



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:	Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review / Tree Removal Permit Case No. UGA-SPR-ADJ-DAP-DR-TRP23-04
PROPERTY LOCATION:	4963 Center Sreet NE, Salem OR 97301
NOTICE MAILING DATE:	December 5, 2023
PROPOSAL SUMMARY:	Proposed development of a new multi-family apartment complex of three buildings containing 27 dwelling units.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Tuesday, December 19, 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:	Peter Domine, Planner II , 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> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: skaltwasser@salemneighbors.org .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 200.025 – Urban Growth Management; 220.005(f)(3) – Class 3 Site Plan Review; 225.005(e)(1) – Class 1 Design Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 808.030(d)(5) – Preservation of Trees and Vegetation. 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):	Trademark Enterprises LLC (Ryan and Roger Bloedel)
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering
PROPOSAL REQUEST:	<p>An Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, two Tree Removal Permits, and Class 1 Design Review for development of a new multi-family apartment complex containing 27 dwelling units, with three Class 2 Adjustments to:</p> <ol style="list-style-type: none"> (1) Allow off-street parking between buildings and Wind Park Street NE, per SRC 702.020(d)(2); (2) Reduce the setback of proposed Building 3 from 35 feet to 15 feet at the northeast corner of the development site, per SRC 702.020(e)(2); and (3) Allow the buildings to be oriented toward the interior of the lot and not provide primary entrances facing and with direct access to the street, per SRC 702.020(e)(5). <p>The subject property is approximately 1.61 acres in size, zoned RM-I (Multiple Family Residential), and located at 4963 Center Street NE - 97301 (Marion County Assessor's Map and Tax Lot number: 072W29BA / 200).</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 114785. 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: Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review / Tree Removal Permit Case No. UGA-SPR-ADJ-DAP-DR-TRP23-04

PROJECT ADDRESS: 4963 Center St NE, Salem OR 97301

AMANDA Application No.: 23-114785-PLN

COMMENT PERIOD ENDS: Tuesday, December 19, 2023 at 5:00 p.m.

SUMMARY: Proposed development of a new multi-family apartment complex of three buildings containing 27 dwelling units.

REQUEST: An Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, two Tree Removal Permits, and Class 1 Design Review for development of a new multi-family apartment complex containing 27 dwelling units, with three Class 2 Adjustments to:

- (1) Allow off-street parking between buildings and Wind Park Street NE, per SRC 702.020(d)(2);
- (2) Reduce the setback of proposed Building 3 from 35 feet to 15 feet at the northeast corner of the development site, per SRC 702.020(e)(2); and
- (3) Allow the buildings to be oriented toward the interior of the lot and not provide primary entrances facing and with direct access to the street, per SRC 702.020(e)(5).

The subject property is approximately 1.61 acres in size, zoned RM-I (Multiple Family Residential), and located at 4963 Center St NE - 97301 (Marion County Assessor's Map and Tax Lot number: 072W29BA / 200).

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, December 19, 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 II, 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

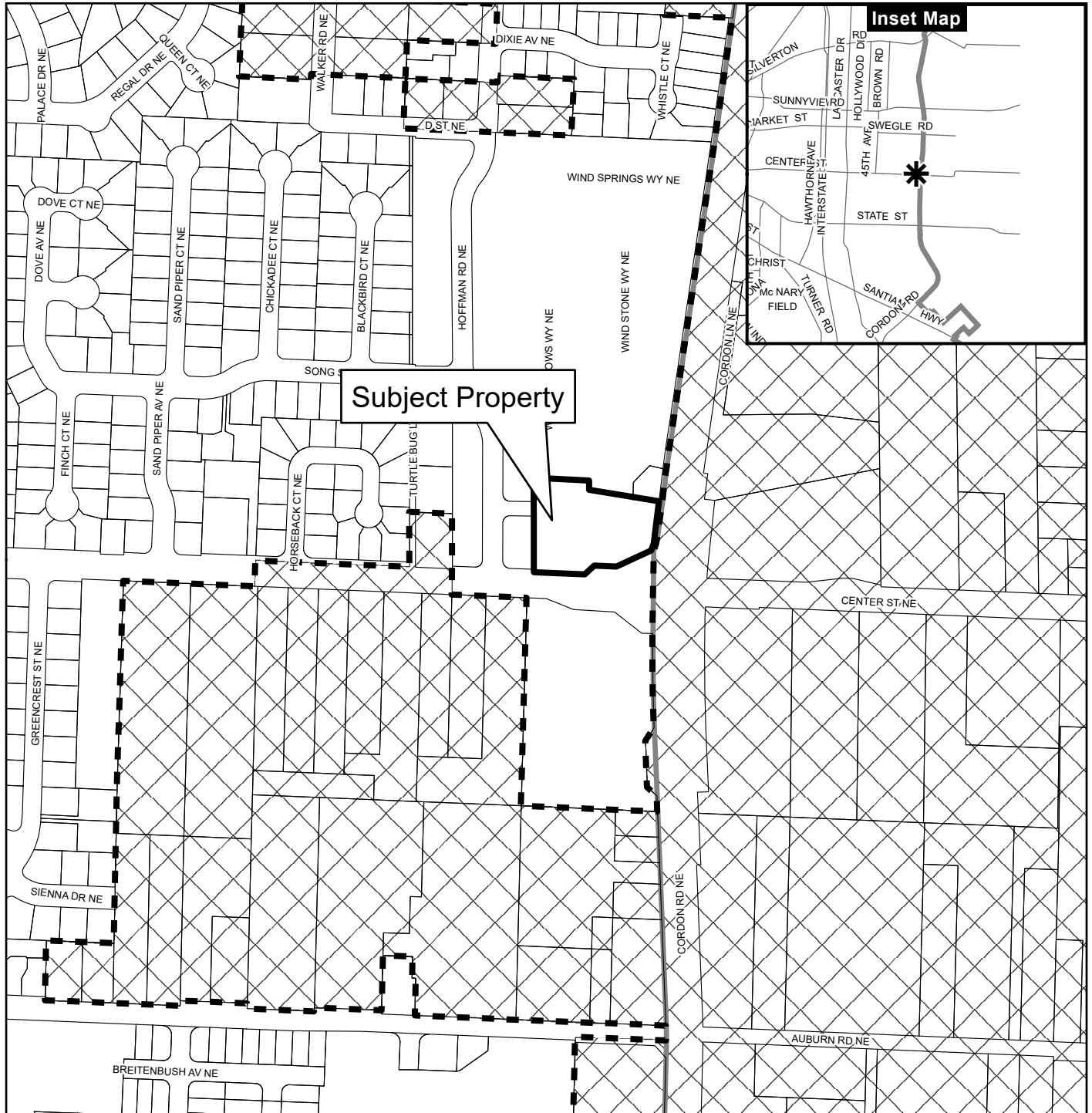
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map 4963 Center St NE



Subject Property

Inset Map

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

- - POLE LIGHT MAXIMUM 14' TALL
- ✱ - WALL PANE MOUNTED ON BUILDING
- ⊖ - LOCATION OF ELECTRICAL SEPARATION WALL
- ⊙ - MAXIMUM 1:12 SLOPE ON SIDEWALK AND RAMP
- ▭ - BICYCLE SPACES

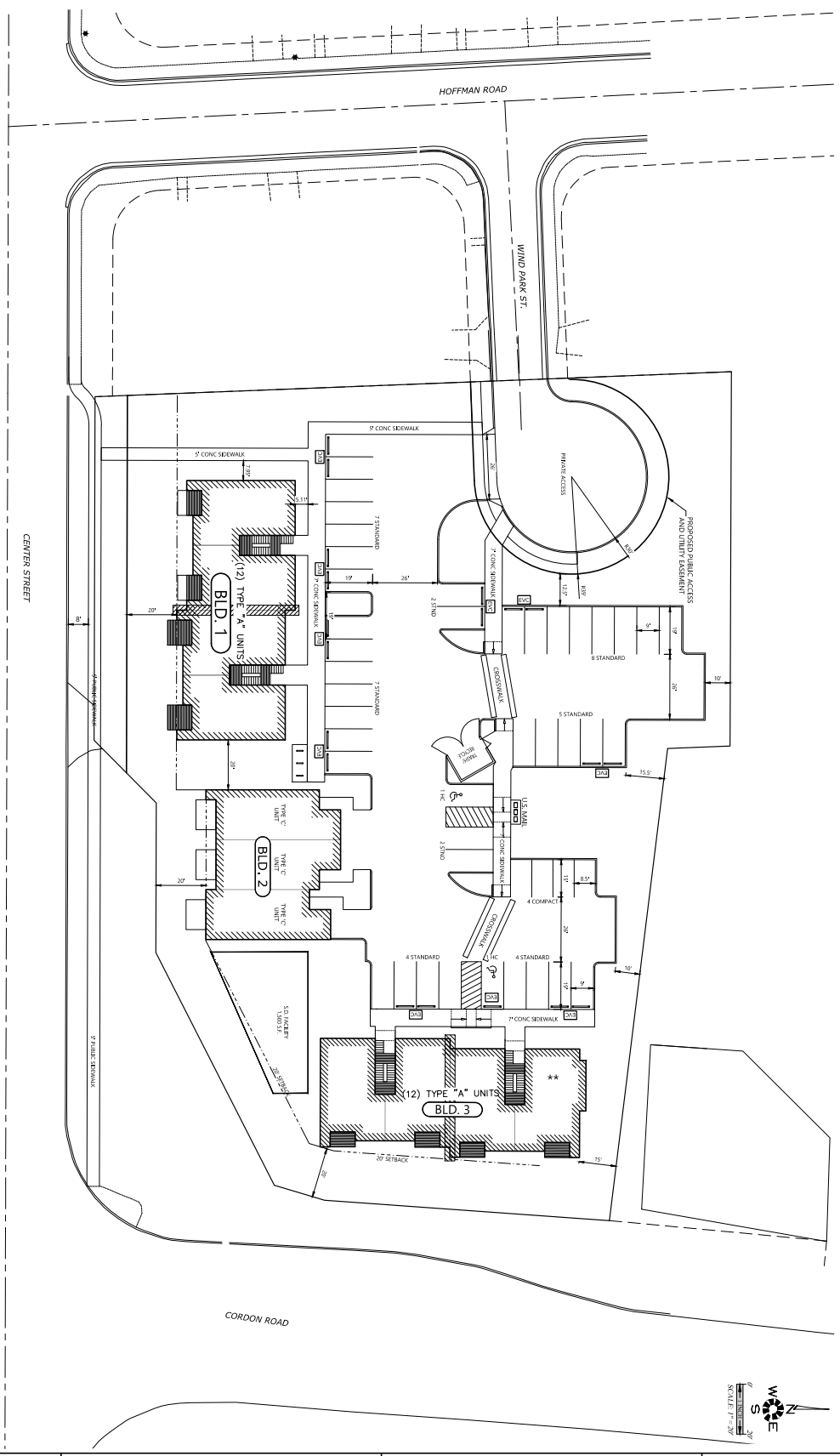
* THE INDICATED LOWER LEVEL UNITS IN BUILDING 3 ARE TO BE TYPE "A" UNITS IN ACCORDANCE WITH THE 2022 OSSC. ALL OTHER LOWER LEVEL UNITS TO BE TYPE "B" UNITS IN ACCORDANCE WITH THE 2022 OSSC. SECTION 7.1.2.

27 TOTAL APARTMENT UNITS
24 TYPE "A" 2-Bd, 2-Ba (992 S.F.) UNITS
3 TYPE "C" TOWN HOMES (681 S.F.)

45 TOTAL PARKING STALLS
39 STANDARD STALLS
2 HANDICAP STALLS
6 BICYCLE SPACES IN 1 RACKS
1 TRASH / RECYCLE
1 RECREATIONAL AREA
1 U.S. MAIL BOX AREA

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL CURB CUTS SHALL BE PERMANENT CONNECTIONS TO THE PUBLIC SIDEWALK. THE SIDEWALK SHALL BE CONCRETE AND SHALL BE 48" WIDE MINIMUM AT BOTTOM OF STAIRS AND AT FACE OF ENTRANCE DOORS. SIDEWALKS SHALL BE 48" WIDE MINIMUM. SIDEWALKS SHALL BE 1:12 SLOPE MAXIMUM. SIDEWALKS SHALL BE 48" WIDE MINIMUM. SIDEWALKS SHALL BE 1:12 SLOPE MAXIMUM.
2. HANDICAP PARKING STALLS AND ACCESS AREAS ARE TO HAVE SPACES IN ACCORDANCE WITH ADA CHAPTER 9.2.2.1.1. HANDICAP PARKING STALLS SHALL BE 8' WIDE MINIMUM. HANDICAP PARKING STALLS SHALL BE 8' WIDE MINIMUM. HANDICAP PARKING STALLS SHALL BE 8' WIDE MINIMUM.
3. HANDICAP ACCESSIBLE ELEVATOR RAMPERS SHALL HAVE A RUNNING SLOPE NOT GREATER THAN 1:12. HANDICAP ACCESSIBLE ELEVATOR RAMPERS SHALL BE 48" WIDE MINIMUM. HANDICAP ACCESSIBLE ELEVATOR RAMPERS SHALL BE 48" WIDE MINIMUM.
4. HANDICAP ACCESSIBLE IN ACCORDANCE WITH ADA CHAPTER 9.1.7.1.1. HANDICAP ACCESSIBLE IN ACCORDANCE WITH ADA CHAPTER 9.1.7.1.1.
5. 2% OF THE UNITS ON 1ST AND 2ND FLOORS SHALL BE TYPE "A" HANDICAP ACCESSIBLE. THESE UNITS ON 1ST AND 2ND FLOORS SHALL BE INDICATED BY A HATCH PATTERN IN ACCORDANCE WITH ADA CHAPTER 9.1.7.1.1.



SDRS3

DESIGN: N.D.S.
 DRAWN: N.K.D./A.R.B.
 CHECKED: J.S.S.
 DATE: 05/22
 SCALE: AS SHOWN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

TRADEMARK APARTMENTS

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

SITE PLAN

MULTI/TECH

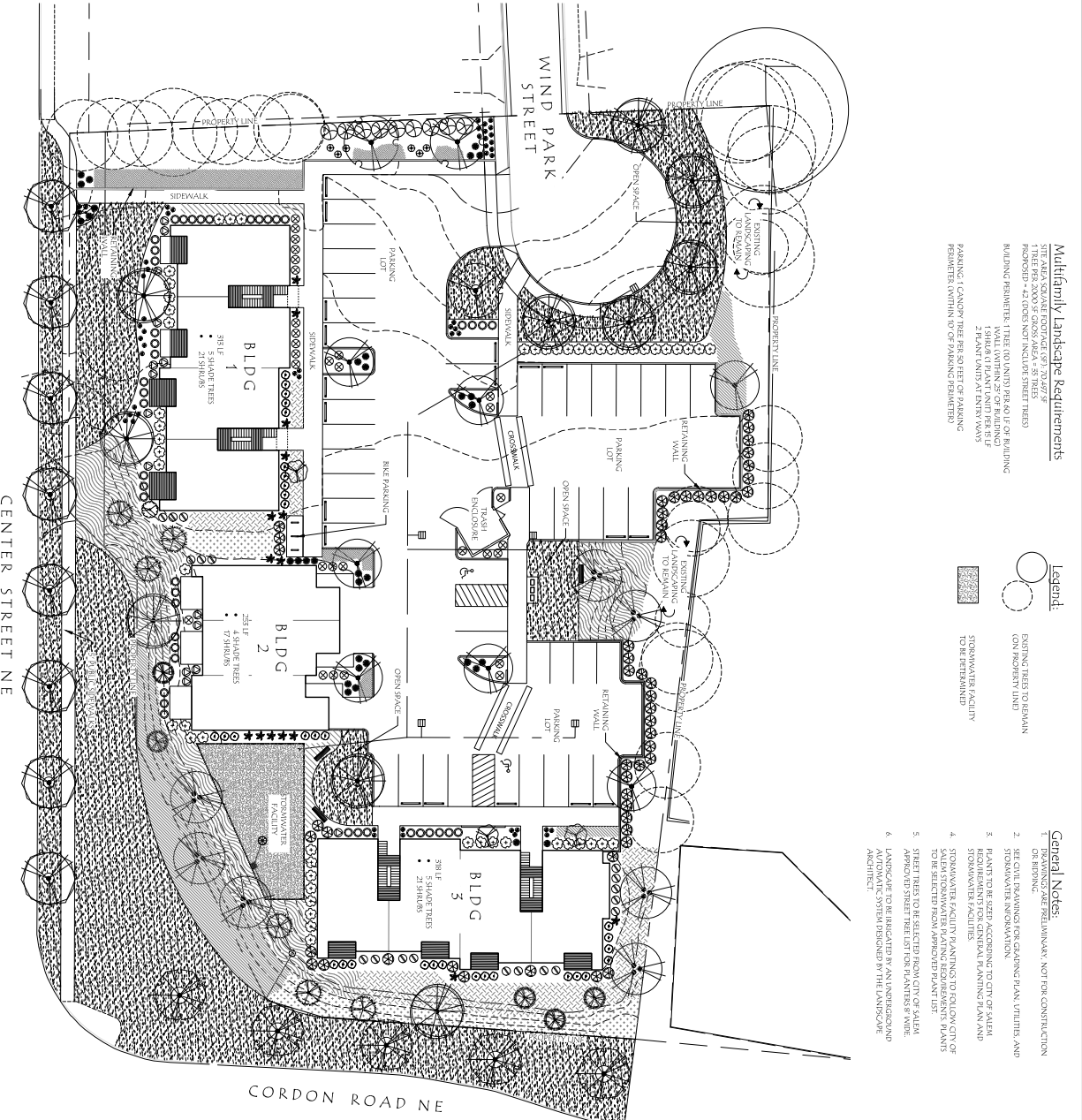
ENGINEERING SERVICES, INC.

4155 13th St., S.E., Salem, OR, 97302
 PH: (503) 364-4327 FAX: (503) 364-2460
 www.mtengineering.net office@mtengineering.net

Preliminary Plant Schedule

SYMBOL	QTY	SP/ANNUAL / COMMON NAME	SIZE
	7	Acer rubrum / American Red Maple	11/27' Cal. 808
	7	Redbark maple / Acer rubrum	11/27' Cal. 808
	5	Quercus laevis / Live Oak	6'-8" Ht. 808
	5	Quercus agrifolia / Live Oak	6'-8" Ht. 808
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SYMBOL	QTY	SP/ANNUAL / COMMON NAME	SIZE
	30	Aster sp. / Aster	2' Qd.
	2	Aster sp. / Aster	2' Qd.
	6	Redbud / Cercis canadensis	2' Qd.
	44	Euonymus alatus / Burning Bush	2' Qd.
	19	Euonymus alatus / Burning Bush	2' Qd.
	9	Euonymus alatus / Burning Bush	2' Qd.
	55	Malva sylvestris / Mallow	5' Qd.
	15	Nandina domestica / Nandina	2' Qd.
	16	Physalis peruviana / Ground Cherry	2' Qd.
	54	Shibubra umbellata / Snow White	3' Qd.
	52	Stemodia confusa / Sweetbox	2' Qd.



Multi-family Landscape Requirements

SEE PLANT SCHEDULE FOR TREE SPECIES
 PROPOSED - 42' DIAMETER PER 40' OF BUILDING
 BUILDING PERIMETER - 1 TREE (10' DIA.) PER 40' OF BUILDING
 SMALL (WITHIN 20' OF BUILDING)
 1 SHrub (1' DIA.) PER 10' OF BUILDING
 2 PLANT UNITS (1' DIA.) PER 10'

PARKING (LANDSCAPE TREE PER 50 FEET OF PARKING PERIMETER WITHIN 10' OF PARKING PERIMETER)

Legend:

- EXISTING TREES TO REMAIN (ON PROPERTY LINE)
- STONE WATER FACILITY TO BE RETAINED
- RETAINING WALL TO BE DEMOLISHED

General Notes:

- DRAWINGS ARE PRELIMINARY. NOT FOR CONSTRUCTION OR BIDDING.
- SEE CIVIL DRAWINGS FOR GRADING, PLANS, UTILITIES, AND STORMWATER MANAGEMENT.
- PLANTS TO BE SIZED ACCORDING TO CITY OF SALT LAKE STORMWATER PLANNING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
- STORMWATER FACILITY DRAWINGS TO FOLLOW CITY OF SALT LAKE STORMWATER PLANNING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
- STREET TREES TO BE SELECTED FROM CITY OF SALT LAKE STREET TREE TREE LIST FOR PLANTERS & VERT.
- LANDSCAPE TO BE RECALCULATED BY AN INDEPENDENT ARCHITECT.

L1.1

SHEET 1 OF 1

PROJECT: N/A

REVISIONS			
#	DATE	BY	REVISIONS

November 13th, 2023

SCALE: 1"=20'-0"

0' 10' 20' 40'

1"=20'

PRELIMINARY PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT

LARURA ANTONSON

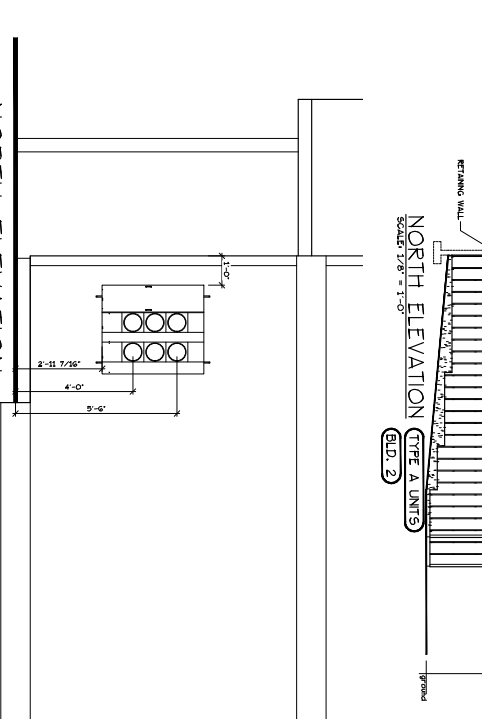
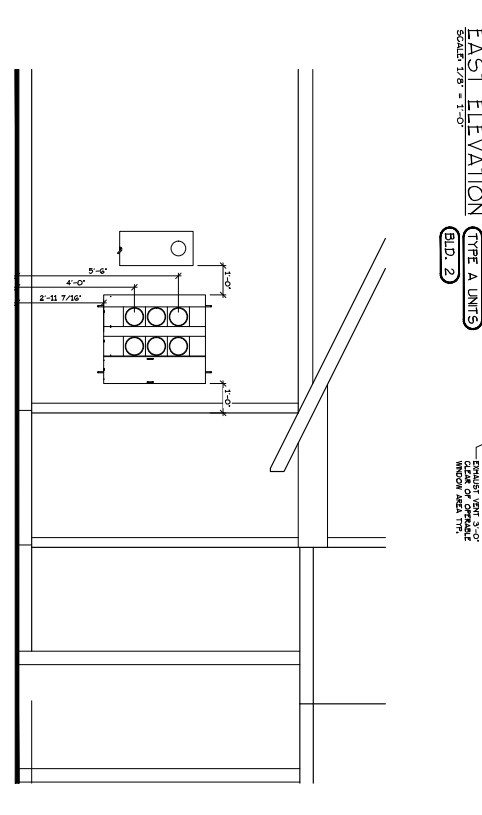
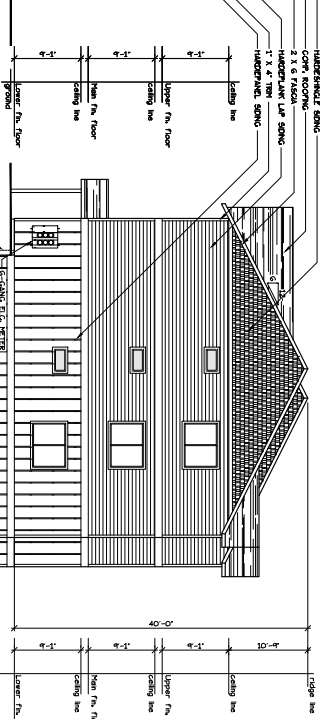
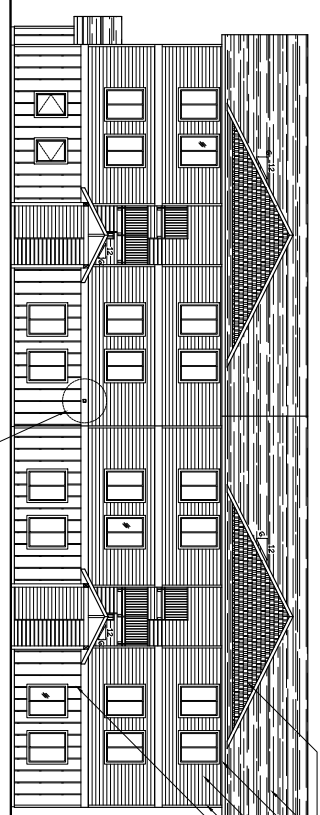
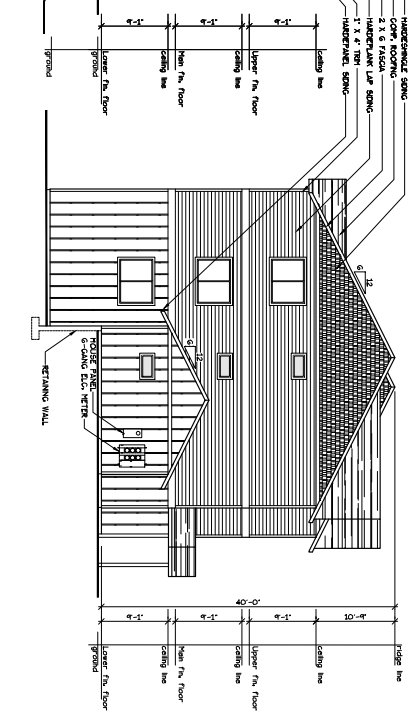
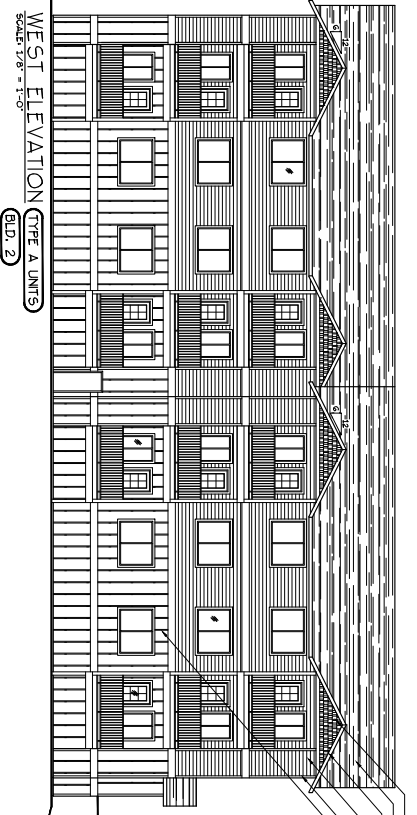
OREGON 11162000

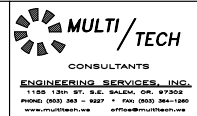
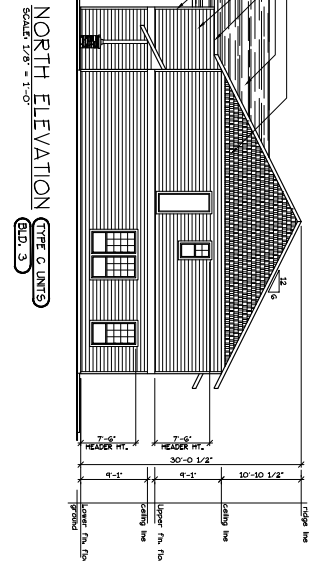
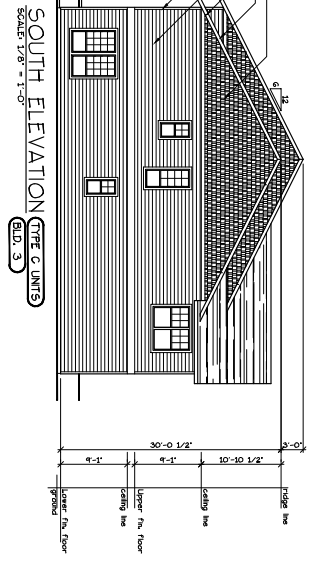
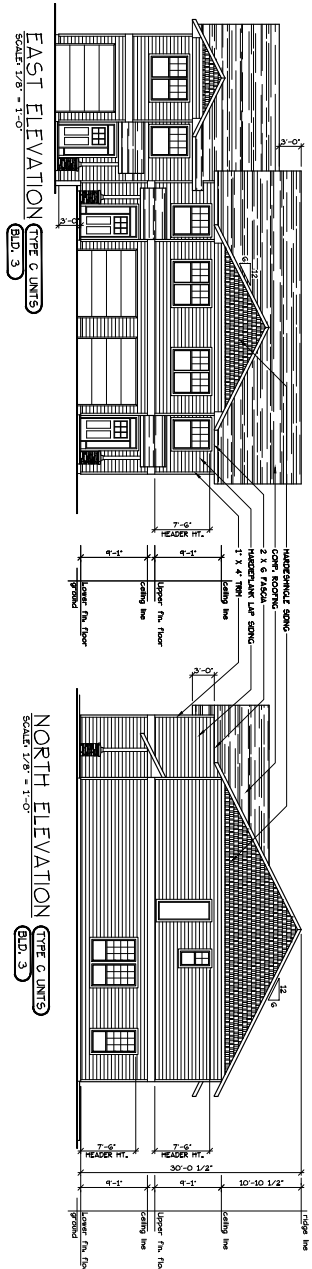
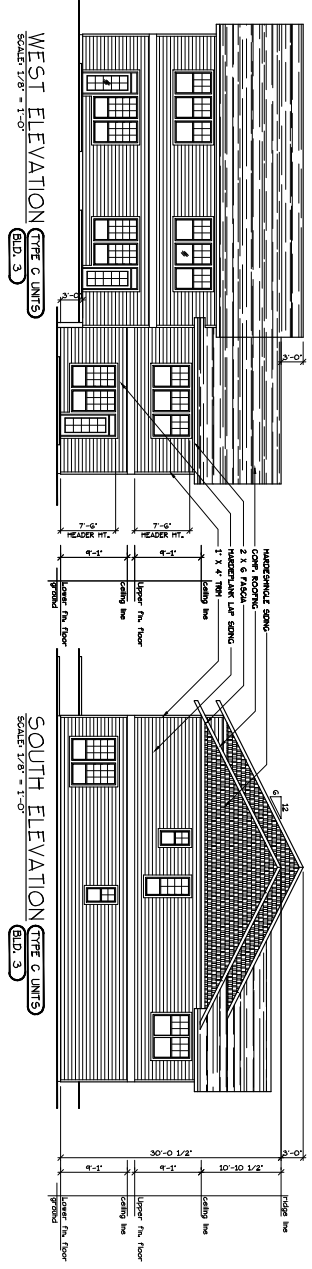
Wind Park Street
 Salem, Oregon

Center Street
 Apartments

Laurus
 Designs, LLC

1012 Pine Street
 Silverton, Oregon
 503.794.6494





BUILDING ELEVATIONS

TRADEMARK APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
 Drawn: G.D.G./A.R.B.
 Checked: M.D.G.
 Date: Feb-23
 Scale: AS SHOWN



A3.80