



HEARING NOTICE

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 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. DR-SPR-ADJ-DAP21-03
PROPERTY LOCATION:	454 Church Street NE, Salem OR 97301
SUMMARY:	Consolidated applications for a Class 3 Design Review, Class 3 Site Plan Review, three Class 2 Adjustments, and a Driveway Approach Permit for the development of a three-story mixed-use building with retail and office uses, and 20 units of multi-family housing.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p><u>Salem Planning Commission, August 17, 2021 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><i>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.</i></p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Shelby Guizar at SGuizar@cityofsalem.net or 503-540-2315 by <u>August 17, 2021 at 3:00 p.m.</u></p>
CASE MANAGER:	Steven McAtee, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2363; E-mail: smcatee@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<p><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></p> <p>Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 225.005(e)(2) – Class 3 Design Review; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Driveway Approach Permit</p> <p>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.</p>

OWNER(S):	Hope Plaza LLC (Jayne Downing, Sara Brennan)
APPLICANT / AGENT(S):	John Shirley and James Robinson, Anderson Shirley Architects Inc., on behalf of Hope Plaza LLC
PROPOSAL / REQUEST:	Consolidated applications for a Class 3 Design Review, Class 3 Site Plan Review, three Class 2 Adjustments, and a Driveway Approach Permit for the development of a three-story mixed-use building with retail and office uses, and 20 units of multi-family housing. The approximately one-acre property is zoned CB (Central Business District), is within the General Retail/Office Overlay Zone, and is located at 454 Church Street NE (Marion County Assessors Map and Tax Lot Numbers: 073W22DD / 3000, 073W22DD / 3100 and 073W22DD / 2900).
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either virtually or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 21 109479
NOTICE MAILING DATE:	July 26, 2021

