



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

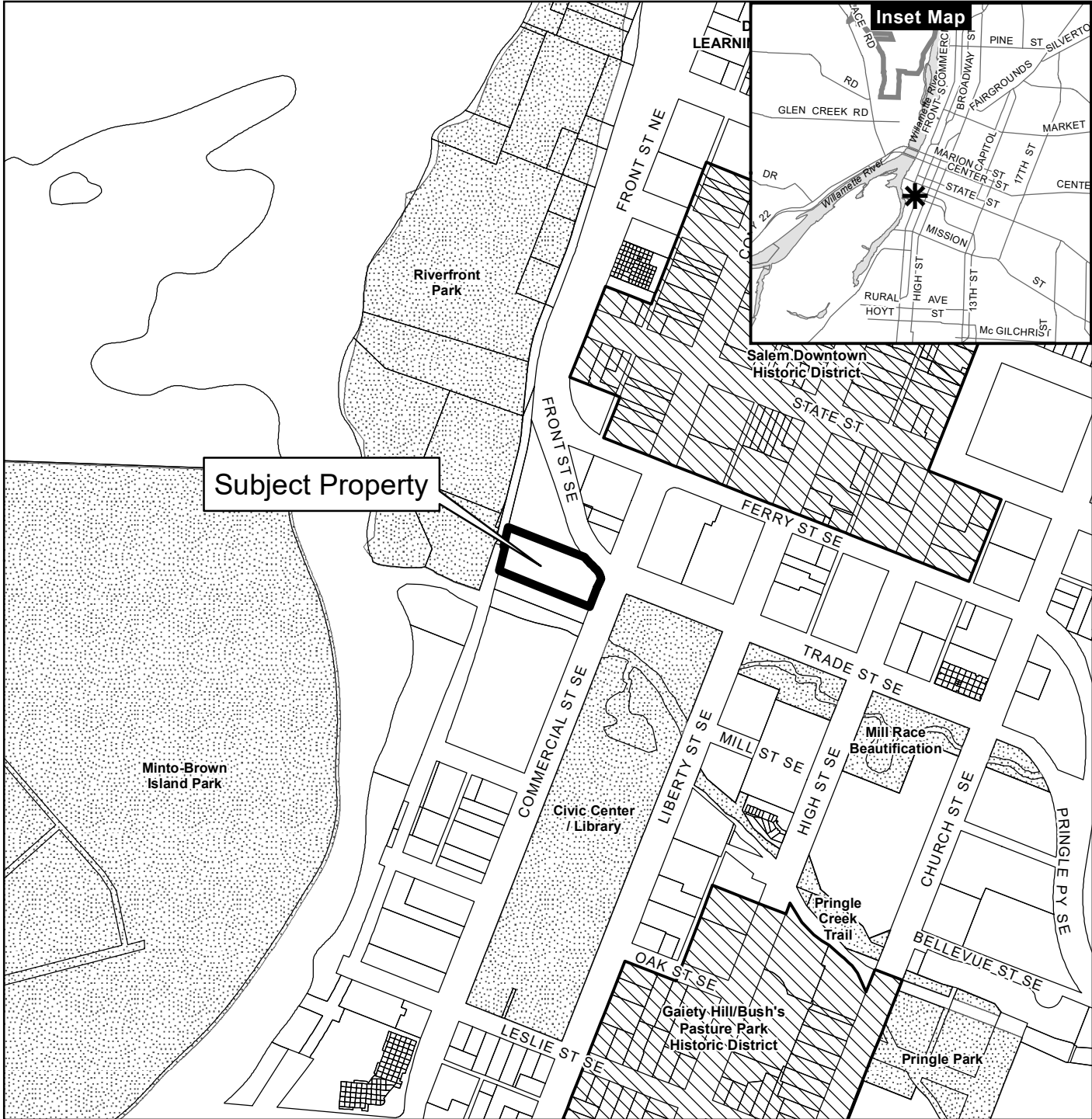
CASE NUMBER:	Class 3 Design Review / Class 3 Site Plan Review / South Waterfront Mixed-Use Zone Development Phasing Plan Modification / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. DR-SPR-SWMUDPP-ADJ-DAP21-01
PROPERTY LOCATION:	295 Commercial Street SE, Salem OR 97301
SUMMARY:	An application for a proposed new four-story mixed-use building consisting of a 72-bed post-acute rehabilitation facility and approximately 3,940 square feet of ground floor commercial space at the corner of Commercial Street SE and Front Street SE.
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 VIRTUALLY.</p> <p><u>Salem Planning Commission, Tuesday, April 6, 2021 at 5:30 PM</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>To provide testimony digitally at the public hearing: Sign up by contacting Shelby Guizar at sguizar@cityofsalem.net or 503-540-2315 by <u>Tuesday, April 6, 2021 at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2399; E-mail: bbishop@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; 531.020(d) – South Waterfront Mixed-Use Zone Development Phasing Plan Modification 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):	Salem LTC Properties LLC (Steve Fogg, Kathleen Levee, L. Charles Bloom, Silver Gardens Real Estate LLC)
APPLICANT / AGENT(S):	Gretchen Stone, CB Two Architects, on behalf of Scott Miller, Marquis Companies
PROPOSAL / REQUEST:	<p>A consolidated application for a proposed new four-story mixed-use building consisting of a 72-bed post-acute rehabilitation facility and approximately 3,940 square feet of ground floor commercial space. The application includes the following:</p> <ol style="list-style-type: none"> 1) A Class 3 Design Review and Class 3 Site Plan Review for the proposed development; 2) A modification to the South Waterfront Mixed-Use (SWMU) Zone Development Phasing Plan approved for the property allowing the mix of Household Living and Non-Household Living uses required for the development site under the SWMU zone to be met in phases; 3) A Class 2 Driveway Approach Permit for the proposed replacement of the existing driveway onto Commercial Street SE; and 4) A Class 2 Adjustment to: <ol style="list-style-type: none"> a) Eliminate the minimum 5-foot parking and vehicle use area setback required between the proposed parking spaces and loading area located on the northern portion of the site and the adjacent north property line (SRC 806.035(c)(3) & SRC 806.080(b)(2)); and b) Reduce the minimum 370-foot spacing required between both the proposed driveway onto Commercial Street SE and Front Street SE and between the proposed driveway onto Commercial Street SE and the nearest driveway to the south (SRC 804.035(d)). <p>The subject property is approximately 1.14 acres in size, zoned SWMU (South Waterfront Mixed-Use) and located at 295 Commercial Street SE (Marion County Assessor Map and Tax Lot Number: 073W27BA03100).</p>
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: 20 113053
NOTICE MAILING DATE:	March 16, 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>

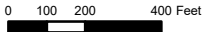
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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.

