



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 Case No. SPR-ADJ-DAP23-33
PROPERTY LOCATION:	2710 Broadway Street NE, Salem OR 97301
NOTICE MAILING DATE:	December 6, 2023
PROPOSAL SUMMARY:	Proposed development of a new four-story mixed use building approximately 15,400 square feet in size, containing ground floor commercial retail space and 22 dwelling units in the upper floors.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, December 20, 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:	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> Highland Neighborhood Association, Leigha Gaynair, Chair; Phone: 541-948-9312; Email: highland@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) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; and 804.025(d) – Class 2 Driveway Approach Permit. 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.

<p>PROPERTY OWNER(S):</p> <p>APPLICANT(S):</p> <p>PROPOSAL REQUEST:</p> <p>APPLICATION PROCESS:</p> <p>MORE INFORMATION:</p>	<p>Harnek Dhote, Harpreet Kaur, and Zackary Reitan</p> <p>Gretchen Stone, CB Two Architechts</p> <p>Class 3 Site Plan Review and Class 2 Driveway Approach Permit for the development of a new four-story mixed use building containing ground floor commercial retail space and 22 dwelling units in the upper floors with associated off-street parking area and site improvements, and the following Class 2 Adjustments:</p> <ol style="list-style-type: none"> 1) To reduce the zone-to-zone setback required between the CR (Retail Commercial) zone and the abutting residential to the east from 15 feet, per SRC Chapter 522, Table 522-4, to 9 feet; 2) To reduce the vehicle operation area turnaround dimension requirements in SRC 800.055(f)(1)(E), for solid waste collection vehicles; 3) To modify the vision clearance requirements of SRC 805.005(b)(1)(B) where the proposed driveway access to Tryon Avenue NE conflicts with an existing solid wood fence at the eastern property line; and 4) To reduce the interior landscaping requirement for the proposed off-street parking area from a minimum of 5 percent (270 square feet) per SRC 806.035(d), to 3.7 percent (201 square feet). <p>The subject property is approximately 0.44 acres in size, zoned CR (Retail Commercial), and located at 2710 Broadway Street NE – 97301 (Marion County Assessor’s map and tax lot number: 073W14BB / 04901).</p> <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> <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 113096. Paper copies can be obtained for a reasonable cost.</p>
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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 Permit Case No. SPR-ADJ-DAP23-33

PROJECT ADDRESS: 2710 Broadway St NE, Salem OR 97301

AMANDA Application No.: 23-113096-PLN

COMMENT PERIOD ENDS: Wednesday, December 20, 2023, at 5:00 p.m.

SUMMARY: Proposed development of a new four-story mixed use building approximately 15,400 square feet in size, containing ground floor commercial retail space and 22 dwelling units in the upper floors.

REQUEST: Class 3 Site Plan Review and Class 2 Driveway Approach Permit for the development of a new four-story mixed use building containing ground floor commercial retail space and 22 dwelling units in the upper floors with associated off-street parking area and site improvements, and the following Class 2 Adjustments:

- (1) To reduce the zone-to-zone setback required between the CR (Retail Commercial) zone and the abutting residential to the east from 15 feet, per SRC Chapter 522, Table 522-4, to 9 feet;
- (2) To reduce the vehicle operation area turnaround dimension requirements in SRC 800.055(f)(1)(E), for solid waste collection vehicles;
- (3) To modify the vision clearance requirements of SRC 805.005(b)(1)(B) where the proposed driveway access to Tryon Avenue NE conflicts with an existing solid wood fence at the eastern property line; and
- (4) To reduce the interior landscaping requirement for the proposed off-street parking area from a minimum of 5 percent (270 square feet) per SRC 806.035(d), to 3.7 percent (201 square feet).

The subject property is approximately 0.44 acres in size, zoned CR (Retail Commercial), and located at 2710 Broadway St NE – 97301 (Marion County Assessor’s map and tax lot number: 073W14BB / 04901).

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, December 20, 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

