

REQUEST FOR COMMENTS

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

CASE NO.: DR-SPR-SWMUDPP-ADJ-DAP21-01 **AMANDA NO.:** 20-113053-DR / 20-113054-RP / 20-114117-ZO / 20-113056-ZO / 20-113057-ZO

ADDRESS: 295 Commercial Street SE **HEARD BY:** Salem Planning Commission

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.

REQUEST: 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:

- 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:
 - 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)).

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).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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., Wednesday, March 24, 2021, will be considered in the staff report. Comments received after this date will be provided to the review body. ****City offices have limited staffing due to COVID-19. To ensure comments are received by the deadline, we recommend e-mailing comments to the Case Manager listed below.****

CASE MANAGER: Bryce Bishop, Planner III, Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

____ 1. We have reviewed the proposal and have no comments.

____ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

IMPORTANT: IF YOU MAIL YOUR COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

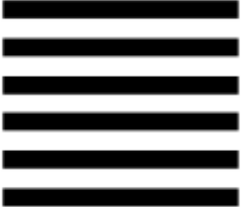


NO POSTAGE
NECESSARY
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UNITED STATES

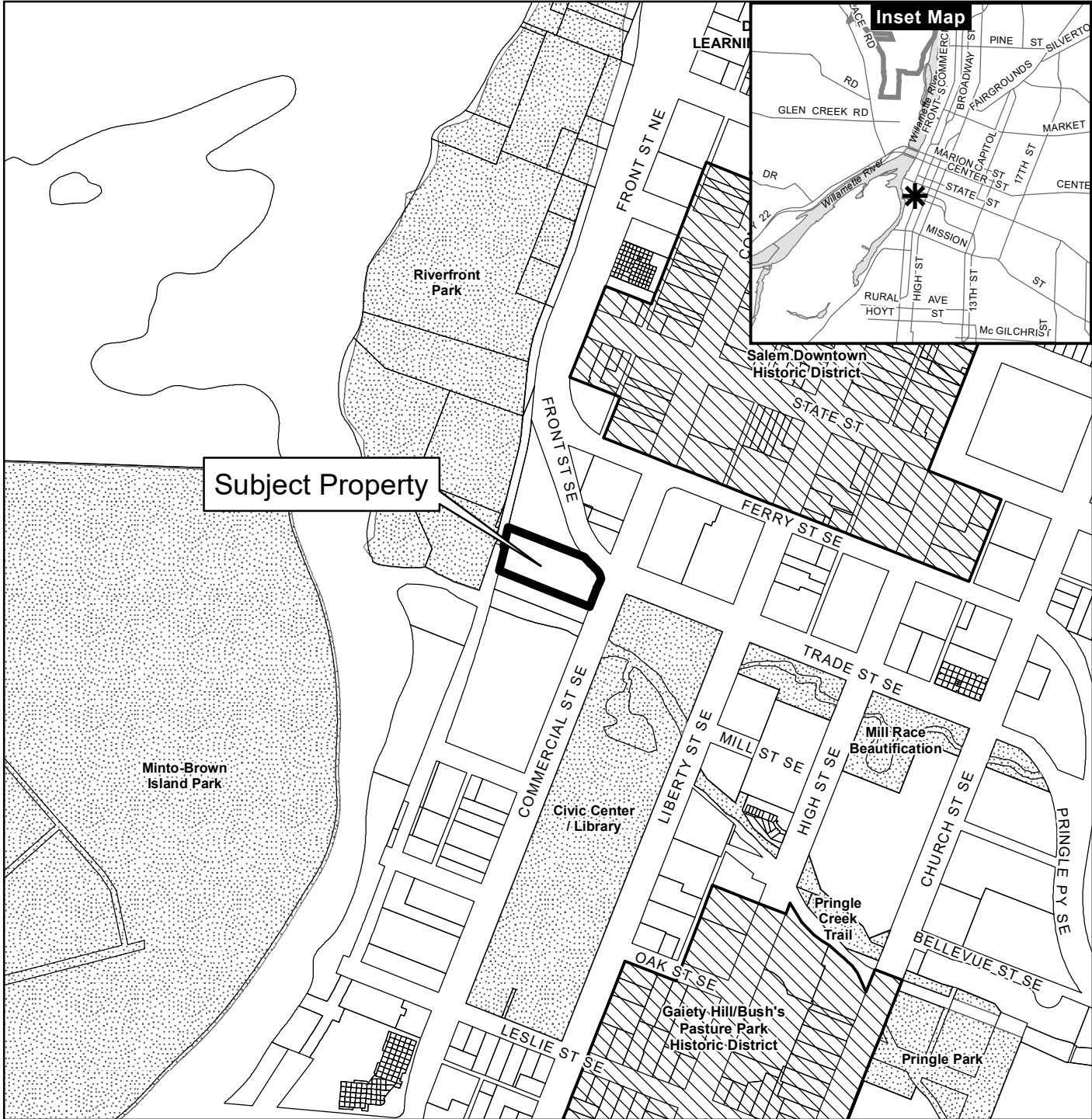
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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

