



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 / Class 2 Driveway Approach Permit; Case No. SPR-ADJ-DAP22-41
PROPERTY LOCATION:	1835-1885 22nd Street SE, Salem OR 97302
NOTICE MAILING DATE:	October 10, 2022
PROPOSAL SUMMARY:	Proposed development of a new multi-tenant industrial park containing six buildings with a total floor area of approximately 84,000 square feet.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., October 24, 2022</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. 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.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com .
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; and 804.025(d) – Class 2 Driveway Approach Permit 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):	Nathan Levin
APPLICANT(S):	Mike Junge, Carlson Veit Junge Architects PC on behalf of Nathan Levin
PROPOSAL REQUEST:	<p>Class 3 Site Plan Review and Class 2 Driveway Approach Permits for development of a new multi-tenant industrial park containing six buildings with a total floor area of approximately 84,000 square feet, with the following Adjustments to:</p> <ol style="list-style-type: none"> 1) Eliminate the required five-foot setback to a portion of the northern property line; 2) Eliminate the required ten-foot vehicle use area setback adjacent to McGilchrist St; 3) Eliminate the interior landscape requirement for the off-street parking area; 4) Eliminate the required pedestrian connection from the development site to McGilchrist St; 5) To allow striping to be used alone where walkways cross vehicle use areas; and 6) Provide a fixed quantity of bicycle parking spaces for the complex. <p>For property approximately 10.78 acres in size, zoned IG (General Industrial), and located at 1835-1885 22nd Street SE - 97302 (Marion County Assessor's Map and Tax Lot number: 073W35DB / 04500).</p>
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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-108744. Paper copies can be obtained for a reasonable cost.

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 información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit; Case No. SPR-ADJ-DAP22-41

PROJECT ADDRESS: 1835-1885 22nd Street SE, Salem OR 97302

AMANDA Application No.: 22-108744-RP / 22-108745-ZO / 22-120210-PLN

COMMENT PERIOD ENDS: Monday, October 24, 2022 at 5:00 P.M.

SUMMARY: Proposed development of a new multi-tenant industrial park containing six buildings with a total floor area of approximately 84,000 square feet.

REQUEST: Class 3 Site Plan Review and Class 2 Driveway Approach Permits for development of a new multi-tenant industrial park containing six buildings with a total floor area of approximately 84,000 square feet, with the following Adjustments to:

- 1) Eliminate the required five-foot setback to a portion of the northern property line;
- 2) Eliminate the required ten-foot vehicle use area setback adjacent to McGilchrist St;
- 3) Eliminate the interior landscape requirement for the off-street parking area;
- 4) Eliminate the required pedestrian connection from the development site to McGilchrist St;
- 5) To allow striping to be used alone where walkways cross vehicle use areas; and
- 6) Provide a fixed quantity of bicycle parking spaces for the complex.

For property approximately 10.78 acres in size, zoned IG (General Industrial), and located at 1835-1885 22nd Street SE - 97302 (Marion County Assessor's Map and Tax Lot number: 073W35DB / 04500).

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., Monday, October 24, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive. To ensure that comments are received by the deadline, we recommend e-mailing comments to the Case Manager below.*

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@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 & Date: _____

