



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:	Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. CU-SPR-ADJ-DR23-04
PROPERTY LOCATION:	4900 Block of State St, Salem OR 97301
SUMMARY:	Development of the second phase of the East Park Apartments, including an additional four buildings containing 42 dwelling units.
HEARING INFORMATION:	<u>Hearings Officer, March 22, 2023 at 5:30 PM Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> 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:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
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:	<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> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/hearings-officer
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) SRC 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review, 250.005(d)(2) – Class 2 Adjustment; and 225.005(e)(1) – Class 1 Design Review Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	East Park LLC (Kiril Ivanov, Patricia Jones)
APPLICANT / AGENT(S):	Brandie Dalton on behalf of East Park LLC
PROPOSAL / REQUEST:	<p>A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review and Class 1 Design Review for development of the second phase of the East Park Apartments, including an additional four buildings containing a total of 42 dwelling units, with a Class 2 Adjustment request to:</p> <ol style="list-style-type: none"> 1) To allow buildings to be placed at an approximate 20-foot setback along State Street and Greencrest Street NE, instead of five feet as required by 702.020(e)(4); and 2) To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units adjacent to State Street and Greencrest Street NE as required by 702.020(e)(5). <p>For a portion of property approximately 1.74 acres in size, zoned CR (Retail Commercial), and located at the 4900 Block of State Street - 97301 (Marion County Assessor Map and Tax Lot numbers: 072W29C / 00100 and 00101).</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 in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	<p>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 124236. Paper copies can be obtained for a reasonable cost.</p>
NOTICE MAILING DATE:	March 2, 2023

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>

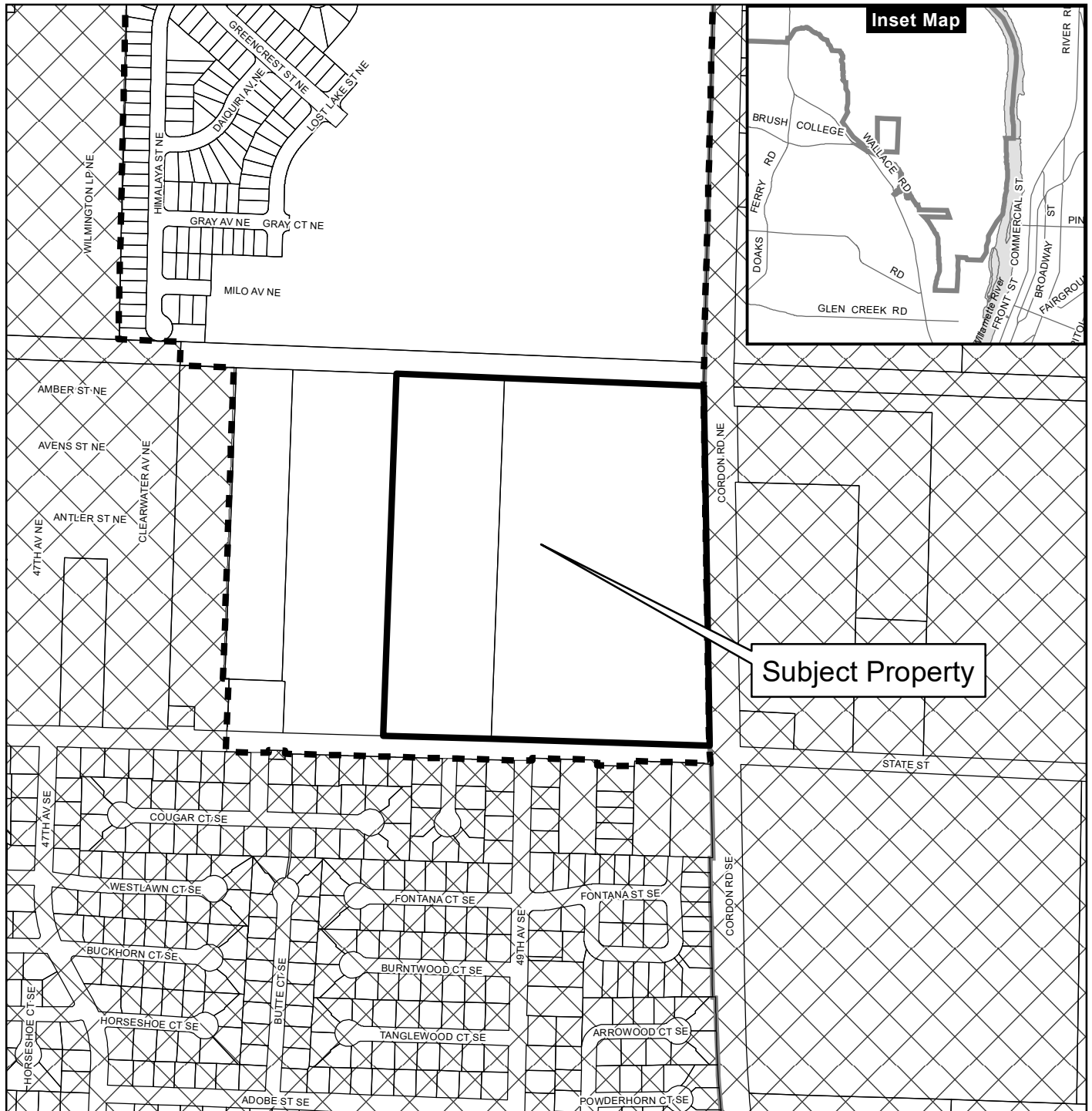
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised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








Vicinity Map

4900 Block of State Street

(Taxlots 072W29C / 00100 and 00101)