Vicinity Map 295 Commercial Street SE

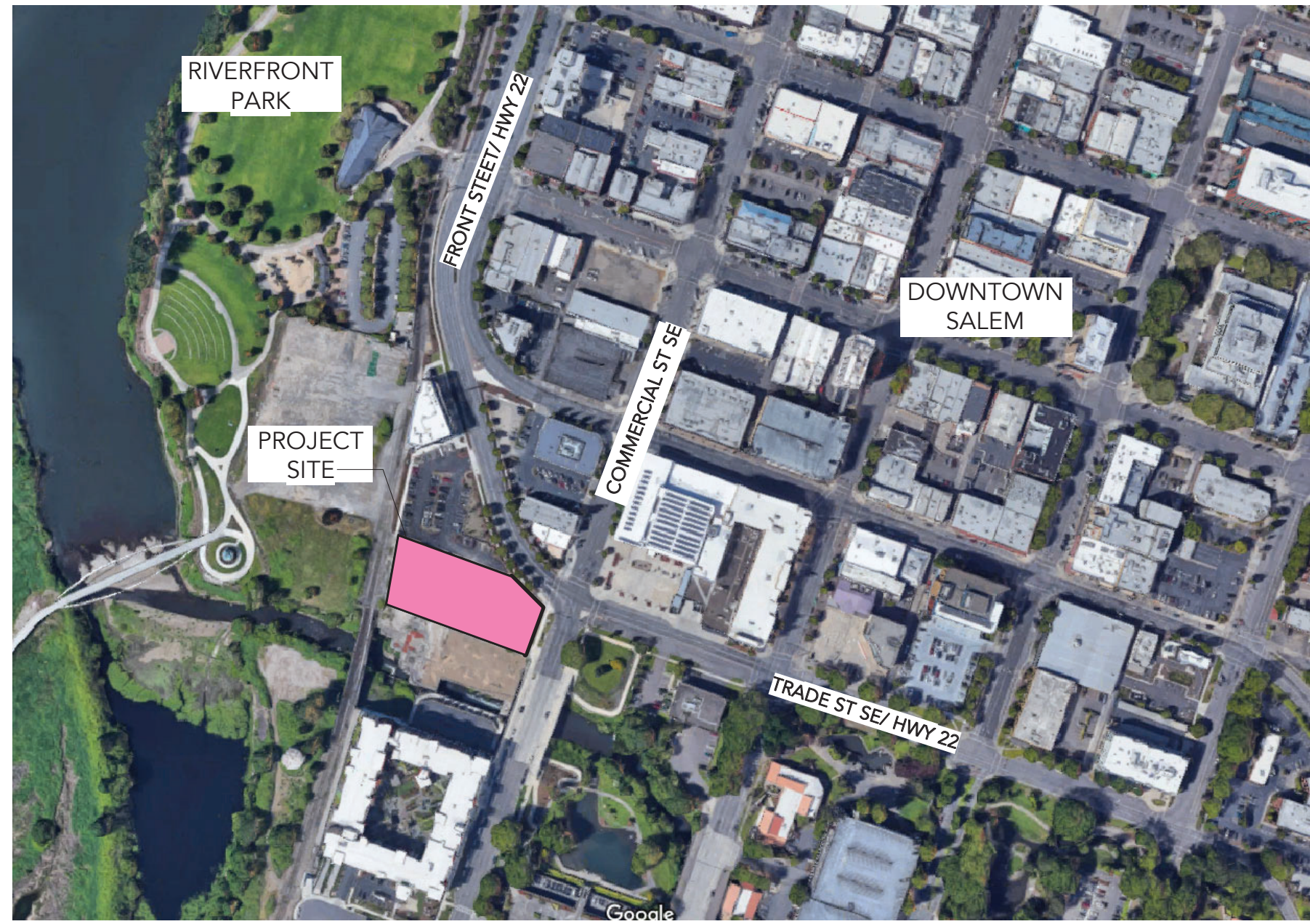


Legend

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



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(E) RAILROAD TRACKS

ONE-WAY TRAFFIC SIGNAGE

PROPERTY LINE

(E) PGE POWER POLE & GUY WIRE

EMERGENCY GENERATOR

SERVICE & DELIVERY ENTRANCE

PROPOSED RECIPROCAL ACCESS EASEMENT

ENTRANCE

EXISTING BUILDING

PROPOSED BUILDING FOOTPRINT

PRINGLE CREEK

FRONT STREET

COMMERCIAL STREET

RIGHT-IN, RIGHT-OUT ONLY

(E) PARKING LOT AND STRIPING ON ADJACENT PROPERTY

RECIPROCAL ACCESS EASEMENT IN PLACE

(E) SITE WALL

RETAIL ENTRY

PGE EASEMENT

RETAIL ENTRY

RIGHT-IN ONLY

FUTURE CONNECTION TO STAIR TO NORTHERN CREEK PARCEL BY OTHERS (NOT IN SCOPE)

FUTURE PRINGLE CREEK PATH BY OTHERS (NOT IN SCOPE)

