

TO: HEARINGS OFFICER

**FROM: LISA ANDERSON-OGILVIE, AICP, DEPUTY COMMUNITY DEVELOPMENT
DIRECTOR AND PLANNING ADMINISTRATOR**

**SUBJECT: CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW / CLASS 2
ADJUSTMENT / CLASS 1 DESIGN REVIEW
CASE NO. CU-SPR-ADJ-DR23-04
4900 BLOCK OF STATE STREET – 97301
AMANDA NO. 22-124236-PLN**

REQUEST

Summary: Development of the second phase of the East Park Apartments, including an additional four buildings containing 42 dwelling units.

Request: A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review and Class 1 Design Review for development of the second phase of the East Park Apartments, including an additional four buildings containing a total of 42 dwelling units, with a Class 2 Adjustment request to:

- 1) To allow buildings to be placed at an approximate 20-foot setback along State Street and Greencrest Street NE, instead of five feet as required by 702.020(e)(4); and
- 2) To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units adjacent to State Street and Greencrest Street NE as required by 702.020(e)(5).

For a portion of property approximately 1.74 acres in size, zoned CR (Retail Commercial), and located at the 4900 Block of State Street - 97301 (Marion County Assessor Map and Tax Lot numbers: 072W29C / 00100 and 00101).

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

APPLICANT/OWNER: Kiril Ivanov, East Park LLC

AGENT: Brandie Dalton, Multi-Tech Engineering Inc.

APPLICATION PROCESSING

On December 12, 2022, Conditional Use Permit, Class 3 Site Plan Review, Class 2 Adjustment, and Class 1 Design Review applications were accepted for processing. After receiving additional information, the collective applications were deemed complete for processing on February 28, 2023. The 120-day state mandated decision deadline for this collective application is June 28, 2023.

The public hearing before the City of Salem Hearings Officer is scheduled for March 22, 2023, at 5:30 p.m. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on March 2, 2023. Public

hearing notice was also posted on the property on March 9, 2023 pursuant to SRC requirements.

PROPOSAL

The applicant has submitted Conditional Use Permit, Class 3 Site Plan Review, Class 2 Adjustment, and Class 1 Design Review applications for development of a second phase to the East Park Apartments which previously approved 291-dwelling units to the east of the subject property (CU-SPR-ADJ-DAP-DR21-05). Proposed Phase 2 includes four additional multi-family residential apartment buildings containing a total of 42-dwelling units and associated site improvements for property located at 4900 Block of State Street. The proposal will connect with the off-street parking area and pedestrian pathways and allow for residents to share amenities with Phase 1.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: 1) All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; 2) any materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public; and 3) all documents referenced in this report. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22 124236.

APPLICANT'S STATEMENT

The applicant's proposed development plans are included as **Attachment B**, and the applicant's statement addressing the applicable approval criteria for the consolidated applications is included as **Attachment C**.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Commercial." The subject property is within the Urban Growth Boundary; however, the property is outside the Urban Service Area.

An Urban Growth Area Preliminary Declaration has been previously approved for the subject property (UGA09-07 and UGA 09-07MOD1) to determine the public facilities required to serve the East Park Estates Planned Unit Development/Subdivision, including the subject property located at the 4900 Block of State Street.

2. Zoning and Surrounding Land Uses

The subject property is zoned CR (Retail Commercial). The zoning of surrounding properties is as follows:

North: RM-II (Multi-Family Residential)

South: State Street

East: Cordon Road NE, Urban Growth Boundary

West: Across Greencrest Street NE, RM-II (Multi-Family Residential) zone

3. Site Analysis

The subject property is a portion of proposed Lot 350 and Lot 351 from Phase 3 of the East Park Estates Planned Unit Development/Subdivision (CPC-ZC-PUD-SUB-ADJ19-08MOD2) and is approximately 1.74 acres in size with approximately 270 feet of frontage on State Street to the south and approximately 395 feet of frontage along Greencrest Street NE to the west.

The proposed development will utilize a driveway to Greencrest Street NE that was previously approved for Phase 1 of the East Park Apartments. Interior drive aisles, off-street parking, and pedestrian pathways will be provided connecting Phase 1 to the proposed development allowing for the sharing of site amenities between both phases of development.

4. Neighborhood and Citizen Comments

The subject property is located within the boundaries of the East Lancaster Neighborhood Association (ELNA). Pursuant to SRC Chapter 300, the applicant is required to contact the Neighborhood Association prior to submittal of this consolidated application. On December 1, 2022, the applicant contacted ELNA meeting the requirements of SRC 300.310(c). Notice was provided to the ELNA and to surrounding addresses, property owners, and tenants within 250 feet of the subject property. At the time of this staff report, no public comments have been received.

5. City Department and Public Agency Comments

The Public Works Department reviewed the proposal and provided a memo which is included as **Attachment D**.

The Salem Building and Safety Division reviewed the proposal and indicated no concerns.

The Salem Fire Department reviewed the proposal and indicated no concerns.

Salem-Keizer Public Schools reviewed the proposal and provided a response which is included as **Attachment E**.

6. Analysis of Conditional Use Criteria

SRC Chapter 240.005(a)(1) provides that no building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this Chapter.

SRC Chapter 240.005(d) establishes the following approval criteria for a conditional use permit:

Criterion 1:

The proposed use is allowed as a conditional use in the zone.

Finding: The combined application was submitted on December 12, 2022. At the time this application was submitted, multi-family residential uses were allowed in the CR (Retail Commercial) zone with a Conditional Use Permit. As a result of ORD 22-22, on December 28th, SRC Chapter 522, Table 522-1 was amended, and stand-alone multi-family uses are no longer allowed in the CR zone. Multi-family uses are now only permitted when they are located in a mixed-use building. However, because the use and development standards that were in effect at the time the application was first submitted are applicable for this application, the proposal satisfies this criterion.

Criterion 2:

The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.

Finding: The applicant previously applied for a Conditional Use Permit for development of the Phase 1 East Park Apartments in 2021 (CU-SPR-ADJ-DAP-DR21-05). The application was denied by the Hearings Officer and appealed to the City Council who issued a final order in April 2022 denying the application. The applicant appealed the City's decision to the Land Use Board of Appeals (LUBA). On August 30, 2022, LUBA issued a final order for *East Park, LLC v. City of Salem*, (LUBA No. 2022-050) reversing the denial and requiring the City to approve the development application finding in part that, pursuant to ORS 197.307(4) the discretionary approval criteria for a Conditional Use Permit cannot be applied to applications for housing.

As a result of the LUBA decision, the City Council adopted Ord 22-22 on November 28, 2022 which removed multi-family residential uses as an allowed use in the CR zone, except for multi-family uses when they are located in a mixed-use building.

This approval criterion is inapplicable pursuant to ORS 197.307(4), which requires only clear and objective standards to apply to applications for housing in zones where housing is allowed.

Criterion 3:

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

Finding: This approval criterion is inapplicable pursuant to ORS 197.307(4), which requires only clear and objective standards to apply to applications for housing in zones where housing is allowed.

7. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) establishes the following approval criteria for a Class 3 Site Plan Review:

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: The applicant is requesting approval to develop a multi-family residential use that will be a second phase of the East Park Apartments, Phase 1 was originally approved under CU-SPR-ADJ-DAP-DR21-05. Proposed Phase 2 includes an additional four buildings containing 42 dwelling units. The proposed site plan complies with all applicable development standards of the Unified Development Code (UDC).

Use and Development Standards – CR (Retail Commercial) Zone:

SRC 522.005(a) – Uses:

Finding: Permitted, special and conditional uses for the CR zone are found in SRC Chapter 522, Table 522-1. Multiple family residential uses require a conditional use permit in the CR zone per Table 522-1. Findings for the Conditional Use are included in Section 6 of this report.

SRC 522.010(a) – Lot Standards:

There are no minimum lot area or dimension requirements in the CR zone. All uses are required to have a minimum of 16 feet of street frontage.

Finding: The subject property is a portion of proposed Lot 350 and Lot 351 from Phase 3 of the East Park Estates Planned Unit Development/Subdivision (CPC-ZC-PUD-SUB-ADJ19-08MOD2). Phase 3 has not yet been recorded, prior to issuance of any civil site work or building permits for the proposed development, the final plat creating this lot shall be recorded.

Condition 1: The final plat for this phase of the East Park Estates Planned Unit Development/Subdivision shall be recorded prior to issuance of any civil site work or building permits.

SRC 522.010(b) – Setbacks:

North: Adjacent to the north is property zoned RM-II (Multi-Family Residential) that was previously approved for a 36-unit multi-family residential use as part of the East Park Planned Unit Development. Multi-family buildings, structures, and vehicle use areas require a minimum 10-foot setback adjacent to an interior property line.

Finding: The property line separating the subject property from the previously approved 36-unit multi-family residential use may not be platted, as lots 350 and 351 may be combined. The site plan indicates that Building 30 has a setback of approximately 10 feet to the north in compliance with the setback standard of the CR zone.

South: Adjacent to the south is right-of-way for State Street. Per Table 522-3, there is a minimum five-foot building setback required adjacent to a street, vehicle use areas shall be

setback a minimum 6-10 feet per SRC Chapter 806.

Finding: The site plan indicates that Buildings 32 and 33 are setback 20 feet and the nearest vehicle use area is setback approximately 20 feet from State Street in compliance with the setback standard of the CR zone.

East: Adjacent to the east is property zoned CR (Retail Commercial) that was previously approved for a 291-unit multi-family residential use as part of the East Park Apartments. Multi-family buildings, structures, and vehicle use areas require a minimum 10-foot setback adjacent to an interior property line.

Finding: The property line separating the subject property from the previously approved 291-unit multi-family residential use may not be platted, as lots 350 and 351 may be combined. The site plan indicates that Building 33 has a setback of approximately 15 feet and the vehicle use area has a setback of approximately 10 feet in compliance with the setback standard of the CR zone.

West: Adjacent to the west is right-of-way for Greencrest Street NE. Per Table 522-3, there is a minimum five-foot building setback required adjacent to a street, vehicle use areas shall be setback a minimum 6-10 feet per SRC Chapter 806.

Finding: The site plan indicates that Buildings 30, 31, and 32 are setback 20 feet and the nearest vehicle use area is setback approximately 20 feet from Greencrest Street NE in compliance with the setback standard of the CR zone.

The proposal complies with all applicable setback requirements of the CR zone.

SRC 522.010(c) – Lot Coverage, Height:

There is no maximum lot coverage standard in the CR zone, the maximum height allowance for all buildings and structures is 50 feet.

Finding: The proposed buildings are approximately 39-40 feet in height when measured to the peak, in compliance with the maximum height standard.

SRC 522.010(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 Chapter 806 and SRC Chapter 807.
- (3) *Development Site.* A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

Finding: The total area of the subject property is approximately 1.74 acres (75,708 square feet) requiring a minimum of 11,356 square feet of landscape area ($75,708 \times 0.15 = 11,356.2$). The site plan indicates that approximately 26,115 square feet (34.5%) of the development site will be landscaped, exceeding the minimum requirement.

SRC 522.015(a) – Design Review:

Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC Chapter 702.

Finding: The applicant has applied for Class 1 Design Review, demonstrating that the proposed multi-family development is consistent with the multiple family design review standards set forth in SRC Chapter 702.

General Development Standards SRC 800

SRC 800.055(a) – Applicability.

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

Finding: There are no solid waste service areas proposed for Phase 2. Solid waste service areas will be available within Phase 1 of the East Park Apartments for residents of proposed Phase 2 to use. The development standards of SRC 800.055 are not applicable.

SRC 800.065 – Pedestrian Access.

All developments, other than single family, two family, three family, four family, and multiple family uses, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section.

Finding: The pedestrian access standards of SRC 800.065 are not applicable to this proposed multi-family residential use.

Streets and Right-of-Way Improvements, Connectivity SRC 803

SRC 803.030(a) and SRC 803.035(a) – Street Spacing.

Streets shall have a maximum spacing of 600 feet from right-of-way line to right-of-way line along one axis, and not less than 120 feet and not more than 400 feet from the right-of-way line to right-of-way line along the other axis.

Finding: Street connectivity for the subject property was addressed with the tentative subdivision approval (CPC-ZC-PUD-SUB-ADJ19-08MOD2), due to access limits on Cordon Road NE and State Street, internal streets through the subject property connecting to Cordon Road NE and State Street were not required.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for each proposed new use or activity.

SRC 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.

SRC 806.015 - Amount of Off-Street Parking.

- a) *Minimum Required Off-Street Parking.* For multi-family residential uses, a minimum of one space is required per dwelling unit.
- b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the public services and industrial use classifications, and the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* The maximum number of off-street parking spaces shall not exceed 1.75 times the minimum number of spaces required.

Finding: The proposed multi-family use contains a total of 42 dwelling units. A minimum of 42 off-street parking spaces are required for the proposed use ($42 / 1 = 42$). The maximum off-street parking allowance is 1.75 times the minimum requirement, or 74 spaces ($42 \times 1.75 = 73.5$). The site plan indicates that 77 spaces are proposed, with 14 of the spaces proposed to be compact. While proposed Phase 2 exceeds the maximum off-street parking allowance itself, the combined parking requirement for Phase 1 and Phase 2, which includes a total of 333 dwelling units, is 561 spaces which is less than the maximum off-street parking allowance of 583 spaces ($333 \times 1.75 = 582.8$) for both phases. Carpool/vanpool parking spaces are not required for multi-family uses. The proposal complies with the parking requirements of this section.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas.
- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.
- c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Adjacent to Buildings and Structures: The off-street parking or vehicle use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip or by a minimum 5-foot wide paved pedestrian walkway.

Finding: The site plan indicates that a minimum five foot separation will be provided between the proposed vehicle use areas and all proposed buildings in compliance with this section.

- d) *Interior Landscaping.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. There is no interior landscaping requirement for parking areas less than 5,000 square feet in size.

Finding: Pursuant to SRC 702.020(b)(8), multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC 806. Interior landscaping for the vehicle use area pursuant to Chapter 806 is not applicable to this development.

e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The proposed parking spaces, driveway and drive aisle for the off-street parking area meet the minimum dimensional requirements of SRC Chapter 806.

f) *Off-street parking area access and maneuvering.* In order to ensure safe and convenient vehicular access and maneuvering, off-street parking areas shall:

(1) Be designed so that vehicles enter and exit the street in a forward motion with no backing or maneuvering within the street; and

(2) Where a drive aisle terminates at a dead-end, include a turnaround area as shown in Figure 806-9. The turnaround shall conform to the minimum dimensions set forth in Table 806-7.

Finding: The proposed off-street parking area includes one drive aisle that terminates in a dead-end. A turn around area is provided at the termination which complies with the minimum dimensions required by Table 806-7.

g) *Additional Off-Street Parking Development Standards 806.035(g)-(n).*

Finding: The proposed off-street parking area is developed consistent with the additional development standards for maneuvering, grade, surfacing, and drainage. Bumper guards and wheel barriers are not required for the proposed vehicle use area. The parking area striping, marking, signage and lighting shall comply with the standards of SRC Chapter 806. Off-street parking area lighting and screening standards per SRC 806.035(m-n) are not required for the proposed off-street parking area because the subject property does not abut residentially zoned property.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided for each proposed new use or activity.

SRC 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.

SRC 806.055 - Amount of Bicycle Parking.

Per SRC Chapter 806, Table 806-9, for multi-family residential uses, a minimum of one bicycle parking space is required per dwelling unit.

Finding: The proposed 42-unit multi-family residential use requires a minimum of 42 bicycle parking spaces.

SRC 806.060 – Bicycle Parking Development Standards.

- a) *Location.* Short term bicycle parking shall be located outside a building within a convenient distance of, and shall be clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route. Long term bicycle parking spaces for residential uses may be provided within a residential dwelling unit.
- b) *Access.* Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.
- c) *Dimensions.* Bicycle parking spaces and access aisles shall meet the minimum dimensions set forth in Table 806-10, which provides the minimum space width is 2 feet (or 1.5 feet for side-by-side spaces), minimum space length is 6 feet, minimum access aisle width is 4 feet, and minimum clearance between rack and wall is 2 feet.
- d) *Surfacing.* Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design standards.
- e) *Bicycle Racks.* Where bicycle parking is provided in racks, the racks may be horizontal or vertical racks mounted to the ground, floor, or wall, and shall comply with the following standards:
 - (1) Racks must support the bicycle frame in a stable position.
 - (A) For horizontal racks, the rack must support the bicycle frame in a stable position in two or more places a minimum of six inches horizontally apart without damage to the wheels, frame, or components.
 - (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
 - (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
 - (4) Racks shall be securely anchored.

Finding: Six short term exterior bicycle parking spaces are provided in bike racks located between proposed Building 31 and 32. The bike racks are designed consistent with the standards for access, dimensions, surfacing, and style as required by Chapter 806. The remaining required bicycle parking spaces are provided within the residential dwelling units.

Off-Street Loading Areas

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity.

SRC 806.075 - Amount of Off-Street Loading.

No off-street loading spaces are required for multi-family residential developments containing less than 50 dwelling units.

Finding: No off-street loading spaces are required for the proposed development.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. 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 and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: A minimum of 15 percent of the development site, or 11,356 square feet, is required to be landscaped meeting the requirements of the CR zone and Chapter 807. The number of required plant units for the development site is 568 ($11,356 / 20 = 567.8$), and a minimum of 40 percent, or 227 ($568 \times 0.4 = 227$), of the required plant units shall be trees. The applicant's preliminary landscape plan indicates that 410 of the plant units will be trees, and approximately 1,000 more plant units will be provided as shrubs and ground cover, exceeding the minimum requirement. Final landscape and irrigation plans will be reviewed at the time of building permit for conformance with Chapter 807.

Natural Resources

SRC 601 – Floodplain Overlay Zone: Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (an Oregon White Oak greater than 20 inches in diameter at breast height (dbh), or any other tree with a dbh of 30 inches or greater, excluding Tree of Heaven, Empress Tree, Black Cottonwood, and Black Locust) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

Finding: There are four significant trees located on the subject property and in the vicinity of development. Each of the significant trees is designated for preservation and will be protected during construction activities, no new development is occurring within the critical root zone of the significant trees.

SRC 809 - Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

Finding: The Salem-Keizer Local Wetland Inventory (LWI) shows that there are hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. 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. The proposed multi-family residential development is assigned 2 activity points. A total of 2 points indicates a low landslide hazard risk and does not require a geological assessment or geotechnical report.

Criterion 2:

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 existing condition of State Street does not meet current standards for its classification of street per the Salem TSP. The applicant shall convey for dedication a half-width right-of-way up to 48 feet to Major Arterial street standards as specified in the PWDS and based on a rational nexus calculation. The applicant shall construct a half-street improvement to Major Arterial street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

- Condition 2:** Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of State Street, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 3:** Construct a half-street improvement along the frontage of State Street to major arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Greencrest Street NE is specified as a collector street in the Salem TSP and is planned to run along the western lot line of the subject property. The applicant shall construct a half-street improvement along the frontage of Greencrest Street NE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

- Condition 4:** Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Greencrest Street NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 5:** Construct a half-street improvement along the frontage of Greencrest Street NE to Collector standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

The applicant submitted a traffic impact analysis for the proposed multi-family development that includes all six phases of the East Park development site. The recommended mitigation measures as specified in the TIA were incorporated into the conditions of development for CPC-ZC-PUD-SUB-ADJ19-08MOD2. The apartment site was shown as "Phase 3" on the plans for CPC-ZC-PUD-SUB-ADJ19-08MOD2. Because the connection of Greencrest Street NE to State Street is required as a condition of this proposed multi-family development phase,

the mitigation measure from the TIA applicable to the proposed development is as follows:

Condition 6: As specified in the applicant's Traffic Impact Analysis, construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of State Street and Greencrest Street NE.

Criterion 3:

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

Finding: The applicant proposes to utilize driveway approaches onto Greencrest Street NE and Stella Street NE that were approved under CU-SPR-ADJ-DAP-DR21-05. No changes to the previously approved driveway approach are necessary.

Criterion 4:

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 plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development.

As a condition of CPC-ZC-PUD-SUB-ADJ19-08MOD2, the applicant constructed a 24-inch water main along Cordon Road NE to serve the proposed development as specified in the Water System Master Plan. The Water System Master Plan specifies a 12-inch loop to be connected to the Cordon Road NE main along Auburn Road NE, Greencrest Street NE, and State Street. These improvements were constructed under City Permit Number 20-118530-PC but has not been accepted by the City for connections to date. Upon acceptance, these improvements are adequate to serve the proposed development.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4) and SRC Chapter 71 based on stormwater infrastructure constructed through the East Park Development. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

Condition 7: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

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.

8. Analysis of Class 2 Adjustment Criteria

SRC Chapter 250.005(d)(2) provides that an applicant for a Class 2 Adjustment shall be granted if all of the following criteria are met:

Criterion 1:

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 is requesting two Class 2 Adjustments to:

- 1) To allow buildings to be placed at an approximate 20-foot setback along State Street and Greencrest Street NE, instead of five feet as required by 702.020(e)(4); and
- 2) To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units adjacent to State Street and Greencrest Street NE as required by 702.020(e)(5).

To eliminate the requirement for a minimum of 40 percent of the buildable width to be occupied by buildings placed at the minimum setback per 702.020(e)(4):

The minimum building setback requirement in the CR zone is 5 feet adjacent to a street. Pursuant to SRC 702.020(e)(4), a minimum of 40 percent of the buildable width shall be occupied by buildings placed at the minimum setback line. The applicant is requesting a Class 2 Adjustment to place buildings at a 20-foot setback adjacent to State Street, which is designated as a Major Arterial, and Greencrest Street NE which is designated as a Collector street.