Address: _____

Phone: _____

Email: _____

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



NO POSTAGE
NECESSARY
IF MAILED
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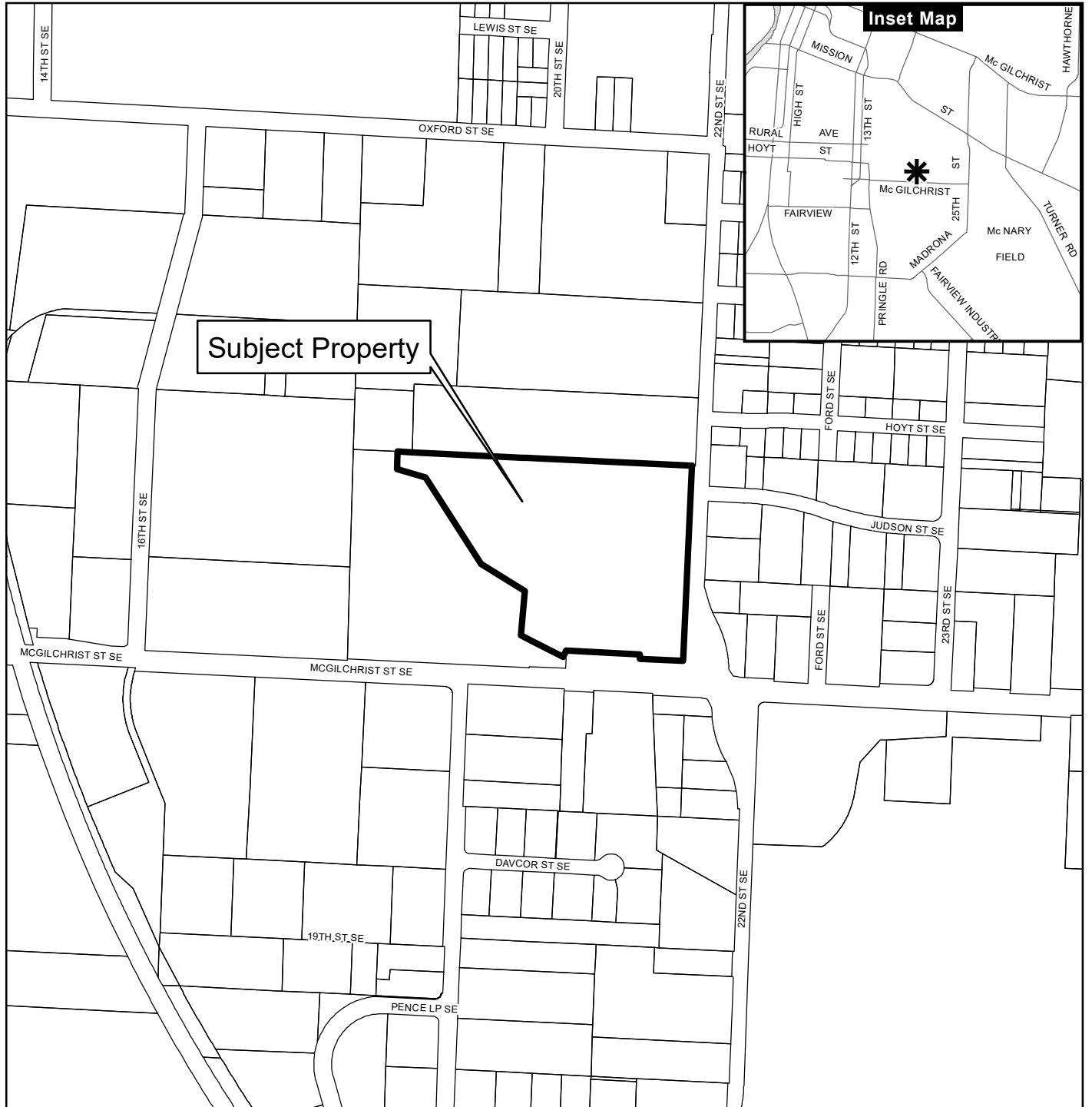
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 1835-1885 22nd Street SE



