



NOTICE of FILING

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 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ20-47
PROPERTY LOCATION:	1776 Titan Dr NW, Salem OR 97304
NOTICE MAILING DATE:	December 17, 2020
PROPOSAL SUMMARY:	A Class 3 Site Plan Review and three Class 2 adjustments for the construction of a three-story building addition containing 26 new classrooms, common area, and administrative space, as well as interior renovations and site work including an additional parking area.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, December 31, 2020</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Steven McAtee, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2363; E-mail: smcatee@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 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.

PROPERTY OWNER(S):	Salem Keizer School District 24J
APPLICANT(S):	Mark Shipman on behalf of Joel Smallwood
PROPOSAL REQUEST:	A Class 3 Site Plan Review and three Class 2 adjustments for the construction of a three-story building addition containing 26 new classrooms, common area, and administrative space, as well as interior renovations and site work including an additional parking area. The Class 2 Adjustment requests are to increase the permissible distance from the pedestrian connection to the existing transit stop on Titan Dr. NW, to eliminate the pedestrian connection requirement to the existing parking area on the northern and eastern side of the building, and to eliminate the pedestrian connection requirement to Daisy Lane NW. The property is located at 1776 Titan Drive NW (Polk County Assessor Number 073W17D01000) and is split zoned PE (Public and Private Educational Services) and RA (Residential Agriculture).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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>
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 115057, 20 115059

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

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ20-47

PROJECT ADDRESS: 1776 Titan Dr NW, Salem OR 97304

AMANDA Application No.: 20-115057-RP, 20-115059-ZO

COMMENT PERIOD ENDS: December 31, 2020

SUMMARY: A Class 3 Site Plan Review and three Class 2 adjustments for the construction of a three-story building addition containing 26 new classrooms, common area, and administrative space, as well as interior renovations and site work including an additional parking area.

REQUEST: A Class 3 Site Plan Review and three Class 2 adjustments for the construction of a three-story building addition containing 26 new classrooms, common area, and administrative space, as well as interior renovations and site work including an additional parking area. The Class 2 Adjustment requests are to increase the permissible distance from the pedestrian connection to the existing transit stop on Titan Dr. NW, to eliminate the pedestrian connection requirement to the existing parking area on the northern and eastern side of the building, and to eliminate the pedestrian connection requirement to Daisy Lane NW. The property is located at 1776 Titan Drive NW (Polk County Assessor Number 073W17D01000) and is split zoned PE (Public and Private Educational Services) and RA (Residential Agriculture).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of 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., Thursday, December 31, 2020, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Steven McAtee, Planner II, Phone: 503-540-2363; E-Mail: smcatee@cityofsalem.net.

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

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
 Address: _____
 Phone: _____
 Email: _____
 Date: _____

