

NOTICE OF DECISION

*Si necesita ayuda para comprender esta informacion, por favor llame (503)
588-6173*

ADMINISTRATIVE DECISION – MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case HIS16-21 / AMANDA No. 16-114024-DR

DECISION DATE: August 19, 2016

REQUEST: Minor Historic Design Review of a proposal to remove 46 existing trees due to their poor existing health or their proximity to Buildings #34, 35, 40, 50, and 77, which have been legislatively approved for demolition and are historic contributing buildings within the Oregon State Hospital District, in the PH (Public Health) zone, and located at 2600 Center Street NE, (Marion County Assessors Map and Tax Lot number: 073W24C00100).

APPLICANT: Darrin Brightman for the State of Oregon, DAS

LOCATION: 2600 Center Street NE

CRITERIA: Salem Revised Code (SRC) Chapter 230.058

FINDINGS: The applicant proposes to remove 11 existing trees due to their poor health, and 35 trees which are in close proximity to the five buildings proposed for demolition on the north campus of the Oregon State Hospital District. The applicant is proposing to plant two trees for each tree that will be removed during demolition. DAS is currently marketing the property for redevelopment, so while replacement trees cannot be planted immediately, DAS is committing to require 70 trees be planted on site as a condition of sale and redevelopment of the property. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

230.058. Oregon State Hospital District. Unless approved pursuant to SRC 230.065, no significant features on existing resources within the Oregon State Hospital District as identified in Table 230-4 shall be altered. Any alterations or additions within Zone 1 of the Oregon State Hospital District shall be limited to secondary facades. No alterations shall be allowed on primary facades or significant features as identified in Table 230-4.

Findings: The applicant is proposing to remove eleven trees due to poor health. Eight of the trees are located in Zone 6 within the open green space, one in Zone 5 adjacent to Yaquina Hall and one in Zone 1, adjacent to the Dome Building. The trees within Zone 6, adjacent to the right of way along D Street and Park Ave. NE

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

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are specifically identified as significant features within the Oregon State Hospital District in SRC Chapter 230, Table 230-4. The 35 trees adjacent to Buildings 34, 35, 40, 50 and 77 are all within Zone 5.

230.060. (q) Site Features. *Replacement or alteration of site features of a historic contributing building and individually listed public historic resources that are identified as significant features on the historic resource inventory, including, but not limited to, driveways, sidewalks, gardens, significant trees, or geological features is allowed, unless the replacement or alteration would materially alter or destroy the features.*

Finding: The trees proposed for removal are a component of the significant landscape and park-related site features of the district. The removal of the trees due to either poor health or the related demolition will materially alter the overall character of the district. However, provided trees of a similar size and appearance are planted throughout the district, and in particular adjacent to the right of way along D Street and Park Avenue NE, the overall character of this contributing feature of the landscape will be restored.

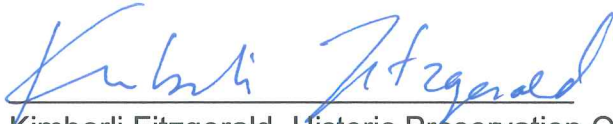
(1) Materials. *Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.*

Finding: The applicant proposes to replace removed trees with Oregon White Oak (*Quercus garryana*). Both species are deciduous trees with oval growth profiles. Oregon White Oaks are native to the Willamette Valley and would have been prevalent in the landscape and readily available during the period of significance thereby meeting this standard. The City has designated Oregon White Oaks as significant trees under SRC Chapter 808.005, which would afford the replacement trees regulatory protection from removal once they reaches a diameter of 24 inches.

(2) Design. *The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.*

Findings: The applicant proposes to include the planting of replacement Oregon White Oaks as a condition of sale for the redevelopment of the property. As the replacement trees grow to mature size, they will provide a similar size, appearance, and position in the landscape as the original tree did. Therefore, staff finds that the proposal satisfies this standard.

DECISION: Based upon the application materials deemed complete on August 18, 2016, and the findings as presented in this report, the application is APPROVED.