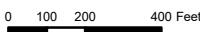


Vicinity Map 295 Commercial Street SE

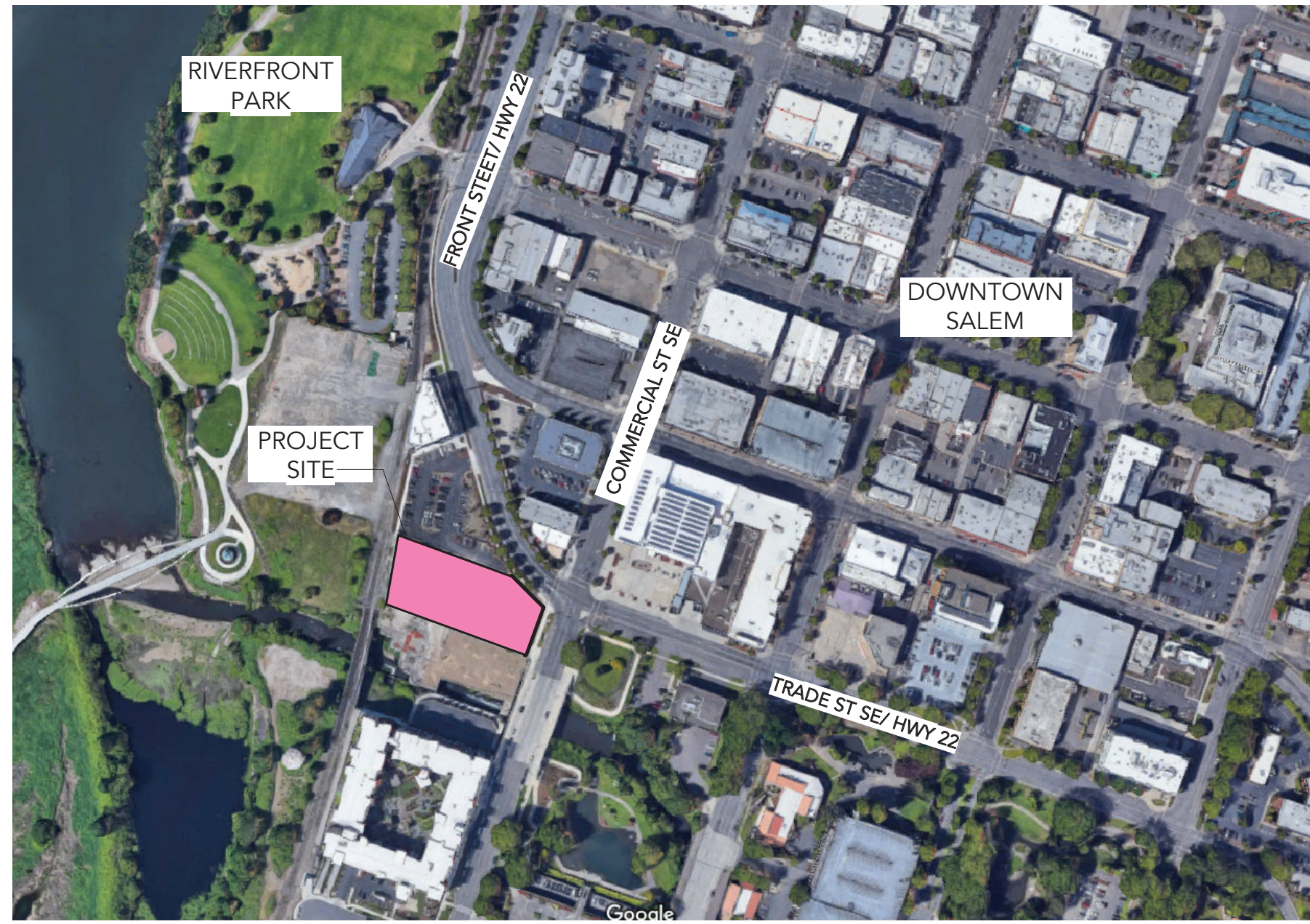


Legend

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



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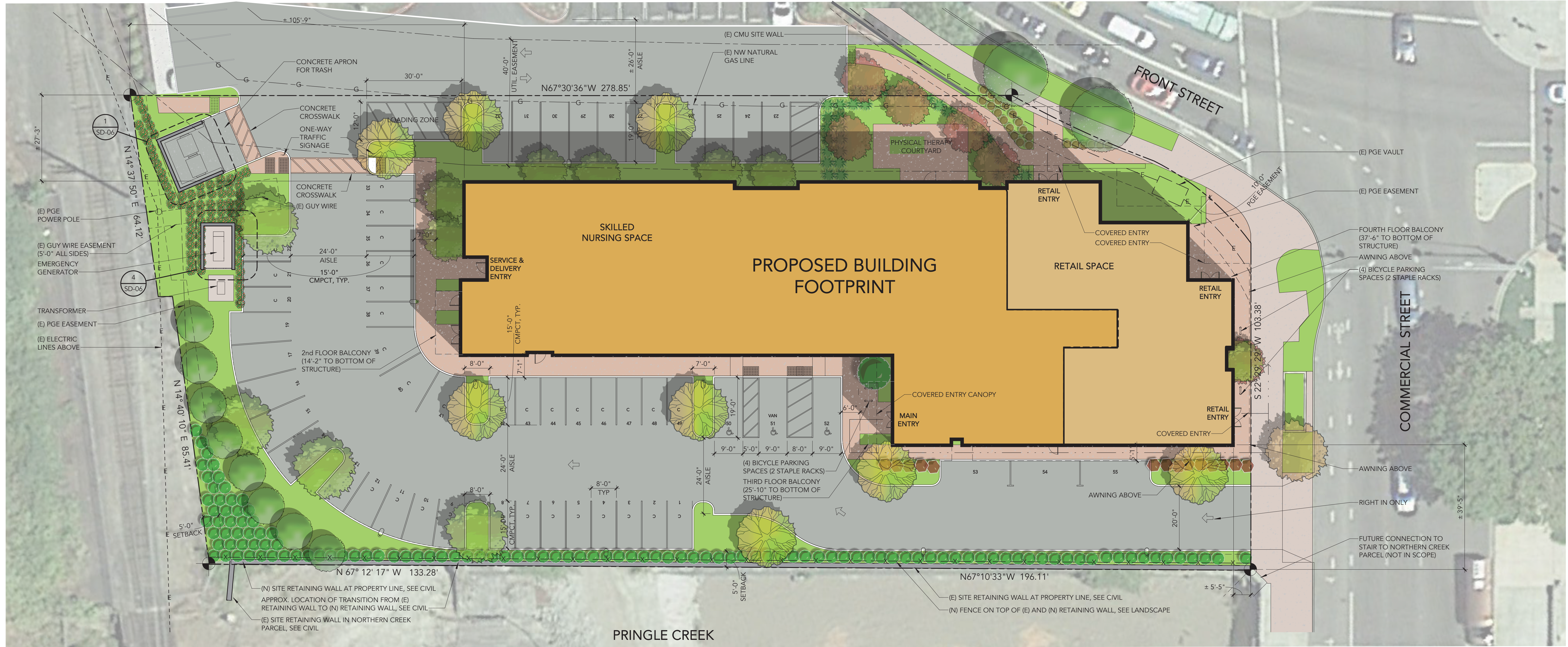


OVERALL SITE PLAN
SCALE: 1" = 30'-0"



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

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



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	

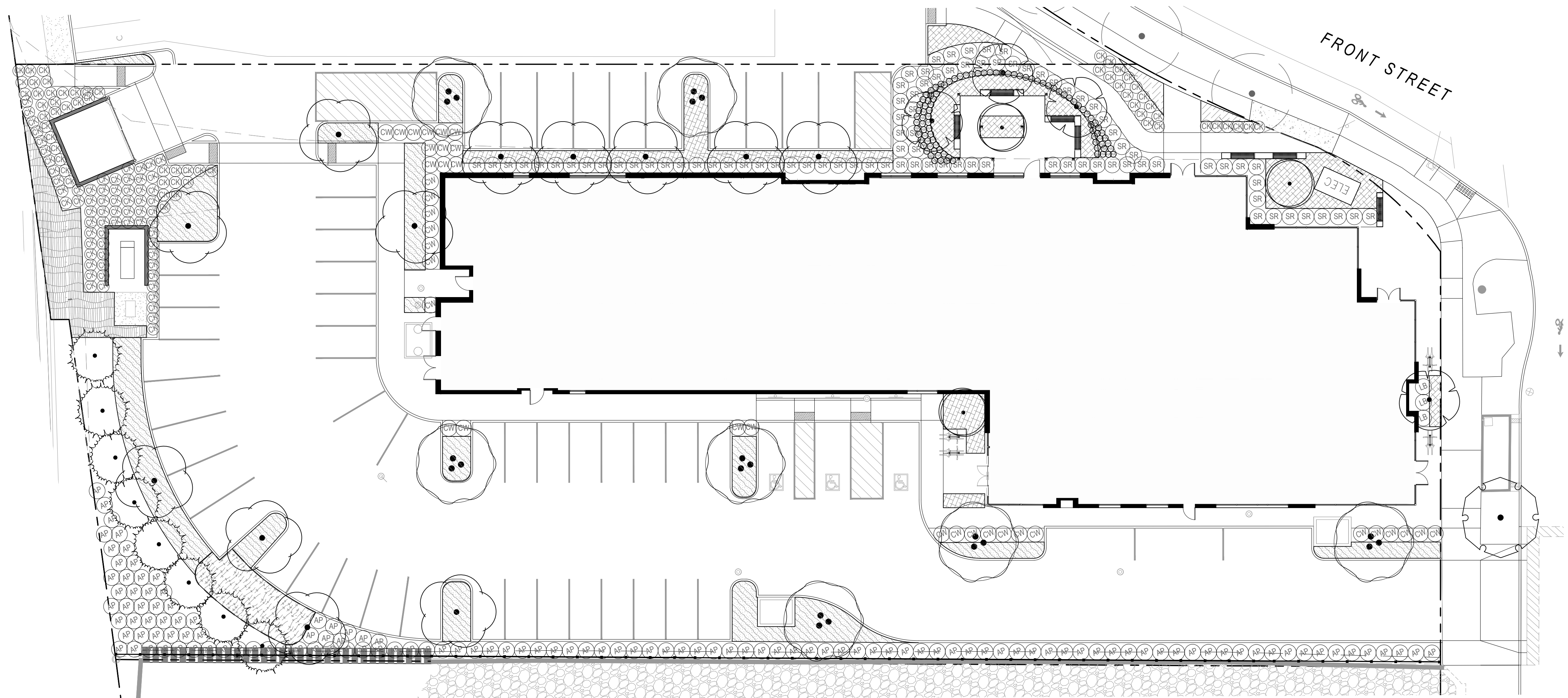
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	HT.
	AP	ARCTOSTAPHYLOS PATULA / GREEN-LEAF MANZANITA	5 GAL	
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL	
	CW	CISTUS X HYBRIDUS / WHITE ROCKROSE	5 GAL	
	HA	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED HAKONECHLOA	1 GAL	
	LB	LONICERA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

