



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

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

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

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ24-10
PROPERTY LOCATION:	277 High Street NE, Salem OR 97301
NOTICE MAILING DATE:	February 26, 2024
PROPOSAL SUMMARY:	Proposed development of a new six-story building with ground floor live-work units and five stories of multiple-family residential units.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Monday, March 11, 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:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: (503) 540-2311; E-mail: pdomine@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> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Deacon Development Group
APPLICANT(S):	Jim Toporek, Studio 3 Architecture
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for the development of a new six-story mixed-use and multiple-family apartment building, new off-street parking area, and associated site improvements, with three Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) Allow a reduction to the maximum setback of a building abutting a street where a plaza or other outdoor space open to the public is provided between the building and street, per SRC 524.010(c); 2) Allow a reduction to the minimum 65 percent window coverage for ground floor faades facing a street, per SRC 524.015(f)(5); and 3) Allow a reduction to the minimum tree replanting requirements for trees removed from within a required setback and more than 75 percent on a development site, per SRC 807.015(d) <p>The subject property is 0.53-acres in size, zoned CB (Central Business District) and located at 277 High St NE (Marion County Assessor's Map and Tax Lot Number 073W22DC / 5700).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 23 122324. Paper copies can be obtained for a reasonable cost.

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

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

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

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ24-10

PROJECT ADDRESS: 277 High St NE, Salem OR 97301

AMANDA Application No.: 23-122324-PLN

COMMENT PERIOD ENDS: Monday, March 11, 2024, at 5:00 p.m.

SUMMARY: Proposed development of a new six-story building with ground floor live-work units and five stories of multiple-family residential units.

REQUEST: A Class 3 Site Plan Review for the development of a new six-story mixed-use and multiple-family apartment building, new off-street parking area, and associated site improvements, with three Class 2 Adjustment requests to:

- 1) Allow a reduction to the maximum setback of a building abutting a street where a plaza or other outdoor space open to the public is provided between the building and street, per SRC 524.010(c);
- 2) Allow a reduction to the minimum 65 percent window coverage for ground floor faades facing a street, per SRC 524.015(f)(5); and
- 3) Allow a reduction to the minimum tree replanting requirements for trees removed from within a required setback and more than 75 percent on a development site, per SRC 807.015(d).

The subject property is 0.53-acres in size, zoned CB (Central Business District) and located at 277 High St NE (Marion County Assessor’s Map and Tax Lot Number 073W22DC / 5700).

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

Comments received by 5:00 p.m., Monday, March 11, 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: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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