Legend

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

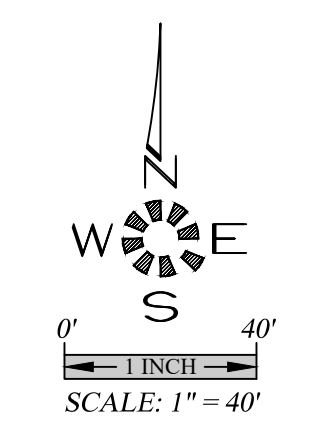
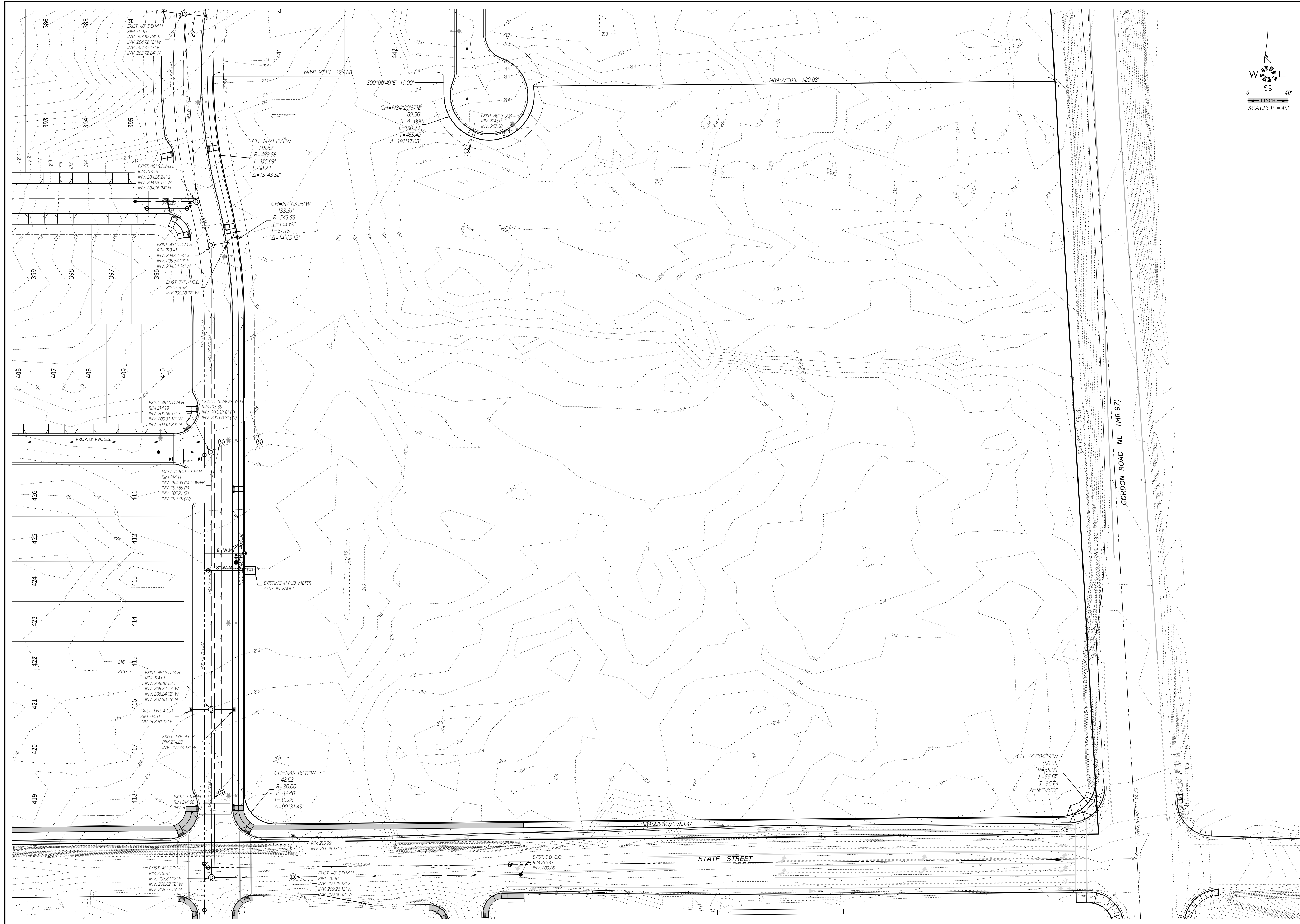
CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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 PH: (503) 363-9227 FAX: (503) 364-1260
 www.mtengineering.net office@mtengineering.net

**EXISTING
 CONDITIONS
 PLAN**

EAST PARK APARTMENTS PH. 2

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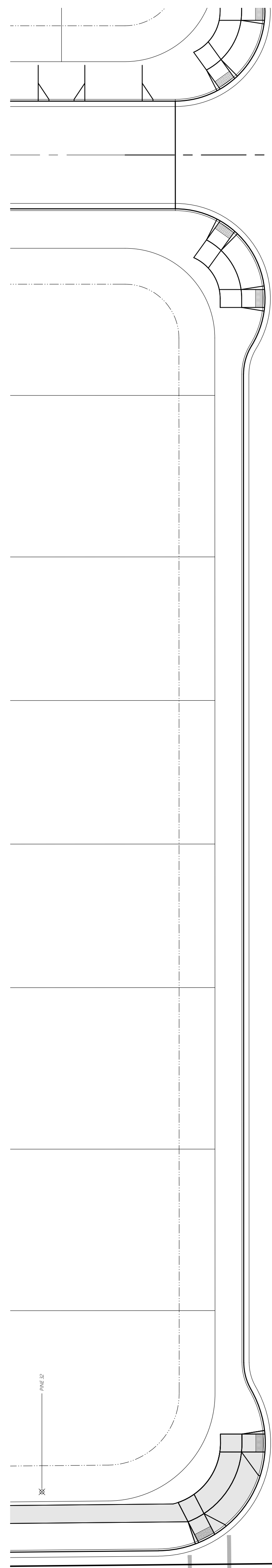
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 Date: DEC. 2022
 Scale: AS SHOWN

