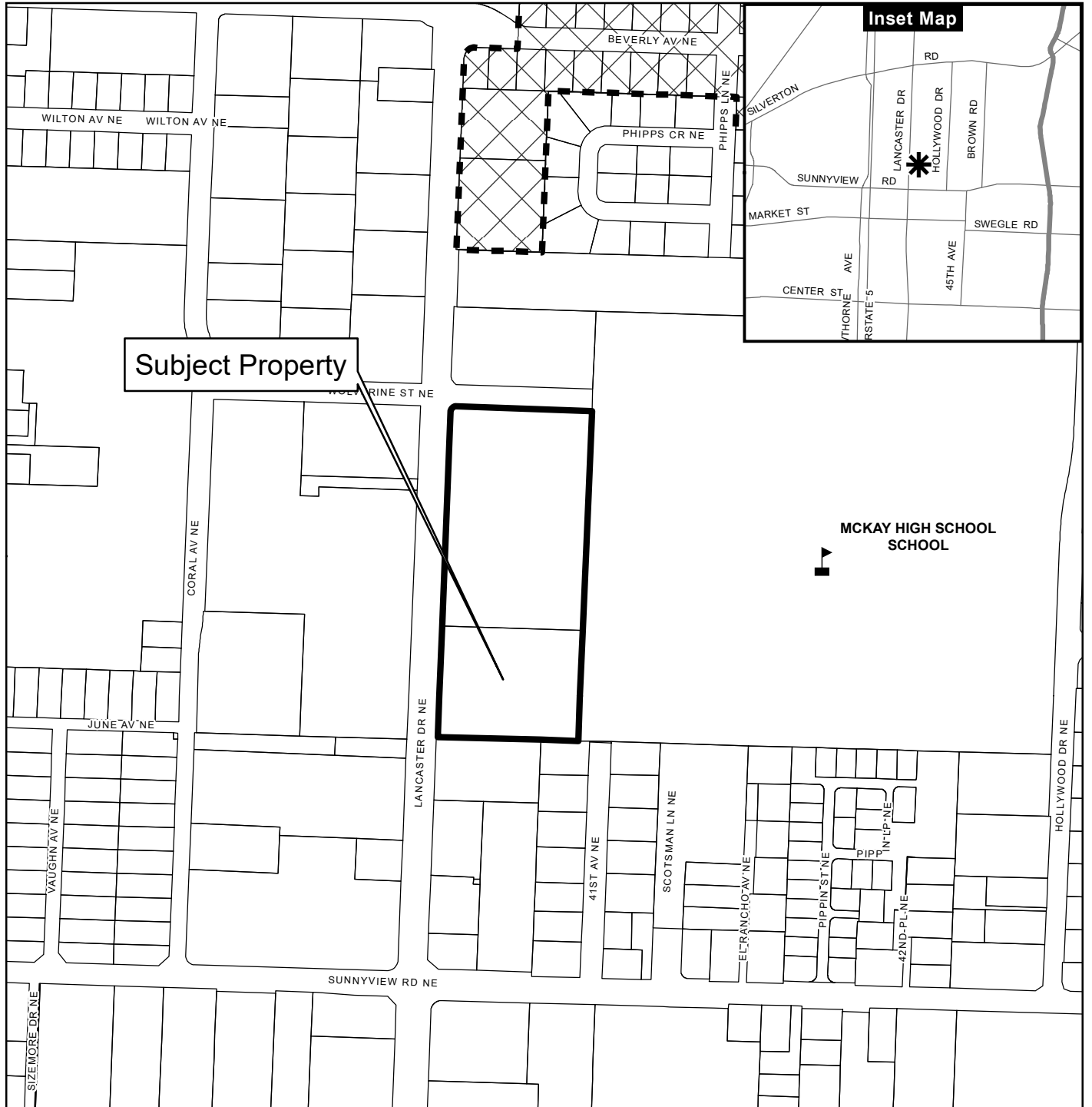
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 2300 Lancaster Dr NE










