



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

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

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

CASE NUMBER:	Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. UGA-SPR-ADJ-DR24-01
PROPERTY LOCATION:	2000 Block of Wallace Rd NW, Salem OR 97304
NOTICE MAILING DATE:	January 18, 2024
PROPOSAL SUMMARY:	A proposal for a new 48-unit multi-family housing development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Thursday, February 1, 2024. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Jacob Brown, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2347; E-mail: jrbrown@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 200.025(d)(e) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d) – Class 2 Adjustment; 225.005(e)(1) – Class 1 Design Review. Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Applegate Landing LLC (James and Gretchen Lutz)
APPLICANT(S):	Brandie Dalton, on behalf of Multi-Tech Engineering
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan Review, Class 1 Design Review, Urban Growth Area Preliminary Declaration for development of 48 multi-family units, with three Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) To allow six off-street vehicle parking spaces located between a building and a street (SRC 702.020(d)(2)); 2) To allow building entrances of ground-level units within 25 feet of the property line abutting a street to be oriented away from the street (SRC 702.020(e)(5)); 3) Reduce the minimum required setback from 10 feet to zero feet along southern property line abutting the flag lot accessway (SRC 514.010(d)). <p>The subject property is 2.54 acres in size, zoned RM-II (Multiple Family Residential), and located at the 2000 Block of Wallace Road NW (Polk County Assessor's Map and Tax lot: 073W150/0402).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net. You can use the search function without registering and enter the permit number listed here: 23 122105. Paper copies can be obtained for a reasonable cost.</p>

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

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

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

REQUEST FOR COMMENTS

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

REGARDING: Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. UGA-SPR-ADJ-DR24-01

PROJECT ADDRESS: 2000 Block of Wallace Rd NW, Salem OR 97304

AMANDA Application No.: 23-122105-PLN

COMMENT PERIOD ENDS: Thursday, February 1, 2024, at 5:00 p.m.

SUMMARY: A proposal for a new 48-unit multi-family housing development.

REQUEST: A consolidated application for a Class 3 Site Plan Review, Class 1 Design Review, Urban Growth Area Preliminary Declaration for development of 48 multi-family units, with three Class 2 Adjustment requests to:

- 1) To allow six off-street vehicle parking spaces located between a building and a street (SRC 702.020(d)(2));
- 2) To allow building entrances of ground-level units within 25 feet of the property line abutting a street to be oriented away from the street (SRC 702.020(e)(5));
- 3) Reduce the minimum required setback from 10 feet to zero feet along southern property line abutting the flag lot accessway (SRC 514.010(d)).

The subject property is 2.54 acres in size, zoned RM-II (Multiple Family Residential), and located at the 2000 Block of Wallace Rd NW (Polk County Assessor's Map and Tax lot: 073W150/0402).

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

Comments received by 5:00 p.m., Thursday, February 1, 2024, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Jacob Brown, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2347; E-Mail: jrbrown@cityofsalem.net.

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

PLEASE CHECK THE FOLLOWING THAT APPLY:

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

Name/Agency: _____
 Address: _____
 Phone: _____
 Email: _____
 Date: _____

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

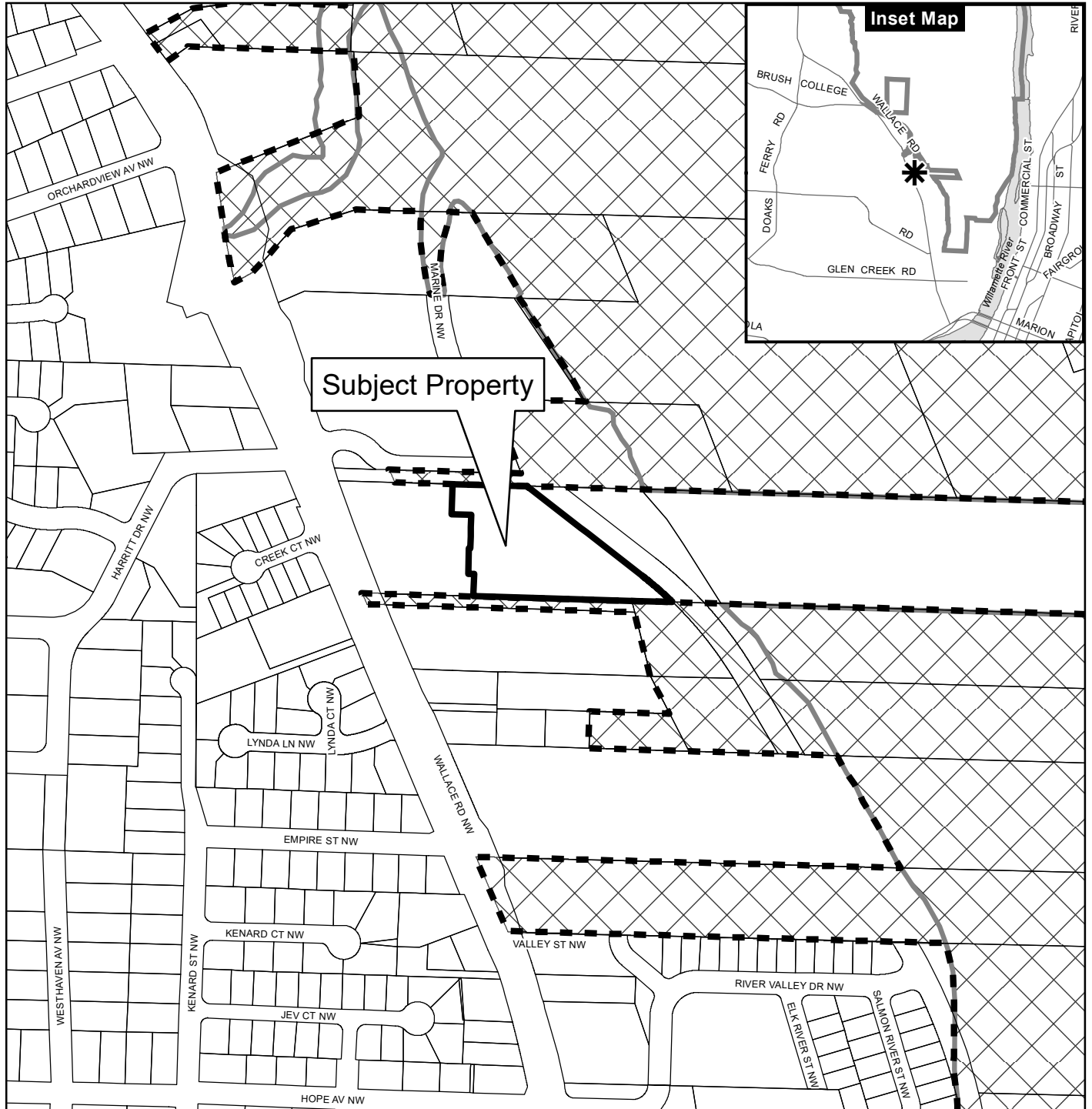
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POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 2000 Block of Wallace NW