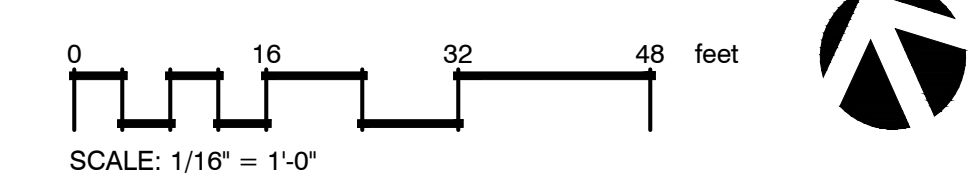
PLANT SCHEDULE STORMWATER FACILITY

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
 SHAPIRO DIDWAY, LLC
 PH: (503) 232-0520

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

MARQUIS NORTH BLOCK

315 COMMERCIAL STREET, SALEM OR 97301

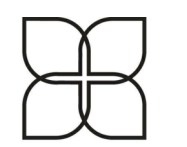
MARQUIS COMPANIES

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

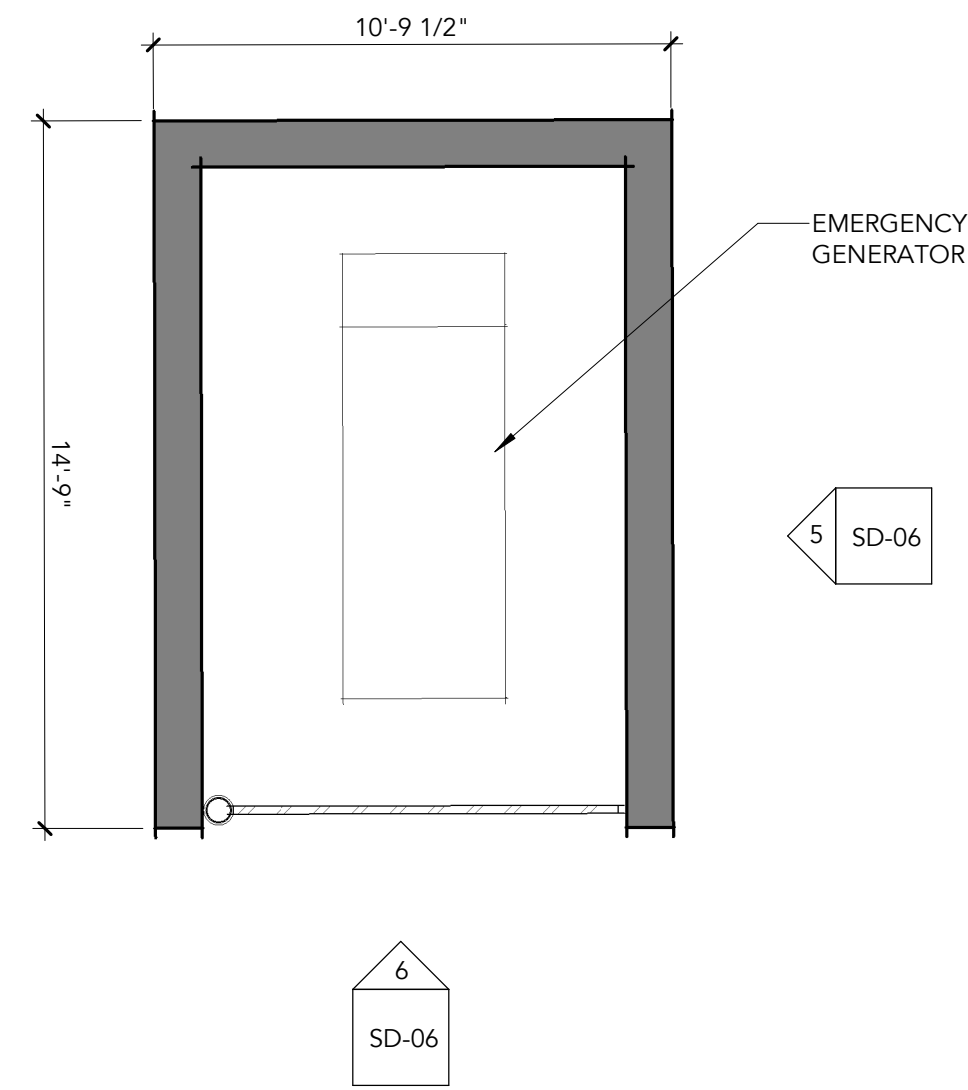
PLANTING PLAN

L3.01

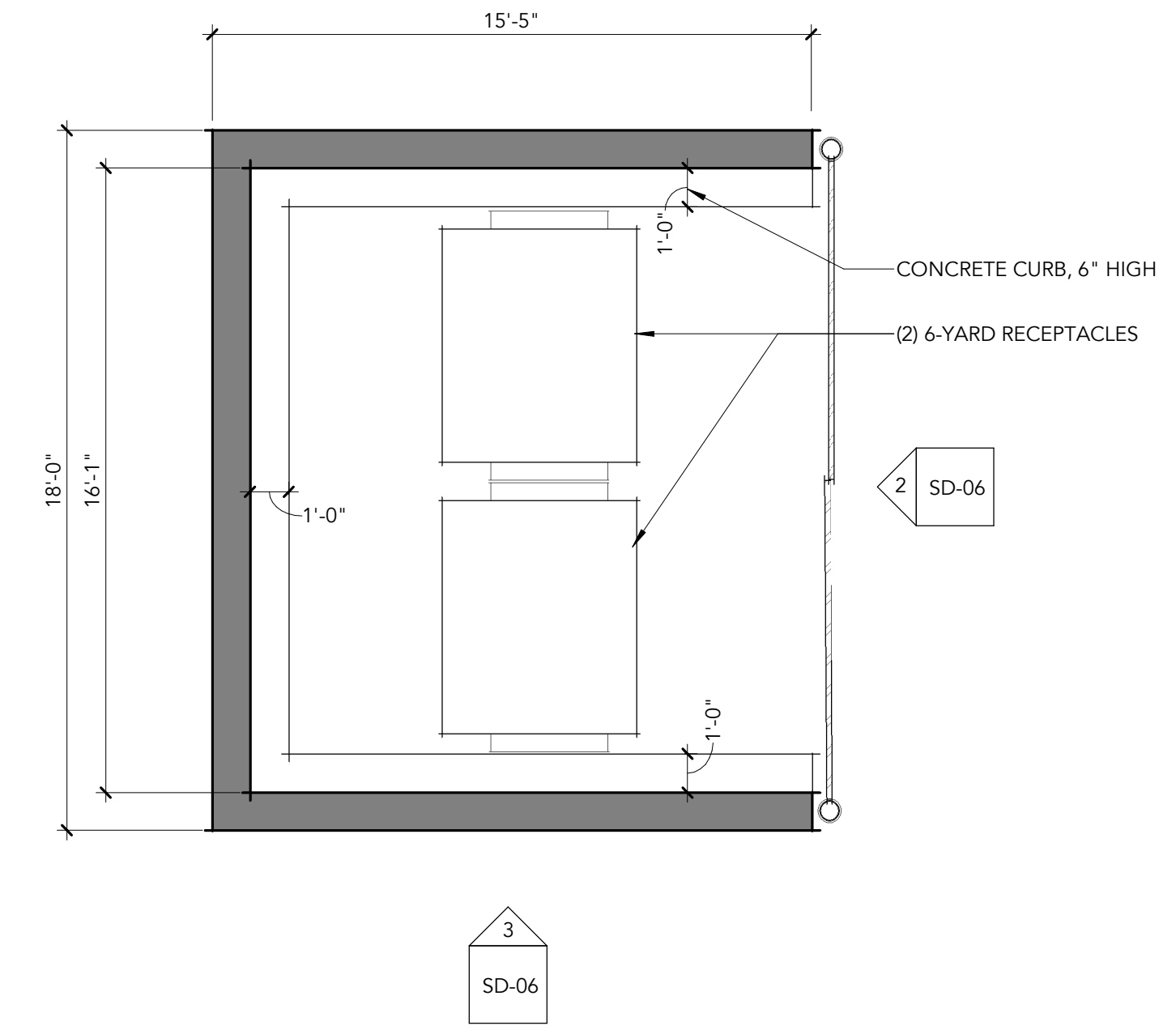
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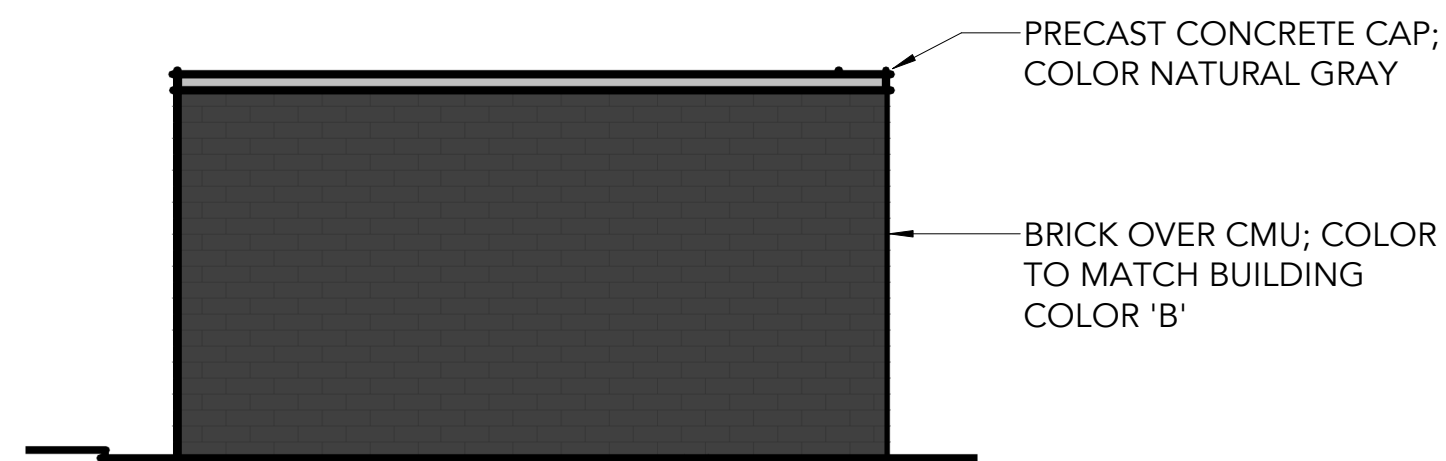
Issue:	LAND USE
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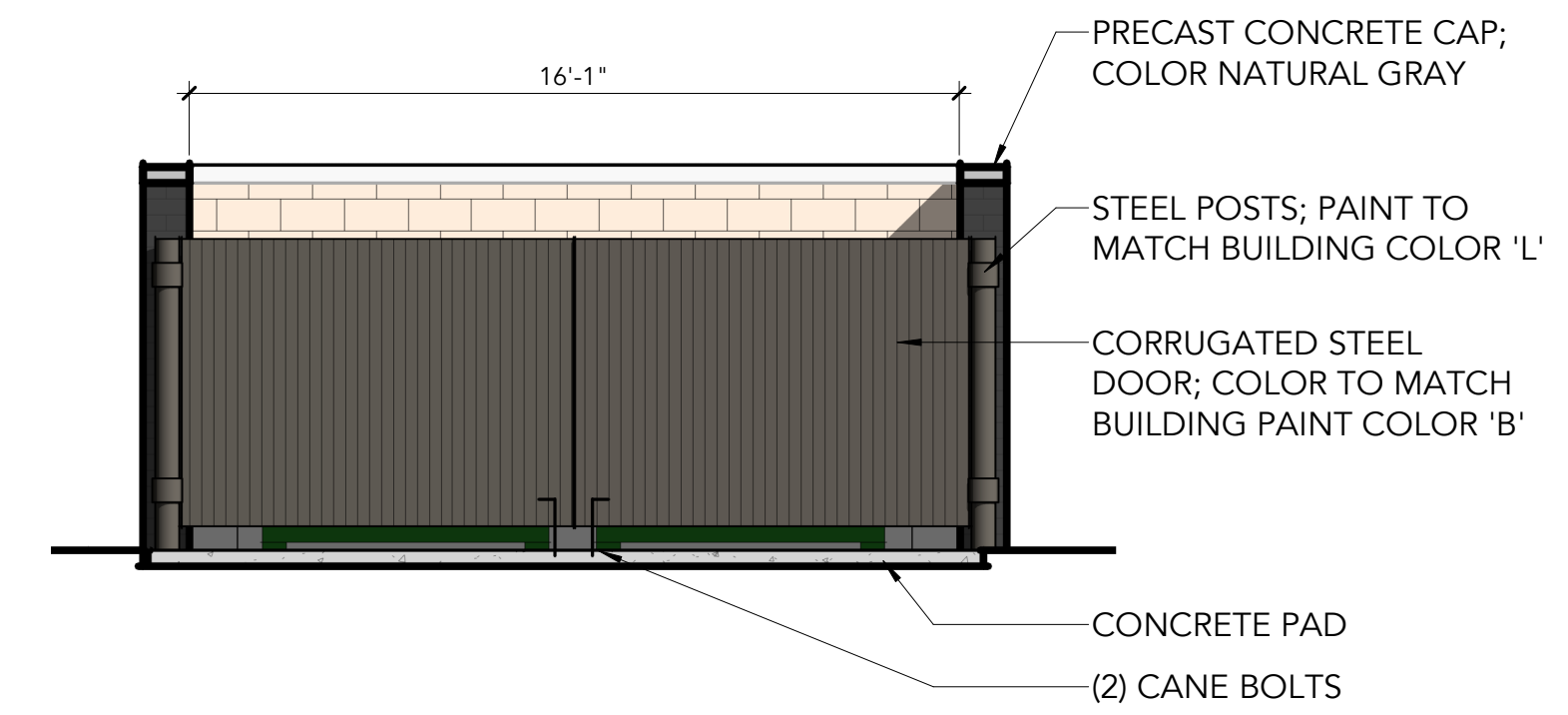
4 GENERATOR ENCLOSURE
SCALE: 1/4" = 1'-0"