The applicant indicates that proposed buildings 30-33 will have a setback of approximately 20 feet adjacent to State Street and Greencrest Street NE. Locating buildings at the minimum 5-foot setback line is not feasible for this development because it would conflict with the required 10-foot public utility easements along the streets. In addition, the minimum setback for multi-family developments in multi-family residential zoning designations where this design standard would typically be found is 20 feet. The proposed setback increase would allow for a multi-family development that is similar in appearance from the street to other complexes in the City, the applicant further indicates the larger setback will provide more room for landscaping.

The proposal otherwise complies with the 40 percent buildable width standard applied to the greater setback, and all setback areas will be landscaped. The proposal equally or better meets the intent of this provision and is therefore in compliance with this criterion. Staff recommends that the Hearings Officer approve this Adjustment request.

To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units per 702.020(e)(5).

The applicant is requesting to eliminate the requirement to orient buildings to the street and provide direct pedestrian pathways from the public sidewalk to ground floor units. The applicant explains that the buildings are oriented inwards towards the site, but will be visually appealing including windows, offsets and architectural features where facing the street, and that adequate pedestrian access will be provided from the surrounding public sidewalks into the development site.

The purpose of this design standard is to provide a pedestrian friendly development with buildings oriented outward towards the street with direct pedestrian access from ground floor units to the abutting sidewalk. In this case, State Street is designated as a Major Arterial Street and Greencrest Street NE is designated as a Collector Street. The previously approved 291-unit multi-family residential development abutting to the east included an adjustment request to eliminate the direct pedestrian access requirement between Cordon Road NE, designated as a Parkway street, and State Street. The adjustment was warranted in this case given the large traffic volumes and lack of street parking on Cordon Road NE and State Street. The applicant also provided common pedestrian connections at two points along State Street. Staff recommends that the Hearings Officer approve the adjustment request to eliminate the direct pedestrian access requirement along State Street.

However, Greencrest Street NE will not carry the same traffic volume as Cordon Road NE or State Street. There are no physical limitations identified on the property that would cause a difficulty to provide individual pedestrian access points for ground level units in Buildings 30-32 to the public sidewalk on Greencrest Street NE. In fact, the applicant is already providing ground floor pedestrian access from proposed Building 30 to Greencrest Street NE. Staff finds that this development standard can be met with the proposed development and the applicant has not demonstrated that removing the direct pedestrian access requirement equally or better meets the intent of the code; therefore, staff recommends the Hearings Officer adopt a condition of approval requiring proposed Buildings 30-32 to comply with the direct pedestrian access requirement along Greencrest Street NE.

Condition 8: Proposed Buildings 30-32 shall comply with the direct pedestrian access standard of SRC 702.020(e)(5) along Greencrest Street NE.

Criterion 2:

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 abuts residential zoning and uses, and the proposal is for multi-family residential development. However, the subject property is located within the CR (Retail Commercial) zone; therefore, the criterion is not applicable.

Criterion 3:

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: Two separate Class 2 Adjustments have been requested with this development. Each of the adjustments has been evaluated separately for conformance with the Adjustment approval criteria. Staff is recommending that the Hearings Officer approve the adjustment request to increase the setback requirement along State Street and Greencrest Street NE, and the adjustment request to eliminate the direct pedestrian access requirement for ground floor units abutting State Street, but is recommending for ground level units abutting Greencrest Street NE that the Hearings Officer deny the applicant's adjustment request and require direct pedestrian access to adjacent sidewalk as provided by SRC 702.020(e)(5).

As recommended and conditioned, the cumulative impact of the adjustments results in an overall project which is consistent with the intent and purpose of the zoning code. Any future development, beyond what is shown in the proposed plans, shall conform to all applicable development standards of the UDC, unless adjusted through a future land use action.

Condition 9: The adjusted development standards, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to all applicable development standards of the UDC, unless adjusted through a future land use action.

9. Analysis of Class 1 Design Review Criteria

Salem Revised Code (SRC) 225.005(e)(1) provides that a Class 1 Design Review application shall be approved if all of the applicable design review standards are met.

Development Standards – Multiple Family Design Review Standards SRC 702

SRC 702.020 - Design review standards for multiple family development with thirteen or more units.

(a) Open space standards.

(1) To encourage the preservation of natural open space qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area as designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.

Finding: The proposed development occurs on a portion of the subject property that is approximately 1.74 acres in size (75,708 square feet). A minimum of 11,356 square feet ($75,708 \times 0.3 = 11,356.2$) of common open space, including indoor or covered recreation space. The site plan indicates that 25,446 square feet (approximately 33.6 percent of the site area) of open space is provided for this development site, exceeding the minimum open space requirement.

(A) To ensure usable open space, at least one common open space area shall be provided within the development that is at least 1,000 square feet in size, plus an additional 250 square feet for every 20 units, or portion thereof, over 20 units and has a minimum dimension of 25 feet for all sides.

Finding: The proposed multi-family development contains 42 dwelling units; per Table 702-3 the 42-unit development requires a minimum open space area that is 1,250 square feet in size with no dimension less than 25 feet. The proposed site plan indicates that there is a large open space area east of Building 30 that is approximately 3,500 square feet in size, exceeding the minimum requirement. In addition, the previously approved site plan for Phase 1 of the apartment complex (CU-SPR-ADJ-DAP-DR21-05) included a large oversized open space area

between buildings 17-22 that is approximately 12,367 square feet in size with a minimum dimension of 65 feet, greatly exceeding the minimum standard of 4,500 square feet. Residents in proposed Phase 2 of the apartment complex will be able to access this common open space area.

- (B) To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.

Finding: The existing conditions plan indicates that there are no slopes greater than 25 percent on the subject property. Therefore, the applicant meets this requirement.

- (C) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.

Finding: The applicant has met the minimum open space requirement by providing common open space. Therefore, the applicant does not need to use the reductions offer by this section to meet the common open space requirement.

- (D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

Finding: The applicant is providing private open space for each unit. Ground floor units will have patios at least 96 square feet in size, with no dimension less than six feet. The second and third story units will have decks that are a minimum of 60 square feet in size. The private open space areas comply with the minimum size requirements of Table 702-4.

- (E) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.
 - (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
 - (ii) Include at least one of the following types of features:
 - a. Covered pavilion.
 - b. Ornamental or food garden.
 - c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.
 - d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
 - e. Swimming pool or wading pool.

Finding: The applicant has met the minimum open space requirement without using the reduction offered in this section; therefore, this standard is not applicable.

- (F) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a publicly-owned urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Finding: The applicant has met the minimum open space requirement without using the reduction offered in this section; therefore, this standard is not applicable.

(b) Landscaping standards.

- (1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.

Finding: The proposed development occurs on a portion of the subject property that is approximately 1.74 acres in size (75,708 square feet) requiring a minimum of 38 trees ($75,708 / 2,000 = 37.9$). The preliminary landscape plan indicates that 46 trees will be provided for this portion of the development site, exceeding the minimum requirement.

- (2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:
 - (A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and
 - (B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain-link fencing with slats shall not be allowed to satisfy this standard.

Finding: The subject property does not abut property zoned RA or RS; therefore, this standard is not applicable.

- (3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.

Finding: The landscaping plan provided indicates at least two plant units will be installed at each shared entrance.

- (4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

Finding: The landscaping plan provided indicates at least ten plant units of trees per 60 linear feet of exterior building wall are to be planted within 25 feet on each side of the proposed buildings.

- (5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.

Finding: The landscaping plan provided indicates at least one plant unit of shrubs per 15 linear feet are to be planted on each side of the proposed buildings.

- (6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

Finding: According to the applicant's written statement and landscape plan, all private open space located contiguous to the dwelling unit will be screened with five-foot tall landscaping ensuring privacy for private open space areas.

- (7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).
 - (A) A minimum of one canopy tree shall be planted within each planter bay.
 - (B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces. (see Figure 702-3).

Finding: The parking area contains 77 parking spaces, requiring 6 planter bays at least nine feet in width. The landscaping plan indicates at least 13 planter bays, nine feet in width and each with a canopy tree, will be provided. There are no rows of parking greater than 12 spaces without a landscape planter bay. A minimum of one canopy tree is provided every 50 feet around the perimeter of the parking areas in compliance with this standard.

- (8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC Chapter 806.

Finding: The proposal includes more than thirteen units; therefore, this development is exempt from the landscaping requirements of SRC Chapter 806.

(c) Site safety and security.

- (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.
- (2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.
- (3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of

dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

- (4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Finding: Windows are provided in all habitable rooms on each wall that faces common open space, parking areas, and pedestrian pathways. The applicant's written statement and preliminary site plan indicates that exterior lighting (pole lights a maximum of 14 feet tall, and post lights a maximum of 5 feet tall) will be provided along pedestrian paths and adjacent to vehicle use areas, lighting will also be provided on building exteriors. According to the site plan and landscaping plan, there are no fences near the entryways or common open space.

(d) Parking and site design.

- (1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).

Finding: The applicant indicates that there are no parking areas greater than 6,700 square feet in size. Planter bays a minimum of nine feet in width, and each planted with a canopy tree, have been provided throughout the development site to minimize large expanses of continuous pavement, in compliance with this standard.

- (2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

Finding: All proposed off-street parking areas and vehicle maneuvering areas are located beside or behind the proposed apartment buildings. No off-street parking areas are located between buildings and abutting streets.

- (3) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.

Finding: The subject property does not abut RA or RS zoned property; therefore, this standard is not applicable.

- (4) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.

Finding: Sidewalks are shown connecting the development site to existing/proposed public sidewalk along Greencrest Street NE and State Street, between buildings, and connecting to the common open space and other amenities provided at the Phase 1 site in compliance with this standard.

(e) Façade and building design.

- (1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

Finding: There are no buildings within the proposed development that exceed 150 feet in length, in compliance with this standard.

- (2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on-site and existing buildings and structures on abutting sites.
 - (A) A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.015(b)(1)(B) is increased to eight feet tall.

Finding: The subject property does not abut property zoned RA or RS; therefore, this standard is not applicable.

- (3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Finding: The subject property does not abut property zoned RA or RS; therefore, this standard is not applicable.

- (4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

Finding: The applicant has requested an adjustment to eliminate the requirement for buildings to be placed at the minimum 5-10-foot setback line, rather the applicant is proposing to set the buildings back approximately 20 feet adjacent to State Street and Greencrest Street NE. Findings for the Adjustment can be found in Section 8 of this report.

- (5) To orient buildings to the street, any ground-level unit, cluster of units, or interior lobbies, or portions thereof, located within 25 feet of the property line abutting a

street shall have a building entrance facing the street, with direct pedestrian access to the adjacent sidewalk.

Finding: The applicant has requested an adjustment to eliminate the requirement for ground floor units within 25 feet of the property line abutting a street to have direct pedestrian access to the adjacent sidewalk. Findings for the Adjustment can be found in Section 8 of this report.

- (6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.

Finding: Covered entry areas are provided at each of the primary entrances for the dwelling units in compliance with this standard.

- (7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment and shall be integrated with exterior building design.

Finding: The applicant indicates that roof mounted equipment will be screened and integrated into the building design in compliance with this standard.

- (8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided.

Finding: For each of the buildings with a roof line exceeding 100 feet in length without a change in elevation of at least four feet, the building design instead includes cross gables and/or dormers greater than four feet in length, in compliance with this standard.

- (9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.
 - (A) Offsets (recesses and extensions).
 - (B) Covered deck.
 - (C) Covered balcony.
 - (D) Cantilevered balcony, provided at least half of its depth is recessed.
 - (E) Covered entrance.

Finding: According to the applicant's written statement and proposed building elevation plans; building offsets, covered decks, recessed balconies and covered entrances will be incorporated into the design for each building in compliance with this standard.

- (10) To visually break up the building's vertical mass, the first floor of each building,

except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):

- (A) Change in materials.
- (B) Change in color.
- (C) Molding or other horizontally-distinguishing transition piece.

Finding: According to the applicant's written statement and building elevation plans, the third floor of each building will have contrasting building materials and colors, and horizontally distinguishing transition pieces will be used to distinguish between the first floor and upper floors in compliance with this standard.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer **APPROVE** the request for a conditional use, site plan review, design review, and the adjustment request to increase the setback requirement along State Street and Greencrest Street NE, and the adjustment request to eliminate the direct pedestrian access requirement for ground floor units abutting State Street, but is recommending for ground level units abutting Greencrest Street NE that the Hearings Officer **DENY** the applicant's adjustment request, for the proposed development of a 42-unit multi-family residential apartment complex for a portion of property approximately 1.74 acres in size and located at the 4900 Block of State Street subject to the following conditions of approval:

SITE PLAN REVIEW:

- Condition 1:** The final plat for this phase of the East Park Estates Planned Unit Development/Subdivision shall be recorded prior to issuance of any civil site work or building permits.
- Condition 2:** Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of State Street, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 3:** Construct a half-street improvement along the frontage of State Street to Major Arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
- Condition 4:** Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Greencrest Street NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 5:** Construct a half-street improvement along the frontage of Greencrest Street NE to Collector standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
- Condition 6:** As specified in the applicant's Traffic Impact Analysis, construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of State Street and Greencrest Street NE.

Condition 7: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

CLASS 2 ADJUSTMENT:

Condition 8: Proposed Buildings 30-32 shall comply with the direct pedestrian access standard of SRC 702.020(e)(5) along Greencrest Street NE.

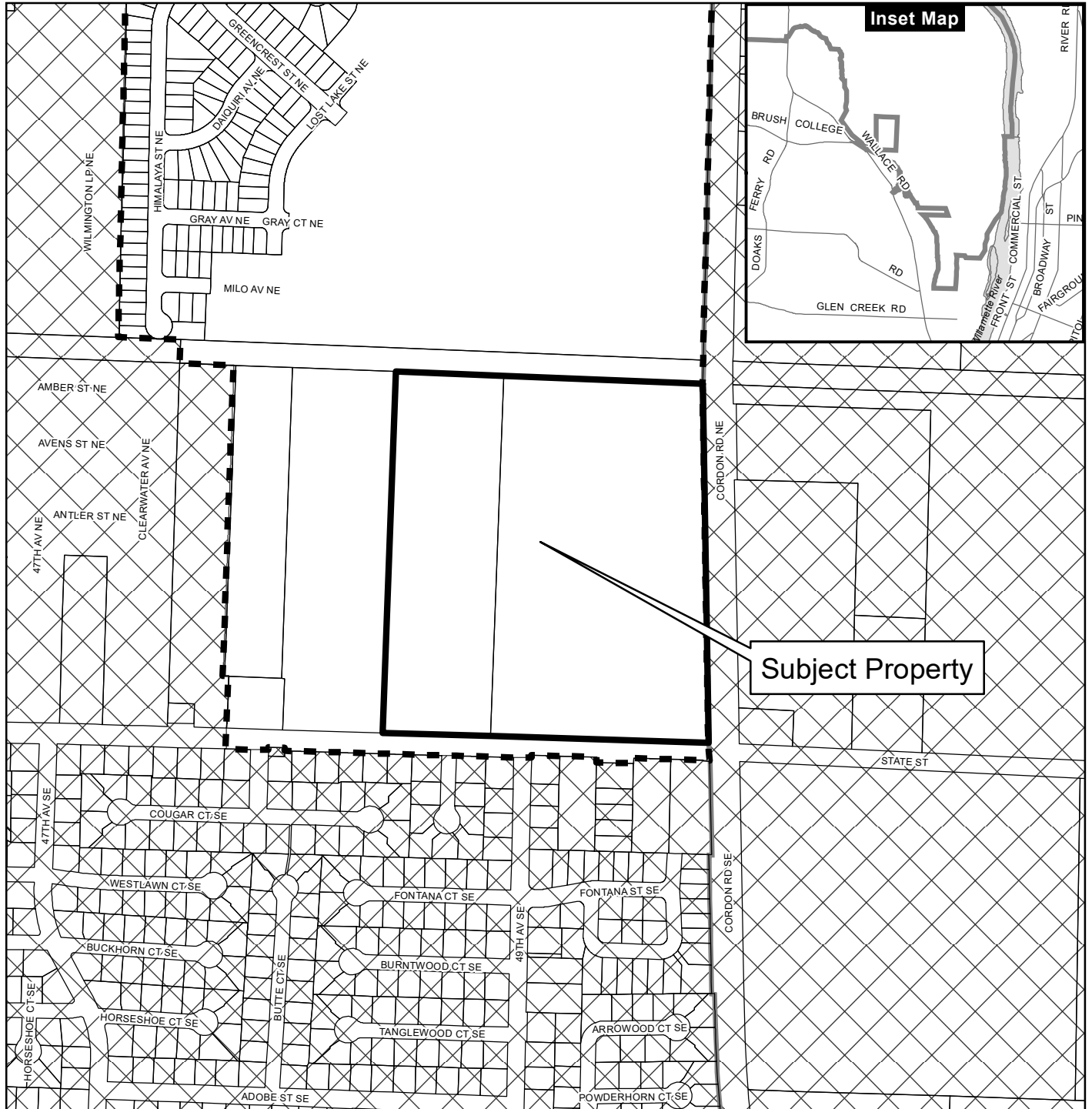
Condition 9: The adjusted development standards, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to all applicable development standards of the UDC, unless adjusted through a future land use action.

Prepared by Aaron Panko, Planner III

Application Deemed Complete Date: February 28, 2023
State Mandated Decision Date: June 28, 2023

- Attachments: A. Vicinity Map
B. Proposed Development Plans
C. Applicant's Statement Addressing Approval Criteria
D. Public Works Memo Dated March 13, 2023
E. Salem-Keizer Public Schools Response Dated March 14, 2023

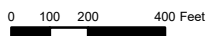
Vicinity Map 4900 Block of State Street (Taxlots 072W29C / 00100 and 00101)



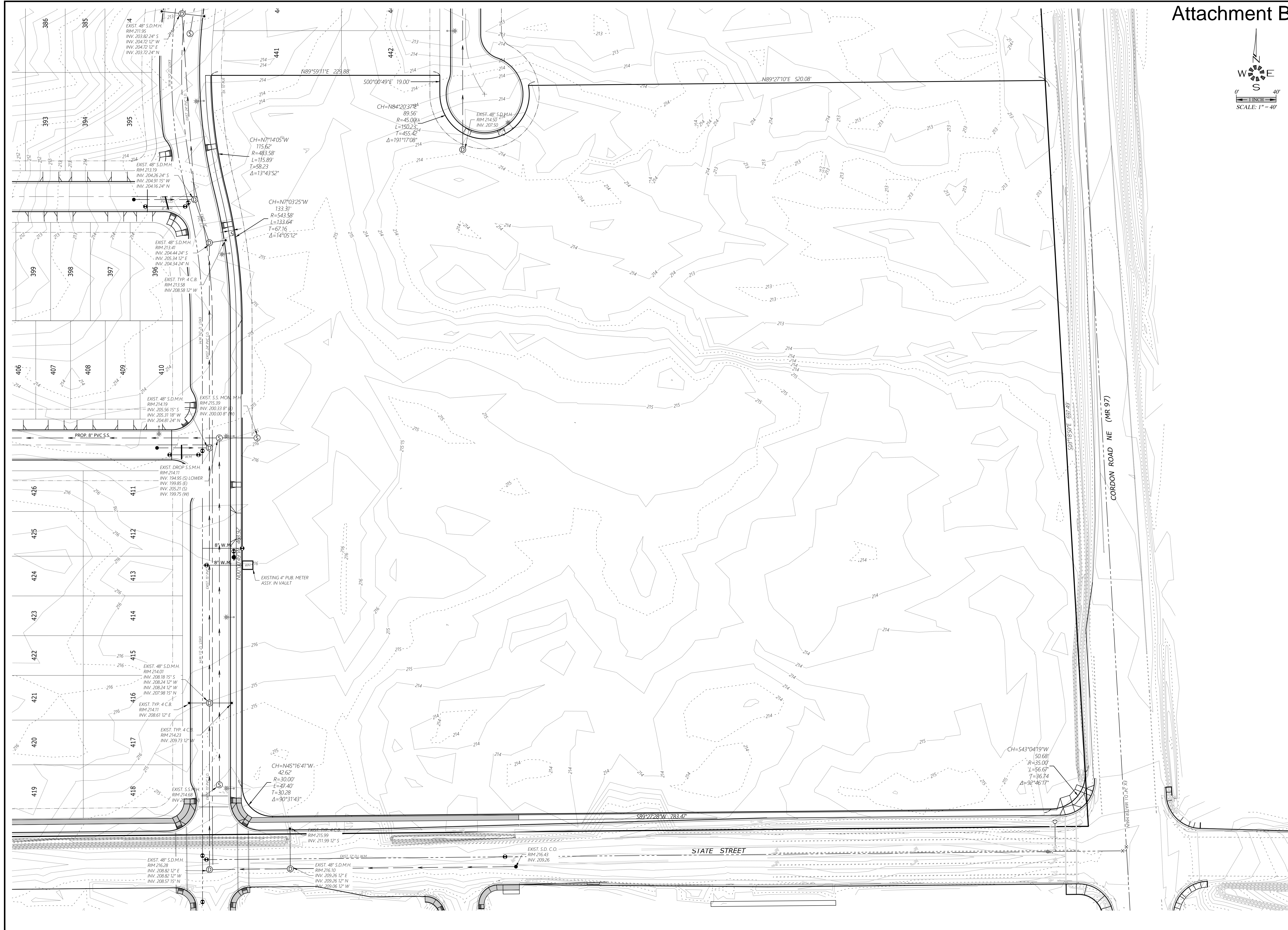
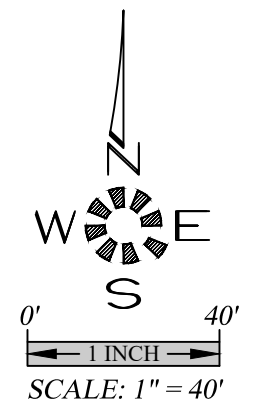
Legend

- 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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EXISTING
CONDITIONS
PLAN

EAST PARK APARTMENTS PH. 2

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: A.R.B.
Checked: J.J.G.
Date: DEC. 2022
Scale: AS SHOWN

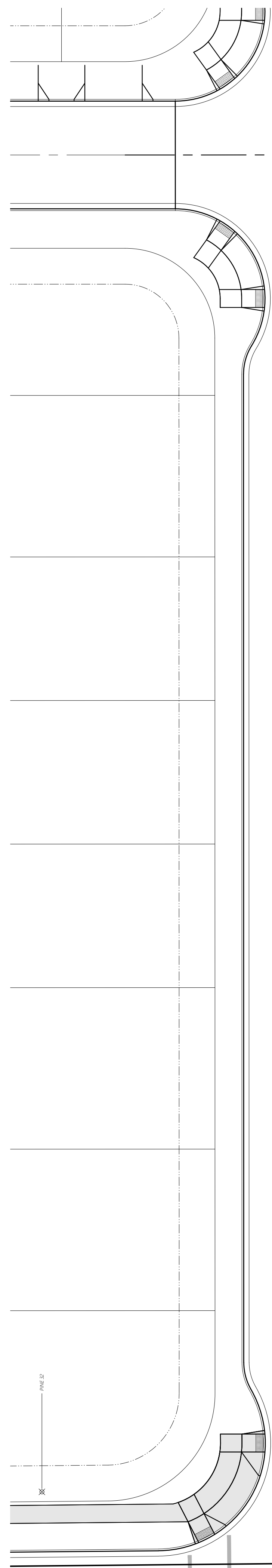


JOB # 6789

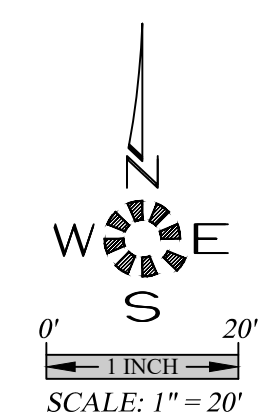
SDR2

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GREENGL



42 TOTAL APARTMENT UNITS
24 TYPE "A" 2-BD, 2-BA (952 S.F.) UNITS
18 TYPE "C" 1-BD, 1-BA (728 S.F.) UNITS

77 TOAL PARKING STALLS
61 STANDARD STALLS
14 COMPACT STALLS
2 HADICAP STALLS
1 BICYCLE SPACES (1 RACK)

1 TRASH COMPACTOR / RECYCLE
1 U.S. MAIL BOX AREA

- POLE LIGHT MAXIMUM 14' TALL
- POST LIGHT MAXIMUM 5' TALL
- WALL PACK MOUNTED ON BUILDING
- LOCATION OF ELECTRICAL SEPARATION WALL
- MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- 6 BICYCLE SPACES.