Legend

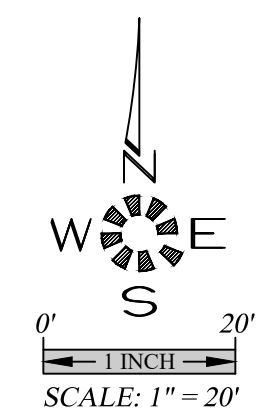
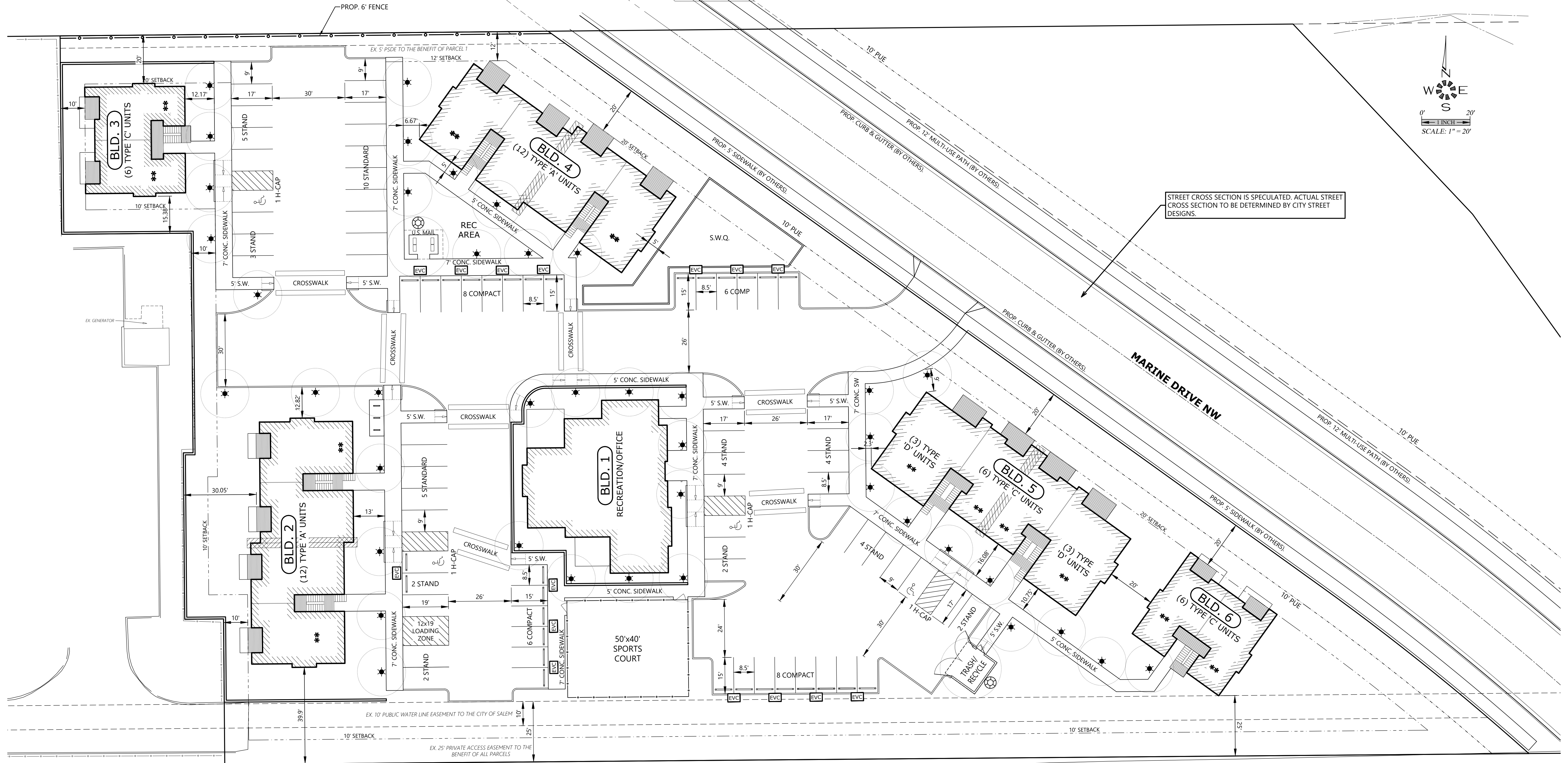
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



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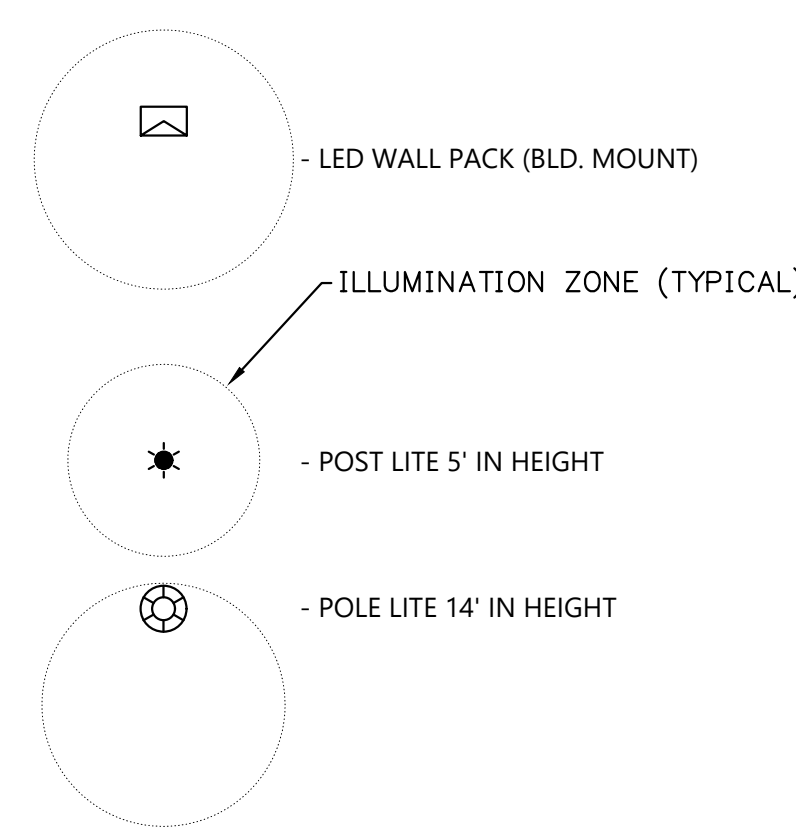


STREET CROSS SECTION IS SPECULATED. ACTUAL STREET CROSS SECTION TO BE DETERMINED BY CITY STREET DESIGNS.

SITE PLAN

APPLAGATE TERRACE 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.



★★ INDICATES LOWER FLOOR UNITS IN BUILDINGS 2-6 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2022 OSSC SEC. T107.6.2.2.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2022 OSSC SEC. T107.6.2.2.2

- ☀ - POLE LIGHT MAXIMUM 14' TALL
- ★ - POST LIGHT MAXIMUM 5' TALL
- ◻ - WALL PACK MOUNTED ON BUILDING
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ||| - 6 BICYCLE SPACES.
- EVC - ELECTRIC VEHICLE PARKING (1 EVC = 2 STATIONS)

48 TOTAL APARTMENT UNITS
24 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
18 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
6 TYPE "D" 3-Bd, 2-Ba (1127 S.F.) UNITS

75 TOTAL PARKING STALLS
43 STANDARD STALLS
28 COMPACT STALLS
4 HANDICAP STALLS*
1 12'x19' LOADING ZONES
6 BICYCLE SPACES IN 1 RACK
1 CLUBHOUSE / MANAGER'S OFFICE
1 50'x40' SPORTS COURT
1 TRASH / RECYCLE
1 PLAY AREAS
1 U.S. MAIL BOX AREA

EVC - ELECTRIC VEHICLE PARKING:
 30 TOTAL PARKING STALLS
 1 STANDARD STALLS
 28 COMPACT STALLS
 1 HANDICAP STALLS

- ADA HANDICAP ACCESSIBILITY NOTES:**
- 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%.
 - 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 2022 CHPTR. 11 AND ORS. REQUIREMENTS.
 - HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
 - THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2022 OSSC.
 - 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.

Design: M.D.G.
 Drawn: G.I.D. & M.K.D.
 Checked: B.M.G.
 Issue Date: 12/12/23
 Scale: AS SHOWN

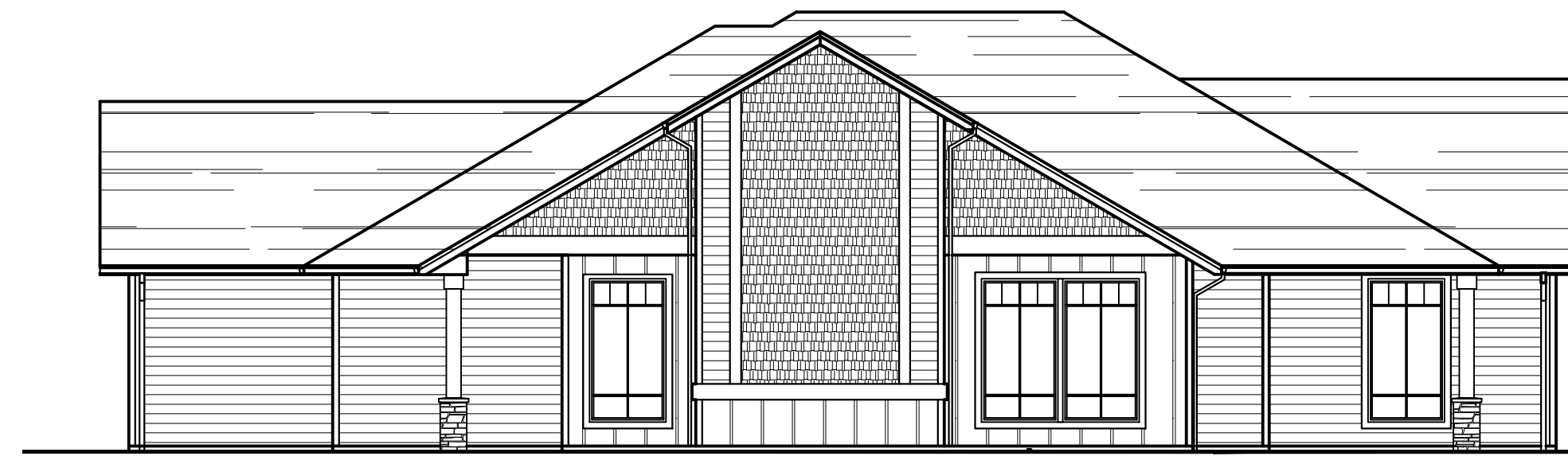


EXPRES 06-30-2025

JOB # 7208

SDR3

J:\2023\12\23\1223-ApplegateTerrace\1223-ApplegateTerrace.dwg, 5/20/2024, 10:50:38 AM, MCH009



