



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-ADJ23-23
PROPERTY LOCATION:	1410 20th Street SE, Salem OR 97302
NOTICE MAILING DATE:	July 3, 2023
PROPOSAL SUMMARY:	Demolition of Building 2 at the City of Salem Shops Complex, development of a new vehicle storage area and pedestrian access.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., MONDAY, JULY 17, 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:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@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) 220.005(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):	City of Salem
APPLICANT(S):	Luke Gmazel, City of Salem
PROPOSAL REQUEST:	<p>Class 3 Site Plan Review for the demolition of an existing office building (Building 2) at the City of Salem Shops Complex, development of a new vehicle storage area, and new pedestrian access through the development site, with Class 2 Adjustments:</p> <ol style="list-style-type: none"> 1) To eliminate the requirement for a pedestrian connection to Oxford Street SE required by SRC 800.065(a)(1); and 2) To allow striping alone to meet the pedestrian crossing requirement under SRC 800.065(b)(1)(B). <p>The subject property is approximately 9.16 acres in size, zoned PS (Public Service), and located at 1410 20th Street SE (Marion County Assessor map and tax lot numbers: 073W35AB / 04000 and 073W35AC / 01100).</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: 23-111068. 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-ADJ23-23

PROJECT ADDRESS: 1410 20th Street SE, Salem OR 97302

AMANDA Application No.: 23-111068-PLN

COMMENT PERIOD ENDS: Monday, July 17, 2023 at 5:00 PM

SUMMARY: Demolition of Building 2 at the City of Salem Shops Complex, development of a new vehicle storage area and pedestrian access.

REQUEST: Class 3 Site Plan Review for the demolition of an existing office building (Building 2) at the City of Salem Shops Complex, development of a new vehicle storage area, and new pedestrian access through the development site, with Class 2 Adjustments:

- 1) To eliminate the requirement for a pedestrian connection to Oxford Street SE required by SRC 800.065(a)(1); and
- 2) To allow striping alone to meet the pedestrian crossing requirement under SRC 800.065(b)(1)(B).

The subject property is approximately 9.16 acres in size, zoned PS (Public Service), and located at 1410 20th Street SE (Marion County Assessor map and tax lot numbers: 073W35AB / 04000 and 073W35AC / 01100).

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., MONDAY, JULY 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: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@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

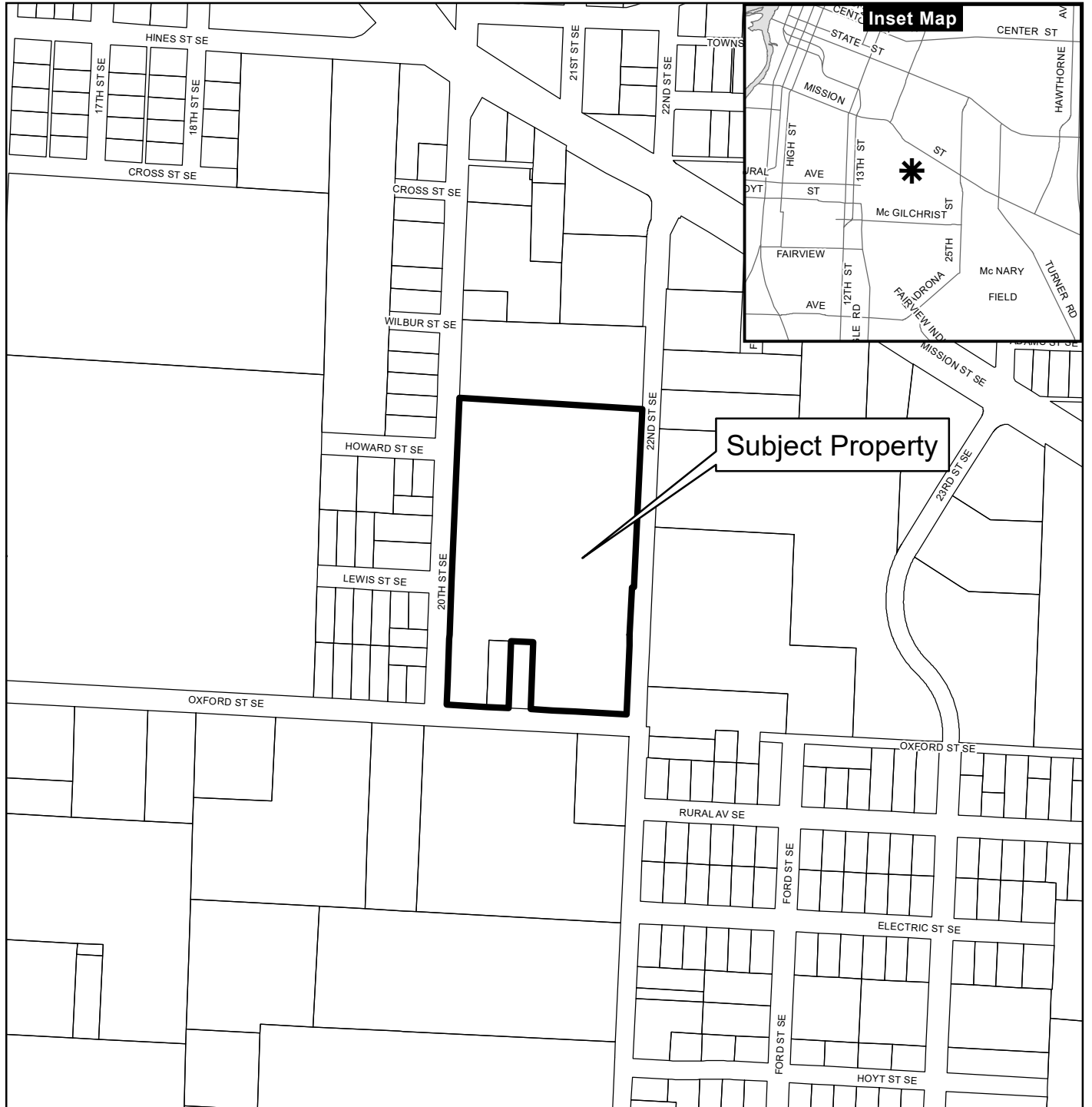
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 1410 20th Street SE



Subject Property

Legend

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

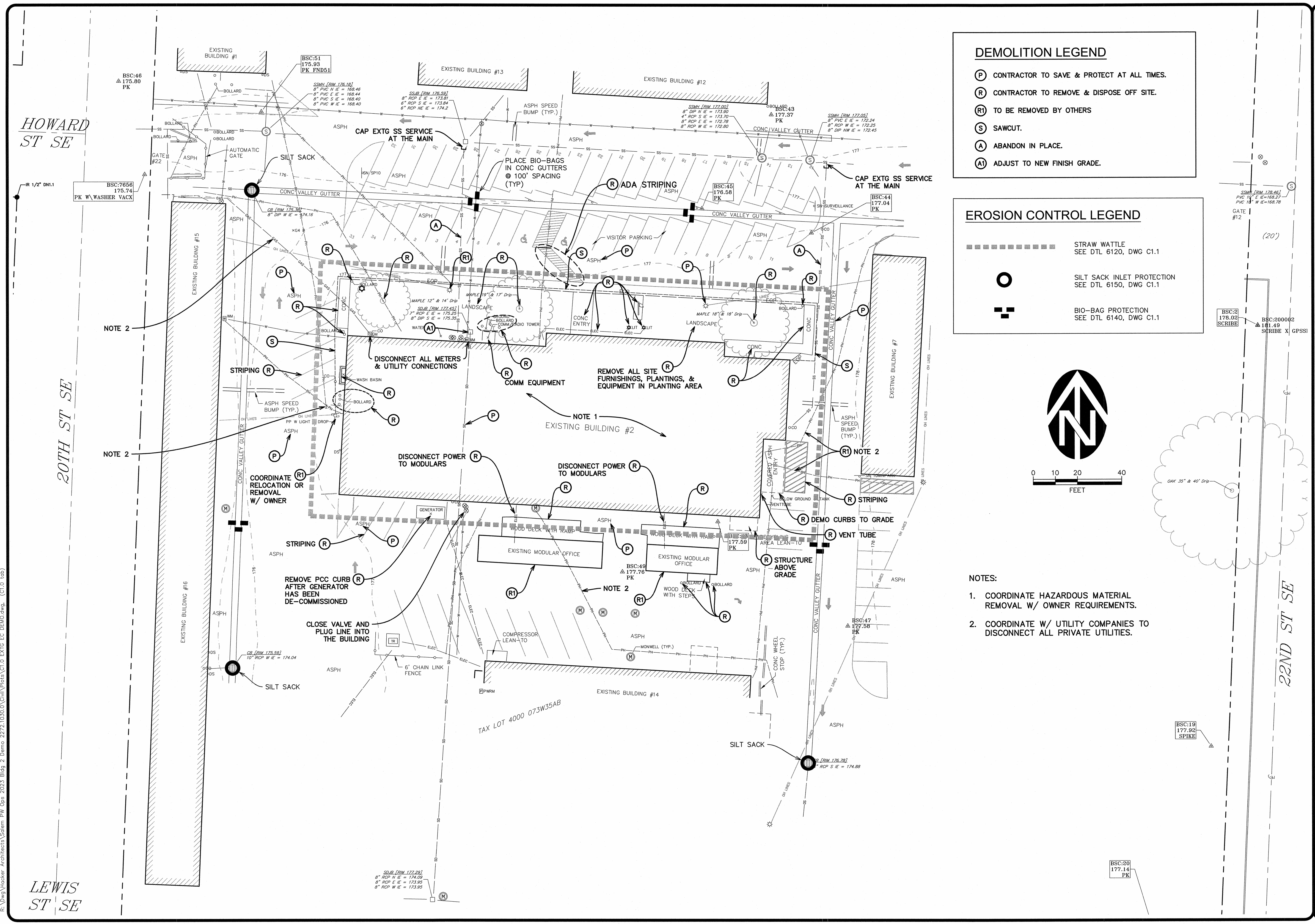
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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5/9/2023 9:27:33 AM
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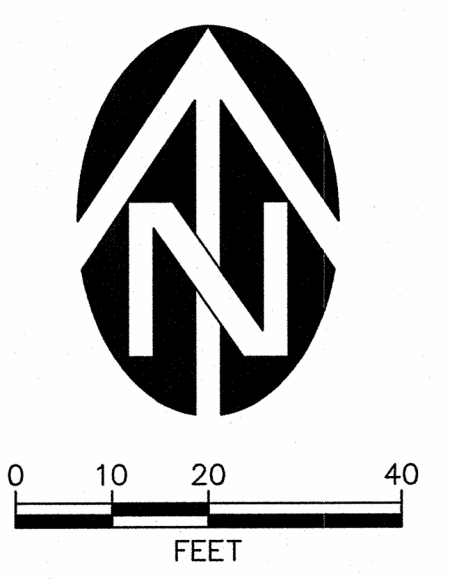


DEMOLITION LEGEND

- (P) CONTRACTOR TO SAVE & PROTECT AT ALL TIMES.
- (R) CONTRACTOR TO REMOVE & DISPOSE OFF SITE.
- (RI) TO BE REMOVED BY OTHERS
- (S) SAWCUT.
- (A) ABANDON IN PLACE.
- (AI) ADJUST TO NEW FINISH GRADE.

EROSION CONTROL LEGEND

- STRAW WATTLE
SEE DTL 6120, DWG C1.1
- SILT SACK INLET PROTECTION
SEE DTL 6150, DWG C1.1
- BIO-BAG PROTECTION
SEE DTL 6140, DWG C1.1



- NOTES:
- COORDINATE HAZARDOUS MATERIAL REMOVAL W/ OWNER REQUIREMENTS.
 - COORDINATE W/ UTILITY COMPANIES TO DISCONNECT ALL PRIVATE UTILITIES.

VERIFY SCALE BASED ON DESIGN OR ORIGINAL DRAWING IF NOT ONE FOR ALL SIZES ACCORDINGLY	DATE: 5-11-2023
DSN: SAW	NO. 1
DRN: TMT	DATE
CKD: SAW	DESCRIPTION
BY	REVISIONS

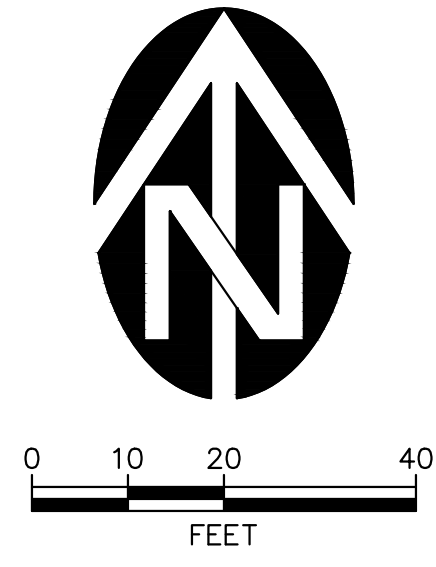
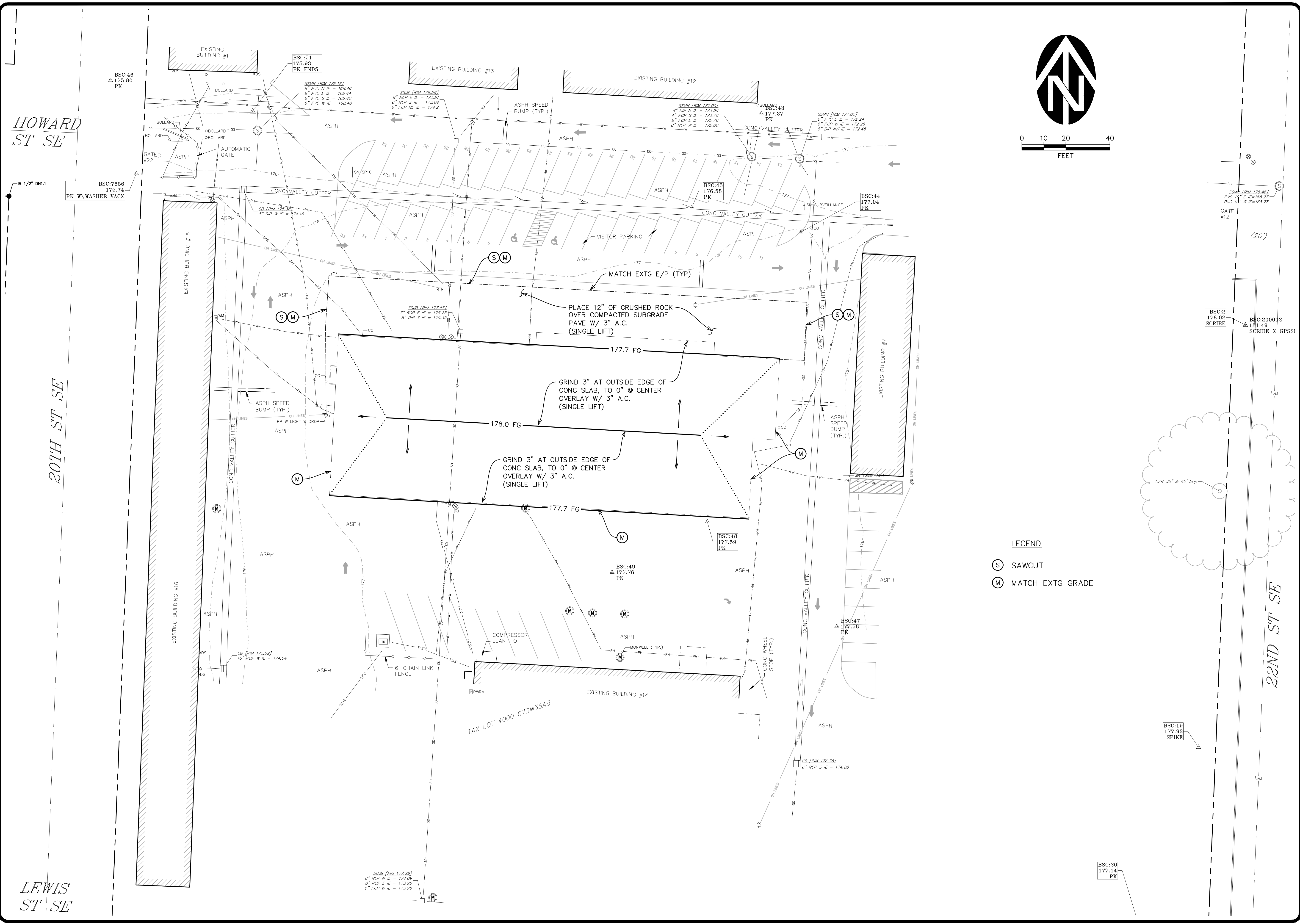
REGISTERED PROFESSIONAL ENGINEER
 1983
 STEVEN A. GEMM
 1514
 OREGON
 REFER: 6/29/2004

WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westech@westech-eng.com

CITY OF SALEM PUBLIC WORKS
 BUILDING 2 DEMOLITION & PAVING
 EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN

DRAWING C1.0
 JOB NUMBER 2272.1030.0

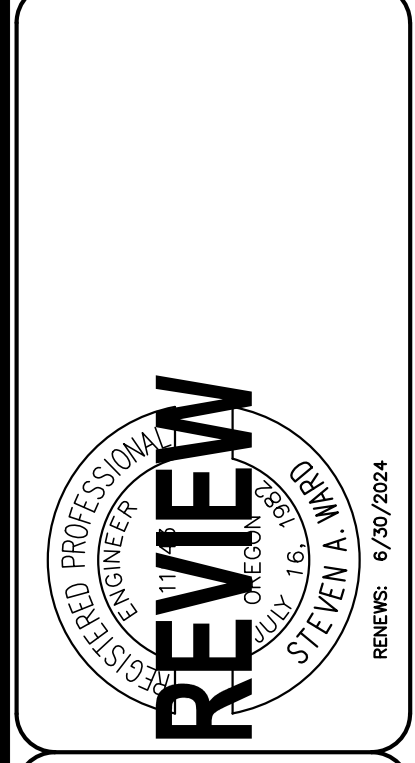
5/2/2023 11:15:22 AM
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- LEGEND**
- (S) SAWCUT
 - (M) MATCH EXTG GRADE

NO.	DATE	DESCRIPTION	BY

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 THIS SET MUST BE
 CHECKED AGAINST
 THIS SET'S ORIGINAL
 SCALES ACCORDING
 TO THE DATE OF THE
 DATE: MAY 2023

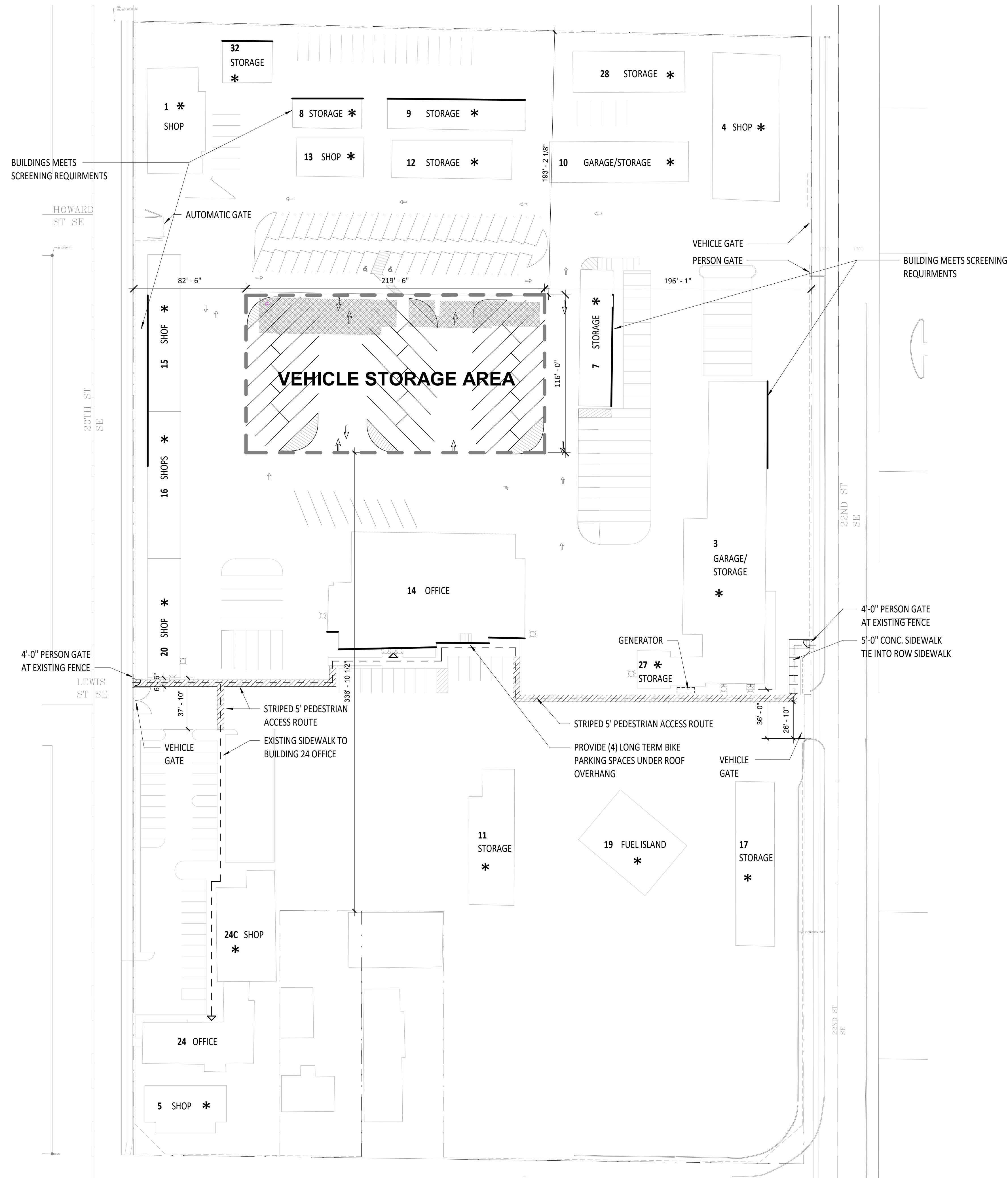


WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westech@westech-eng.com

CITY OF SALEM PUBLIC WORKS
 BUILDING 2 DEMOLITION & PAVING
GRADING & DRAINAGE PLAN

DRAWING
C2.0

JOB NUMBER
2272.1030.0



LAND USE LEGEND

- PEDESTRIAN PATH
- PROPERTY LINE
- EXISTING FENCE
- EXISTING BUILDING
- VEHICLE STORAGE AREA BOUNDARY
- STRIPED PATHWAY
- SERVICE, STORAGE OR MAINTENANCE PRIMARY USE
- LIGHTING FIXTURE LOCATION
- BUILDING PRIMARY ENTRANCE

IMPERVIOUS AREA REMOVED

4,308 SF LANDSCAPE AREA REPLACED WITH A.C. PAVEMENT

ADJUSTMENT REQUEST STATEMENT:

Adjustment Request 1
 800.065.b.a.1 - Connection Between Buildings and Entrances.
 Reason for request: Providing a connection to Oxford Street NE is not feasible in this development due to building orientation and large equipment and operation vehicular circulation. Additionally, there is no sidewalk on Oxford Street NE to connect to. The proposed pedestrian access provided between 20th Street and 22nd Street SE through the site will provide an equally or better pedestrian experience while increasing pedestrian connectivity between 20th and 22nd with a defined and visually distinct pedestrian connection.

***This application requests excluding the pedestrian connection to the Oxford Street NE and providing a equal or better connection from 20th ST SE to 22nd ST SE through the on site pedestrian circulation route.**

Adjustment Request 2
 800.065.b.1.b. - Design and Materials
 Reason for request: Elevation change, speed bumps or differing pavement materials will prove deleterious to the primary use of the site which is the service and movement of large equipment for city maintenance and field crews. Application requests that visual striping qualify as visually differentiated approach for areas where walkway crosses driveways, parking areas, parking lot drive aisles, loading areas and adjacent to auto travel lanes.

***This application shall equally meet the zoning code requirements while not interrupting the primary use of the Public Works site and providing clear visual indication of pedestrian walk zones. The pedestrian route from Building 14 to both 20th ST SE and 22nd ST SE be provided with a stripped path adjacent to the two way drive aisle serving the shops project. Additionally a 5' striped path will connect into Building 24 via an existing sidewalk.**

Together the cumulative effect of these two adjustments will result in a project that is still consistent with the overall purpose of the zone by providing two modifications that are equally or better than the specific development standard described in the code.