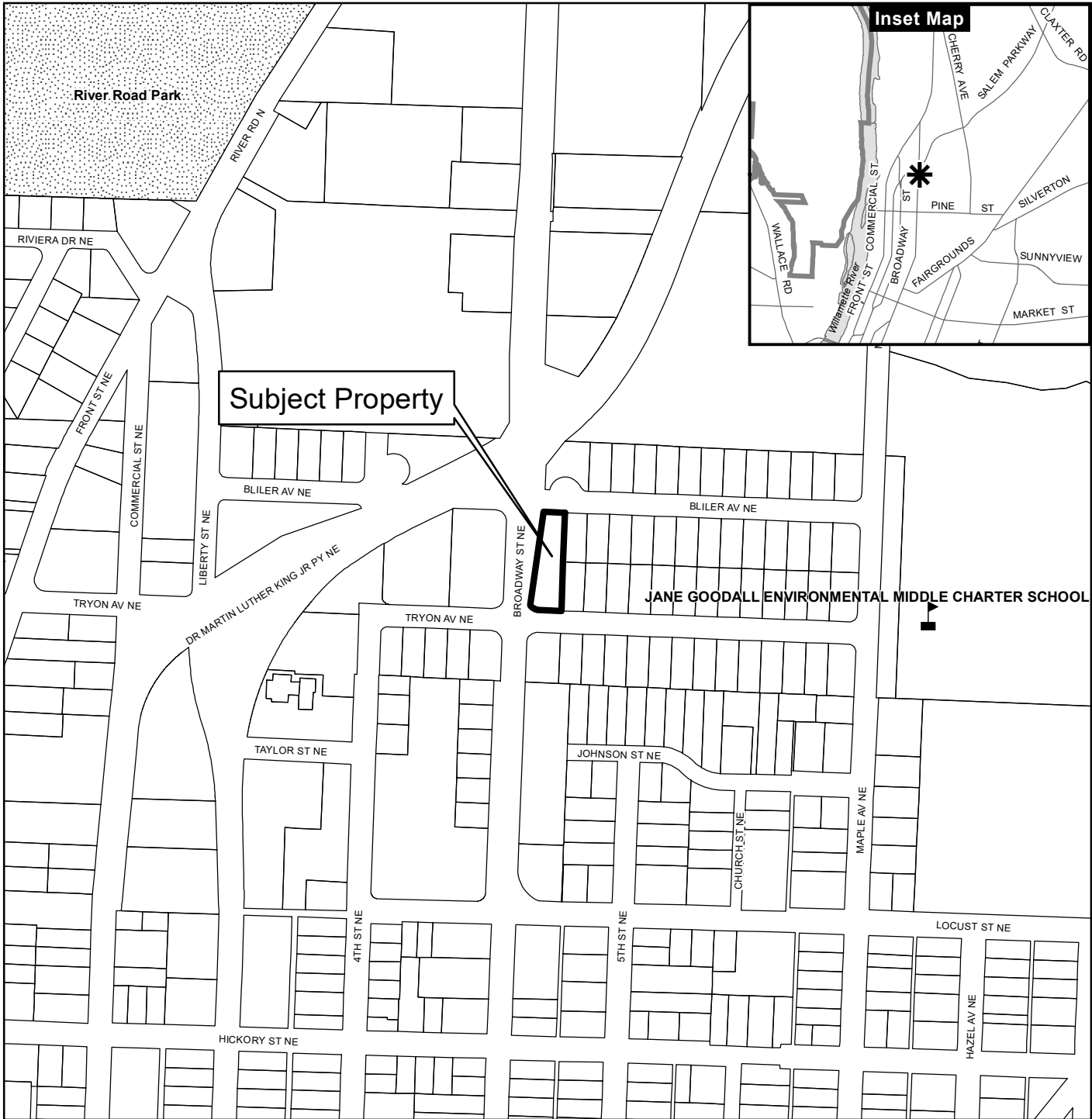
BUSINESS REPLY MAIL
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POSTAGE WILL BE PAID BY ADDRESSEE











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



Vicinity Map 2710 Broadway Street NE



Legend

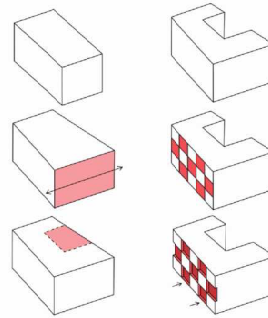
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  0 100 200 400 Feet
-  Outside Salem City Limits
-  Historic District
-  Schools
- 
-  Parks
-  CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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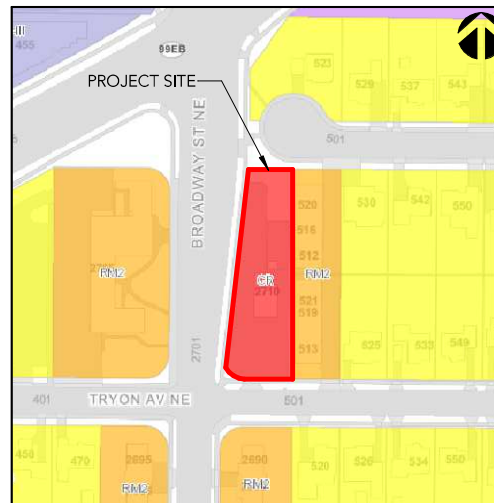


PROJECT INFORMATION

NEW MIXED-USE DEVELOPMENT PROPOSAL FOR A SMALL INFILL SITE OF .44 ACRES ZONED RETAIL COMMERCIAL. THE PROPOSAL ANTICIPATES A 4-STORY MIXED USE BUILDING THAT WILL INCLUDE APPROXIMATELY 3,290 SF GROUND FLOOR COMMERCIAL RETAIL AND A RESIDENTIAL UNIT. THE SECOND, THIRD, AND FOURTH RESIDENTIAL FLOORS HAVE 21 NEW MULTI-FAMILY UNITS FOR A TOTAL OF 22 UNITS WITHIN THE MIXED-USE BUILDING. A 19-SPACE SURFACE PARKING AREA IS ACCESSED FROM TYRON AVENUE NE.



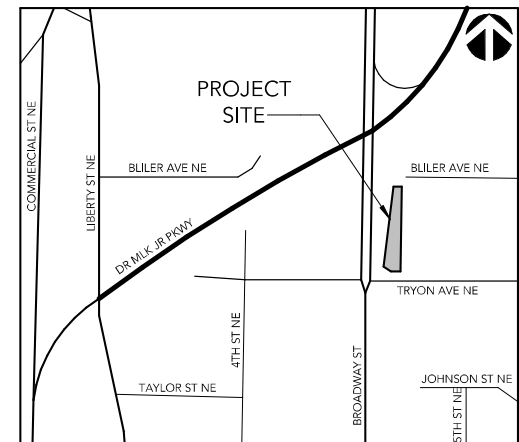
ZONING MAP



LAND USE DRAWING INDEX

SHEET #	SHEET NAME
ARCHITECTURAL	
SP-00	COVER SHEET
SP-01	SITE PLAN
SP-02	SITE DETAILS
SP-03	LANDSCAPE AREA
SP-04	FLOOR PLAN - LEVEL 1
SP-05	FLOOR PLAN - LEVEL 2
SP-06	FLOOR PLAN - LEVEL 3
SP-08	ROOF PLAN
SP-09	BUILDING ELEVATIONS
SP-10	BUILDING ELEVATIONS
SP-11	SIGN DETAILS
SP-12	RENDERINGS
CIVIL	
C1.0	EXISTING CONDITIONS, EROSION CONTROL, AND DEMOLITION PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	SURFACING PLAN
LANDSCAPE	
L1.1	PLANTING PLAN