EAST ELEVATION RECREATION BLD. 1
SCALE: 1/8" = 1'-0"

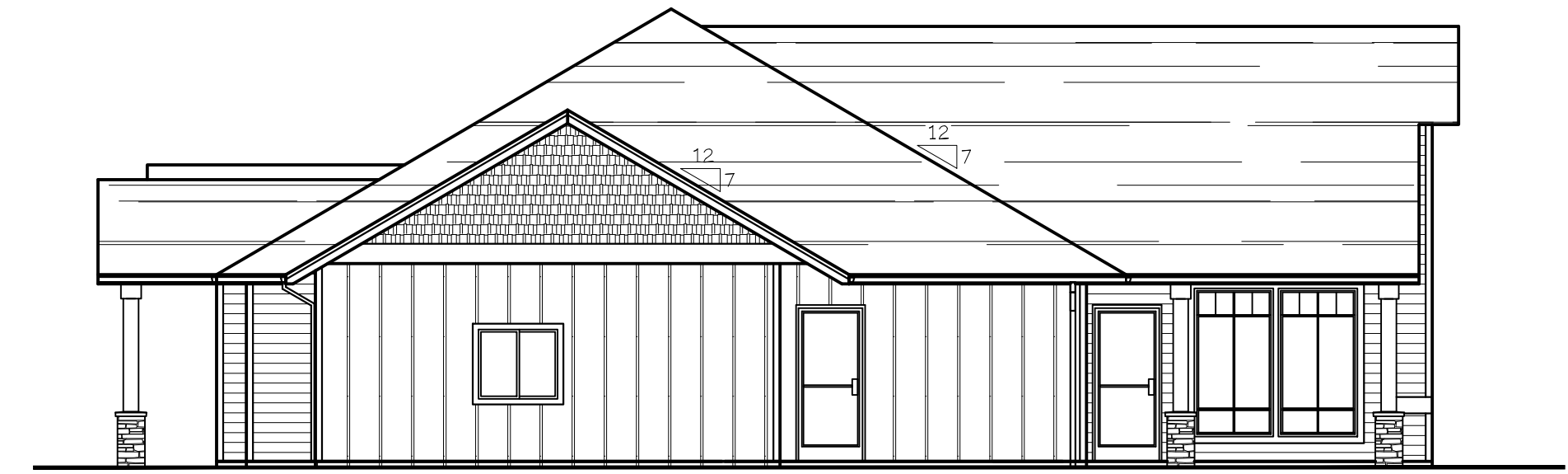


NORTH ELEVATION RECREATION BLD. 1
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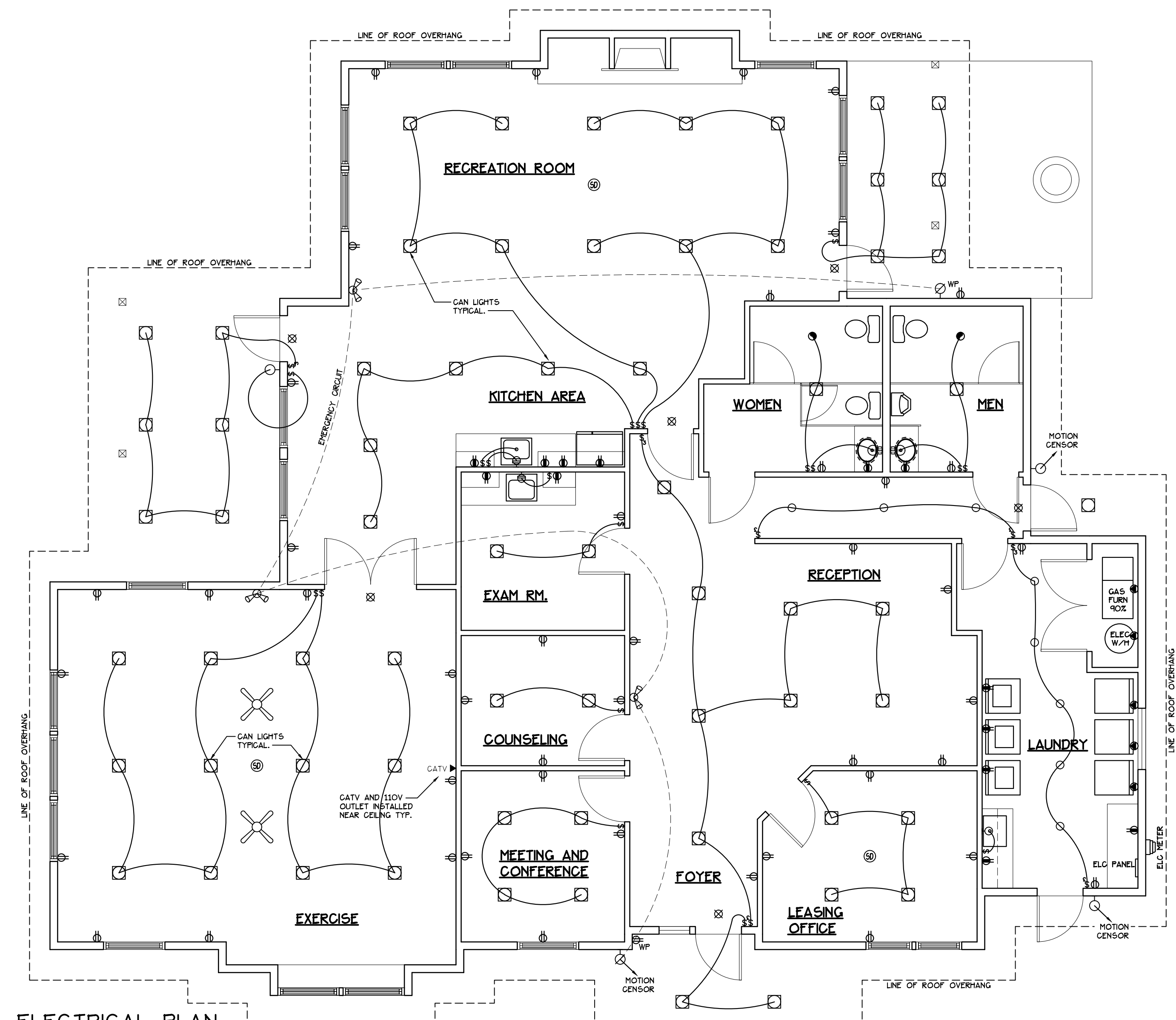


- 30 YEAR OR BETTER ROOFING W/ FELT TYPE PAPER PER CODE
- FIBER CEMENT SHAKE
- 1X3 CEDAR TRIM
- 7" LAP SIDING W/ 2X6 SUB FASCIA
- CONT. GUTTER W/ DOWN SPOUT
- 5/4 FINGER JOINTED PRE PRIMED HOUSE TRIM
- FIBER CEMENT BOARD AND BATT (SHOWN AT 16" O.C.)

WEST ELEVATION RECREATION BLD. 1
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION RECREATION BLD. 1
SCALE: 1/8" = 1'-0"



ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"
RECREATION BLD. 1

COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE LINKED FOR COLLECTIVE ALARM UPON THE ACTIVATION OF ANY ONE. WRED TO 110V WITH BATTERY BACK-UP.