★ ★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 7, 9, 20, 21, 25, & 26 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.



SITE PLAN

EAST PARK APARTMENTS PH.2

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: A.R.B.
Checked: J.J.G.
Date: DEC. 2022
Scale: AS SHOWN

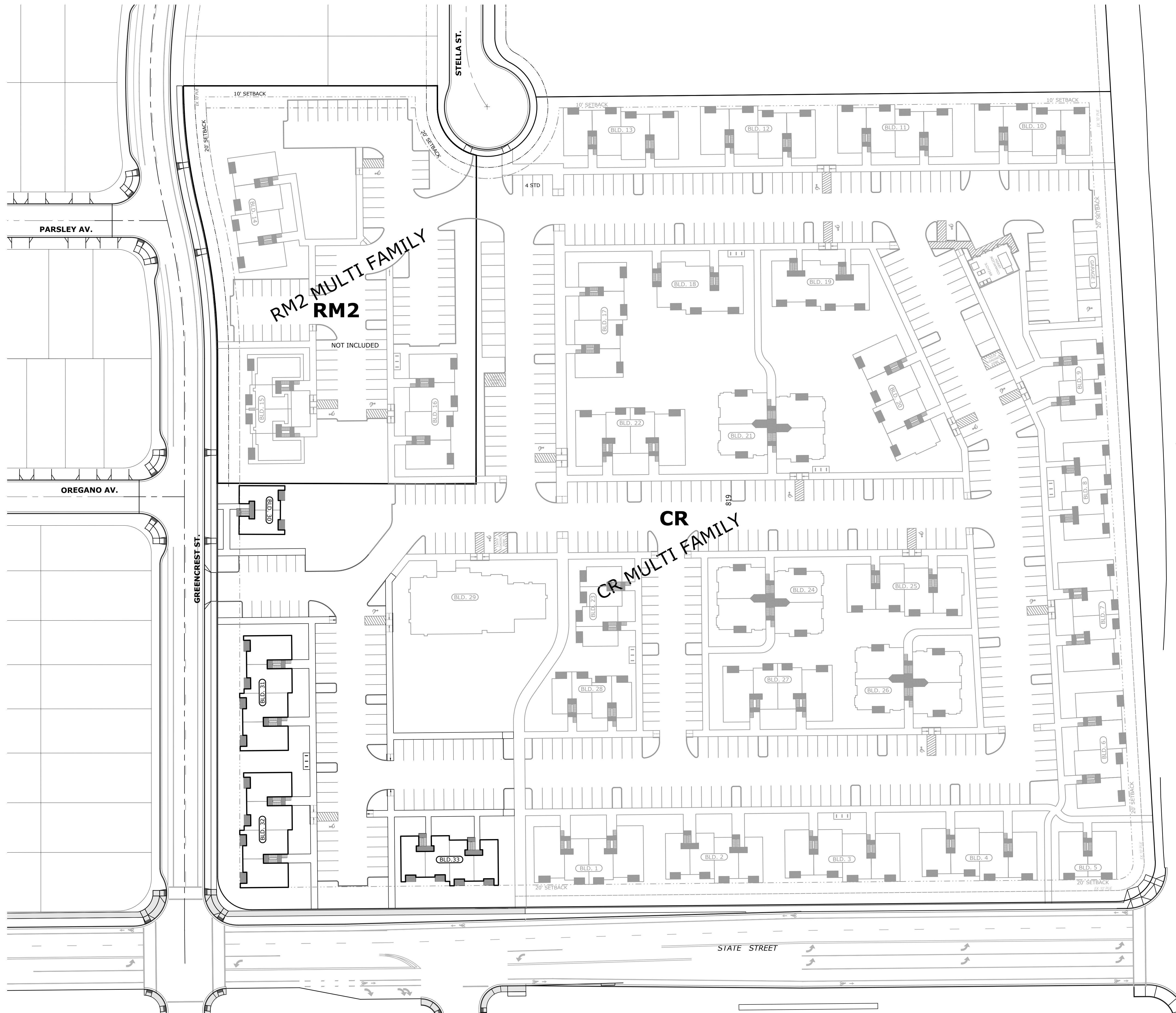


EXPRES: 06-30-2023

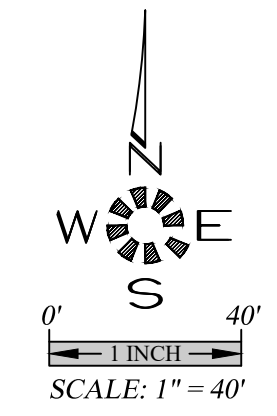
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ZONE KEY
RM2 - MULTI FAMILY RESIDENTIAL
CR - RETAIL COMMERCIAL



MULTI/TECH
ENGINEERING SERVICES, INC.
11555 13th St., S.E. Salem, OR, 97302
PH: (503) 365 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

ZONING MAP

EAST PARK APARTMENTS PH.2

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

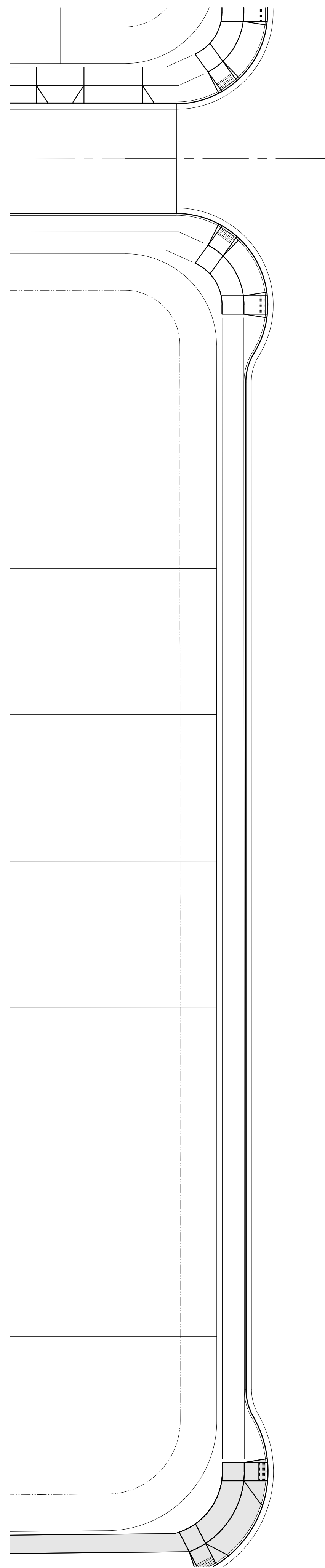
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Date: DEC. 2022
Scale: AS SHOWN



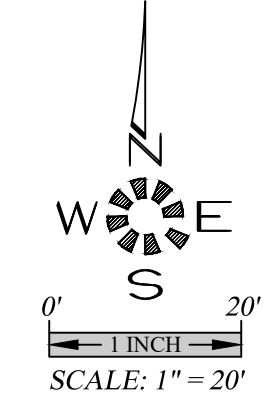
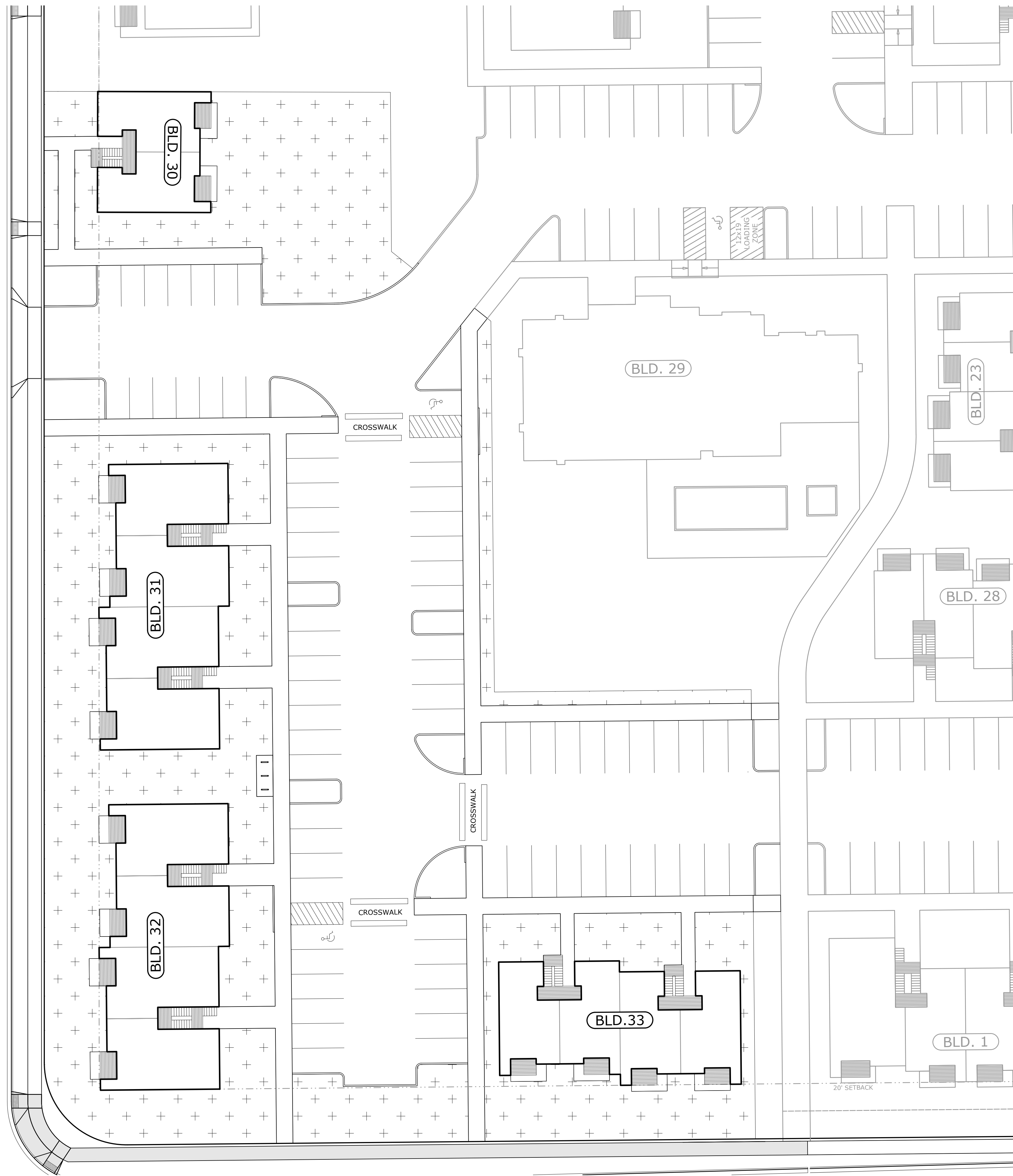
EXPIRES: 06-30-2023
JOB # 6789

SDR4

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GREENCEF



MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th St., S.E. Salem, OR, 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

SITE AREAS
BOUNDARY _____ 75,708 S.F. (1.74 AC)

PERVIOUS AREA:
OPEN SPACE _____
COMMON OPEN SPACE _____ 25,446 S.F. (33.61%)
INTERIOR PARKING LOT LANDSCAPING _____ 1,341 S.F. (1.77%)

IMPERVIOUS AREA
PARKING AREA _____ 27,549 S.F. (36.38%)
SIDEWALK _____ 8,021 S.F. (10.58%)
BUILDINGS _____ 13,351 S.F. (17.66%)

 = COMMON OPEN SPACE

EAST PARK APARTMENTS PH.2
OPEN SPACE PLAN

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
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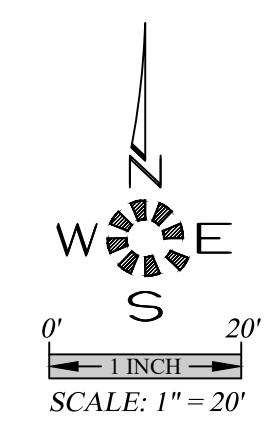
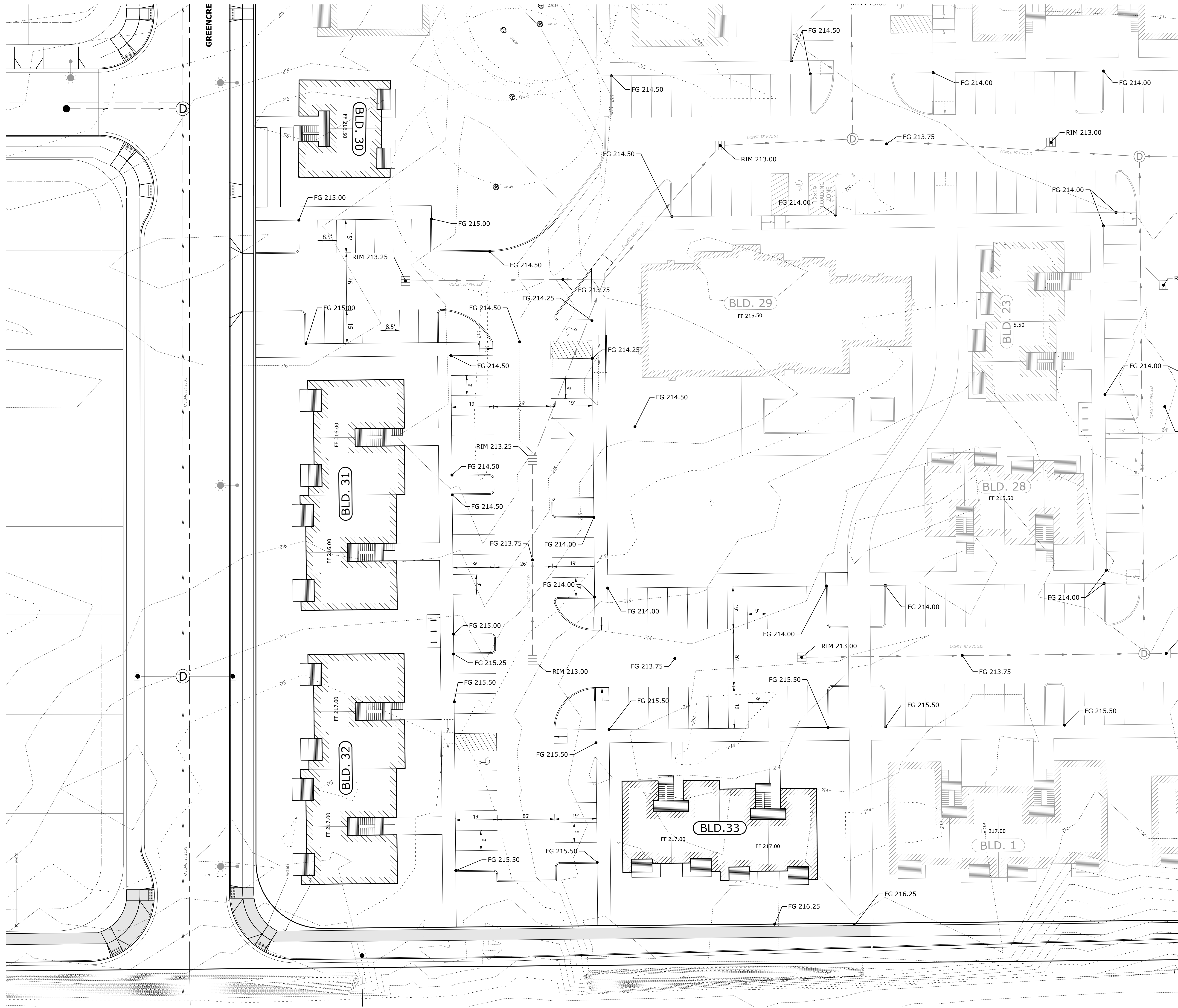
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Drawn: A.R.B.
Checked: J.J.G.
Date: DEC. 2022
Scale: AS SHOWN



EXPIRES: 06-30-2023
JOB # 6789

SDR5

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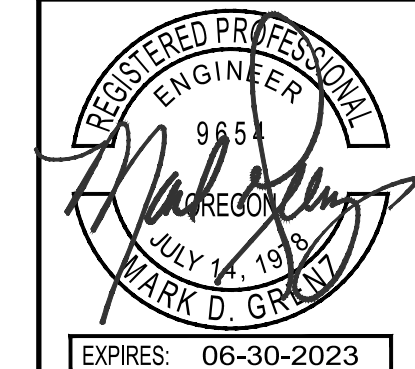
MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13th St., S.E. Salem, OR, 97302
 PH: (503) 365 - 9227 FAX: (503) 364-1260
 www.mtengineering.net office@mtengineering.net

GRADING PLAN

EAST PARK APARTMENTS PH. 2

NO CHANGES, MODIFICATIONS
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 Date: DEC. 2022
 Scale: AS SHOWN



EXPIRES: 06-30-2023
 JOB # 6789

SDR6

EAST PARK APARTMENTS – PHASE 2

STATE STREET AND GREENCREST STREET
SALEM, OREGON 97301

DRAWINGS FOR:

MULTI-TECH ENGINEERING
JEREMY GRENZ
503 . 363 . 9227

LANDSCAPE ARCHITECT:

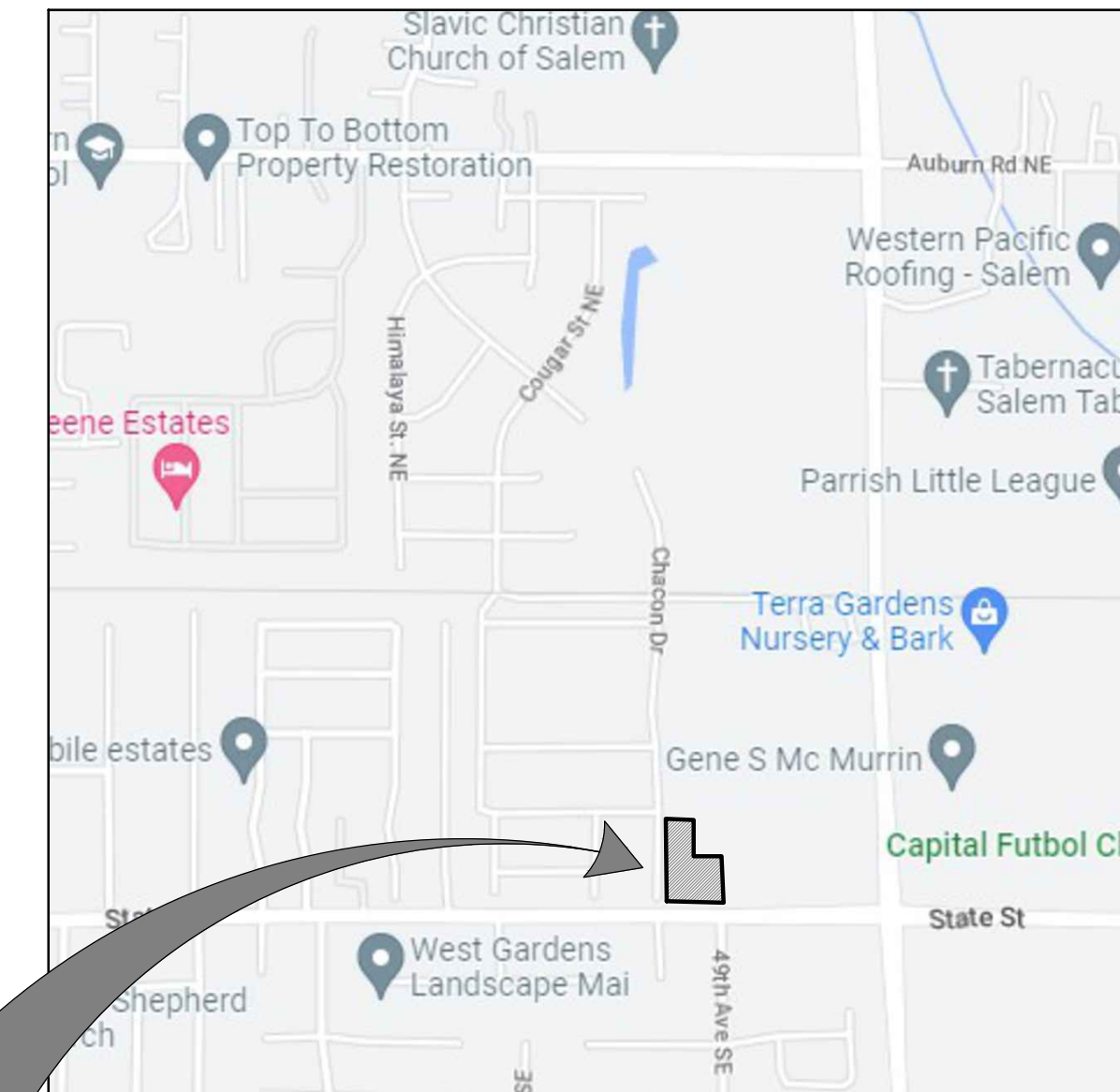
LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