LOCATION MAP



CBTWO
ARCHITECTS LLC

common-ground

DISTRICT 10

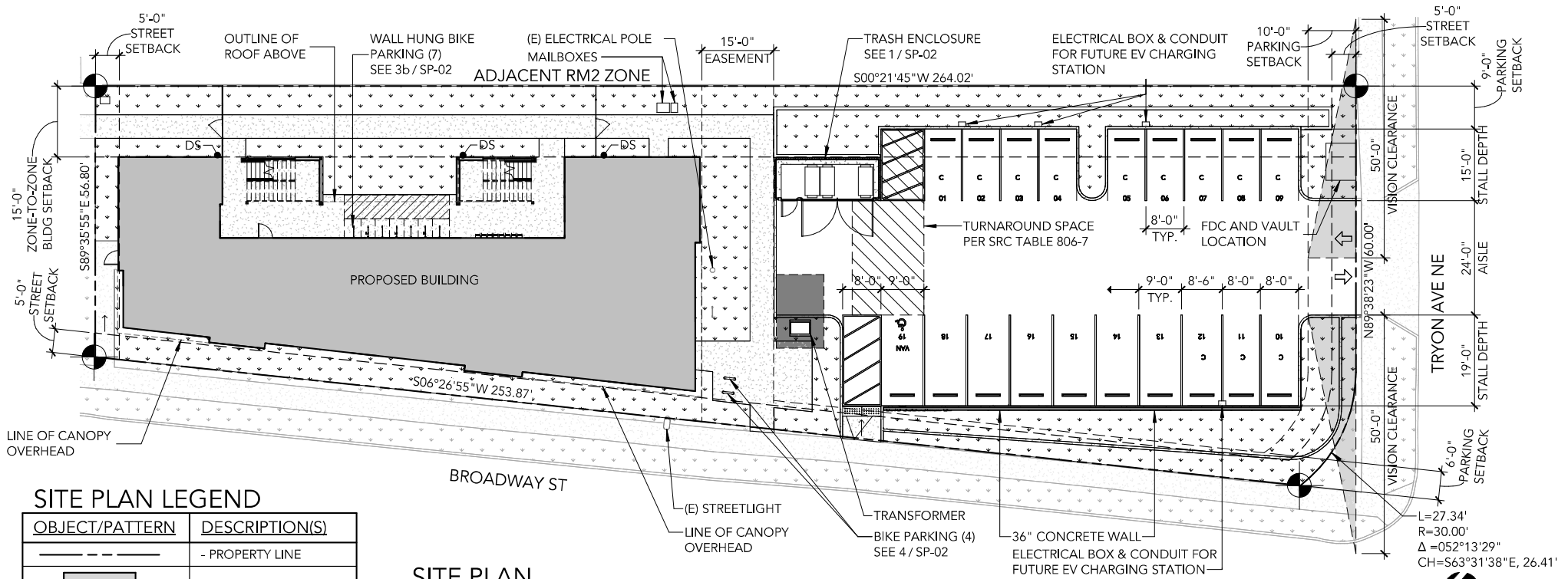
2710 BROADWAY ST NE, SALEM, OR 97301



COVER SHEET

SP-00

DATE: 09/19/2023 REVISION: 01



SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
---	- PROPERTY LINE
[Shaded Box]	- BUILDING FOOTPRINT
[Dotted Box]	- SIDEWALK
[White Box]	- PAVING AREA
[Downward Arrows]	- LANDSCAPING
[Circle with Dot]	- PROPERTY DATUM POINT
[Circle with DS]	- DOWNSPOUT
---	- SETBACK LINES
---	- OVERHEAD ELEMENTS

SITE PLAN

SCALE: 1" = 20'-0"

SITE INFORMATION

LOT AREA	18,624 SF
ZONE	CR RETAIL COMMERCIAL
USES	MULTIPLE FAMILY RETAIL SALES
# UNITS	22
LOT DEPTH	VARIABLE ±56'-9" to ± 83'-8"
LOT WIDTH	±264'-0"

SITE LAYOUT COVERAGE

TYPE	AREA	%
BUILDING FOOTPRINT	3,930 SF	21.1%
LANDSCAPING (SEE SP-3)	6,060 SF	32.5%
PAVING AREA	6,184 SF	33.2%
SIDEWALK	2,450 SF	13.2%
TOTAL SITE AREA	18,624 SF	100%