Kimberli Fitzgerald, Historic Preservation Officer
kfitzgerald@cityofsalem.net
Phone: (503) 540-2397

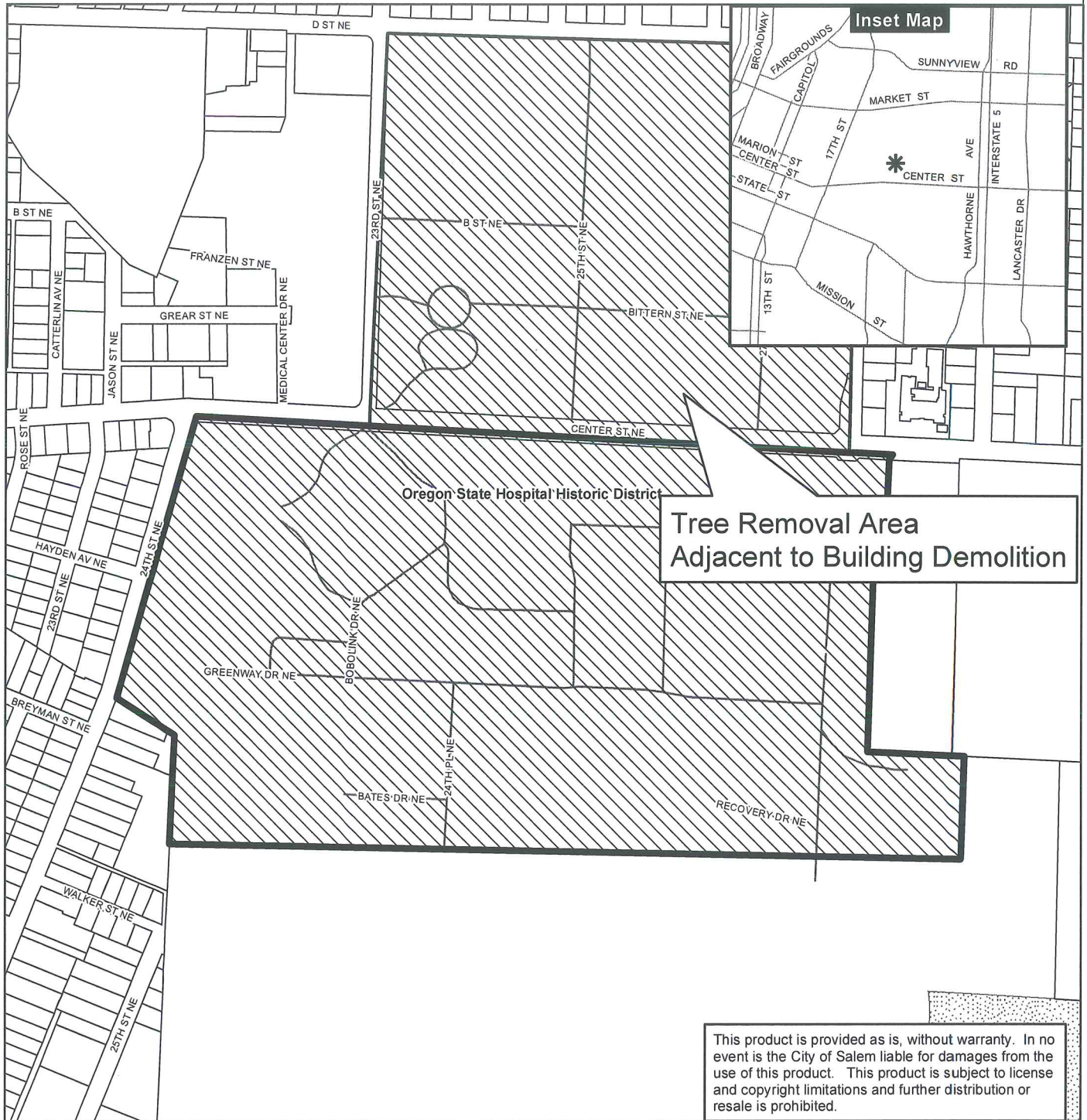
*This Decision becomes effective on **September 7, 2016**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: August 18, 2016
Notice of Decision Mailing Date: August 19, 2016
Decision Effective Date: September 7, 2016
State Mandated Decision Date: December 16, 2016