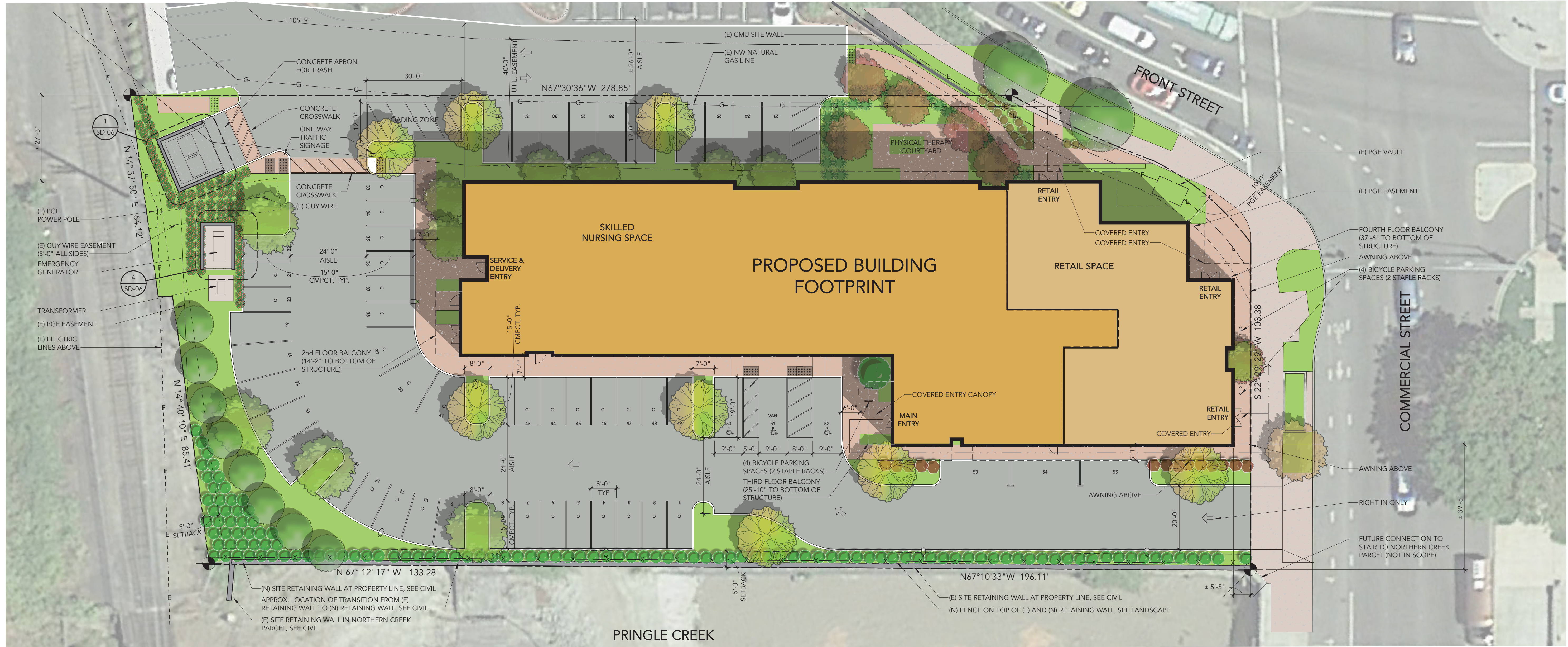
OVERALL SITE PLAN

SCALE: 1" = 30'-0"



Issue:	LAND USE
Date:	2020.07.24
Rev:	Description: Dates:
1	LAND USE RESUBMITTAL #1 2021.02.15

OVERALL SITE PLAN



ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



PROJECT INFORMATION

PROJECT DESCRIPTION
72-BED SKILLED NURSING FACILITY WITH STREET FRONT TENANT SPACE. THE BUILDING IS 59,226 SF.

ADDRESS
315 COMMERCIAL ST,
SALEM, OR 97301

CONTACT INFORMATION

APPLICANT:
MARQUIS COMPANIES
4560 SE INTERNATIONAL WAY, #100
MILWAUKIE, OR 97222

ARCHITECT:
CB TWO ARCHITECTS, LLC
500 LIBERTY ST SE, SUITE 100
SALEM, OR 97301

CIVIL:
EMERIO DESIGN
8285 SW NIMBUS AVE, SUITE 180
BEAVERTON, OR 97008

LANDSCAPE ARCHITECT:
SHAPIRO DIDWAY
1204 SE WATER AVE
PORTLAND, OR 97214

SITE INFORMATION

ZONING:			
SWMU (SOUTH WATERFRONT MIXED USE)			
PARCEL SIZE:			
± 49,414 SF ~ 1.13 ACRES			
BUILDING SIZE:			
	RETAIL (SF)	SKILLED NURSING (SF)	TOTAL (SF)
FIRST FLOOR	± 3,936	± 10,791	± 14,727
SECOND FLOOR	0	± 14,834	± 14,834
THIRD FLOOR	0	± 14,834	± 14,834
FOURTH FLOOR	0	± 14,834	± 14,834
SUB-TOTAL	± 3,936	± 55,293	
TOTAL BUILDING	± 59,229		
MAXIMUM HEIGHT (PER TABLE 531-4):			
MAX ALLOWABLE HEIGHT = NO MAX			
PROPOSED BUILDING MAX HEIGHT = 58'-2"			
MAXIMUM LOT COVERAGE (PER TABLE 531-4):			
MAX ALLOWABLE COVERAGE = NO MAX			
BUILDING FOOTPRINT AT GROUND LEVEL:			
± 14,727 SF	29.8% OF SITE AREA		
LANDSCAPED AREA AT GROUND LEVEL:			
± 9,739 SF	19.7% OF SITE AREA		
IMPERVIOUS AREA AT GROUND LEVEL:			
± 24,948 SF	50.5% OF SITE AREA		

PARKING SUMMARY

OFF STREET PARKING (PER TABLE 806-1):		
USE	RATIO	STALLS REQUIRED
SKILLED CARE	1:3 BEDS	24 STALLS
TENANT SPACE	1:250 SF	16 STALLS
TOTAL MINIMUM STALLS REQUIRED		40 STALLS
TOTAL STALLS PROVIDED		55 STALLS
BREAKDOWN		
FULL SIZE STALLS		17
COMPACT STALLS		35
ACCESSIBLE STALLS		3
BICYCLE PARKING (PER TABLE 806-8)		
USE	RATIO	STALLS REQUIRED
SKILLED CARE	1:30 BEDS	2
TENANT SPACE	GREATER OF 4 SPACES OR 1:1,000 SF	4
TOTAL SPACES REQUIRED		6
TOTAL SPACES PROVIDED		8

SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
---	PROPERTY LINE
---	SETBACK LINES
---	ROOF OUTLINE
---	ACCESSIBLE PATH FROM BUILDING TO PUBLIC WAY
---	NATURAL GAS LINE
---	ELECTRIC LINE
---	FENCE
█	BUILDING FOOTPRINT
●	PROPERTY DATUM POINT
○	POLE LIGHT

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AC	ACER CIRCINATUM / VINE MAPLE	25 GAL		6-8' H
	CJ	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B & B	2" CAL	
	LN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE MULTI-TRUNKED	B & B	1.5"-2.0" CAL	
STORMWATER FACILITY	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CN	CORNUS NUTTALLII 'EDDIES WHITE WONDER' / EDDIES WHITE FLOWERING DOGWOOD	B & B	1.5" CAL	
	TE	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	B & B		8-10' H
STREET TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	ST	EXISTING STREET TREE	EXISTING		
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B & B	1.5" CAL	