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

Design: P.L.M.
Drawn: A.R.B.
Checked: M.D.G.
Date: Jul-23
Scale: AS SHOWN

JOB # 7208

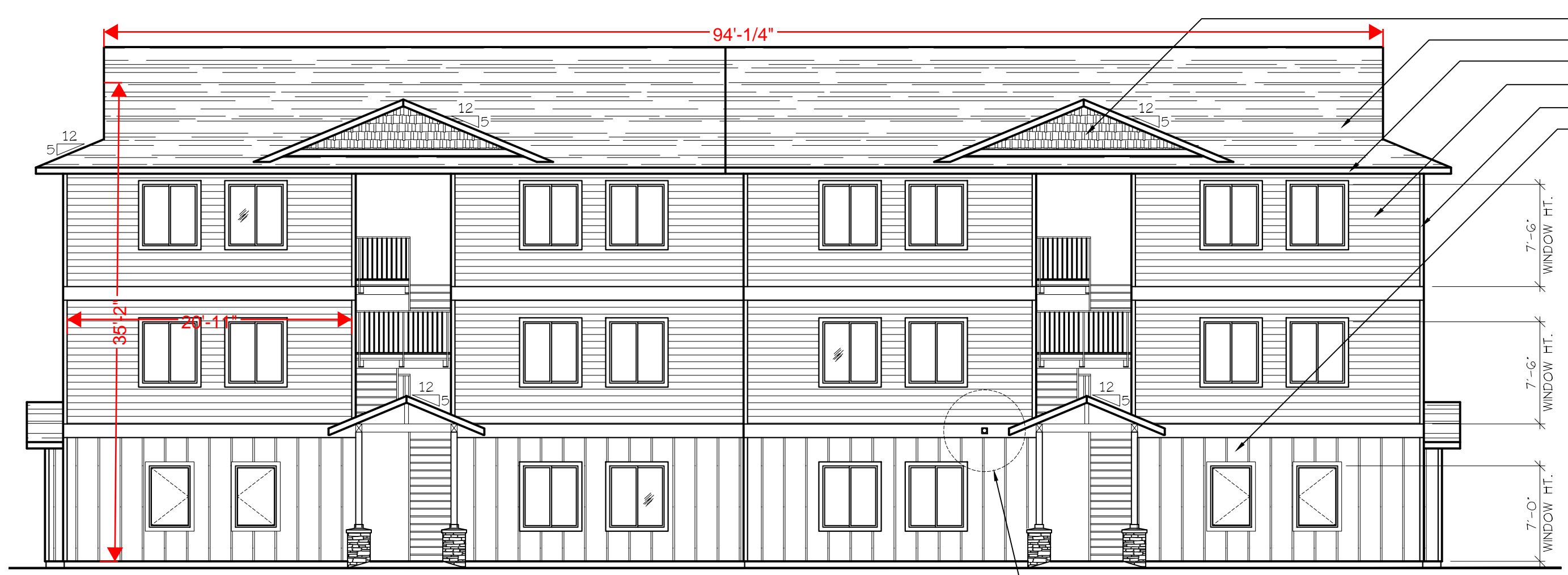
REGISTERED PROFESSIONAL ENGINEER
Mark D. Greig
JULY 14, 1978
MARK D. GREIG
Renew date: June 30, 2025



WEST ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 2



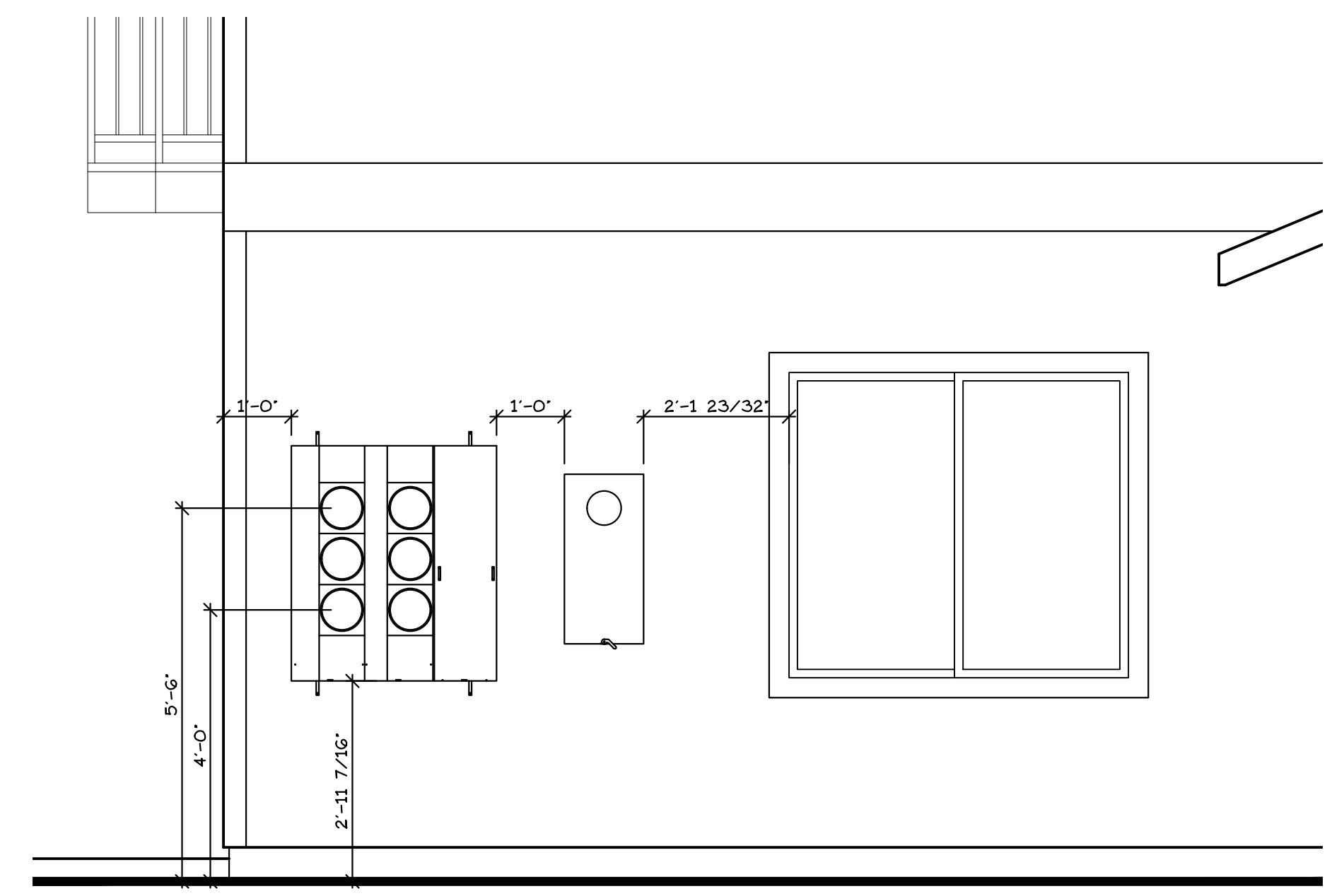
SOUTH ELEVATION (TYPE A UNITS)
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BLD. 2



