



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, and Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP23-06
PROPERTY LOCATION:	155 Cottage St NE, Salem OR 97301
NOTICE MAILING DATE:	March 2, 2023
PROPOSAL SUMMARY:	A Class 3 Site Plan Review with two Class 2 Adjustments and one Class 2 Driveway Approach Permit for renovations at the Oregon State Executive Building.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., THURSDAY, MARCH 16, 2023. 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:	Peter Domine, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Phone: 503-540-2311; E-mail: pdomine@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> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	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; 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):	State of Oregon – DAS
APPLICANT(S):	Nicole Holt, Sera Architects Inc., on behalf of State of Oregon – DAS
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for renovations at the Oregon State Executive Building including one Class 2 Driveway Approach Permit to widen the access to an existing loading and solid waste service area, and two Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Reduce the required minimum spacing requirement of 370 feet between the driveway approach proposed for reconstruction and the adjacent intersections of Cottage St NE and Church St NE, per SRC 804.035(d). 2) Allow parallel access instead of perpendicular access to a solid waste service area of more than four cubic yards, per SRC 800.055(f)(1)(A). <p>The subject property is 2.65 acres in size, zoned PS (Public Services) and located at 155 Cottage St NE (Marion County Assessors Map and Tax Lot Number 073W27AA / 2300).</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: 23-103081. 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, and Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP23-06

PROJECT ADDRESS: 155 Cottage St NE, Salem OR 97301

AMANDA Application No.: 23-103081-PLN

COMMENT PERIOD ENDS: Thursday, March 16, 2023 at 5:00 PM

SUMMARY: A Class 3 Site Plan Review with two Class 2 Adjustments and one Class 2 Driveway Approach Permit for renovations at the Oregon State Executive Building.

REQUEST: A Class 3 Site Plan Review for renovations at the Oregon State Executive Building including one Class 2 Driveway Approach Permit to widen the access to an existing loading and solid waste service area, and two Class 2 Adjustments to:

- 1) Reduce the required minimum spacing requirement of 370 feet between the driveway approach proposed for reconstruction and the adjacent intersections of Cottage St NE and Church St NE, per SRC 804.035(d).
- 2) Allow parallel access instead of perpendicular access to a solid waste service area of more than four cubic yards, per SRC 800.055(f)(1)(A).

The subject property is 2.65 acres in size, zoned PS (Public Services) and located at 155 Cottage St NE (Marion County Assessors Map and Tax Lot Number 073W27AA / 2300).

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, MARCH 16, 2023, 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 at our office. 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: Peter Domine, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

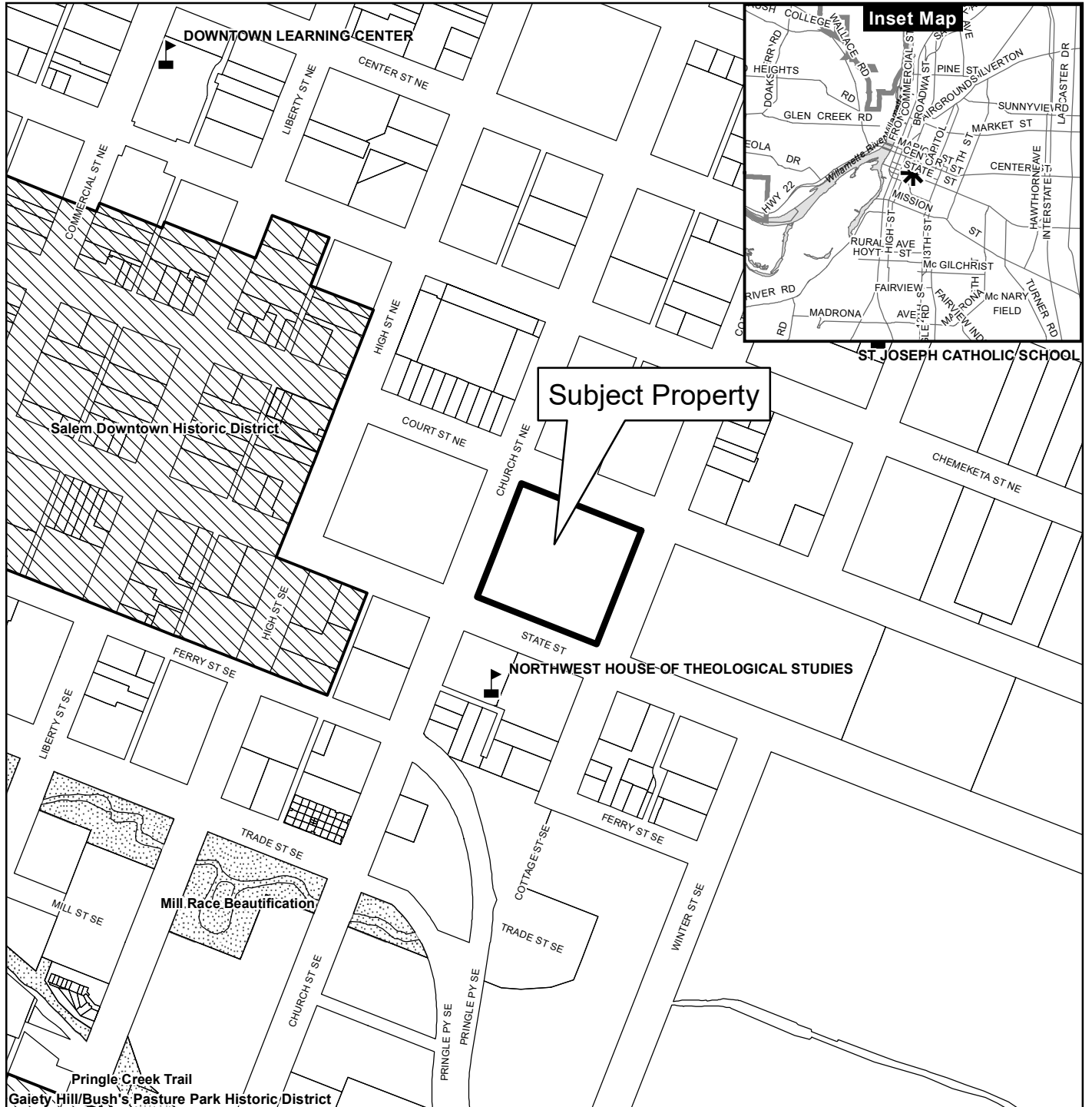
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 155 Cottage St NE