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

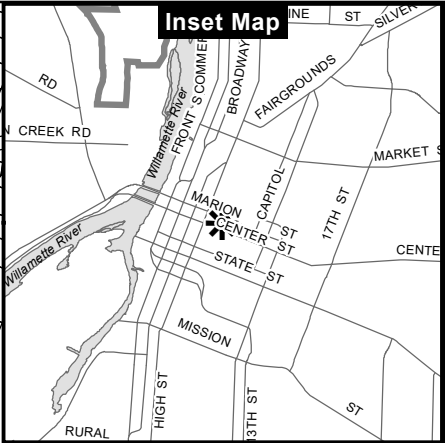
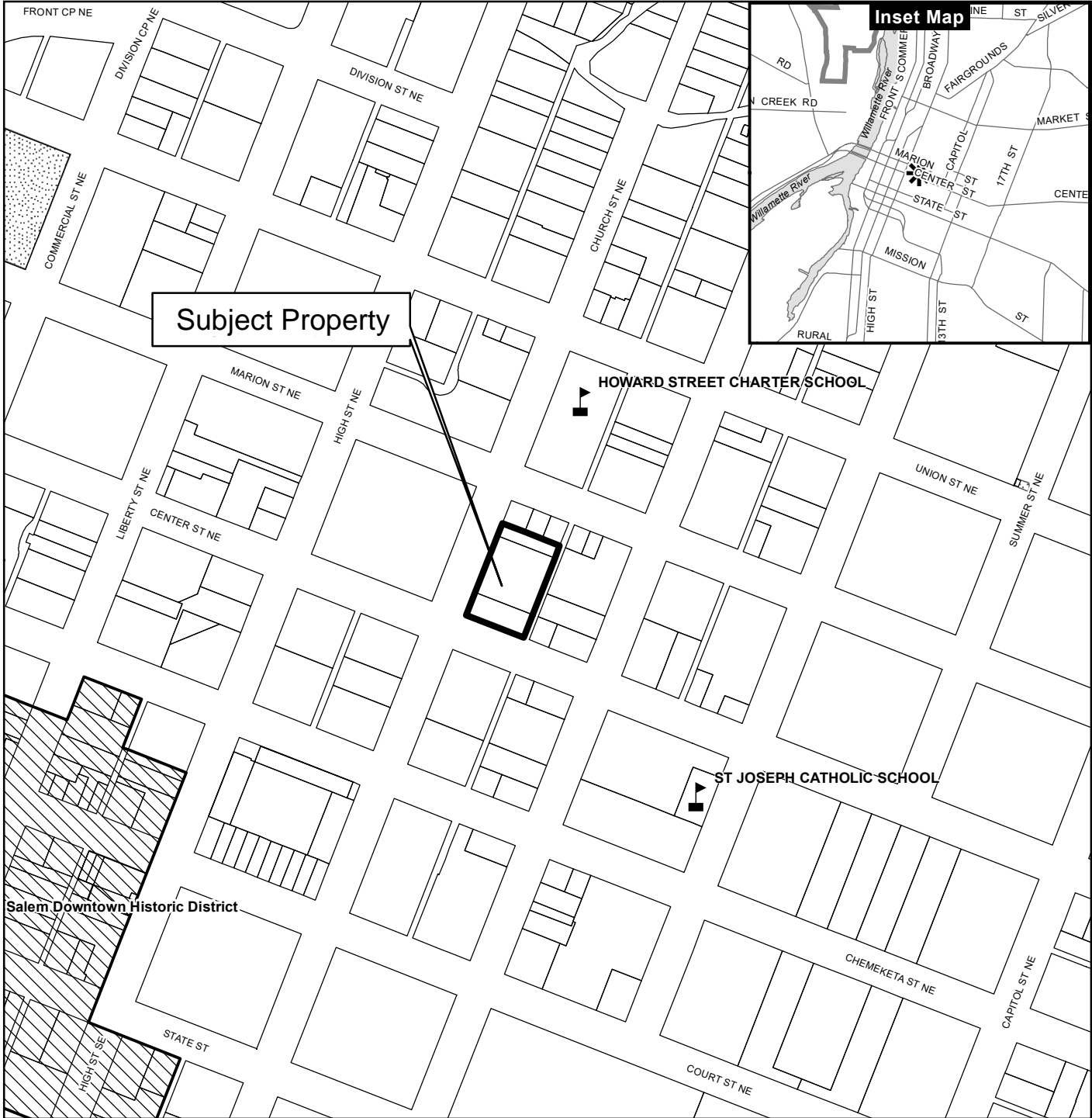
<http://www.cityofsalem.net/planning>