SHEET INDEX:

LO.0 COVER SHEET

L1.1 PRELIMINARY PLANTING PLAN

VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT
SITE

CALL BEFORE YOU DIG:
1.800.332.2344
www.callbeforeyoudig.org

Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon
503.784.6494

East Park
Apartments
Phase 2

State Street and
Greencrest Street
Salem, OR 97301



COVER SHEET

February 24th, 2023

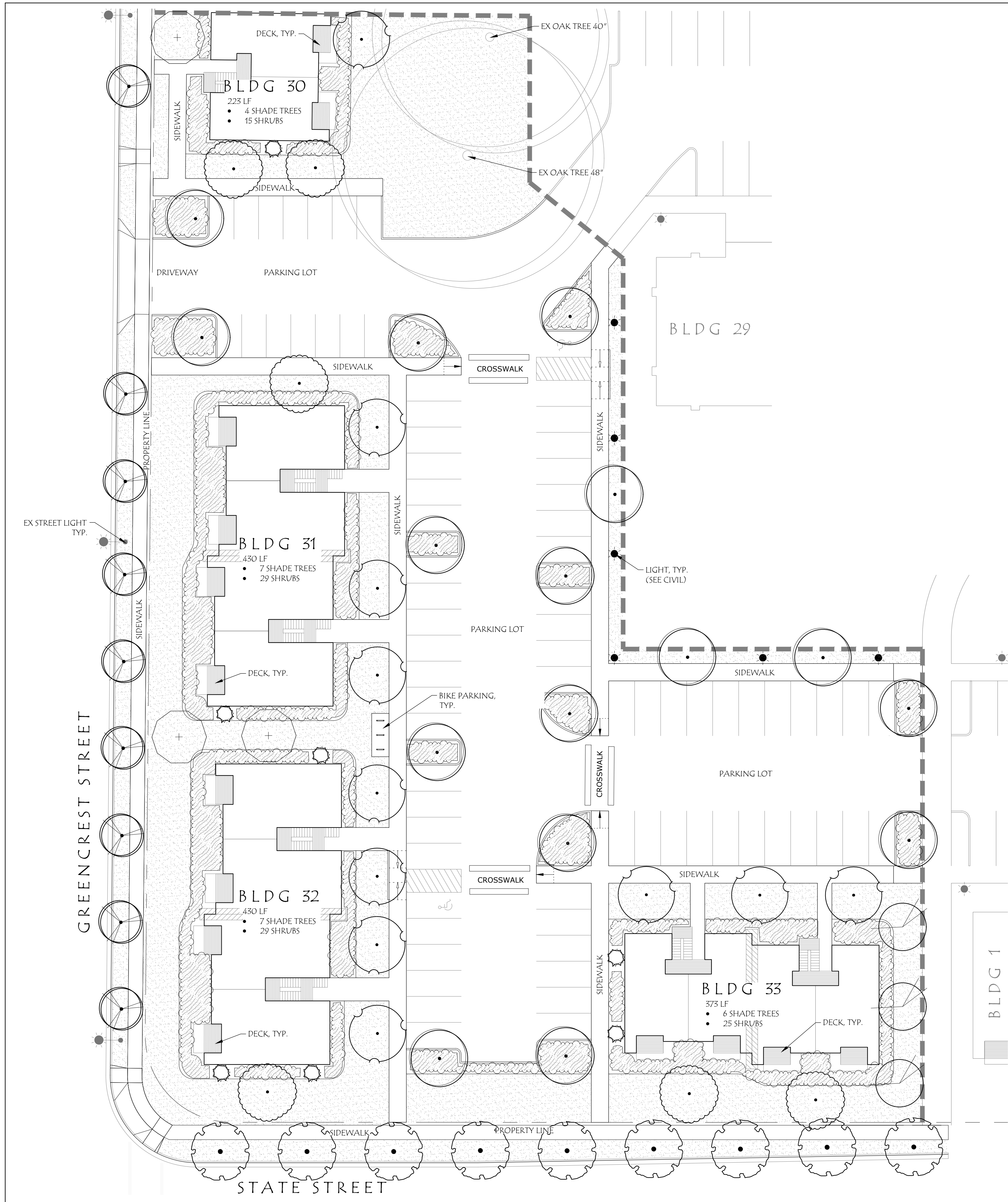
REVISIONS

#	DATE	NOTES	INITIALS

LO.0

SHEET 1 OF 2

PROJECT #: 1509R



Legend:

- EXISTING TREES TO REMAIN
- LIMITS OF LANDSCAPING

General Notes:

1. DRAWINGS ARE PRELIMINARY. NOT FOR CONSTRUCTION OR BIDDING.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, GRADING PLAN AND STORMWATER INFORMATION.
4. STREET TREES TO BE SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
5. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM DESIGNED BY LANDSCAPE ARCHITECT.
6. PRELIMINARY PLANT SCHEDULE THIS SHEET.

Multifamily Landscape Requirements

SITE AREA SQUARE FOOTAGE (SF): 77,275 SF
 1 TREE PER 2000 SF GROSS AREA = 39 TREES
 PROPOSED = 48 (46 + 2 EXISTING ON PROPERTY, DOES NOT INCLUDE STREET TREES)

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
 1 SHRUB (1 PLANT UNIT) PER 25 LF
 2 PLANT UNITS AT ENTRY WAYS

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)

Preliminary Plant Schedule

STREET TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	9	Acer platanoides 'Globosum' / Globe Norway Maple	11/2" Cal., B&B
	9	Rhamnus purshiana / Cascara	11/2" Cal., B&B

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	16	Acer rubrum 'Armstrong' / Armstrong Red Maple	11/2" Cal., B&B
	6	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	11/2" Cal., B&B
	3	Cercis occidentalis / Western Redbud	11/2" Cal., B&B
	7	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	6' Ht., Min., B&B
	3	Cornus florida / Flowering Dogwood	11/2" Cal., B&B
	11	Pyrus calleryana 'Bradford' / Bradford Callery Pear	11/2" Cal., B&B

SHRUBS, GRASSES AND GROUND COVER AREAS	QTY	BOTANICAL / COMMON NAME	SIZE
	6,029 sf	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Cornus sericea 'Kelsey' / Kelsey Dogwood Daphne odora / Winter Daphne Euonymus alatus 'Compactus' / Compact Burning Bush Pieris japonica 'Compacta' / Compact Japanese Pieris Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel Rhododendron x 'P.J.M.' / P.J.M. Rhododendron Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea	2 Gal. to 5 Gal.
		Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass Festuca glauca 'Elijah Blue' / Elijah Blue Fescue Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 Gal.
		Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita Fragaria chiloensis / Beach Strawberry Rubus calycoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	4" Pots to 1 Gal.

LAWN AREAS	QTY	BOTANICAL / COMMON NAME	SIZE
	22,145 sf	ProTime PT301 Water Smarter Fescue or Approved Equal	Seed

Laurus Designs, LLC

1012 Pine Street
 Silverton, Oregon
 503.784.6494

East Park Apartments
 Phase 2

State Street and
 Greencrest Street
 Salem, OR 97301

REGISTERED
 643
 PRELIMINARY
 LAURA A. ANTONSON
 OREGON
 11/16/2007
 LANDSCAPE ARCHITECT

PRELIMINARY
 PLATING PLAN

SCALE: 1"=20'-0"

0' 10' 20' 40'
 SCALE

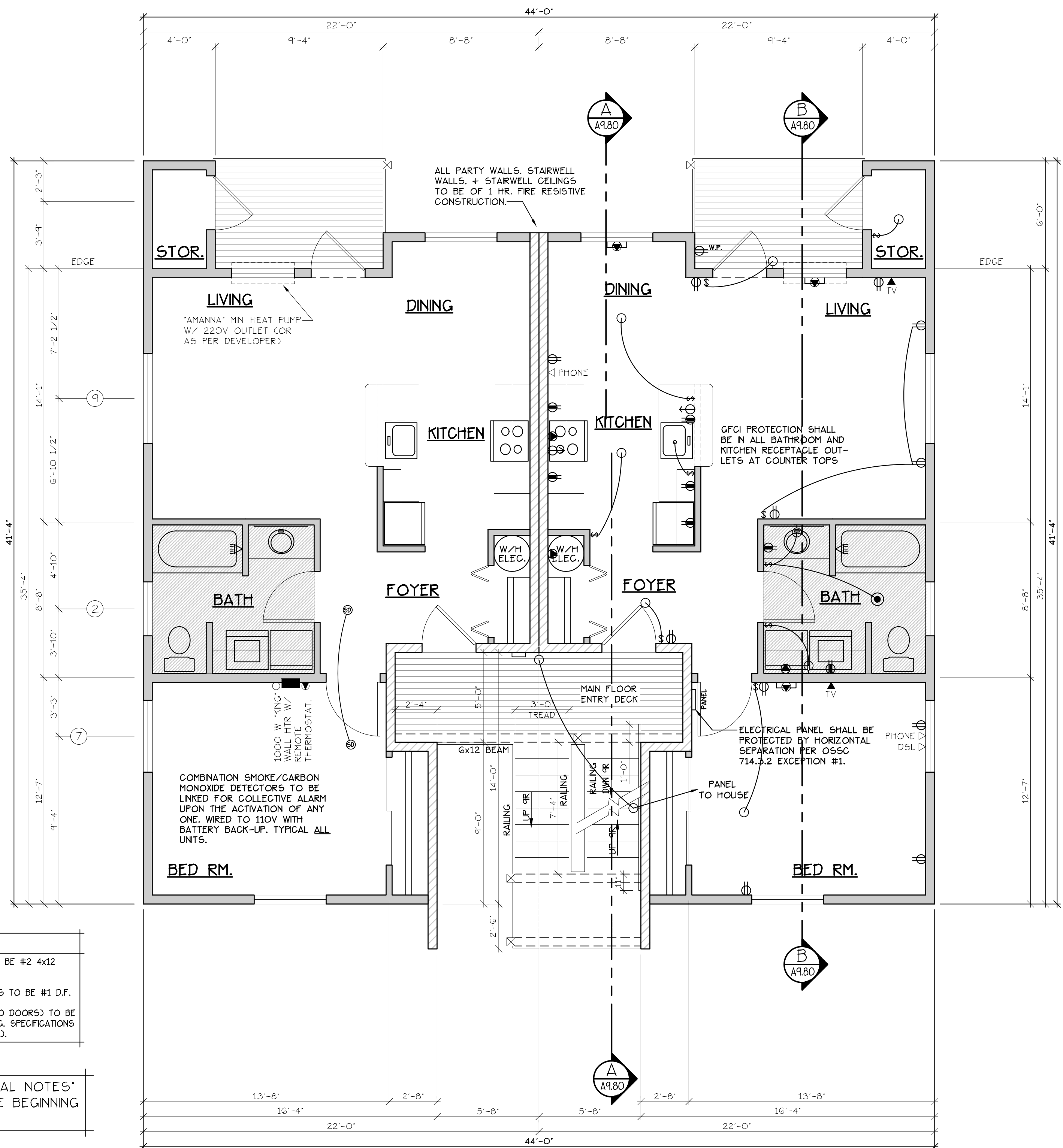
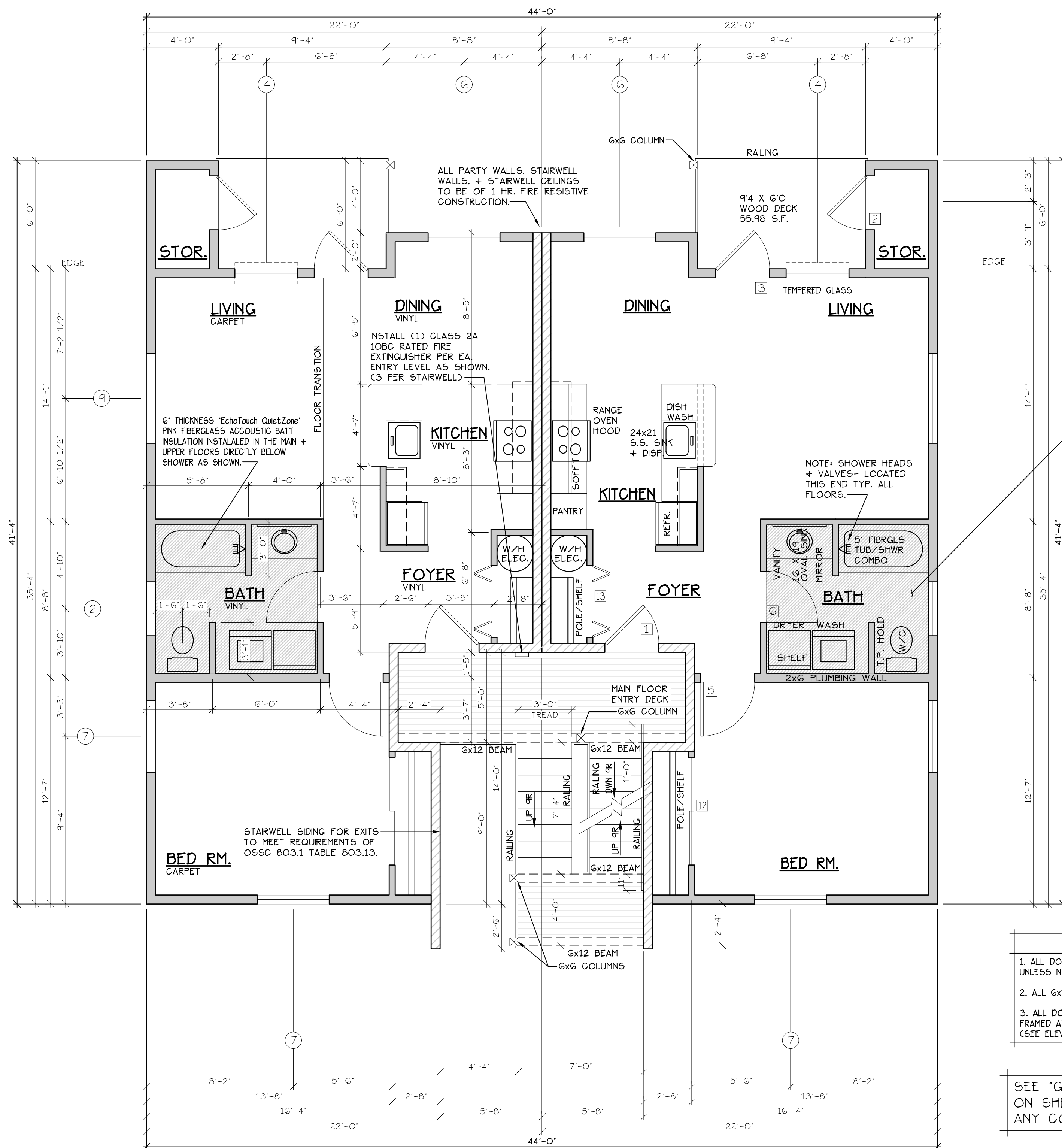
February 24th, 2023

REVISIONS			
#	DATE	NOTES	INITIALS

L1.1

SHEET 2 OF 2

PROJECT #: 1509R



NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A9.20 BEFORE BEGINNING ANY CONSTRUCTION.

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

TYPE C UNITS
C UNIT = 728 S.F.
BLD. 30

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

IF 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
IF 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE									
DOORS					FRAMES				
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
11	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAIN	A	NETAL	PAINT
12	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAIN	B	NETAL	PAINT
13	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAIN	C	NETAL	PAINT
14	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAIN	D	NETAL	PAINT
15	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
16	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
17	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
18	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
19	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
20	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
21	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
22	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
23	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
24	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
25	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
26	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
27	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	3'0 x 1'0	VINYL ST4T	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'0 x 1'6	VINYL ST4T	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'0 x 4'6	VINYL SGH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'6 x 4'6	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'0 x 3'6	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'0 x 4'6	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'0 x 5'0	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)		
8	5'0 x 2'6	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'0 x 4'6	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'0 x 5'0	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)		
11	6'0 x 4'6	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	3'0 x 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12		

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) QEEC U-0.32.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.6.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A24.40.

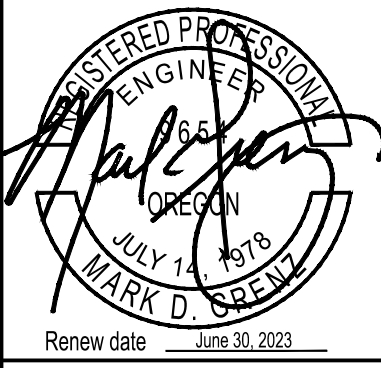
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309.4. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. UNO.

CONSTRUCTION TYPE V B SPRINKLED.

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Checked: M.D.G.
Date: Dec-22
Scale: AS SHOWN
JOB # 6789

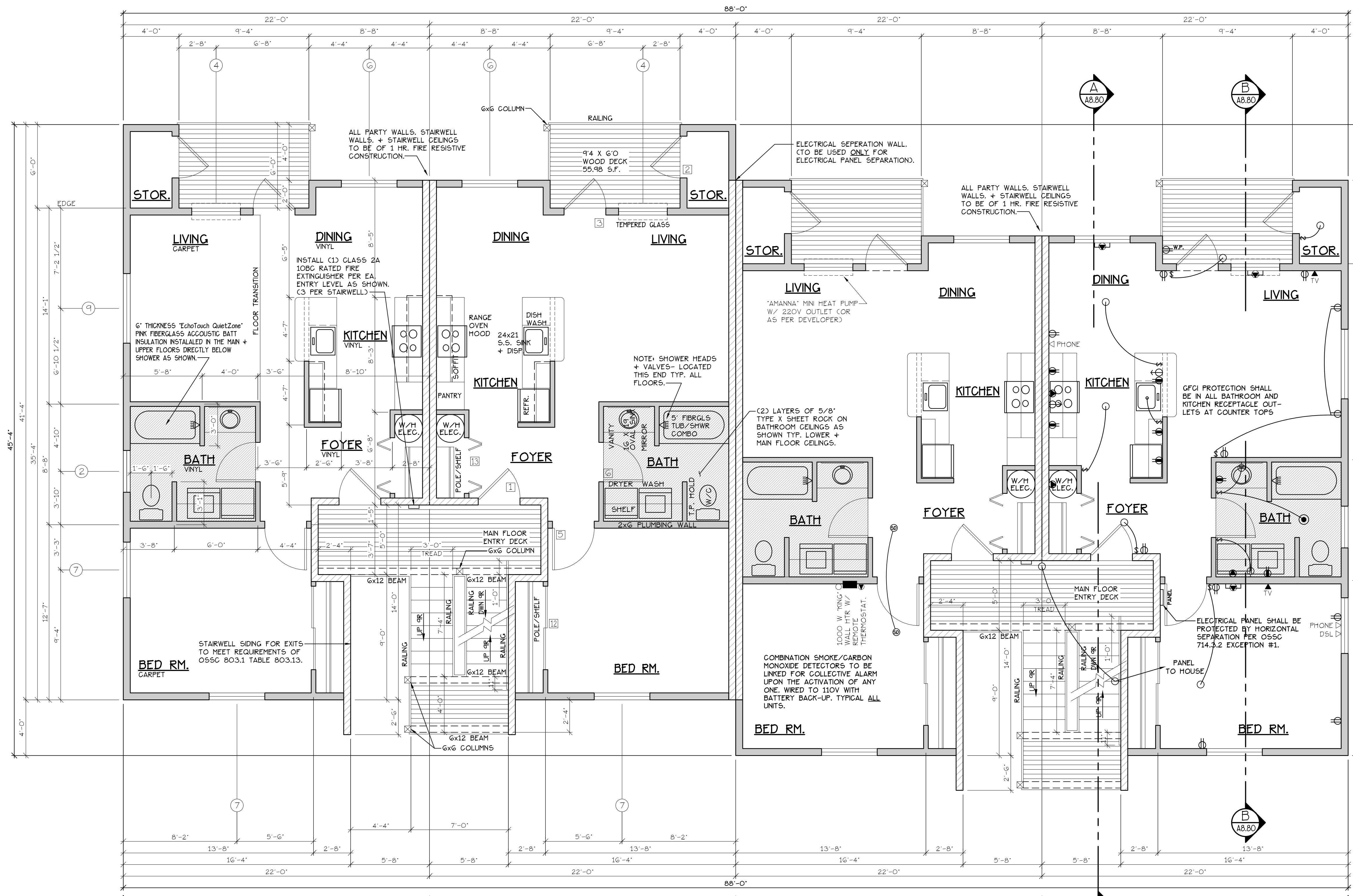


GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 4 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER O55C 718.2.2 AND O55C 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'GS.
7. AS PER QEEC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

MAIN FLOOR PLAN

EAST PARK APARTMENTS



- NOTES:**
1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
 2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
 3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
"C" UNIT = 728 S.F.
TYPE C UNITS
BLD. 2.8.19+33

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

EFJ 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EFJ 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A8.20 BEFORE BEGINNING ANY CONSTRUCTION.