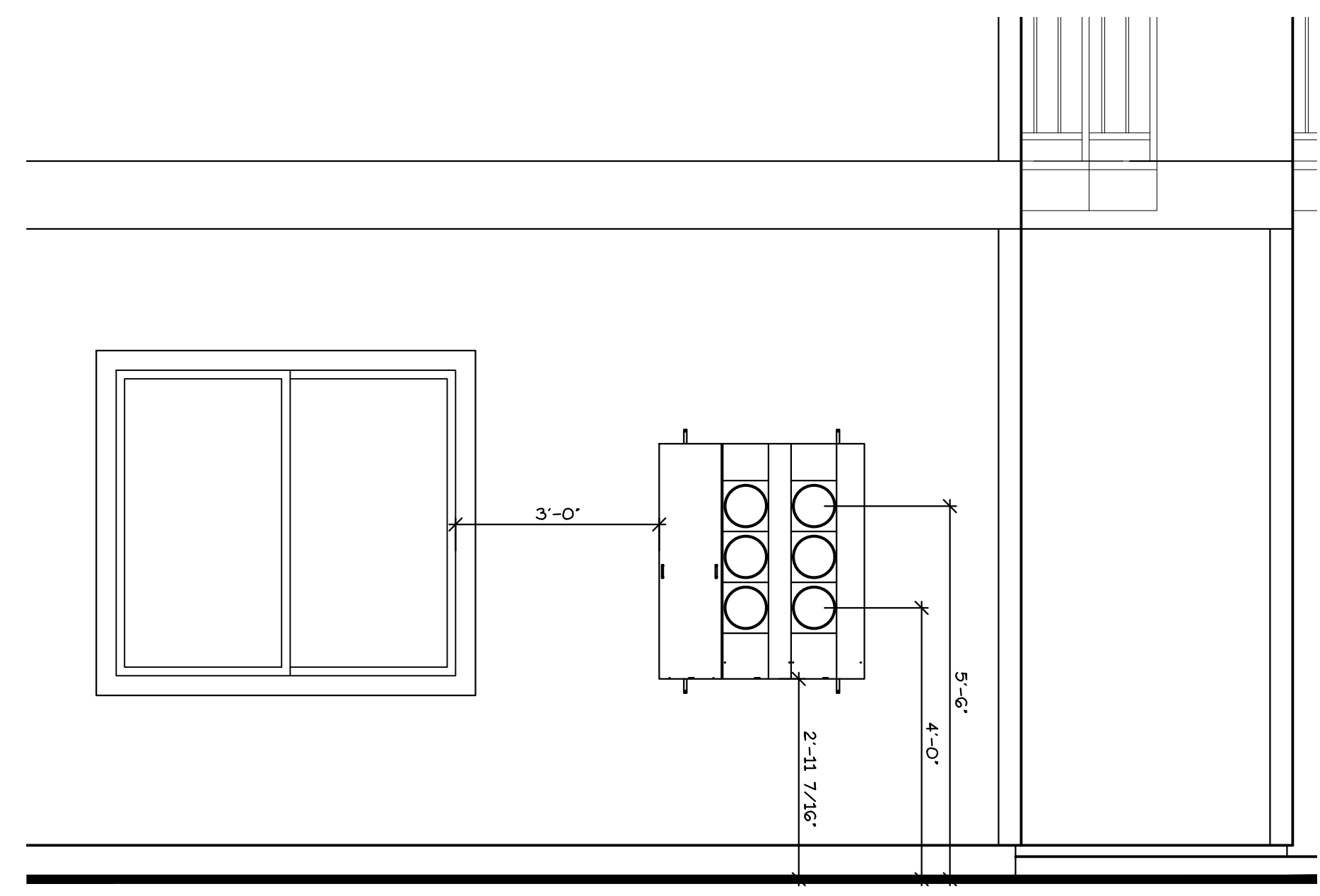
EAST ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 2



NORTH ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 2



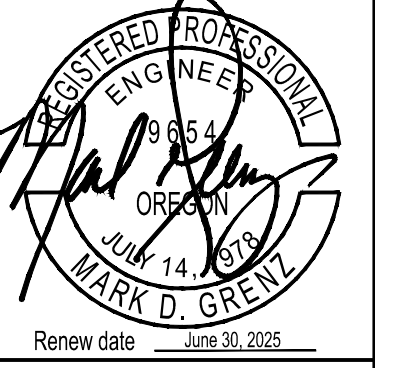
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