REGISTERED PROFESSIONAL
 ENGINEER
 JUL 14 1978
 MARK D. GREGG

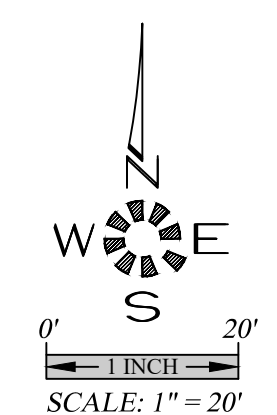
EXPIRES 06-30-2023
 JOB # 6789

SDR2

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GREENGL



42 TOTAL APARTMENT UNITS
24 TYPE "A" 2-BD, 2-BA (952 S.F.) UNITS
18 TYPE "C" 1-BD, 1-BA (728 S.F.) UNITS

77 TOAL PARKING STALLS
61 STANDARD STALLS
14 COMPACT STALLS
2 HADICAP STALLS
1 BICYCLE SPACES (1 RACK)

1 TRASH COMPACTOR / RECYCLE
1 U.S. MAIL BOX AREA

- POLE LIGHT MAXIMUM 14' TALL
- POST LIGHT MAXIMUM 5' TALL
- WALL PACK MOUNTED ON BUILDING
- LOCATION OF ELECTRICAL SEPARATION WALL
- MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- 6 BICYCLE SPACES.

★ ★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 7, 9, 20, 21, 25, & 26 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

ADA HANDICAP ACCESSIBILITY NOTES:

- ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
- HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
- 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

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SITE PLAN

EAST PARK APARTMENTS PH.2

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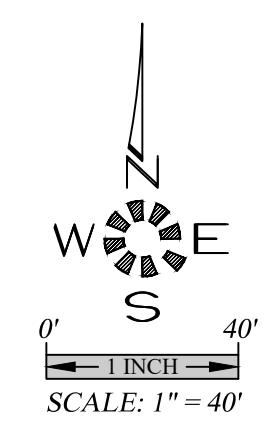
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SDR3



SITE PLAN

EAST PARK APARTMENTS PH.2

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JOB # 6789
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42 TOTAL APARTMENT UNITS
24 TYPE "A" 2-BD, 2-BA (952 S.F.) UNITS
18 TYPE "C" 1-BD, 1-BA (728 S.F.) UNITS

1 TRASH COMPACTOR / RECYCLE
1 U.S. MAIL BOX AREA

PARKING TOTALS				
	STANDARD	COMPACT	HANDICAP	TOTAL
PHASE 1	393	77	14	484
PHASE 2	61	14	2	77
OVERALL PARKING	454	91	16	561

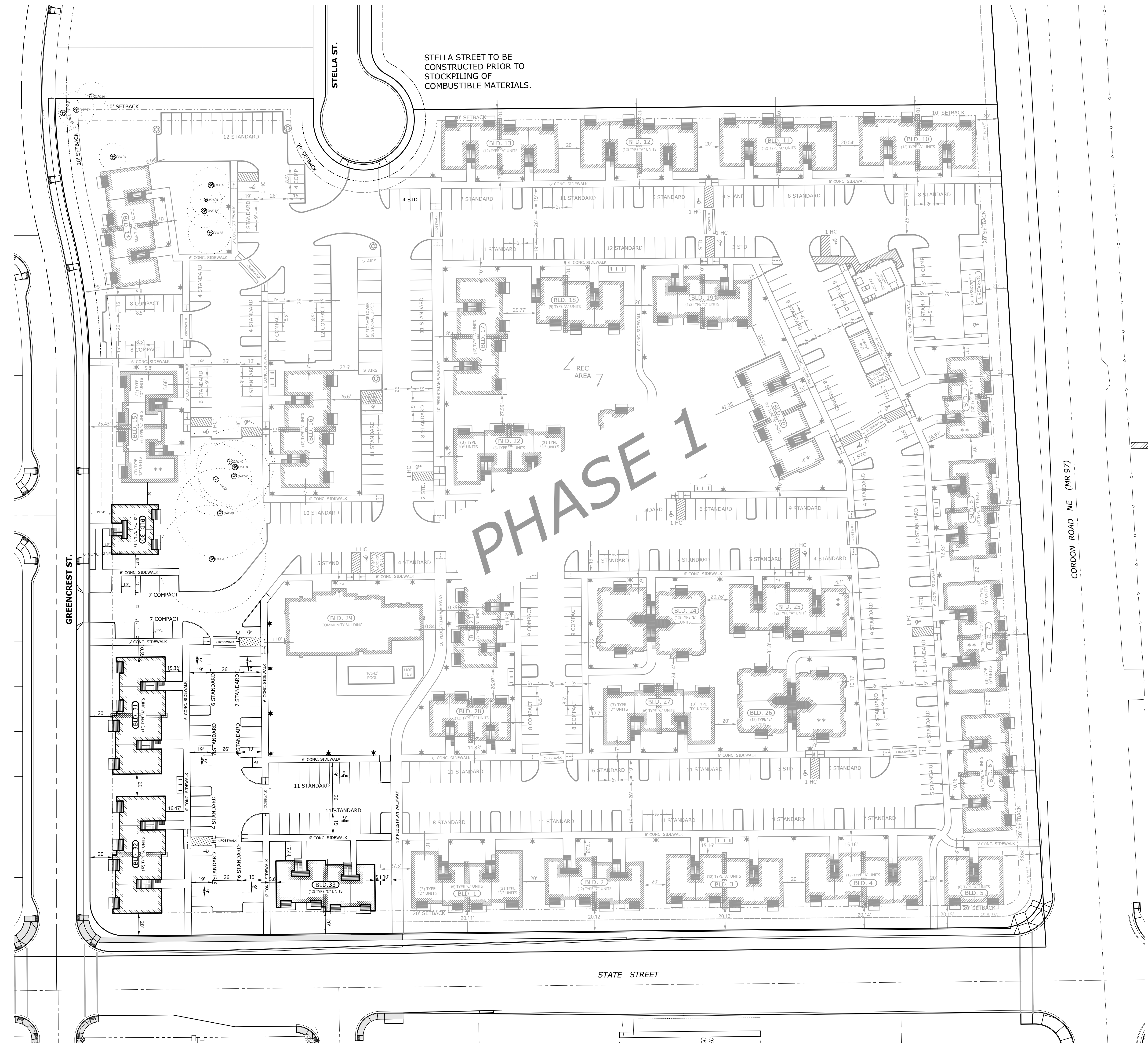
PHASE 1:
3 LOADING ZONES

- POLE LIGHT MAXIMUM 14' TALL
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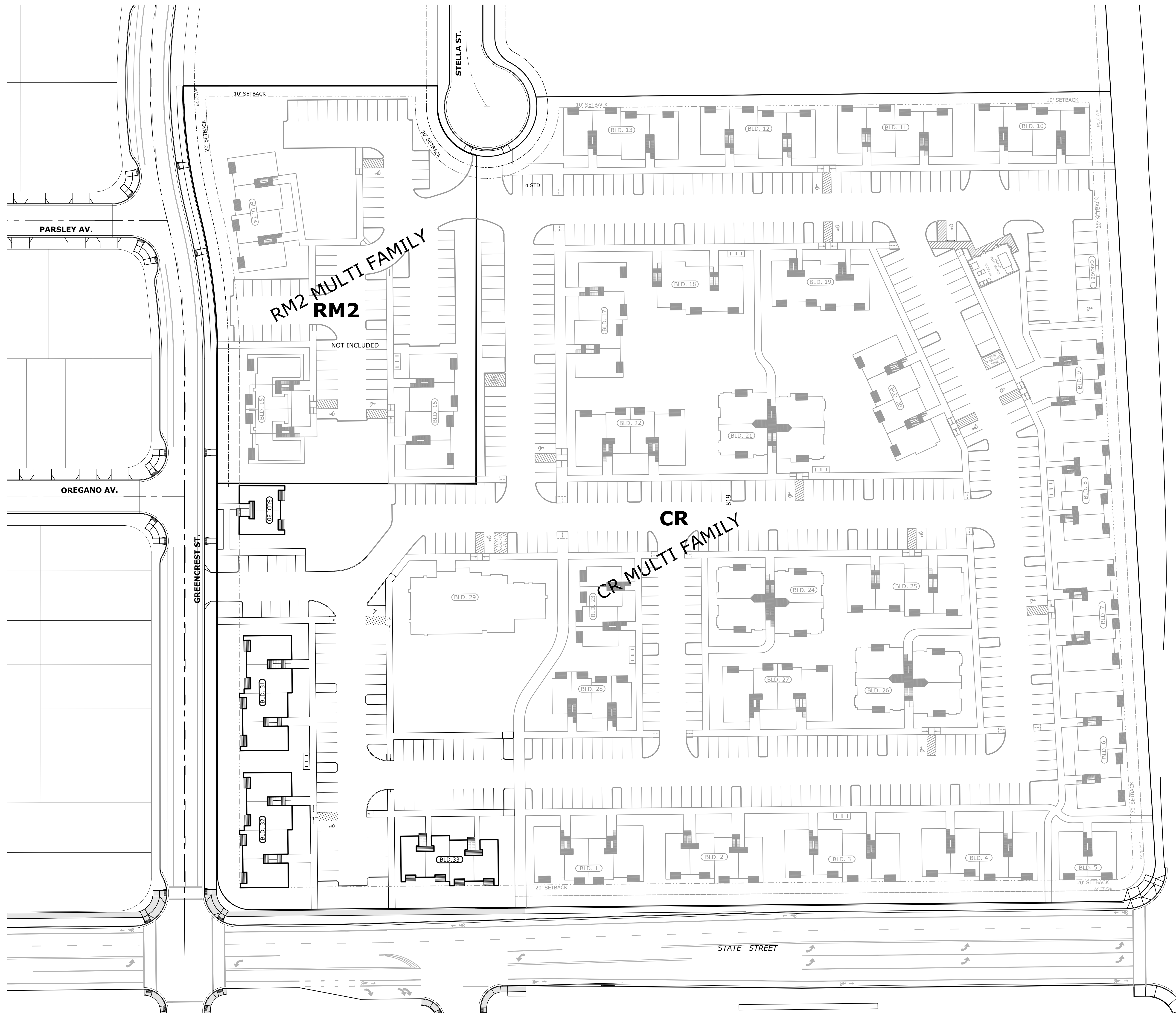
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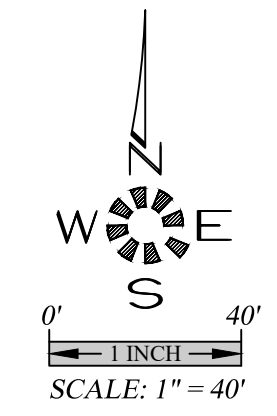
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CORDON ROAD NE (MR 97)