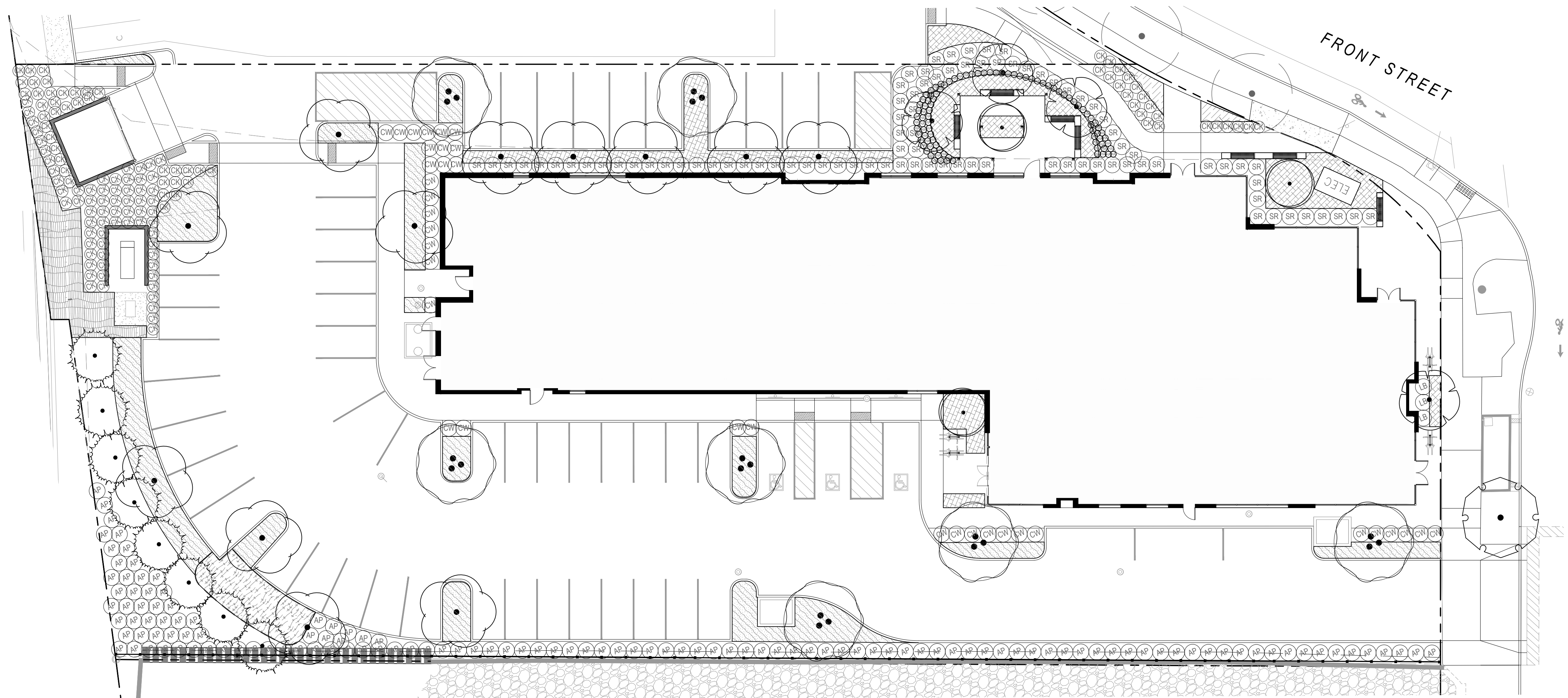
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	AP	ARCTOSTAPHYLOS PATULA / GREEN-LEAF MANZANITA	5 GAL	
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL	
	CW	CISTUS X HYBRIDUS / WHITE ROCKROSE	5 GAL	
	HA	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED HAKONECHLOA	1 GAL	
	LB	LONICERA NITIDA 'BAGGESEN'S GOLD' / BOXLEAF HONEYSUCKLE	5 GAL	
	SR	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA	5 GAL	

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE	1 GAL	18" o.c.
	MN	MAHONIA NERVOSA / OREGON GRAPE	1 GAL	24" o.c.
	MR	MAHONIA REPENS / CREEPING MAHONIA	1 GAL	18" o.c.
	MH	MULCH HEMLOCK DARK COLOR / HEMLOCK MULCH		
	PH	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	18" o.c.

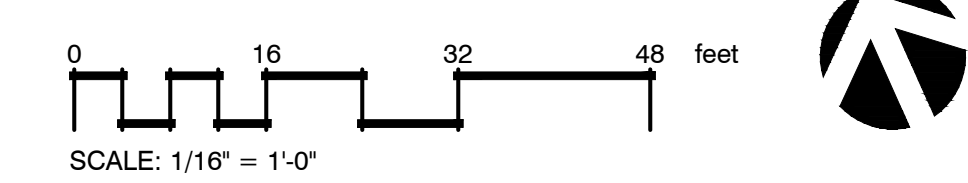
PLANT SCHEDULE STORMWATER FACILITY

STORMWATER FACILITY	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CN	CORNUS NUTTALLII 'EDDIES WHITE WONDER' / EDDIES WHITE FLOWERING DOGWOOD	B & B	1.5" CAL		1
	TE	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	B & B		8-10' H	3
STORMWATER FACILITY	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	
	DT	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	12" o.c.	387	

STORMWATER FACILITY	CODE	BOTANICAL / COMMON NAME	CONT	SPACING
	DT	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	12" o.c.



1 PLANTING PLAN



SDR

SITE DESIGN REVIEW

NOT FOR CONSTRUCTION

CB TWO ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty Street SE, Suite 1000 / Salem, Oregon 97302
Ph: 503.480.8700 / Fax: 503.480.8701

