



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:	Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Variance / Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08
PROPERTY LOCATION:	2561 Center St NE, Salem OR 97301
NOTICE MAILING DATE:	May 31, 2024
PROPOSAL SUMMARY:	Proposed development of a new 120-unit multi-family residential development containing nine residential buildings and a clubhouse.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., FRIDAY, June 14, 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:	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> Northeast Neighbors (NEN), Laura Buhl, Land Use Co-Chair; Email: buhll@yahoo.com ;
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 205.005(d) – Partition Tentative Plan; 220-005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 808.045(d) – Tree Variance; 205.055(d) – Property Line 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):	Tim Lawler
PROPOSAL REQUEST:	<p>A tentative partition to divide the subject property into two parcels, Class 3 Site Plan Review for the development of a new 120-unit multi-family residential development, Class 2 Driveway Approach Permits for two new driveway approaches, a Property Line Adjustment to relocate the common property line between proposed Parcel 2 and Taxlot 03900, a Tree Variance to allow encroachment greater than 30 percent into the critical root zones for five trees dedicated for preservation, and the following Class 2 Adjustments:</p> <ol style="list-style-type: none">1) To increase the maximum building setback allowance adjacent to a street from 10 feet per SRC 533.015(c), Table 533-3, to approximately 13 feet;2) To reduce the ground floor ceiling height requirement from a minimum of 14 feet along a primary street per SRC 533.015(h), Table 533-6, to approximately 9 feet;3) To reduce the minimum 65 percent ground floor window requirement along a primary street per SRC 533.015(h), Table 533-6, to approximately 20 percent;4) To reduce the minimum building frontage requirement on Center Street NE from 75 percent per SRC 533.015(h), Table 533-6, to approximately 60 percent;5) To eliminate the weather protection requirement for building facades facing a street per SRC 533.015(h), Table 533-6; and6) To increase the maximum horizontal separation allowance between a ground floor dwelling unit and a street from 10 feet per SRC 533.015(h), Table 533-6, to approximately 13 feet. <p>The subject property is approximately 10.1 acres in size, zoned MU-I (Mixed Use-I) and CO (Commercial Office), and located at 2561 Center Street NE 97301 (Marion County Assessors map and tax lot numbers: 073W24CC / 03900 and 04000).</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 123424. 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: Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Variance / Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08

PROJECT ADDRESS: 2561 Center St NE, Salem OR 97301

AMANDA Application No.: 23-123424-PLN

COMMENT PERIOD ENDS: Friday, June 14, 2024, at 5:00 p.m.

SUMMARY: Proposed development of a new 120-unit multi-family residential development containing nine residential buildings and a clubhouse.

REQUEST: A Tentative Partition to divide the subject property into two parcels, Class 3 Site Plan Review for the development of a new 120-unit multi-family residential development, Class 2 Driveway Approach Permits for two new driveway approaches, a Property Line Adjustment to relocate the common property line between proposed Parcel 2 and Taxlot 03900, a Tree Variance to allow encroachment greater than 30 percent into the critical root zones for five trees dedicated for preservation, and the following Class 2 Adjustments:

- 1) To increase the maximum building setback allowance adjacent to a street from 10 feet per SRC 533.015(c), Table 533-3, to approximately 13 feet;
- 2) To reduce the ground floor ceiling height requirement from a minimum of 14 feet along a primary street per SRC 533.015(h), Table 533-6, to approximately 9 feet;
- 3) To reduce the minimum 65 percent ground floor window requirement along a primary street per SRC 533.015(h), Table 533-6, to approximately 20 percent;
- 4) To reduce the minimum building frontage requirement on Center Street NE from 75 percent per SRC 533.015(h), Table 533-6, to approximately 60 percent;
- 5) To eliminate the weather protection requirement for building facades facing a street per SRC 533.015(h), Table 533-6; and
- 6) To increase the maximum horizontal separation allowance between a ground floor dwelling unit and a street from 10 feet per SRC 533.015(h), Table 533-6, to approximately 13 feet.

The subject property is approximately 10.1 acres in size, zoned MU-I (Mixed Use-I) and CO (Commercial Office), and located at 2561 Center Street NE – 97301 (Marion County Assessor’s map and tax lot numbers: 073W24CC / 03900 and 04000).

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., FRIDAY, June 14, 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: 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

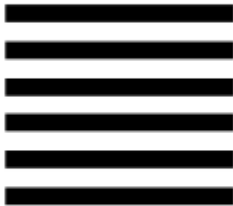
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

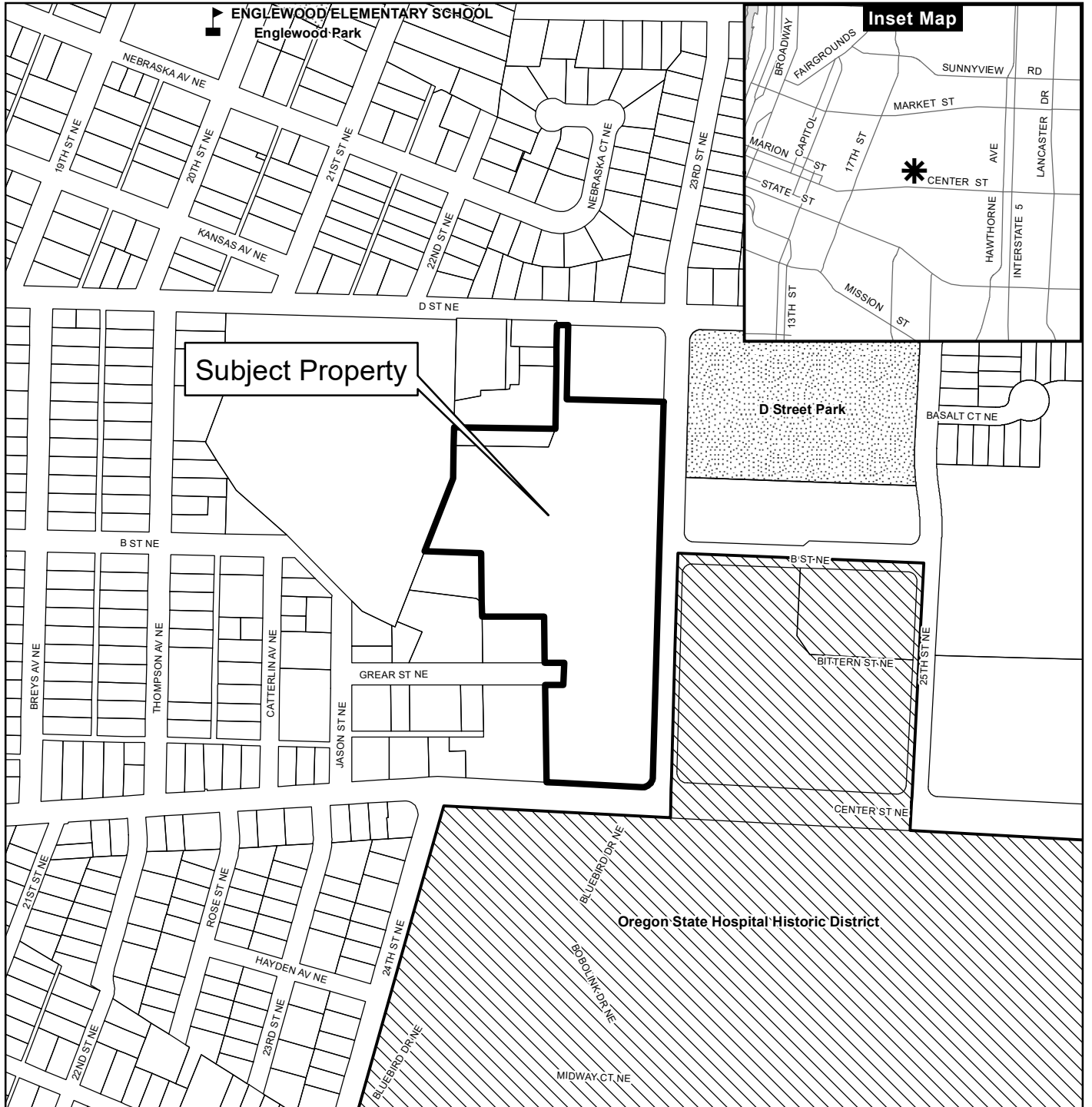
PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map 2561 Center Street NE



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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C32	UTILITY PLAN

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A300	CLUBHOUSE ELEVATIONS
A500	CLUBHOUSE SECTIONS

PROJECT TEAM

OWNER / DEVELOPER

TIM LAWLER
GREEN LIGHT DEVELOPMENT
3462 NE SANDY BLVD.
PORTLAND, OR 97232
CELL : 503.528.6129
GREENLIGHTHOUSING.COM

HOME FIRST DEVELOPMENT
4351 SE HAWTHORNE BLVD.
PORTLAND, OR 97215
360.530.9914
HFDPARTNERS.COM

ARBORIST

MORGAN HOLEN
MORGAN HOLEN & ASSOCIATES
3 MONROE PARKWAY, SUITE P220
LAKE OSWEGO, OR 97035
971.409.9354
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ARCHITECT

SCHUYLER SMITH
POLYPHON ARCHITECTURE & DESIGN, LLC.
4103 NE TILLAMOOK STREET
PORTLAND, OR 97212
503.327.3679
POLYPHON.COM

CIVIL

KRISTIAN MCCOMBS, PE
HUMBER DESIGN GROUP, INC.
D: 503.946.5358 | O: 503.946.6690
110 SE MAIN STREET, SUITE 200, PORTLAND, OR 97214
HDGPDX.COM

CONTRACTOR

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OREGON CITY, OR 97045
971.271.0375
CBEAUDIN@CONSTRUCTIVENW.COM
CCB# 213796

ENVIRONMENTAL

ANDREW S. BLAKE, RG, LG
SUCCEED ENVIRONMENTAL CONSULTING, LLC.
1631 NE BROADWAY #211
PORTLAND, OR 97232
971.371.0404
SUCCEED-ENV.COM

GEOTECH

JULIO C. VELA, PHD, PE, GE
GEOENGINEERS, INC.
333 HIGH STREET NE, SUITE 102
SALEM, OR 97301
971.304.3078

LANDSCAPE

LAURA A. ANTONSON, RLA, ASLA
LAURUS DESIGNS, LLC.
1012 PINE STREET
SILVERTON, OR 97381
503.784.6464
LAURA@LAURUSDESIGNS.COM

LAND USE CONSULTANT

STEVE KAY
CASCADIA PLANNING + DEVELOPMENT SERVICES
503.804.1069
STEVE@CASCADIAPD.COM
CASCADIAPD.COM

STRUCTURAL

GABY MASSAAD PE, SE
MASSAAD ENGINEERING GROUP, LLC.
6775 SW 111TH AVENUE
BEAVERTON, OR 97008
503.486.5387
MGROUPENGINEERING.COM

SURVEY

RICHARD H. KENNEDY
ASC SURVEYING, LLC.
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971.224.5471



SALEM APARTMENTS

CD PROGRESS SET - ALL BUILDING TYPES

04/29/24



CLIENT:
 HOME FIRST
 DEVELOPMENT/
 GREEN LIGHT
 DEVELOPMENT

ISSUE DATES:

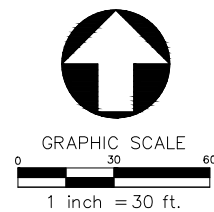
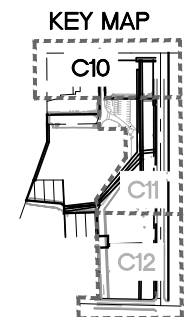
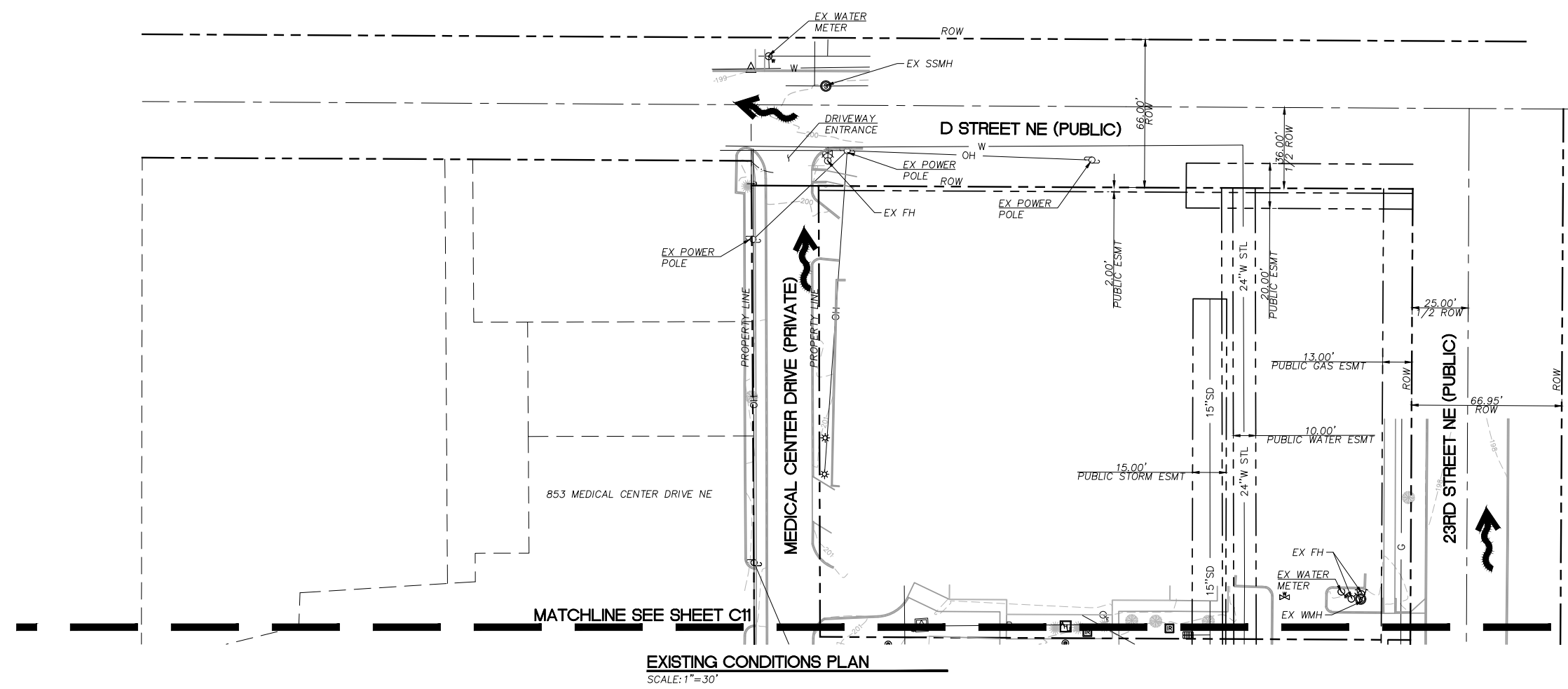
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 STATUS: LUR
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EXISTING
 CONDITIONS PLAN

C10
 ORIGINAL SHEET SIZE: 22"x34"

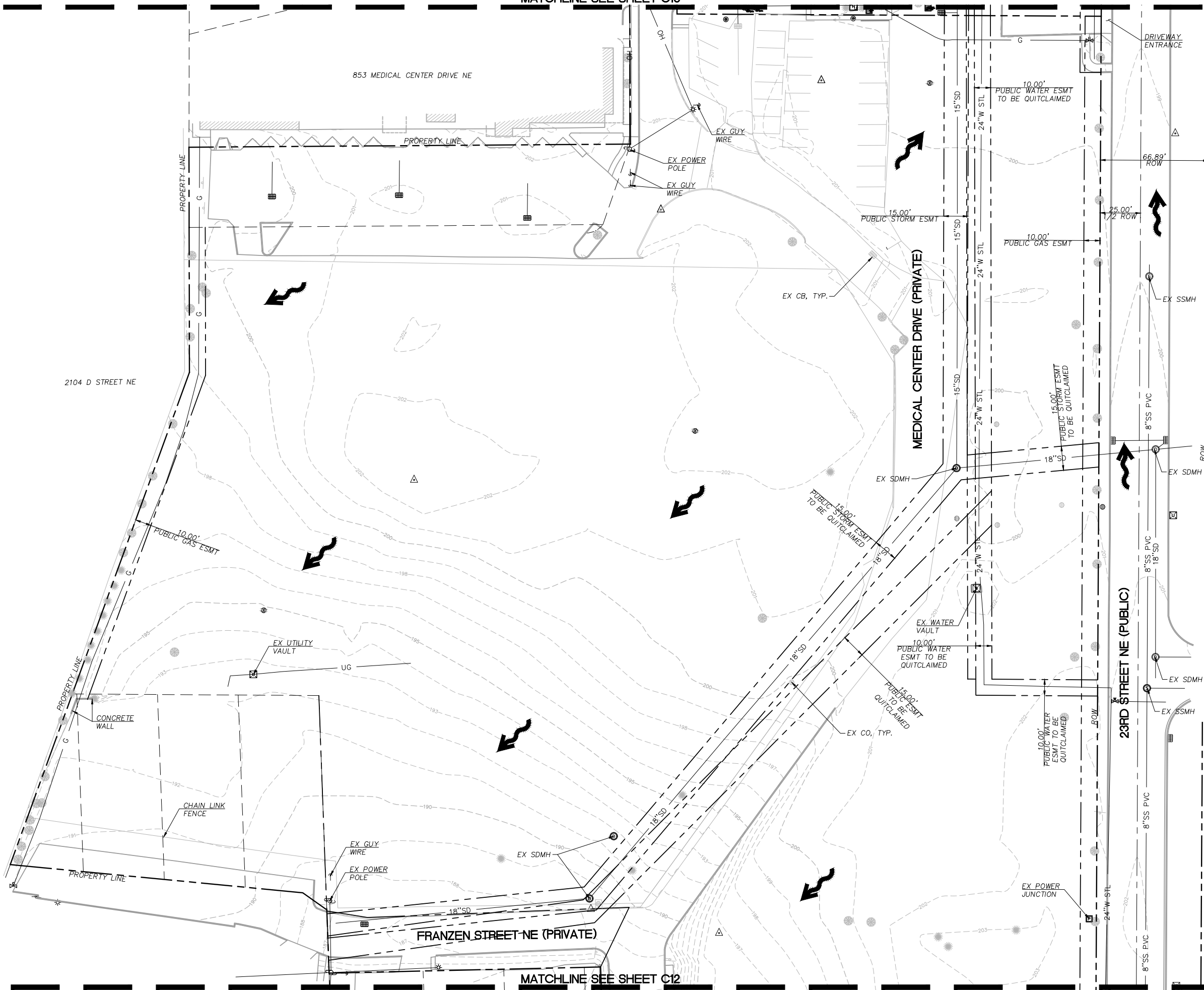
SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
---	EXISTING CONTOUR	
	DRAINAGE FLOW DIRECTION	

- SHEET NOTES**
- EXISTING SITE AREA= 462,385 SF
 - SITE IS NOT WITHIN 100-YEAR FLOOD BOUNDARY.



**NOT FOR
 CONSTRUCTION**

MATCHLINE SEE SHEET C10



SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
---	EXISTING CONTOUR	
➡	DRAINAGE FLOW DIRECTION	

SHEET NOTES	
1.	EXISTING SITE AREA= 462,385 SF
2.	SITE IS NOT WITHIN 100-YEAR FLOOD BOUNDARY.

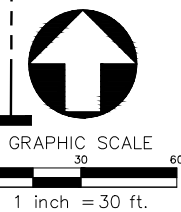
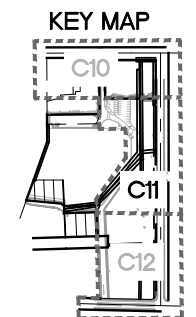
CLIENT:
 HOME FIRST DEVELOPMENT/
 GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB #: 2248
 STATUS: LUR
 PRINTED: 10/26/2023 12:19:05 PM

EXISTING CONDITIONS PLAN

C11
 ORIGINAL SHEET SIZE: 22"x34"



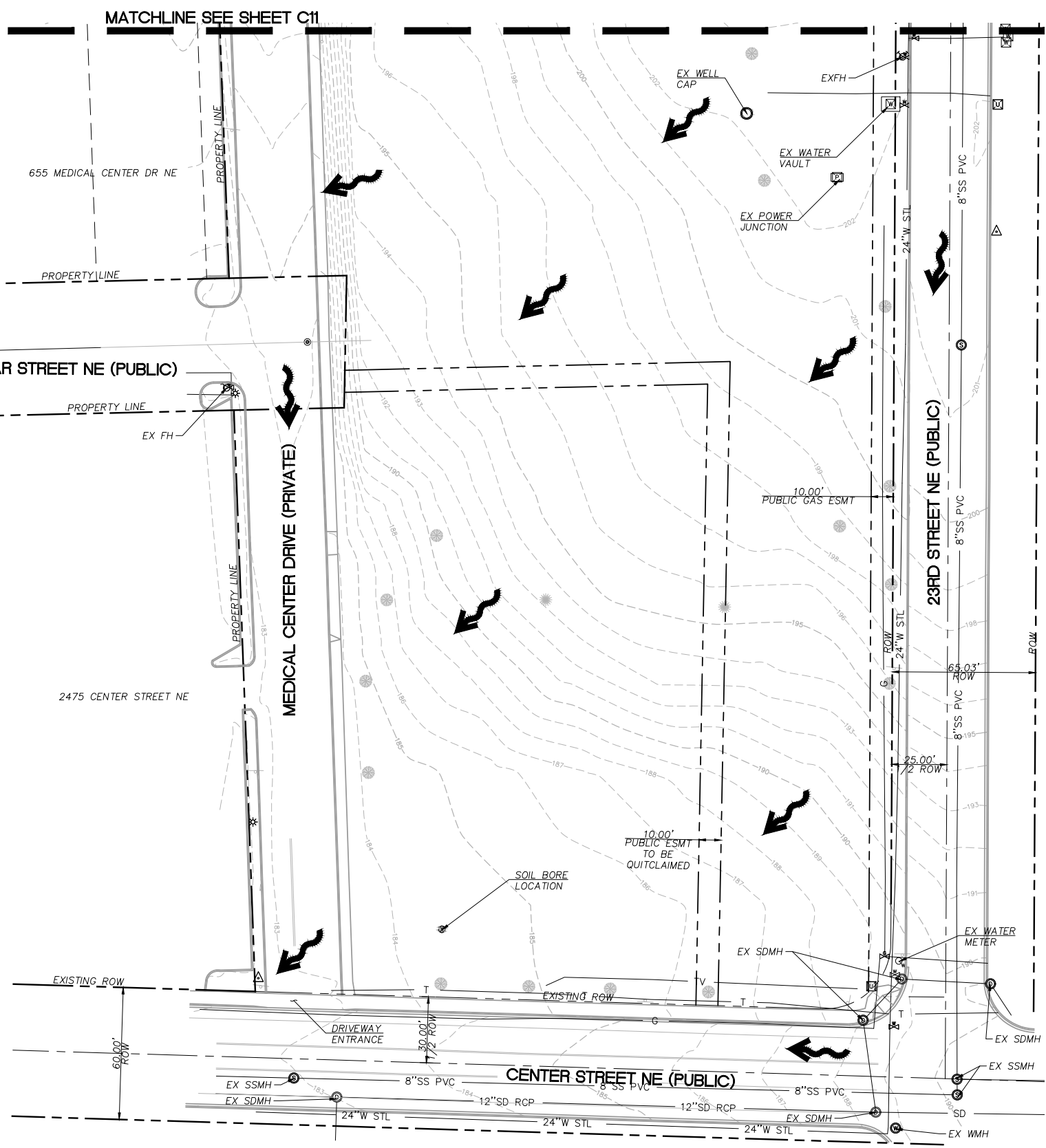
NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET C12