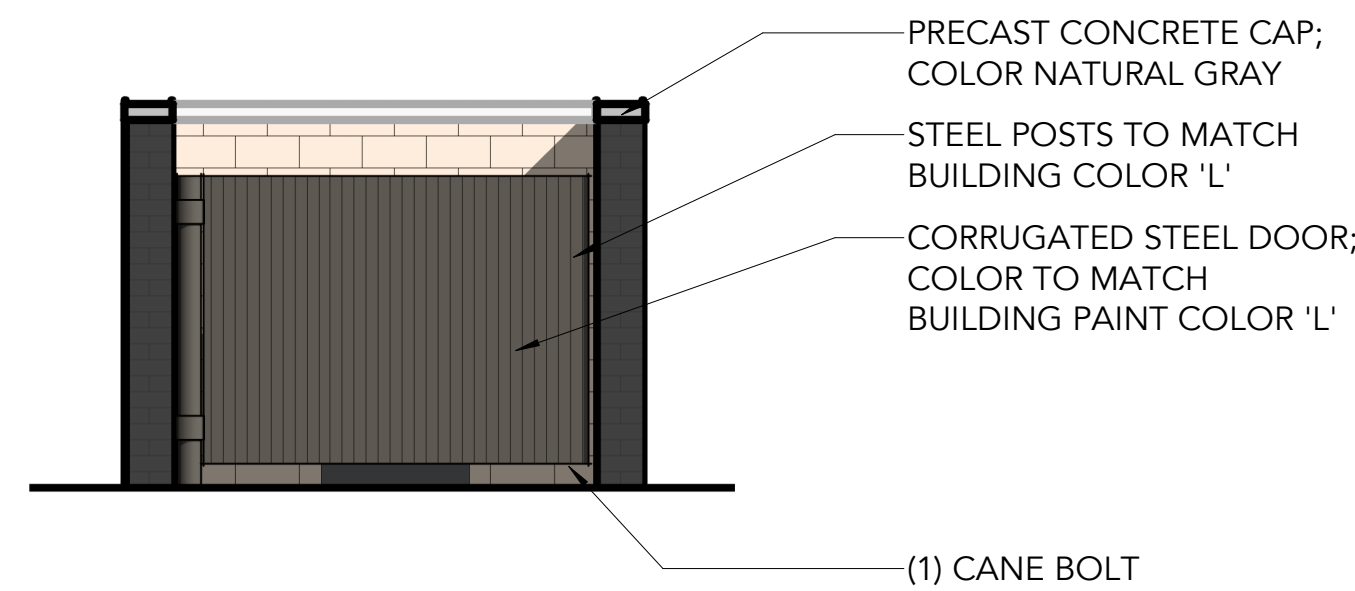
1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



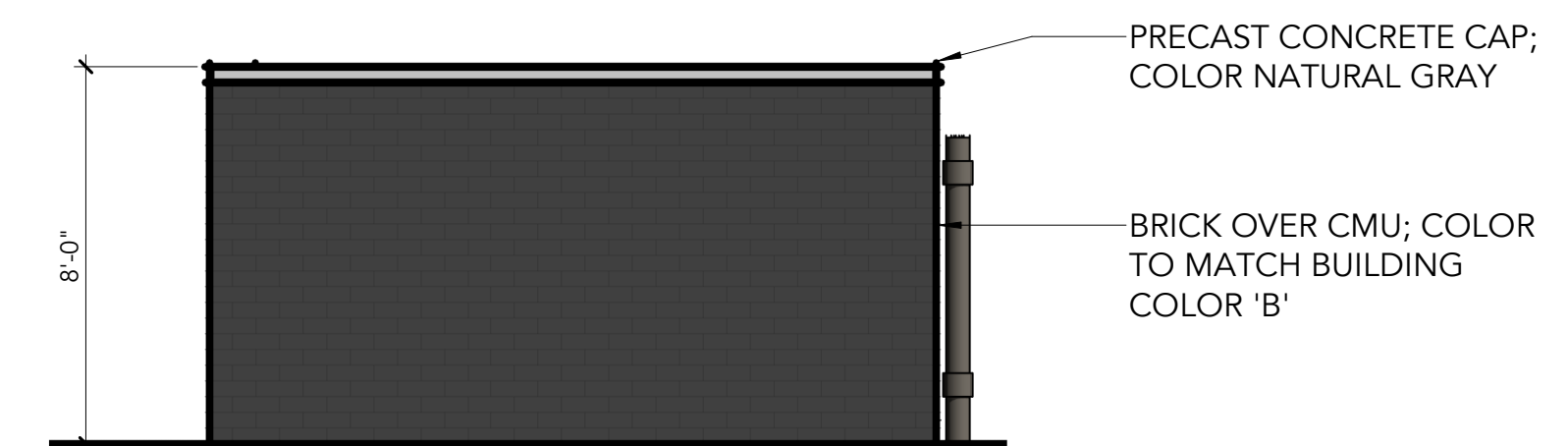
5 GENERATOR - EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"