- GENERAL NOTES:**
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
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 8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOORS		FRAMES		REMARKS
ID	WIDTH HEIGHT THICK	TYP. MATL. FIN. TYP. MATL. FIN.		
11	3'-0" G'-8" 1-3/4"	MTL. GLAD PAINT A	METAL PAINT	G PANEL, 60 MIN RATED ASST. W/ THRESHOLD WEATHERSTRIP, CLOSURES.
12	3'-0" G'-8" 1-3/4"	MTL. GLAD PAINT B	METAL PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEVED LOCK.
13	3'-0" G'-8" 1-3/4"	MTL. GLAD PAINT C	METAL PAINT	FULL LITE, TOP GLASS LOCK, THRESHOLD + WEATHERSTRIP W/ THRESHOLD, WEATHERSTRIP AND KEVED LOCK.
14	2'-6" G'-8" 1-3/4"	MTL. GLAD PAINT D	METAL PAINT	
15	3'-0" G'-8" 1-3/8"	H.C. BIRCH STAIN F	HEMLOCK STAIN	
16	2'-10" G'-8" 1-3/8"	H.C. BIRCH STAIN F	HEMLOCK STAIN	
17	2'-10" G'-8" 1-3/8"	H.C. BIRCH STAIN F	HEMLOCK STAIN	
18	2'-6" G'-8" 1-3/8"	H.C. BIRCH STAIN F	HEMLOCK STAIN	
19	2'-0" G'-8" 1-3/8"	H.C. BIRCH STAIN F	HEMLOCK STAIN	POCKET DOOR
20	2'-10" G'-8" 1-3/8"	H.C. BIRCH STAIN F	HEMLOCK STAIN	POCKET DOOR, **
21	4'-0" G'-8" 1-3/8"	H.C. BIRCH STAIN G	HEMLOCK STAIN	B-PASS DOOR
22	5'-8" G'-8" 1-3/8"	H.C. BIRCH STAIN G	HEMLOCK STAIN	B-PASS DOOR
23	6'-0" G'-8" 1-3/8"	H.C. BIRCH STAIN G	HEMLOCK STAIN	B-PASS DOOR
24	4'-0" G'-8" 1-3/8"	H.C. BIRCH STAIN H	HEMLOCK STAIN	B-FOLD DOOR
25	5'-0" G'-8" 1-3/8"	H.C. BIRCH STAIN H	HEMLOCK STAIN	B-FOLD DOOR
26	6'-0" G'-8" 1-3/8"	H.C. BIRCH STAIN H	HEMLOCK STAIN	B-FOLD DOOR
27	1'-8" G'-8" 1-3/8"	H.C. BIRCH STAIN I	HEMLOCK STAIN	B-FOLD DOOR

ID	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0" X 1'0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0" X 1'6"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0" X 4'6"	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6" X 4'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0" X 3'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0" X 4'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0" X 5'0"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'0" X 2'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0" X 4'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0" X 5'0"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'0" X 4'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0" X 4'0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) Q55C U-0.32.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.6.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A24.40.

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309.4. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. UNO.

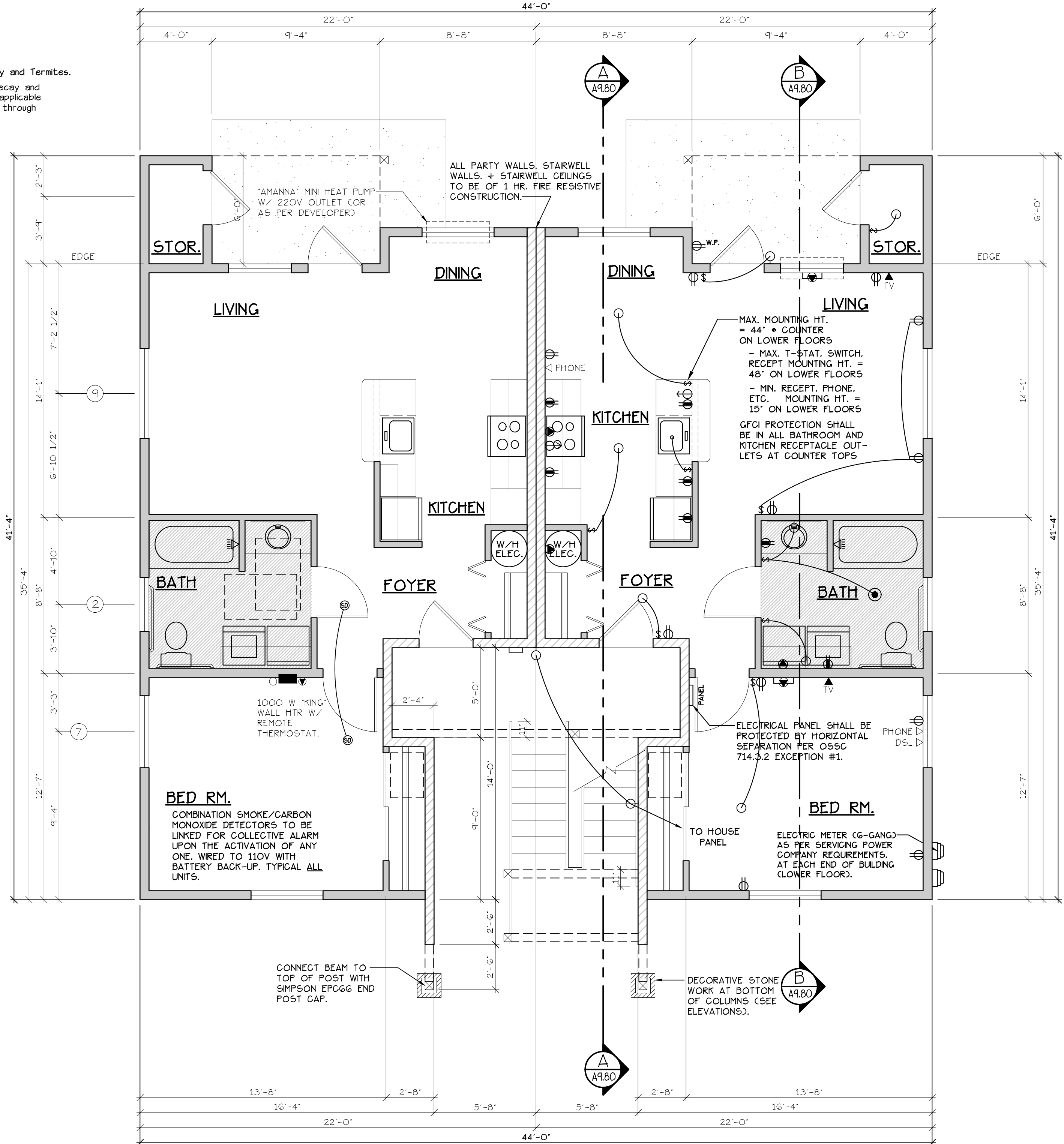
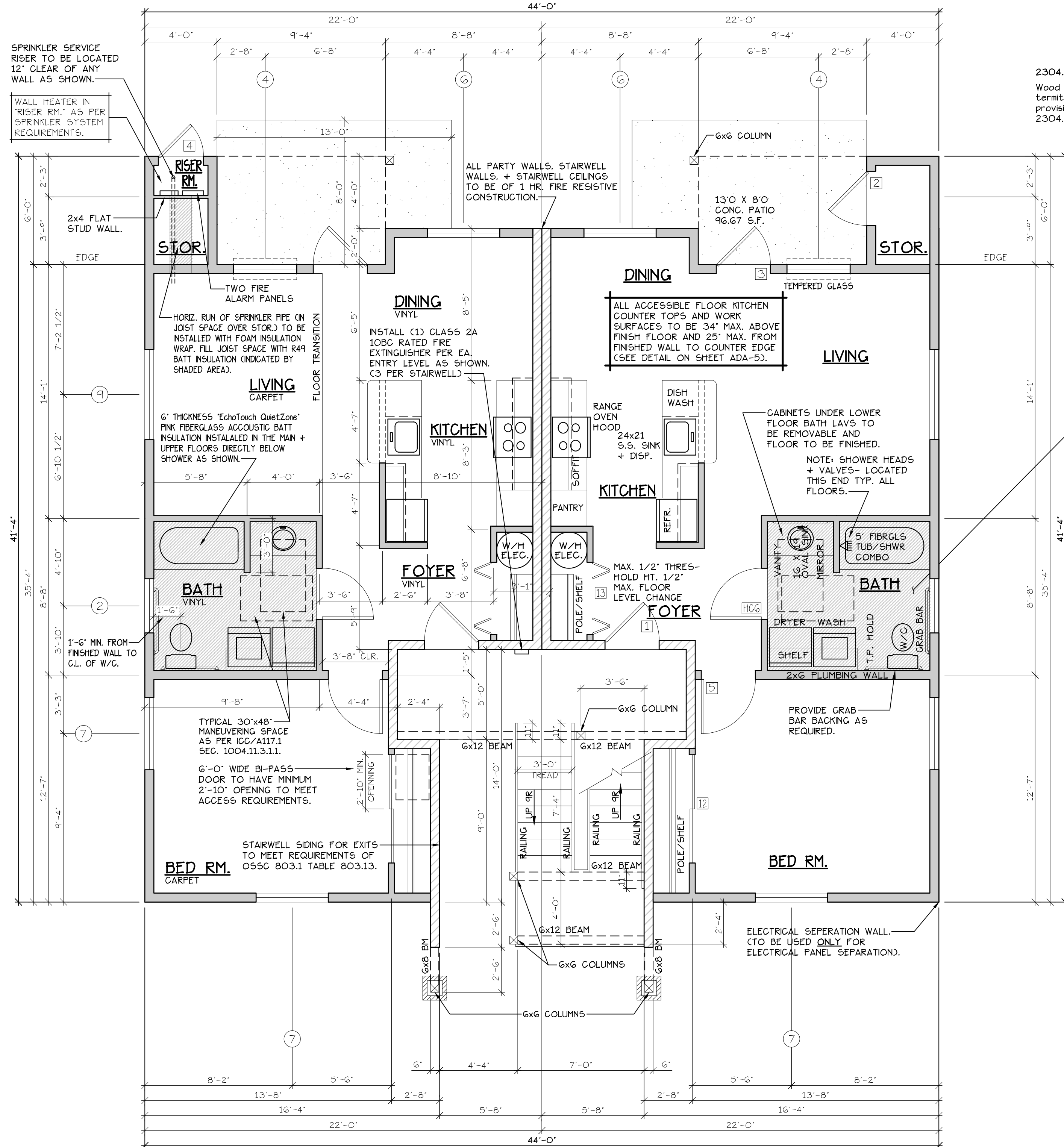
CONSTRUCTION TYPE V B SPRINKLED.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN
JOB # 6789



A5.41

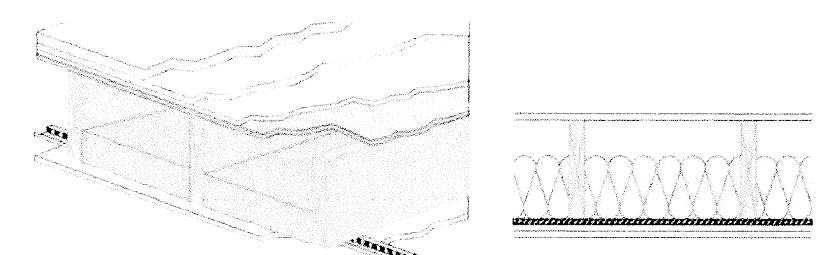


LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 (HANDICAP ADAPTABLE/ACCESSIBLE)
 'C' UNIT = 728 S.F.

TYPE C UNITS
BLD. 30

CONSTRUCTION TYPE V B SPRINKLED
 SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

IFT 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.1.
 IFT 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS, LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

- NOTES:**
1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
 2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
 3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-0" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A9.20 BEFORE BEGINNING ANY CONSTRUCTION.

- GENERAL NOTES:**
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
 2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER O55C 718.2.2 AND O55C 718.2.3.
 3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
 4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
 5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
 6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'G.
 7. AS PER O55C HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
 8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH O55C 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE O55C 2019 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003, WITHIN ICC/ANSI A117.1. CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

THE INTENT IS THAT 'ALL' GROUND FLOOR UNITS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10, SECTION 1003.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'A' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10, SECTION 1004. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE 'B' UNITS UNLESS SPECIFICALLY DESIGNATED TYPE 'A' UNITS. WITHIN THESE TYPE 'B' UNITS THE MAIN BATHROOM (OR ONLY BATHROOM) SHALL BE DESIGNATED AS AN OPTION 'B' ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1004.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM O55C 2019, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

DOOR SCHEDULE											
DOORS				FRAMES				REMARKS			
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.		
101	3'-0"	6'-8"	1 3/4"	M.T.L.	GLAD	PAINT A	NETAL	PAINT		G. PANEL, 60 MIN. RATED ASST. W/ THRESHOLD WEATHERSTRIP, CLOSURES.	
102	3'-0"	6'-8"	1 3/4"	M.T.L.	GLAD	PAINT B	NETAL	PAINT		G. PANEL W/ THRESHOLD, WEATHERSTRIP AND KEVED LOCK.	
103	3'-0"	6'-8"	1 3/4"	M.T.L.	GLAD	PAINT C	NETAL	PAINT		FULL LITE, TOP, GLASS, LOCK, THRESHOLD + WEATHERSTRIP.	
104	2'-6"	6'-8"	1 3/4"	M.T.L.	GLAD	PAINT D	NETAL	PAINT		W/ THRESHOLD, WEATHERSTRIP AND KEVED LOCK.	
105	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN F	HEMLOCK	STAIN			
106	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN F	HEMLOCK	STAIN			
107	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN F	HEMLOCK	STAIN			
108	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN F	HEMLOCK	STAIN			
109	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN F	HEMLOCK	STAIN			
110	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN F	HEMLOCK	STAIN			
111	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN H	HEMLOCK	STAIN			
112	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN H	HEMLOCK	STAIN			
113	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN H	HEMLOCK	STAIN			
114	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN H	HEMLOCK	STAIN			
115	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN H	HEMLOCK	STAIN			
116	4'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN H	HEMLOCK	STAIN			

WINDOW SCHEDULE											
ID	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS				
1	3'0" X 1'0"	VNTL ST4T	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12				
2	3'0" X 1'6"	VNTL ST4T	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12				
3	3'0" X 4'6"	VNTL SGH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12				
4	3'6" X 4'6"	VNTL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12				
5	4'0" X 3'6"	VNTL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12				
6	4'0" X 4'6"	VNTL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12				
7	4'0" X 5'0"	VNTL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)				
8	5'0" X 2'6"	VNTL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12				
9	5'0" X 4'6"	VNTL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12				
10	5'0" X 5'0"	VNTL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)				
11	6'0" X 4'6"	VNTL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12				
12	3'0" X 4'0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12				

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) QEECS U-0.32.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A24.40.

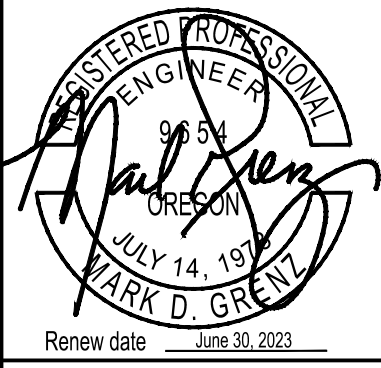
CONSTRUCTION TYPE V B SPRINKLED.

LOWER FLOOR PLAN

EAST PARK APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

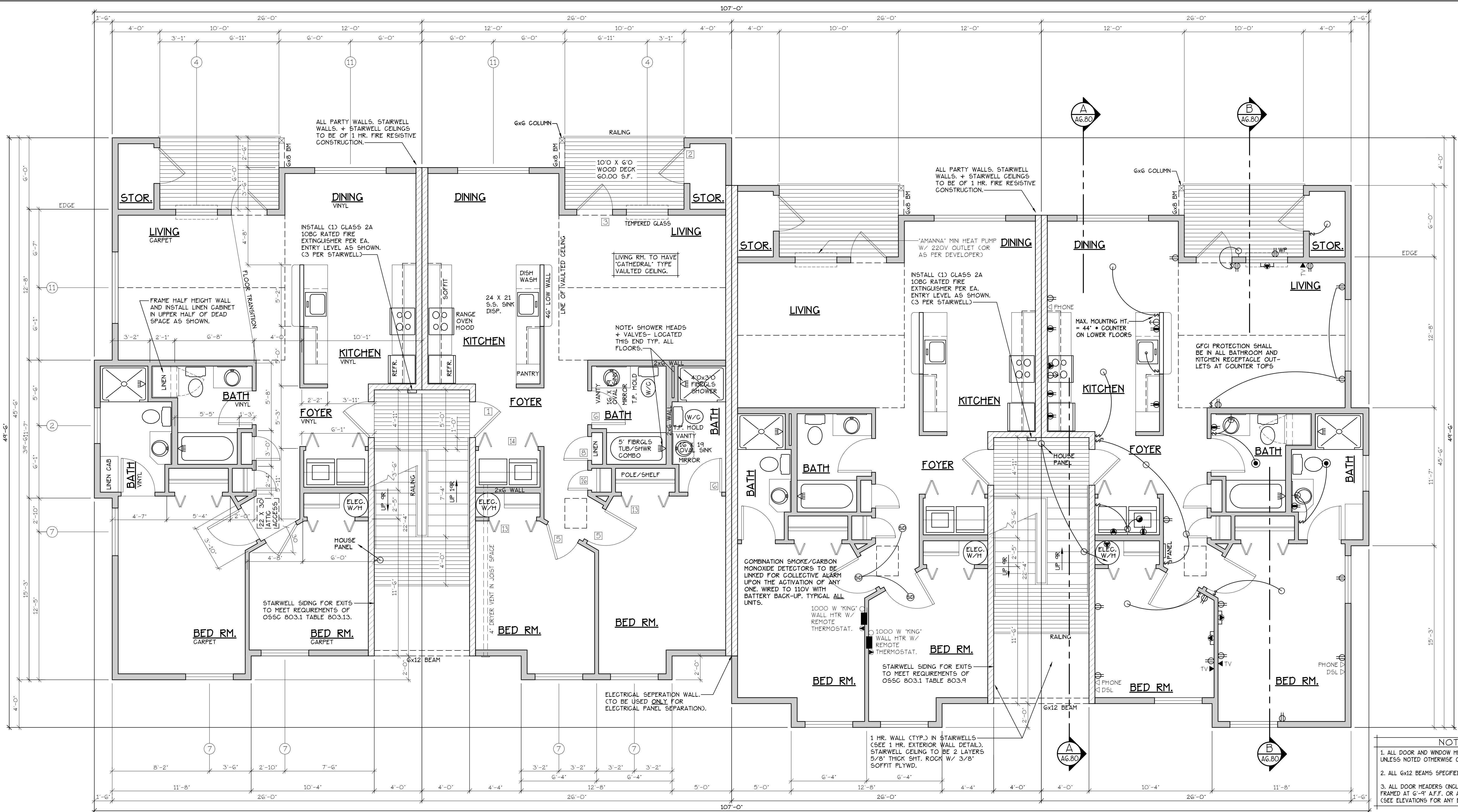
Design: P.L.M.
 Drawn: G.I.D./A.R.B.
 Checked: M.D.G.
 Date: Dec-22
 Scale: AS SHOWN
 JOB # 6789



A9.31

UPPER FLOOR PLAN

EAST PARK APARTMENTS



- NOTES:**
1. ALL DOOR AND WINDOW HEADERS TO BE #2 X 4 L2 K12 UNLESS NOTED OTHERWISE ON PLANS.
 2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
 3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-4" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | ELECTRICAL ● = HEATER/LIGHT/FAN

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"
"A" UNIT = 952 S.F.

TYPE A UNITS

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

BLD. 3,4,6,10-14,16,17,20,25,31+32

DOOR SCHEDULE										
#	DOORS				FRAMES				REMARKS	
	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.		FIN.
11	3'-0"	6'-8"	1 3/4"	M.T.L.	GLAD	P.AINT	A	METAL	P.AINT	G. PANEL 60 MIN RATED ASSY. W/ THRESHOLD WEATHERSTRIP CLOSURE.
12	3'-0"	6'-8"	1 3/4"	M.T.L.	GLAD	P.AINT	B	METAL	P.AINT	G. PANEL W/ THRESHOLD WEATHERSTRIP AND KEYS LOCK.
13	3'-0"	6'-8"	1 3/4"	M.T.L.	GLAD	P.AINT	C	METAL	P.AINT	FULL LITE TEMP. GLASS LOCK THRESHOLD + WEATHERSTRIP W/ THRESHOLD WEATHERSTRIP AND KEYS LOCK.
14	2'-6"	6'-8"	1 3/4"	M.T.L.	GLAD	P.AINT	D	METAL	P.AINT	
15	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	
16	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	
17	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	
18	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	
19	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
20	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR **
21	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	BI-PASS DOOR
22	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	BI-PASS DOOR
23	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	BI-PASS DOOR
24	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	BI-FOLD DOOR
25	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	BI-FOLD DOOR
26	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	BI-FOLD DOOR

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS		
1	3'0" X 1'0"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'0" X 1'6"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'0" X 4'6"	VINYL SLD.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'6" X 4'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'0" X 3'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'0" X 4'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'0" X 5'0"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)		
8	5'0" X 2'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'0" X 4'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'0" X 5'0"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)		
11	6'0" X 4'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	3'0" X 4'0"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12		

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG U=0.32.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH CONTROL SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESG SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A24.40.