CIVIL ENGINEER
EMERIO DESIGN
PH: (541) 521-9797

LANDSCAPE ARCHITECT
SHAPIO DIDWAY, LLC
PH: (503) 232-0520

JURISDICTION
CITY OF SALEM
PH: (503) 588-6256

MARQUIS NORTH BLOCK

315 COMMERCIAL STREET, SALEM OR 97301

MARQUIS COMPANIES

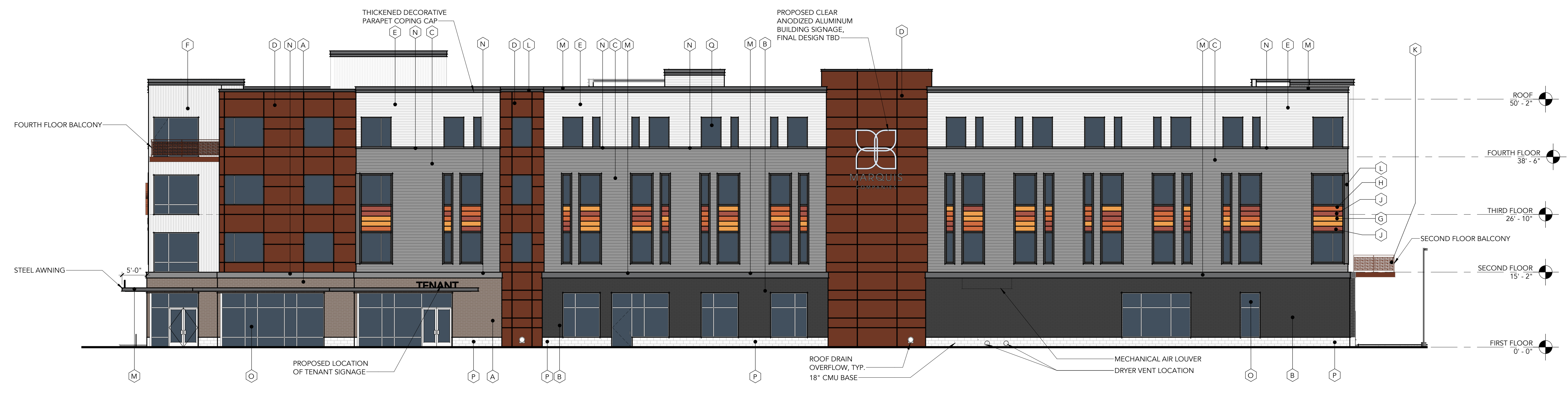
Issue:	LAND USE
Date:	2020.07.24
Rev:	Description: Date:
1	Land Use: 2021.02.15
	Resubmittal 1

PLANTING PLAN

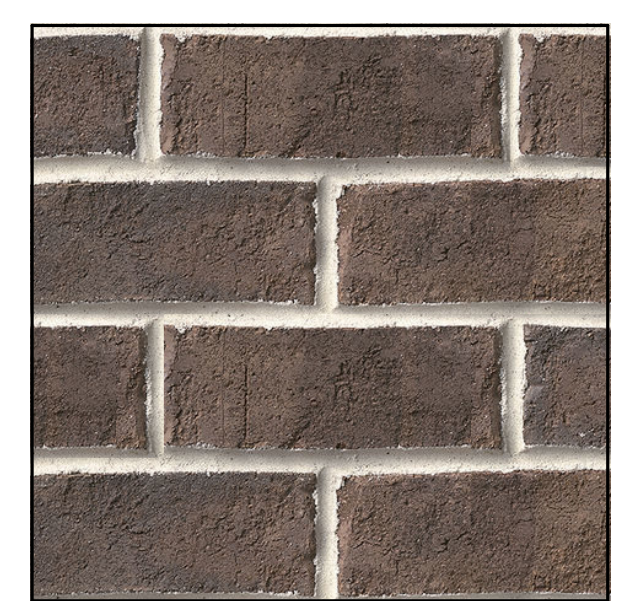
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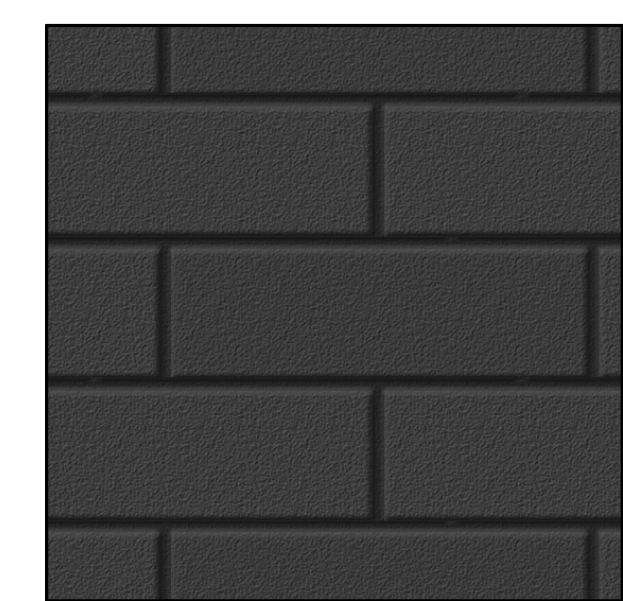
Issue:	LAND USE
Date:	2020.07.24
Rev#	Description:
1	LAND USE RESUBMITTAL #1
Date:	2021.02.15



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



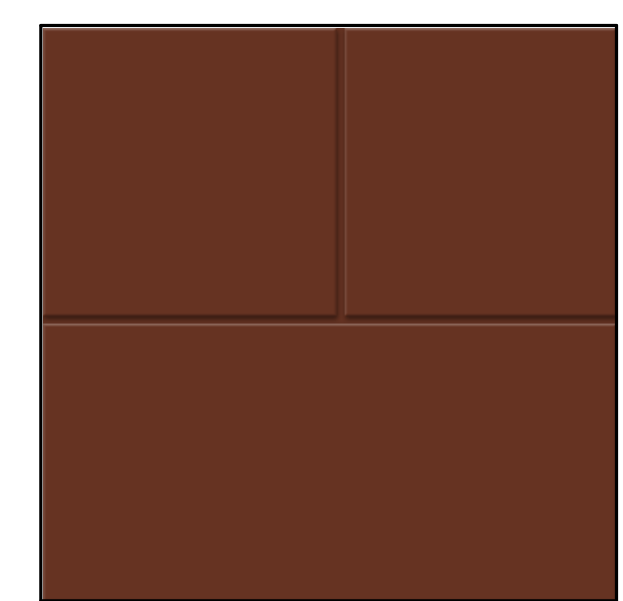
MATERIAL A:
MATERIAL: BRICK
COLOR: BROWN/RED
SIZE: ECON.