Subject Property

Inset Map

Legend

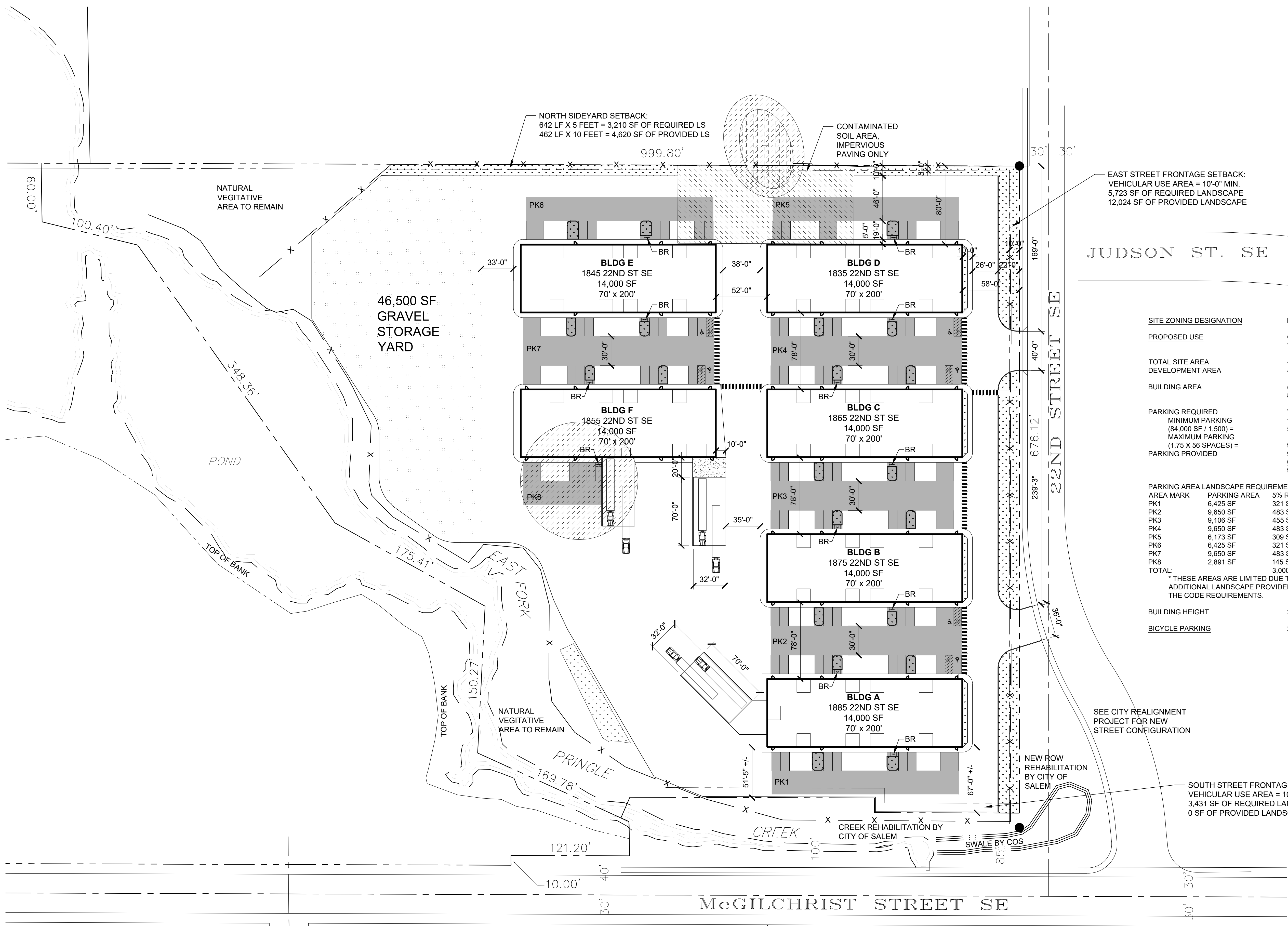
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks



0 100 200 400 Feet



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SITE ZONING DESIGNATION IG

PROPOSED USE GENERAL WHOLESALING OR WAREHOUSE/DISTRIBUTION

TOTAL SITE AREA 469,551 SF (10.78 AC)
DEVELOPMENT AREA 400,274 SF (9.19 AC)

BUILDING AREA (6) 14,000 SF BUILDINGS
 84,000 SF TOTAL

PARKING REQUIRED WHOLESALING USE
 MINIMUM PARKING 1 SPACE PER 1,500 SF
 (84,000 SF / 1,500) = 56 SPACE MINIMUM
 MAXIMUM PARKING 98 SPACES MAXIMUM
 (1.75 X 56 SPACES) = 98 TOTAL SPACES
 PARKING PROVIDED 90 STANDARD SPACES
 6 ACCESSIBLE SPACES
 96 TOTAL SPACES