Subject Property

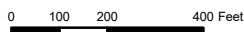
Inset Map

**MCKAY HIGH SCHOOL
SCHOOL**

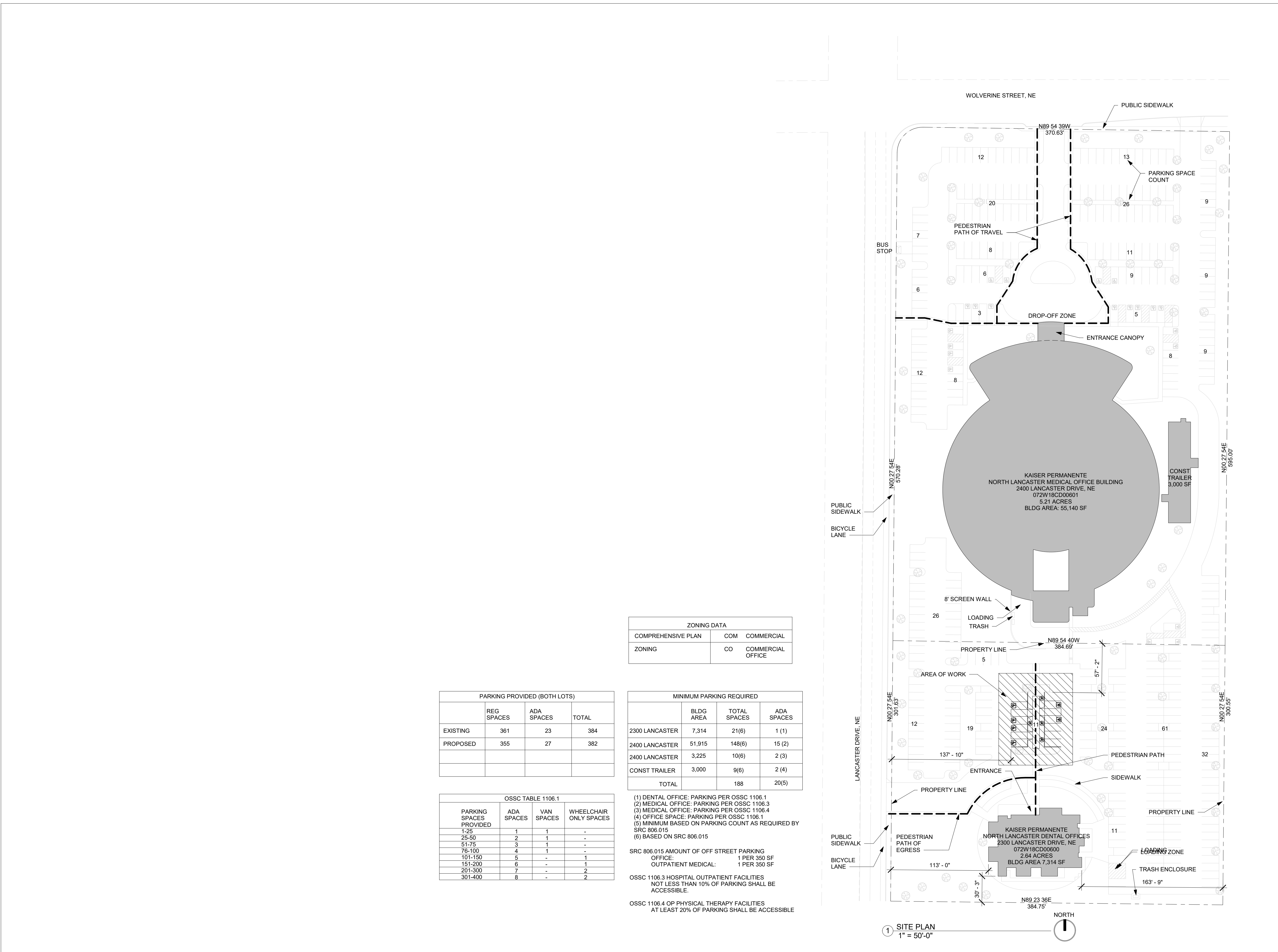
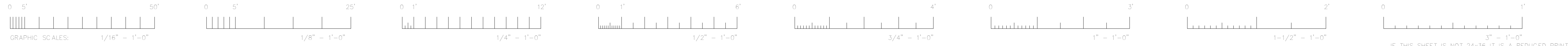
Legend