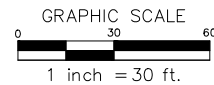
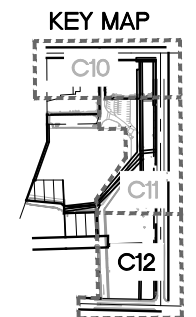
EXISTING CONDITIONS PLAN
 SCALE: 1"=30'

SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
---	EXISTING CONTOUR	
	DRAINAGE FLOW DIRECTION	

SHEET NOTES	
1.	EXISTING SITE AREA= 462,385 SF
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EXISTING CONDITIONS PLAN
 SCALE: 1"=30'



**NOT FOR
 CONSTRUCTION**

SALEM APARTMENTS: PHASE 1

891 23RD STREET NE
SALEM, OREGON

DRAWINGS FOR:

GREEN LIGHT DEVELOPMENT
CONTACT: TIM LAWLER
503 . 528 . 6129

LANDSCAPE ARCHITECT:

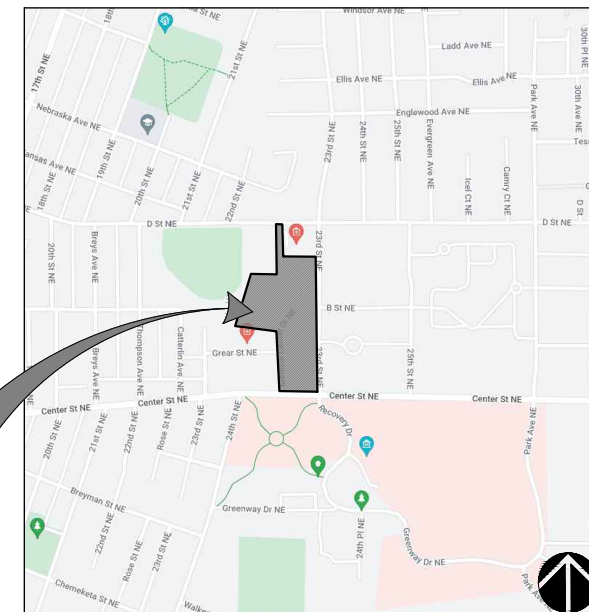
LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

CALL BEFORE YOU DIG:
1.800.332.2344
www.callbeforeyoudig.org

SHEET INDEX:

- L10 COVER SHEET
- L20 PRELIMINARY PLANTING PLAN AND SCHEDULE
- L21 PRELIMINARY PLANTING PLAN
- L22 PRELIMINARY PLANTING PLAN

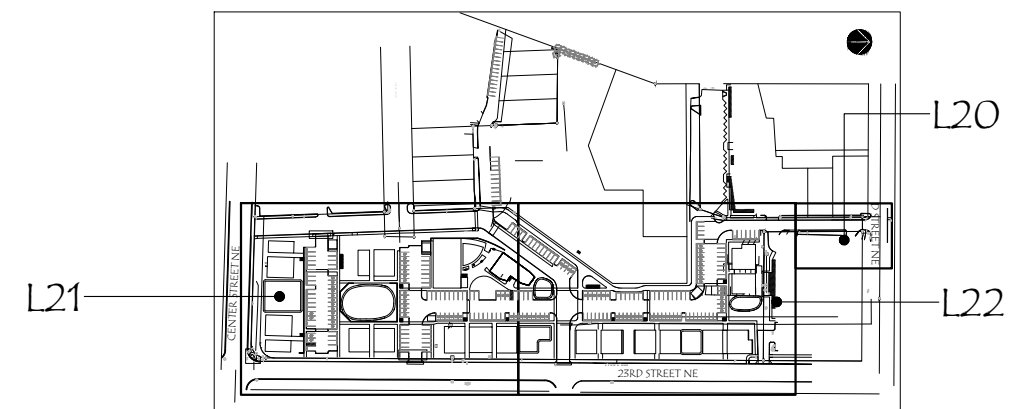
VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT
SITE

KEY MAP:



MU-1 CODE REQUIREMENTS	PROPOSED
BUILDINGS (1) MAXIMUM 10-FT SETBACK APPLIES IF THE SETBACK IS USED FOR PED AMENITIES. B) FOR DOUBLE FRONTAGE LOTS, THE SETBACK ABUTTING A STREET SHALL ONLY APPLY TO THE STREET W/ THE HIGHEST STREET CLASSIFICATION OR WHERE BOTH HAVE THE SAME CLASSIFICATION, THE STREET DESIGNATED BY THE APPLICANT. NO MIN OR MAX IS REQ ABUTTING THE OTHER STREET	ADJUSTEMENT REQUESTED
HEIGHT MAX 65' MIN 20' MAY PROVIDE A FALSE FRONT, PROMINENT ENTRY, CUPOLA, OR REVERSE SHED TO MEET THIS REQUIREMENT.	MET BLDG 1 (COMMON) >20' BLDGS 2-18 (RES) <65' ACCESS. STRUC. = EXEMPT
BUILDING FRONTAGE MIN 75% FOR CORNER LOTS, THIS STANDARD MUST BE MET ON THE FRONTAGE OF THE STREET W/ THE HIGHEST CLASSIFICATION. THE INTERSECTING STREET HAS A 40% MIN STANDARD	CENTER = 60% (149/248): ADJUSTMENT REQUESTED 23RD = 56% (1030/580) : MET
533-6 PED ORIENTED DESIGN GROUND FLOOR HEIGHT ON PRIMARY STREETS 14 FT MIN. (FLOOR TO CEILING) SEPARATION OF GROUND FLOOR USES FOR RES USE VERTICAL OR HORIZ SEPARATION IS REQ FROM PUBLIC ROW VERTICAL DISTANCE MIN 1.5' MAX 3' HORIZONTAL DIST MIN 5' MAX 10' SHALL TAKE THE FORM OF LANDSCAPED AREA OR PLAZA	ADJUSTEMENT REQUESTED ADJUSTEMENT REQUESTED
BUILDING FACADE ARTICULATION (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP. A) BASE: GROUND FLOOR FACADES: 1. CHANGE IN MATERIALS 2. CHANGE IN COLOR 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING 1. RECESSES OF A MIN DEPTH OF 2' 2. EXTENSIONS OF A MIN DEPTH OF 2' 3. VERTICALLY-ORIENTED WINDOWS 4. PILASTERS C) TOP 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3" HIGH 4. A ROOF OVERHANG A MIN OF 8" DEEP	MET 1, 2, & 3 PROVIDED MET 2 & 3 PROVIDED MET 4 PROVIDED
GROUND FLOOR WINDOWS (APPLIES TO PRIMARY STREETS) MIN 65% ONLY TRANSPARENT WINDOWS COUNT	ADJUSTEMENT REQUESTED
BUILDING ENTRANCES (APPLIES TO PRIMARY STREETS) 2) FOR RESIDENTIAL USES ON GROUND FLOOR, A PRIMARY BLDG ENTRANCE FOR EACH BLDG FACADE FACING A PRIMARY STREET SHALL BE LOCATED ON THE PRIMARY STREET. 3) BLDG ENTRANCES SHALL INCLUDE WEATHER PROTECTION	MET CENTRAL OUTDOOR ENTRY AREA W/ AWNING AT ENTRY
WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET) MIN 75% 1) AWNINGS OR CANOPIES 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCR OACH INTO PUBLIC ROW.	ADJUSTEMENT REQUESTED
PARKING BEHIND OR BESIDE STRUCTURES, NOT BETWEEN STRUCTURE AND STREET	MET
MECH EQUIPMENT 1) GROUND LEVEL EQUIPMENT SHALL BE SCREENED W/ LANDSCAPING OR SITE OBSCURING FENCE OR WALL; LOCATED BEHIND OR BESIDE BLDGS 2) ROOF TOP EQUIP (OTHER THAN SOLAR) SHALL BE SET BACK OR SCREENED SO AS NOT TO BE VISIBLE TO A PERSON STANDING AT GROUND LEVEL 60' AWAY.	MET PTAC UNITS WILL BE USED THROUGHOUT THE PROJECT

PROJECT INFO:
891 23RD ST NE
TAX ID: 527113 (4000)
SIZE 9.85 ACRES
ZONE: MU-1

LOT AREA SUMMARY

ORIGINAL LOT AREA : 9.85 ACRES (428,907.74 SQ. FT.)
 LOT LINE ADJUSTMENT @ NW CORNER OF LOT: 0.16 ACRES (6,805.43 SQ. FT.)
 ASSUMED 10' PROPERTY DEDICATION ON SOUTH LOT LINE : 0.11 ACRES(5007.54 SQ. FT.)
 PHASE I : 6.27 ACRES (273,332 SQ. FT.)
 PHASE II : 3.3 ACRES (143,763 SQ. FT.) (NOT PART OF THIS SUBMISSION)

UNIT AND PARKING SUMMARY

x6	4 BED/2 BA
x54	3 BED/1.5BA
x30	2 BED/1.0BA
x30	1 BED/1.0BA
120	TOTAL UNITS
PARKING : 208 TOTAL PARKING SPACES (1.7 PER UNIT)*	
136 STANDARD (INCLUDES 4 ADA SPACES AND 2 LOADING SPACES)	
72 COMPACT	
*DOES NOT INCLUDE THE EXISTING PARALLEL PARKING ALONG MEDICAL CENTER DRIVE NE	

EV PARKING

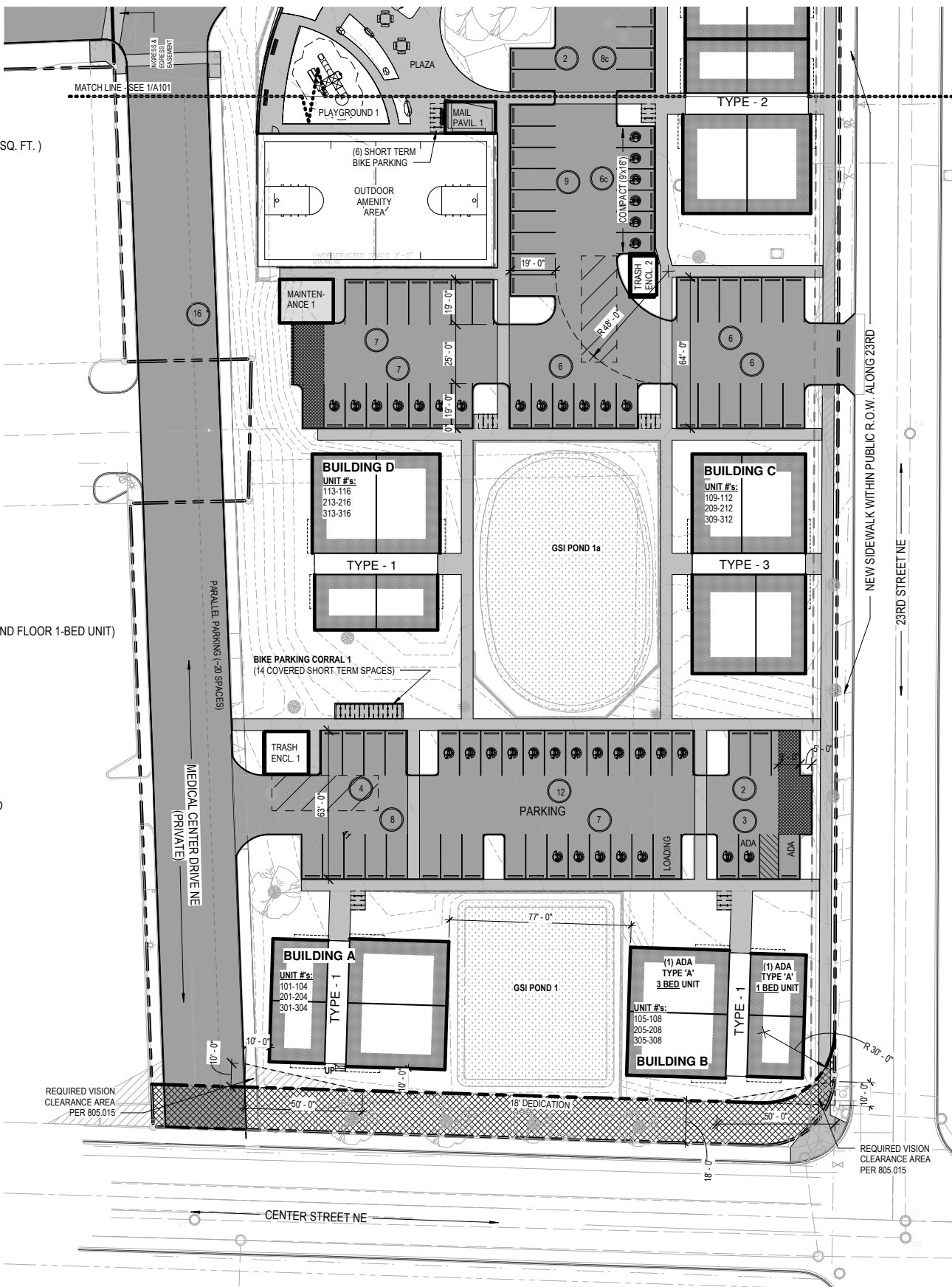
TOTAL PARKING:	208 SPACES
EV ENABLED PARKING REQ:	84 SPACES MIN (209x0.40=83.2)
EV ENABLED PARKING PROVIDED:	84 SPACES

