



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-ADJ23-14
PROPERTY LOCATION:	3575 Del Webb Ave NE, Salem OR 97301
NOTICE MAILING DATE:	May 3, 2023
PROPOSAL SUMMARY:	Development of a new education facility.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, May 3, 2023</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:	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> Northgate Neighborhood Association; Email: northgateneighborhoodsalem@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) 220.050(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):	Tandem North LLC (1351 Tandem LLC, Joseph and Judith Fox, Mark Fox Trust, Holly Fox Trust, Jennifer Nopp Trust)
APPLICANT(S):	Chandler Arnsdorf
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan review for development of a new 10,640 square foot vocational trade school facility with associated site improvements and two Class 2 Adjustments to:</p> <p>(1) Eliminate required pedestrian connection to two adjacent streets, Mainline Drive NE and Brookes Avenue NE (SRC 800.065(a)(1)(A)); and</p> <p>(2) Review parking as a post-secondary education use (SRC 806.015(a)).</p> <p>The subject property is approximately 3 acres in size, zoned IC (Industrial Commercial), and located at 3575 Del Webb Avenue NE - 97301 (Marion County Assessor Map and Tax lot number: 073W11DA / 1704).</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 125164. 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 Case No. SPR-ADJ23-14

PROJECT ADDRESS: 3575 Del Webb Ave NE, Salem OR 97301

AMANDA Application No.: 22-125164-PLN

COMMENT PERIOD ENDS: May 17, 2023

SUMMARY: Development of a new education facility.

REQUEST: A consolidated application for a Class 3 Site Plan review for development of a new 10,640 square foot vocational trade school facility with associated site improvements and two Class 2 Adjustments to:

- (1) Eliminate required pedestrian connection to two adjacent streets, Mainline Drive NE and Brookes Avenue NE (SRC 800.065(a)(1)(A)); and
- (2) Review parking as a post-secondary education use (SRC 806.015(a)).

The subject property is approximately 3 acres in size, zoned IC (Industrial Commercial), and located at 3575 Del Webb Ave NE - 97301 (Marion County Assessor Map and Tax lot number: 073W11DA / 1704).

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. Wednesday, May 17, 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: _____
 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

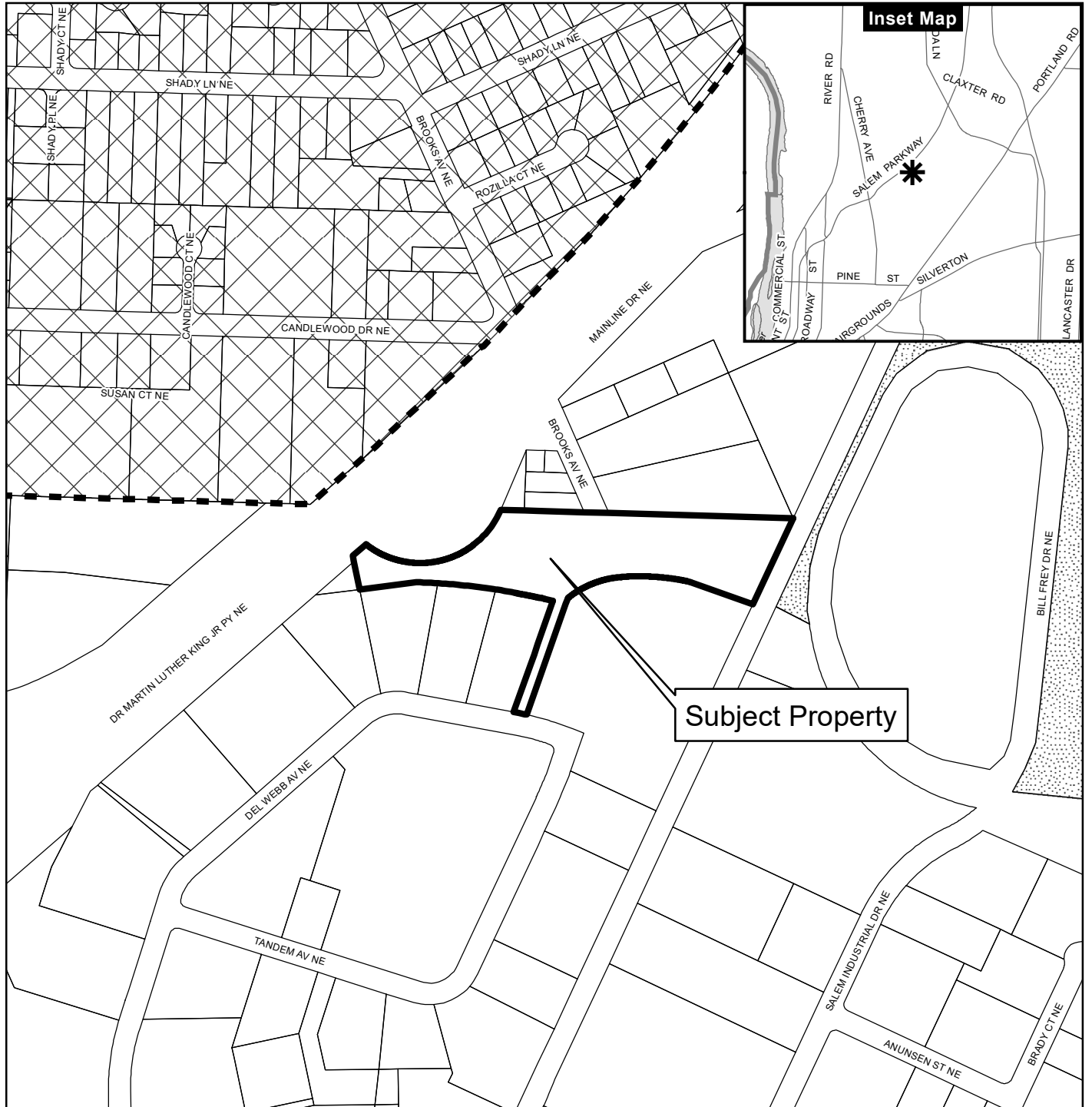
POSTAGE WILL BE PAID BY ADDRESSEE

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









Vicinity Map

3575 Del Webb Avenue 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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
























GENERAL NOTES:

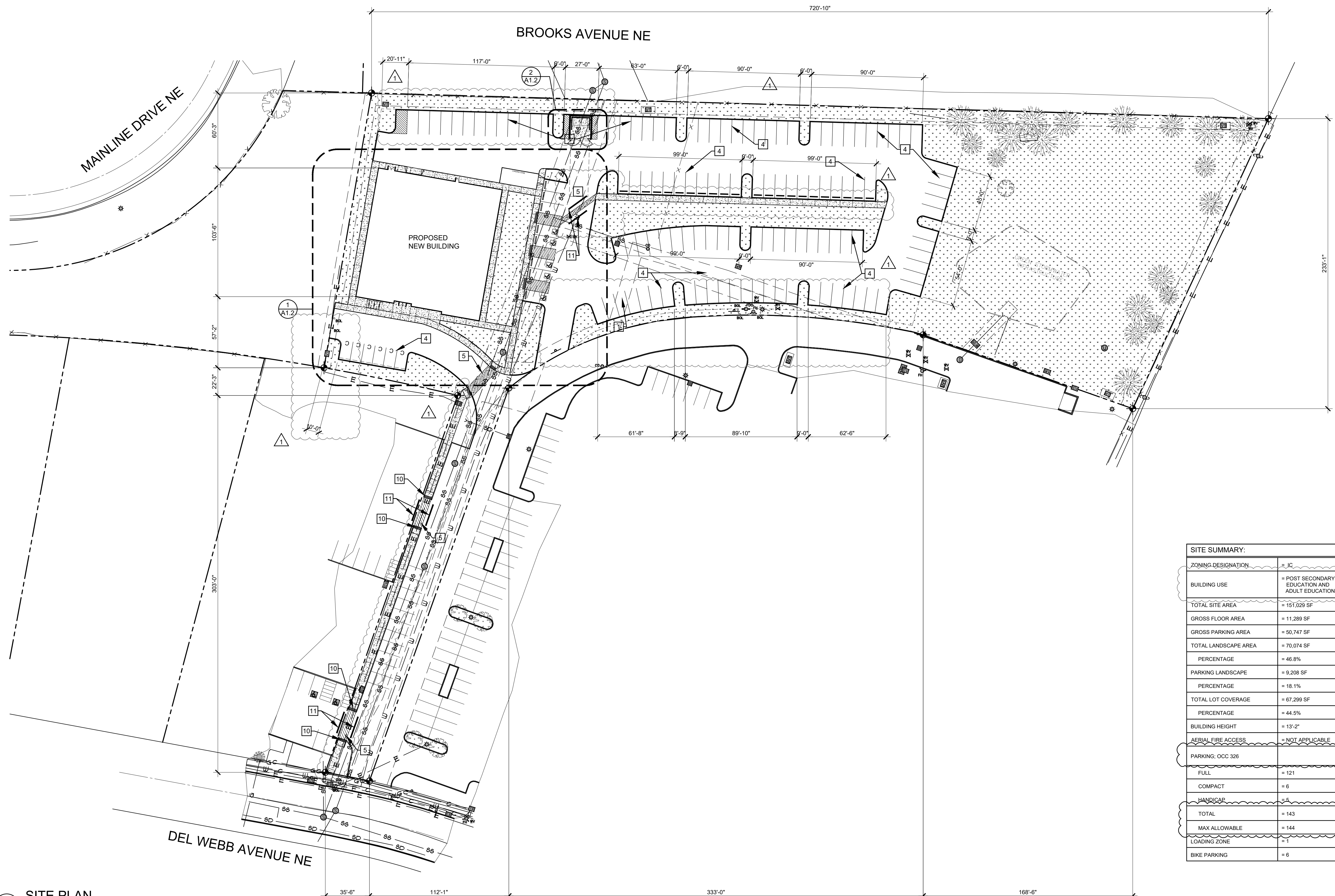
- SITE INFORMATION IS BASED ON THE EARLIER DRAWINGS AND FIELD VISITS. DRAWINGS SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS FOR CLARIFICATION PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- PROTECT THE ADJACENT PROPERTY OUTSIDE OF THE DEMOLITION LIMIT FROM EROSION AND SEDIMENT DAMAGE THROUGHOUT THE WORK.
- CONTRACTOR TO FIELD VERIFY ALL ITEMS SHOWN. LOCATIONS, DIMENSION AND QUANTITIES ARE REPRESENTATIVE.

REFERENCE NOTES:

- 1 BICYCLE RACK, REFER TO  A1.3
- 2 CONCRETE WHEEL STOP, REFER TO  A1.3
- 3 EQUIPMENT, REFER TO ELECTRICAL AND PLUMBING DESIGN BUILD DRAWINGS
- 4 4" PAINTED PARKING STRIPE
- 5 4" PAINTED SAFETY STRIPE AREA, DIAGONAL AT 24° o.c.
- 6 PAINTED ARROW, REFER TO  A1.3
- 7 PAINTED ACCESSIBLE PARKING SYMBOL, REFER TO  A1.3
- 8 ACCESSIBLE PARKING SYMBOL SIGN, REFER TO  A1.3  A1.3
- 9 CONCRETE CURB, REFER TO  A1.2
- 10 NEW ADA RAMP, TACTILE DOMES AND CURBS AS REQUIRED, REFER TO CIVIL DRAWINGS
- 11 NEW SPEED BUMP 

LEGEND:

-  CONCRETE PAVEMENT, REFER TO CIVIL DRAWINGS
-  LANDSCAPING, REFER TO LANDSCAPING DRAWINGS, U.O.N.
-  CONCRETE CURB, REFER TO CIVIL DRAWINGS  A1.3
-  NEW CONCRETE PAVEMENT EXPANSION JOINT, REFER TO DETAIL  A1.3
-  NEW CLEAN OUT, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
-  NEW MAN HOLE, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
-  NEW DOWN SPOUT, REFER TO CIVIL DRAWINGS
-  NEW REMOVABLE BOLLARD
-  NEW CATCH BASIN, (E) DESIGNATES EXISTING TO REMAIN, (D) DENOTES TO BE REMOVED, REFER TO CIVIL DRAWINGS
-  NEW WATER METER, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
-  NEW FIRE HYDRANT (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
-  EXISTING FIRE DEPARTMENT CONNECTION STAND PIPE, REFER TO CIVIL DRAWINGS
-  EXISTING OVERHEAD TELE-COMMUNICATION LINES TO REMAIN
-  EXISTING UNDERGROUND STORM LINES TO REMAIN
-  EXISTING UNDERGROUND SANITATION LINES TO REMAIN
-  EXISTING UNDERGROUND WATER LINES TO REMAIN
-  EXISTING UNDERGROUND POWER LINES TO REMAIN
-  EXISTING UNDERGROUND TELE-COMMUNICATION LINES TO REMAIN
-  NEW FENCE
-  EXISTING POWER POLE TO REMAIN
-  EXISTING ELECTRICAL BOX TO REMAIN
-  NEW LIGHT POLE TO REMAIN, (E) DENOTES EXISTING TO REMAIN
-  NEW SIGN, (E) DENOTES EXISTING TO REMAIN
-  HOSE BIB, REFER TO PLUMBING DESIGN/BUILD DRAWINGS
-  EXISTING TREE TO REMAIN, REFER TO LANDSCAPE PLANS



SITE SUMMARY:		NOTES:
ZONING DESIGNATION	= JC	
BUILDING USE	= POST SECONDARY EDUCATION AND ADULT EDUCATION	APPROVED USE
TOTAL SITE AREA	= 151,029 SF	
GROSS FLOOR AREA	= 11,289 SF	
GROSS PARKING AREA	= 50,747 SF	
TOTAL LANDSCAPE AREA	= 70,074 SF	
PERCENTAGE	= 46.8%	15% MIN. COMPLIES
PARKING LANDSCAPE	= 9,208 SF	
PERCENTAGE	= 18.1%	8% MIN. COMPLIES
TOTAL LOT COVERAGE	= 67,299 SF	
PERCENTAGE	= 44.5%	
BUILDING HEIGHT	= 13'-2"	
AERIAL FIRE ACCESS	= NOT APPLICABLE	
PARKING, OCC 326		REQUIRED 1 PS PER 4 OCC 326 OCC / 4 = 82
FULL	= 121	
COMPACT	= 6	
HANDICAP	= 5	
TOTAL	= 143	= INCLUDES 11 PS ALONG DRIVE
MAX ALLOWABLE	= 144	= 82 x 1.75
LOADING ZONE	= 1	30'-0" x 12'-6"
BIKE PARKING	= 6	4 REQUIRED, COMPLIES

1 SITE PLAN
SCALE: 40'-0" = 1"



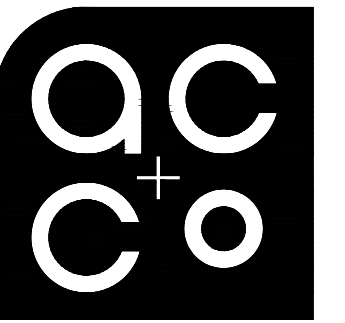
In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2021.0028

DATE MARCH 1, 2023

DRAWN CJA

REVISIONS
 1 REVS 3.21.2023
 2 REVS 4.24.2023



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 www.gccocog.com

IEC

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 SALEM, OREGON 97301

SHEET

A1.1