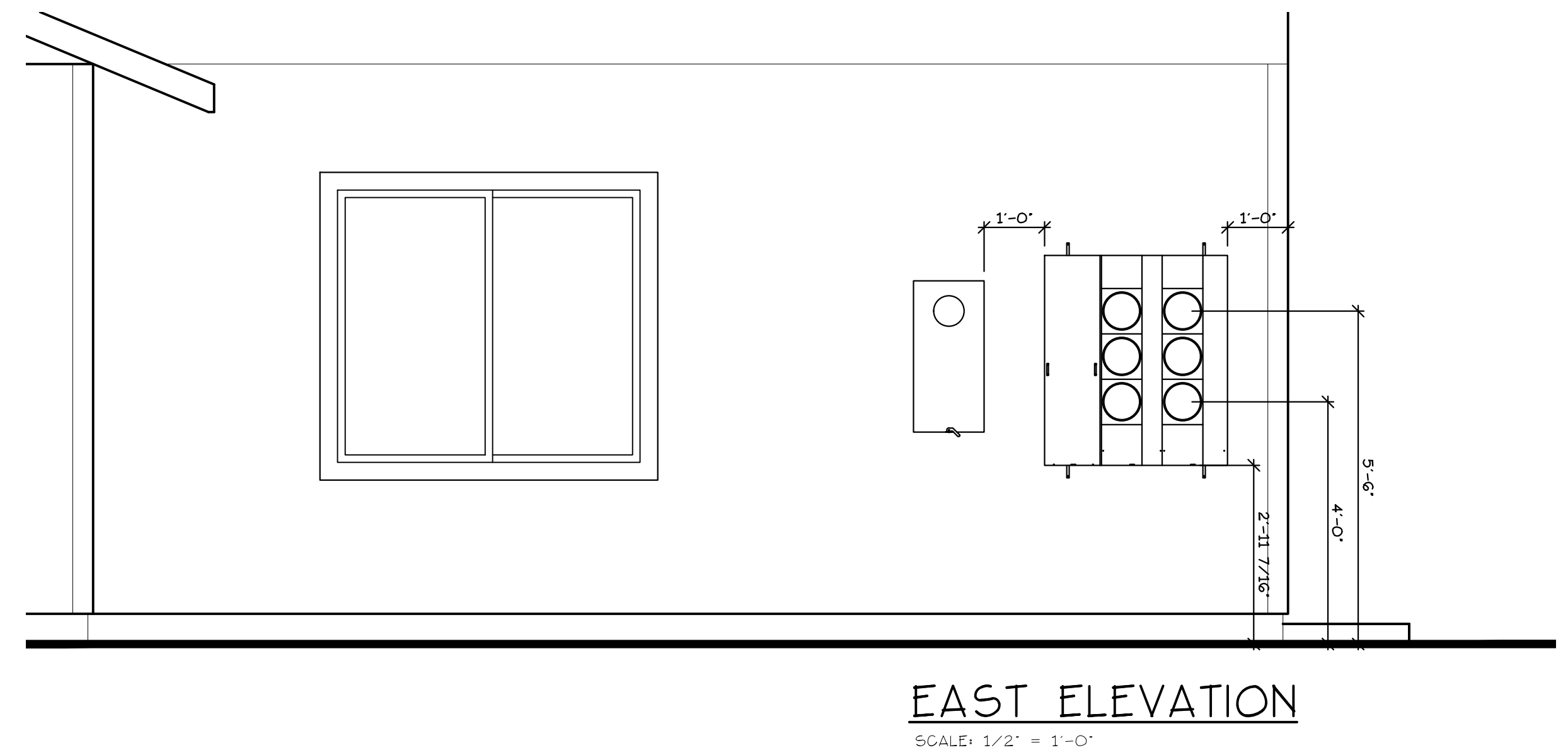
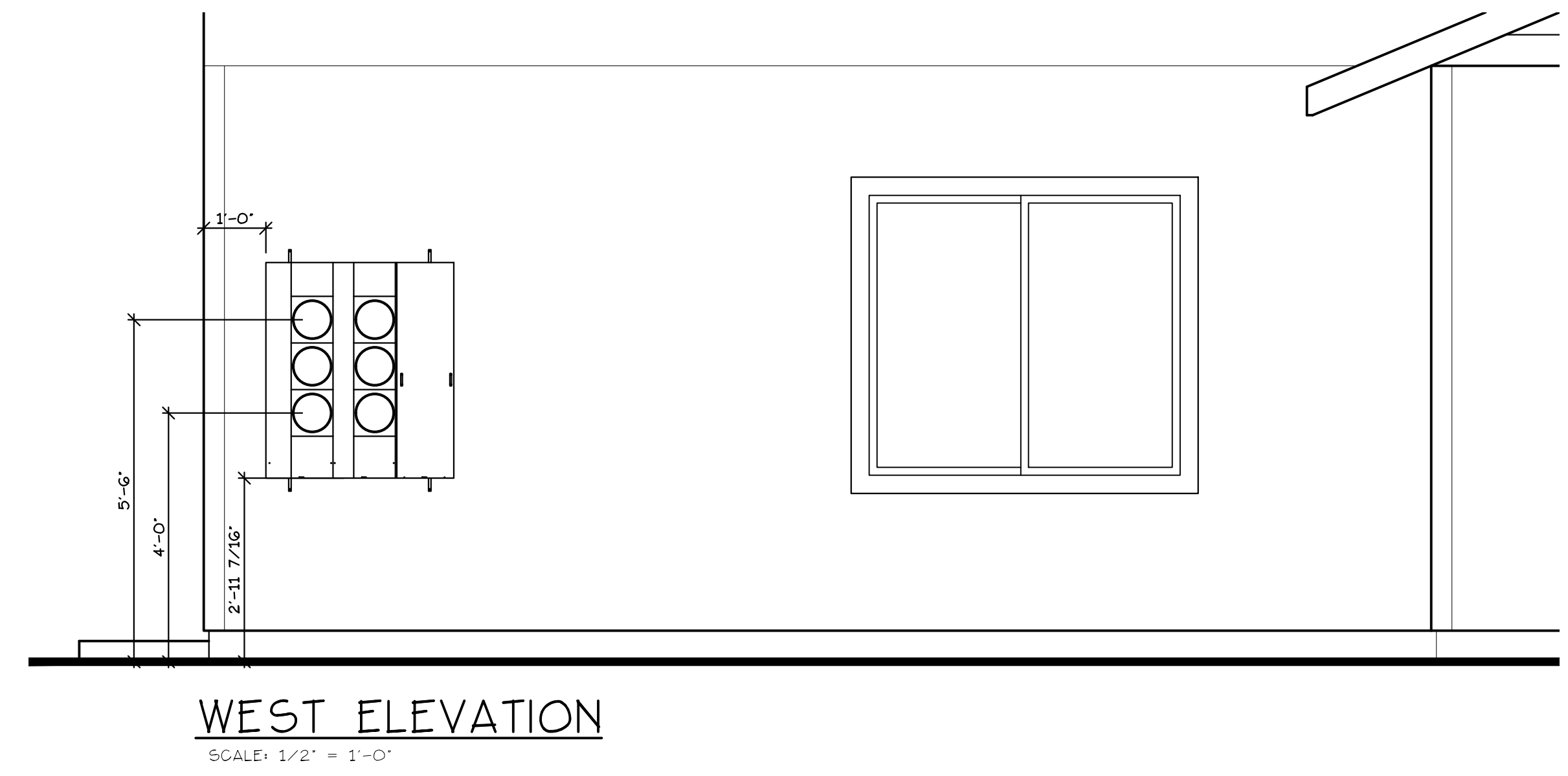
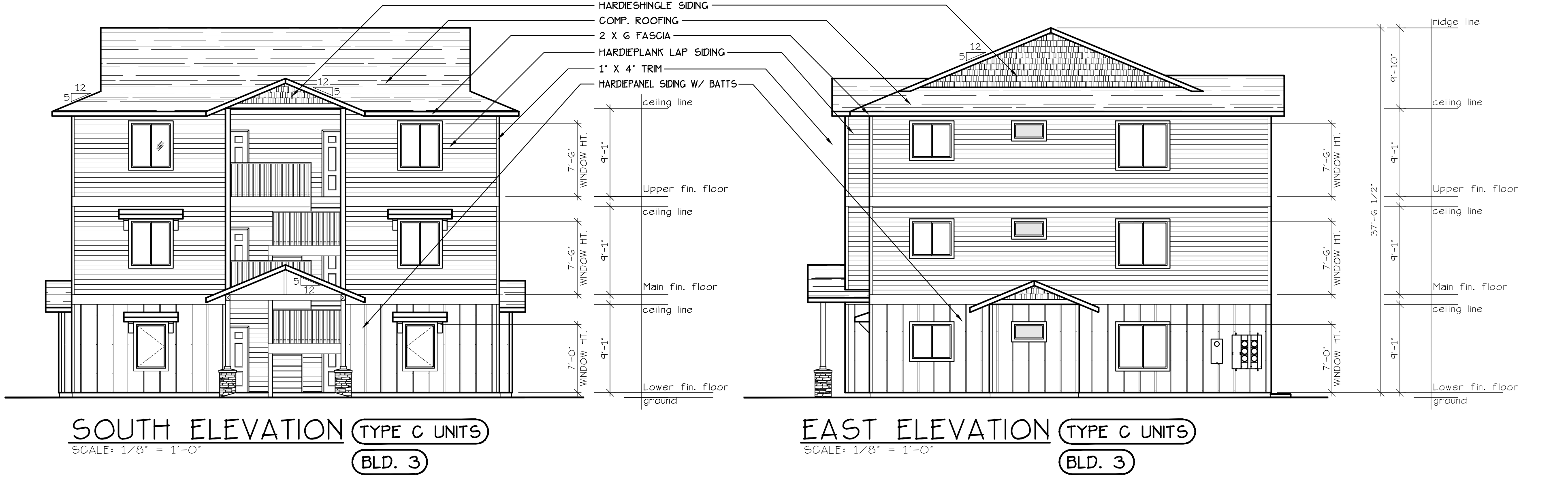
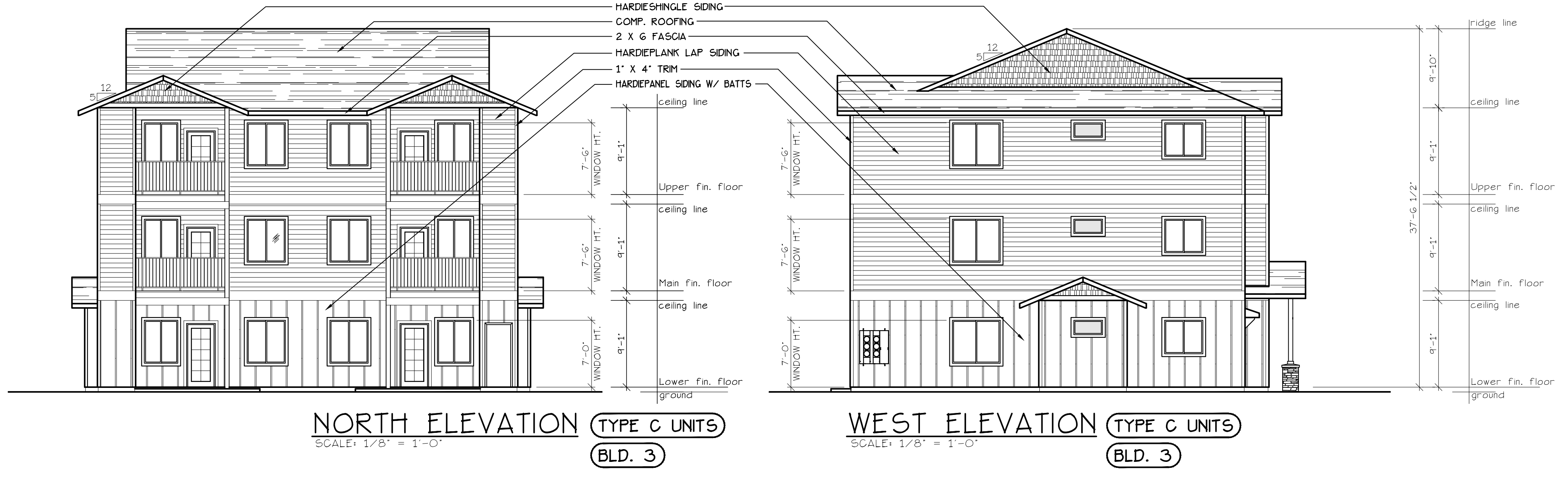
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 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGN: P.L.M.
 DRAWN: A.R.B.
 CHECKED: M.D.G.
 DATE: Jul-23
 SCALE: AS SHOWN
 JOB # 7208



BUILDING ELEVATIONS

APPLGATE TERRACE APARTMENTS



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Design: P.L.M.
 Drawn: A.R.B.
 Checked: M.D.G.
 Date: Aug-23
 Scale: AS SHOWN

JOB # 7208

REGISTERED PROFESSIONAL ENGINEER
 Mark D. Greer
 JULY 14, 1978
 MARK D. GREER
 Renew date: 06/30/2025

A3.90



NORTHEAST ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 4



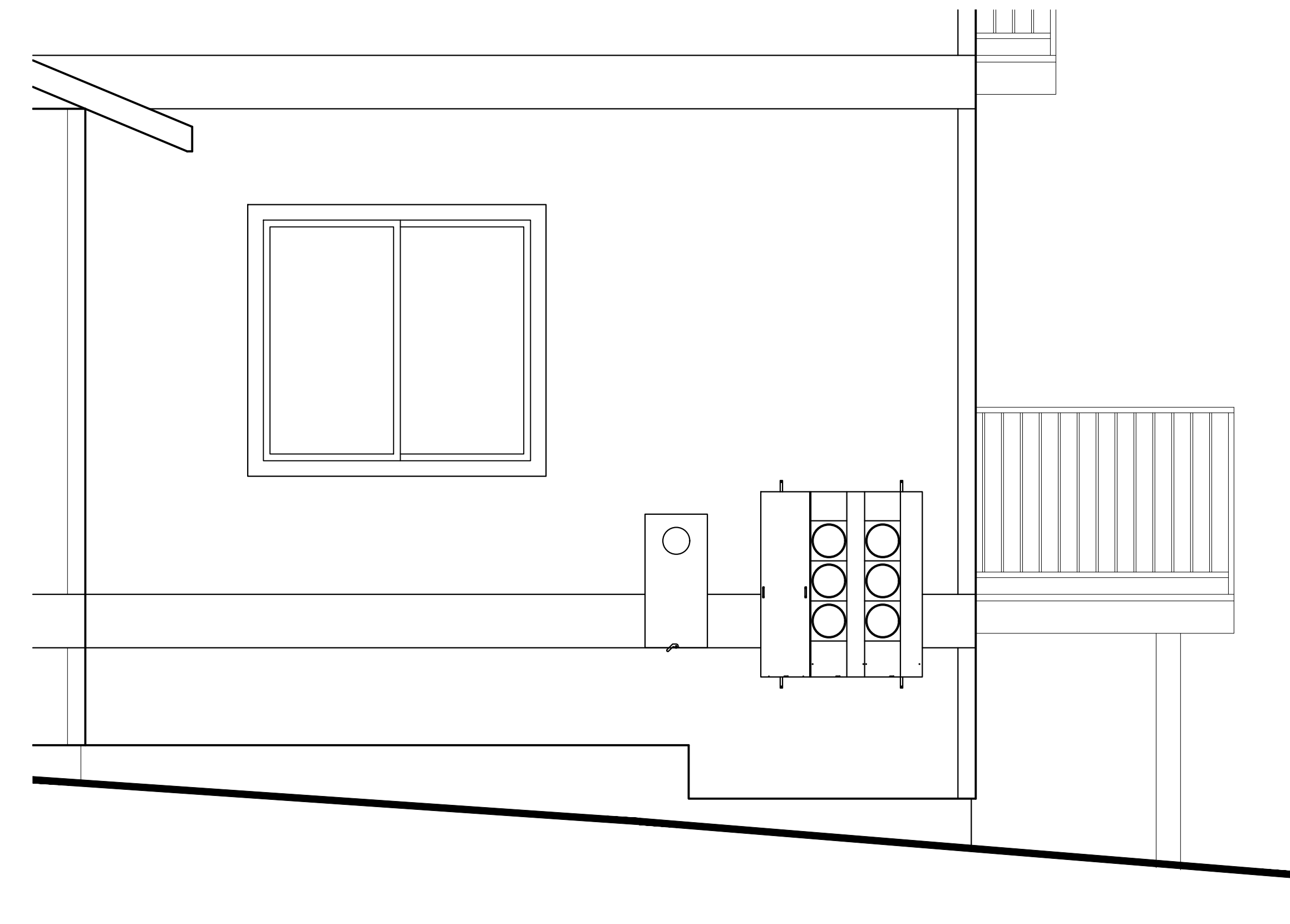
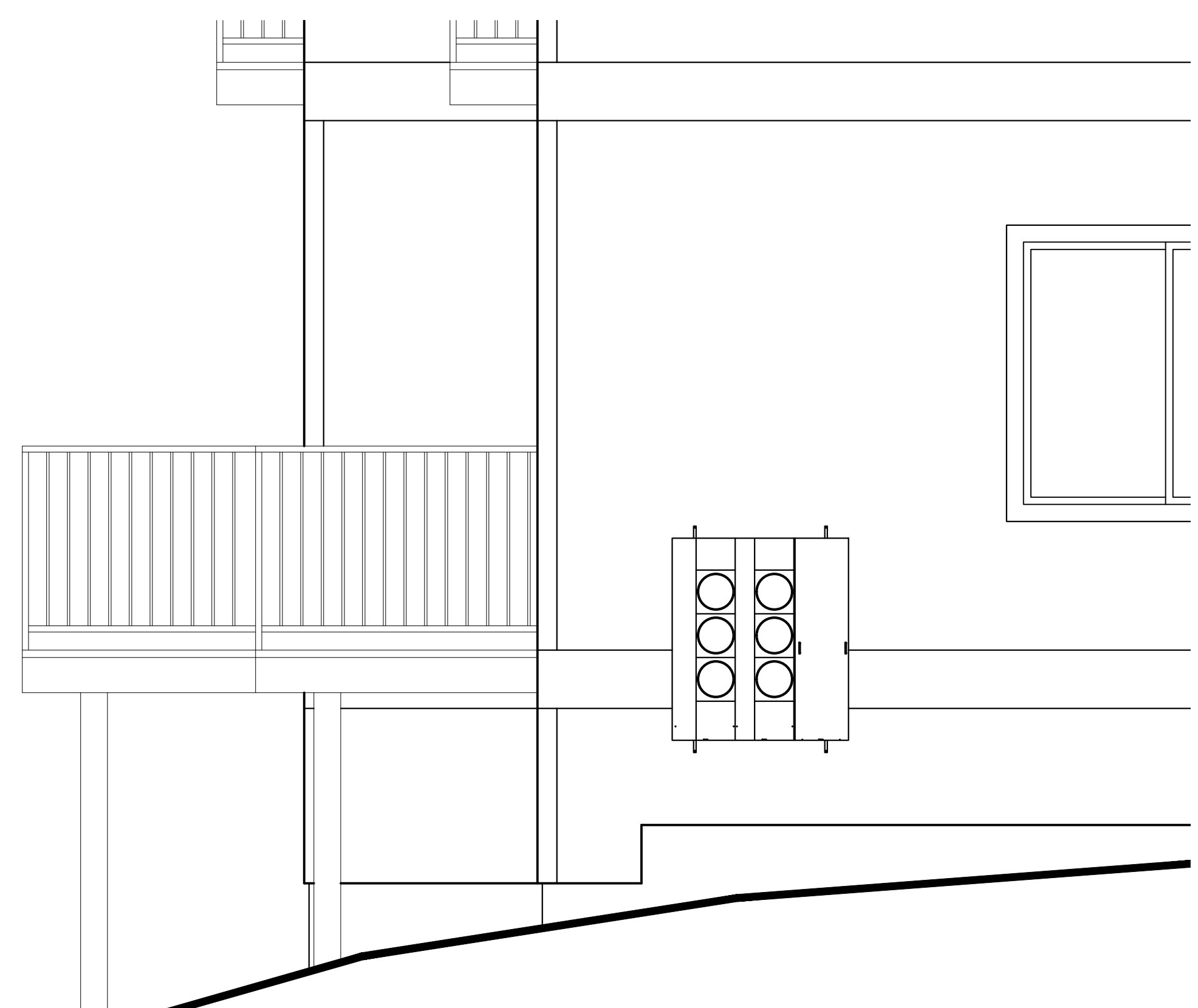
NORTHWEST ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 4



SOUTHWEST ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 4



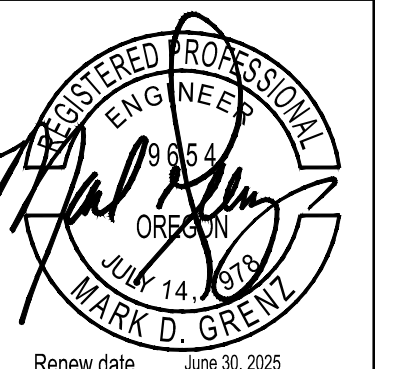
SOUTHEAST ELEVATION (TYPE A UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 4



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 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Jul-23
 Scale: AS SHOWN

JOB # 7208



Renew date: June 30, 2025

**APPLGATE TERRACE
 APARTMENTS**

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 CHECKED: M.D.G.
 DATE: Jul-23
 SCALE: AS SHOWN

JOB # 7208

 Renew date: June 30, 2025

A5.90



NORTHEAST ELEVATION (BLD. 5)
 SCALE: 1/8" = 1'-0"