*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

Vicinity Map

454 Church St NE



Legend

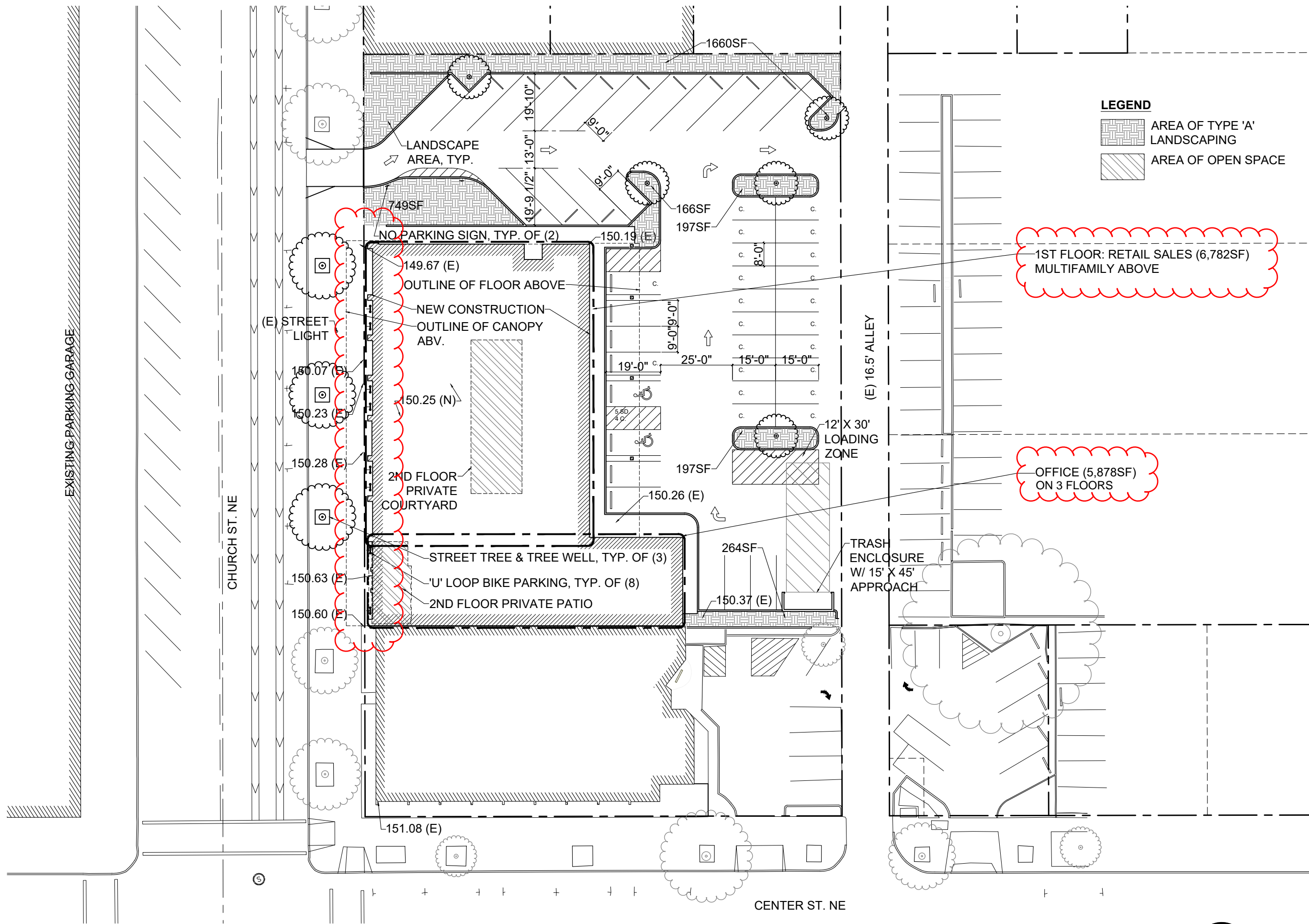
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



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CONSULTANT

REVISIONS

KEY PLAN

DESC: NEW CONSTRUCTION

PROJECT: HOPE PLAZA CENTER FOR HOPE & SAFETY

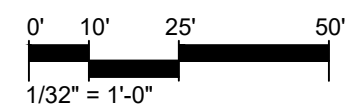
ADDRESS: 454 CHURCH ST. NE SALEM OR 97301