The rights granted by this decision must be exercised by **September 7, 2018** or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, OR 97301, no later than **5:00 p.m., 2015**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

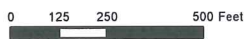
Vicinity Map 2600 Center Street NE



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Legend

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



Historic Alteration Review Worksheet

Site Address: 2600 Center Street NE, Salem, OR 97301

Resource Status: Contributing Non-Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe)
Tree Removal for Building Demolition

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: N/A Project's New Material: N/A

Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

The proposed project will demolish 4 existing hospital buildings. There are ~~412~~ existing trees onsite. During the demolition ~~46~~ existing trees will need to be removed due to their proximity to the building demolition or due to poor existing health. Upon project completion, the client is planning to sell the property containing a sales agreement that ~~70~~ new trees be planted to mitigate at a 2:1 ratio for tree removal. See attached sheet EC2 for tree removal limits.



Signature of Applicant

07.22.16

Date Submitted/Signed



Oregon

Kate Brown, Governor

Department of Administrative Services

Enterprise Asset Management – Administration

1225 Ferry Street SE

Salem, OR 97301-4281

PHONE: 503-378-2865

FAX: 503-373-7210

July 26, 2016

Kimberli Fitzgerald, AICP
Community Development Department
City of Salem
555 Liberty Street SE, Room 305
Salem, OR 97301-3503

Re: Tree Replanting at OSH North Campus, 2600 Center Street NE

Dear Ms. Fitzgerald:

Our consultant submitted an application to remove 46 trees on the referenced property for your review on Monday, July 25. 35 of these trees are being removed as part of a demolition project on the site. The remaining 11 trees are being removed due to poor or declining health. It is our understanding that a requirement of the tree removal is a two-to-one replanting on the site of the 35 trees removed as part of the demolition project.

DAS is currently marketing the property for redevelopment, and we do not know the location of future construction. Instead of planting trees now, we commit to requiring as a condition of sale of the property that 70 trees be planted on the site to mitigate the removal of 35 mature trees during this demolition project.

Sincerely,

Shannon Ryan, Administrator

CONSTRUCTION NOTES
1. INSTALL CATCH BASIN INLET PROTECTION PER DETAIL ON SHEET EC4
2. INSTALL CONSTRUCTION ENTRANCE PER DETAIL ON SHEET EC4
3. INSTALL TREE PROTECTION FENCING PER DETAIL ON SHEET EC4

PRE-CONSTRUCTION, CLEARING AND DEMOLITION NOTES
1. ALL BASE ERS MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVE, CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND MAINTAINED IN AN INITIAL INSPECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION ENTRANCES APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS OR CONCRETE BARRIERS APPROVED FOR USE TO PREVENT THE EROSION OF SOIL TO ADJACENT AREAS OR OTHER APPROVED MATERIALS, STRIP MATS, OR OTHER APPROVED MATERIALS.
3. PERIMETER PROTECTION INCLUDING, BUT NOT LIMITED TO, TREES, METALS, AND CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY IDENTIFYING THE CONSTRUCTION AREA.
4. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO CONSTRUCTION ACTIVITIES. MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SLOPE CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, SLOPE STABILIZATION, CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
5. MEASURES TO PREVENT POLLUTION OF THE CITY OF SALEM WATERSHED INCLUDING, BUT NOT LIMITED TO, EROSION PREVENTION AND SEDIMENT CONTROL (SPES) TECHNIQUES, GUARDRAILS, AND HANDWORK IF CONTAMINATED MATERIALS ARE ENCOUNTERED.