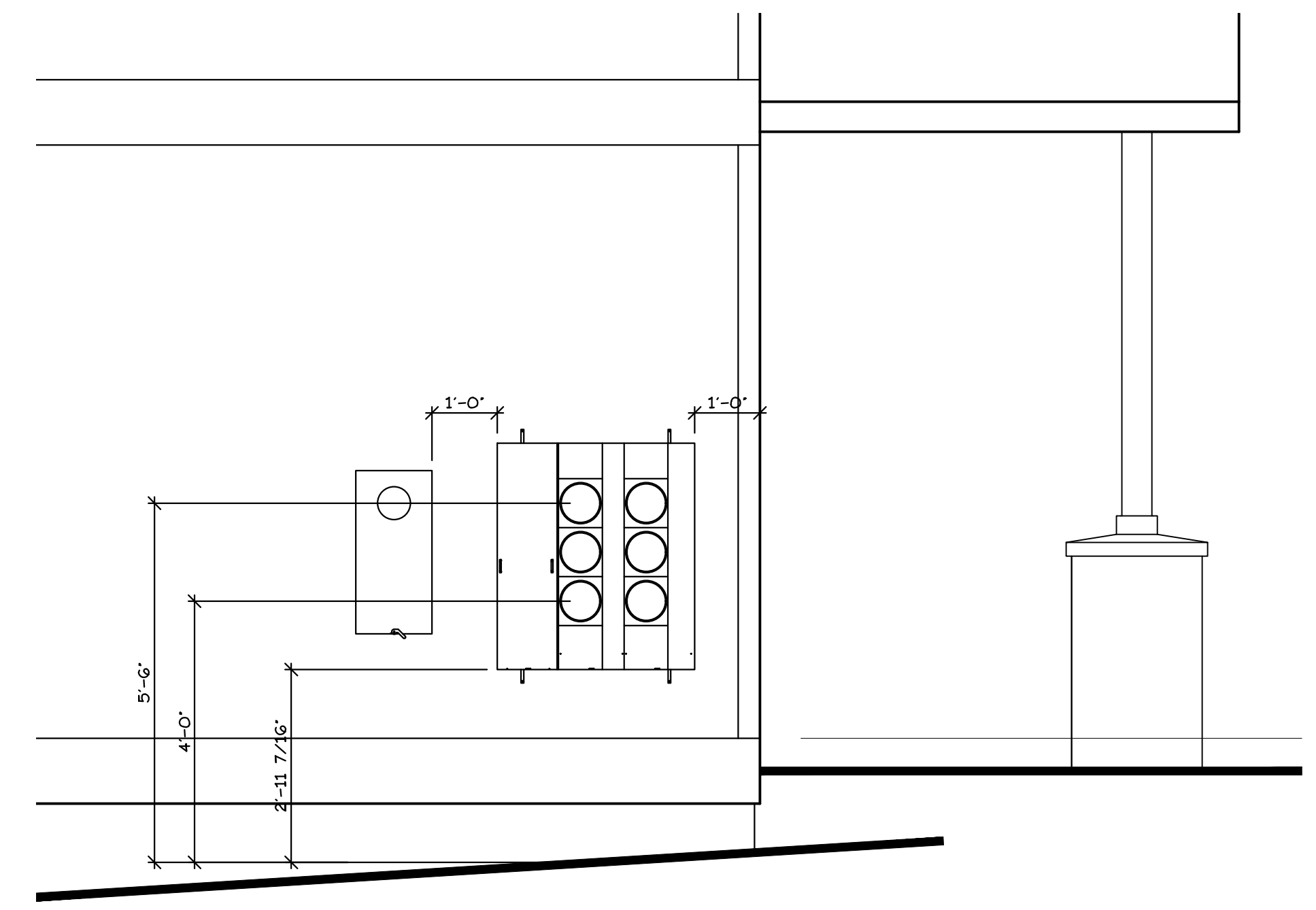
NORTHWEST ELEVATION (BLD. 5)
 SCALE: 1/8" = 1'-0"



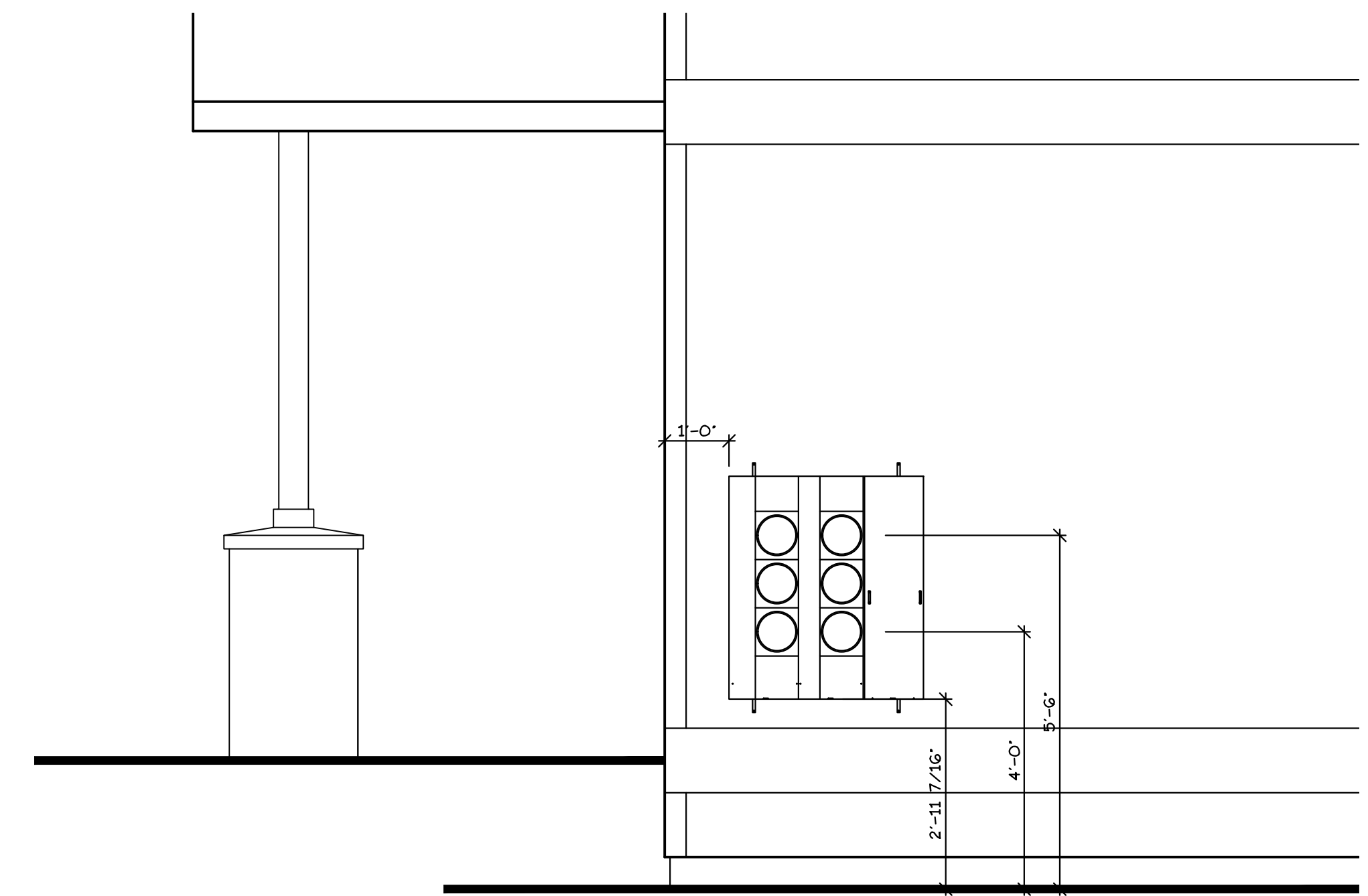
NORTH ELEVATION (BLD. 5)
 SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION (BLD. 5)
 SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION
 SCALE: 1/2" = 1'-0"



SOUTHEAST ELEVATION
 SCALE: 1/2" = 1'-0"

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BUILDING ELEVATIONS

APPLIGATE TERRACE APARTMENTS

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DESIGN: P.L.M.
 DRAWN: A.R.B.
 CHECKED: M.D.G.
 DATE: AUG-23
 SCALE: AS SHOWN

JOB # 7208

REGISTERED PROFESSIONAL ENGINEER

 MARK D. GREIG
 Renew date: APR 30, 2025

A6.90