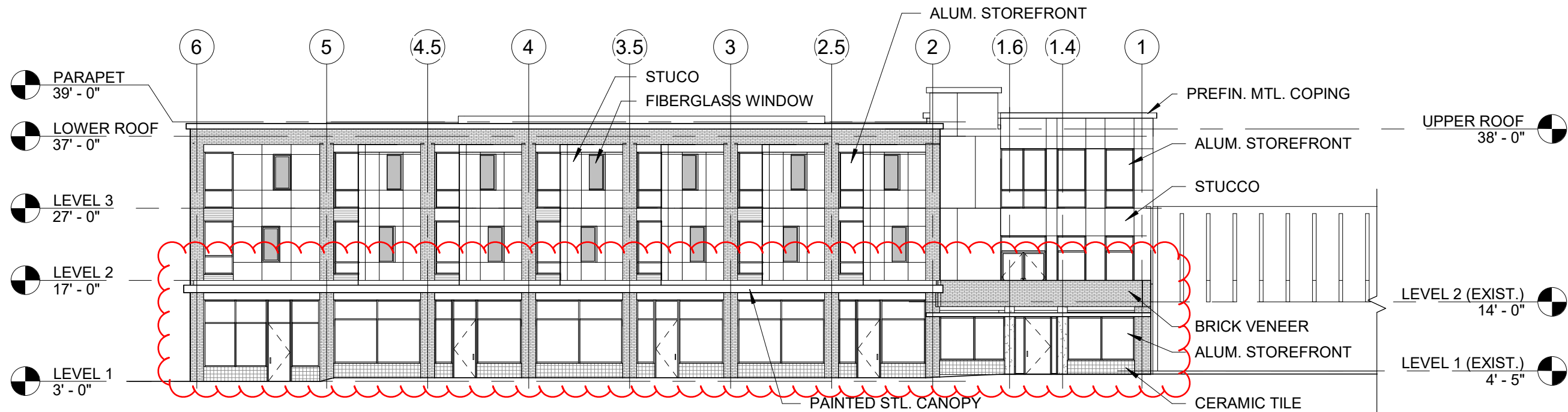


JOB 1701 DWG OF 52
 DRAWN: JMR DATE: 05-12-2020
 TITLE: SITE PLAN

SHEET: A0.2
 ISSUE: SITE PLAN REVIEW

1 SITE PLAN
 A0.2 SCALE: 1/32" = 1'-0"

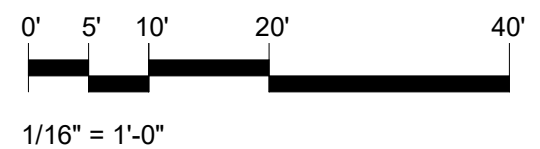




1 A3 WEST (1/16")
A3.01 1/16" = 1'-0"



2 A3 EAST (1/16")
A3.01 1/16" = 1'-0"



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KEY PLAN

DESC: NEW CONSTRUCTION

PROJECT: HOPE PLAZA

ADDRESS: 454 CHURCH ST. NE
SALEM OR, 97301

STAMP



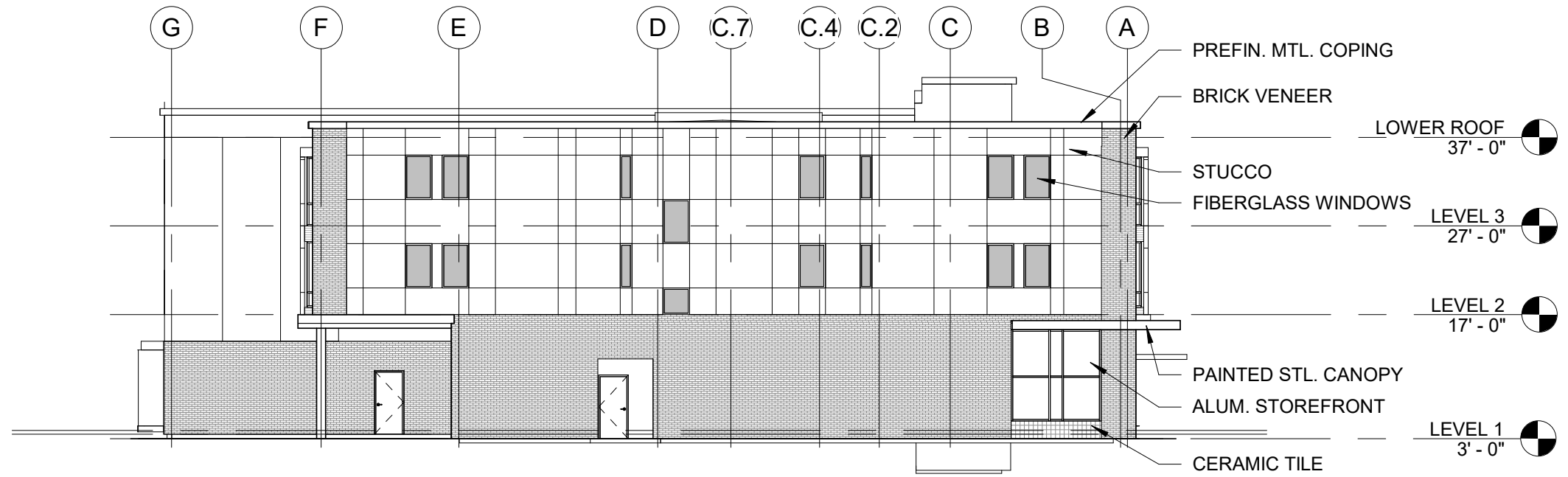
JOB 1701 DWG OF Total
DRAWN: JMR DATE: 06/24/2021