NOTE: MAN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A6.20 BEFORE BEGINNING ANY CONSTRUCTION.

- GENERAL NOTES:**
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
 2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OESG 718.2.2 AND OESG 718.2.3.
 3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
 4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
 5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
 6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
 7. AS PER OESG HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
 8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN
JOB # 6789



A3.50

BUILDING ELEVATIONS

EAST PARK APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Aug-21
 Scale: AS SHOWN

JOB # 6789



A3.90



REAR ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
 BLD. 3.4.6.10-14.16.17.20.25.31+32



END ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
 BLD. 3.4.6.10-14.16.17.20.25.31+32



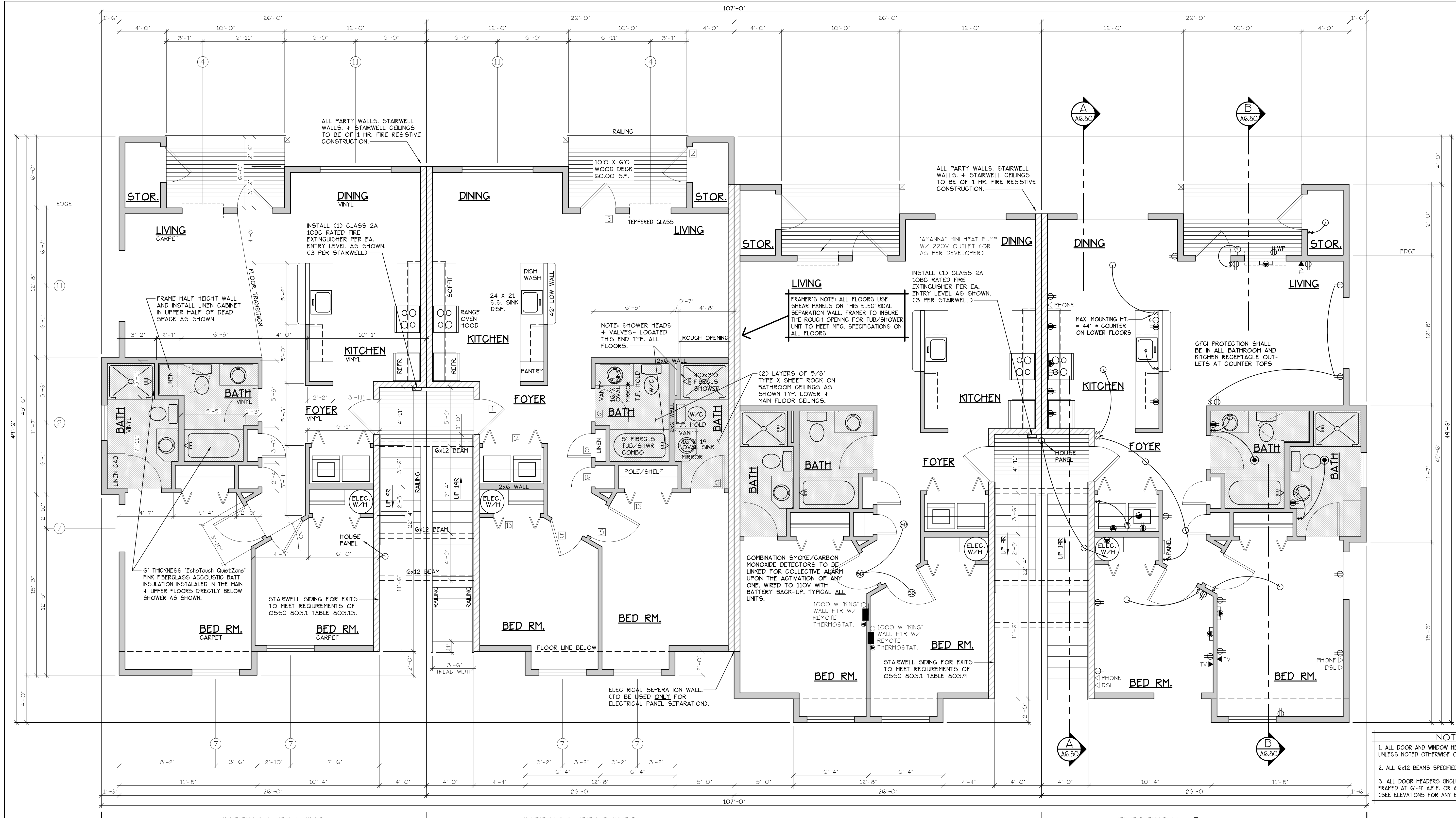
FRONT ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
 BLD. 3.4.6.10-14.16.17.20.25.31+32



END ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
 BLD. 3.4.6.10-14.16.17.20.25.31+32

MAIN FLOOR PLAN

EAST PARK APARTMENTS



- NOTES:**
1. ALL DOOR AND WINDOW HEADERS TO BE #2 X 6 STUDS UNLESS NOTED OTHERWISE ON PLANS.
 2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
 3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
"A" UNIT = 952 S.F.

TYPE A UNITS
CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.
BLD. 3,4,6,10-14,16,17,20,25,31+32

DOOR SCHEDULE										
DOORS					FRAMES					REMARKS
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
11	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	A	NETAL	PAINT	G. PANEL, 60 MIN. RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
12	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	B	NETAL	PAINT	G. PANEL, W/ THRESHOLD, WEATHERSTRIP AND KEVED LOCK.
13	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	C	NETAL	PAINT	FILL, LITE, TOP, GLASS, LOCK, THRESHOLD + WEATHERSTRIP.
14	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	D	NETAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEVED LOCK.
15	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	**
16	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	**
17	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	**
18	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
19	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
20	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	B-PASS DOOR
21	5'-8"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	B-PASS DOOR
22	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	B-PASS DOOR
23	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	B-FOLD DOOR
24	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	B-FOLD DOOR
25	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	B-FOLD DOOR
26	1'-8"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	B-FOLD DOOR

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	3'0" X 1'0"	VINYL ST4T	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'0" X 1'6"	VINYL ST4T	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'0" X 4'6"	VINYL SGH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'6" X 4'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'0" X 3'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'0" X 4'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'0" X 5'0"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)		
8	5'0" X 2'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'0" X 4'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'0" X 5'0"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)		
11	6'0" X 4'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	3'0" X 4'0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12		

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4 + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) QEEC U-0.32.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESG SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A24.40.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET AG.20 BEFORE BEGINNING ANY CONSTRUCTION.

- GENERAL NOTES:**
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
 2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OESG 718.2.2 AND OESG 718.2.3.
 3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
 4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
 5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
 6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
 7. AS PER OESG HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
 8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

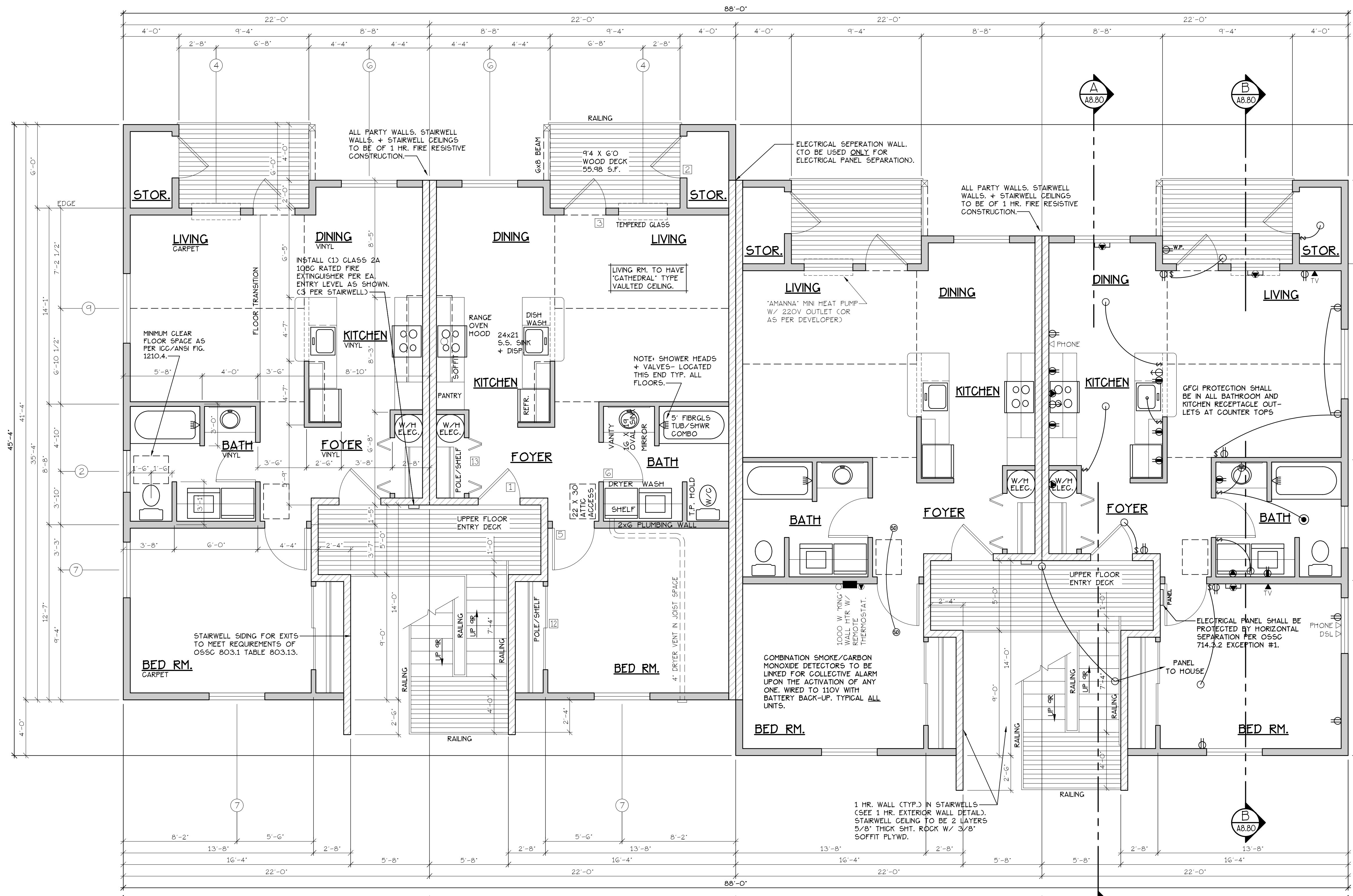
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN
JOB # 6789



UPPER FLOOR PLAN

EAST PARK APARTMENTS



- NOTES:**
1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
 2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
 3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-0" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
"C" UNIT = 728 S.F.

TYPE C UNITS
BLD. 2.8.19+33

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

IF 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
IF 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET AB.20 BEFORE BEGINNING ANY CONSTRUCTION.

- GENERAL NOTES:**
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
 2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER O55C 718.2.2 AND O55C 718.2.3.
 3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
 4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
 5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
 6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLDGS.
 7. AS PER O55C HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
 8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE									
DOORS					FRAMES				
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
11	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT
12	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT
13	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT
14	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT
15	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
16	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
17	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
18	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
19	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
20	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
21	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
22	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
23	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
24	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
25	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
26	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN

REMARKS:
 11 G. PANEL, 60 MIN. RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
 12 G. PANEL, W/ THRESHOLD, WEATHERSTRIP AND KEVED LOCK.
 13 FULL LITE, TOP GLASS LOCK, THRESHOLD + WEATHERSTRIP, W/ THRESHOLD, WEATHERSTRIP AND KEVED LOCK.
 14 B-FOLD DOOR.
 15 B-PASS DOOR.
 16 B-PASS DOOR.
 17 B-PASS DOOR.
 18 B-PASS DOOR.
 19 B-PASS DOOR.
 20 B-PASS DOOR.
 21 B-PASS DOOR.
 22 B-PASS DOOR.
 23 B-FOLD DOOR.
 24 B-FOLD DOOR.
 25 B-FOLD DOOR.
 26 B-FOLD DOOR.

REMARKS:
 ** ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
 ** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	3'0" X 1'0"	VINYL ST4T	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'0" X 1'6"	VINYL ST4T	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'0" X 4'6"	VINYL SGH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'6" X 4'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'0" X 3'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'0" X 4'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'0" X 5'0"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)		
8	5'0" X 2'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'0" X 4'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'0" X 5'0"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)		
11	6'0" X 4'6"	VINYL SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	3'0" X 4'0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12		

REMARKS:
 NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.
 NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) Q55C U=0.32.
 NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.6.
 NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A24.40.

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.5.5.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309.4. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. UNO.

CONSTRUCTION TYPE V B SPRINKLED.

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT THE DESIGN ENGINEER'S AUTHORIZATION. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Aug-21
 Scale: AS SHOWN
 JOB # 6789



A5.50

East Park Apartments Phase 2 **Conditional Use**

December 8, 2022

SITE HISTORY:

*On June 18, 2018, a Pre-Application Conference (PRE-AP18-72) was held with the applicant and City staff. The purpose of the pre-app was to discuss the potential development of the property.

*The applicant attended the East Lancaster Neighborhood Association meeting and the East Suburban Neighborhood Association meeting on October 4, 2018, to discuss the proposal with the Neighborhood Association and adjacent property owners.

*On January 3, 2019, the required PUD Pre-Application Conference (PRE-AP18-126) was held with the applicant and City staff.

*On October 16, 2019, CPC-ZC-PUD-SUB-ADJ19-08 was approved for East Park PUD. The approval was for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RMII (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class-2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

*On December 29, 2020, CPC-ZC-PUD-SUB-ADJ19-08MOD1 was approved for East Park PUD. The approval modified the original approval to allow the application to subdivide 122 acres into a six (6) Phase, 642-Lot Subdivision (SUB) with 12.29 acres of open space.

*On July 8, 2021, the required Design Review Pre-Application Conference (PRE-AP21-76) was held with the applicant and City staff.

*On August 27, 2021, CPC-ZC-PUD-SUB-ADJ19-08MOD2 was approved for East Park PUD. The approval modified the original approval to allow a revision to the phase boundaries.

*On September 28, 2022, CU-SPR-ADJ-DAP-DR21-05 was approved for 291 dwelling units on approximately 10.7 acres of the subject property.

PROPOSAL:

Under SRC 522.005(a)-Table 522-1, multiple family dwellings are allowed within the CR zone with a Conditional Use permit.

The following statement addresses the applicable Design Review Standards in the SRC Chapter 702 (Multiple Family Design Review) and the requirements under the CR (SRC 522) Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

The subject property is 1.73 acres in size, zoned CR, and located west of Cordon Road, north of State Street, and east of Greencrest Street. The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2).

Proposal:

75,599 square feet (1.73 acres)

42-units proposed

The applicant is proposing a development consisting of 42-apartment units in the CR zone. Therefore, a Conditional Use Permit is required for the units within the CR zoned portion of the site.

CONDITIONAL USE CRITERIA:

SRC 240.005(d) - An application for a Conditional Use Permit shall be granted if all of the following criteria are met:

- (1) The proposed use is allowed as a conditional use in the zone;*
- (2) The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and*
- (3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.*

APPLICANT'S REASONS ADDRESSING CHAPTER 240.005(d):

- (1) Under SRC 522.005(a)-Table 522-1, multiple family dwellings are allowed within the CR zone with a Conditional Use permit.
- (2) The proposed apartments will have little to no impact on the neighborhood. The property is bordered on the State Street to the south and Greencrest Street to the west which all provide a buffer/setback of at least 100 feet from any residential uses adjacent the proposed development. The surrounding use to the north and east are multi-family units which were approved on September 28, 2022, via City of Salem Case No. CU-SPR-ADJ-DAP-DR21-05.

The proposed apartments are setback at least 10 to 20 feet from any property line. The subject property is within the East Park PUD which consists of detached and attached single family dwellings, which will all be consistent with the proposed multi-family units.

The required Design Review standards and Conditions of Approval help to minimize impacts on adjacent properties and provide compatibility. The setbacks, adjacent uses, and Design Standards help eliminate any impacts on the surrounding neighborhood.

- (3) The property is bordered on the east side by Cordon Road, State Street to the south, and Greencrest Street to the west which all provide a buffer/setback of at least 100 feet from any development adjacent development.

All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Setbacks are shown on the tentative plan.

North: Building 30 (RMII zoned/approved East Park Apts Phase 1)
East: Building 33 (CR zoned/approved East Park Apts Phase 1)
South: Adjacent State Street; 20-foot setback-Buildings 32 and 33 (building & parking)
West: Adjacent Greencrest Street; 20-foot setback-Buildings 30, 31, and 32 (building & parking)

The apartments will be required to go through Site Plan/Design Review, which requires open space and landscaping at a higher percent than what a commercial use would be required to provide. Amenities like landscaped open space will help with the visual appeal of this area and reduce impacts on the neighborhood. The design standards are in place to help ensure compatibility with adjacent uses. The proposed East Park Apartments Phase 2 will share amenities with approved East Park Apartments Phase 1 (CU-SPR-ADJ-DAP-DR21-05).

The proposed apartment development will provide pedestrian paths throughout the site and to Cordon Road, State Street, Greencrest Street and to the cul-de-sac to the north. The pedestrian paths will provide access and circulation to the surrounding neighborhoods. Therefore, increasing their livability as well.

The proposed multi-family use is consistent with the goals and policies of the Salem Area Comprehensive Plan for multi-family residential development

Residential Development

Establishing Residential Uses.

The location and density of residential uses shall be determined after considering the proximity to services. Such services include, but are not limited to, shopping, employment and entertainment opportunities, parks, religious institutions, schools and municipal services. Relative proximity shall be determined by distance, access, and ability to provide services to the site.

Multi-Family Housing.

Multiple family developments should be located in areas that provide walking, auto or transit connections to:

- 1) Employment Centers
- 2) Shopping Areas
- 3) Transit Service
- 4) Parks
- 5) Public Buildings

Findings: The subject property is located along State Street and Cordon Road, which are both major corridors. Services are located on both State Street and Cordon Road which will provide commercial services to this development with existing and future uses.

East Park Apartments Phase 2

Class 3-Site Plan Review

Revised-January 30, 2023

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

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

Applicant Findings: The applicant is requesting to meet all Design Review Standards, except for the following adjustments that have been requested:

Adjustments Requested:

SRC 702.020(e)(4) Façade and Building Design

SRC 702.020(e)(5) Façade and Building Design

Table 514-4 (Setbacks)-Front Setback

The subject property is 1.73 acres in size, zoned CR, and located west of Cordon Road, north of State Street, and east of Greencrest Street. The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2).

Proposal:

75,599 square feet (1.73 acres)

42-units proposed

The applicant is proposing Design Review approval for the CR portion of the development consisting of 42-apartment units as shown on the site plans.

All applicable standards and guidelines have been outlined below and on the attached site plans.

Commercial Retail (CR)-SRC Chapter 522

Density: The applicant is proposing Design Review approval for the CR portion of the development consisting of 42-apartment units as shown on the site plans. There are no density requirements for multi-family dwellings in the CR zone.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Setbacks are shown on the tentative plan.

North: Building 30 (RMII zoned/approved East Park Apts Phase 1)

East: Building 33 (CR zoned/approved East Park Apts Phase 1)

South: Adjacent State Street; 20-foot setback-Buildings 32 and 33 (building & parking)

West: Adjacent Greencrest Street; 19.54-foot setback-Building 30/20-foot setback Buildings 31, and 32 (building & parking)

Maximum Height: Maximum building height allowed in the CR zone is 50'. All proposed buildings are in compliance with the requirements of the Code.

- *Building 30 (Type C) is 39.1 feet in height (measured to the highest point)
 - *Building 31 (Type A) is 40 feet in height (measured to the highest point)
 - *Building 32 (Type A) is 40 feet in height (measured to the highest point)
 - *Building 33 (Type C) is 39.1 feet in height (measured to the highest point)
- Therefore, the buildings are in compliance with the building height requirement.

Parking: The proposed development is Phase 2 of the previously approved East Park Apartment Phase 1 via CU-SPR-ADJ-DAP-DR21-05 approval. Therefore, all amenities including parking will be shared between both phases.

The development is for a 42-unit apartment complex. Code requires 1 vehicle parking space per dwelling unit. As shown on the site plan, 77 on-site parking spaces are being provided on the site.

Parking:

- 68 Standard Parking Stalls
- 7 Compact Parking Stalls
- 2 Handicap Parking Stalls
- 77 Total Parking Stalls

Both Phase 1 and 2 will share parking as outlined on the site plan:

PARKING TOTALS				
	STANDARD	COMPACT	HANDICAP	TOTAL
PHASE 1	393	77	14	484
PHASE 2	61	14	2	77
OVERALL PARKING	454	91	16	561

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. The proposed bike rack is located adjacent Buildings 31 and 32. A total of 6 bicycle parking spaces have been provided on-site with in Phase 2.

Bike racks will be provided on the site and located in a convenient location for the residents throughout Phases 1 and 2.

Recycling: There are several trash/recycle areas provided within Phase 1 of the Development that will be available to residents of Phase 2 also. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles were approved with Phase 1 (CU-SPR-ADJ-DAP-DR21-05).

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated September 15, 2021, was approved with Phase 1 of development. Therefore, meeting the requirements of the Public Works Department.

Landscaping: The CR zone requires that 15% of the site be landscaped. The net developable area within the CR zoned portion of the development is 75,599 square feet in size with 26,115 square feet of landscaping throughout. Therefore, the development provides 35% landscaping throughout Phase 2.