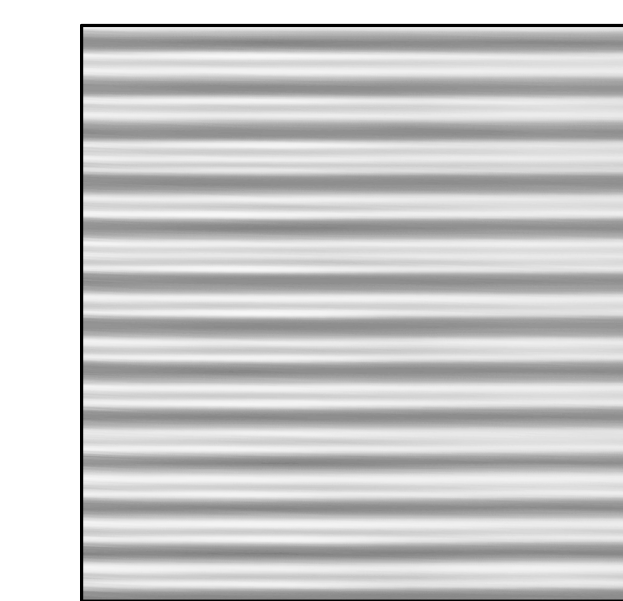
MATERIAL B:
MATERIAL: BRICK
COLOR: DARK GRAY
SIZE: ECON.



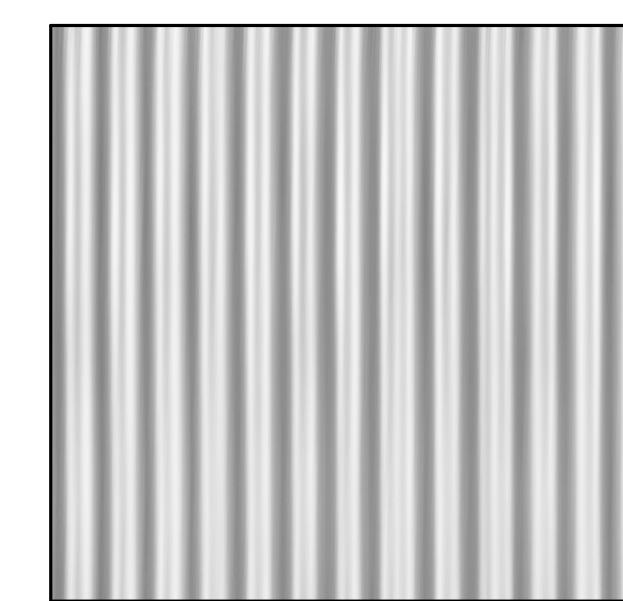
MATERIAL C:
MATERIAL: FIBER CEMENT SIDING
COLOR: GRAY
FINISH: SMOOTH



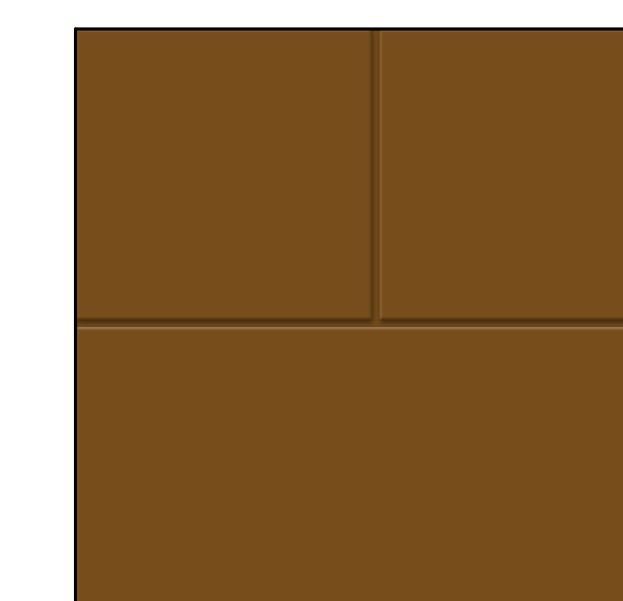
MATERIAL D:
MATERIAL: FIBER CEMENT PANEL
COLOR: DARK RED (TBD)
FINISH: SMOOTH



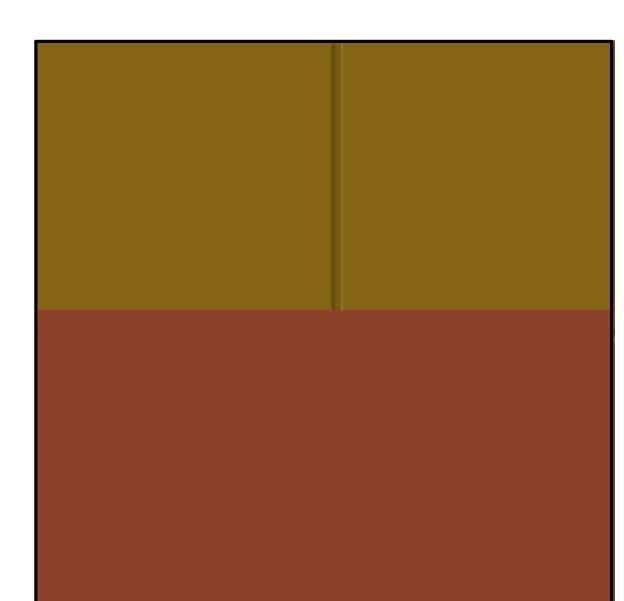
MATERIAL E:
MATERIAL: HORIZONTAL CORRUGATED METAL
COLOR: LIGHT GRAY (TBD)
FINISH: WAVE CORRUGATED



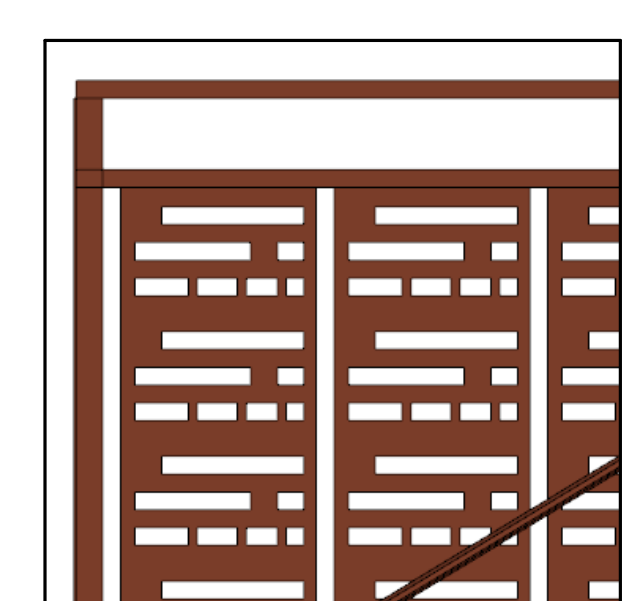
MATERIAL F:
MATERIAL: VERTICAL CORRUGATED METAL
COLOR: LIGHT GRAY (TBD)
FINISH: WAVE CORRUGATED



MATERIAL G:
MATERIAL: FIBER CEMENT PANEL
COLOR: DARK ORANGE (TBD)
FINISH: SMOOTH



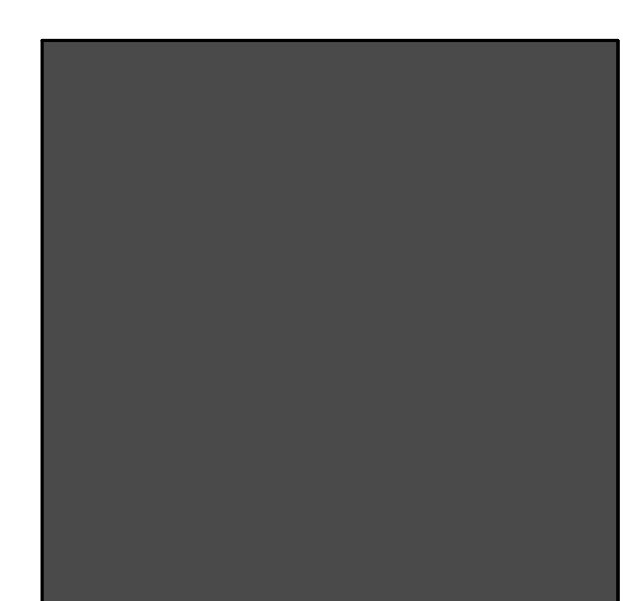
MATERIAL H/J:
MATERIAL: FIBER CEMENT TRIM
COLOR: H- ORANGE (TBD); J - DARK RED (TBD)
FINISH: SMOOTH



MATERIAL K:
MATERIAL: STEEL BALCONY & RAILING
COLOR: RED (TBD)
FINISH: FIELD PAINTED



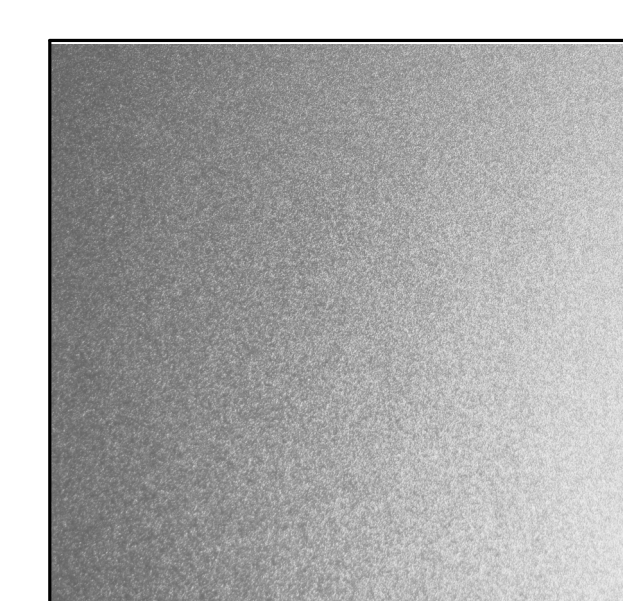
MATERIAL L:
MATERIAL: FIBER CEMENT TRIM
COLOR: GRAY
FINISH: SMOOTH



MATERIAL M:
MATERIAL: METAL - AWNINGS/FASCIAS/TRIMS
COLOR: DARK GRAY
FINISH: SMOOTH



MATERIAL N:
MATERIAL: METAL - AWNING/FASCIAS/TRIM
COLOR: GRAY
FINISH: SMOOTH



MATERIAL O:
MATERIAL: STOREFRONT SYSTEM
COLOR: CLEAR ANODIZED



MATERIAL P:
MATERIAL: CONCRETE MASONRY UNITS
COLOR: NATURAL GRAY

Issue:	LAND USE
Date:	2020.07.24
Rev#	Description:
1	LAND USE RESUBMITTAL #1
	Date:
	2021.02.15



WEST ELEVATION
SCALE: 3/32" = 1'-0"



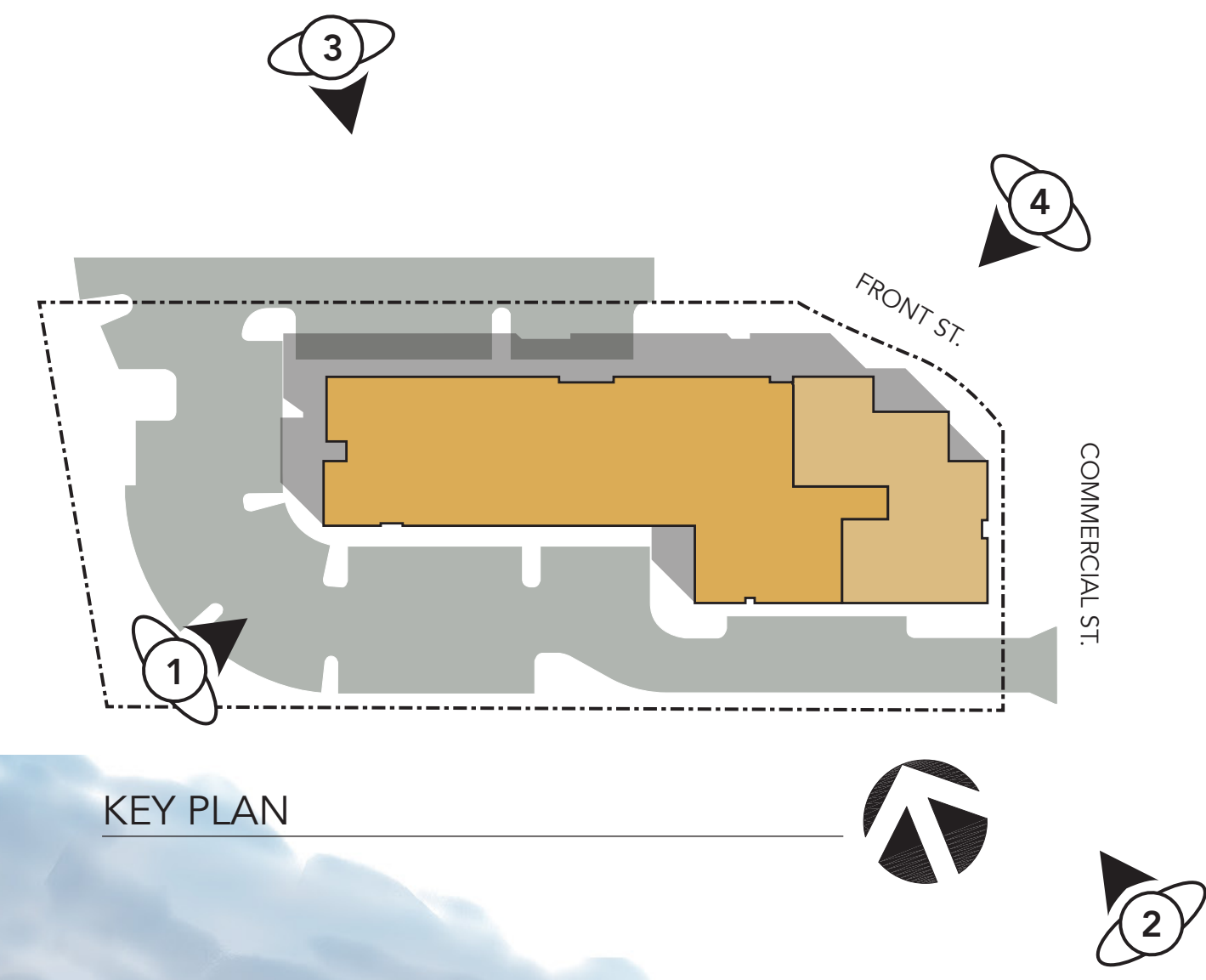
EAST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 CONCEPTUAL RENDERING: SOUTH-WEST CORNER



KEY PLAN



2 CONCEPTUAL RENDERING: VIEW TO NORTH FROM COMMERCIAL ST.

SDR
SITE DESIGN
REVIEW

CB TWO
ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty Street SE, Suite 100 / Salem, Oregon 97302
PH: 503.480.8700 / FX: 503.480.8701

JURISDICTION
CITY OF SALEM
PH: (503) 588-6256

MARQUIS
NORTH BLOCK
315 COMMERCIAL STREET, SALEM OR 97301



Issue:	LAND USE
Date:	2020.07.24
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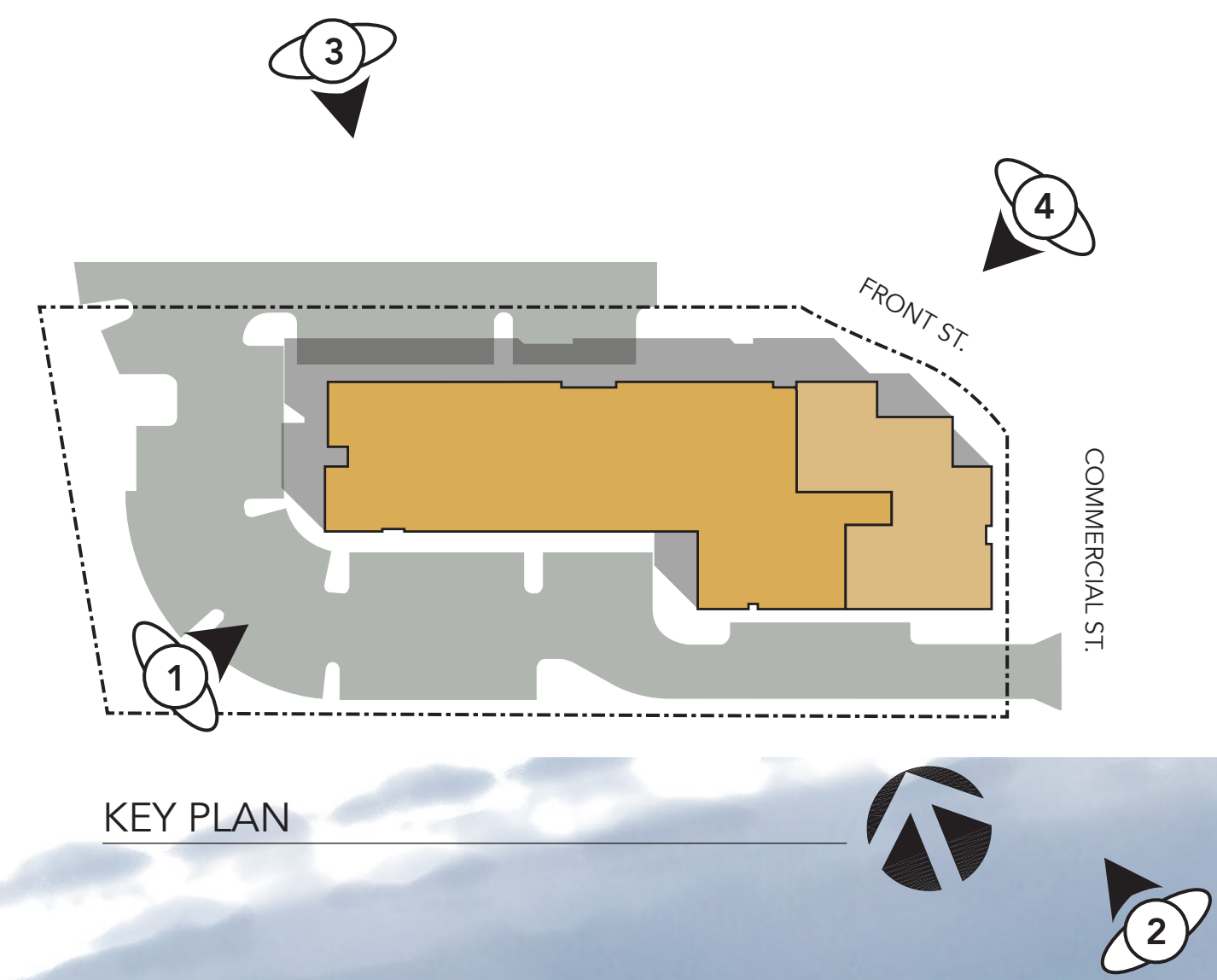
RENDERING

SD-09

2/16/2021 2:40:32 PM



3 CONCEPTUAL RENDERING: NORTH FACADE



KEY PLAN



4 CONCEPTUAL RENDERING: VIEW TO SOUTH FROM COMMERCIAL ST.

SDR
SITE DESIGN
REVIEW

CB TWO
ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty Street SE, Suite 100 / Salem, Oregon 97302
PH: 503.480.8700 / FX: 503.480.8701

JURISDICTION
CITY OF SALEM
PH: (503) 588-6256

MARQUIS
NORTH BLOCK
315 COMMERCIAL STREET, SALEM OR 97301


MARQUIS
COMPANIES

Issue:	LAND USE
Date:	2020.07.24
Rev:	Description: Dates
1	LAND USE RESUBMITTAL #1 2021.02.15

RENDERING

SD-10