PROPOSED LEGEND

- [Symbol] BUILDING, UTILITY TRANS, ASPHALT, CONCRETE, RETAINING WALL AND/OR GRAVE, REMOVAL
- [Symbol] TEMPORARY CONSTRUCTION ENTRANCE
- [Symbol] INLET PROTECTION
- [Symbol] TREE PROTECTION FENCE
- [Symbol] TREE TO BE REMOVED
- [Symbol] DRAINAGE FLOW ARROW
- [Symbol] EXISTING UTILITY PER PROJECT GENERAL NOTES AND SPECIFICATIONS
- [Symbol] DEMOLITION LIMITS

EXISTING LEGEND

- STREET LIGHT
- GROUND LIGHT
- GAS METER
- SEWER METER
- POWER POLE
- POWER POLE
- POWER POLE
- POWER POLE
- POWER METER
- POWER METER
- TRANSFORMER BOX
- TRANSFORMER BOX
- UTILITY VALVE
- DECOMMISSIONED TREE

EXISTING LEGEND

- TELEPHONE MANHOLE
- GAS METER
- SEWER METER
- CLEANOUT
- SEWER MANHOLE
- CATCH BASIN
- FRIG. INHIBIT
- WATER VALVE
- WATER VALVE
- BRICKMAN VALVE
- COVERED TREE
- OPEN TREE
- EXPOSED TREE
- CONTOUR
- FLOOR FINISH
- ASPHALT DRIVE
- GRASS
- STONE
- UTILITY TUNNEL

NOTE: SYMBOLS SHOWN HEREON ARE FOR INFORMATIONAL REPRESENTATION PURPOSES AND DO NOT NECESSARILY SHOW SIZE, LOCATION, DIMENSIONS, TYPE, ETC. OF THE ACTUAL PHYSICAL IMPROVEMENTS THAT WILL BE INSTALLED. THE ACTUAL LOCATION AND DIMENSIONS OF ALL PROPOSED ITEMS SHOWN BY THE SAME SYMBOL.