Traffic: A Traffic Impact Analysis (TIA) dated February 2019 was approved with the original submittal. See Land-Use approval CPC-ZC-PUD-SUB-ADJ19-08MOD2.

Trees: TCP 19-15 was approved for the subject property. There are 2 significant Oregon White Oak trees located east of Building 30 within Phase 2 of the development. Both Oregon White Oak trees will remain on the site.

Oak Tree-40"

Oak Tree-48"

The development of Phase 2 will not require the removal of any significant or non-significant trees.

(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;*

Applicant Findings: The subject property has street frontage on State Street to the south and Greencrest to the west. A Traffic Impact Analysis (TIA) dated February 2019 was approved with the original submittal. See Land-Use approval CPC-ZC-PUD-SUB-ADJ19-08MOD2.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development 26-foot wide driveways throughout the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

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

Applicant Findings: The development is for a 42-unit apartment complex. Code requires 1 vehicle parking spaces per dwelling unit. As shown on the site plan, 77 on-site parking spaces are being provided on the CR zoned portion of the site. The proposed development is Phase 2 of the previously approved East Park Apartment Phase 1 via CU-SPR-ADJ-DAP-DR21-05 approval. Therefore, all amenities including parking will be shared between both phases.

Phase 2 Parking:

68	Standard Parking Stalls
7	Compact Parking Stalls
2	Handicap Parking Stalls
77	Total Parking Stalls

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 6 bicycle parking spaces have been provided for Phase 2.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been 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.*

Applicant Findings: Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.

East Park Apartments Phase 2

Adjustment Class-2 Application

December 9, 2022

Proposal:

The subject property is 1.73 acres in size, zoned CR, and located west of Cordon Road, north of State Street, and east of Greencrest Street. The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2). The applicant is proposing Design Review approval for the CR portion of the development consisting of 42-apartment units as shown on the site plans.

Proposal:

75,599 square feet (1.73 acres)
42-units proposed

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(e)(4) Façade and building design:

“(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.”

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

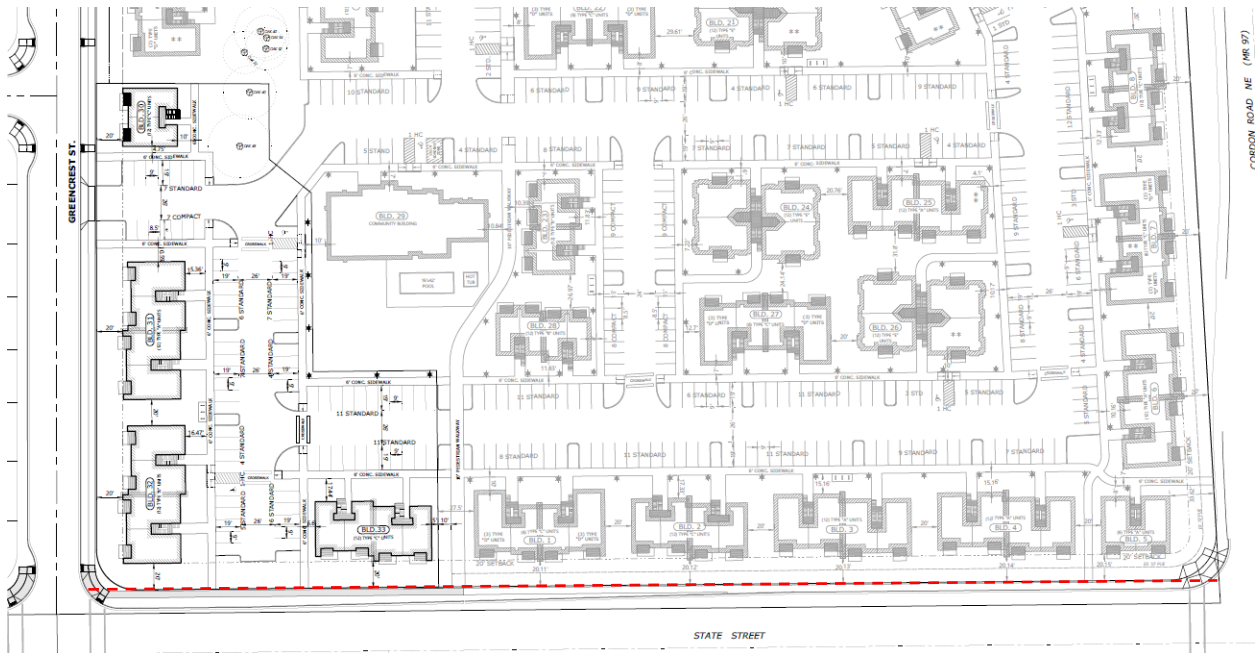
- (A) The purpose underlying the specific development standard proposed for adjustment is:**
- (i) Clearly inapplicable to the proposed development; or**
 - (ii) Equally or better met by the proposed development.**
- (B) If located within a residential zone, the proposed development will not detract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

Applicant Findings:

- (A) The purpose of this requirement is to provide a pedestrian friendly development with building located close to the sidewalks instead of parking areas.**

State Street

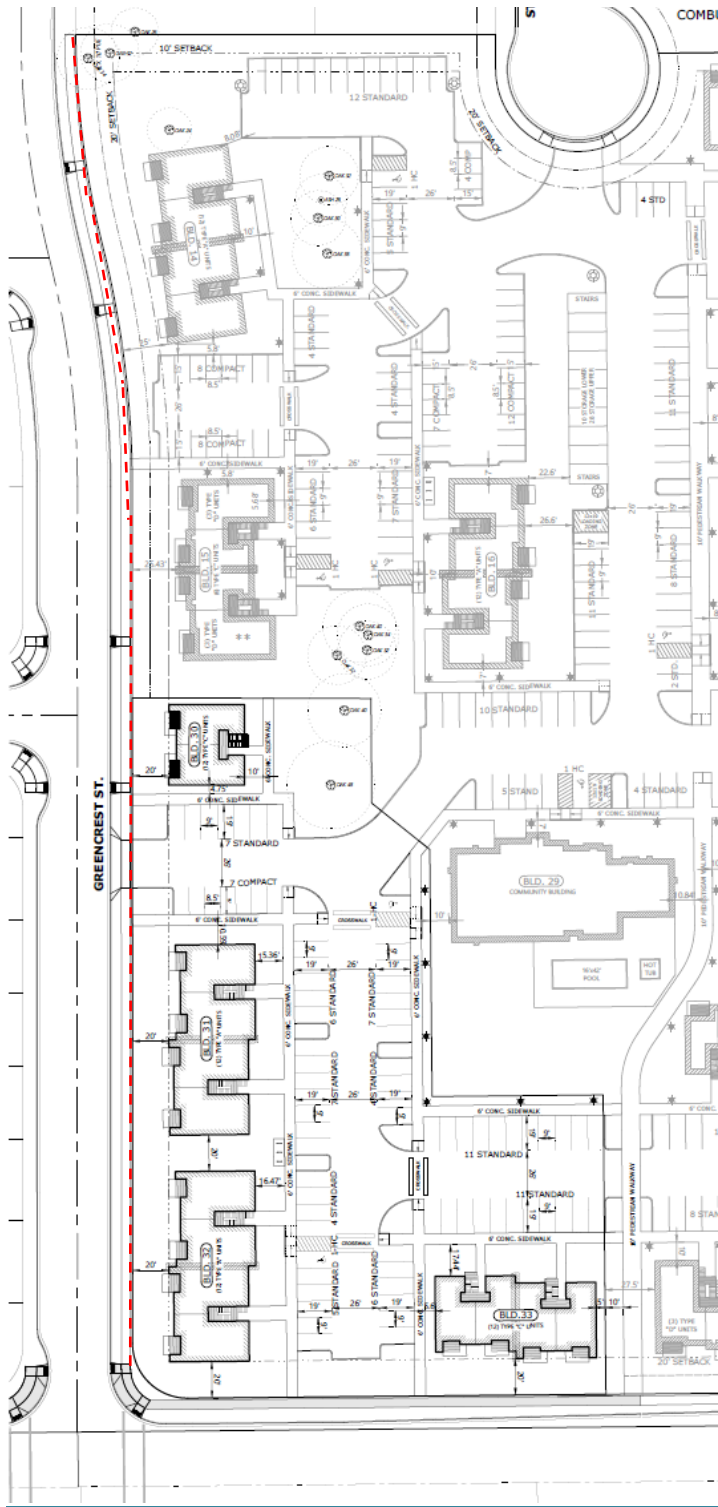
The subject property has 807 feet of buildable width (this excludes required side setbacks and driveway) along State Street. Buildings 1, 2, 3, 4, and 5 of Phase 1 are located adjacent State Street with a setback of about 20 feet. Buildings 32 and 33 of Phase 2 are located adjacent State Street with a setback of about 20 feet. However, buildings in the CR zone are required to have a setback of 5 to 10 feet. Therefore, none of these buildings are located on the setback line and this standard is not met.



Greencrest Street

The subject property has 740 feet of buildable width (this excludes required side setbacks and driveway) along Cordon Road. Buildings 14 and 15 within Phase 1 are located adjacent Greencrest Street with a setback of about 25 feet. These buildings are within the RMII zoned portion of the development and required a setback of 20 feet. An adjustment for those buildings was approved with the original approval.

Buildings 30, 31, and 32 within Phase 2 are located adjacent Greencrest Street with a setback of about 20 feet. However, buildings in the CR zone are required to have a setback of 5 to 10 feet. Therefore, none of these buildings are located on the setback line and this standard is not met. An adjustment to this standard has been requested.



- (B) The apartment development will provide more than adequate landscaped areas throughout the site along with pedestrian paths/sidewalks throughout, along with visual appealing buildings. All of which will create a pedestrian friendly development. The reduction of buildings along the setback line will have no effect on the proposed use or surrounding uses.
- (C) There are two adjustments being requested for this proposal. The two adjustments do not have any effect on the project. The cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone, as shown on the site plans.

East Park Apartments Phase 2

Adjustment Class-2 Application

December 9, 2022

Proposal:

The subject property is 1.73 acres in size, zoned CR, and located west of Cordon Road, north of State Street, and east of Greencrest Street. The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2).

Proposal:

75,599 square feet (1.73 acres)
42-units proposed

The applicant is proposing Design Review approval for the CR portion of the development consisting of 42-apartment units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(e)(5) Façade and building design:

“(5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.”

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

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

Applicant Findings:

- (A) The purpose of this requirement is to provide a pedestrian friendly development with buildings entrances facing the street. The applicant is requesting an adjustment to the pedestrian paths from the buildings to the sidewalk system. All buildings within the development have direct pedestrian access onto sidewalks. The internal pedestrian circulation system consists of hard 6-foot-wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager’s apartment, and the trash disposal area. The pedestrian system connects the buildings to the public sidewalk system within Greencrest Street and State Street, via the proposed internal sidewalk system.**

Proposed and existing sidewalks will further enhance the pedestrian connections and circulation to and from the site. The proposed sidewalks to and from the site will provide pedestrian circulation to the entrances of the buildings.

Proposed pedestrian sidewalk connections are illustrated on the tentative site plan. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

All buildings face the interior of the lot. All buildings face the interior of the lot. The rear side of Buildings 30, 31, and 32 face Greencrest Street; and the rear side of Building 33, faces State Street. The street side of these buildings (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, entryways, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

All buildings within the development have direct pedestrian access onto sidewalks. The internal pedestrian circulation system consists of hard 6-foot-wide surfaced sidewalks and 10-foot wide pedestrian paths that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, and the trash disposal area. The pedestrian system connects these buildings to the public sidewalk system within Greencrest Street to the west and State Street to the south, via the proposed internal sidewalk system.

Proposed and existing sidewalks will further enhance the pedestrian connections and circulation to and from the site. The proposed sidewalks to and from the site will provide pedestrian circulation to the entrances of the buildings.

Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

- (B) The apartment development will provide landscaped areas throughout the site along with pedestrian paths/sidewalks throughout, along with visual appealing buildings. All of which will create a pedestrian friendly development. Buildings not facing the street will have no effect on the proposed use or surrounding uses.
- (C) There are two adjustments being requested for this proposal. The two adjustments do not have any effect on the project. The cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone, as shown on the site plans.

East Park Apartments Phase 2

Design Review

Revised-January 30, 2023

BACKGROUND:

*On June 18, 2018, a Pre-Application Conference (PRE-AP18-72) was held with the applicant and City staff. The purpose of the pre-app was to discuss the potential development of the property.

*The applicant attended the East Lancaster Neighborhood Association meeting and the East Suburban Neighborhood Association meeting on October 4, 2018, to discuss the proposal with the Neighborhood Association and adjacent property owners.

*On January 3, 2019, the required PUD Pre-Application Conference (PRE-AP18-126) was held with the applicant and City staff.

*On October 16, 2019, CPC-ZC-PUD-SUB-ADJ19-08 was approved for East Park PUD. The approval was for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RMII (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class-2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

*On December 29, 2020, CPC-ZC-PUD-SUB-ADJ19-08MOD1 was approved for East Park PUD. The approval modified the original approval to allow the application to subdivide 122 acres into a six (6) Phase, 642-Lot Subdivision (SUB) with 12.29 acres of open space.

*On July 8, 2021, the required Design Review Pre-Application Conference (PRE-AP21-76) was held with the applicant and City staff.

*On August 27, 2021, CPC-ZC-PUD-SUB-ADJ19-08MOD2 was approved for East Park PUD. The approval modified the original approval to allow a revision to the phase boundaries.

*On September 28, 2022, CU-SPR-ADJ-DAP-DR21-05 was approved for 291 dwelling units on approximately 10.7 acres of the subject property.

PROPOSAL:

The following statement addresses the applicable Design Review **Standards** in the SRC Chapter 702 (Multiple Family Design Review) and the requirements under the CR (SRC 522) Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

The subject property is 1.73 acres in size, zoned CR, and located west of Cordon Road, north of State Street, and east of Greencrest Street. The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2).

Proposal:

75,599 square feet (1.73 acres)
42-units proposed

The applicant is proposing Design Review approval for the CR portion of the development consisting of 42-apartment units as shown on the site plans.

Adjustments Requested:

SRC 702.020(e)(4) Façade and Building Design
SRC 702.020(e)(5) Façade and Building Design
Table 514-4 (Setbacks)-Front Setback

Commercial Retail (CR)-SRC Chapter 522

Density: The applicant is proposing Design Review approval for the CR portion of the development consisting of 42-apartment units as shown on the site plans. There are no density requirements for multi-family dwellings in the CR zone.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Setbacks are shown on the tentative plan.

North: Building 30 (RMII zoned/approved East Park Apts Phase 1)
East: Building 33 (CR zoned/approved East Park Apts Phase 1)
South: Adjacent State Street; 20-foot setback-Buildings 32 and 33 (building & parking)
West: Adjacent Greencrest Street; 19.54-foot setback-Building 30/20-foot setback Buildings 31, and 32 (building & parking)

Maximum Height: Maximum building height allowed in the CR zone is 50'. All proposed buildings are in compliance with the requirements of the Code.

- *Building 30 (Type C) is 39.1 feet in height (measured to the highest point)
- *Building 31 (Type A) is 40 feet in height (measured to the highest point)
- *Building 32 (Type A) is 40 feet in height (measured to the highest point)
- *Building 33 (Type C) is 39.1 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Parking: The proposed development is Phase 2 of the previously approved East Park Apartment Phase 1 via CU-SPR-ADJ-DAP-DR21-05 approval. Therefore, all amenities including parking will be shared between both phases.

The development is for a 42-unit apartment complex. Code requires 1 vehicle parking space per dwelling unit. As shown on the site plan, 77 on-site parking spaces are being provided on the site.

Parking:

- 68 Standard Parking Stalls
- 7 Compact Parking Stalls
- 2 Handicap Parking Stalls
- 77 Total Parking Stalls

Both Phase 1 and 2 will share parking as outlined on the site plan:

PARKING TOTALS				
	STANDARD	COMPACT	HANDICAP	TOTAL
PHASE 1	393	77	14	484
PHASE 2	61	14	2	77
OVERALL PARKING	454	91	16	561

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. The proposed bike rack is located adjacent Buildings 31 and 32. A total of 6 bicycle parking spaces have been provided on-site with in Phase 2.

Bike racks will be provided on the site and located in a convenient location for the residents throughout Phases 1 and 2.

Recycling: There are several trash/recycle areas provided within Phase 1 of the Development that will be available to residents of Phase 2 also. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles were approved with Phase 1 (CU-SPR-ADJ-DAP-DR21-05).

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated September 15, 2021, was approved with Phase 1 of development. Therefore, meeting the requirements of the Public Works Department.

Landscaping: The CR zone requires that 15% of the site be landscaped. The net developable area within the CR zoned portion of the development is 75,599 square feet in size with 26,115 square feet of landscaping throughout. Therefore, the development provides 35% landscaping throughout Phase 2.

Traffic: A Traffic Impact Analysis (TIA) dated February 2019 was approved with the original submittal. See Land-Use approval CPC-ZC-PUD-SUB-ADJ19-08MOD2.

Trees: TCP 19-15 was approved for the subject property. There are 2 significant Oregon White Oak trees located east of Building 30 within Phase 2 of the development. Both Oregon White Oak trees will remain on the site.

Oak Tree-40"

Oak Tree-48"

The development of Phase 2 will not require the removal of any significant or non-significant trees.

Multiple Family Design Review Standards- Chapter 702

702.020(a):

702.020(a)(1) Open Space: In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

The proposal is for Phase 2 of the East Park Apartments. Both Phase 1 and Phase 2 will be one property. Phase 2 will share all amenities with East Park Apartments Phase 1 as approved under CU-SPR-ADJ-DAP-DR21-05.

Per the code multi-family developments shall provide a minimum 30% open space. The minimum open space area required for the Phase 2 development is 22,680 square feet of the net developable area. The subject area is zoned CR and is 75,599 (1.73 acres) square feet in size with 24,824 square feet of open space, including landscaped areas, a recreation building and pool. Therefore, totaling 33% open space.

Phase 1 provides a 10,554 square foot recreation building in the center of the site, along with a pool; and landscaped open space areas (210,272 square feet) throughout the site that will be available to all residents within Phase 1 and Phase 2.

Therefore, this standard has been met. See attached site plans and open space plan.

702.020(a)(1)(A) Common Open Space Area Size and Dimensions:

The applicant is proposing a development the CR portion of the site consisting of 42-apartment units as shown on the site plans. Phase 2 consists of 1.73 acres.

Per Table 702-3, the minimum open space area required for this development is 77,750 square feet of the site. The minimum open space area required for the Phase 2 development is 22,680 square feet of the net developable area. The subject area is zoned CR and is 75,599 (1.73 acres) square feet in size with 24,824 square feet of open space, including landscaped areas, a recreation building and pool. Therefore, totaling 33% open space.

SITE AREAS
BOUNDARY _____ 75,599 S.F. (1.73 AC)

PERVIOUS AREA:
OPEN SPACE
COMMON OPEN SPACE _____ 24,824 S.F. (32.84%)
INTERIOR PARKING LOT LANDSCAPING _____ 1,291 S.F. (1.71%)

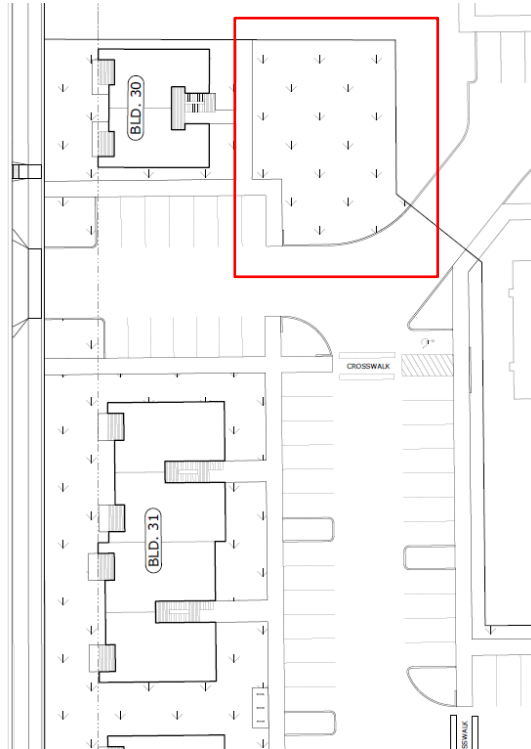
IMPERVIOUS AREA
PARKING AREA _____ 27,807 S.F. (36.78%)
SIDEWALK _____ 8,326 S.F. (11.01%)
BUILDINGS _____ 13,351 S.F. (17.66%)

702.020(a)(1)(B): As shown on the site plan all open space is usable open space. The existing conditions plan, and grading plan identify all the slopes throughout the site.

702.020(a)(1)(C) and (D): Private Open Space: Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to

the dwelling unit and will be screened with 5-foot-high landscaping. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020(a)(1)(E): In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that usable open space is an integral part of the overall development design. As shown on the site plan, there is a usable open space area located within Phase 1 and Phase 2 of the development.



702.020(a)(1)(F): The portion of East Park PUD located north along the property line of Phase 1 has been designated for a City park. The proposed development will have adequate open space areas within Phase 1 and Phase 2.

702.020(b)(1) and 702.020(b)(2) Landscaping Standards: The subject property does not abut RS zoned properties. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on

the landscape plans. There is 26,115 square feet of landscaped area throughout proposed Phase 2. Therefore, 35% of the site is landscaped.

A permanent underground irrigation system will be provided when development plans are final.

Trees: TCP 19-15 was approved for the subject property. There are 2 significant Oregon White Oak trees located east of Building 30 within Phase 2 of the development. Both Oregon White Oak trees will remain on the site.

