



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 / Class 1 Design Review Case No. SPR-ADJ-DAP-DR23-12
PROPERTY LOCATION:	1900 Block of Linwood Street NW, Salem OR 97304
NOTICE MAILING DATE:	April 11, 2023
PROPOSAL SUMMARY:	A proposal for a new 67-unit multi-family housing development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., TUESDAY, APRIL 25, 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:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review 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):	John Eld, MWSH West Salem LLC (Kelley Hamilton, Joshua Cole Hamilton Trust, Jordan Elizabeth Hamilton Trust)
APPLICANT(S):	John Eld, MWSH West Salem LLC
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of 67 multi-family units, with five Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> (1) Reduce the minimum setback abutting Linwood Street NW from 20 feet to 14 feet (SRC 514.010(b)); (2) Reduce the minimum density from 15 to 14 dwelling units per acre (SRC 514.010(c)); (3) Reduce the 40 percent buildable width requirement to approximately 34 percent along Orchard Heights Road NW (SRC 702.020(e)(4)); (4) Increase the maximum allowed parking on site due to garages and driveways (SRC 806.015(d)); and (5) Reduce the minimum required width for two-way circulation from 22 feet to 20 feet for one internal drive aisle (SRC 806.035(e)). <p>The subject property is 4.86 acres in size, zoned RM-II (Multiple Family Residential), and located at the 1900 Block of Linwood Street NW (Polk County Assessor Map and Tax lot: 073W16C / 107).</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: 23-102162. 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 / Class 1 Design Review Permit Case No. SPR-ADJ-DAP-DR23-12

PROJECT ADDRESS: 1900 Block of Linwood Street NW, Salem OR 97304

AMANDA Application No.: 23-102162-PLN

COMMENT PERIOD ENDS: Tuesday, April 25, 2023 at 5:00 P.M.

REQUEST: A consolidated application for a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of 67 multi-family units, with five Class 2 Adjustment requests to:

- (1) Reduce the minimum setback abutting Linwood Street NW from 20 feet to 14 feet (SRC 514.010(b));
- (2) Reduce the minimum density from 15 to 14 dwelling units per acre (SRC 514.010(c));
- (3) Reduce the 40 percent buildable width requirement to approximately 34 percent along Orchard Heights Road NW (SRC 702.020(e)(4));
- (4) Increase the maximum allowed parking on site due to garages and driveways (SRC 806.015(d)); and
- (5) Reduce the minimum required width for two-way circulation from 22 feet to 20 feet for one internal drive aisle (SRC 806.035(e)).

The subject property is 4.86 acres in size, zoned RM-II (Multiple Family Residential), and located at the 1900 Block of Linwood Street NW (Polk County Assessor Map and Tax lot: 073W16C / 107).

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., TUESDAY, APRIL 25, 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: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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 and 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

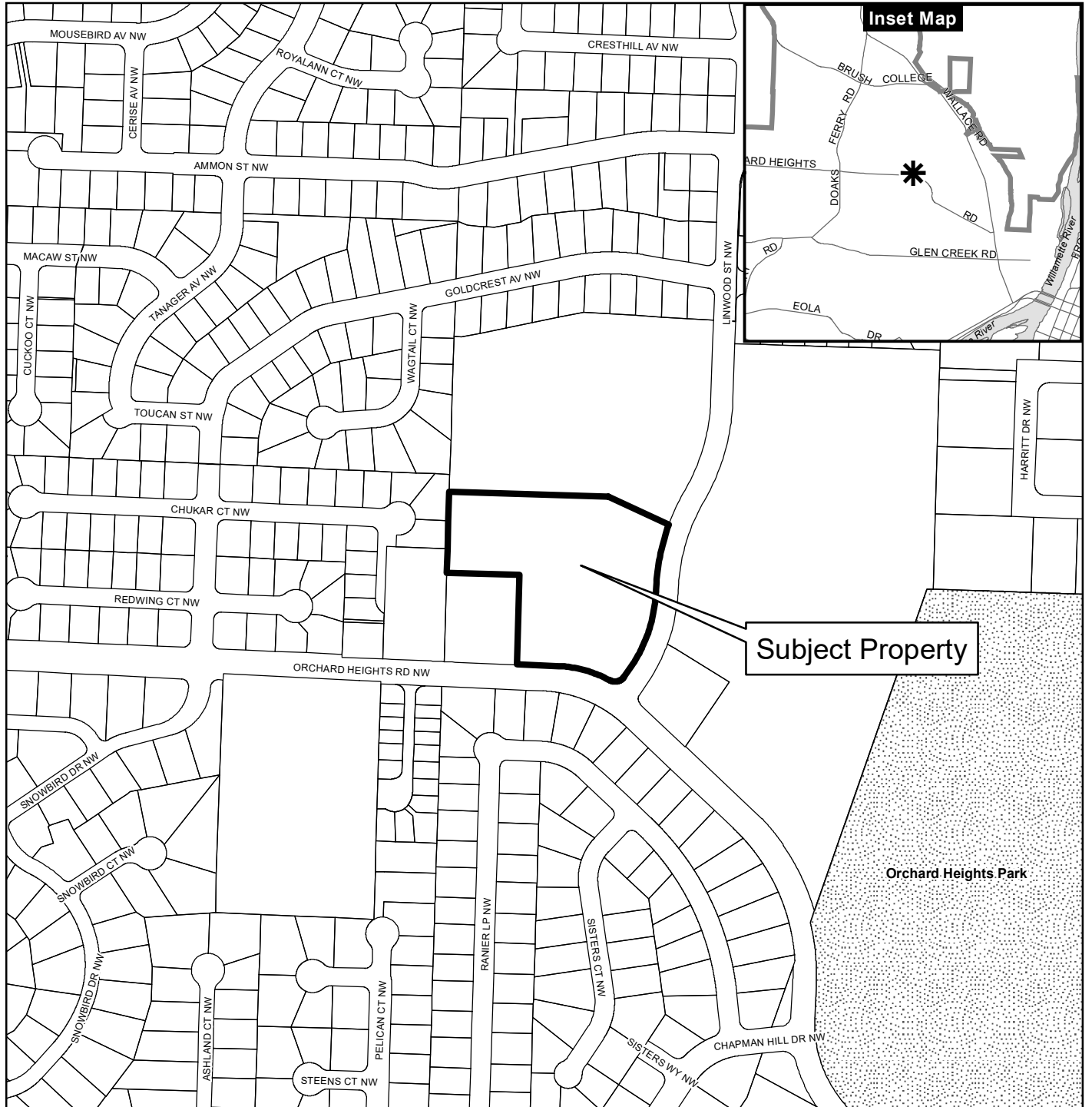
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

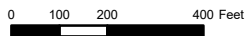
1900 Block of Linwood Street NW



Legend

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

CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.



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FOR LAND
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PURPOSES
ONLY

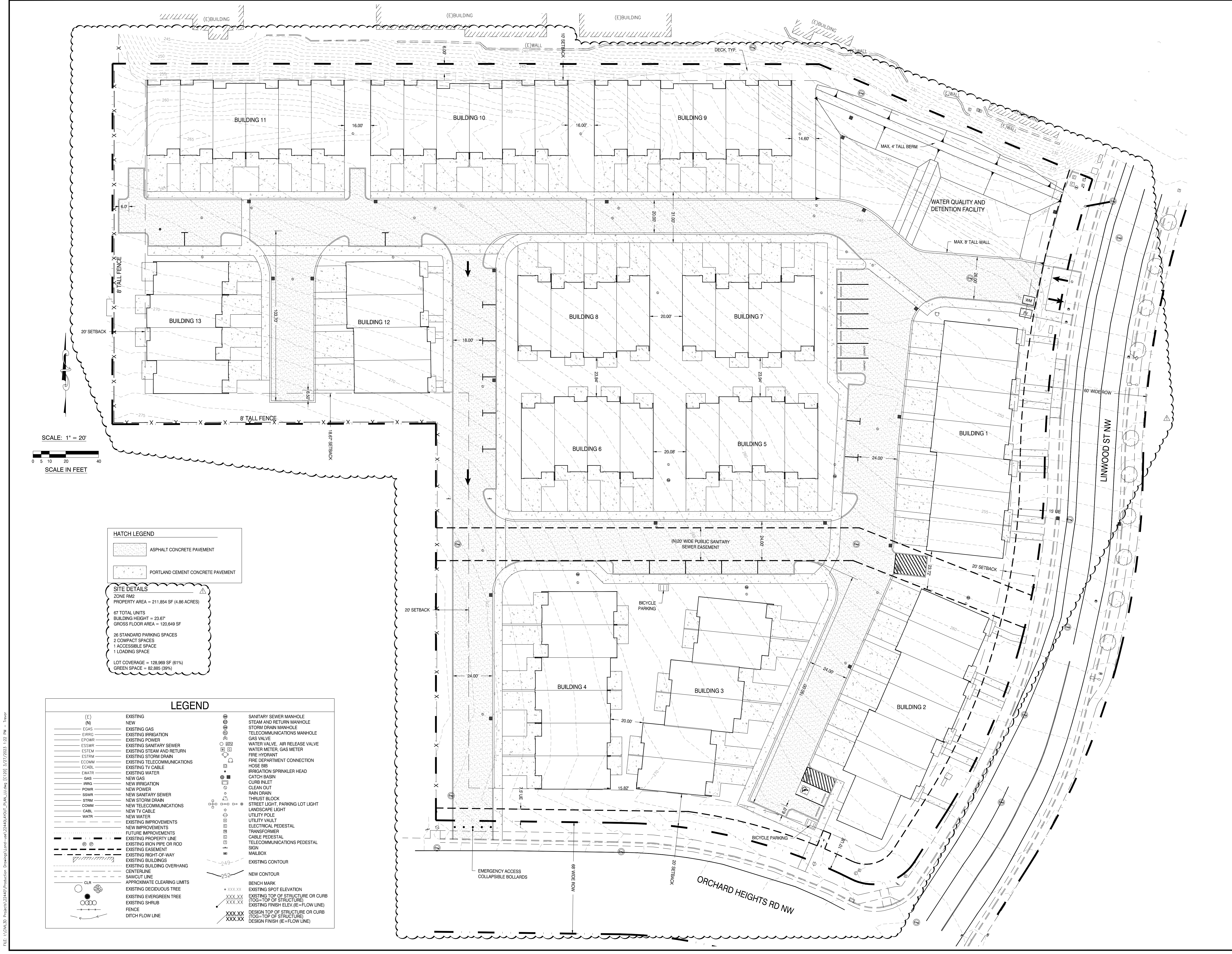
DRAWING STATUS:	DATE:	NO. REVISION:	DATE:
<input checked="" type="checkbox"/> PRELIMINARY	01/13/23	<input checked="" type="checkbox"/> CITY REVIEW	02/16/23
<input type="checkbox"/> SUBMITTED		<input type="checkbox"/> PERMIT SET	
<input type="checkbox"/> BID SET		<input type="checkbox"/> PERMIT SET	
<input type="checkbox"/> CONST. SET		<input type="checkbox"/> CONST. SET	

DEVCO
Corvallis
Oregon
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246 NE CONNER BLDG. BOX 1211
CORVALLIS, OR 97330
WWW.DEVCOENGINEERING.COM
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PROJECT: WEST HILLS TOWNHOMES
PROJECT LOCATION: ORCHARD HEIGHTS ROAD AND LINWOOD STREET SALEM, OR
CLIENT: MWISH WEST SALEM LLC

SHEET TITLE:
SITE LAYOUT PLAN

JOB NO. 22440
DRAWN BY: DEVCO
DRAWING:
C120



SCALE: 1" = 20'
SCALE IN FEET

HATCH LEGEND

[Hatch Pattern]	ASPHALT CONCRETE PAVEMENT
[Hatch Pattern]	PORTLAND CEMENT CONCRETE PAVEMENT

SITE DETAILS

ZONE RM2
PROPERTY AREA = 211,854 SF (4.86 ACRES)

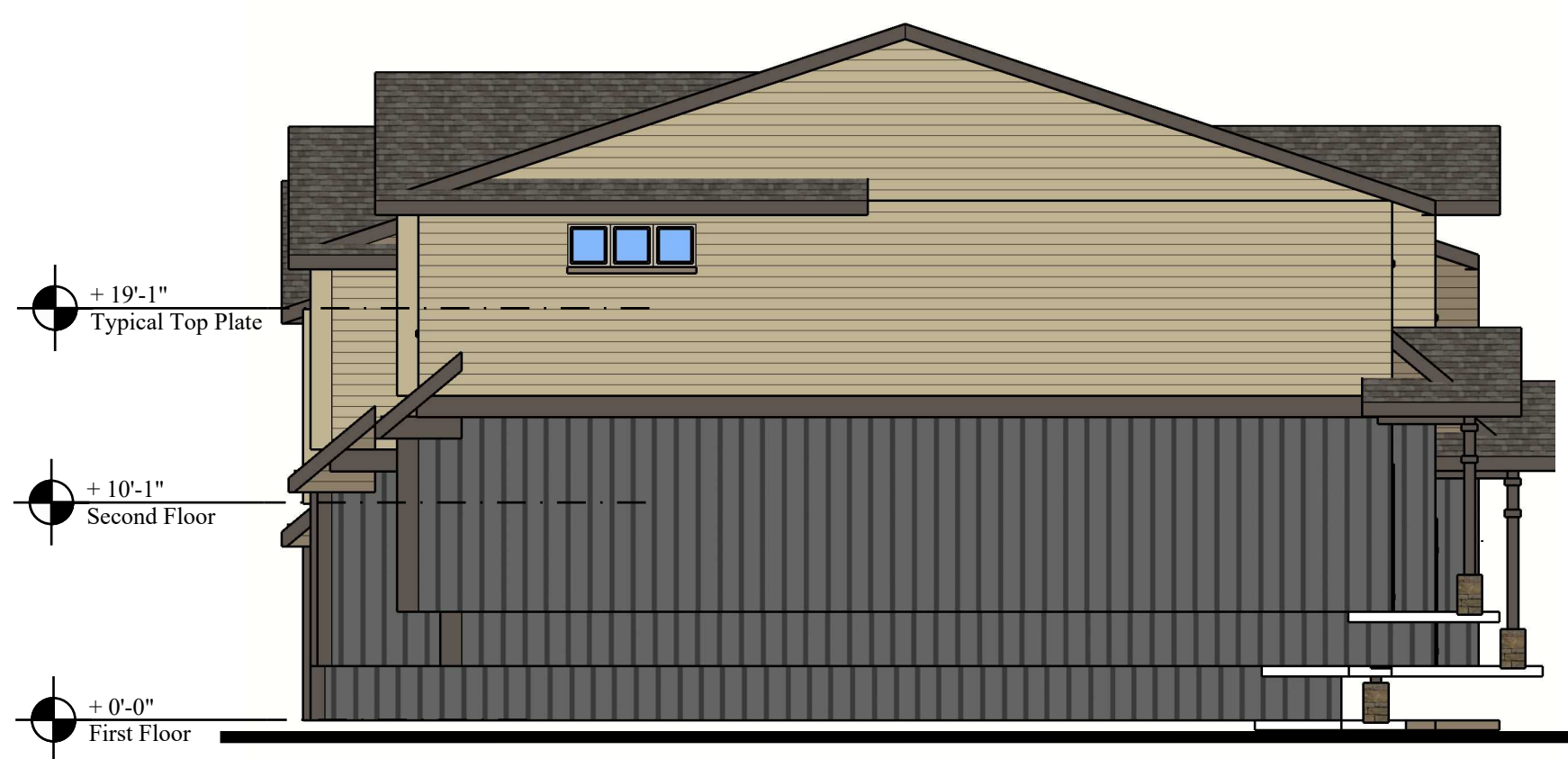
67 TOTAL UNITS
BUILDING HEIGHT = 23.67'
GROSS FLOOR AREA = 120,649 SF

26 STANDARD PARKING SPACES
2 COMPACT SPACES
1 ACCESSIBLE SPACE
1 LOADING SPACE

LOT COVERAGE = 128,969 SF (61%)
GREEN SPACE = 82,885 (39%)

LEGEND

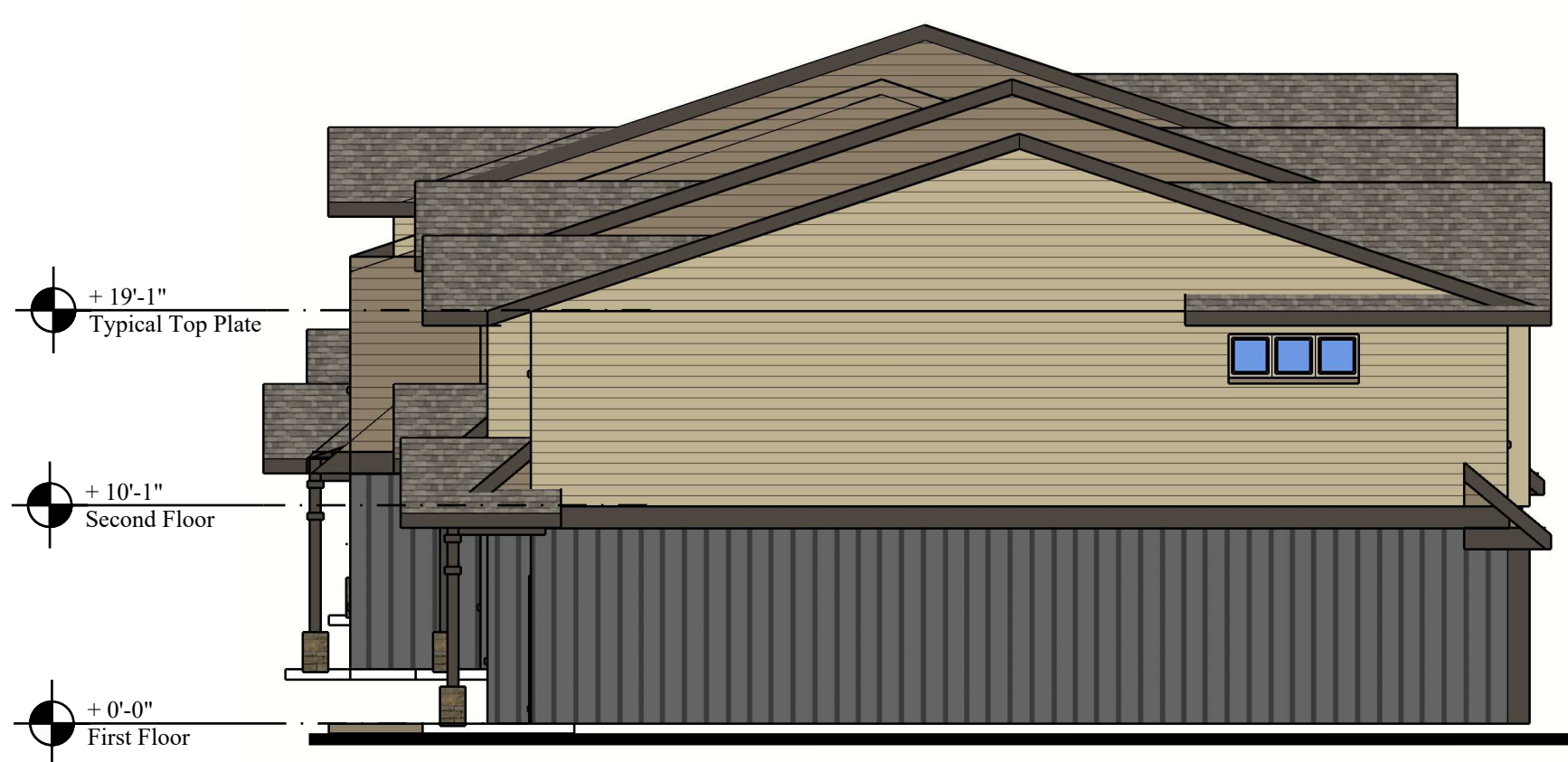
(E)	EXISTING	(S)	SANITARY SEWER MANHOLE
(N)	NEW	(R)	STEAM AND RETURN MANHOLE
EGAS	EXISTING GAS	(D)	STORM DRAIN MANHOLE
EIRRG	EXISTING IRRIGATION	(T)	TELECOMMUNICATIONS MANHOLE
EPOWR	EXISTING POWER	(V)	GAS VALVE
ESWR	EXISTING SANITARY SEWER	(W)	WATER VALVE, AIR RELEASE VALVE
ESTEM	EXISTING STEAM AND RETURN	(M)	WATER METER, GAS METER
ESTRM	EXISTING STORM DRAIN	(H)	FIRE HYDRANT
ECCOM	EXISTING TELECOMMUNICATIONS	(C)	FIRE DEPARTMENT CONNECTION
ECABL	EXISTING TV CABLE	(S)	HOSE BIB
EWATR	EXISTING WATER	(I)	IRRIGATION SPRINKLER HEAD
EGAS	NEW GAS	(B)	CATCH BASIN
ENIRRG	NEW IRRIGATION	(O)	CURB INLET
EPWR	NEW POWER	(U)	CLEAN OUT
ESWR	NEW SANITARY SEWER	(R)	RAIN DRAIN
ESTRM	NEW STORM DRAIN	(T)	THRUST BLOCK
ECCOM	NEW TELECOMMUNICATIONS	(L)	STREET LIGHT, PARKING LOT LIGHT
ECABL	NEW TV CABLE	(L)	LANDSCAPE LIGHT
EWATR	NEW WATER	(U)	UTILITY POLE
IPROV	EXISTING IMPROVEMENTS	(E)	ELECTRICAL PEDESTAL
NPROV	NEW IMPROVEMENTS	(C)	CABLE PEDESTAL
PL	EXISTING PROPERTY LINE	(T)	TELECOMMUNICATIONS PEDESTAL
IPR	EXISTING IRON PIPE OR ROD	(S)	SIGN
IE	EXISTING EASEMENT	(M)	MAILBOX
IRW	EXISTING RIGHT-OF-WAY	(C)	EXISTING CONTOUR
EB	EXISTING BUILDINGS	(N)	NEW CONTOUR
EO	EXISTING BUILDING OVERHANG	(B)	BENCH MARK
CL	CENTERLINE	(E)	EXISTING SPOT ELEVATION
CLR	APPROXIMATE CLEARING LIMITS	(T)	EXISTING TOP OF STRUCTURE OR CURB
(D)	EXISTING DECIDUOUS TREE	(F)	EXISTING FINISH ELEV. (IE=FLOW LINE)
(E)	EXISTING EVERGREEN TREE	(S)	DESIGN TOP OF STRUCTURE OR CURB
(S)	EXISTING SHRUB	(F)	DESIGN FINISH (IE=FLOW LINE)
(F)	FENCE		
(D)	DITCH FLOW LINE		



1 Right Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



3 Left Elevation
SCALE: 1/8" = 1'-0"



4 Rear Elevation
SCALE: 1/8" = 1'-0"

Side Elevations

BLDG B - 7 plex



5 Rear (Street) Elevation
SCALE: 1/8" = 1'-0"



6 Rear Elevation
SCALE: 1/8" = 1'-0"



7 Front Elevation
SCALE: 1/8" = 1'-0"



8 Front Elevation
SCALE: 1/8" = 1'-0"

BLDG B - 4plex

BLDG B - 6plex + Office

LOCATION: M:\Drawing\Project\2204 West Salem Townhomes\3D Layout\44-ELEV\5 PW 3-23-23.layout
 LAST SAVED: March 23, 2023
 PRINTED: March 23, 2023

REVISIONS:	
PROJECT TITLE:	
WEST SALEM TOWNHOMES	
1900 LINWOOD ST NW	
SALEM, OR	
SHEET:	A410
PROJECT:	2204
DATE:	1/17/2023



5 Rear Elevation
SCALE: 1/8" = 1'-0"



1 Right Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



6 Front Elevation
SCALE: 1/8" = 1'-0"

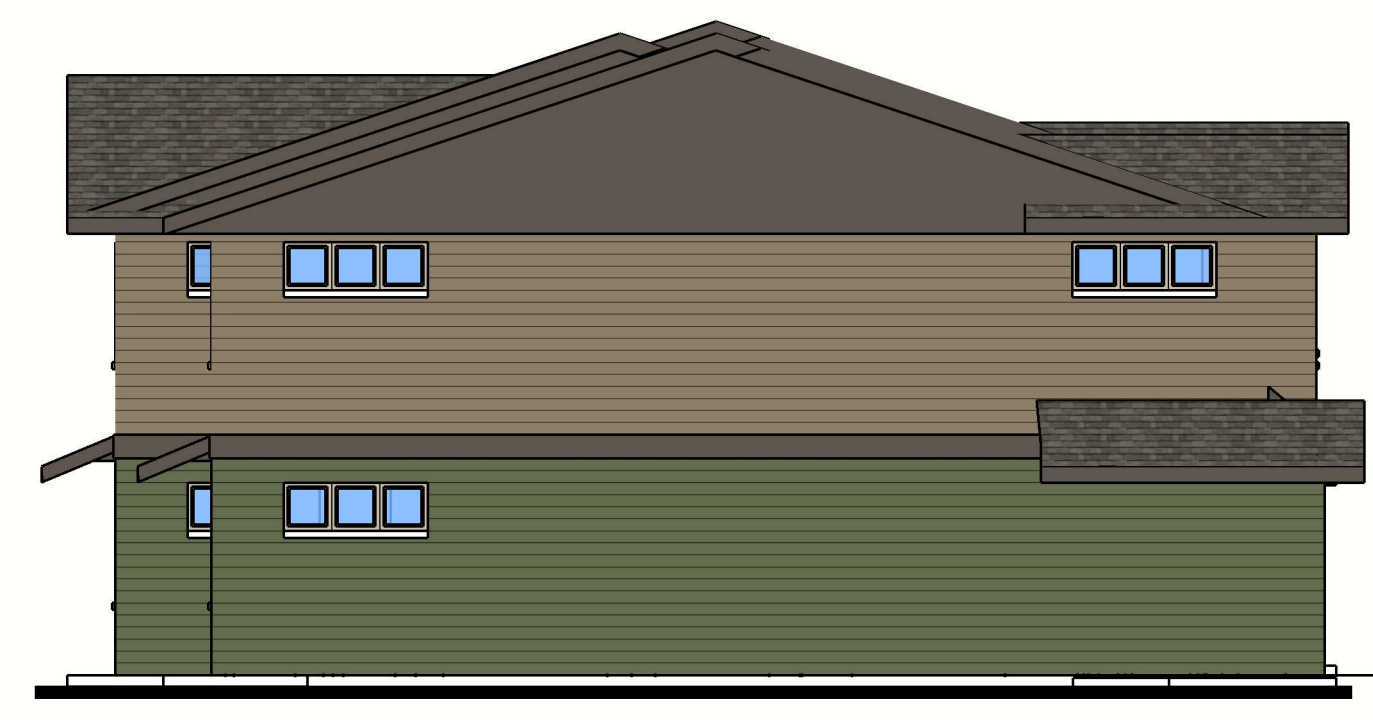


3 Left Elevation
SCALE: 1/8" = 1'-0"



4 Rear Elevation
SCALE: 1/8" = 1'-0"

PLAN D - 4 plex

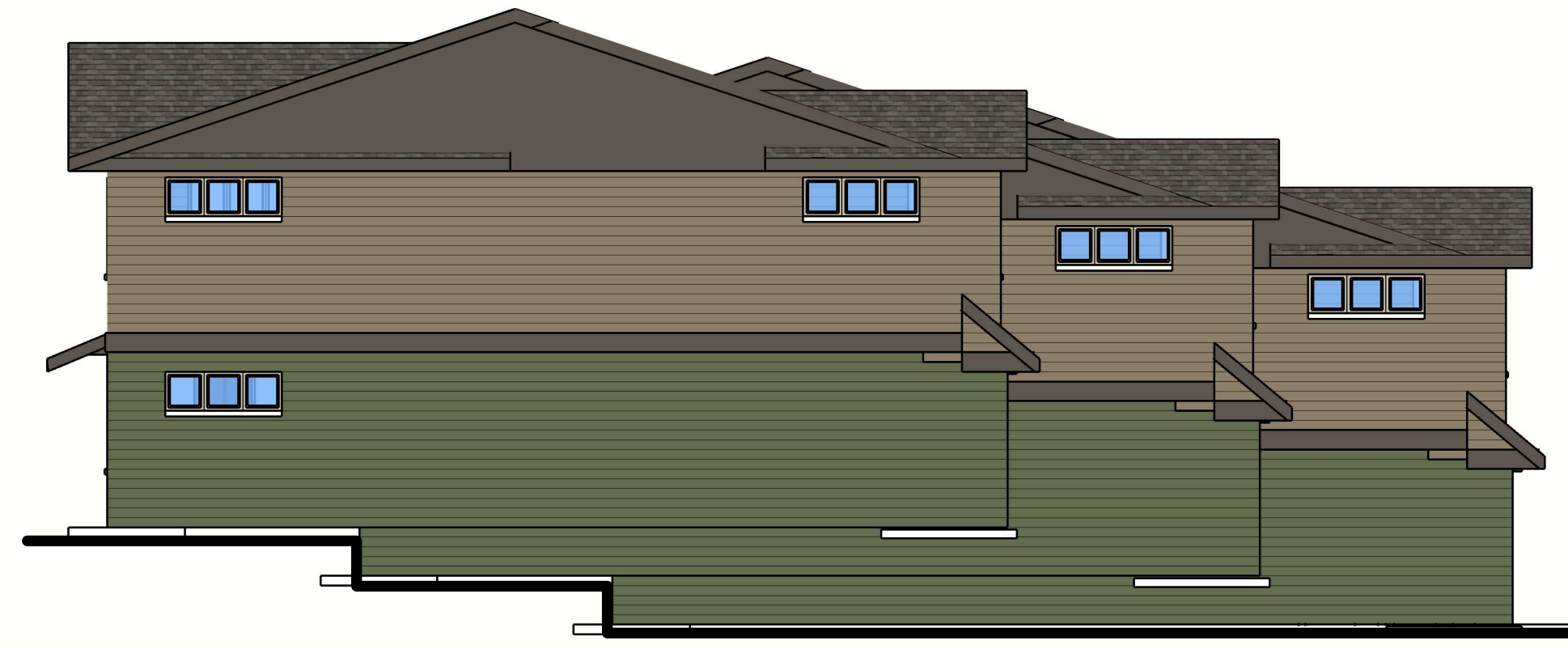


7 Left Elevation
SCALE: 1/8" = 1'-0"



8 Right Elevation
SCALE: 1/8" = 1'-0"

PLAN D - 6plex



9 Left Elevation
SCALE: 1/8" = 1'-0"



10 Rear Elevation
SCALE: 1/8" = 1'-0"



11 Right Elevation
SCALE: 1/8" = 1'-0"

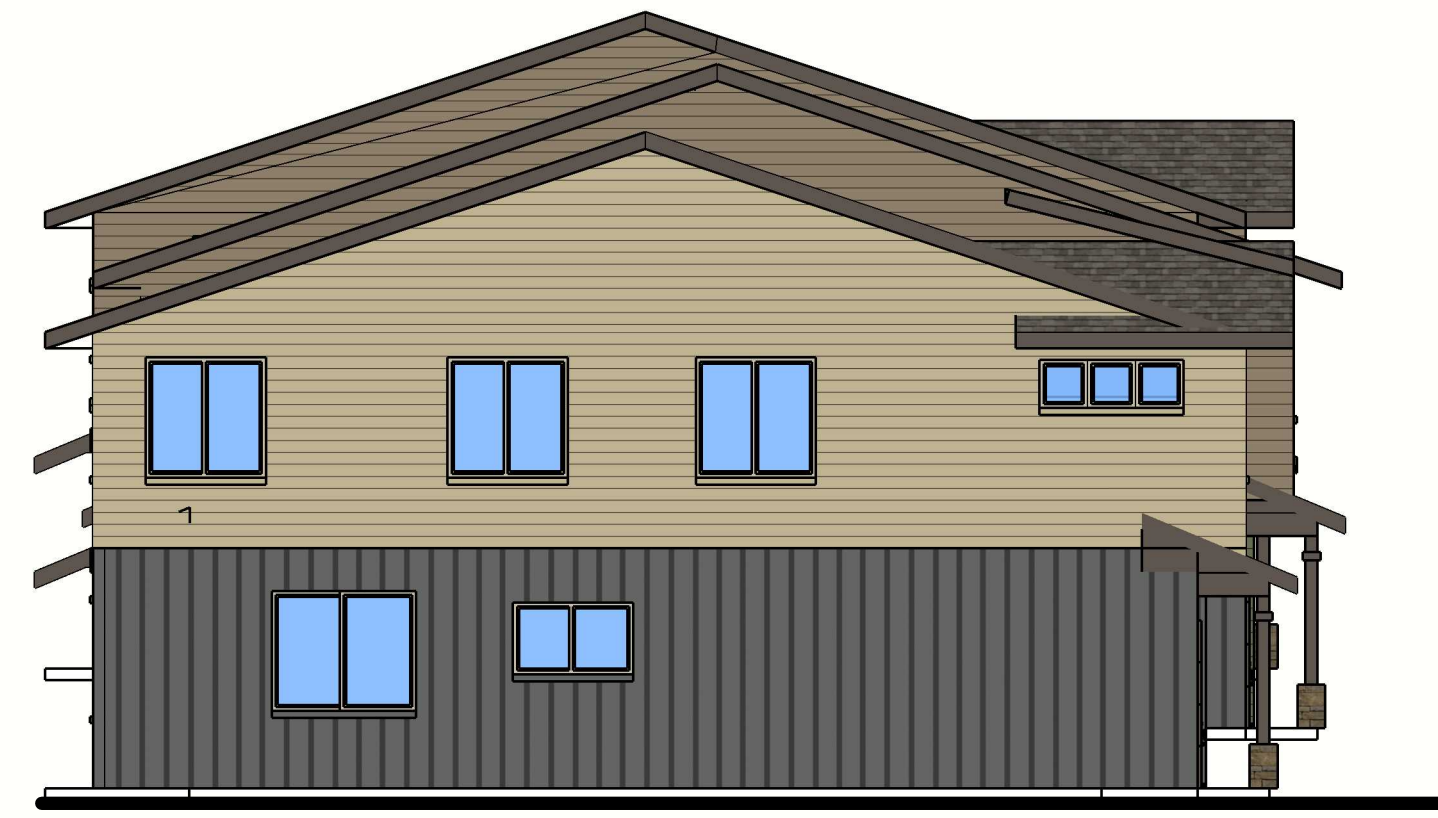


12 Front Elevation
SCALE: 1/8" = 1'-0"

PLAN D - 6 plex Staggered

LOCATION: M:\Drafting\Project\2204 West salem townhomes\3D Layout\A4-ELEV15 FW 2-23-23.layout
 LAST SAVED: March 23, 2023
 PRINTED: March 23, 2023

REVISIONS:						
PROJECT TITLE: WEST SALEM TOWNHOMES 1900 LINWOOD ST NW SALEM, OR						
SHEET TITLE: EXTERIOR ELEVATIONS						
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DRAWN BY: PM	SHEET: A420					
PROJECT: 2204						
DATE: 1/17/2023						



1 Left Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



3 Right Elevation
SCALE: 1/8" = 1'-0"



4 Rear Elevation
SCALE: 1/8" = 1'-0"

BLDG E + G - 6 plex



5 Left Elevation
SCALE: 1/8" = 1'-0"



6 Rear Elevation
SCALE: 1/8" = 1'-0"



7 Right Elevation
SCALE: 1/8" = 1'-0"



8 Front Elevation
SCALE: 1/8" = 1'-0"

BLDG E + G - 4 plex

LOCATION: M:\Drafting\Project\2204 West salem townhomes\3D Layout\A4-ELEV15 FW 2-23-23.dwg

LAST SAVED: March 23, 2023
PRINTED: March 23, 2023

REVISIONS:

PROJECT TITLE:

SALEM, OR

WEST SALEM TOWNHOMES
1900 LINWOOD ST NW

SHEET TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY: DM	SHEET: A430
PROJECT: 2204	
DATE: 1/17/2023	