



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-ADJ22-38
PROPERTY LOCATION:	2623 Doaks Ferry Rd NW, Salem OR 97304
NOTICE MAILING DATE:	August 15, 2022
PROPOSAL SUMMARY:	Proposed interior and exterior development of Brush College Elementary School.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Monday, August 29, 2022. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@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):	Salem Keizer School District 24J
APPLICANT(S):	AC + Co. Architecture Community on behalf of Salem Keizer School District 24J
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review and Class 2 Zoning Adjustment for development of a modular, interior and exterior remodel for the existing school, with Class 2 Adjustment request to:</p> <p>1) Reduce the required 20-foot building setback standard from the special setback abutting Brush College Road NW to 18.5-feet</p> <p>For property approximately 5.65 acres in size, zoned PE (Public and Private Education Services) and located at 2623 Doaks Ferry Road NW 97304 (Polk County Assessors Map and Tax Lot number: 073W08D / 1900).</p>
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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-111684. Paper copies can be obtained for a reasonable cost.

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 información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment
Case No. SPR-ADJ22-38

PROJECT ADDRESS: 2623 Doaks Ferry Rd NW, Salem OR 97304

AMANDA Application No.: 22-111684-RP / 22-111685-ZO

COMMENT PERIOD ENDS: August 29, 2022

SUMMARY: Proposed interior and exterior development of Brush College Elementary School.

REQUEST: A Class 3 Site Plan Review and Class 2 Zoning Adjustment for development of a modular, interior and exterior remodel for the existing school, with Class 2 Adjustment request to:

- 1) Reduce the required 20-foot building setback standard from the special setback abutting Brush College Road NW to 18.5-feet

For property approximately 5.65 acres in size, zoned PE (Public and Private Education Services) and located at 2623 Doaks Ferry Road NW - 97304 (Polk County Assessors Map and Tax Lot number: 073W08D / 1900).

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, August 29, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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: Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: odias@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

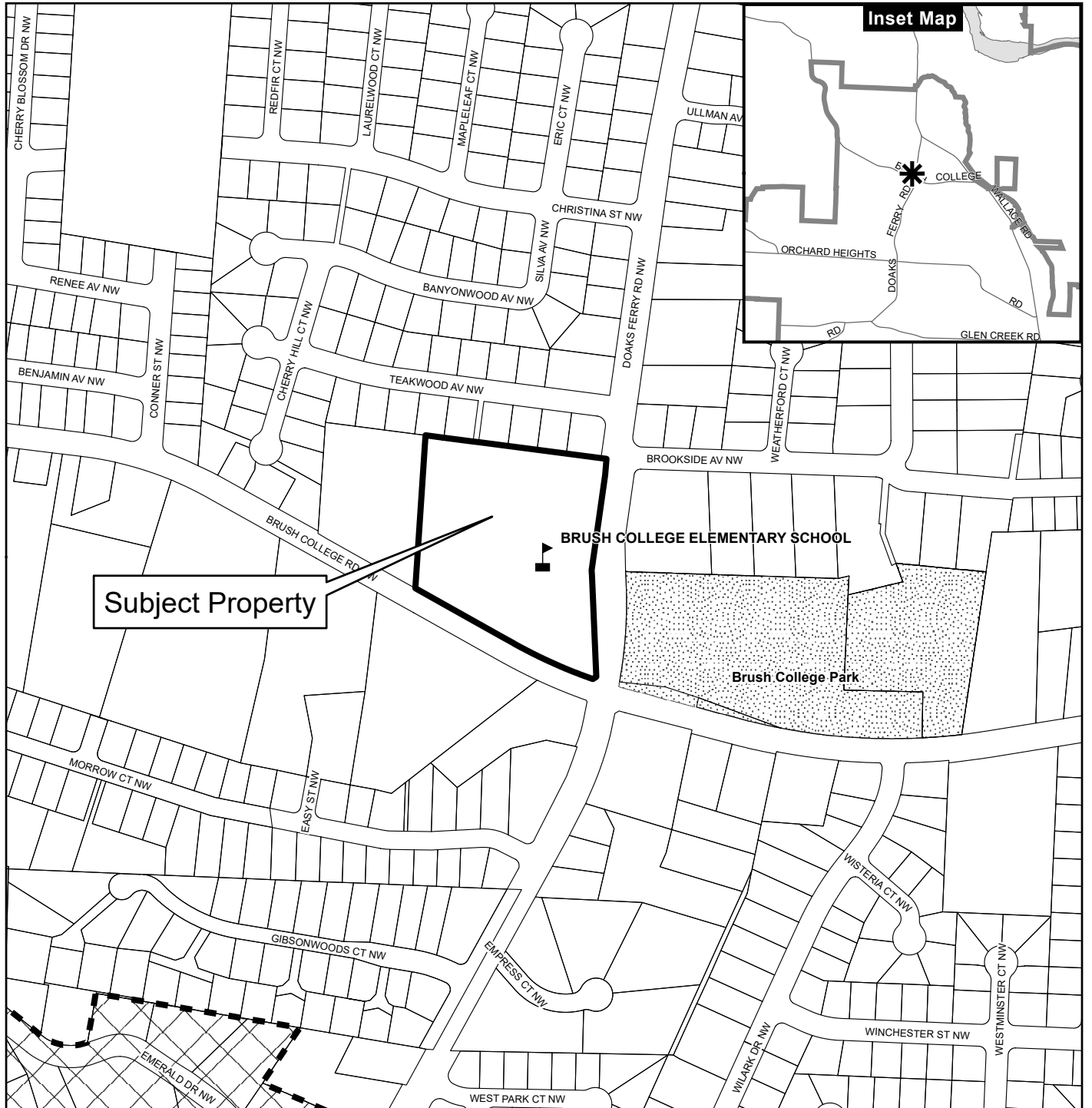
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