AREA MARK	PARKING AREA	5% REQ LS AREA	PROVIDED LS AREA
PK1	6,425 SF	321 SF	341 SF
PK2	9,650 SF	483 SF	555 SF
PK3	9,106 SF	455 SF	555 SF
PK4	9,650 SF	483 SF	555 SF
PK5	6,173 SF	309 SF	149 SF *
PK6	6,425 SF	321 SF	341 SF
PK7	9,650 SF	483 SF	555 SF
PK8	2,891 SF	145 SF	0 SF *
TOTAL:		3,000 SF	3,051 SF

* THESE AREAS ARE LIMITED DUE TO THE EXISTING CONTAMINATED SOILS. ADDITIONAL LANDSCAPE PROVIDED IN OTHER PARKING AREAS TO MEET THE CODE REQUIREMENTS.

BUILDING HEIGHT 26 FT

BICYCLE PARKING 24 SPACES (4 PER BLDG)



project: **NATHAN LEVIN PROPERTIES
 22ND & MCGILCHRIST NEW DEVELOPMENT
 1835 22ND STREET SE (AKA BLDG D)
 SALEM, OR 97302**

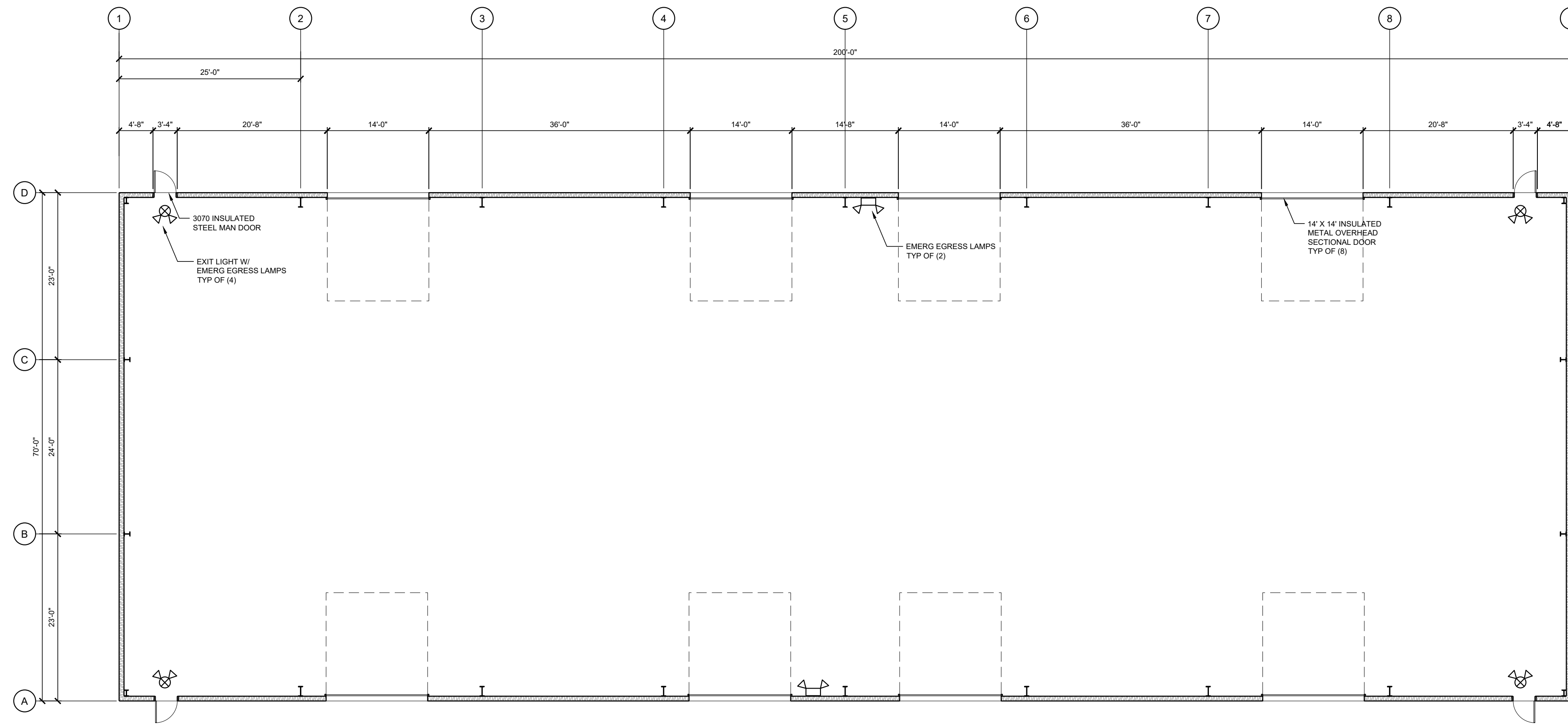
consultants:

revisions:

1	9-30-2022	SITE PLAN UPDATES
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date: 9-15-2022
 project: 03720
 dwg file: A-SP-03720
 drawn by: MJ
 checked by: MJ
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 Carlson Veit Junge Architects PC

SITE PLAN
 1" = 50'-0"

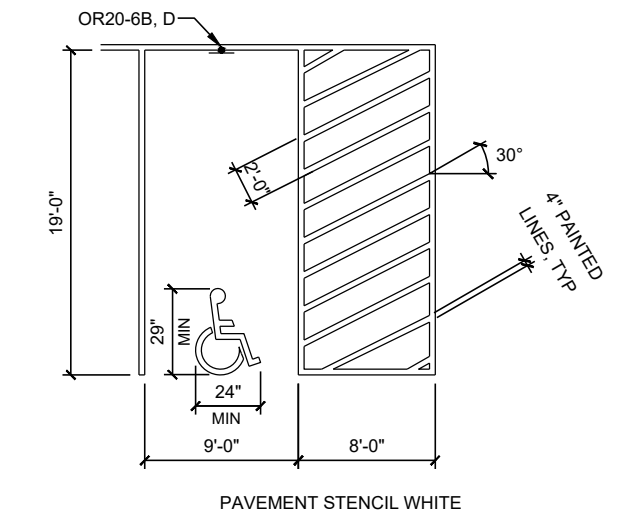


FLOOR PLAN
1/8" = 1'-0"

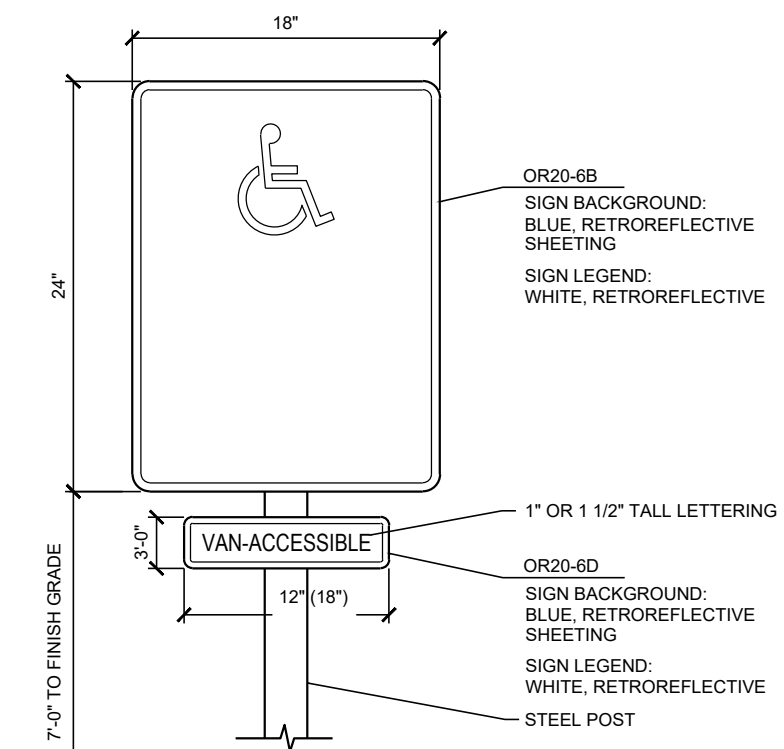
CODE SUMMARY

GOVERNING BUILDING CODE: OSSC 2019 (IBC 2018)