NO MAXIMUM LOT COVERAGE PER CR ZONE

PARKING SCHEDULE

TYPE	COUNT
FULL SIZE STALLS	6
COMPACT STALLS	12
ACCESSIBLE STALL	1 (VAN)
TOTAL PARKING	19

BIKE PARKING SCHEDULE

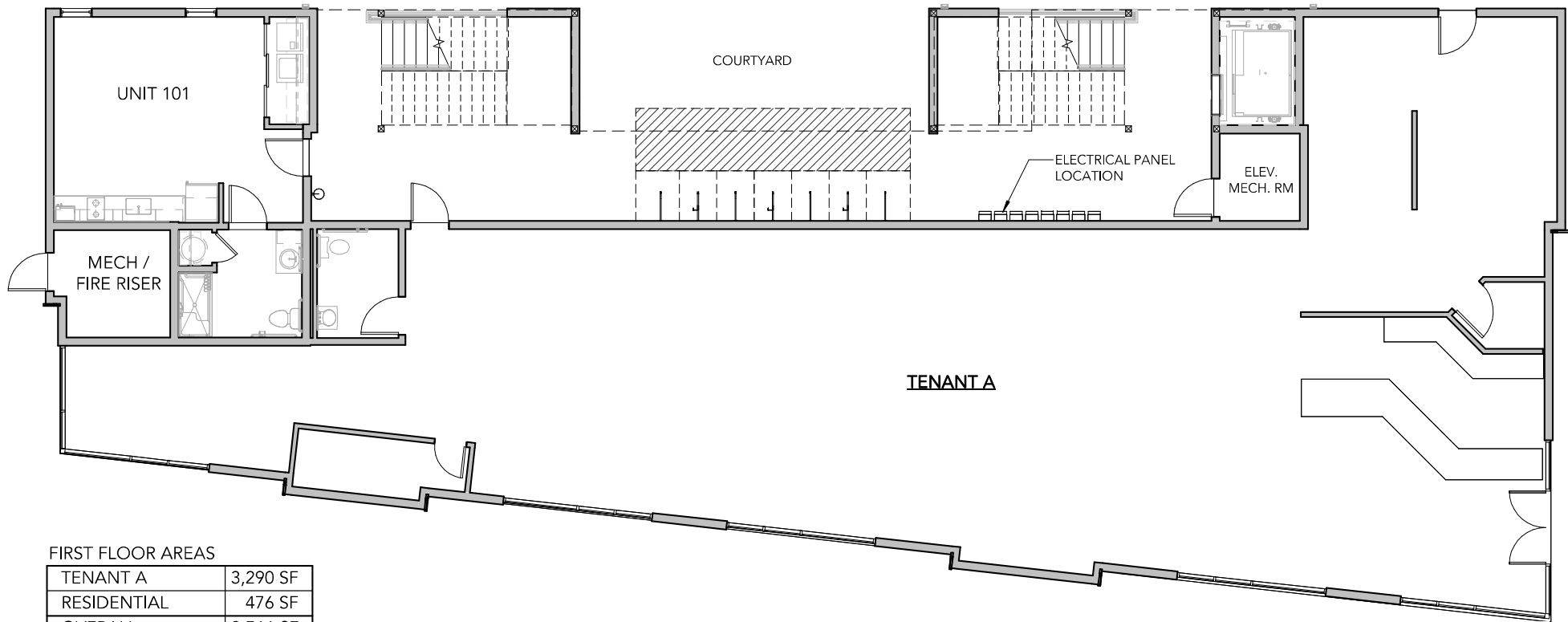
RESIDENTIAL BIKE PARKING:	22
COMMERCIAL BICYCLE PARKING:	4



DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



SITE PLAN
SP-01
DATE: 09/19/2023 REVISION: 01



FIRST FLOOR AREAS

TENANT A	3,290 SF
RESIDENTIAL	476 SF
OVERALL	3,766 SF

GROUND LEVEL

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



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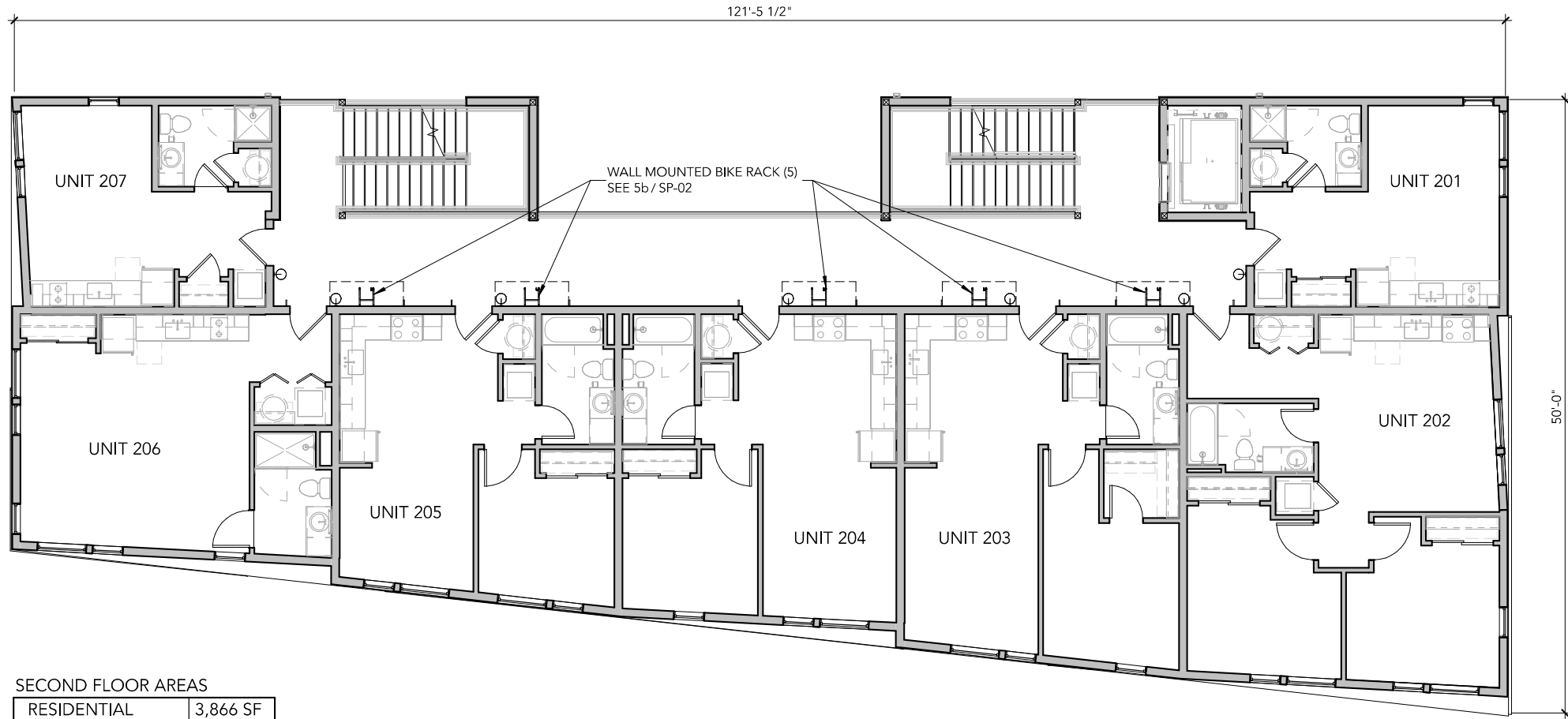
DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