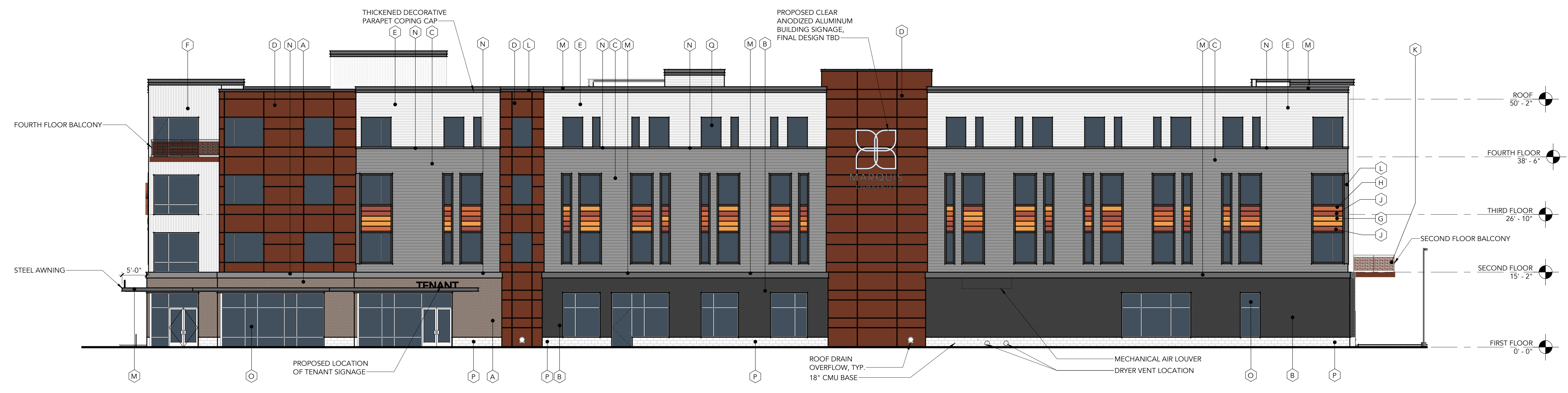


6 GENERATOR - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

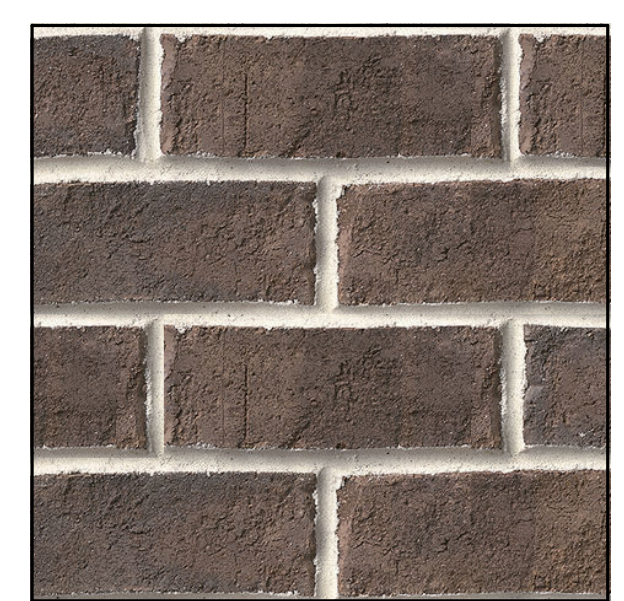


3 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

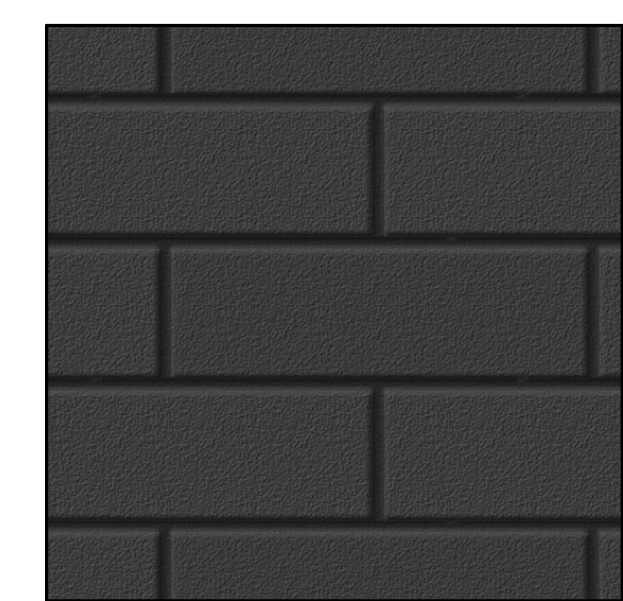
Issue:	LAND USE
Date:	2020.07.24
Rev#:	Description: Date:
1	LAND USE RESUBMITTAL #1 2021.02.15



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



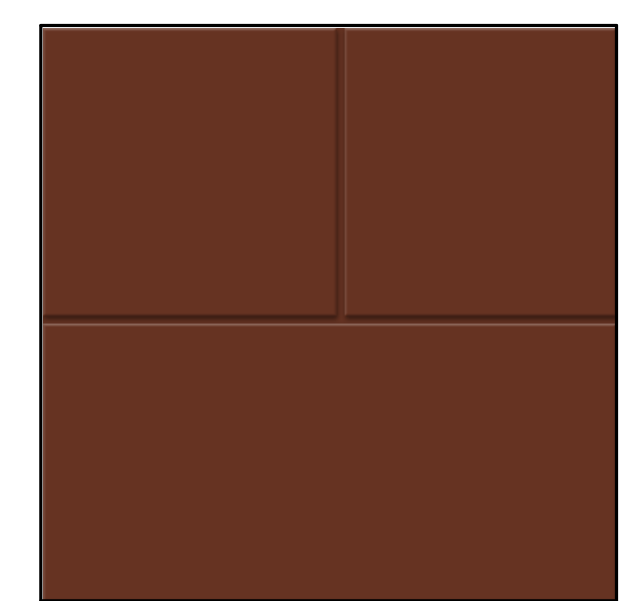
MATERIAL A:
MATERIAL: BRICK
COLOR: BROWN/RED
SIZE: ECON.



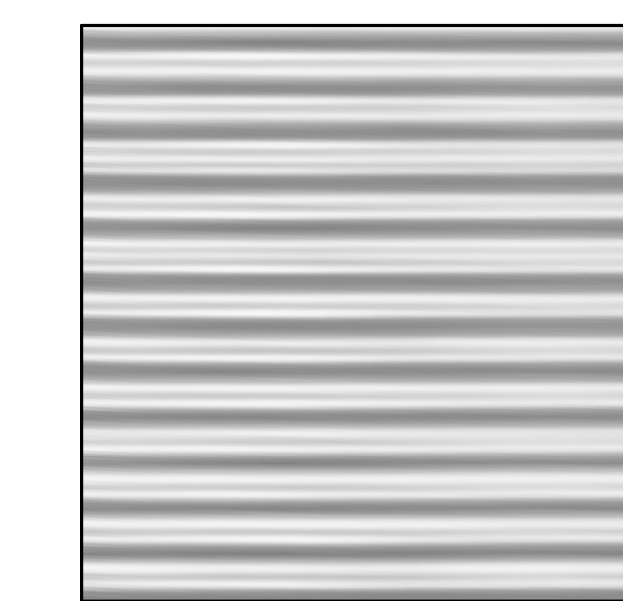
MATERIAL B:
MATERIAL: BRICK
COLOR: DARK GRAY
SIZE: ECON.



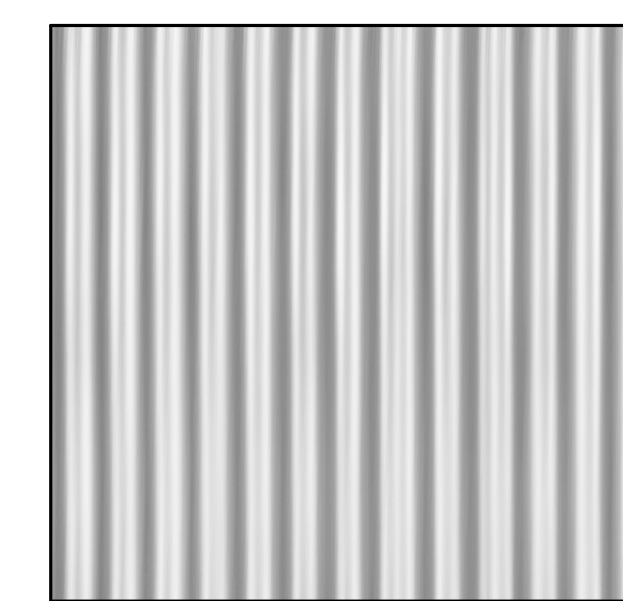
MATERIAL C:
MATERIAL: FIBER CEMENT SIDING
COLOR: GRAY
FINISH: SMOOTH



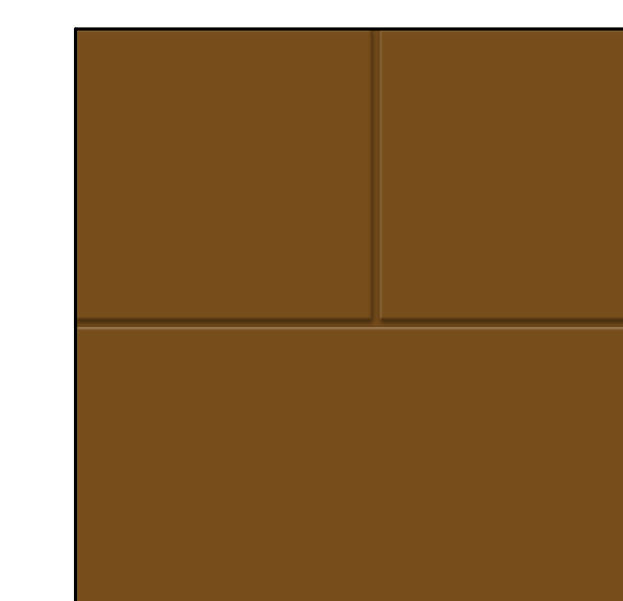
MATERIAL D:
MATERIAL: FIBER CEMENT PANEL
COLOR: DARK RED (TBD)
FINISH: SMOOTH



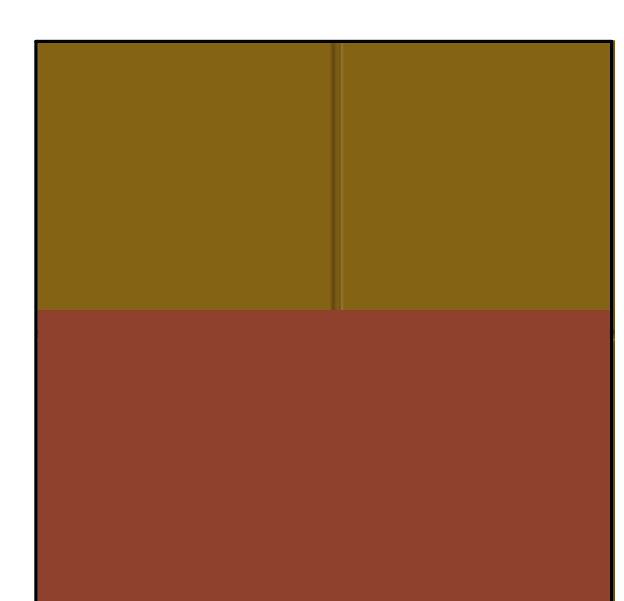
MATERIAL E:
MATERIAL: HORIZONTAL CORRUGATED METAL
COLOR: LIGHT GRAY (TBD)
FINISH: WAVE CORRUGATED



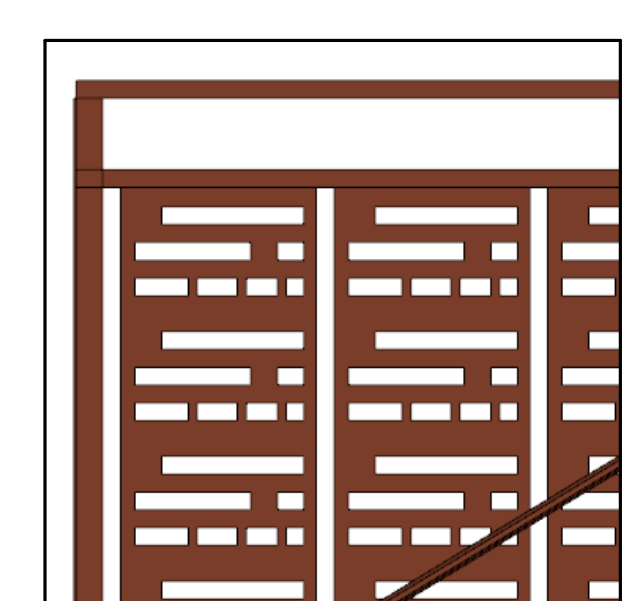
MATERIAL F:
MATERIAL: VERTICAL CORRUGATED METAL
COLOR: LIGHT GRAY (TBD)
FINISH: WAVE CORRUGATED