ZONE KEY
 RM2 - MULTI FAMILY RESIDENTIAL
 CR - RETAIL COMMERCIAL



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ZONING MAP

EAST PARK APARTMENTS PH.2

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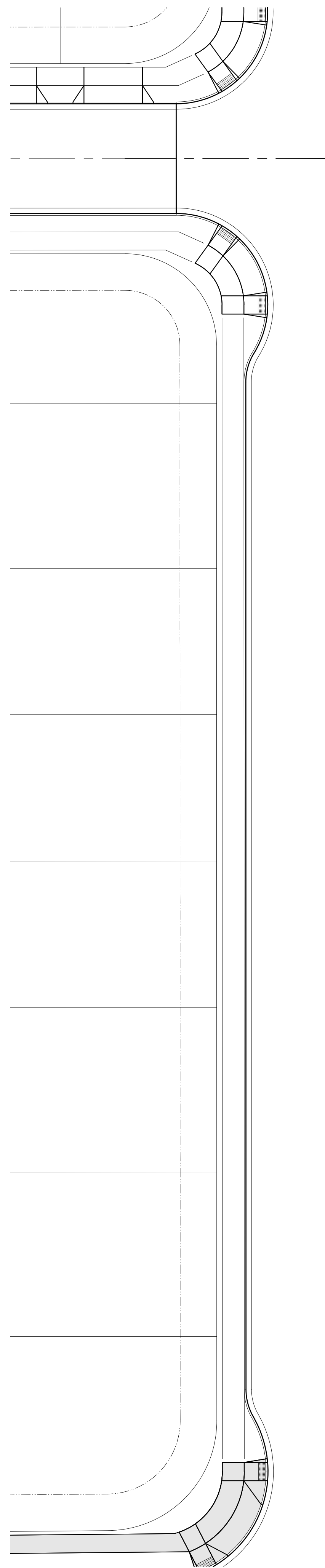
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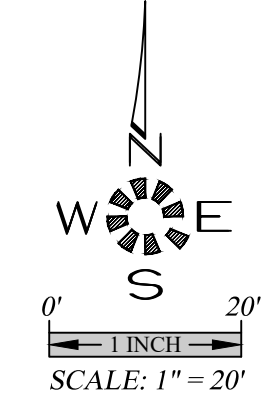
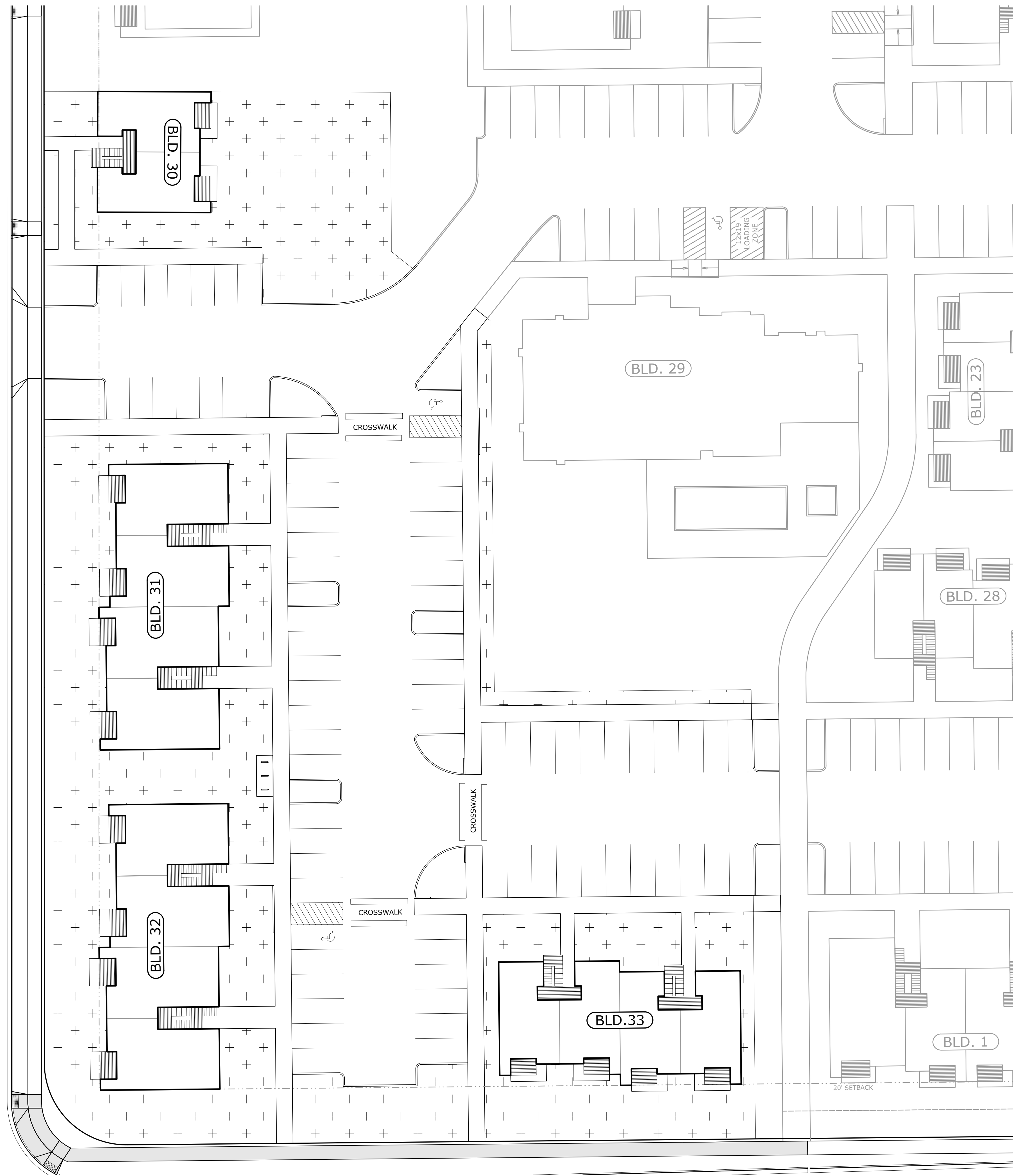
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 JOB # 6789

SDR4

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SITE AREAS
BOUNDARY _____ 75,708 S.F. (1.74 AC)

PERVIOUS AREA:
OPEN SPACE _____
COMMON OPEN SPACE _____ 25,446 S.F. (33.61%)
INTERIOR PARKING LOT LANDSCAPING _____ 1,341 S.F. (1.77%)