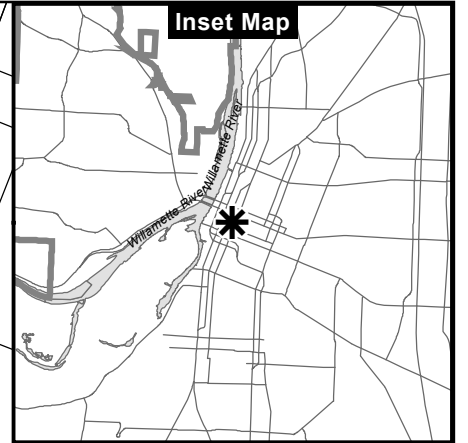
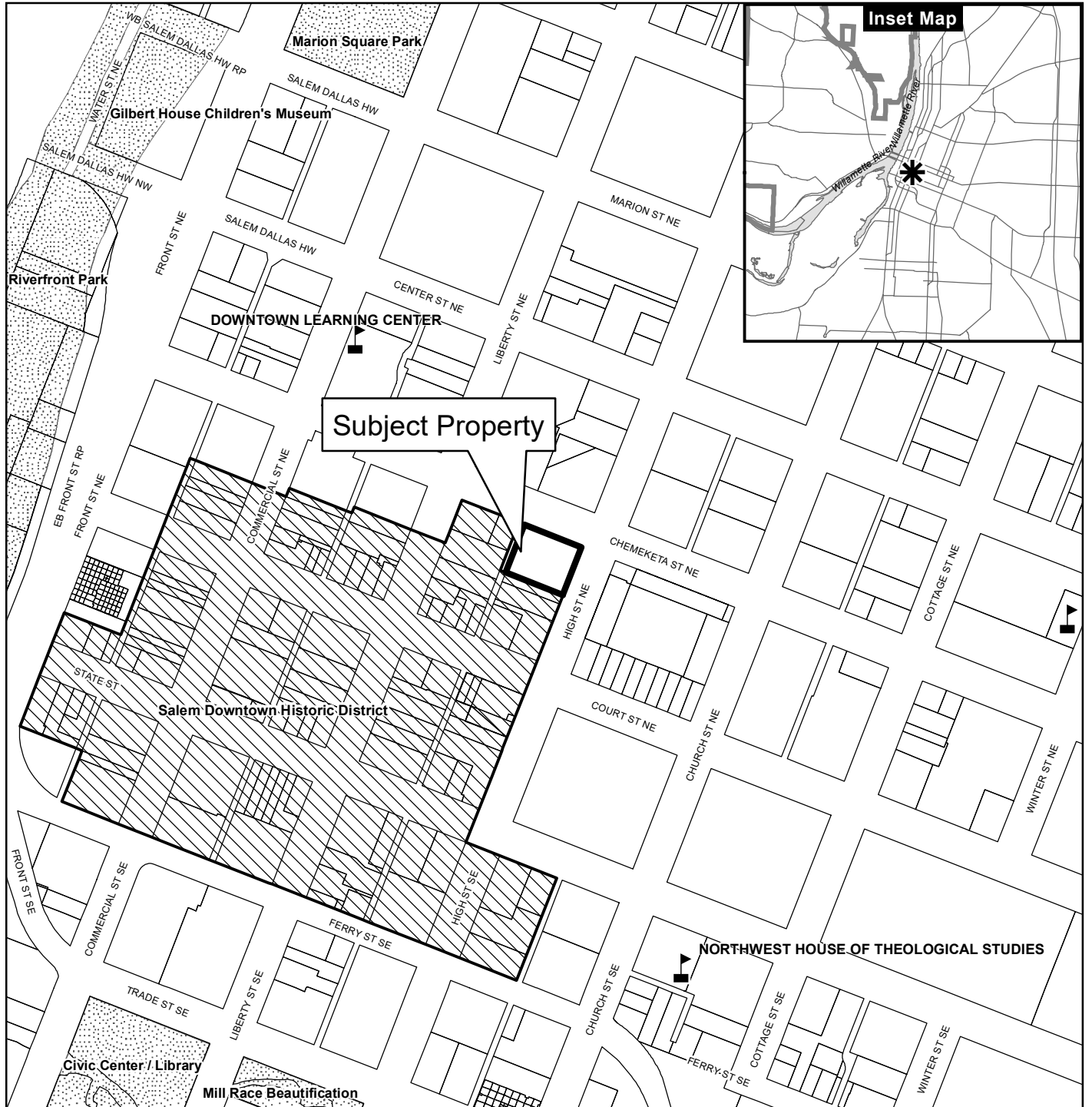
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POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 277 High St NE