2623 Doaks Ferry Road NW



Legend

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

CITY OF Salem

 AT YOUR SERVICE

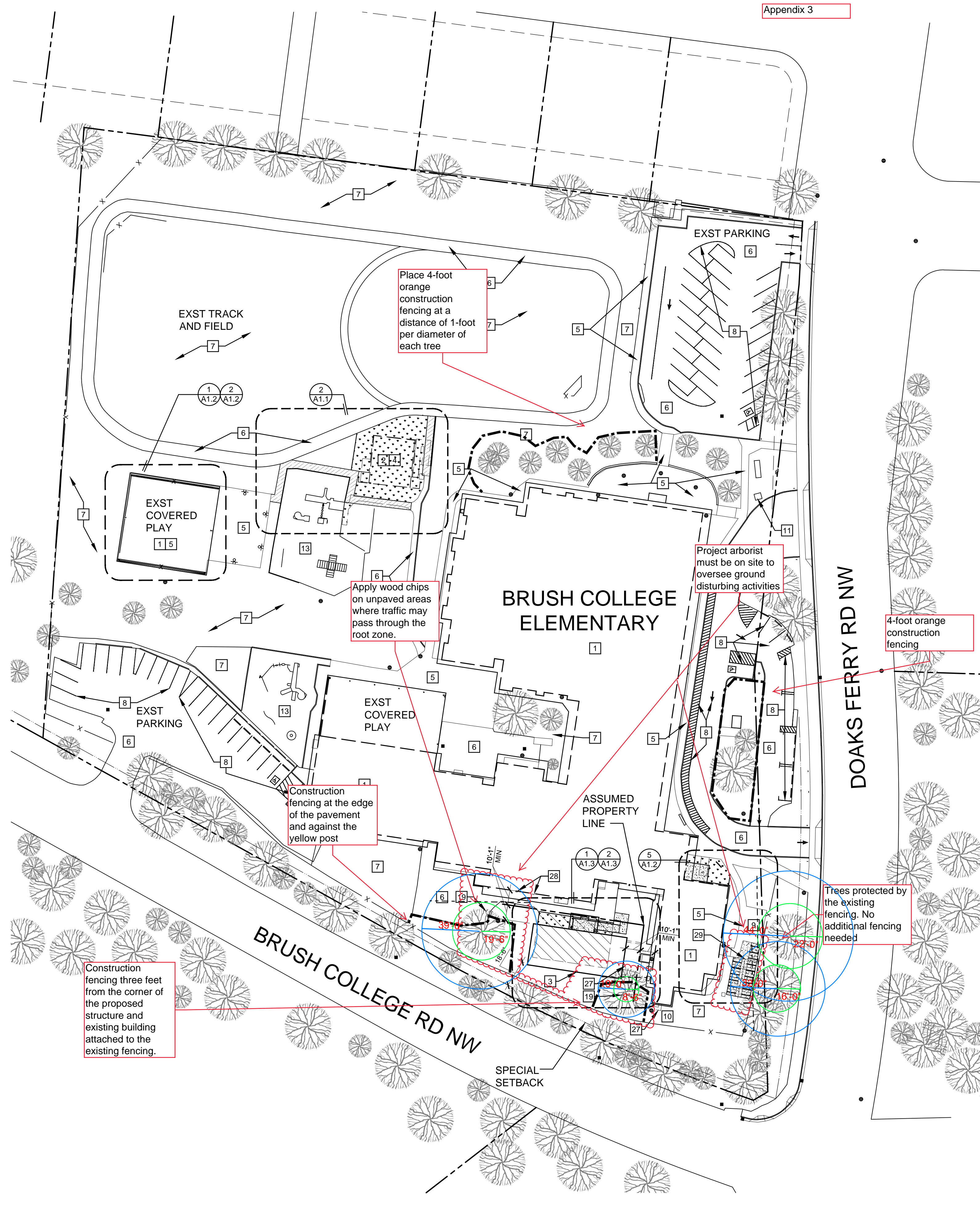
 Community Development Dept.