-  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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ZONING DATA		
COMPREHENSIVE PLAN	COM	COMMERCIAL
ZONING	CO	COMMERCIAL OFFICE

PARKING PROVIDED (BOTH LOTS)			
	REG SPACES	ADA SPACES	TOTAL
EXISTING	361	23	384
PROPOSED	355	27	382

MINIMUM PARKING REQUIRED			
	BLDG AREA	TOTAL SPACES	ADA SPACES
2300 LANCASTER	7,314	21(6)	1 (1)
2400 LANCASTER	51,915	148(6)	15 (2)
2400 LANCASTER	3,225	10(6)	2 (3)
CONST TRAILER	3,000	9(6)	2 (4)
TOTAL		188	20(5)

OSSC TABLE 1106.1			
PARKING SPACES PROVIDED	ADA SPACES	VAN SPACES	WHEELCHAIR ONLY SPACES
1-25	1	1	-
25-50	2	1	-
51-75	3	1	-
76-100	4	1	-
101-150	5	-	1
151-200	6	-	1
201-300	7	-	2
301-400	8	-	2

(1) DENTAL OFFICE: PARKING PER OSSC 1106.1
 (2) MEDICAL OFFICE: PARKING PER OSSC 1106.3
 (3) MEDICAL OFFICE: PARKING PER OSSC 1106.4
 (4) OFFICE SPACE: PARKING PER OSSC 1106.1
 (5) MINIMUM BASED ON PARKING COUNT AS REQUIRED BY SRC 806.015
 (6) BASED ON SRC 806.015

SRC 806.015 AMOUNT OF OFF STREET PARKING OFFICE: 1 PER 350 SF
 OUTPATIENT MEDICAL: 1 PER 350 SF

OSSC 1106.3 HOSPITAL OUTPATIENT FACILITIES NOT LESS THAN 10% OF PARKING SHALL BE ACCESSIBLE.

OSSC 1106.4 OP PHYSICAL THERAPY FACILITIES AT LEAST 20% OF PARKING SHALL BE ACCESSIBLE

1 SITE PLAN
 1" = 50'-0"



Revisions			
No.	Revisions	By	Date

ANDERSON DABROWSKI ARCHITECTS LLC
 430 SE 3rd Ave, Ste 200
 Portland, OR 97214
 T: (503) 239-7377
 F: (503) 239-7327
www.ADarchitects.com



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Project Architect Approval: _____

Architect/Engineer of Record: _____

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Facility: Kaiser Permanente
 Lancaster Dental Office
 2300 Lancaster Drive, NE
 Salem, Oregon 97305