BIKE PARKING SUMMARY

REQUIRED RATIO:	1 SPACE /UNIT
NUMBER OF UNITS:	120
REQUIRED NO. OF SPACES:	120
TOTAL SPACES PROVIDED:	120
LT PARKING PROVIDED IN UNIT:	10 SPACES (1 PER GROUND FLOOR 1-BED UNIT)
ST PARKING PROVIDED AT BLDGS (6/12 UNITS):	60
ST PARKING AT COMMON AREAS:	8
ST COVERED BIKE PARKING CORRALS SPACES:	28
BIKE PARKING 1:	14
BIKE PARKING 2:	28

PARKING LANDSCAPING

PARKING AREA: 81,213 SF
REQUIRED LANDSCAPE AREA: 6497 SF (81,213 x 0.08)
 (INCLUDING PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS, AND CURBED AREAS, BUT NOT INCLUDING INTERIOR DRIVEWAYS.)
INTERIOR PARKING LANDSCAPE AREA PROVIDED: 7135 SF (<6497 REQ)



A11 ZONING INFO
SCALE: 1" = 50'-0"

- PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED (VIA FLO-CORE+ DUAL PORT EV CHARGER)
- PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY
- NUMBER OF PARKING SPACES IN A ROW

LU SITE PLAN LEGEND
SCALE: 1/8" = 1'-0"

A11 1 PROPOSED SITE PLAN - SOUTH SECTION
SCALE: 1" = 30'-0"

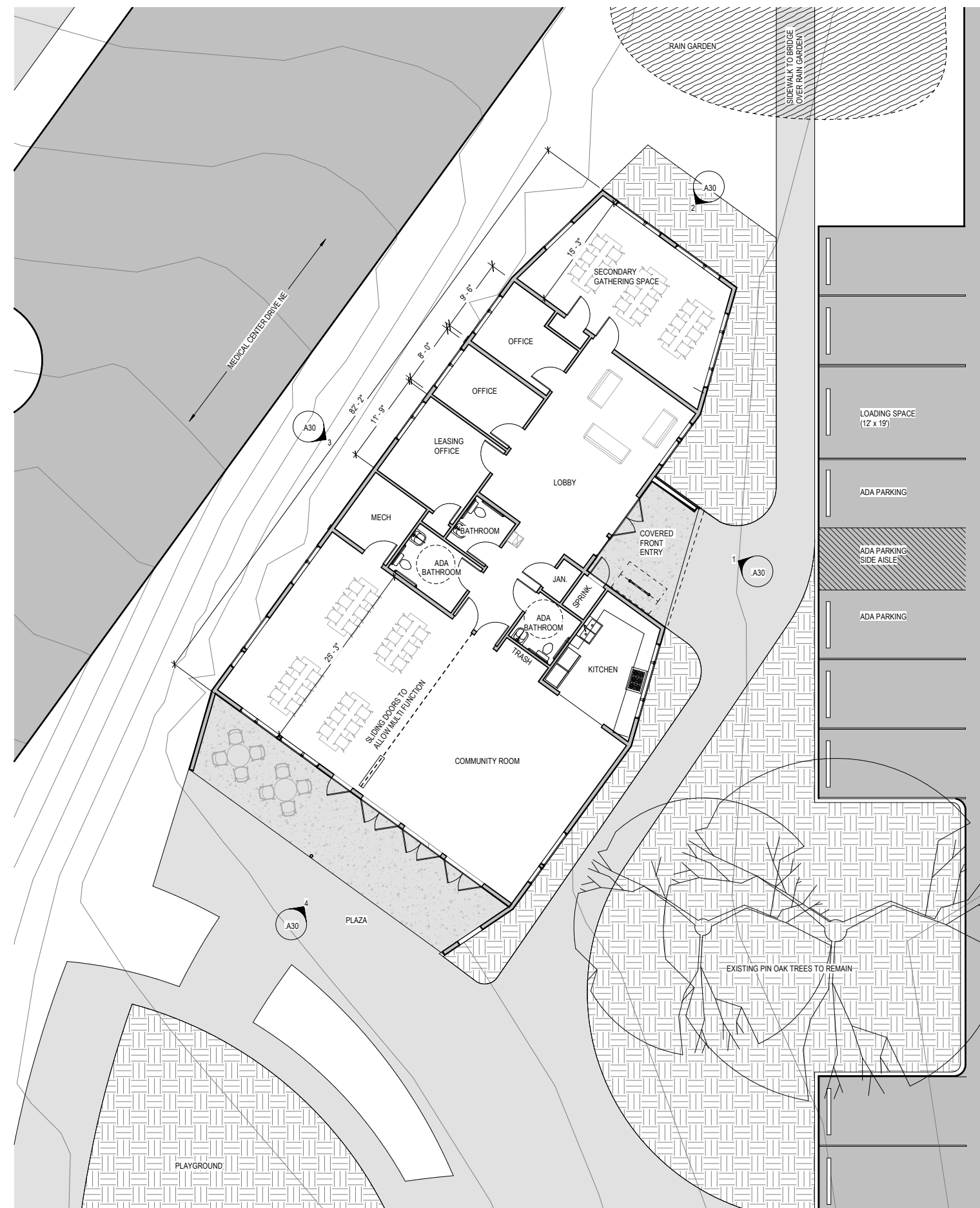
SALEM APARTMENTS
 891 23RD ST. NE SALEM, OR

CLIENT :
 HOME FIRST
 DEVELOPMENT/
 GREEN LIGHT
 DEVELOPMENT

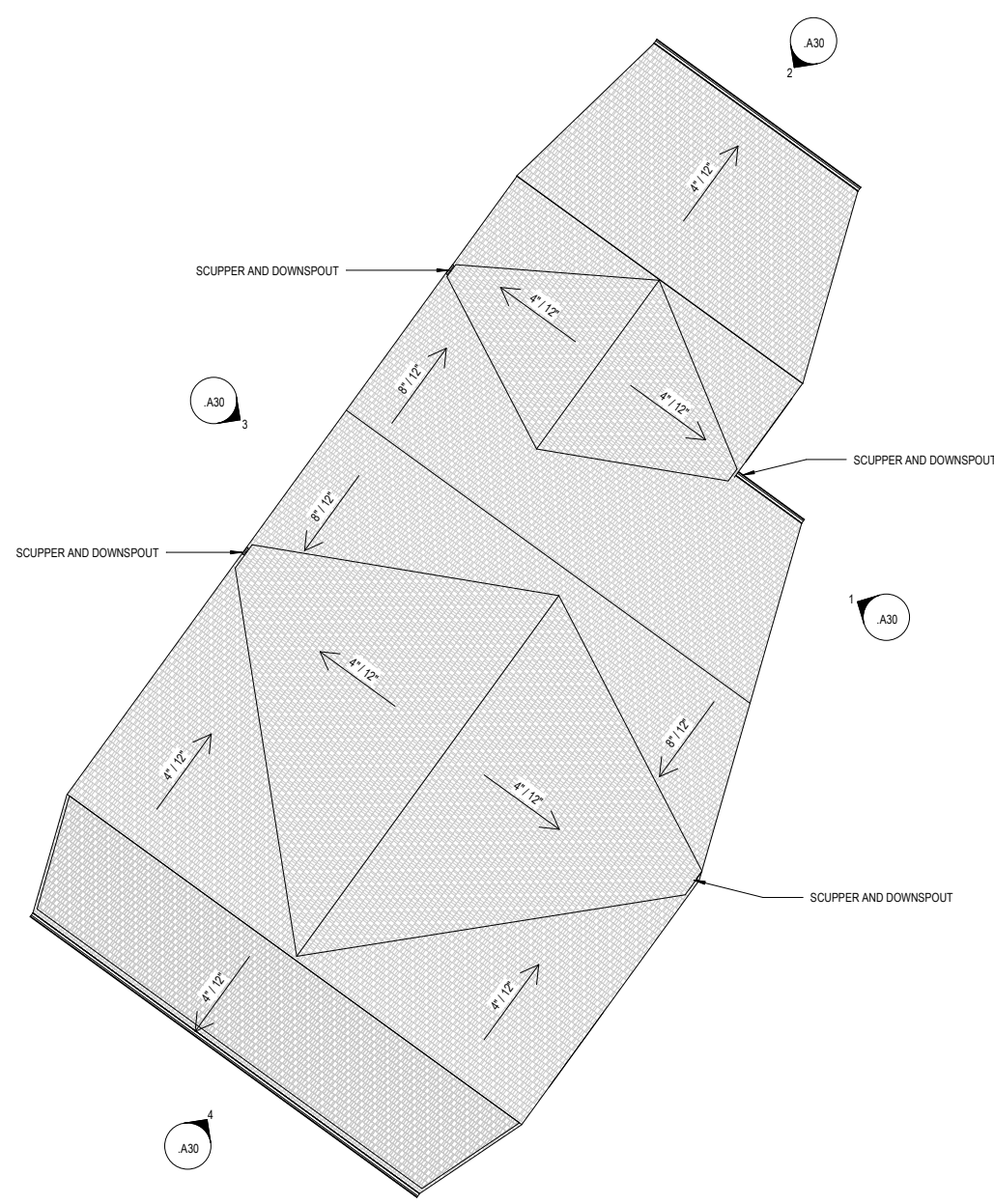
COMMUNITY BLDG
 PLANS

.A20
 ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 5/2/2024 10:28:12 AM



.A20
1 COMMUNITY BUILDING - FLOOR PLAN
 SCALE: 1/8" = 1'-0"