0 100 200 400 Feet



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Appendix 3



GENERAL NOTES:

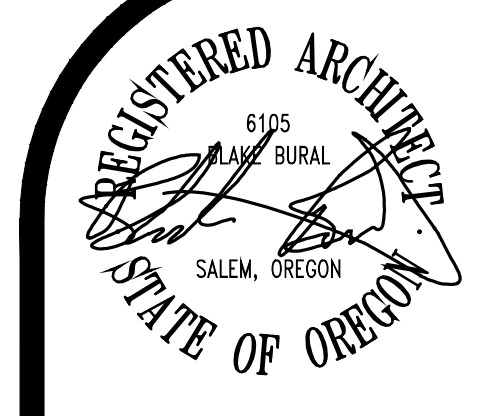
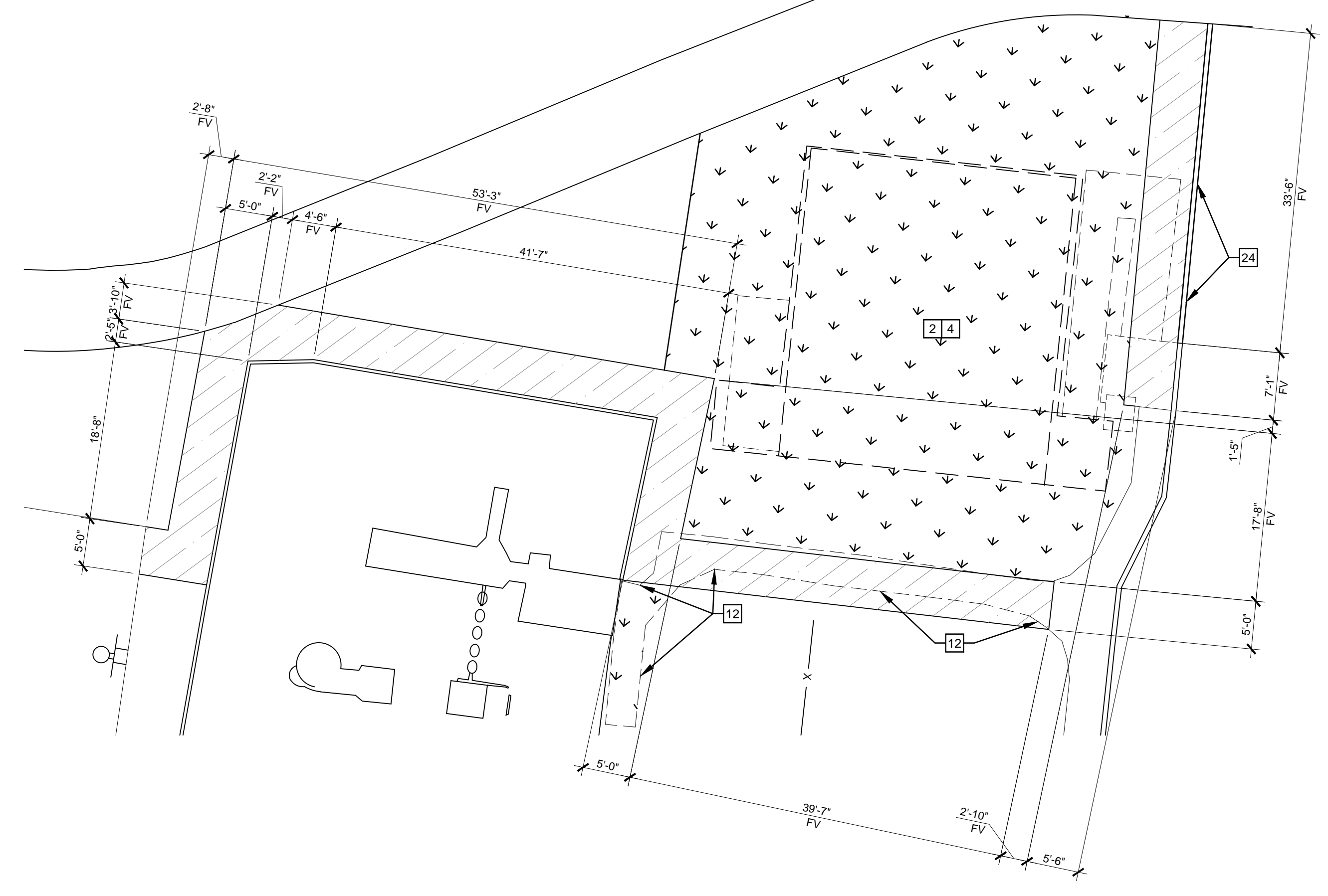
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO EXISTING FACE OF STUDS, FACE OF MASONRY AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED. (CLEAR DIMENSION IS TO FACE OF FINISHED SURFACE).
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS FOR CLARIFICATION PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
- CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS. NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THIS SURVEY HAS BEEN PROVIDED BY THE OWNER. INFORMATION SHOWN HEREIN IS INCLUDED FOR CONTRACTOR'S REFERENCE ONLY. AC+CO ARCHITECTURE DOES NOT WARRANT INFORMATION SHOWN HEREON AS NECESSARILY COMPLETE OR ACCURATE.

SYMBOL LEGEND:

- PROPERTY LINE
- NEW AREA OF LANDSCAPING REPAIR, REFER TO LANDSCAPE DRAWINGS
- NEW ASPHALT OVER AGGREGATE BASE, REFER TO CIVIL DRAWINGS
- EXISTING CONCRETE TO BE REMOVED, REFER TO CIVIL DRAWINGS
- NEW CONCRETE, REFER TO CIVIL DRAWINGS
- EXISTING CHAIN-LINK FENCE TO REMAIN, (D) DESIGNATES EXISTING TO BE REMOVED BACK TO CLOSEST ADJACENT POST (N) DESIGNATES NEW, CONNECT TO EXISTING PORTION OF FENCE
- EXISTING CONCRETE CURB TO REMAIN, PROTECT AT ALL TIMES
- EXISTING TREE TO REMAIN, PROTECT AT ALL TIMES, (D) DESIGNATES EXISTING TO BE REMOVED, (N) DESIGNATES NEW, REFER TO LANDSCAPE DRAWINGS
- EXISTING SIGN TO REMAIN
- EXISTING CATCH BASIN AND/OR AREA DRAIN TO REMAIN, REFER TO CIVIL DRAWINGS