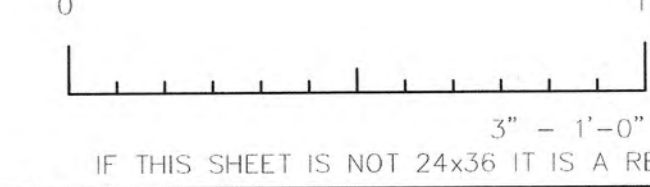
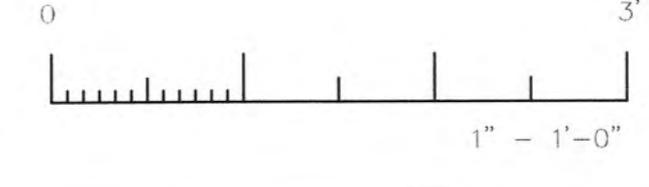
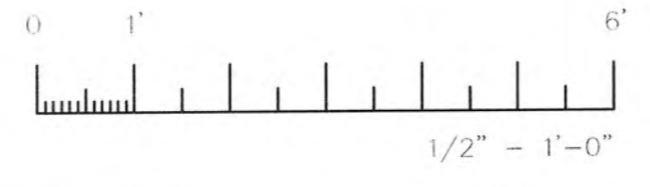
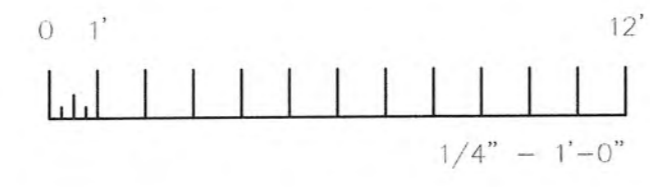
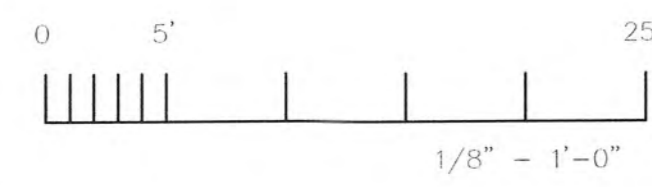
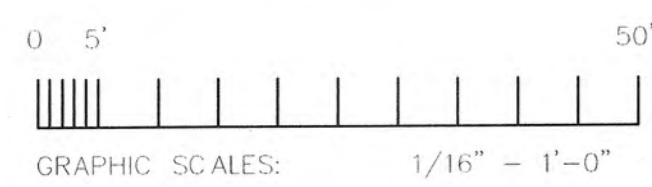
Project: ADA Parking Space Compliance

Sheet Title: SITE PLAN

Fac No:	Blgd No:	Floor Lev:	Section:
Scale	As indicated	DCA No:	xxxxxx
Drwn By	CDG	Permit No:	xxxx-xxxx
Chckd By	JMA	Sheet	
Issue Date	01-04-2021		
AD Project #	20-110		

A101

Of Sheets



IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PRINT



Revisions			
No.	Revisions	By	Date

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 503.400.6028
 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



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Project Architect Approval:

Architect/Engineer of Record:

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Facility: **Kaiser Permanente Lancaster Dental Office**
 2300 Lancaster Drive, NE
 Salem, Oregon 97305

Project: **ADA Parking Space Compliance**

Sheet Title: **SIGNAGE, STRIPING, AND SURFACING PLAN**

Fac No:	Bldg No:	Floor Lev:	Section:
		DCA No:	
		Permit No:	
		Sheet	
		C100	
		Of	

CURB LEGEND

(C) TYPE C CURB

KEYED NOTES #

- ACCESSIBLE PARKING STALL AND ACCESSIBLE AISLE PER DETAILS.
- NEW ACCESSIBLE PARKING SIGNAGE ("VAN" - INDICATES VAN ACCESSIBLE SPACE).
- PERPENDICULAR ACCESSIBLE RAMP.
- COORDINATE WITH PROPERTY OWNER FOR NEW LANDSCAPING.
- 4" WHITE PARKING STRIPE.
- LANDING. MAX 2% SLOPE ANY DIRECTION.

GENERAL NOTES

- SEE SHEET C400 FOR SIGNAGE AND STRIPING DETAILS.

