



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-ADJ23-22
PROPERTY LOCATION:	3405 Deer Park Dr SE, Salem OR 97317
NOTICE MAILING DATE:	June 22, 2023
PROPOSAL SUMMARY:	A Class 3 Site Plan Review with Class 2 Adjustments to a building addition at the Oregon State Correctional Institution.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, July 6, 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. Telephone: 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> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.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 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
APPLICANT(S):	MSC Engineers INC
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for a building addition to the Physical Plant building at the Oregon State Correctional Institution, including three Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1.) Eliminate the required pedestrian connections, per SRC 800.065; 2.) Reduce the required amount of bicycle parking, per SRC 806.045; 3.) Reduce the required amount of off-street loading areas, per 806.080 <p>The subject property is 377.12 acres in size, zoned PH (Public and Private Health Services) and located at 3405 Deer Park Dr SE - 97317 (Marion County Assessors Map and Tax Lot Number 082W08 / 0100).</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:	<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: 23 110997. Paper copies can be obtained for a reasonable cost.</p>

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-ADJ23-22

PROJECT ADDRESS: 3405 Deer Park Dr SE, Salem OR 97317

AMANDA Application No.: 23-110997-PLN

COMMENT PERIOD ENDS: July 6, 2023

SUMMARY: A Class 3 Site Plan Review with Class 2 Adjustments to a building addition at the Oregon State Correctional Institution.

REQUEST: A Class 3 Site Plan Review for a building addition to the Physical Plant building at the Oregon State Correctional Institution, including three Class 2 Adjustments to:

- 1.) Eliminate the required pedestrian connections, per SRC 800.065;
- 2.) Reduce the required amount of bicycle parking, per SRC 806.045;
- 3.) Reduce the required amount of off-street loading areas, per 806.080

The subject property is 377.12 acres in size, zoned PH (Public and Private Health Services) and located at 3405 Deer Park Dr SE - 97317 (Marion County Assessors Map and Tax Lot Number 082W08 / 0100).

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, July 6, 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

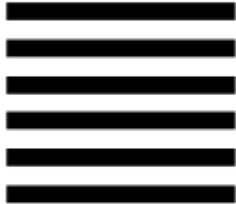


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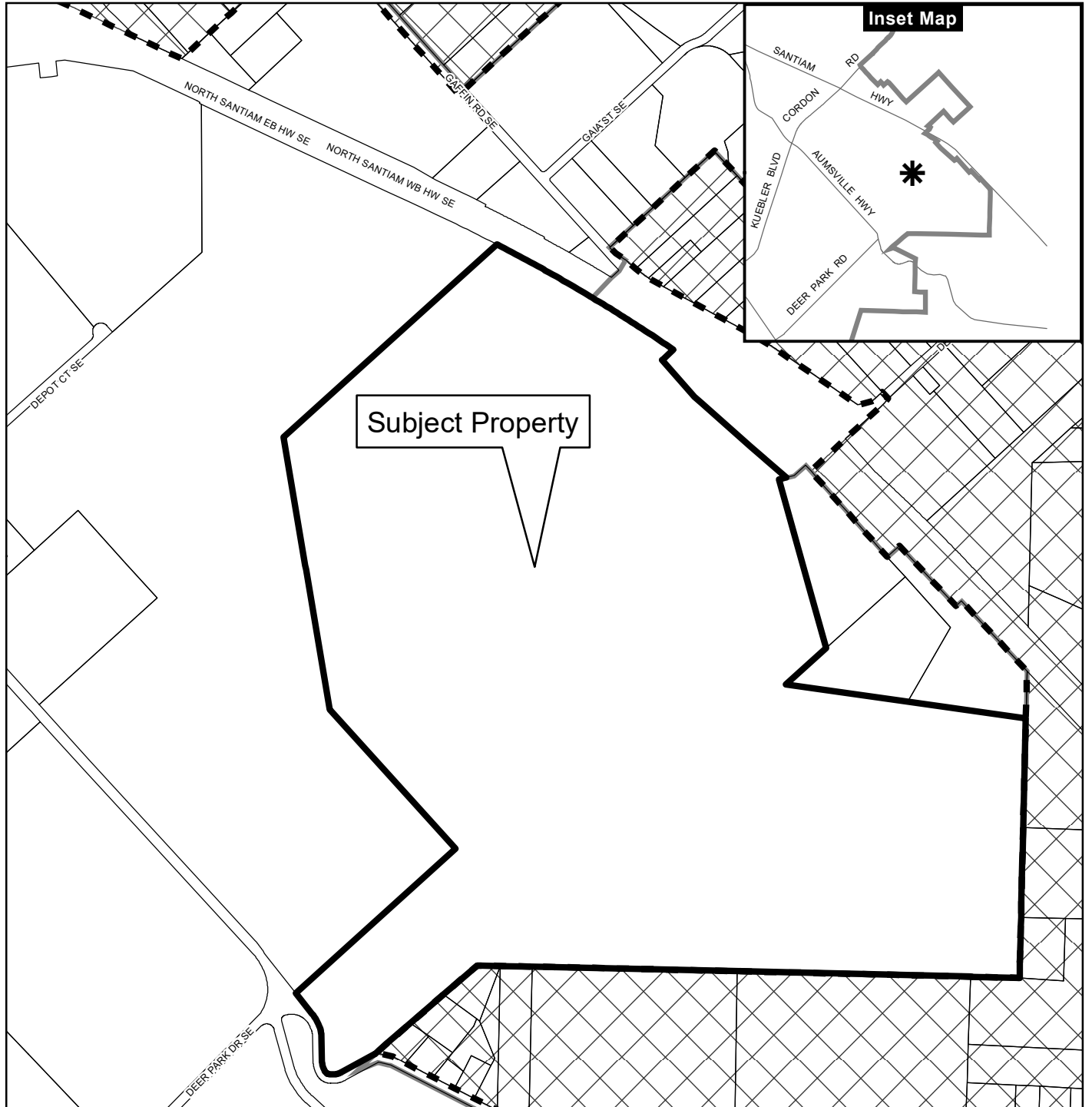
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

3405 Deer Park Dr SE



Legend

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

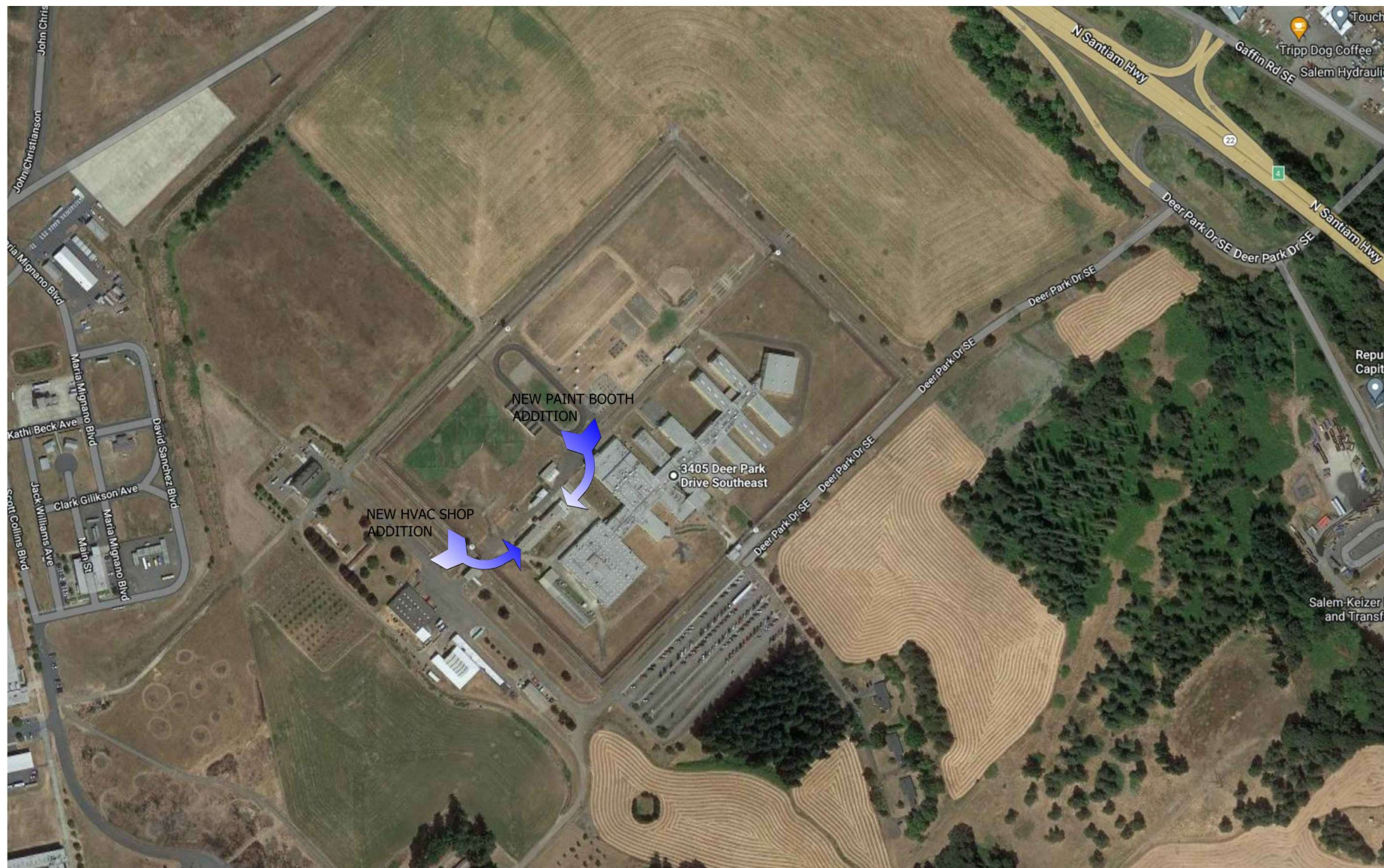
CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100200 400 Feet