REFERENCE NOTES:

- EXISTING BUILDING TO REMAIN
- EXISTING PORTABLE, RAMP, HANDRAILS, ACCESSORIES, AND FOOTINGS TO BE REMOVED, CAP UTILITIES, REFER TO CIVIL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS
- NEW OFCI PORTABLE, REFER TO CIVIL, PLUMBING AND ELECTRICAL DRAWINGS
- AREA OF LANDSCAPE TO BE RESTORED, REFER TO LANDSCAPE DRAWINGS
- EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT AT ALL TIMES
- EXISTING ASPHALT TO REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING LANDSCAPED AREA TO REMAIN, PROTECT AT ALL TIMES
- EXISTING PARKING STRIPE TO REMAIN
- EXISTING DEDICATED BICYCLE PARKING AREA TO REMAIN
- NEW WATER AND WASTE PIPING, REFER TO CIVIL FOR CONTINUATION
- EXISTING TRANSFORMER TO REMAIN, REFER TO ELECTRICAL DRAWINGS
- EXISTING ASPHALT WALK TO BE REMOVED, AT SIM CONDITION REMOVE 1'-0" WIDE STRIP OF ASPHALT FOR CURB CONSTRUCTION, INFILL WITH ASPHALT PUT-BACK AT COMPLETION OF CONSTRUCTION
- EXISTING PLAYGROUND AND EQUIPMENT TO REMAIN
- NEW BIRD NETTING, REFER TO SPECIFICATIONS
- EXISTING EXPOSED STRUCTURE TO REMAIN, PAINT
- EXISTING COLUMN TO REMAIN, PAINT
- EXISTING CONCRETE WALKWAY TO BE REMOVED
- EXISTING FLAGPOLE TO REMAIN, PROTECT AT ALL TIMES
- EXISTING TREE TO REMAIN, PROVIDE PROTECTION TO TREES ADJACENT TO CONSTRUCTION AREAS, REFER TO LANDSCAPE DRAWINGS
- EXISTING STORM DRAIN LINE TO BE REMOVED AND REINSTALLED BELOW GRADE, REFER TO CIVIL DRAWINGS
- EXISTING DOWNSPOUT TO BE REMOVED AND REINSTALLED FOR STORM DRAIN CONSTRUCTION
- EXISTING BENCH SUPPORTS TO BE REMOVED
- EXISTING SIGN TO REMAIN, PROTECT AT ALL TIMES
- NEW CONCRETE CURB, REFER TO CIVIL DRAWINGS
- EXISTING PARTIAL-HEIGHT WALL TO REMAIN
- EXISTING COVERED PLAY STRUCTURE AND SIDING AND UNDERSIDE OF ROOFING TO REMAIN, NOT TO BE PAINTED
- EXISTING LANDSCAPING TO BE REMOVED FOR UTILITY TRENCHING, PUT BACK AT COMPLETION OF CONSTRUCTION, REFER TO LANDSCAPE AND CIVIL DRAWINGS
- EXISTING ASPHALT TO BE REMOVED AND REPAIRED FOR ELECTRICAL CONDUIT, REFER TO ELECTRICAL DRAWINGS
- NEW BICYCLE PARKING
- NEW 4" PAINTED PARKING SAFETY STRIPES AT 2'-0" OC
- NEW 8'-0" LONG SURFACE-MOUNTED SPEED BUMP



In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2021.0032
 DATE JAN 24, 2022
 DRAWN SSV
 REVISIONS ADDENDUM 02.22.22



BRUSH COLLEGE ELEMENTARY SCHOOL
 2623 DOAKS FERRY RD NW, SALEM, OR 97304

1 SITE PLAN - DEMO AND NEW
 SCALE: 1" = 40'-0"

2 ENLARGED SITE PLAN - DEMO AND NEW
 SCALE: 1" = 10'-0"

SHEET

A1.1B