LEGEND

AC SAWCUT: - - - - -

LIMITS OF DISTURBANCE: - - - - -

CURB RAMP. MAX 1:12 SLOPE: →

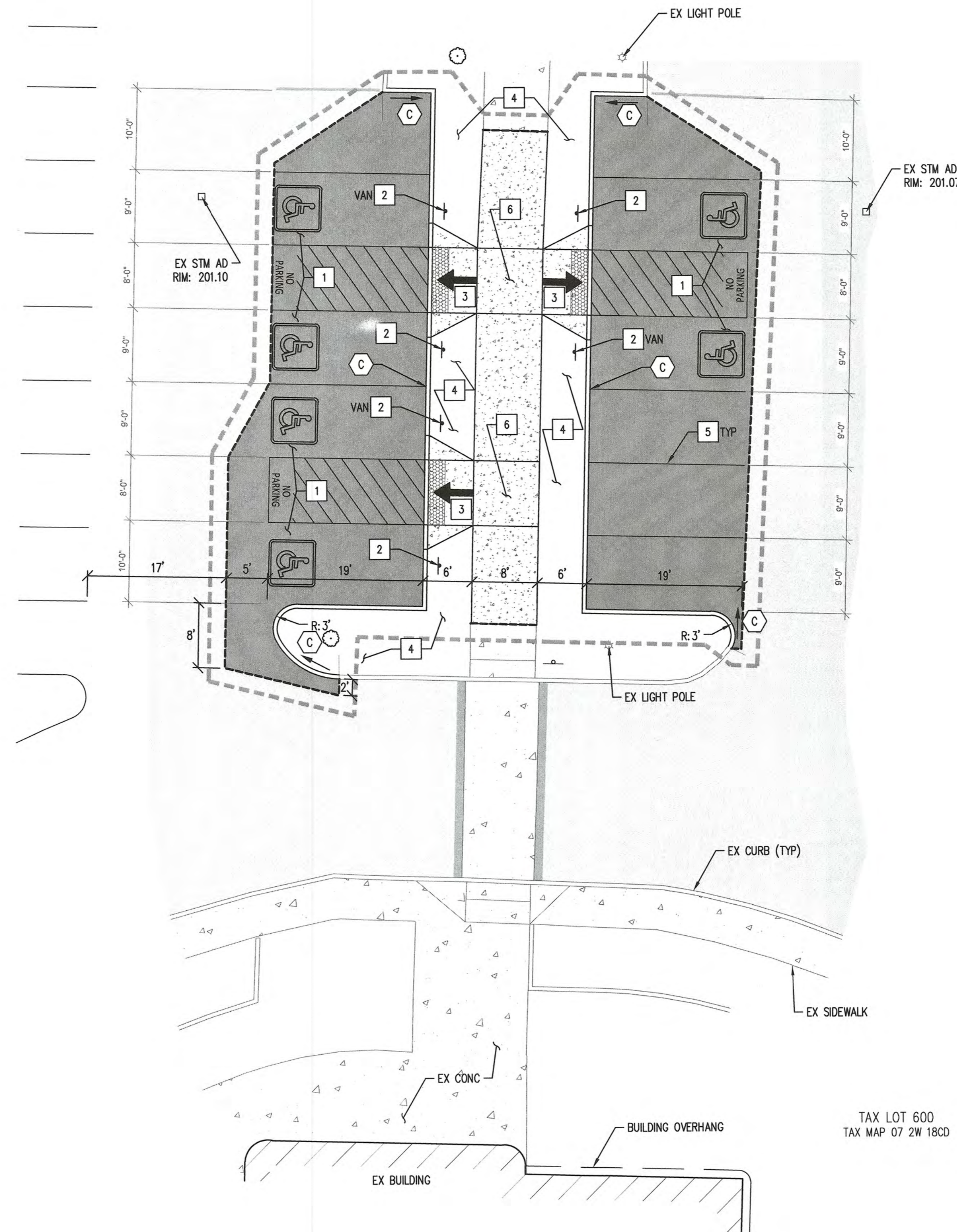
EXISTING TREE TO REMAIN: ○

NEW AC PAVEMENT: [Solid Grey Box]

EXISTING AC PAVEMENT TO REMAIN: [Light Grey Box]

DETECTABLE WARNING SURFACE: [Dotted Box]

NEW CONCRETE SIDEWALK: [Stippled Box]



TAX LOT 600
 TAX MAP 07 2W 18CD