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Nov 30, 2022-10:54:57 am G:\DOB5-2022\220832 - OSC Paint Shop Addition\220832_REV_A_11-30-2022.DWG, DCRANE



OSCI PHYSICAL PLANT - ADDITIONS

PARTIAL GROUT CMU STRUCTURE

**3405 DEER PARK DR. SE
SALEM, OREGON**

TAX LOT # 100

FIRE ALARM: A MONITORED AUTOMATIC FIRE ALARM SYSTEM TO BE INSTALLED THROUGHOUT

- DEFERRED SUBMITTALS
- ELECTRICAL
 - HVAC
 - PLUMBING
 - FIRE ALARM SYSTEM
 - LANDSCAPING

**DRAWING HALF SCALE
WHEN ON 11x17 SHEET**

OSCI PHYSICAL PLANT ADDITIONS - BUILDING LEGAL	
CONSTRUCTION TYPE:	V-B, FULLY FIRE SPRINKLERED
OCCUPANCY GROUPS:	F-1 & S-1 (NO FIRE SEPARATION REQUIRED)
BASIC ALLOWABLE AREAS:	F-1 = 34,000 FT ² (F.S. 1 STORY) / 25,500 FT ² (F.S. MULT.) S-1 = 36,000 FT ² (F.S. 1 STORY) / 27,000 FT ² (F.S. MULT.) (NON FIRE SPRINKLERED F-1 = 8,500 FT ² , S-1 = 9,000 FT ²)
ORIGINAL BUILDING:	(CIRCA 1962) - NON FIRE SPRINKLERED 1 STORY; APPROXIMATELY 39x171.5' = 6,688.5 FT ²
SUBSEQUENT ADDITIONS:	- NON-PERMITTED- FIRST FLOOR
1) PAINT BOOTH ROOM	@ 38.67x20' = 773.3 FT ²
2) OFFICE	@ 16.0x120' = 192.0 FT ²
3) HVAC SHOP	@ 28.0x14' = 392.0 FT ²
4) PAINT EQUIPMENT COVER	@ 38x10' = 380.0 FT ²
5) HVAC STORAGE & ENTRY COVER	@ 28x7.5' = 210.0 FT ²
	MAIN FL. ADDITIONS = 1,647 FT ² ±
TOTAL MAIN FLOOR AREA:	= 8,635 FT ² ± (GROSS AREA INCLUDING EXTERIOR WALLS)
SUBSEQUENT ADDITIONS:	- NON-PERMITTED- SECOND FLOOR
	NOTE: OPEN MEZZANINE AREA REQUIRES TREATING AS SECOND FLOOR
1) PAINT SHOP	= 578.0 FT ²
2) WOOD SHOP	= 828.0 FT ²
3) ELECTRICAL SHOP	= 541.0 FT ²
4) PLUMBING SHOP	= 590.0 FT ²
5) GENERAL SHOP	= 984.0 FT ²
6) HVAC SHOP	= 396.0 FT ²
	SECOND FL. ADDITIONS = 3,917 FT ² ±
TOTAL BUILDING AREA:	= 12,552 FT ² ±
ALLOWABLE AREA:	USE F-1 (MORE RESTRICTIVE) FIRE SPRINKLERED = 34,000 FT ² (1 STORY) = 25,500 x2 = 51,000 FT ² - AREA OK
OCCUPANT LOAD/ EXITING:	MAIN FLOOR OCCUPANCY GROUP F-1: OLF = 1:100 OLF = 82.6* SECOND FLOOR OCCUPANCY GROUP S-1: OLF = 1:300 OLF = 14.1
TOTAL BUILDING OCCUPANT LOAD = 96.7*	
	* EXCLUDES PAINT EQUIPMENT AREA W/O ACCESS TO MAIN BUILDING.
2 EXISTS REQUIRED / 4 EXISTS PROVIDED - OK	
MINIMUM EXIT WIDTH REQUIRED = 19.3" / EXIT WIDTH PROVIDED = 144" - OK	
SECOND FLOOR - FIVE (5) SEPARATE AREAS	
- MAX OCCUPANT LOAD = 3 : ONE EXIT OK	
- EXIT WIDTH (STAIRS) = 0.3(3) = 9" : EXITS PROVIDED = 24" - OK	
- TRAVEL DISTANCE MAXIMUM = 124' : CURRENT MAX TRAVEL = 123'-5" - OK	
MAIN FLOOR - SIX (6) SEPARATE AREAS	
- MAX OCCUPANT LOAD = 19 : ONE EXIT OK	
ADDING SECOND FLOOR - OCCUPANT LOAD = 22 : ONE EXIT OK	
- EXIT WIDTH = 0.2(22) = 4.4" : EXITS PROVIDED = 36" - OK	
- TRAVEL DISTANCE MAXIMUM = 124' : CURRENT MAX TRAVEL = 93'-0" - OK	
MAXIMUM TRAVEL DISTANCE (WITH FIRE SPRINKLERS) = 250' : CURRENT MAX = 123'-5" - OK	
NOTE : EXTERIOR AREAS HAVE OCCUPANT LOAD OF 1 WITH EXIT DOOR - OK	
EXIT LIGHTING : ALL INDIVIDUAL AREAS HAVE OCCUPANT LOAD < 49	
- NO EXIT SIGNS / LIGHTING REQUIRED	

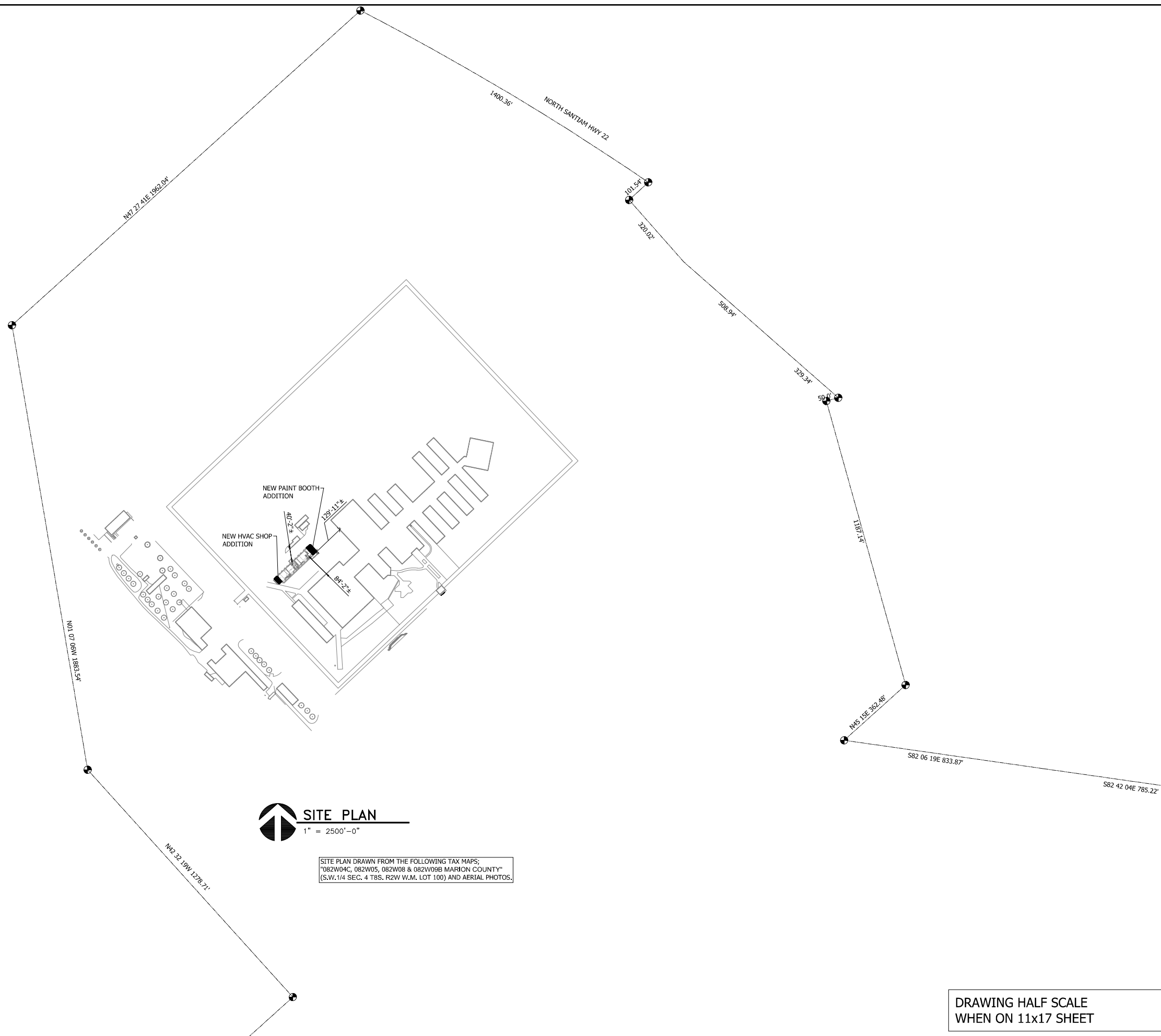
SCHEDULE OF DRAWINGS:

A0.1	COVER SHEET
A0.2	SITE PLAN
A0.3	GENERAL NOTES
A1.1	OVERALL FLOOR PLANS
A1.2	FIRE & LIFE SAFETY PLAN
A2.1	OVERALL ROOF PLAN
A3.1	PAINT BOOTH ELEVATIONS
A3.2	HVAC SHOP ELEVATIONS
S1.1	OVERALL FOUNDATION PLAN
S1.2	PAINT BOOTH / HVAC SHOP FOUNDATION PLANS
S2.1	OVERALL 2ND FL. ANLINE & ROOF FRAMING PLANS
S2.2	HVAC SHOP 2ND FL. ANLINE FRAMING PLAN
S2.3	PAINT BOOTH / HVAC SHOP ROOF FRAMING PLANS
S3.1	PAINT BOOTH SECTIONS
S3.2	HVAC SHOP SECTIONS
S5.1	FOUNDATION DETAILS
S6.1	CMU BLOCK DETAILS

<p>COVER SHEET</p>	<p>OSCI PHYSICAL PLANT ADDITIONS 3405 DEER PARK DR SE SALEM, OR 97310 FOR: DEPARTMENT OF CORRECTIONS</p>	<p>CONSULTING STRUCTURAL ENGINEERS</p> <p>MSC ENGINEERS</p> <p>SINCE 1925</p> <p>3470 Ripabond Place NE Salem, OR 97301 503.399.1397 msceingineers.com</p>
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG. NO. A0.1 - of -</p>	<p>220832</p>

JOB NO. 220832 CHECKED BY: CTC
DRAWN BY: EDC DATE: 11-30-2022
REVISION:

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JOB NO. 220832	CHECKED BY: CTC
DRAWN BY: EDC	DATE: 11-30-2022
REVISION:	

MSC ENGINEERS
SINCE 1925

CONSULTING
STRUCTURAL
ENGINEERS

3470 Ripabond Place NE
Salem, OR 97301
503.399.1397
msceingineers.com

SITE PLAN

OSCI PHYSICAL PLANT ADDITIONS
3405 DEER PARK DR SE
SALEM, OR 97310
FOR: DEPARTMENT OF CORRECTIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

DWG. NO.
A0.2
- of -

DRAWING HALF SCALE
WHEN ON 11x17 SHEET