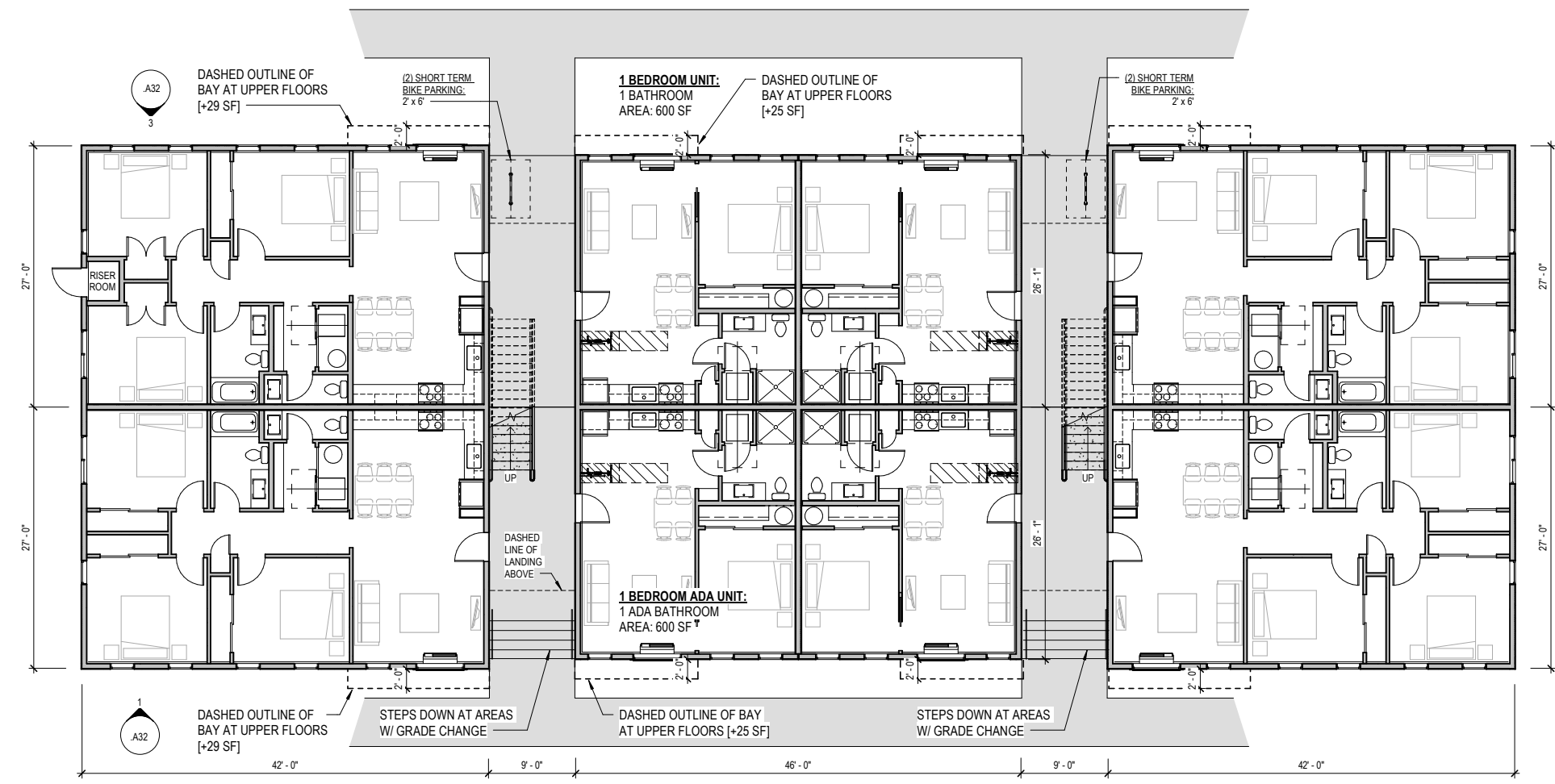


.A20
2 COMMUNITY BUILDING - ROOF PLAN
 SCALE: 1/8" = 1'-0"

3 BEDROOM UNIT (@ RISER ROOM):
 1.5 BATHROOMS
 AREA: 1118 SF

3 BEDROOM UNIT:
 1.5 BATHROOMS
 AREA: 1134 SF

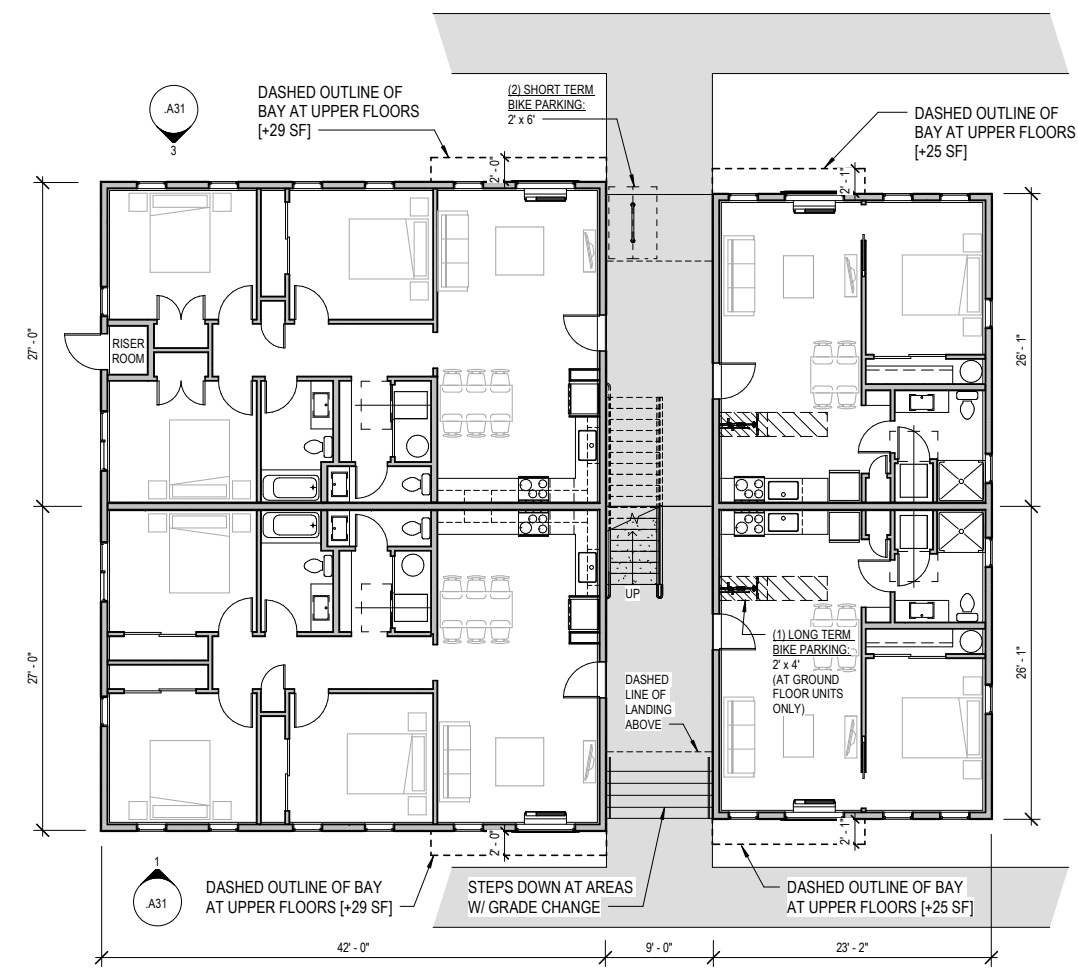
A22 1 GROUND FLOOR - BLDG TYPE 2
 SCALE: 1/8" = 1'-0"



3 BEDROOM UNIT (@ RISER ROOM):
 1.5 BATHROOMS
 AREA: 1118 SF

3 BEDROOM UNIT:
 1.5 BATHROOMS
 AREA: 1134 SF

A22 2 GROUND FLOOR - BLDG TYPE 1
 SCALE: 1/8" = 1'-0"



1 BEDROOM UNIT:
 1 BATHROOM
 AREA: 600 SF

1 BEDROOM ADA UNIT:
 1 ADA BATHROOM
 AREA: 600 SF

BUILDING TYPE 1

QUANTITY OF TYPE 1 BUILDINGS : 1

OF 1 BED, 1 BATH UNITS PER BLDG : 6 (602 SF / UNIT 1ST FL; 628 SF / UNIT 2ND & 3RD FL)
 # OF 3 BED, 1.5 BATH UNITS PER BLDG : 5 (1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL)
 # OF 3 BED, 1.5 BATH UNITS @ RISER RM : 1 (1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)

	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(3,472 SF)	(335 SF)	(3,807 SF)
SECOND FLOOR	(3,582 SF)	(335 SF)	(3,917 SF)
THIRD FLOOR	(3,582 SF)	(335 SF)	(3,917 SF)
TOTALS	10,636 SF	1,005 SF	11,641 SF

BUILDING TYPE 2

QUANTITY OF TYPE 2 BUILDINGS : 2

OF 1 BED, 1 BATH UNITS PER BLDG : 12 (602 SF / UNIT 1ST FL; 628 SF / UNIT 2ND & 3RD FL)
 # OF 3 BED, 1.5 BATH UNITS PER BLDG : 11 (1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL)
 # OF 3 BED, 1.5 BATH UNITS @ RISER RM : 1 (1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)

	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(6,944 SF)	(670 SF)	(7,614 SF)
SECOND FLOOR	(7,164 SF)	(670 SF)	(7,834 SF)
THIRD FLOOR	(7,164 SF)	(670 SF)	(7,834 SF)
TOTALS	21,272 SF	2,010 SF	23,282 SF

BUILDING TYPE 3

QUANTITY OF TYPE 3 BUILDINGS : 3

OF 2 BED, 1 BATH UNITS PER BLDG : 6 (882 SF / UNIT 1ST FL; 911 SF / UNIT 2ND & 3RD FL)
 # OF 3 BED, 1.5 BATH UNITS PER BLDG : 5 (1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL)
 # OF 3 BED, 1.5 BATH UNITS @ RISER RM : 1 (1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)

	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(4,032 SF)	(309 SF)	(4,341 SF)
SECOND FLOOR	(4,148 SF)	(309 SF)	(4,457 SF)
THIRD FLOOR	(4,148 SF)	(309 SF)	(4,457 SF)
TOTALS	12,328 SF	927 SF	13,255 SF

BUILDING AREA CALCS

SCALE: 1/2" = 1'-0"

BUILDING TYPE 4

QUANTITY OF TYPE 4 BUILDINGS : 2

OF 2 BED, 1 BATH UNITS PER BLDG : 6 (882 SF / UNIT 1ST FL; 911 SF / UNIT 2ND & 3RD FL)
 # OF 3 BED, 1.5 BATH UNITS PER BLDG : 2 (1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL)
 # OF 3 BED, 1.5 BATH UNITS @ RISER RM : 1 (1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)
 # OF 4 BED, 2 BATH UNITS PER BLDG : 3 (1,351 SF / UNIT 1ST FL; 1,380 SF / UNIT 2ND & 3RD FL)

	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(4,249 SF)	(309 SF)	(4,558 SF)
SECOND FLOOR	(4,365 SF)	(309 SF)	(4,674 SF)
THIRD FLOOR	(4,365 SF)	(309 SF)	(4,674 SF)
TOTALS	12,979 SF	927 SF	13,906 SF