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

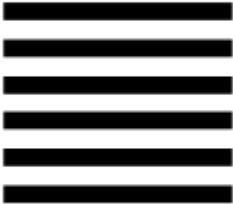


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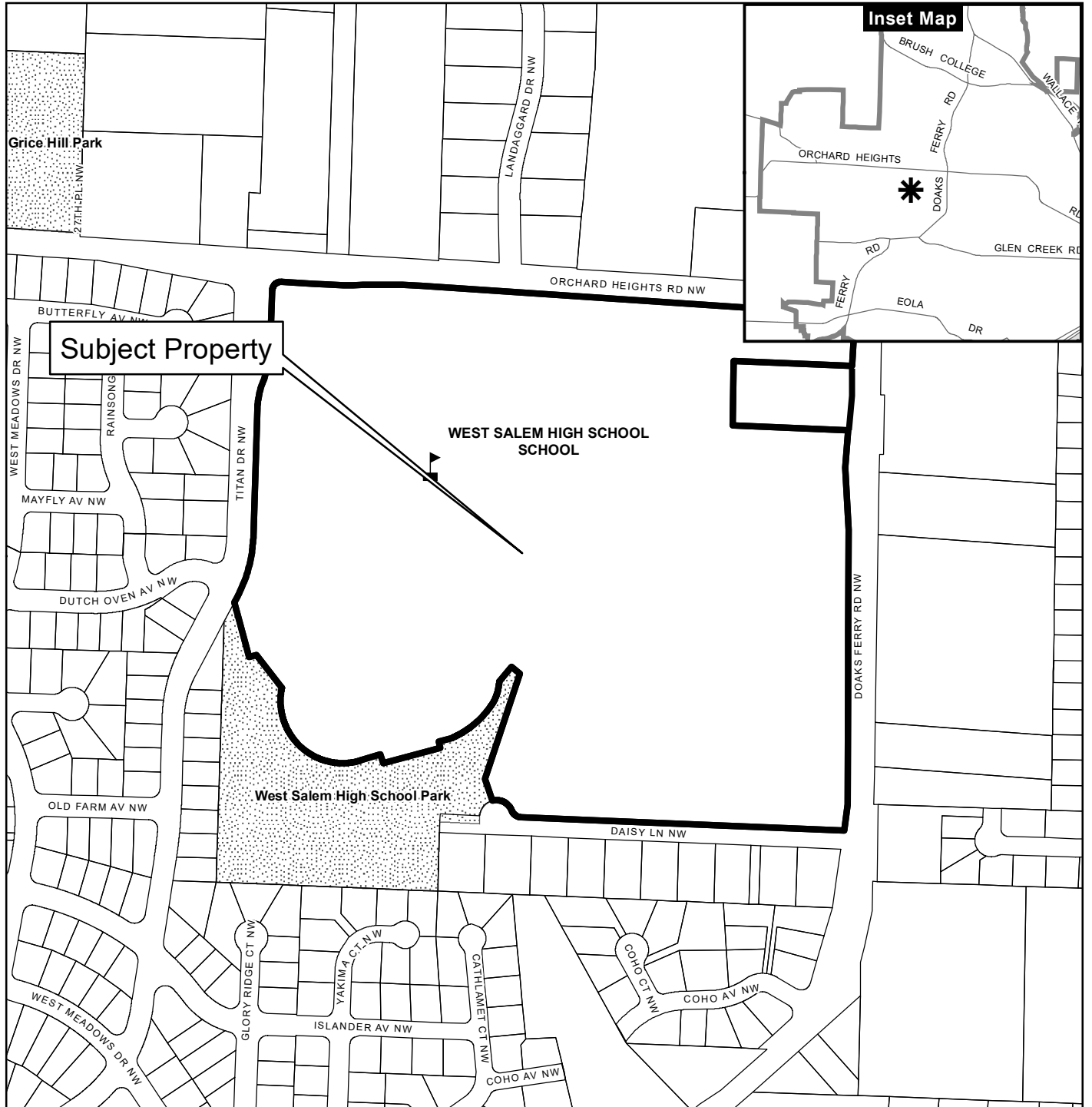
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CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