TREE REMOVAL TABLE

TOTAL TREES ON-SITE: 412

CITY OF SALEM ALLOWABLE TREE REMOVAL (SEE MAV): 62

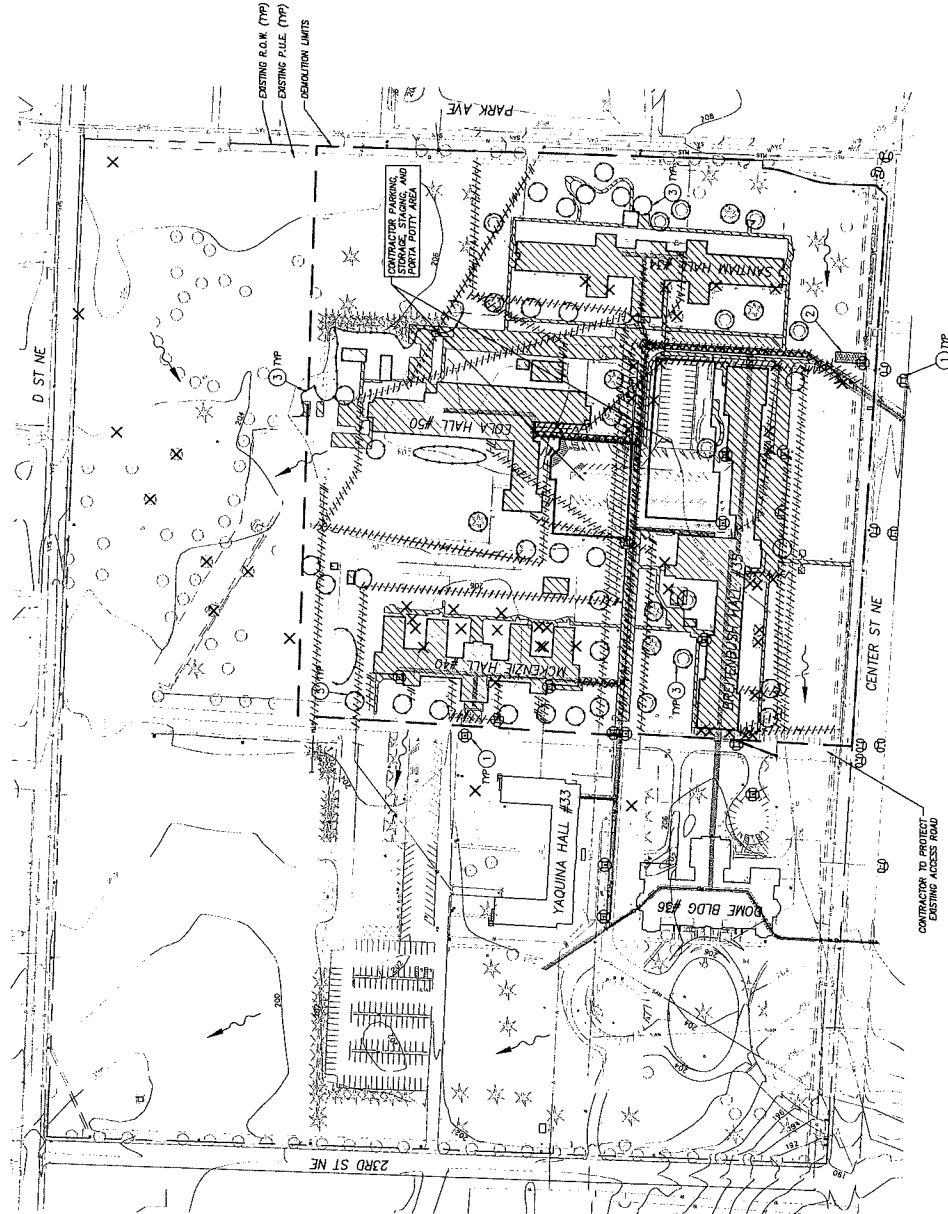
TOTAL TREES TO BE REMOVED: 350

TOTAL TREES TO BE RETAINED: 60

TOTAL PROPOSED TREES FOR REMOVAL: 46

NOTE: ANY ADDITIONAL TREES THAT ARE REQUIRED FOR REMOVAL TO ALLOW BEARING TUNNEL OR UTILITY DEMOLITION WORK SHALL BE APPROVED BY THE ENGINEER BEFORE REMOVAL.

NOTE: CONTRACTOR TO COORDINATE ALL ACTIVITIES WITH THE CITY OF SALEM DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION, STAFF ENGINEER, 1500 COMMERCIAL AVENUE, SEASIDE, OREGON 97138-2000. TELEPHONE: (503) 417-7578. FAX: (503) 209-1503.



HARPER **HHP**
Harper Houff Peterson
Rigbells Inc.
LANDSCAPE ARCHITECTS - SURVEYORS
PHONE: (503) 221-1111
ADDRESS: 3021 NE 23RD AVE, SEASIDE, OR 97138
REGISTRATION: 12-29-2014
EXPIRES: 12-29-2019
REGISTRATION: 7-18-2014
EXPIRES: 7-18-2019
REGISTRATION: 06-20-2014
EXPIRES: 06-20-2019
REGISTRATION: 04-20-2014
EXPIRES: 04-20-2019
REGISTRATION: 03-20-2014
EXPIRES: 03-20-2019