ACCESSORY STRUCTURES

COMMUNITY BUILDING: 3,081 SF

BIKE PARKING STRUCTURES:
 BIKE PARKING 1: 189 SF
 BIKE PARKING 2: 189 SF
378 SF TOTAL

TRASH ENCLOSURES:
 TRASH ENCL 1: 324 SF
 TRASH ENCL 2: 194 SF
 TRASH ENCL 3: 330 SF
848 SF TOTAL

MAINTENANCE BUILDINGS:
 MAINT. BLDG. 1: 426 SF
426 SF TOTAL

MAIL PAVILIONS:
 MAIL PAVIL. 1: 334 SF
334 SF TOTAL

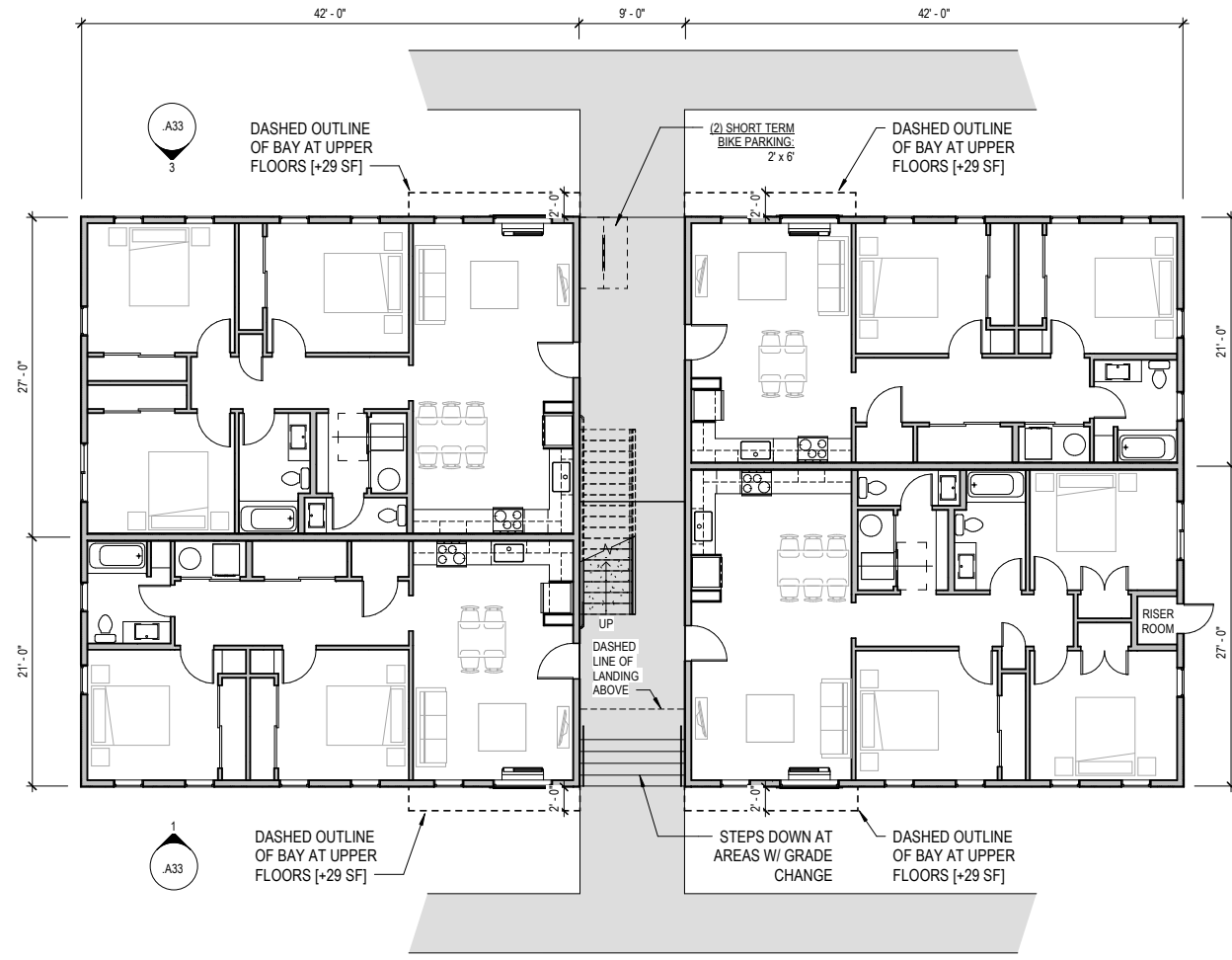
1 GROUND FLOOR - BUILDING TYPE 3
 SCALE: 1/8" = 1'-0"

3 BEDROOM UNIT:
 1.5 BATHROOMS
 AREA: 1134 SF

2 BEDROOM UNIT:
 1 BATHROOM
 AREA: 882 SF

2 BEDROOM UNIT:
 1 BATHROOM
 AREA: 882 SF

3 BEDROOM UNIT (@ RISER ROOM):
 1.5 BATHROOMS
 AREA: 1118 SF



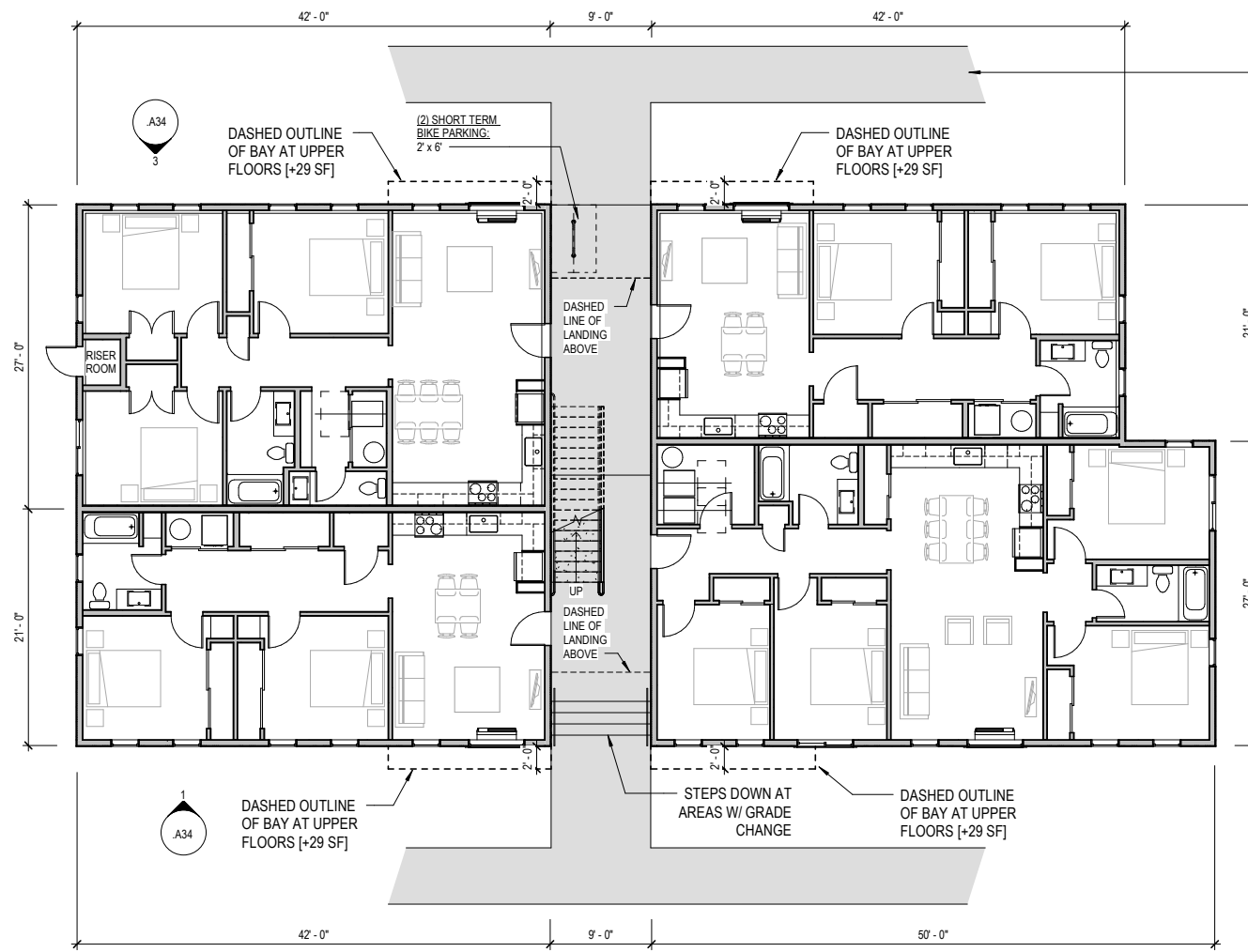
2 GROUND FLOOR - BUILDING TYPE 4
 SCALE: 1/8" = 1'-0"

3 BEDROOM UNIT (@ RISER ROOM):
 1.5 BATHROOMS
 AREA: 1118 SF

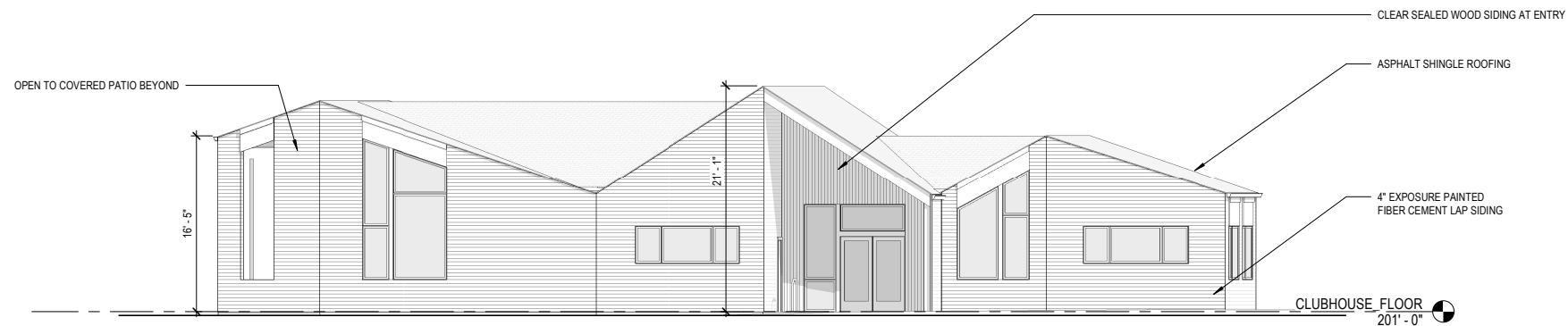
2 BEDROOM UNIT:
 1 BATHROOM
 AREA: 882 SF

2 BEDROOM UNIT:
 1 BATHROOM
 AREA: 882 SF

4 BEDROOM UNIT:
 2 BATHROOMS
 AREA: 1350 SF



GENERIC PED PATH
 CONDITION TO
 DEMONSTRATE
 TYPICAL
 RELATIONSHIP OF
 CIRCULATION
 TO/FROM UNITS



1 COMMUNITY BUILDING - FRONT
 SCALE: 1/8" = 1'-0"



2 COMMUNITY BUILDING - SIDE NE
 SCALE: 1/8" = 1'-0"



3 COMMUNITY BUILDING - REAR
 SCALE: 1/8" = 1'-0"



4 COMMUNITY BUILDING - SIDE SW
 SCALE: 1/8" = 1'-0"

SALEM APARTMENTS
 891 23RD ST. NE SALEM, OR

CLIENT :
 HOME FIRST
 DEVELOPMENT/
 GREEN LIGHT
 DEVELOPMENT

BUILDING FACADE ARTICULATION
 (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.

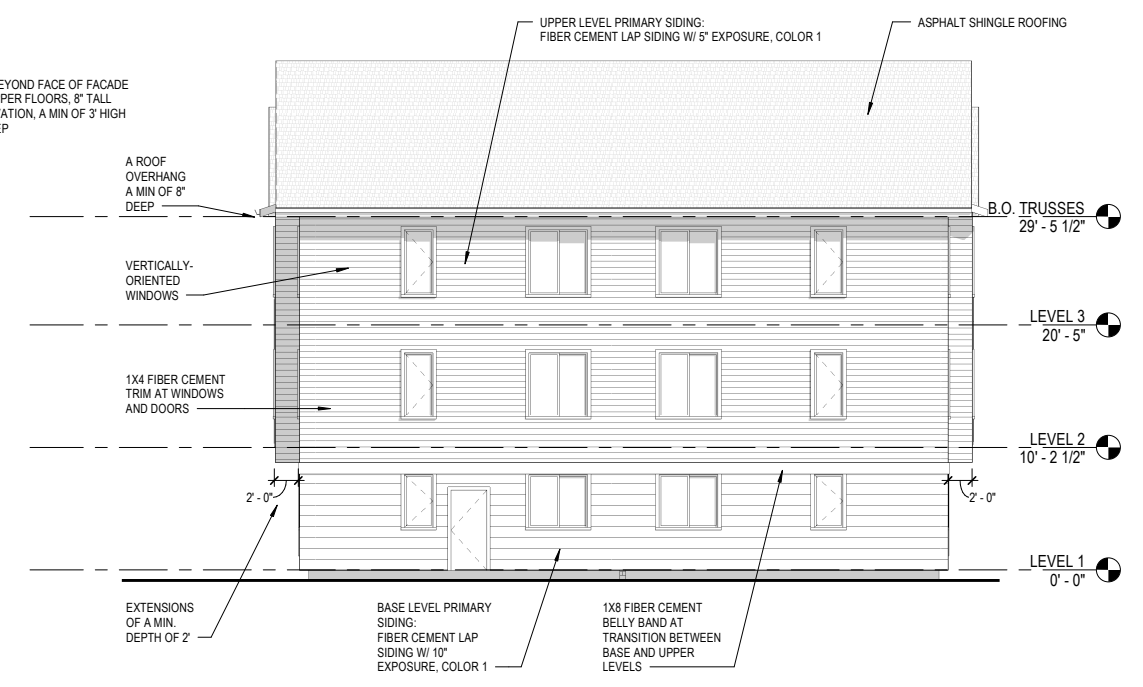
A) BASE: GROUND FLOOR FACADES:
 1. CHANGE IN MATERIALS
 2. CHANGE IN COLOR
 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE

B) MIDDLE: INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
 1. RECESSES OF A MIN DEPTH OF 2'
 2. EXTENSIONS OF A MIN DEPTH OF 2'
 3. VERTICALLY-ORIENTED WINDOWS
 4. PILASTERS

C) TOP
 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3" HIGH
 4. A ROOF OVERHANG A MIN OF 8" DEEP



A31
1 FRONT ELEVATION - TYPE 1
 SCALE: 1/8" = 1'-0"



A31
2 SIDE ELEVATION - TYPE 1
 SCALE: 1/8" = 1'-0"

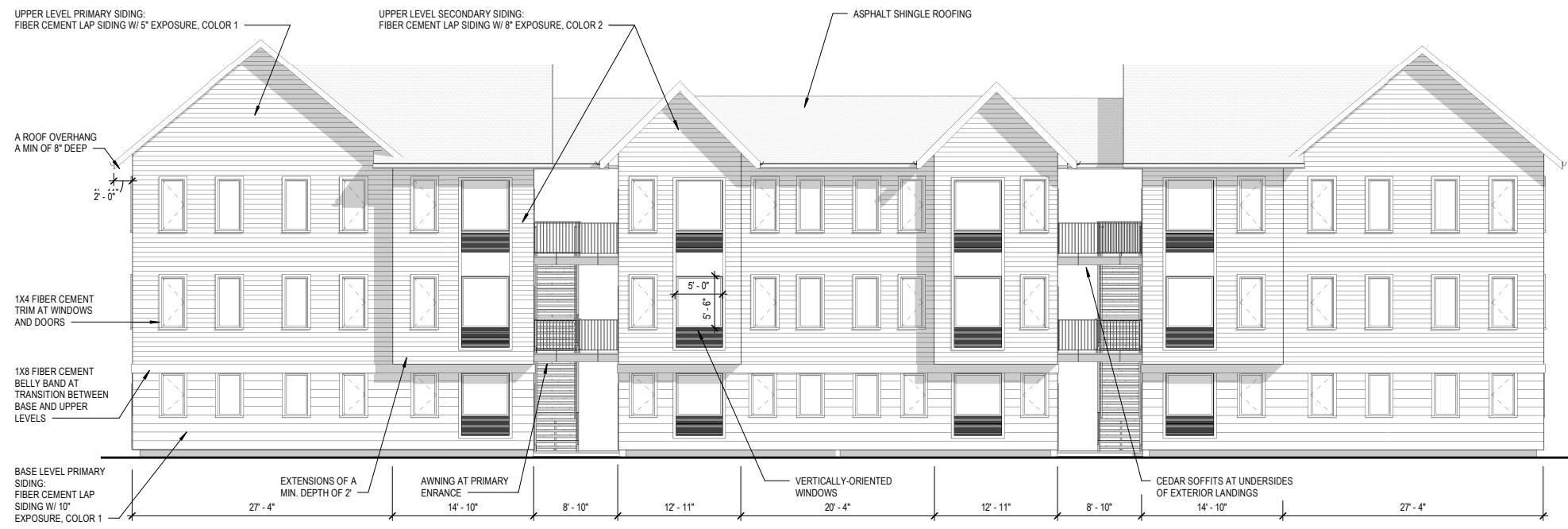
WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
 MIN 75%
 1) AWNINGS OR CANOPIES
 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCR OACH INTO PUBLIC ROW.



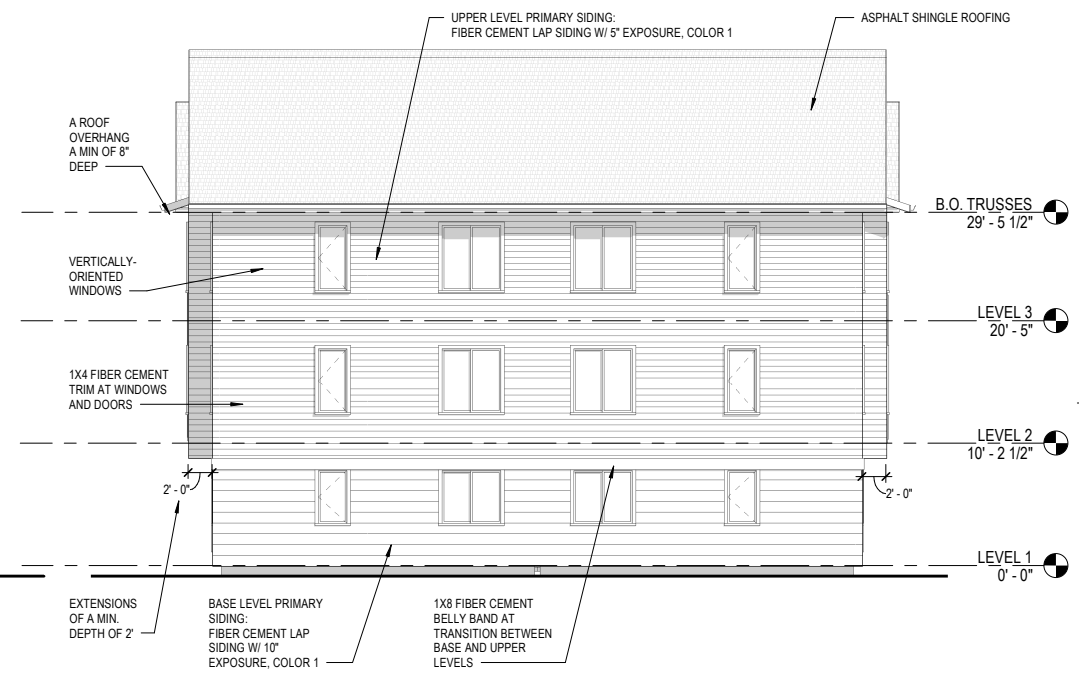
A31
3 REAR ELEVATION - TYPE 1
 SCALE: 1/8" = 1'-0"



A31
4 SIDE ELEVATION - TYPE 1
 SCALE: 1/8" = 1'-0"



A32
1 FRONT ELEVATION - TYPE 2
 SCALE: 1/8" = 1'-0"



A32
2 SIDE ELEVATION - TYPE 2
 SCALE: 1/8" = 1'-0"



A32
3 REAR ELEVATION - TYPE 2
 SCALE: 1/8" = 1'-0"

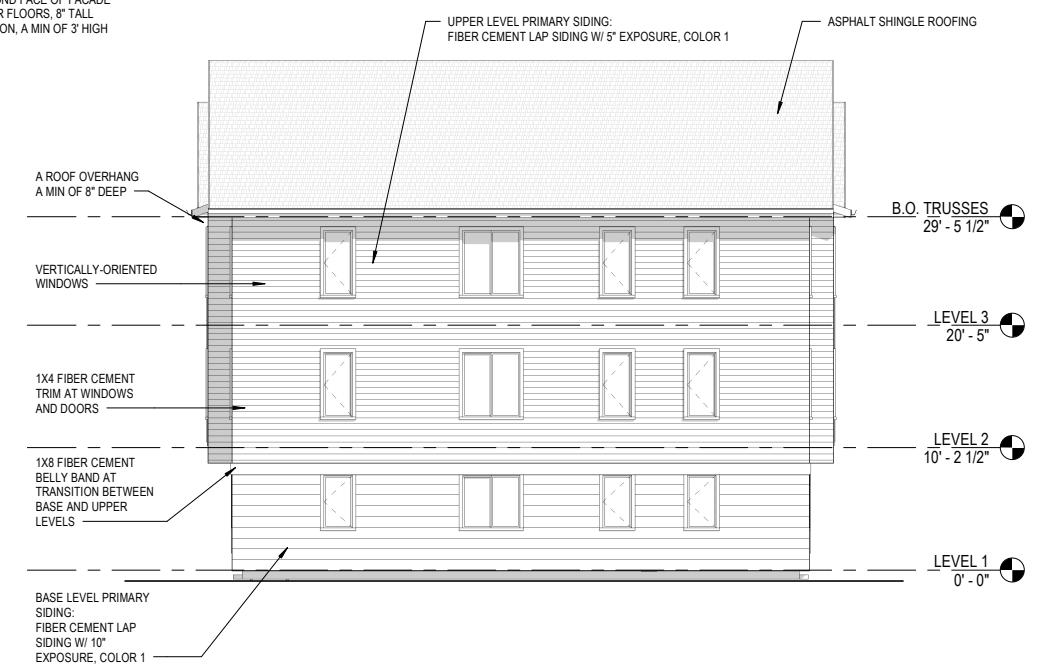


A32
4 SIDE ELEVATION - TYPE 2
 SCALE: 1/8" = 1'-0"

BUILDING FACADE ARTICULATION
 (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.
 A) BASE: GROUND FLOOR FACADES:
 1. CHANGE IN MATERIALS
 2. CHANGE IN COLOR
 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE
 B) MIDDLE: INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
 1. RECESSES OF A MIN DEPTH OF 2'
 2. EXTENSIONS OF A MIN DEPTH OF 2'
 3. VERTICALLY-ORIENTED WINDOWS
 4. PILASTERS
 C) TOP
 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3" HIGH
 4. A ROOF OVERHANG A MIN OF 8" DEEP



1 FRONT ELEVATION - TYPE 3
 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - TYPE 3
 SCALE: 1/8" = 1'-0"

WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
 MIN 75%
 1) AWNINGS OR CANOPIES
 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCRACH INTO PUBLIC ROW.

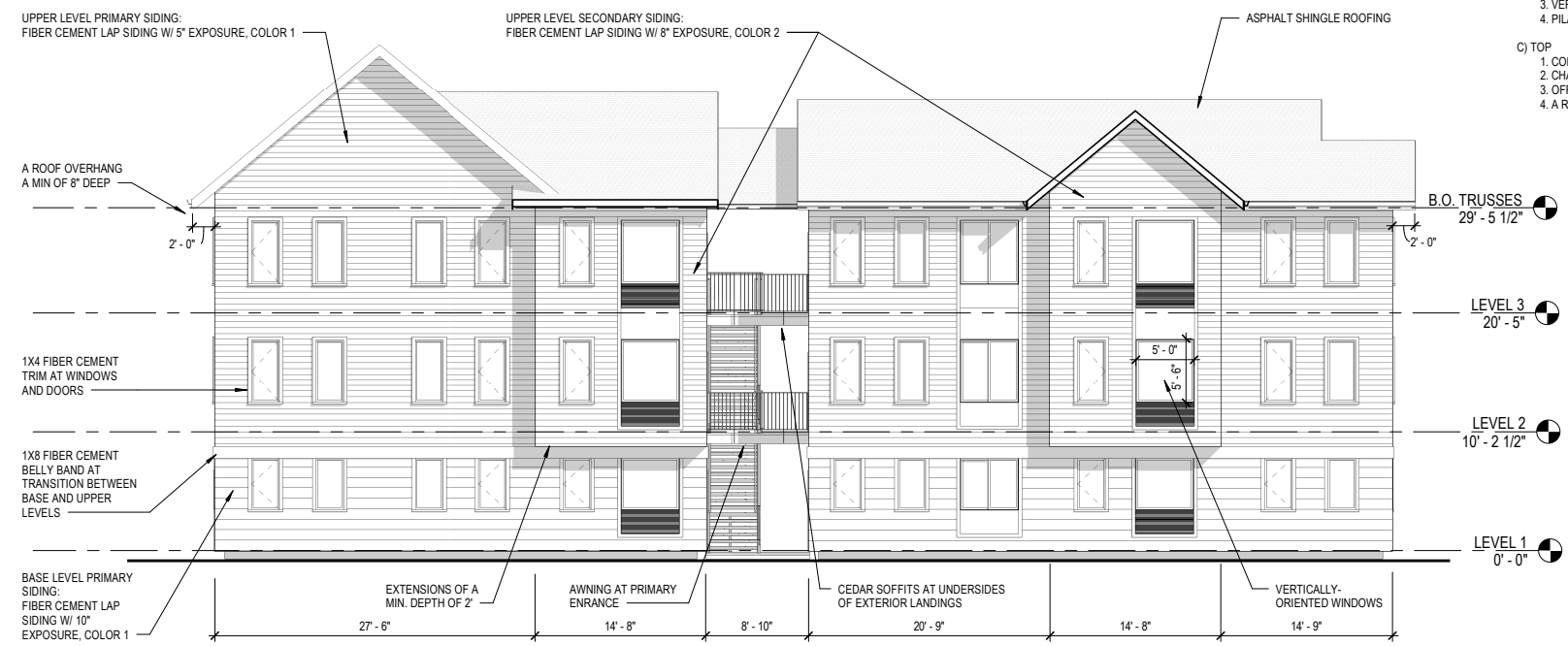


3 REAR ELEVATION - TYPE 3
 SCALE: 1/8" = 1'-0"

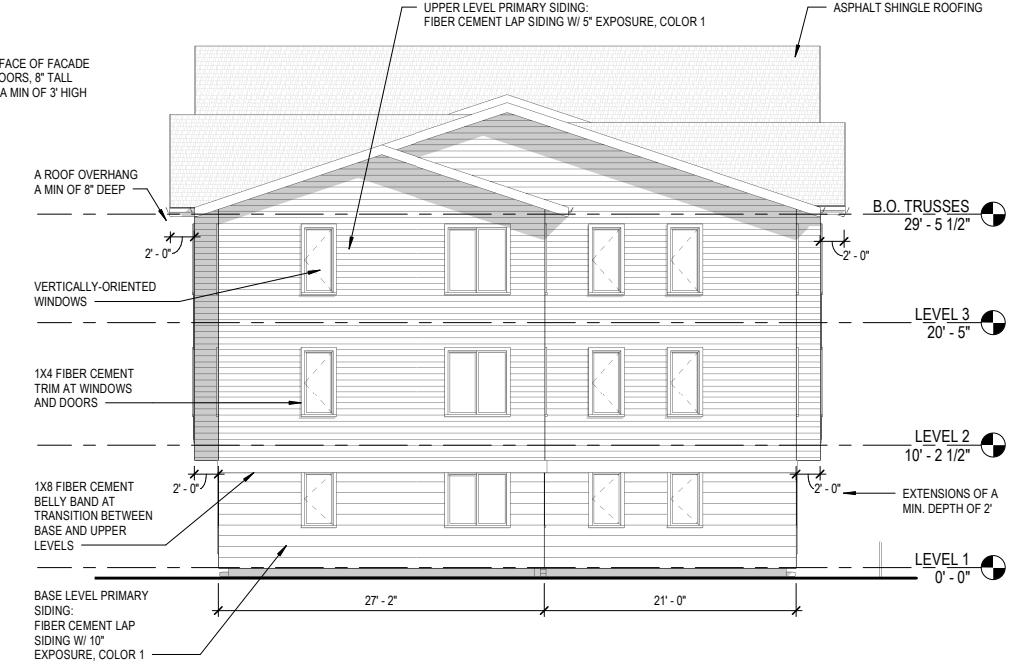


4 SIDE ELEVATION - TYPE 3
 SCALE: 1/8" = 1'-0"

BUILDING FACADE ARTICULATION
 (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.
 A) BASE: GROUND FLOOR FACADES:
 1. CHANGE IN MATERIALS
 2. CHANGE IN COLOR
 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE
 B) MIDDLE: INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
 1. RECESSES OF A MIN DEPTH OF 2'
 2. EXTENSIONS OF A MIN DEPTH OF 2'
 3. VERTICALLY-ORIENTED WINDOWS
 4. PILASTERS
 C) TOP
 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3" HIGH
 4. A ROOF OVERHANG A MIN OF 8" DEEP



1 FRONT ELEVATION - TYPE 4
 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - TYPE 4
 SCALE: 1/8" = 1'-0"

WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
 MIN 75%
 1) AWNINGS OR CANOPIES
 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCR OACH INTO PUBLIC ROW.

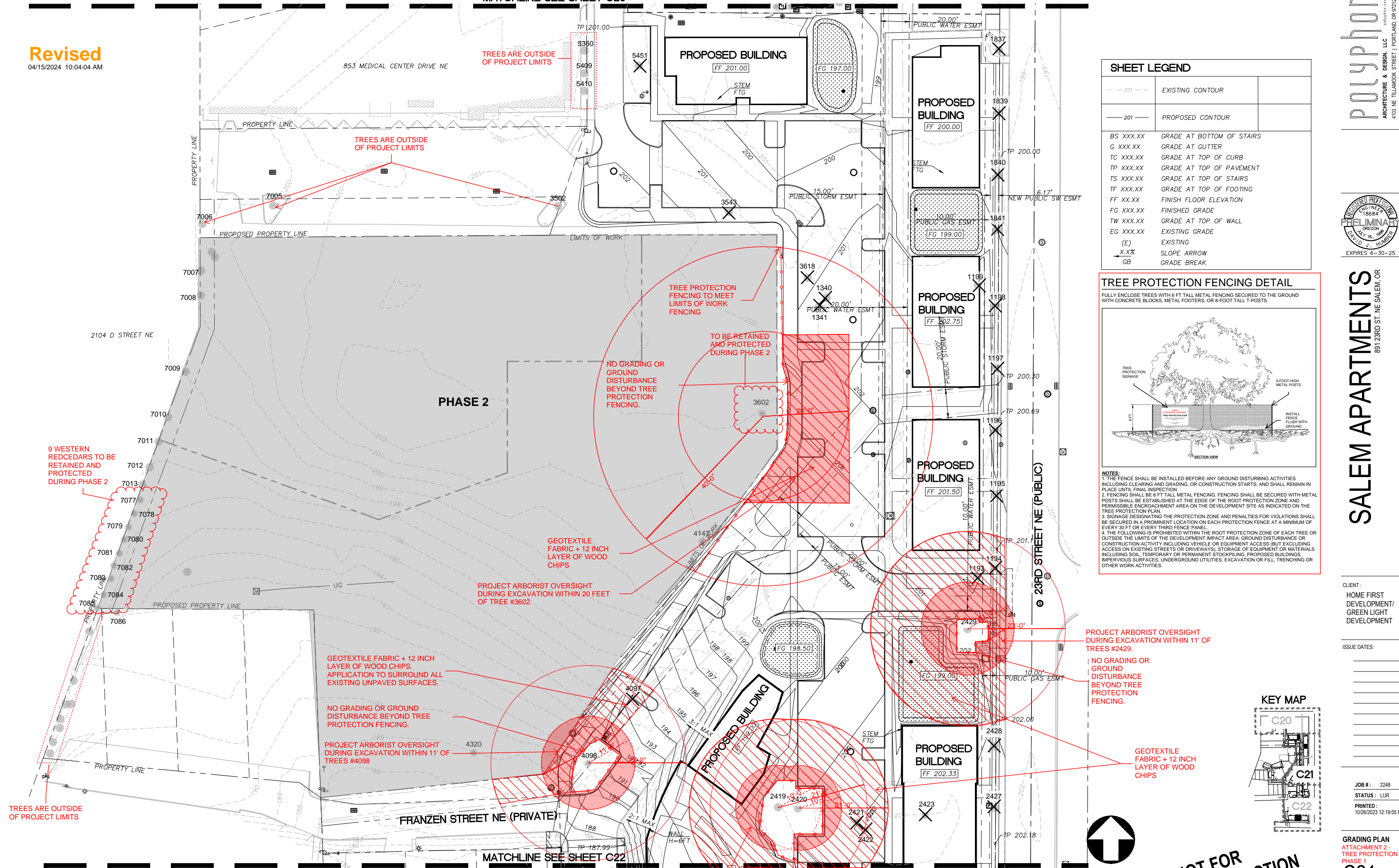


3 REAR ELEVATION - TYPE 4
 SCALE: 1/8" = 1'-0"

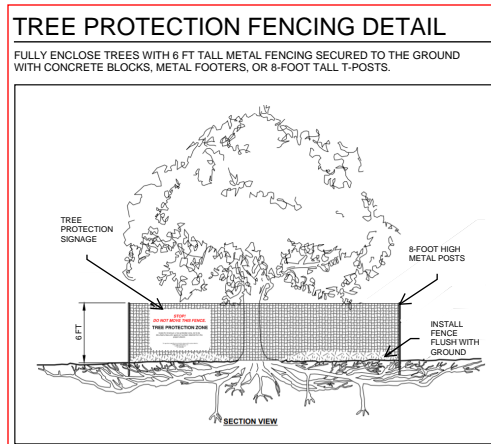


4 SIDE ELEVATION - TYPE 4
 SCALE: 1/8" = 1'-0"

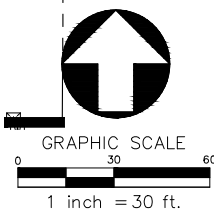
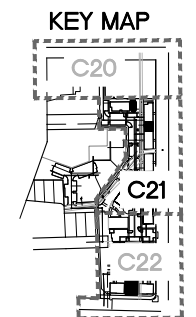
Revised
04/15/2024 10:04:04 AM



SHEET LEGEND	
--- 201 ---	EXISTING CONTOUR
— 201 —	PROPOSED CONTOUR
BS XXX.XX	GRADE AT BOTTOM OF STAIRS
G XXX.XX	GRADE AT GUTTER
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TS XXX.XX	GRADE AT TOP OF STAIRS
TF XXX.XX	GRADE AT TOP OF FOOTING
FF XX.XX	FINISH FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	GRADE AT TOP OF WALL
EG XXX.XX	EXISTING GRADE
(E)	EXISTING
X.XX%	SLOPE ARROW
GB	GRADE BREAK



- NOTES:**
1. THE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRADING, OR CONSTRUCTION STARTS, AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.
 2. FENCING SHALL BE 6 FT TALL METAL FENCING. FENCING SHALL BE SECURED WITH METAL POSTS SHALL BE ESTABLISHED AT THE EDGE OF THE ROOT PROTECTION ZONE AND PERMISSIBLE ENCROACHMENT AREA ON THE DEVELOPMENT SITE AS INDICATED ON THE TREE PROTECTION PLAN.
 3. SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE AT A MINIMUM OF EVERY 30 FT OR EVERY THIRD FENCE PANEL.
 4. THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA: GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS TO EXISTING STREETS OR DRIVEWAYS), STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES.



NOT FOR CONSTRUCTION

GRADING PLAN
SCALE: 1"=30'

PROJECT ARBORIST OVERSIGHT DURING EXCAVATION WITHIN 10' OF TREES #2419 AND #2420

NO GRADING OR GROUND DISTURBANCE BEYOND TREE PROTECTION FENCING.

CLIENT:
HOME FIRST DEVELOPMENT/
GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB #: 2248
STATUS: LUR
PRINTED: 10/26/2023 12:19:05 PM

GRADING PLAN
ATTACHMENT 2 -
TREE PROTECTION PLAN
PHASE 1
C21
ORIGINAL SHEET SIZE: 22"x34"