1776 Titan Drive NW



Legend

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

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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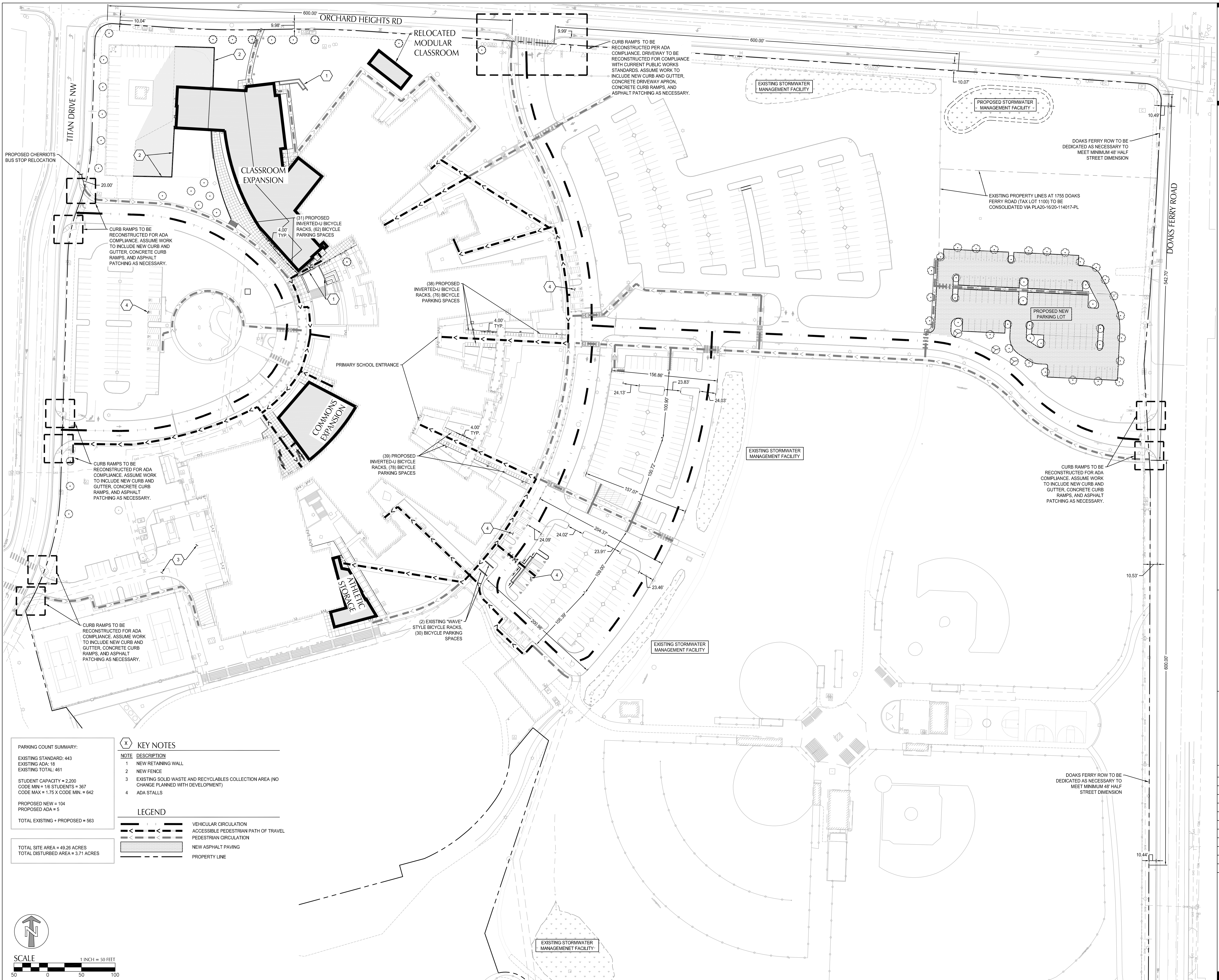
WEST SALEM HIGH SCHOOL

SALEM KEIZER SCHOOL DISTRICT
1776 TITAN DRIVE NW, SALEM, OR 97304

revisions	phase
	SITE PLAN REVIEW
	date 09/04/2020
	project 1900474

SITE PLAN

C200



PARKING COUNT SUMMARY:
 EXISTING STANDARD: 443
 EXISTING ADA: 18
 EXISTING TOTAL: 461
 STUDENT CAPACITY = 2,200
 CODE MIN = 1/6 STUDENTS = 367
 CODE MAX = 1.75 X CODE MIN. = 642
 PROPOSED NEW = 104
 PROPOSED ADA = 5
 TOTAL EXISTING + PROPOSED = 565

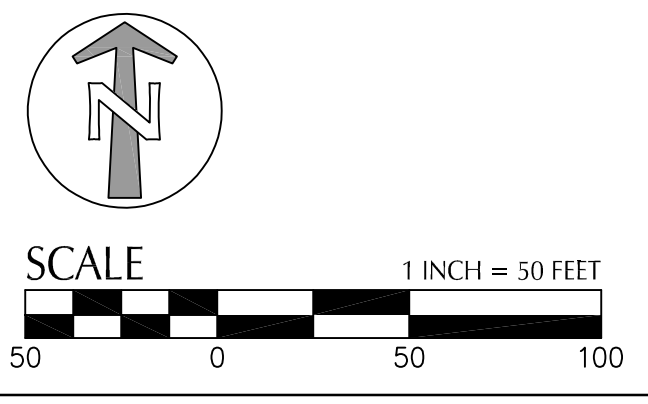
KEY NOTES

NOTE	DESCRIPTION
1	NEW RETAINING WALL
2	NEW FENCE
3	EXISTING SOLID WASTE AND RECYCLABLES COLLECTION AREA (NO CHANGE PLANNED WITH DEVELOPMENT)
4	ADA STALLS

LEGEND

	VEHICULAR CIRCULATION
	ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
	PEDESTRIAN CIRCULATION
	NEW ASPHALT PAVING
	PROPERTY LINE

TOTAL SITE AREA = 49.26 ACRES
 TOTAL DISTURBED AREA = 3.71 ACRES



File: N:\p\2019\1900474-SKSD-West-Salem-SS\CAD\PL\SITE-PLAN-REVIEW\0474-C200-SITE.dwg TAB: C200
 Plotted: 10/14/20 at 4:20pm by: MB/um
 4/26/2019 12:34:34 PM
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