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



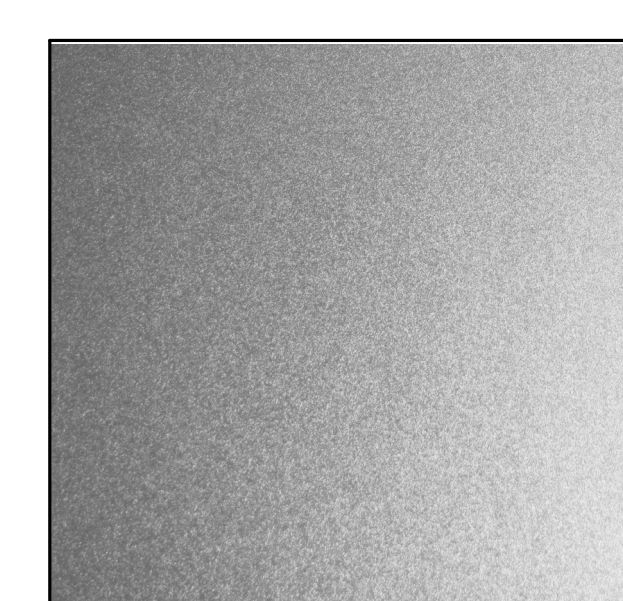
MATERIAL L:
MATERIAL: FIBER CEMENT TRIM
COLOR: GRAY
FINISH: SMOOTH



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



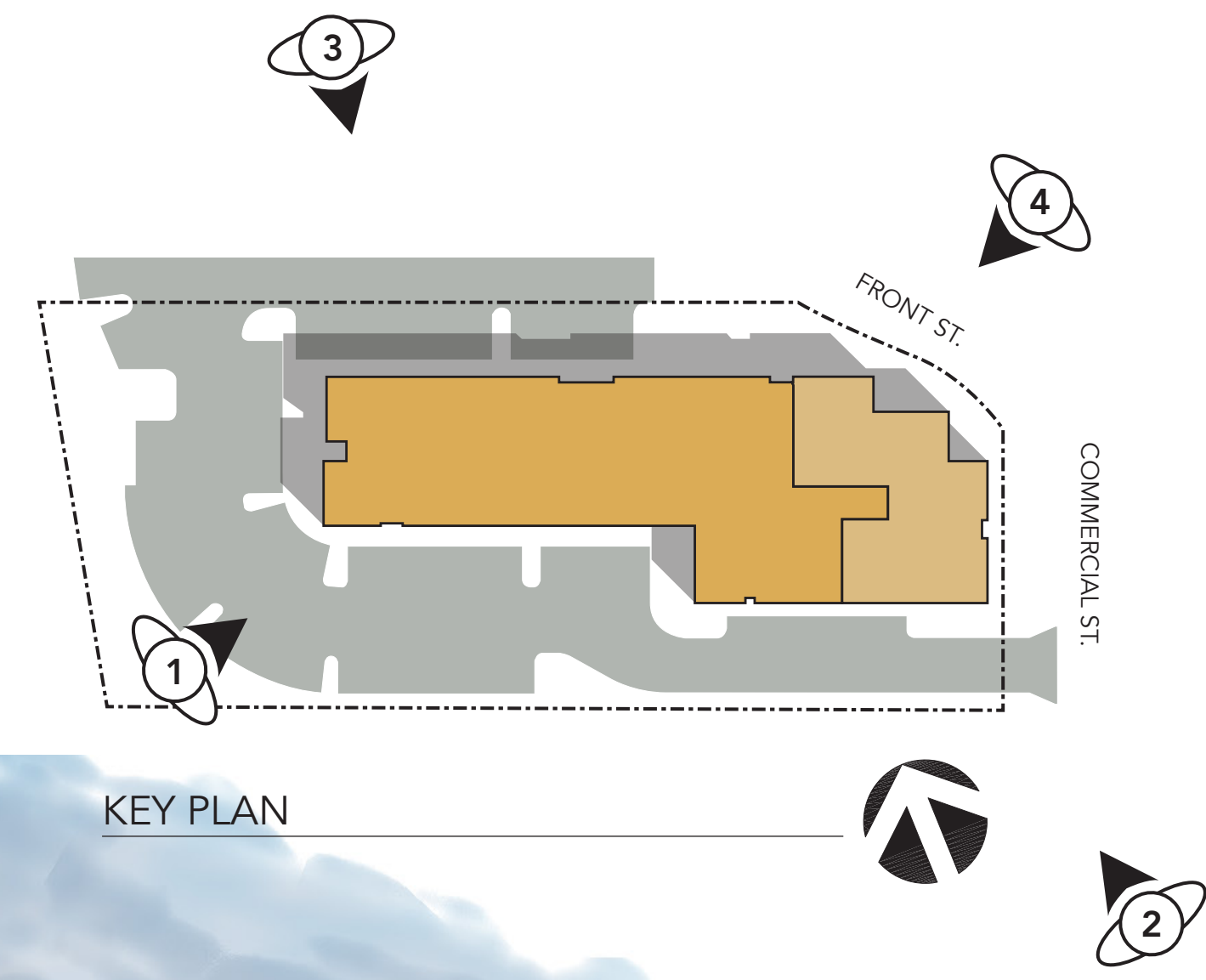
EAST ELEVATION
SCALE: 3/32" = 1'-0"



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
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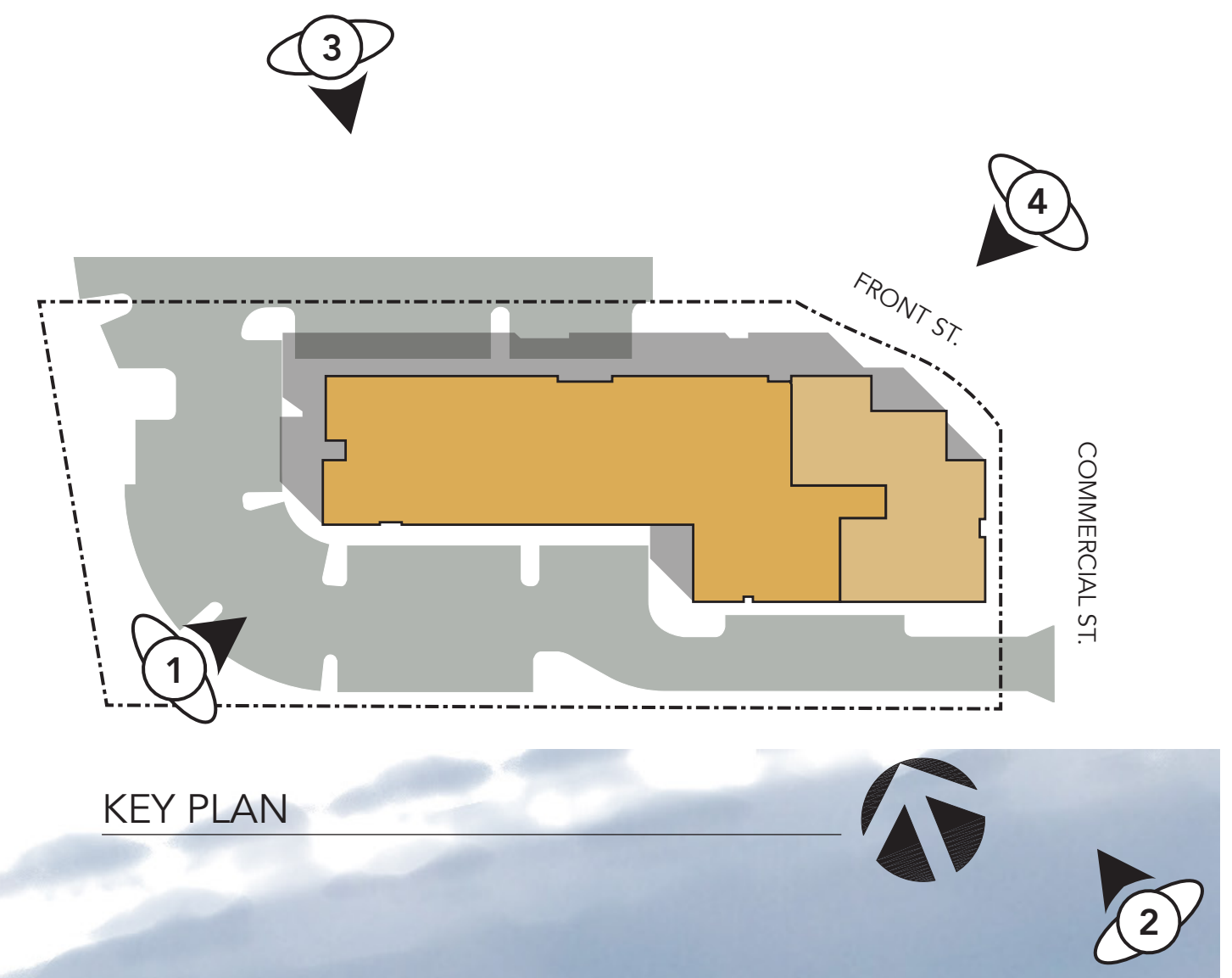
RENDERING

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.

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