TITLE: ELEVATIONS

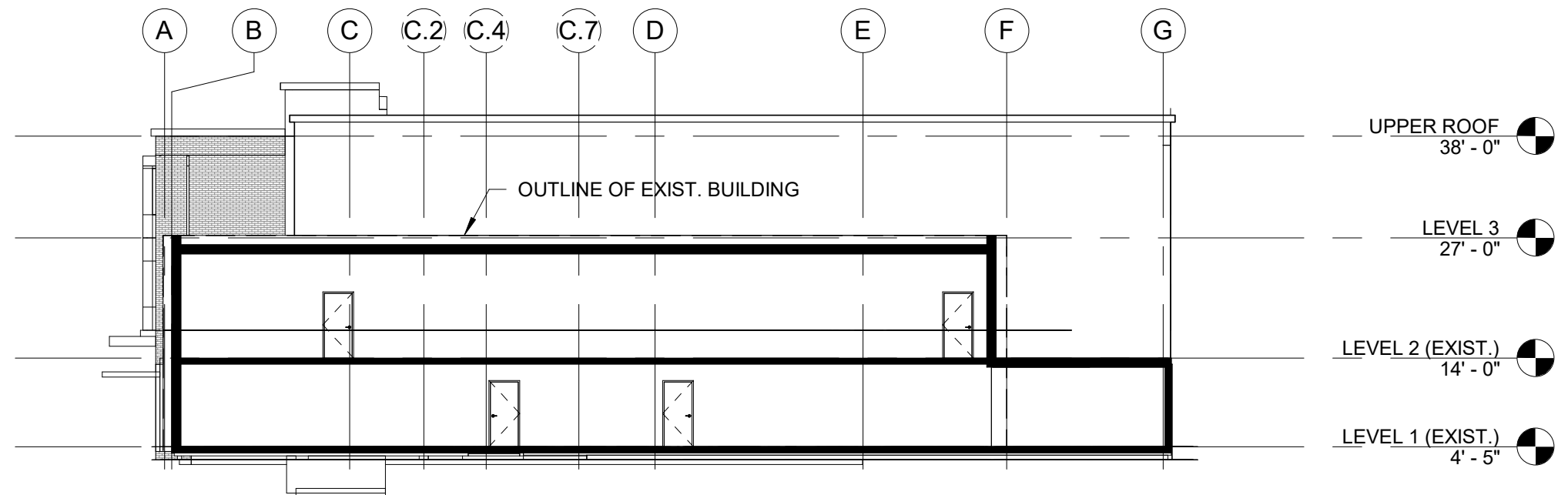
SHEET

A3.01

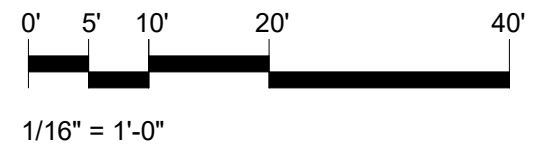
SCALE: 100% CONST. DOCS.



1 A3 NORTH (1/16")
A3.02 1/16" = 1'-0"



2 A3 SOUTH (1/16")
A3.02 1/16" = 1'-0"



CONSULTANT

REVISIONS

KEY PLAN

DESC: NEW CONSTRUCTION

PROJECT: HOPE PLAZA

ADDRESS: 454 CHURCH ST. NE
SALEM OR, 97301



JOB 1701 DWG OF Total
DRAWN: JMR DATE: 06/24/2021

TITLE: ELEVATIONS

SHEET: A3.02
SCALE: 100% CONST. DOCS.