IMPERVIOUS AREA
PARKING AREA _____ 27,549 S.F. (36.38%)
SIDEWALK _____ 8,021 S.F. (10.58%)
BUILDINGS _____ 13,351 S.F. (17.66%)

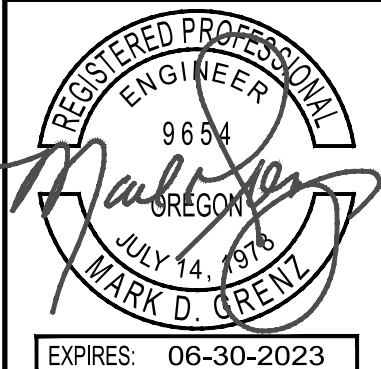
 = COMMON OPEN SPACE

OPEN SPACE PLAN

EAST PARK APARTMENTS PH.2

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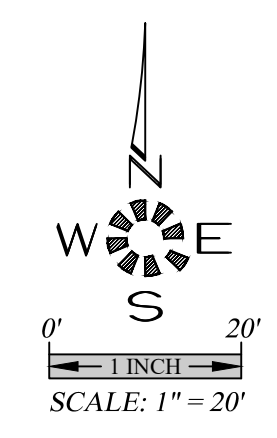
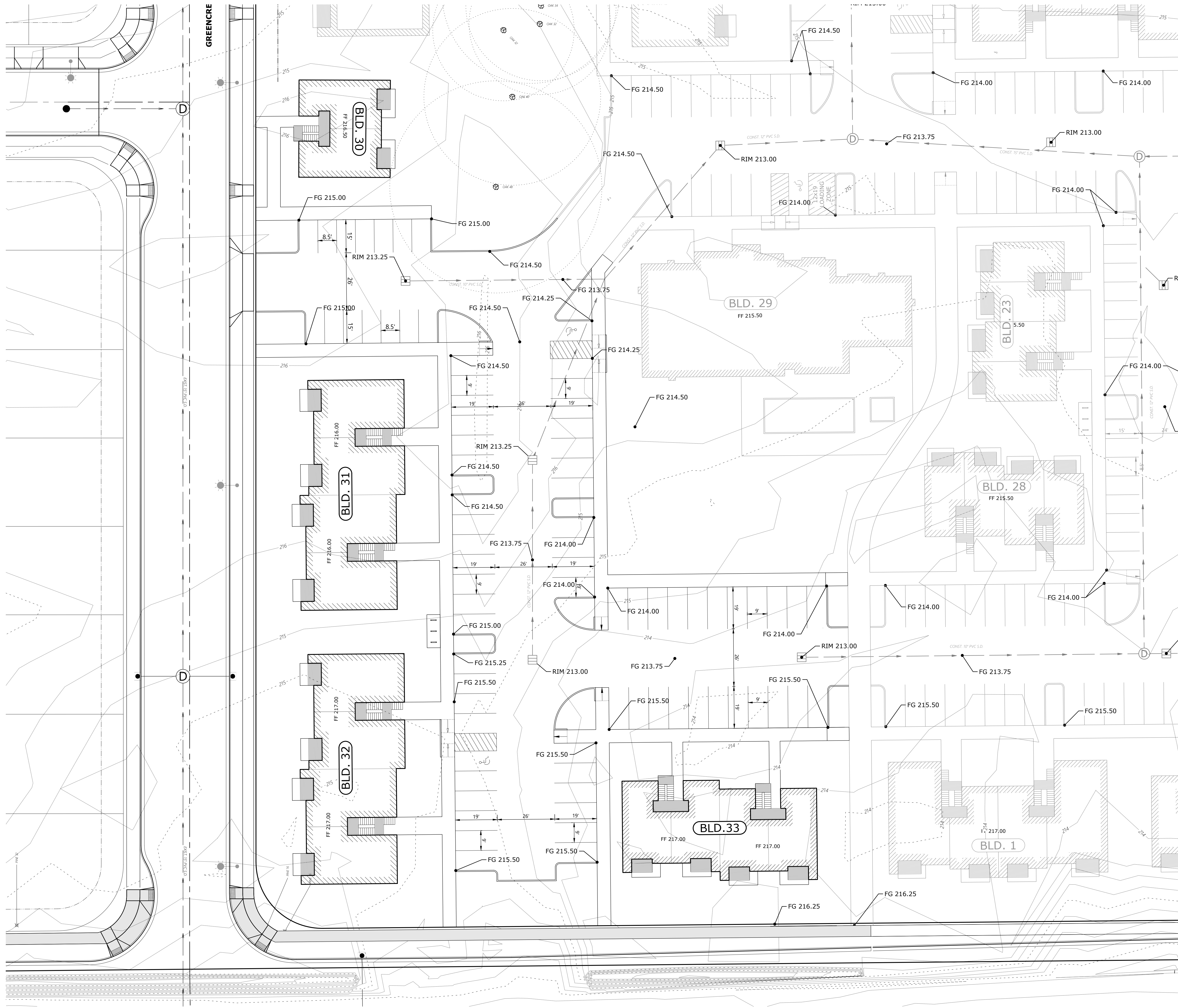
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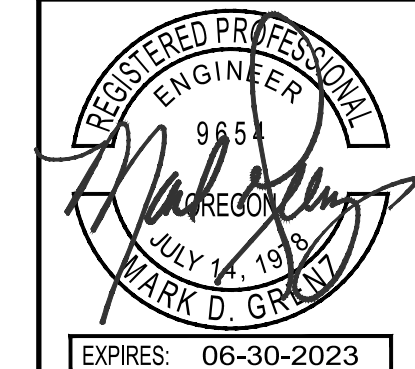
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GRADING PLAN

EAST PARK APARTMENTS PH. 2

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EXPIRES: 06-30-2023
 JOB # 6789

SDR6

EAST PARK APARTMENTS – PHASE 2

STATE STREET AND GREENCREST STREET
SALEM, OREGON 97301

DRAWINGS FOR:

MULTI-TECH ENGINEERING
JEREMY GRENZ
503 . 363 . 9227

LANDSCAPE ARCHITECT:

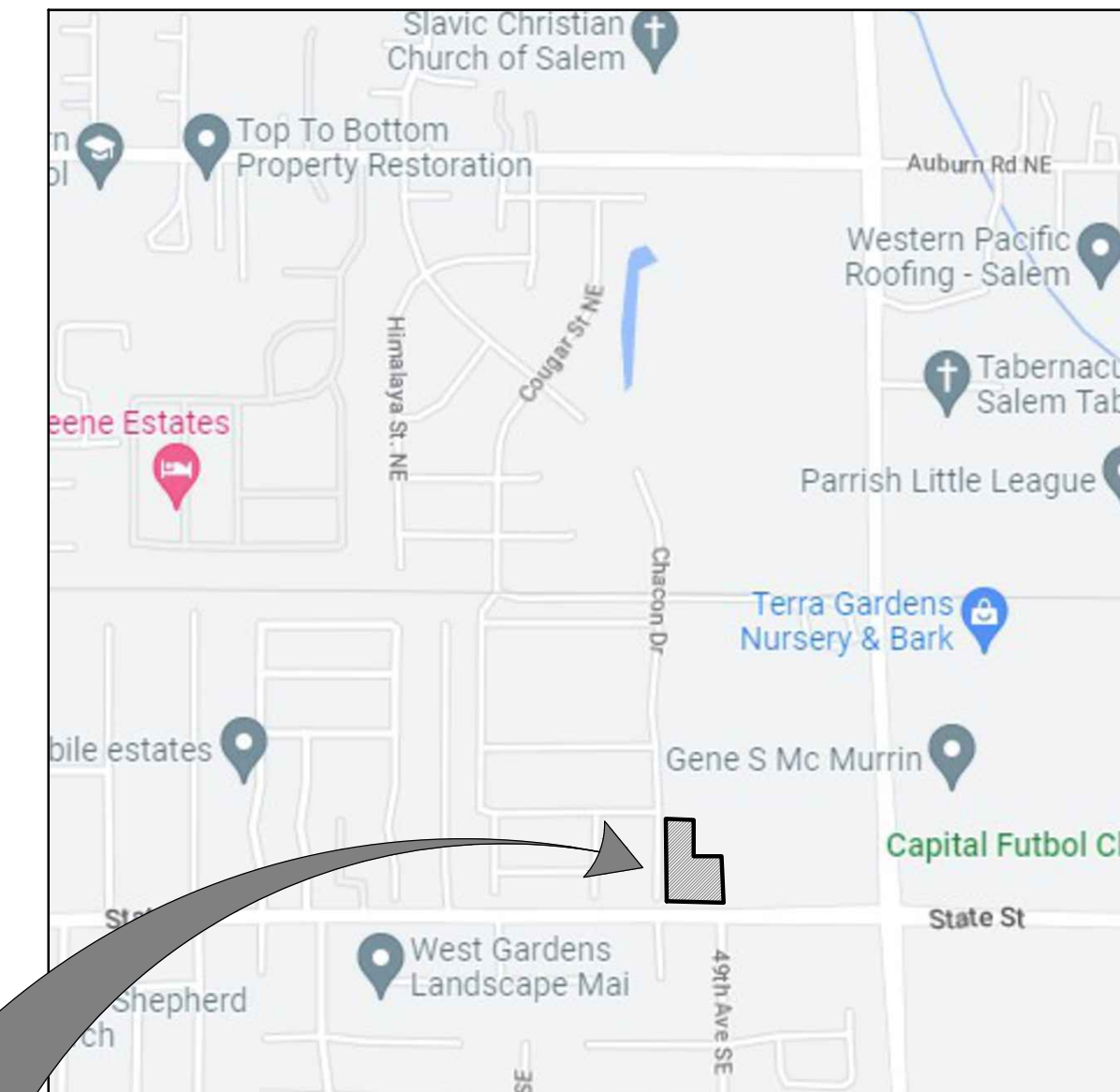
LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

SHEET INDEX:

LO.0 COVER SHEET

L1.1 PRELIMINARY PLANTING PLAN

VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT
SITE

CALL BEFORE YOU DIG:
1.800.332.2344
www.callbeforeyoudig.org

Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon
503.784.6494

East Park
Apartments
Phase 2

State Street and
Greencrest Street
Salem, OR 97301



COVER SHEET

February 24th, 2023

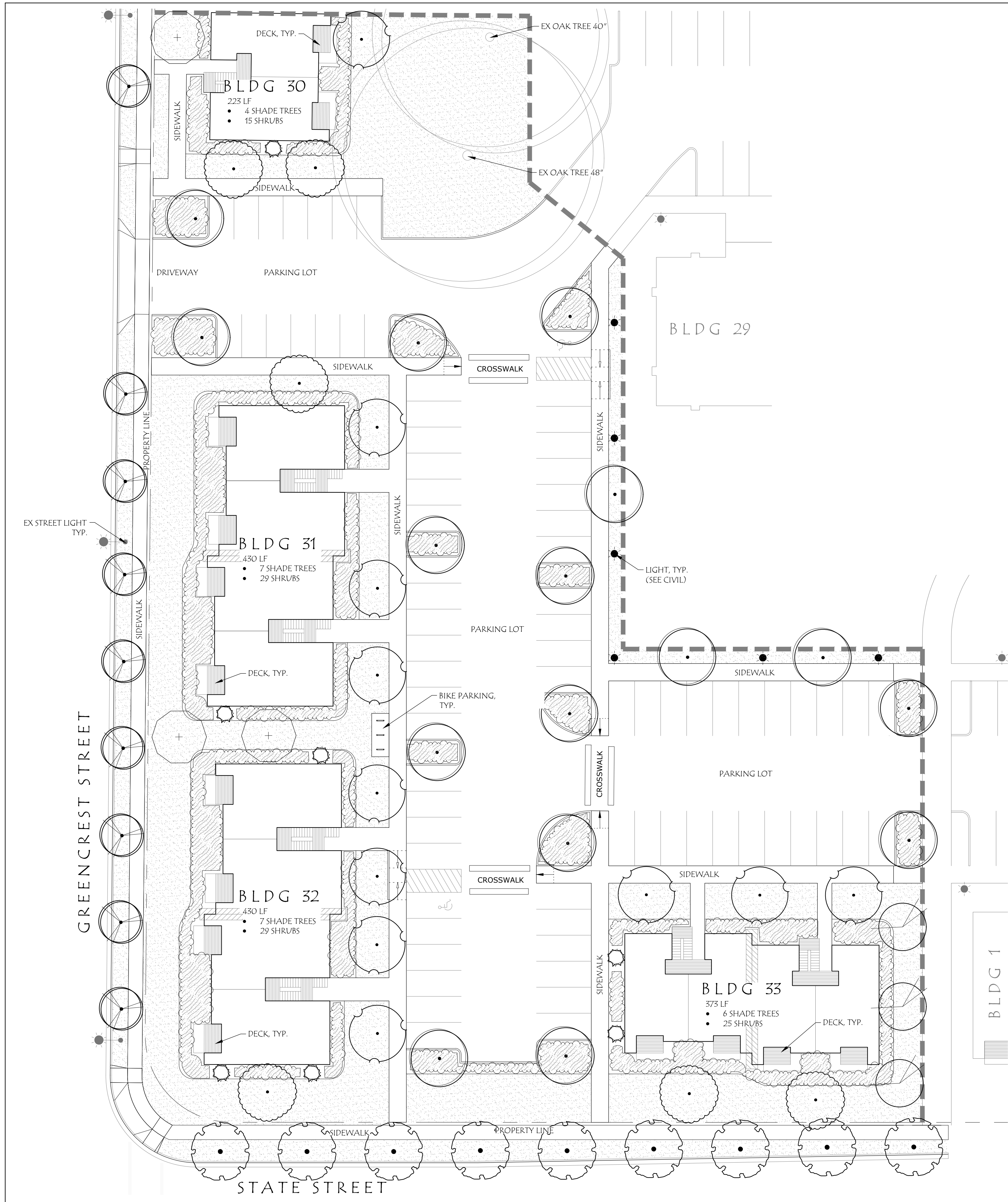
REVISIONS

#	DATE	NOTES	INITIALS

LO.0

SHEET 1 OF 2

PROJECT #: 1509R



Legend:

- EXISTING TREES TO REMAIN
- LIMITS OF LANDSCAPING

General Notes:

1. DRAWINGS ARE PRELIMINARY. NOT FOR CONSTRUCTION OR BIDDING.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, GRADING PLAN AND STORMWATER INFORMATION.
4. STREET TREES TO BE SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
5. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM DESIGNED BY LANDSCAPE ARCHITECT.
6. PRELIMINARY PLANT SCHEDULE THIS SHEET.

Multifamily Landscape Requirements

SITE AREA SQUARE FOOTAGE (SF): 77,275 SF
 1 TREE PER 2000 SF GROSS AREA = 39 TREES
 PROPOSED = 48 (46 + 2 EXISTING ON PROPERTY, DOES NOT INCLUDE STREET TREES)

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
 1 SHRUB (1 PLANT UNIT) PER 25 LF
 2 PLANT UNITS AT ENTRY WAYS

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)

Preliminary Plant Schedule

STREET TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	9	Acer platanoides 'Globosum' / Globe Norway Maple	11/2" Cal., B&B
	9	Rhamnus purshiana / Cascara	11/2" Cal., B&B

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	16	Acer rubrum 'Armstrong' / Armstrong Red Maple	11/2" Cal., B&B
	6	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	11/2" Cal., B&B
	3	Cercis occidentalis / Western Redbud	11/2" Cal., B&B
	7	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	6' Ht., Min., B&B
	3	Cornus florida / Flowering Dogwood	11/2" Cal., B&B
	11	Pyrus calleryana 'Bradford' / Bradford Callery Pear	11/2" Cal., B&B

SHRUBS, GRASSES AND GROUND COVER AREAS	QTY	BOTANICAL / COMMON NAME	SIZE
	6,029 sf	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia Cornus sericea 'Kelsey' / Kelsey Dogwood Daphne odora / Winter Daphne Euonymus alatus 'Compactus' / Compact Burning Bush Pieris japonica 'Compacta' / Compact Japanese Pieris Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel Rhododendron x 'P.J.M.' / P.J.M. Rhododendron Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea	2 Gal. to 5 Gal.
		Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass Festuca glauca 'Elijah Blue' / Elijah Blue Fescue Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 Gal.
		Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita Fragaria chiloensis / Beach Strawberry Rubus calycoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	4" Pots to 1 Gal.

LAWN AREAS	QTY	BOTANICAL / COMMON NAME	SIZE
	22,145 sf	ProTime PT301 Water Smarter Fescue or Approved Equal	Seed

Laurus Designs, LLC

1012 Pine Street
 Silverton, Oregon
 503.784.6494

East Park Apartments
 Phase 2

State Street and
 Greencrest Street
 Salem, OR 97301

REGISTERED
 643
 PRELIMINARY
 LANDSCAPE ARCHITECT

LAURA A. ANTONSON
 OREGON
 11/16/2007

PRELIMINARY
 PLATING PLAN

SCALE: 1"=20'-0"

0' 10' 20' 40'

SCALE

February 24th, 2023

REVISIONS			
#	DATE	NOTES	INITIALS

L1.1

SHEET 2 OF 2

PROJECT #: 1509R