Legend

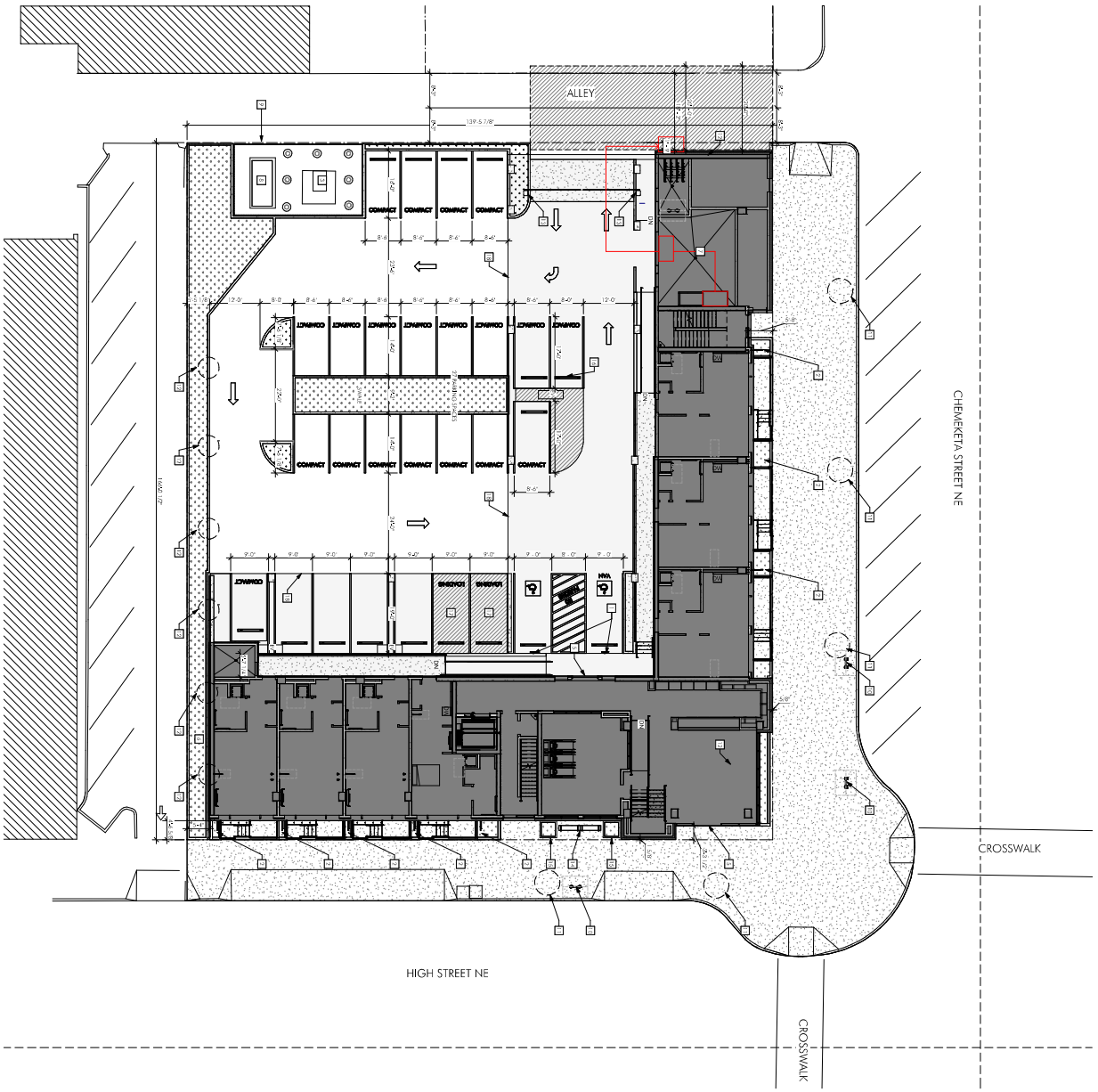
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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SITE PLAN GENERAL NOTES:

- 1. THE LOCATION OF THE BUILDING IS SHOWN ON THE SITE PLAN. THE BUILDING IS TO BE CONSTRUCTED ON THE CORNER OF HIGH STREET NE AND CHIMERKETA STREET NE. THE BUILDING IS TO BE CONSTRUCTED ON THE CORNER OF HIGH STREET NE AND CHIMERKETA STREET NE. THE BUILDING IS TO BE CONSTRUCTED ON THE CORNER OF HIGH STREET NE AND CHIMERKETA STREET NE.
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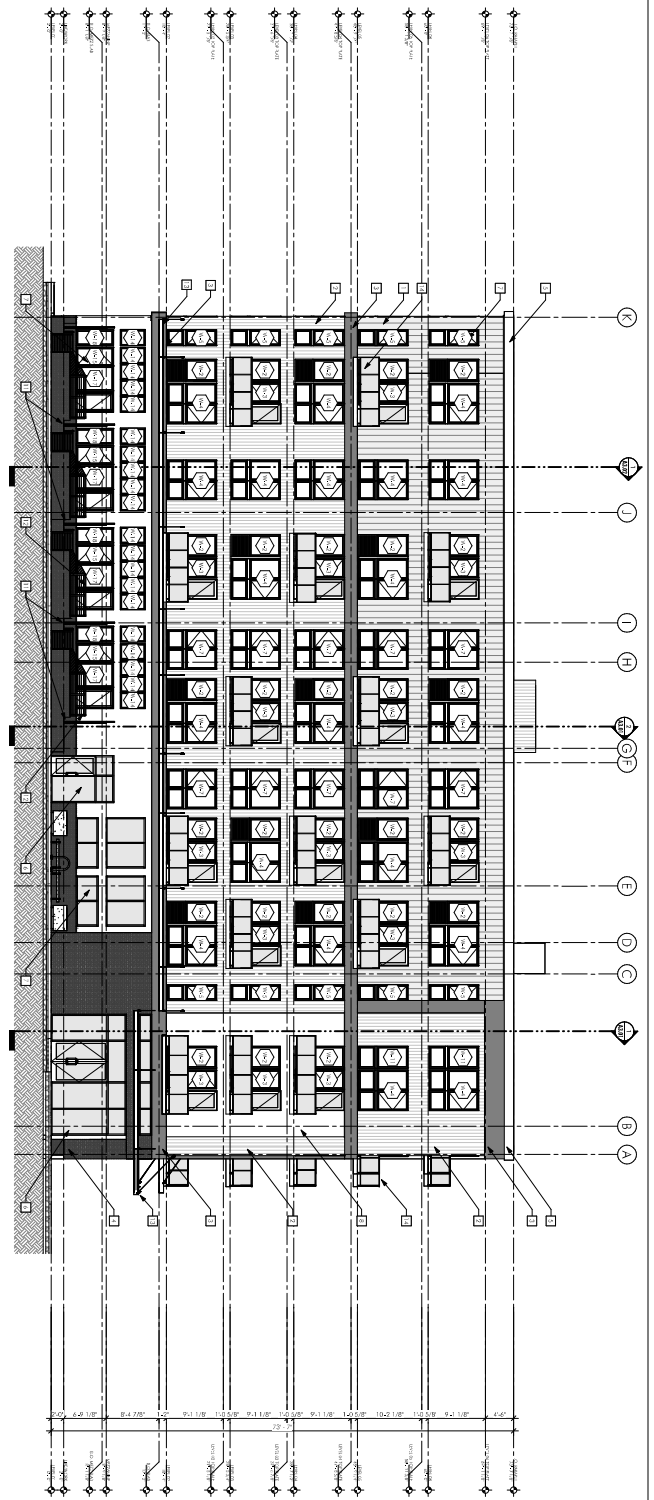
SITE DEVELOPMENT CODE REVIEW:

SUMMARY TABLE	CODE REVIEW
1. USE	RESIDENTIAL MEDIUM DENSITY (RM2)
2. SETBACKS	FRONT: 10 FT, SIDE: 5 FT, REAR: 10 FT
3. HEIGHT	MAXIMUM HEIGHT: 35 FT
4. FLOOR AREA	MAXIMUM FLOOR AREA: 10,000 SQ FT
5. PARKING	MINIMUM PARKING: 1 SPACE PER UNIT
6. SIGNAGE	NO SIGNAGE ALLOWED
7. UTILITIES	UTILITIES TO BE INSTALLED AS SHOWN ON THE SITE PLAN
8. LANDSCAPING	LANDSCAPING TO BE INSTALLED AS SHOWN ON THE SITE PLAN
9. OTHER	OTHER REQUIREMENTS AS SHOWN ON THE SITE PLAN

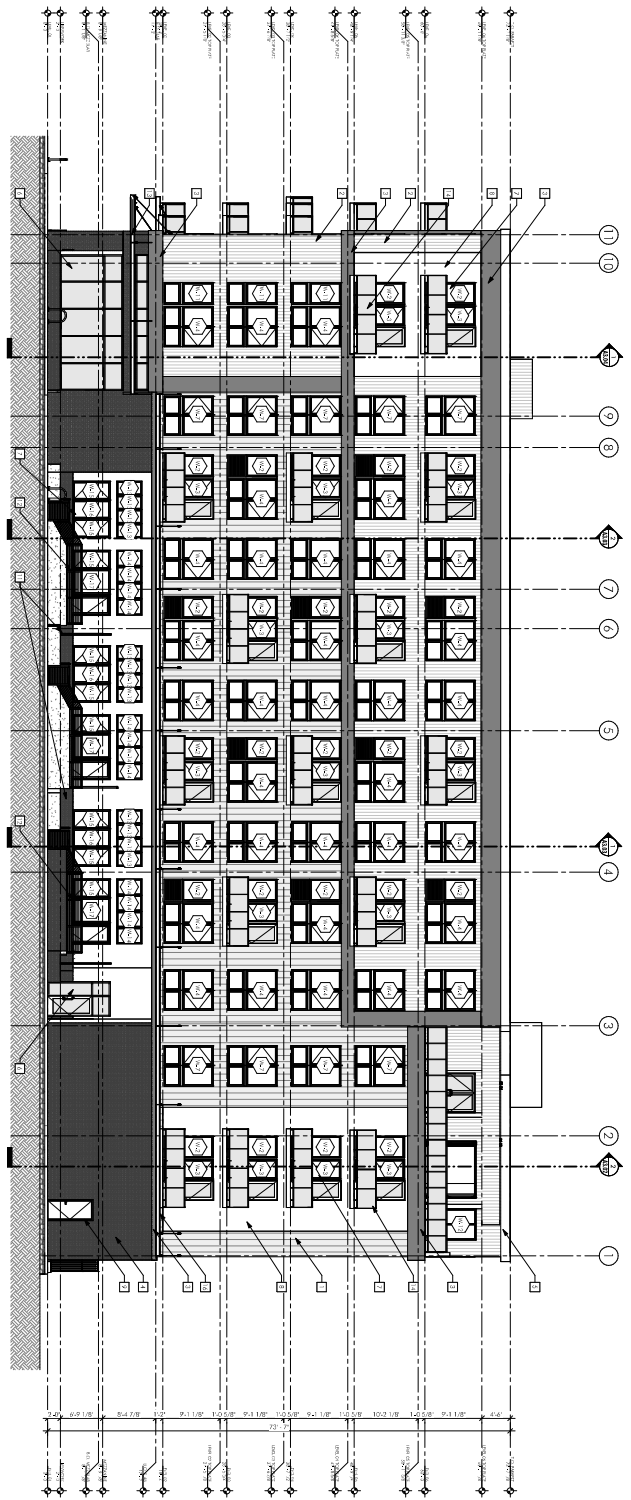
SITE PLAN NOTES:

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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1 East Building Elevation (High Street)



2 West Building Elevation (Chambers Street)

ELEVATION NOTES:

- 1 OVERSIGHT RENO/REPAIR #1
- 2 OVERSIGHT RENO/REPAIR #2
- 3 OVERSIGHT RENO/REPAIR #3
- 4 REPAIR/REPLACE
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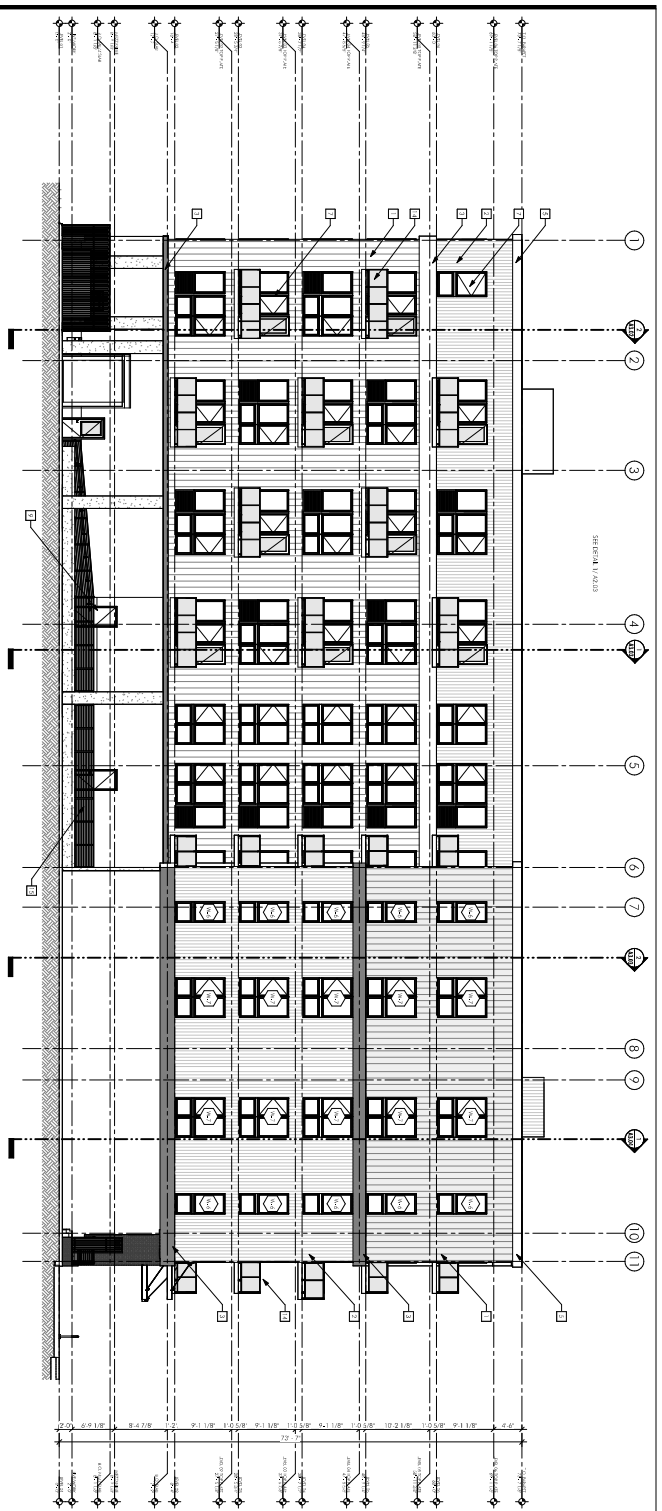


2735 GOVART, S.E. #4
 SALEM, OR 97302
 503.593.3300
 www.studio3architect.com

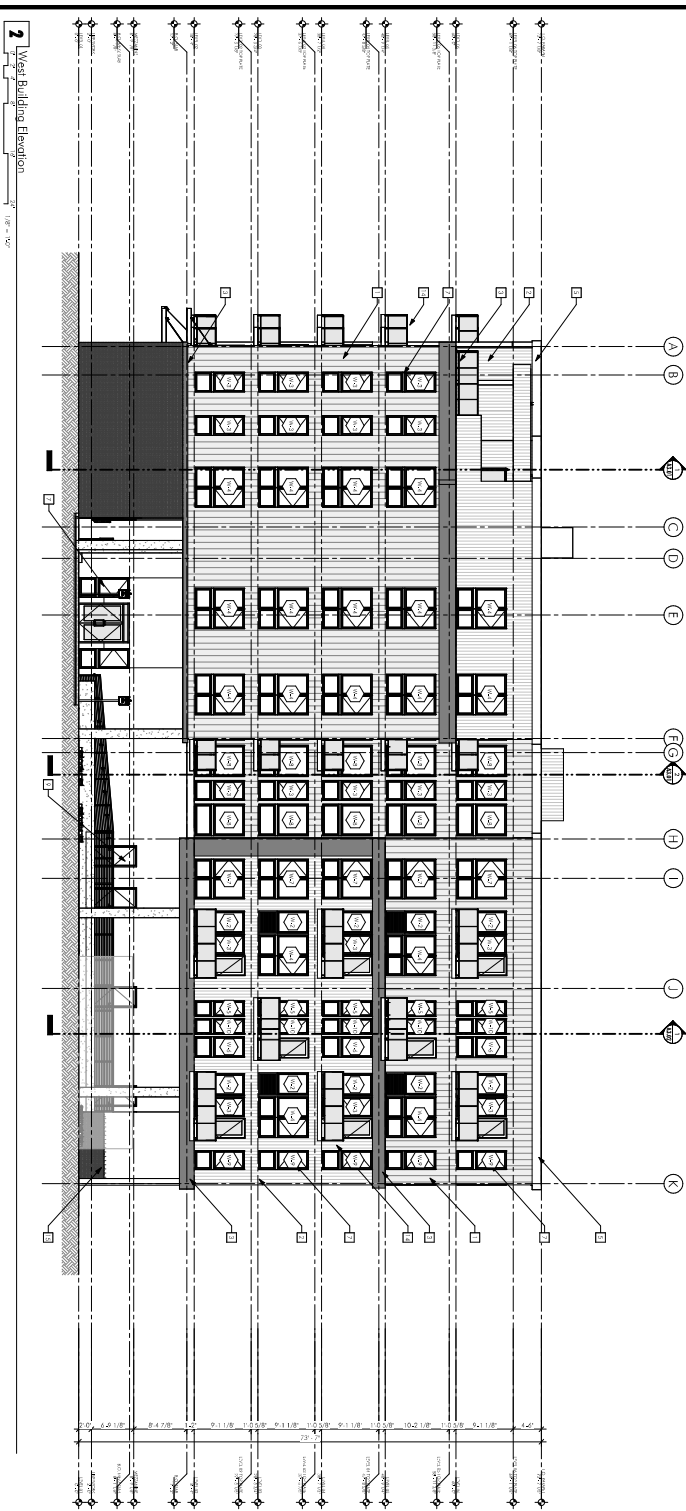
FOR PLAN REVIEW ONLY

High Street Apartments
New Apartment Building
 Design Development
 277 High Street NE Salem, OR 97301

SHEET
A2.01



1 South Building Elevation
1/8" = 1'-0"



2 West Building Elevation
1/8" = 1'-0"

ELEVATION NOTES:

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SHEET
A2.02

High Street Apartments
New Apartment Building
 Design Development
 277 High Street NE Salem, OR 97301

PROJECT # 2020-101
 DATE 11/09/2023
 REVISIONS

FOR PLAN REVIEW ONLY

ARCHITECTURE
 INCORPORATED
 275 COMAR, SE, NE
 SALEM, OR 97302
 503.593.3300
 www.architecturalstudio3.com