FLOOR PLAN - LEVEL 1

SP-04

DATE: 06/23/2023 REVISION: 01



SECOND FLOOR AREAS

RESIDENTIAL	3,866 SF
OVERALL	3,866 SF

LEVEL 2 PLAN

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



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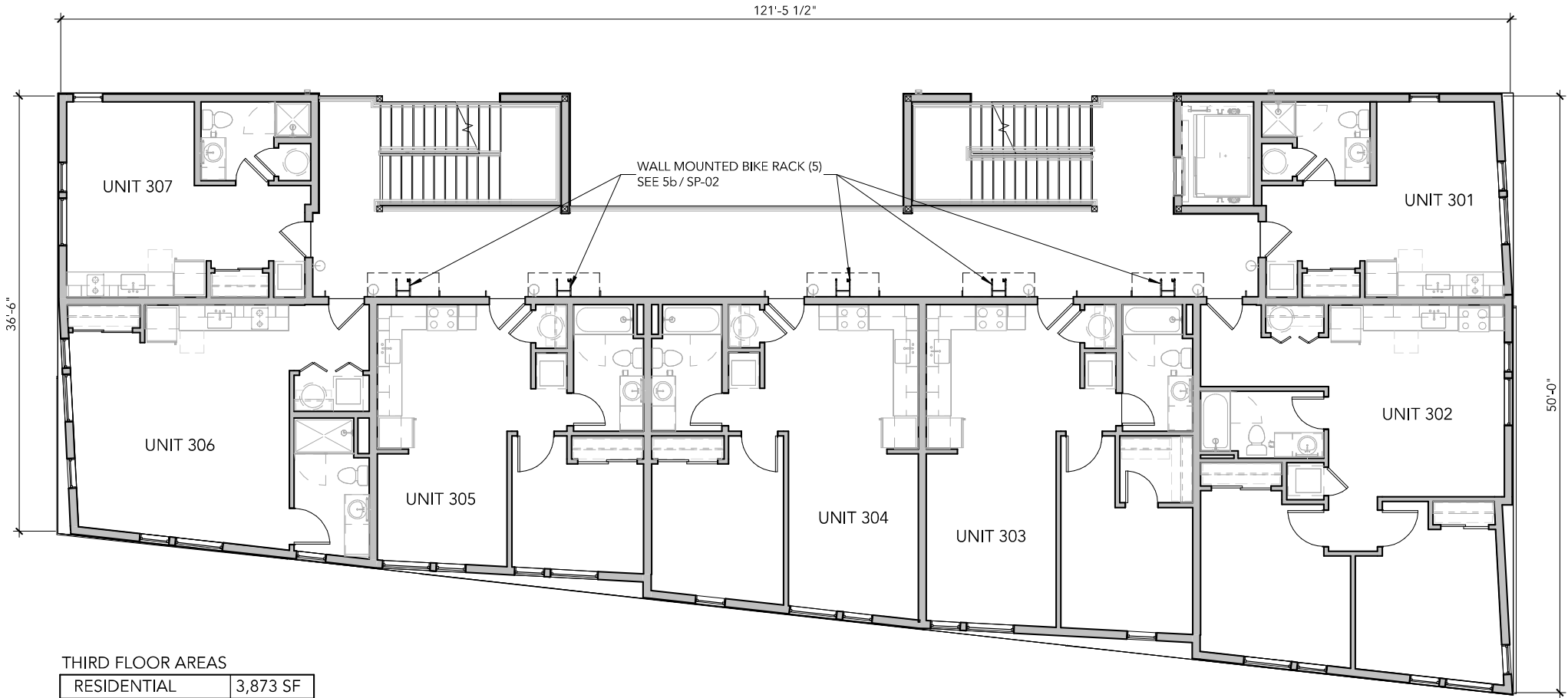
DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