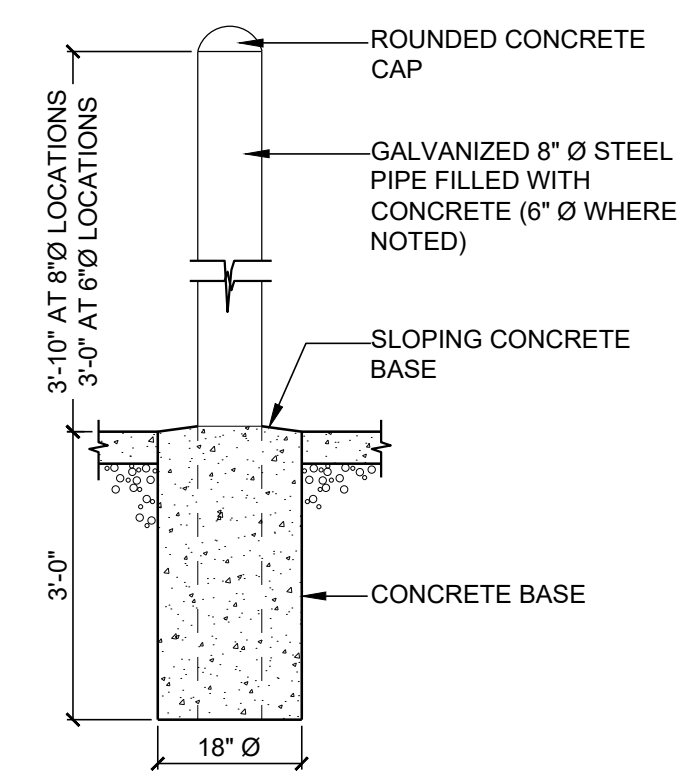
BUILDING CODE: F-1 or S-1 (VACANT WAREHOUSE)
 OCCUPANCY GROUP: V-B (FULLY FIRE SPRINKLERED)
 CONSTRUCTION TYPE: V-B (FULLY FIRE SPRINKLERED)
 CODE ANALYSIS BASED UPON NONSEPARATED OCCUPANCIES PER OSSC 508.3.
 ALLOWABLE BUILDING AREA: ONE STORY, FIRE SPRINKLERS = 34,000 SF
 TOTAL BASIC ALLOWABLE AREA: = 34,000 SF
 TOTAL BUILDING AREA: = 14,000 SF
 OCCUPANT LOAD: TO BE DETERMINED BY TENANT IMPROVEMENTS
 DEFERRED SUBMITTALS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, FIRE ALARM, CURTAIN WALL SYSTEM



1 ACCESSIBLE PAINTED STRIPING
1/8" = 1'-0"



2 ACCESSIBLE PARKING SPACE SIGN
N.T.S.



3 PIPE BOLLARD
1/2" = 1'-0"

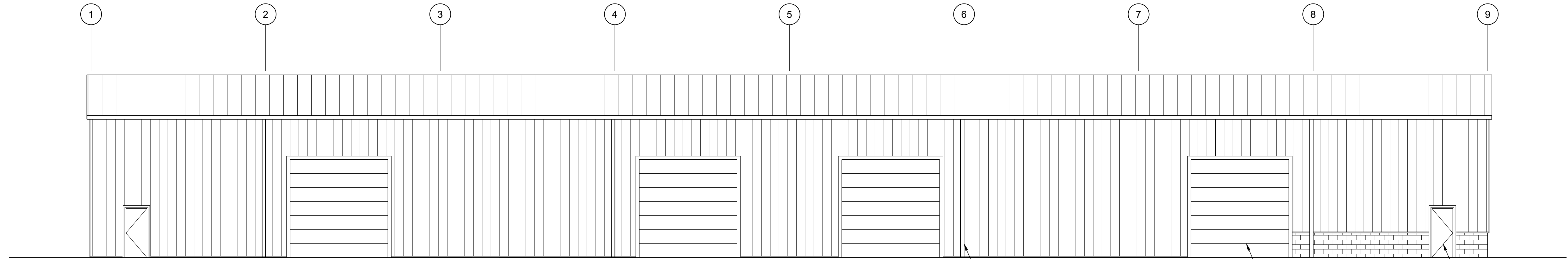
CARLSON VEIT JUNGE ARCHITECTS PC
 ARCHITECTURE • INTERIOR DESIGN
 3095 RIVER RD N. SALEM, OREGON 97303
 WWW.CARLSONVEIT.COM • 503-390-0281