Oak Tree-40"

Oak Tree-48"

The development of Phase 2 will not require the removal of any significant or non-significant trees.

702.020(b)(3), (4), (5): Landscaping has been provided around the proposed buildings. Replanting requirement will be met as required by code for Phase 2.

702.020(b)(6): All private ground level open space areas are located contiguous to the dwelling unit and will be screened with 5-foot-high landscaping. This will help to ensure privacy for the patio areas designated as private open space for residents.

702.020(b)(7) and (8): All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 1,291 square feet of landscaping within the parking area of Phase 2.

Interior Parking Lot Landscaping: The proposal is for 42-units; therefore, the development is exempt from the requirements of SRC 806.035(d)(2).

702.020(c)(1) and (2) Site Safety and Security Standards: All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

702.020(c)(3) and (4): Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

702.020(d)(1), (2), and (4) Parking and Site Design Standards: Proposed Phase 2 has street frontage on Greencrest Street and State Street. Internal accessways are proposed within the development as well.

Per SRC 702.020(d)(1): *“To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway.”*

As shown on Sheet SDR5, there no parking areas greater than 6,700 square feet in area. Planter bays a minimum of 9 feet in width have been provided adjacent all parking areas. Therefore, in order to minimize large expanses of continuous pavement, 9-foot-wide planter islands have been provided a maximum of every 12 parking spaces. Therefore, meeting the code.

All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development. In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 1,291 square feet of landscaping within the parking areas of Phase 2.

All other buildings and parking areas on the site are in compliance with this standard.

The development does provide setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses.

Therefore, meeting this standard.

702.020(e)(1) through (8) Façade and Building Design: These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

There are no buildings within the development that exceed 150 feet in length.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings.

Therefore, breaking up the long building length.

All buildings face the interior of the lot. The front side of Building 30 will face Greencrest Street. The rear side of Buildings 31, and 32 face Greencrest Street; and the rear side of Building 33 faces State Street. The street side of these buildings (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way. There are no balconies facing the RA zoned properties. All of which will help to provide privacy.

In order to provide safety and convenience for the residents, both buildings will face the interior the lot. This provides more eyes on the site, which provides greater safety for residents. This also provides convenience since all parking is located within the interior of the site.

The subject property does not abut any RS or RA zoned properties.

North:	RM zoned/Approved East Park Apartments
East:	CR zoned/Approved East Park Apartments
South:	Adjacent State Street
West:	Adjacent Greencrest Street

State Street (Phase 1 and 2)

The subject property has 807 feet of buildable width (this excludes required side setbacks and driveway) along State Street. Buildings 1, 2, 3, 4, and 5 of Phase 1 are located adjacent State Street with a setback of about 20 feet. Buildings 32 and 33 of Phase 2 are located adjacent State Street with a setback of about 20 feet. However, buildings in the CR zone are required to have a setback of 5 to 10 feet. Therefore, none of these buildings are located on the setback line and this standard is not met.

An adjustment to this standard has been requested.

Greencrest Street

The subject property has 740 feet of buildable width (this excludes required side setbacks and driveway) along Cordon Road. Buildings 14 and 15 within Phase 1 are located adjacent Greencrest Street with a setback of about 25 feet. These buildings are within the RMII zoned portion of the development and required a setback of 20 feet. An adjustment for those buildings was approved with the original approval.

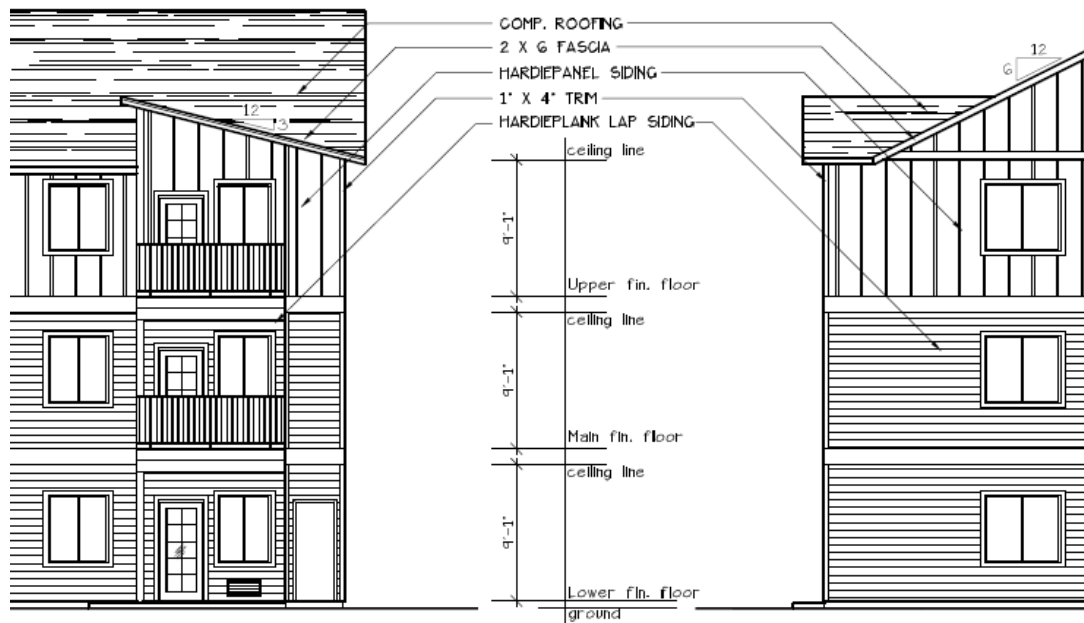
Buildings 30, 31, and 32 within Phase 2 are located adjacent Greencrest Street with a setback of

about 20 feet. However, buildings in the CR zone are required to have a setback of 5 to 10 feet. Therefore, none of these buildings are located on the setback line and this standard is not met. An adjustment to this standard has been requested.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits. Therefore, this guideline has been met.

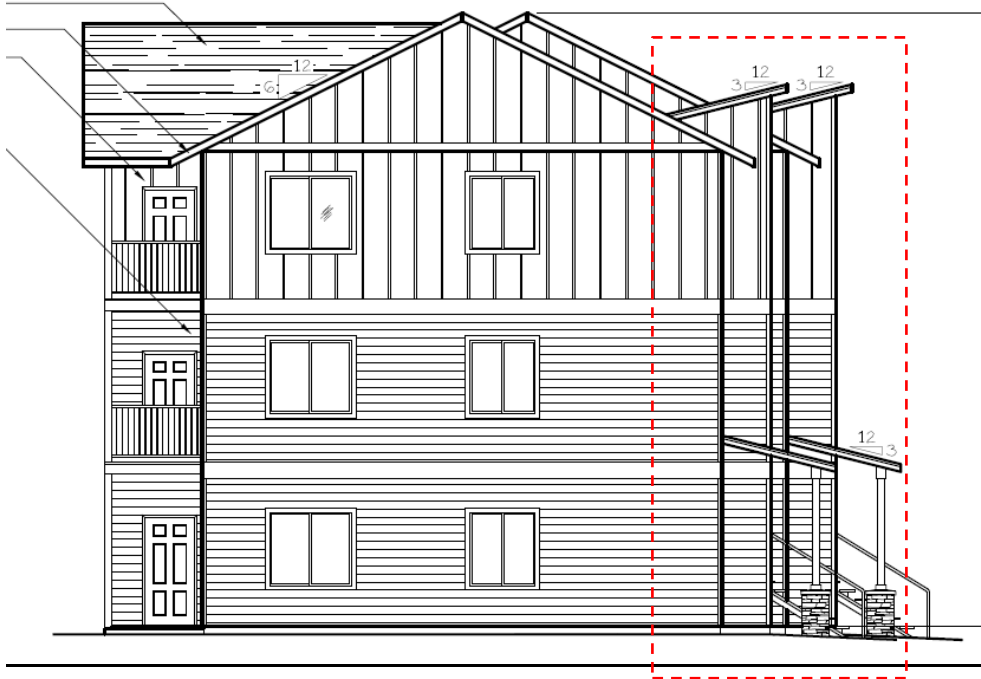
All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design. The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

702.020(e)(9) and (10) (See Building Elevations): Varied materials, textures, and colors are being used on the buildings. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, and lap siding. See attached building elevations.

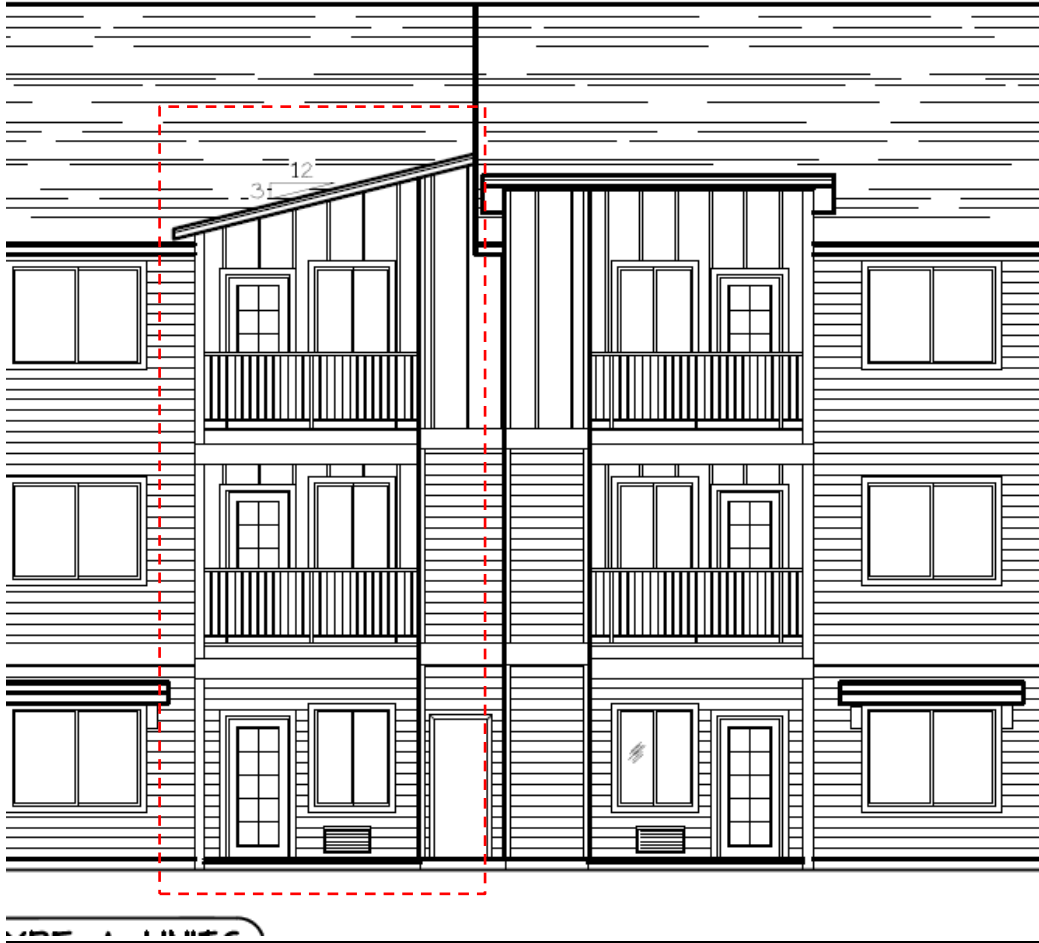


The proposed buildings provide the required offsets and design elements as shown on the building elevations.

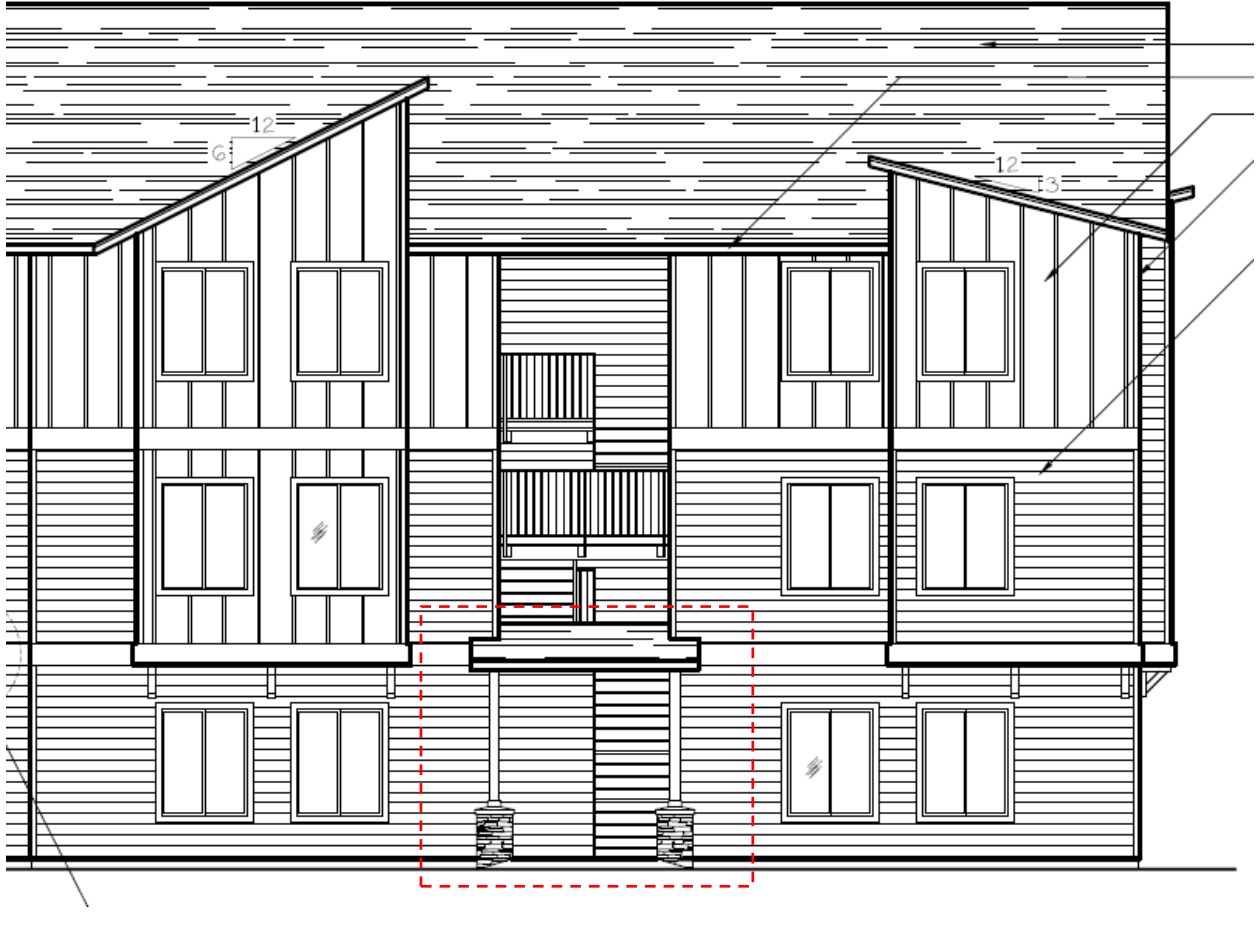
The proposed buildings provide offsets:



Covered Decks and Recessed Balconies:



Covered Entrance:





MEMO

TO: Aaron Panko, Planner III
Community Development Department

FROM: Laurel Christian, Development Services Planner II
Public Works Department

DATE: March 13, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CU-SPR-ADJ-DR23-04 (22-124236)
255 CORDON ROAD NE
PHASE 2 EAST PARK APARTMENTS**

A handwritten signature in blue ink, appearing to read "Laurel Christian".

PROPOSAL

Conditional Use Permit request to allow a new multi-family residential use, Class 3 Site Plan Review, and Class 1 Design Review for development of the second phase of the East Park Apartments, including an additional four buildings containing a total of 42 dwelling units, with Class 2 Adjustment requests. For a portion of property approximately 1.74 acres in size, zoned CR (Retail Commercial), and located at the 4900 Block of State Street - 97301 (Marion County Assessor Map and Tax Lot numbers: 072W29C / 00100 and 00101).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of State Street, including sufficient right-of-way to accommodate public infrastructure at the property corners.
2. Construct a half-street improvement along the entire frontage of State Street to major arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
3. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Greencrest Street NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.
4. Construct a half-street improvement along the frontage of Greencrest Street NE to collector standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
5. As specified in the applicant's Traffic Impact Analysis, construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of State Street and Greencrest Street NE.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

6. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

FACTS

Streets

1. Cordon Road NE
 - a. Standard—This street is designated as a parkway street in the Salem TSP and is under jurisdiction of Marion County.
 - b. Existing Conditions—This street has an approximate 35-foot improvement within a 100-foot-wide right-of-way abutting the subject property.
2. State Street
 - a. Standard—This street is designated as a major arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 36-foot improvement within a 60-foot-wide right-of-way abutting the subject property.
3. Greencrest Street NE
 - a. Standard—This street is designated as a collector street in the Salem TSP and is under construction. The standard for this street classification is a 40-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Conditions—Portions of this street are under construction.

Storm Drainage

1. Existing Conditions
 - a. An 18-inch storm main is located in State Street NE.
 - b. A 16-inch storm main is located in Greencrest Street NE north of the subject property.

Water

1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.

- b. A 12-inch water main is located in State Street at the intersection with Cordon Road NE. Mains of this size generally convey flows of 500 to 1,100 gallons per minute. Extension of this main was constructed under City Permit Number 20-118530-PC but has not been accepted by the City for connections to date.
- c. A 12-inch water main is located in Greencrest Street NE, north of the subject property. Mains of this size generally convey flows of 1,100 to 2,500 gallons per minute. This main was constructed under City Permit Number 20-118530-PC but has not been accepted by the City for connections to date.
- d. A 24-inch water main is located in Cordon Road NE. Mains of this size generally convey flows of 8,500 to 9,700 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. A 12-inch sewer main is located in State Street.
- b. An 8-inch sewer is located in Greencrest Street NE.

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.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

The Salem-Keizer Local Wetland Inventory shows that there are hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

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 existing condition of State Street does not meet current standards for its classification of street per the Salem TSP. The applicant shall convey for dedication a half-width right-of-way up to 48 feet to major arterial street standards as specified in the PWDS and based on a rational nexus calculation. The applicant shall construct a half-street improvement to major arterial street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

Condition: Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of State Street, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Condition: Construct a half-street improvement along the frontage of State Street to major arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Greencrest Street NE is specified as a collector street in the Salem TSP and is planned to run along the western lot line of the subject property. The applicant shall construct a half-street improvement along the frontage of Greencrest Street NE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Condition: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Greencrest Street NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Condition: Construct a half-street improvement along the frontage of Greencrest Street NE to collector standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

The applicant submitted a traffic impact analysis for the proposed multi-family development that includes all six phases of the East Park development site. The recommended mitigation measures as specified in the TIA were incorporated into the conditions of development for CPC-ZC-PUD-SUB-ADJ19-08MOD2. The apartment site was shown as "Phase 3" on the plans for CPC-ZC-PUD-SUB-ADJ19-08MOD2. Because the connection of Greencrest Street NE to State Street is required as a condition of this proposed multi-family development phase, the mitigation measure from the TIA applicable to the proposed development is as follows:

Condition: As specified in the applicant's Traffic Impact Analysis, construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of State Street and Greencrest Street NE.

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 applicant proposes to utilize driveway approaches onto Greencrest Street NE and Stella Street NE that were approved under CU-SPR-ADJ-DAP-DR21-05. No changes to the previously approved driveway approach are necessary.

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.

As a condition of CPC-ZC-PUD-SUB-ADJ19-08MOD2, the applicant constructed a 24-inch water main along Cordon Road NE to serve the proposed development as specified in the Water System Master Plan. The Water System Master Plan specifies a 12-inch loop to be connected to the Cordon Road NE main along Auburn Road NE, Greencrest Street NE, and State Street. These improvements were constructed under City Permit Number 20-118530-PC but has not been accepted by the City for connections to date. Upon acceptance, these improvements are adequate to serve the proposed development.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4) and SRC Chapter 71 based on stormwater infrastructure constructed through the East Park Development. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

Condition: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

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.

cc: File



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 Facility Rental, Planning, Property Services
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 503-399-3335 ● FAX: 503-375-7847

Christy Perry, Superintendent

March 14, 2023

Aaron Panko, Planner
 Planning Division, City of Salem
 555 Liberty Street SE, Room 305
 Salem OR 97301

RE: Land Use Activity Case No. CU-SPR-ADJ-DR23-04, 4900 Block State St

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Eyre	Elementary	K thru 5
Houck	Middle	6 thru 8
South Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Eyre	Elementary	530	653	81%
Houck	Middle	905	1,224	74%
South Salem	High	2,220	2,248	99%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	42	MF	0.164	7
Middle			0.085	4
High			0.096	4

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Eyre	Elem.	530	0	7	7	653	82%
Houck	Mid.	905	12	4	16	1,224	75%
South Salem	High	2,220	137	4	141	2,248	105%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Eyre	Elementary	Eligible for School Transportation (Note 1)
Houck	Middle	Eligible for School Transportation (Note 1)
South Salem	High	Eligible for School Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	7	\$68,445	\$479,115
Middle	4	\$83,363	\$333,452
High	4	\$98,280	\$393,120
TOTAL			\$1,205,687

Table 6

*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2022 Third Quarter.

Additional Comments:

Note 1: This area north of State St will need to be evaluated for the walk to Eyre ES and Houck MS for ride eligibility. Currently all three levels of school are marked as ride eligible. It may depend on a new crossing on State St if added, for the final status for ride eligibility Eyre ES and Houck MS.

We are not sure which new streets in this development will connect to State St and if there will be sidewalks created on the north side of State St.

From our contacts at SKATS, we believe Marion County might make improvements to State St in the future, but not before there are families residing in this area.

Sincerely,



David Fridenmaker, Manager
Planning and Property Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation