

# **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 Case No. DR-

SPR-ADJ20-03

PROPERTY LOCATION:

220 Kingwood Avenue NW, Salem OR 97304

**SUMMARY:** 

Proposed development of a new off-street parking area for Northwest Human Services.

**HEARING** 

**INFORMATION:** 

DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD VIRTUALLY.

Salem Planning Commission, December 1, 2020 at 5:30 P.M.

To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or

smart phone: http://bit.ly/planningpublicmeetings

**HOW TO PROVIDE TESTIMONY:** 

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.

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.

To provide testimony digitally at the public hearing: Sign up by contacting Shelby Guizar at squizar@citvofsalem.net or 503-540-2315 by December 1, 2020 at 3:00 P.M. to receive instructions.

CASE MANAGER:

Aaron Panko, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net.

**NEIGHBORHOOD** ASSOCIATION:

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:

West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net.

**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:** 

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

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.

OWNER(S):

Northwest Human Services Inc.

APPLICANT / AGENT(S):

Sam Thomas, Lenity Architecture, on behalf of Paul Logan, Northwest Human Services

PROPOSAL / REQUEST:

A Class 3 Design Review and Class 3 Site Plan Review for development of a new auxiliary parking area for Northwest Human Services to serve the main campus at 1233 Edgewater, with the following Class 2 Adjustments:

- 1) To reduce the minimum building frontage requirement adjacen to 2nd Street from 50 percent to 0;
- 2) To reduce the vehicle use area setback to interior property lines from 5 feet to 0 feet;
- 3) To propose an alternative method for meeting the pedestrian access standards in 535.010(g)

For property approximately 0.58 acres in size, zoned ESMU (Edgewater/Second Street Mixed-Use Corridor), and located at 220 Kingwood Avenue NW and 1255-1257 2nd Street NW - 97304 (Polk County Assessors Map and Tax Lot numbers: 073W28AB / 00300, 00301, and 00302).

#### **HEARING PROCEDURE:**

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.

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.

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.

#### **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 <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. Just enter the permit number listed here: 20 116716

**NOTICE MAILING DATE:** 

November 10, 2020

## PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE. For more information about Planning in Salem:

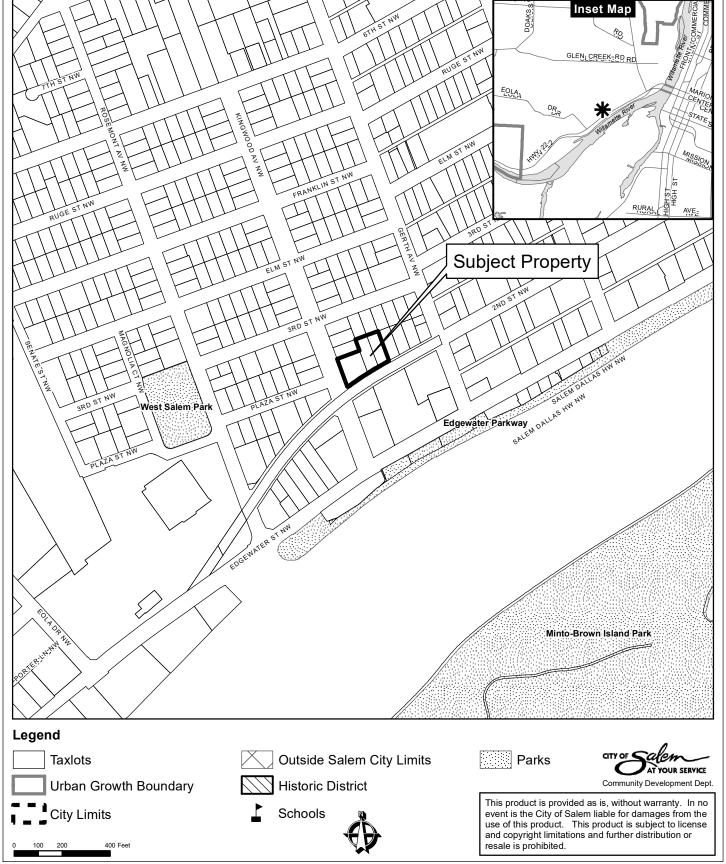
http://www.cityofsalem.net/planning

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 <u>three business days</u> before this meeting or event.

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

#### Vicinity Map 220 Kingwood Ave NW 1255 and 1257 2nd St NW



STORY BUILDING

### PHASE 1D PERMANENT SATELLITE PARKING FOR 1233 **EDGEWATER DEVELOPMENT**

### PROJECT STATISTICS: (2ND STREET PARKING)

EXISTING ZONE: ESMU - EDGEWATER/SECOND STREET MIXED-USE CORRIDOR ZONE

SITE AREA .58 Acres

25,142 SQ. FT.

BUILDING AREA **EXISTING BUILDING:** 

1,320 SQ. FTNO CHANGES TO EXISTING BUILDING 907 SQ. FTNO CHANGES TO EXISTING BUILDING

TOTAL BUILDING AREA:

2,227 SQ. FT.(8.8%)

PARKING AREA& MANEUVERING AREA: 15,435 S.F LANDSCAPE AREA (THIS PHASE): **EXISTING LANDSCAPE AREA:** 

2,507 S.F. 6,192 S.F. (24.6%) 784 S.F. (5.08%)

3,685 S.F.

PARKING COUNT: \* (SEE OVERALL PARKING DATA FOR COMPLETED PHASES OF PROJECT

**TOTAL SPACES:** 47 SPACES ADA SPACES: 1 SPACE COMPACT SPACES: 34 SPACES (72%)

**BIKE PARKING SPACES:** 2 SPACES

(EXISTING POST WITH 2 CHAIN LOOPS (ADJACENT TO ENTRY)

#### DRIVEWAY VISION CLEARANCE (10' X 50') AS SHOWN ON PLAN

LANDSCAPING

LANDSCAPING SHALL CONFORM TO STANDARDS SET FORTH IN SRC CHAPTER. 807 LANDSCAPE CONFORMS TO THE MIN. OF 15% OF THE SITE DEVELOPMENT (LANDSCAPE DRAWINGS PROVIDE WITH DESIGN REVIEW SUBMITTAL)

### NEW CONCRETE PEDESTRIAN WALK WAY.

PEDESTRIAN CONNECTION W/ VISUAL CONTRAST OR TACTILE

FINISH TEXTURE (5' WIDTH TYP.)

WATER DETENTION AREA

#### LANDSCAPE SCREENING

METHOD A 10' MIN. LANDSCAPE STRIP OR (NOT USED) BIOSWALE

L2

6' MIN. LANDSCAPE STRIP WITH 3' METHOD D

HIGH MIN. CONCRETE WALL WITH THIN BRICK TO MATCH BUILDING

(METHOD N/A) 15' LANDSCAPE BUFFER FOR ZONE TO ZONE SET BACK REQUIREMENT

L4

EXISTING LANDSCPING TO REMAIN, NO CHANGE

#### → PROJECT STATISTICS: 1233 EDGEWATER

PREVIOUSLY REVIEWED AT HEARING ON OCT 1, 2019

\* OVERALL PARKING DATA FOR ALL COMPLETED PHASES OF THE PROJECT PARKING REQUIRED:

MEDICAL SERVICES: (1 STALL PER 350 S.F.)

50,766/ 350 = 145 SPACES

RETAIL: 2670/ 250 = 11 SPACES

(1 STALL PER 250 S.F.)

TOTAL: 156 SPACES PARKING PROVIDED: MAIN SITE:

115 SPACES 2ND STREET PARKING EXPANSION: 47 SPACES (REVISED)

TOTAL: 162 SPACES 6 ADDTIONAL SPACES THAN REQUIRED -(CHANGE TO ORIGINAL PARKING ANALYSIS

FOR THE SPR FOR 1233 EDGEWATER)

#### ACCESSIBLE PARKING:

TOTAL PARKING PROVIDED BY FACILITY 162 SPACES REQUIRED MINIMUM ACCESSIBLE (151-200) 6 SPACES TOTAL ACCESSIBLE PROVIDED BY FACILITY 7 SPACES

\_ (SEE PHASING PLAN - CONSTRUCTION ON SHEET MP FOR DISPERSEMENT OF ACCESSIBLE PARKING SPACES

**NEW 2 STORY ADDITION** 







PROJECT ENHANCEMENT: SEC.535.010 (h) (KEY NOTES REFERENCED ON PLAN)

#1 PROJECT ENHANCEMENT: CLOSURE OF TWO DRIVE APPROACH ON 2ND STREET NW.

#2 PROJECT ENHANCEMENT: PEDESTRIAN CONNECT WITH PAVERS

SEC: 535.010 (h)(4)(A&C) OR SCORED/COLORED CEMENT. DEFINED WITH CANOPIES OR ARCADES #3 PROJECT ENHANCEMENT: INSTALLATION OF LANDSCAPING AND SEC: 535.010 (h)(8) IRRIGATION USING A PLAN DESIGNED BY AN OREGON LANDSCAPE

REQUIREMENTS.

MEET MINIMUM LANDSCAPING

#4 PROJECT ENHANCEMENT: USE OF NATIVE PLANT MATERIALS TO SEC: 535.010 (h)(15)

setback- ADJUSTMENT REQUESTED.

#### **ADJUSTMENTS:** (KEY NOTES REFERENCED ON PLAN)

A1 ADJUSTMENT: Sec.525.010(e) Table 535-5 BUILDING FRONTAGE The site primarily use is for the NWHS masterplan parking and no new buildings are

REQUESTED.

proposed. Building frontage requirement not achieved on Second St NW. - ADJUSTMENT

Vehicle use at new areas within the existing interior property lines do not meet the 5'

A2 ADJUSTMENT: Sec. 535.10(d) VEHICLE USE AREAS SET BACK OF 5 FEET TO PROPERTY LINE.

ADJUSTMENT: Sec. 535.010(g) Pedestrian access. All development, other than development of single family and two family uses, shall comply with the following

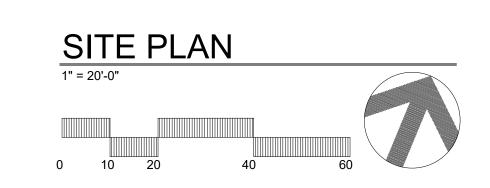
pedestrian access standards: (1) A pedestrian connection shall be provided from the public sidewalk to the primary building entrance.

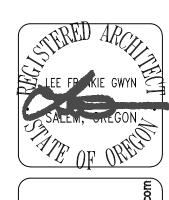
(2) A pedestrian connection through the parking area to the primary building entrance shall be provided when that parking area contains more than 12 parking spaces.

(3) On development sites with multiple buildings, pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route. (4) Pedestrian connections shall be paved, a minimum of five feet in width, and

defined by visual contrast or tactile finish texture. (5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian

The only buildings on site are the adjacent existing NWHS maintenance office and garage. The proposed parking area on Second Street will be designated, "Employees Only Parking" -ADJUSTMENT REQUESTED:











CLASS III SITE FOR PH PARKING AT 2N NW HUMAN LASS

MAR 23, 2020 **REVISED DATE** 6/09/16

6/29/16

SHEET

SP