FLOOR PLAN - LEVEL 2

SP-05

DATE: 09/19/2023 REVISION: 01



THIRD FLOOR AREAS

RESIDENTIAL	3,873 SF
OVERALL	3,873 SF

LEVEL 3 PLAN

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



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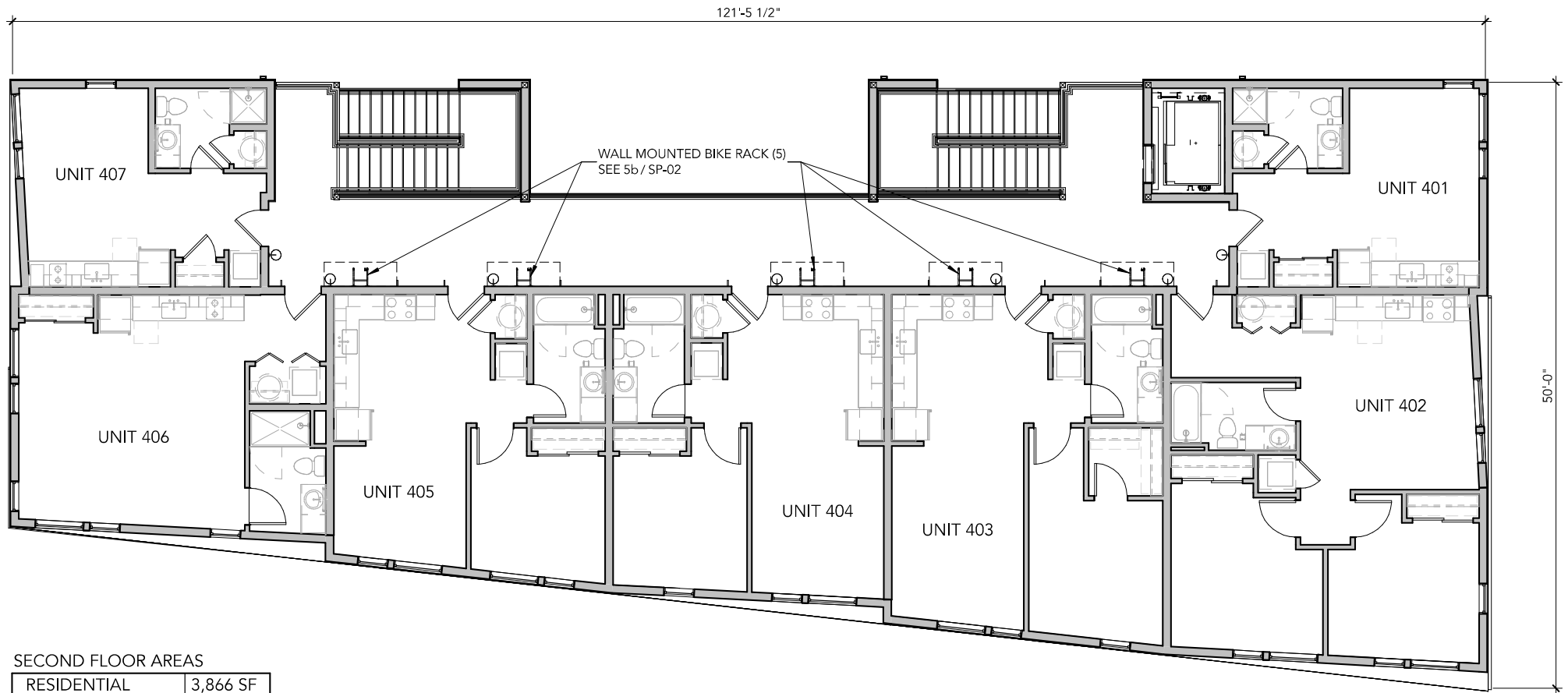
DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



FLOOR PLAN - LEVEL 3

SP-06

DATE: 09/19/2023 REVISION: 01



SECOND FLOOR AREAS

RESIDENTIAL	3,866 SF
OVERALL	3,866 SF

FOURTH LEVEL FLOOR PLAN

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



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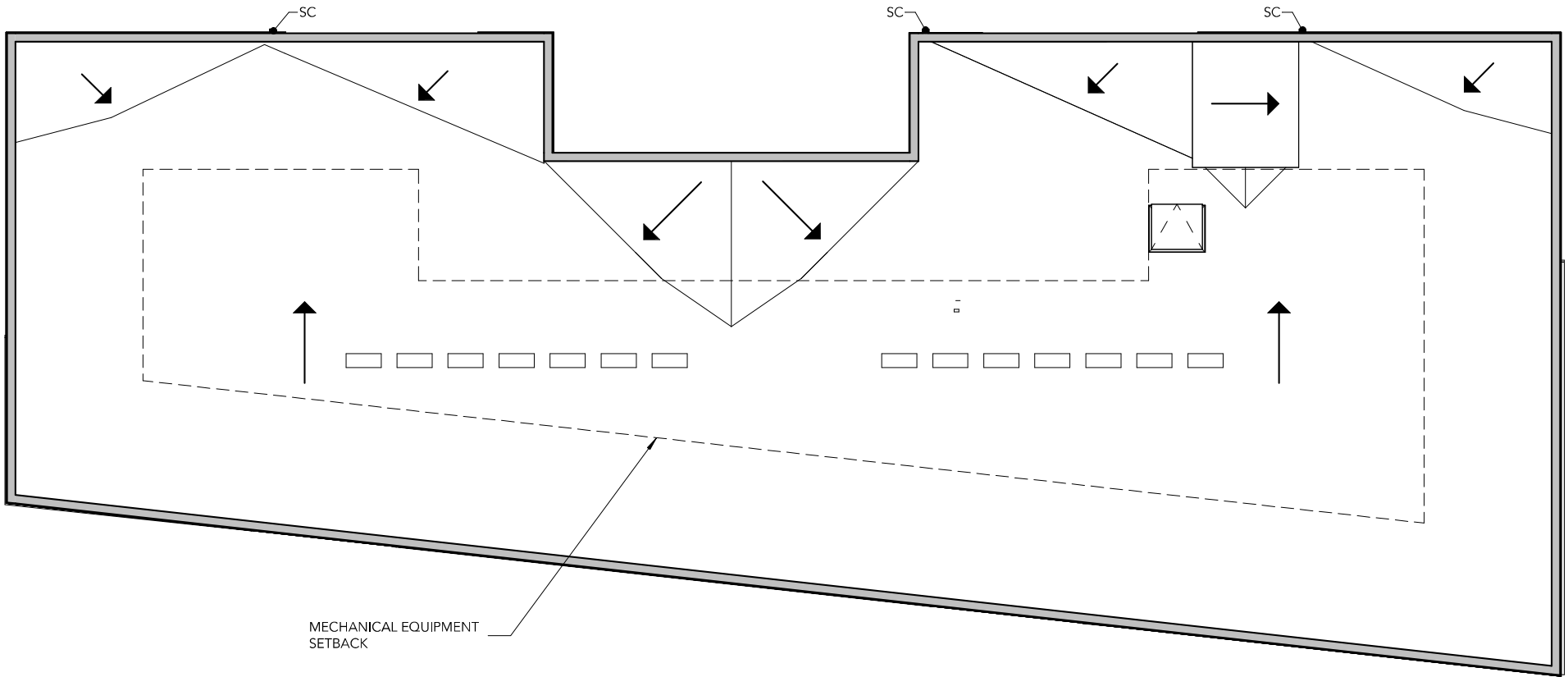
DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



FLOOR PLAN - LEVEL 4

SP-07

DATE: 09/19/23 REVISION: 01



ROOF PLAN

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



MECHANICAL EQUIPMENT
SETBACK

CBTWO
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common-
ground

DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



ROOF PLAN

SP-08

DATE: 09/19/2023 REVISION: 01



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



A
MATERIAL:
HORIZ. METAL SIDING

COLOR:
GLACIER WHITE



B
MATERIAL:
VERT. METAL SIDING

COLOR:
GLACIER WHITE



C
MATERIAL:
VERT. METAL SIDING

COLOR:
WOOD TONE HONEY
MESQUITE



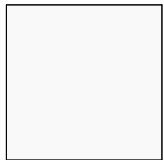
D
MATERIAL:
CONCRETE VENEER

COLOR:
BOARD FORM STANDARD
GREY



E
MATERIAL:
RAILING

COLOR:
BLACK



F
MATERIAL:
METAL TRIM &
DOWNSPOUTS

COLOR:
PAINT TO MATCH SIDING



G
MATERIAL:
STOREFRONT FRAME

COLOR:
BLACK

CBTWO
ARCHITECTS LLC

common-
ground

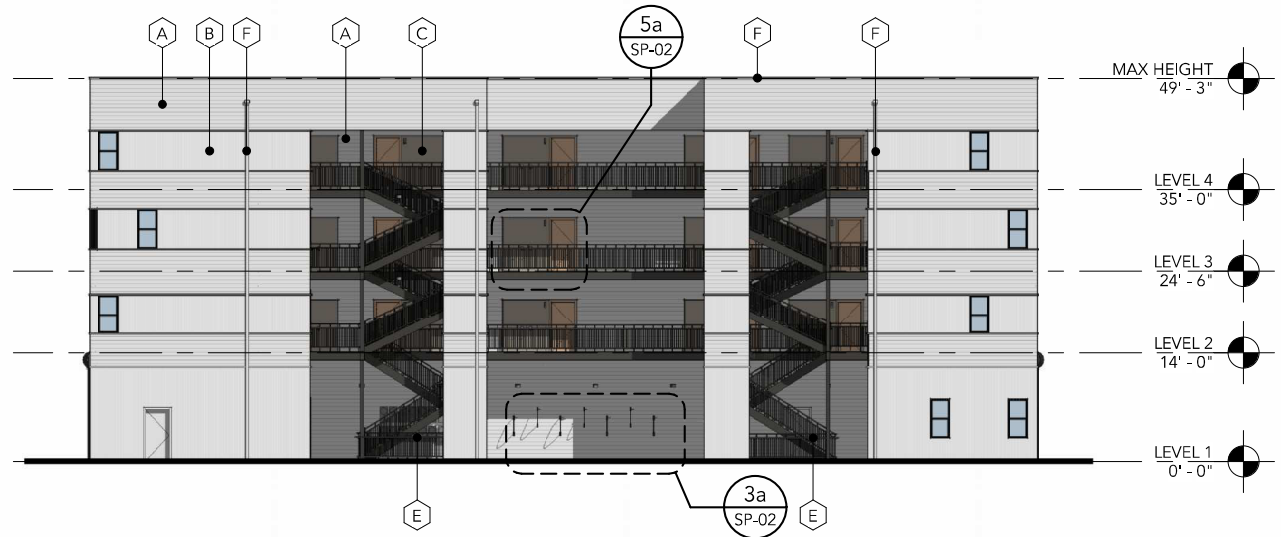
DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



BUILDING ELEVATIONS

SP-09

DATE: 09/19/2023 REVISION: 01



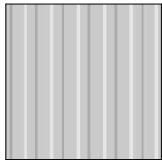
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



A
MATERIAL:
HORIZ. METAL SIDING

COLOR:
GLACIER WHITE



B
MATERIAL:
VERT. METAL SIDING

COLOR:
GLACIER WHITE



C
MATERIAL:
VERT. METAL SIDING

COLOR:
WOOD TONE HONEY
MESQUITE



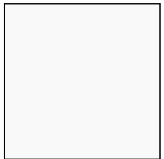
D
MATERIAL:
CONCRETE VENEER

COLOR:
BOARD FORM STANDARD
GREY



E
MATERIAL:
RAILING

COLOR:
BLACK



F
MATERIAL:
METAL TRIM &
DOWNSPOUTS

COLOR:
PAINT TO MATCH SIDING



G
MATERIAL:
STOREFRONT FRAME

COLOR:
BLACK

CBTWO
ARCHITECTS LLC

common-
ground

DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



BUILDING ELEVATIONS

SP-10

DATE: 09/19/2023 REVISION: 01



WEST ELEVATION

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ARCHITECTS LLC

common-
ground

DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301

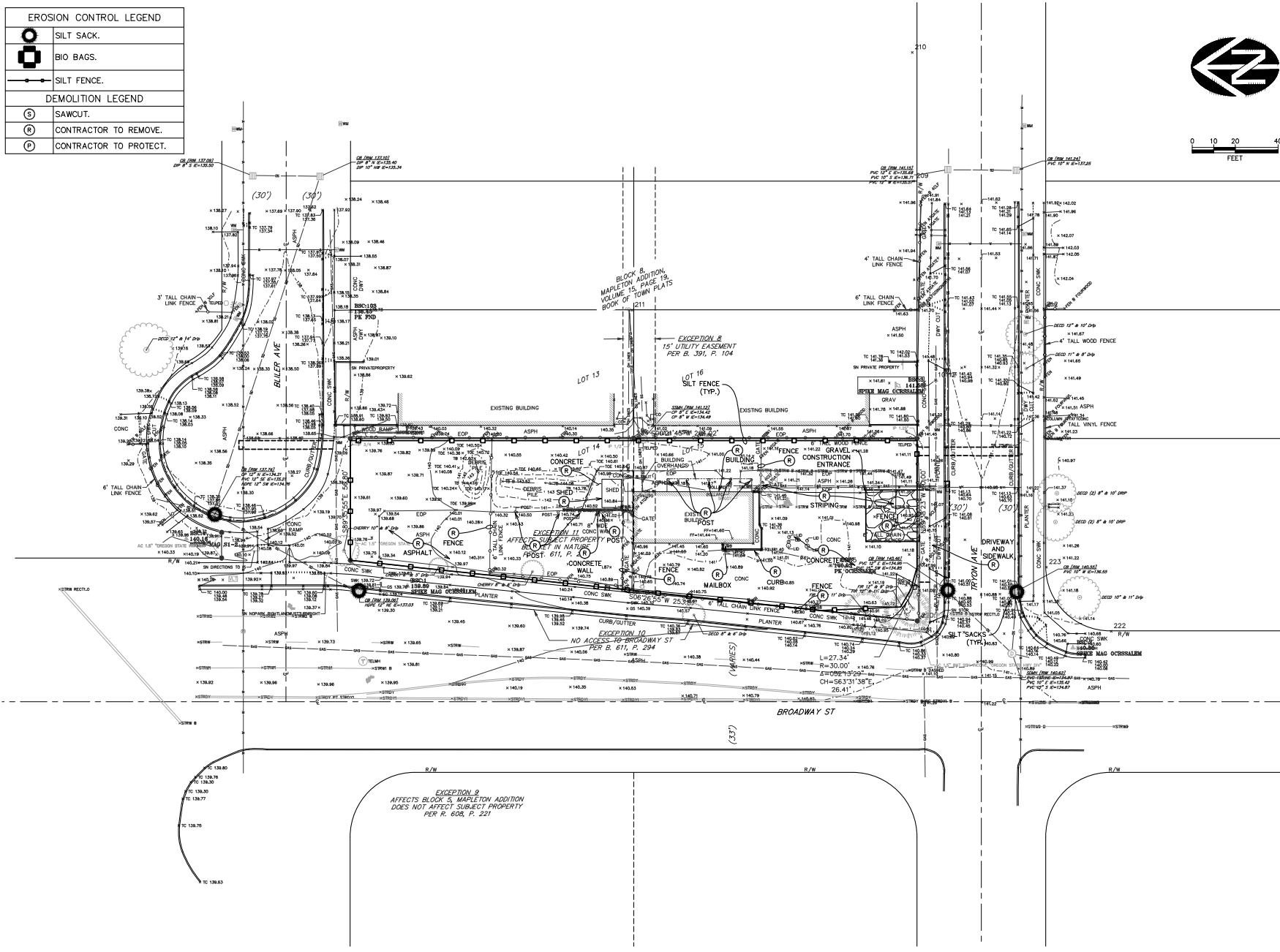
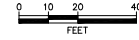


RENDERINGS

SP-12

DATE: 09/19/2023 REVISION: 01

EROSION CONTROL LEGEND	
	SILT SACK.
	BIO BAGS.
	SILT FENCE.
DEMOLITION LEGEND	
	SAWCUT.
	CONTRACTOR TO REMOVE.
	CONTRACTOR TO PROTECT.



C:\Users\jbr\OneDrive\Documents\2719 Broadway\2719 Broadway\2719 Broadway Civil Erosion Ctrl Demolition Plan.dwg (C1.0 tab)

CBTWO ARCHITECTS LLC
 3444.0000.0
 500 Liberty Street SE, Suite 106 / Salem, Oregon 97301
 Ph: 503.598.8445 / Fax: 503.480.0101

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 MECHANICAL ENGINEERING
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 Ph: 503.399.1399
 MECH. ELEC. & PLUMBING
 HARRIS ENGINEERING
 CONSULTANTS, LLC
 Ph: 503.588.8958
 ARCHITECTURAL CONSULTING AND DESIGN,
 INC.
 Ph: 503.588.8958
 JURISDICTION
 CITY OF SALEM
 Ph: 503.588.6265

DISTRICT 10

2770 BROADWAY ST. NE, SALEM, OR 97301



Issue:	LAND USE
Date:	09.19.2023
Rev:	Drawn: jbr Date:

EXISTING
 CONDITIONS,
 EROSION
 CONTROL, AND
 DEMOLITION
 PLAN

C1.0

07/26/2023 5:29:18 PM