Legend

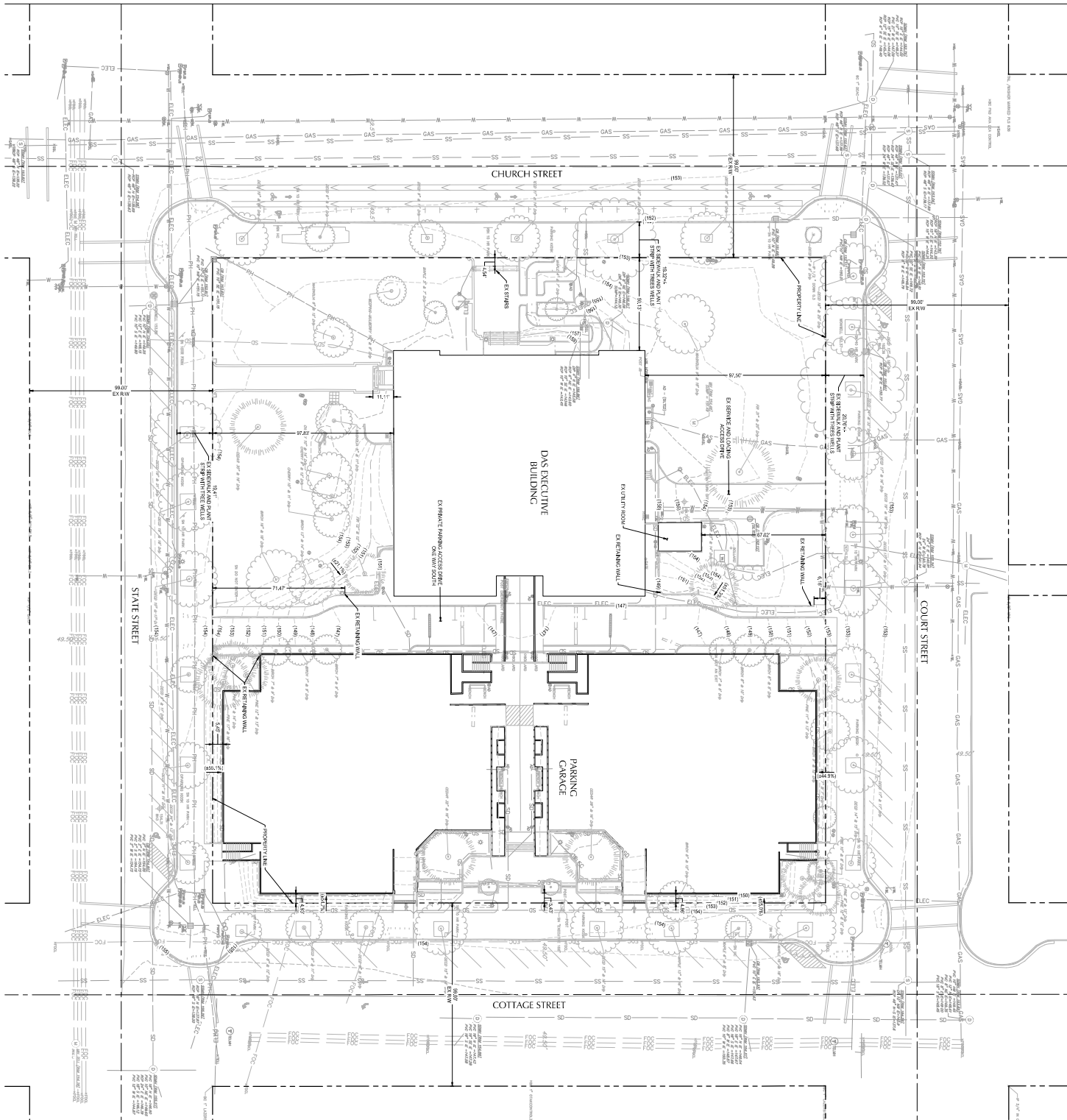
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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SHEET LEGEND

- PROPERTY LINE
- CENTERLINE
- EX. CONTOUR/BOUND
- EX. CONTOUR/BOUND

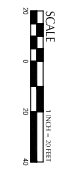
EXISTING SITE INFORMATION
 EXISTING SITE AREA: 115,648 SF (2.66 AC)
 NO PARTS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM MAP NO. 170535551A

PRELIMINARY
 NOT FOR CONSTRUCTION

SERA
 ARCHITECTURE
 URBAN DESIGN + PLANNING
 INTERIOR DESIGN

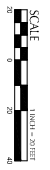
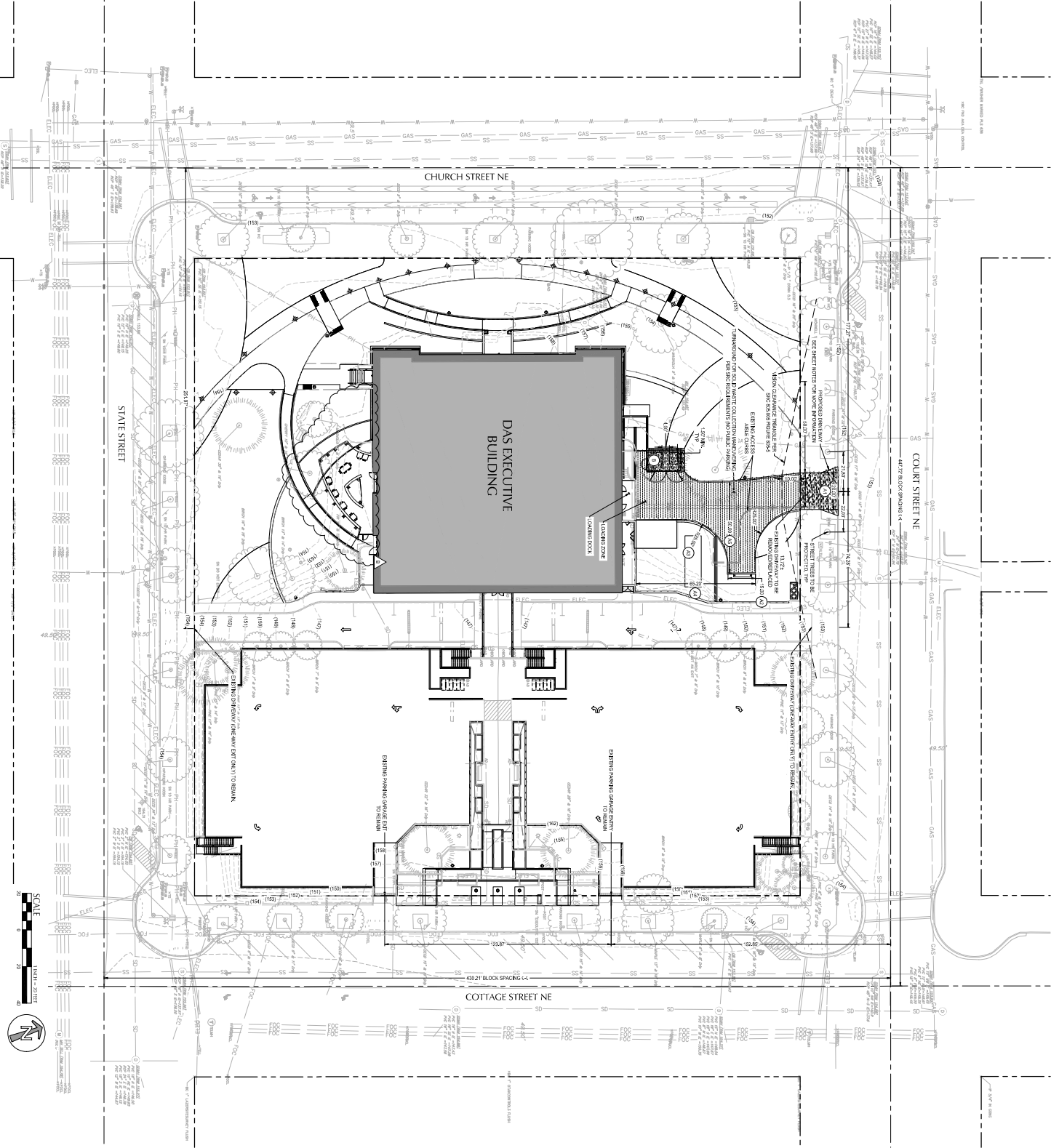
kpff
 1117 COMMERCIAL DRIVE, SUITE 200
 PORTLAND, OR 97204
 TEL: 503.222.4400
 WWW.KPFF.COM

EXECUTIVE BUILDING RENOVATION
 DEPARTMENT OF ADMINISTRATIVE SERVICES
 150 Cottage St NE, Salem, OR 97301



EXISTING
 CONDITIONS PLAN
LU-C10
 SITE PLAN REVIEW

DATE: 02/03/2023
 REVISION: 02/03/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



- SHEET NOTES**
1. THE PROPOSED VEHICLE DRIVEWAY IS NECESSARY TO ACCOMMODATE THE PROPOSED VEHICLE TRANSFER AND TO PROVIDE ADEQUATE TURNING RADIUS FOR THE PROPOSED VEHICLE TRANSFER AND TO PROVIDE ADEQUATE TURNING RADIUS FOR THE PROPOSED VEHICLE TRANSFER.
 2. DRIVEWAY SHALL BE INSTALLED PER SET OF SUDA SITE PLAN AND SHALL BE INSTALLED PER THE SPECIFICATIONS.
 3. PROPOSED DRIVEWAY LOCATION IS SUBJECT TO THE AGENCIES' REVIEW AND APPROVAL AND SHALL BE SUBJECT TO ANY CHANGES.

SHEET LEGEND

PROPERTY LINE
CHURCH ST NE

- NOTES**
1. KENNOTS
 2. SOLID WHITE SERVICE AREA ACCESS INDICATING PER FORD
 3. 30' FT ACCESS WIDTH
 4. 15' FT ACCESS WIDTH
 5. 10' FT ACCESS WIDTH
 6. 5' FT ACCESS WIDTH
 7. 1" CONCRETE AND 1" REBAR PER SPECIFICATIONS PER PER 11000
 8. 1" CONCRETE AND 1" REBAR PER SPECIFICATIONS PER PER 11000
 9. 1" CONCRETE AND 1" REBAR PER SPECIFICATIONS PER PER 11000
 10. 1" CONCRETE AND 1" REBAR PER SPECIFICATIONS PER PER 11000

EXECUTIVE BUILDING APPROACH PLAN

DEPARTMENT OF ADMINISTRATIVE SERVICES
150 Cottage St NE, Salem, OR 97301

kpff
1111 Commercial Street, Suite 200
Salem, Oregon 97301
503.595.1111

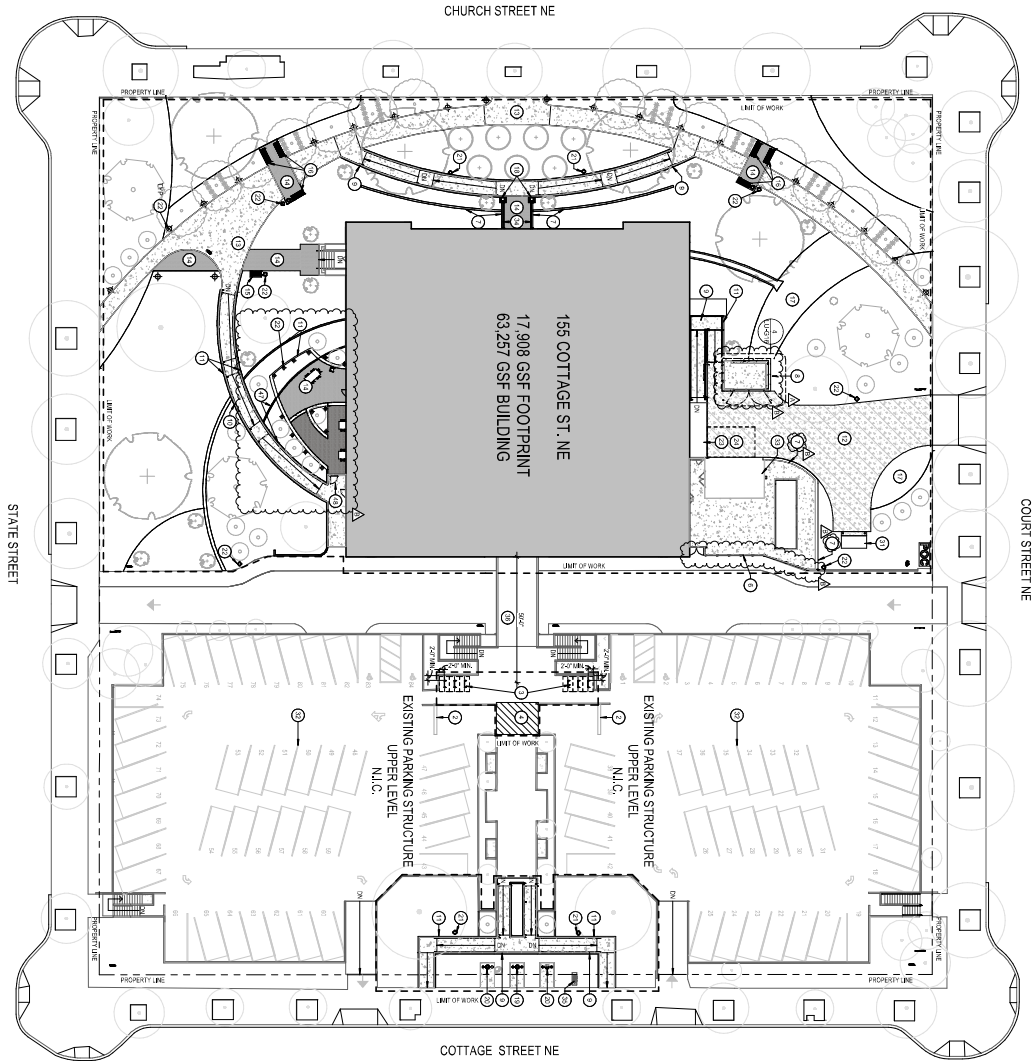
SERA
ARCHITECTURE
URBAN DESIGN • PLANNING
INTERIOR DESIGN

DRIVEWAY APPROACH PLAN LUC12

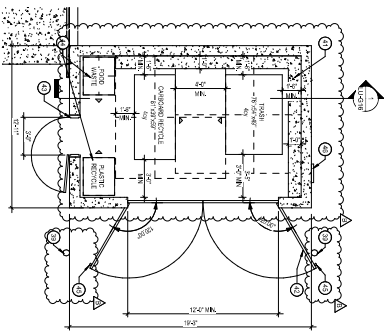
SCALE
1" = 20'-0"
1/4" = 5'-0"
1/8" = 2'-0"
1/16" = 1'-0"
1/32" = 0'-6"

DATE: 08/04/2015
PROJECT: 00000000
REVISION: 00000000
SCALE: 1" = 20'-0"

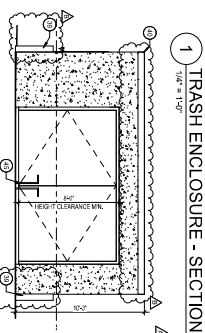
5 SITE DEVELOPMENT PLAN - LEVEL 02
1" = 20'0"



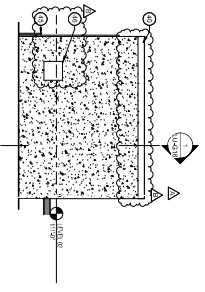
4 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



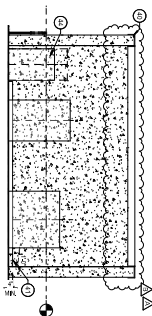
3 TRASH ENCLOSURE - EAST
1/4" = 1'-0"



2 TRASH ENCLOSURE - NORTH
1/4" = 1'-0"



1 TRASH ENCLOSURE - SECTION
1/4" = 1'-0"



LEGEND - SITE PLAN

- 1. EXISTING PROPERTY LINES
- 2. EXISTING PARKING SPACES
- 3. EXISTING PARKING STRUCTURE
- 4. PROPOSED PARKING SPACES
- 5. PROPOSED PARKING STRUCTURE
- 6. PROPOSED DRIVEWAYS
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