



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:	Modification of Class 3 Site Plan Review and Class 2 Adjustment Case No. SPR-ADJ-DAP-DR22-01MOD2
PROPERTY LOCATION:	650 2nd Street NW, Salem OR 97304
NOTICE MAILING DATE:	March 5, 2024
PROPOSAL SUMMARY:	A second modification to SPR-ADJ-DAP-DR22-01.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Tuesday, March 19, 2024</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 III , 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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.010(d)(2) – Class 3 Site Plan Review Modification; 250.010(d) – Class 2 Adjustment Modification. 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):	Edgewater Opportunity Zone LLC (Terence Christian Blackburn, Sean Adrian Blackburn, Tyrene Bielenberg)
APPLICANT(S):	Britany Randall, Brand Land Use
PROPOSAL REQUEST:	A second modification of the Class 3 Site Plan Review and Class 2 Adjustments of SPR-ADJ-DAP-DR22-01, including a request to further modify the 15 percent development site landscape requirement from the previously approved 4.7 percent to approximately 2 percent until future redevelopment; and a request to further modify the pedestrian connections required because a storage building was not demolished as anticipated. The development site is 3.87 acres in total size, zoned ESMU (Edgewater/Second Street Mixed-Use Corridor), and located at 650 2nd St NW; 809-975 Edgewater St NW; and 150 Patterson St NW (Polk County Assessor's Map and Tax Lots 073W21DD / 2500, 2600, 2700, 2800, 2900, and 3000 and 073W21DD / 1100).
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 121750. 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: Modification of Class 3 Site Plan Review and Class 2 Adjustment
Case No. SPR-ADJ-DAP-DR22-01MOD2

PROJECT ADDRESS: 650 2nd St NW, Salem OR 97304

AMANDA Application No.: 23-121750-PLN

COMMENT PERIOD ENDS: Tuesday, March 19, 2024, at 5:00 p.m.

SUMMARY: A second modification to SPR-ADJ-DAP-DR22-01.

REQUEST: A second modification of the Class 3 Site Plan Review and Class 2 Adjustments of SPR-ADJ-DAP-DR22-01, including a request to further modify the 15 percent development site landscape requirement from the previously approved 4.7 percent to approximately 2 percent until future redevelopment; and a request to further modify the pedestrian connections required because a storage building was not demolished as anticipated. The development site is 3.87 acres in total size, zoned ESMU (Edgewater/Second Street Mixed-Use Corridor), and located at 650 2nd St NW; 809-975 Edgewater St NW; and 150 Patterson St NW (Polk County Assessor’s Map and Tax Lots 073W21DD / 2500, 2600, 2700, 2800, 2900, and 3000 and 073W21DD / 1100).

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, March 19, 2024, 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 III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

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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

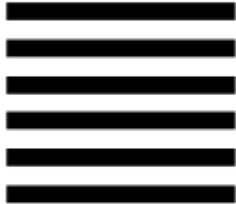


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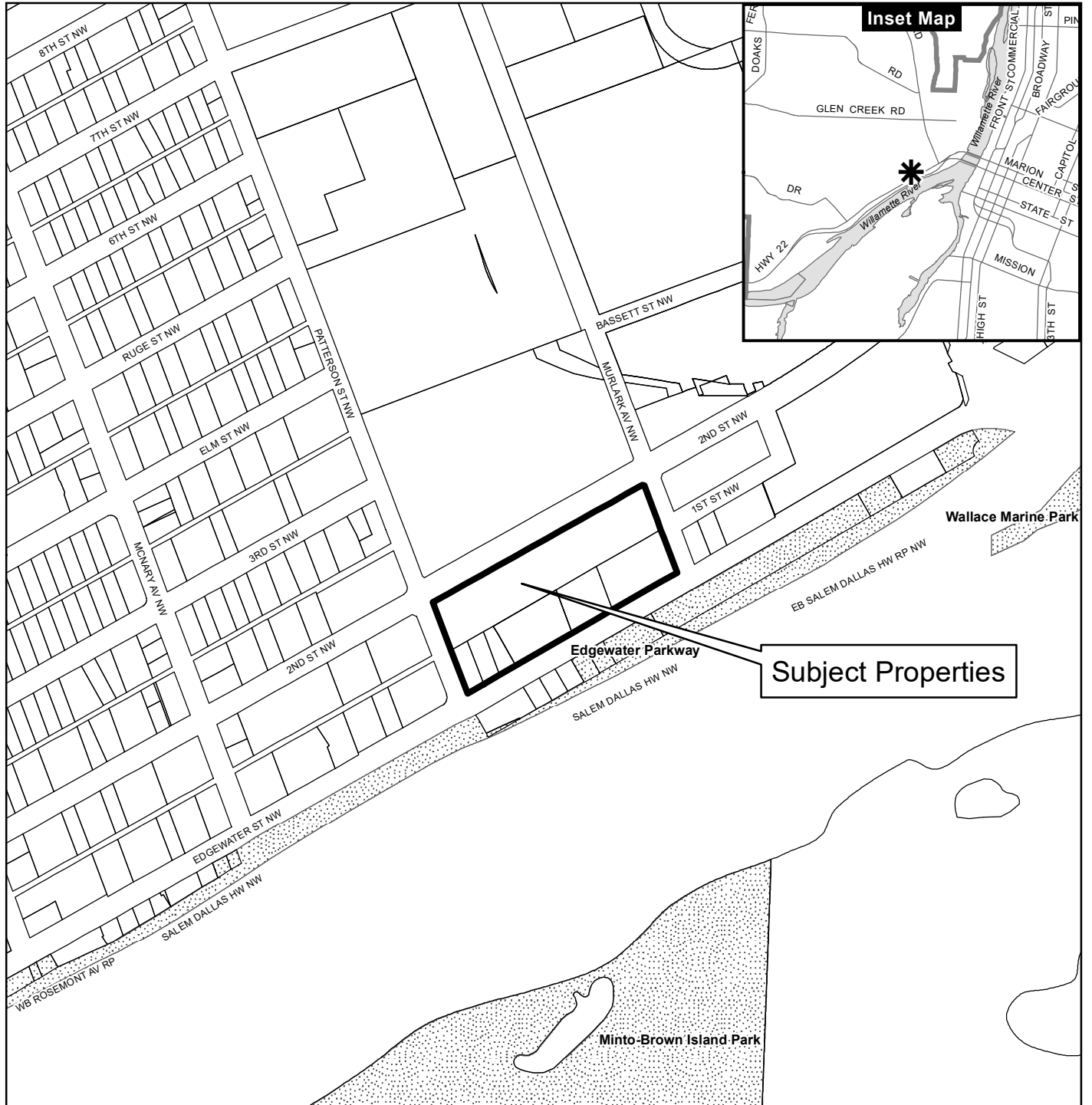
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 650 2nd Street NW



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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SITE SUMMARY:

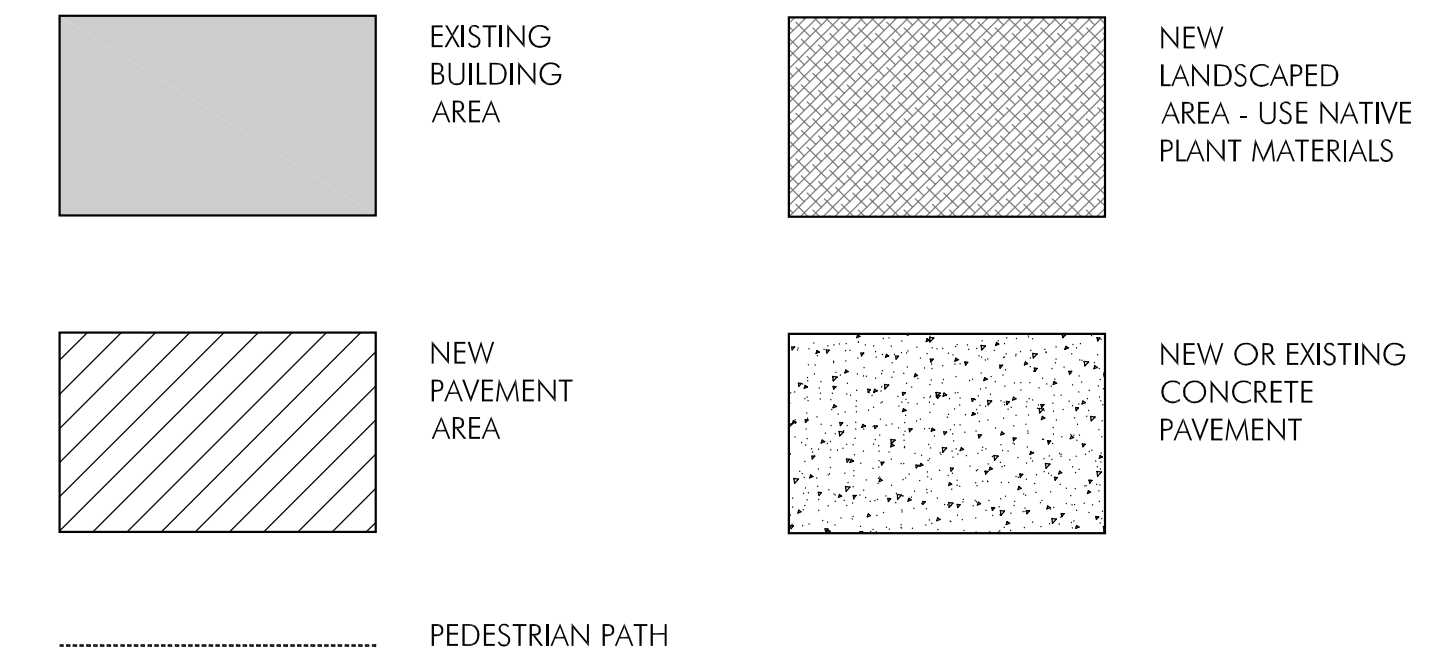
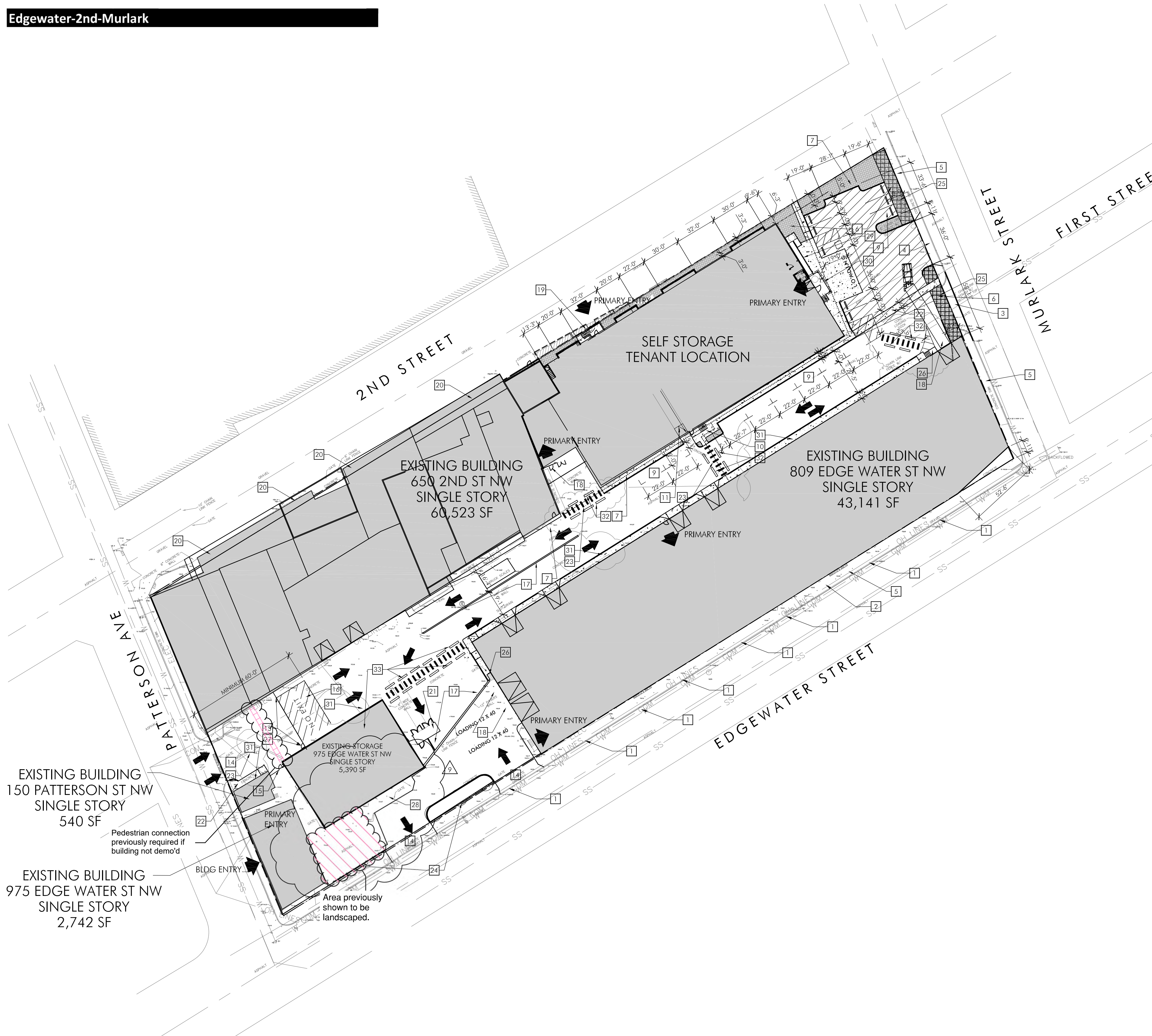
901 AND 975 EDGE WATER STREET NW, 650 NW 2ND, AND 150 PATTERSON STREET NW

ZONE: ESMU

SITE AREA: 3.87 ACRES

BUILDING USES:

901 EDGE WATER - PREVIOUS USE BULK STORAGE AND MANUFACTURING
 650 2ND ST- PROPOSE AS MINI STORAGE, PREVIOUS USE BULK STORAGE , AGRICULTURAL USE
 975 EDGE WATER - PREVIOUS USE OFFICE AND STORAGE
 150 PATTERSON - PREVIOUS USE OFFICE



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.

PROJECT # 2019-128
 DATE: 25 FEB 2021

REVISIONS

6	DATE: 12 APRIL 2022	CONDITIONS OF APPROVAL ADDED
8	DATE: 15 AUG 2022	PLANNING COMMENTS
9	DATE: 27 OCT 2023	MODIFY EXISTING

TENANT IMPROVEMENT :
SELF SERVE STORAGE UNITS
 650 2ND ST NW SALEM OREGON 97304