CLEARING AND DEMOLITION ESCP
NORTH CAMPUS BUILDING DEMOLITION
SALEM, OREGON

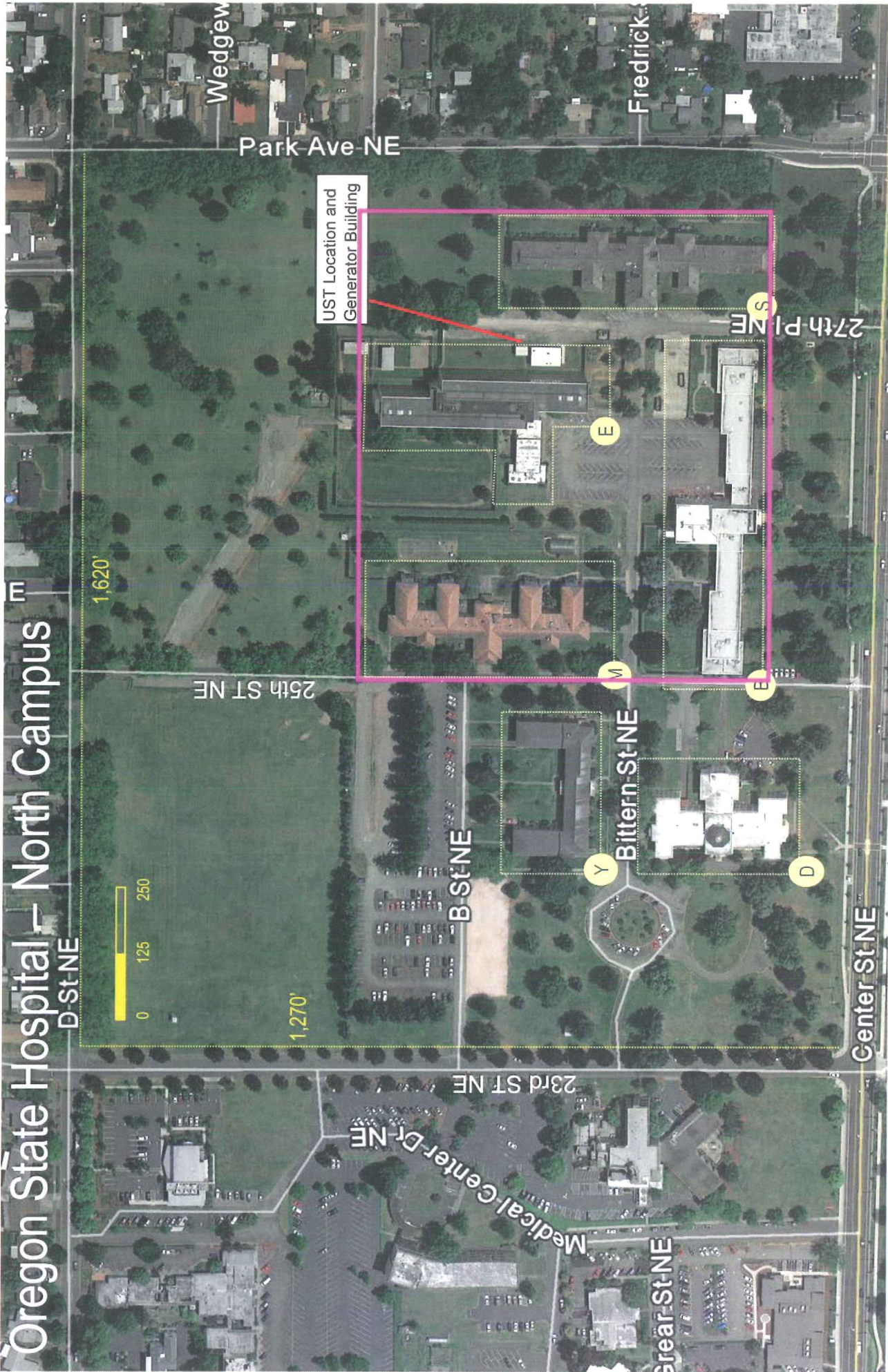
SHEET NO. **EC2**
DATE: _____
NO.: _____
DESCRIPTION: _____
CHECKED: CAB
DRAWN: ABM
REVISIONS:
REVISION: _____
DATE: _____
BY: _____
DATE: _____
BY: _____
DATE: _____
BY: _____
DATE: _____
BY: _____
DATE: _____
BY: _____
DATE: _____
BY: _____

DRAWN: ABM
CHECKED: CAB
DATE: JULY 2016
SHEET NO. EC2
DATE: _____
NO.: _____
DESCRIPTION: _____

SCALE: 1" = 100'
0 50 100 200

DRAWING NO. DAS-01

Oregon State Hospital – North Campus



UST Location and Generator Building

Dome Building Office 70,052 SF 1912, Bldg #33	Yaquina Hall Office 51,720 SF 1948, Bldg #33	McKenzie Hall Health / Hospital / Clinic 68,706 SF 1948, Bldg #40	Breitenbush Hall Health / Hospital / Clinic 110,301 SF 1948, Bldg #35	Eola Hall Health / Hospital / Clinic 149,048 SF 1955, Bldg #50 & #77	Santiam Hall Health / Hospital / Clinic 57,348 SF 1951, Bldg #34
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Structures scheduled for demolition