project:
**NATHAN LEVIN PROPERTIES
 22ND & MCGILCHRIST NEW DEVELOPMENT**
 1835 22ND STREET SE (AKA BLDG D)
 SALEM OREGON
 consultants:

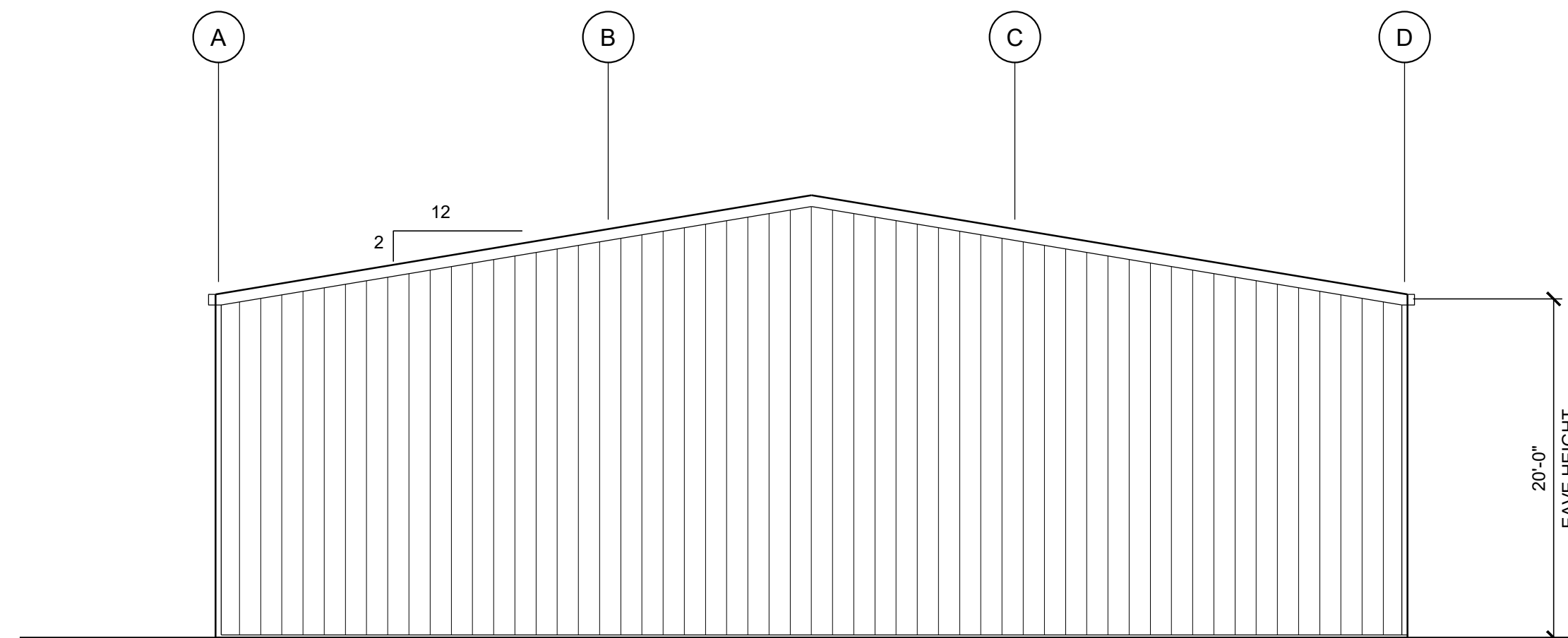
revisions:
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 date: 9-15-2022
 project: 03720
 dwg file: A-102-X-03720
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 checked by: MJ
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FLOOR PLAN
 sheet:
A-102
 of:



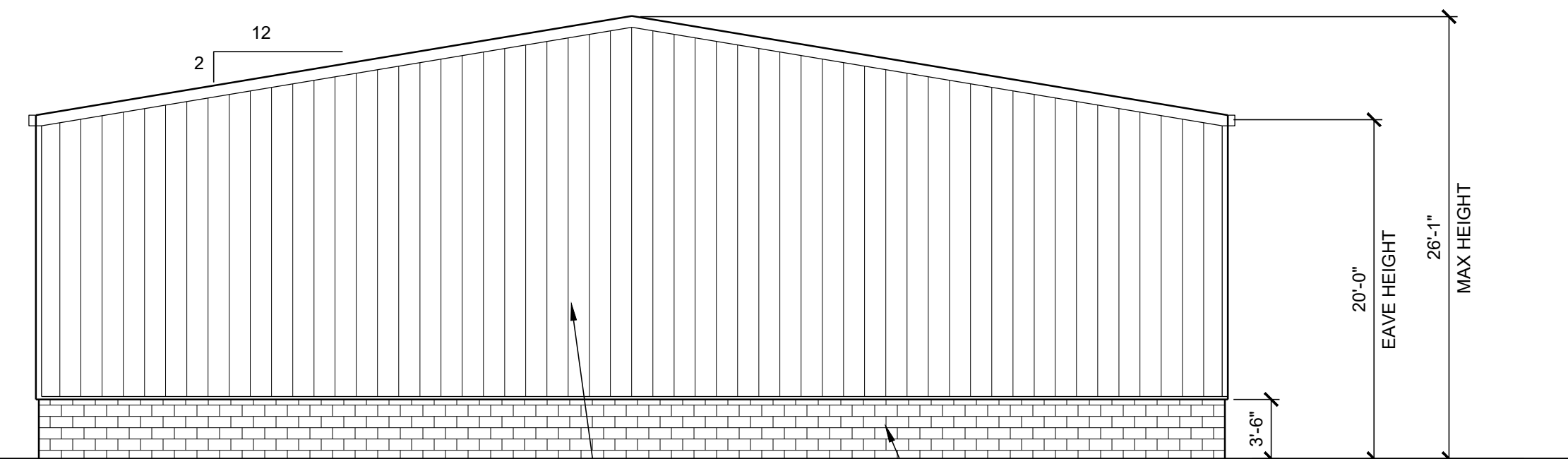
SOUTH ELEVATION

1/8" = 1'-0"



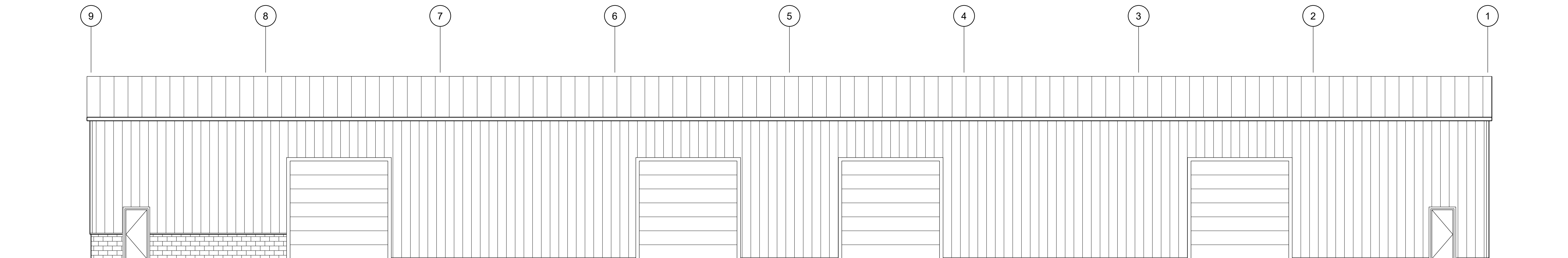
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

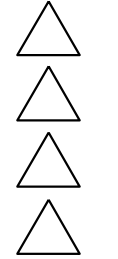
1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

revisions:



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**EXTERIOR
ELEVATIONS**

sheet:

A-201

of: