



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 / Class 1 Design Review Case No. SPR-DR23-21MOD1
PROPERTY LOCATION:	1341 Waller St SE, Salem OR 97302
NOTICE MAILING DATE:	November 7, 2024
PROPOSAL SUMMARY:	A modification to SPR-DR23-21.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Thursday, November 21, 2024. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. 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:	Abigail Pedersen, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: apedersen@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.community .
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) – Class 3 Site Plan Review; 225.005(1) – Class 1 Design Review 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):	District 10 LLC (K&D Realty Investments, LLC (Harnek Dhote, Harpreet Kaur, Sinran Dhote, Jashan, LLC (Mukhtiar Tiwana, Sandeep Tiwana)))
APPLICANT(S):	Ronald Ped
PROPOSAL REQUEST:	A modification of the Class 3 Site Plan Review and Class 1 Design Review of SPR-DR23-21, including a request to remove balconies from some units; and convert the office into a studio apartment. The property is 0.41 acres in size, zoned CO (Commercial Office), and located at 1341 Waller Street SE (Marion County Assessor's Map and Tax Lots 073W26CC07300).
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: 24 118379. 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 / Class 1 Design Review
Case No. SPR-DR23-21MOD1

PROJECT ADDRESS: 1341 Waller St SE, Salem OR 97302

AMANDA Application No.: 24-118379-PLN

COMMENT PERIOD ENDS: Thursday, November 21, 2024, at 5:00 p.m.

SUMMARY: A modification to SPR-DR23-21.

REQUEST: A modification of the Class 3 Site Plan Review and Class 1 Design Review of SPR-DR23-21, including a request to remove balconies from some units; and convert the office into a studio apartment. The property is 0.41 acres in size, zoned CO (Commercial Office), and located at 1341 Waller Street SE (Marion County Assessor’s Map and Tax Lots 073W26CC07300).

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., Thursday, November 21, 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, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Abigail Pedersen, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: apedersen@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
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IF MAILED
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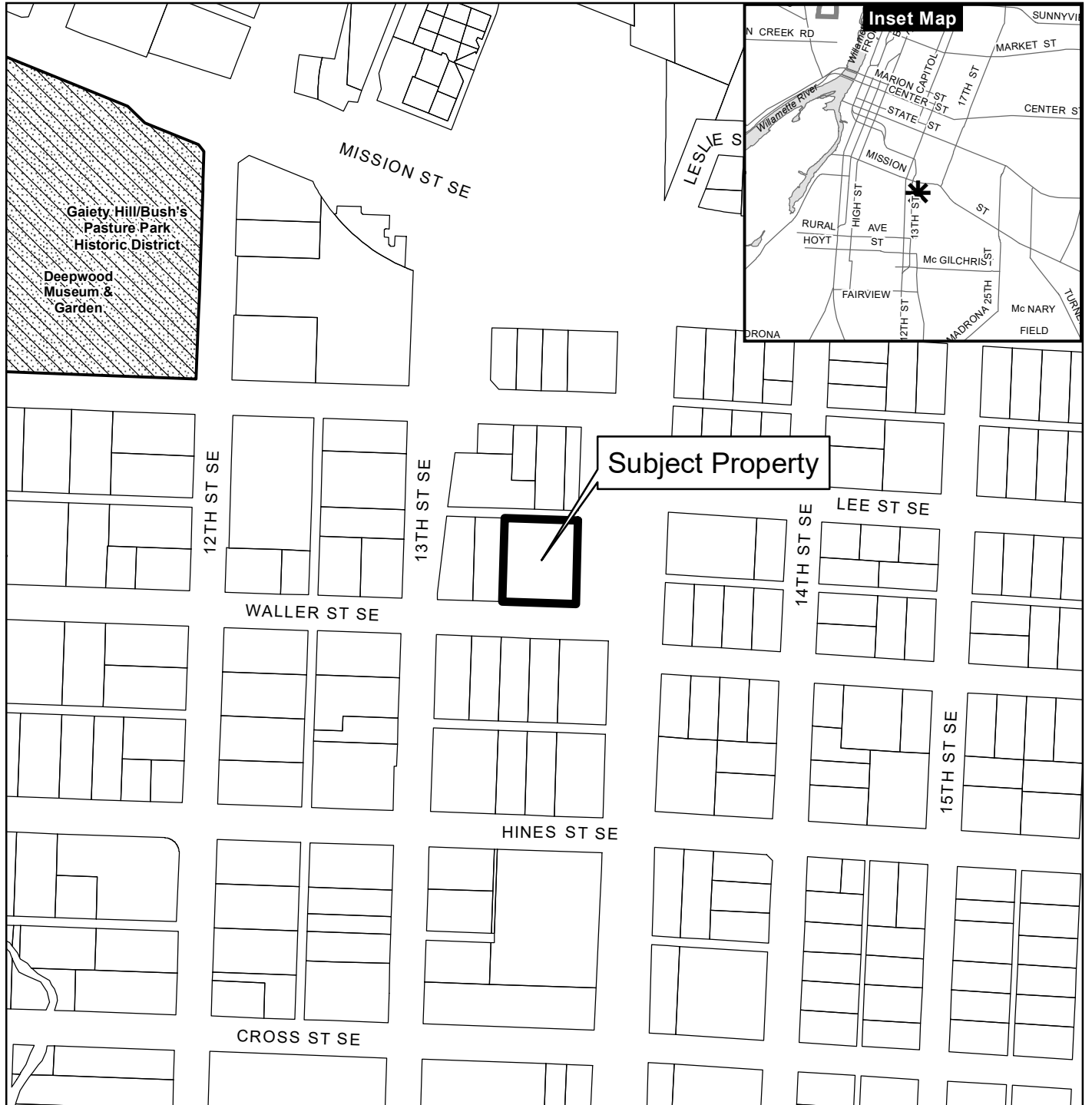
BUSINESS REPLY MAIL
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907

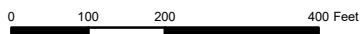


Vicinity Map 1341 Waller Street SE



Legend

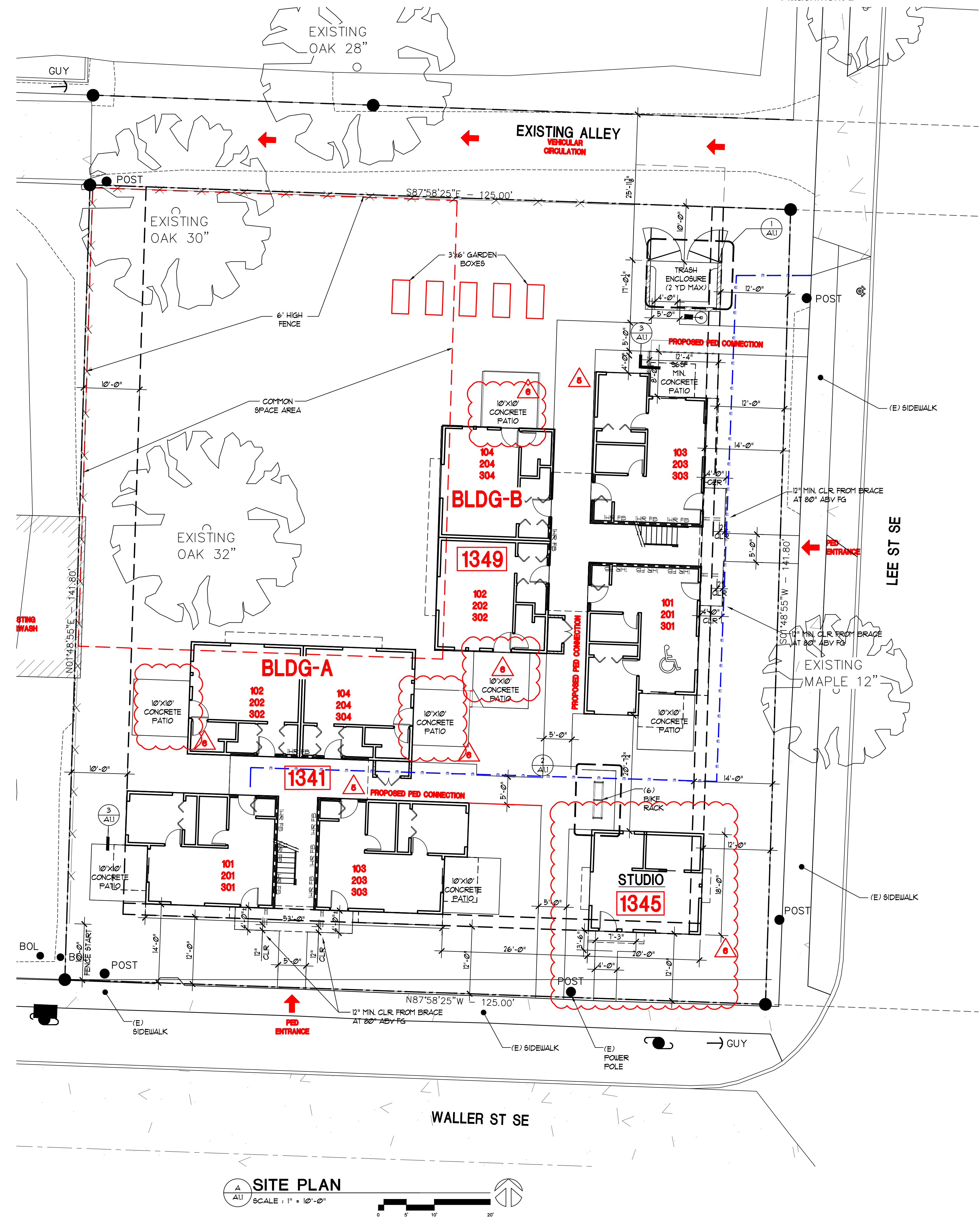
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



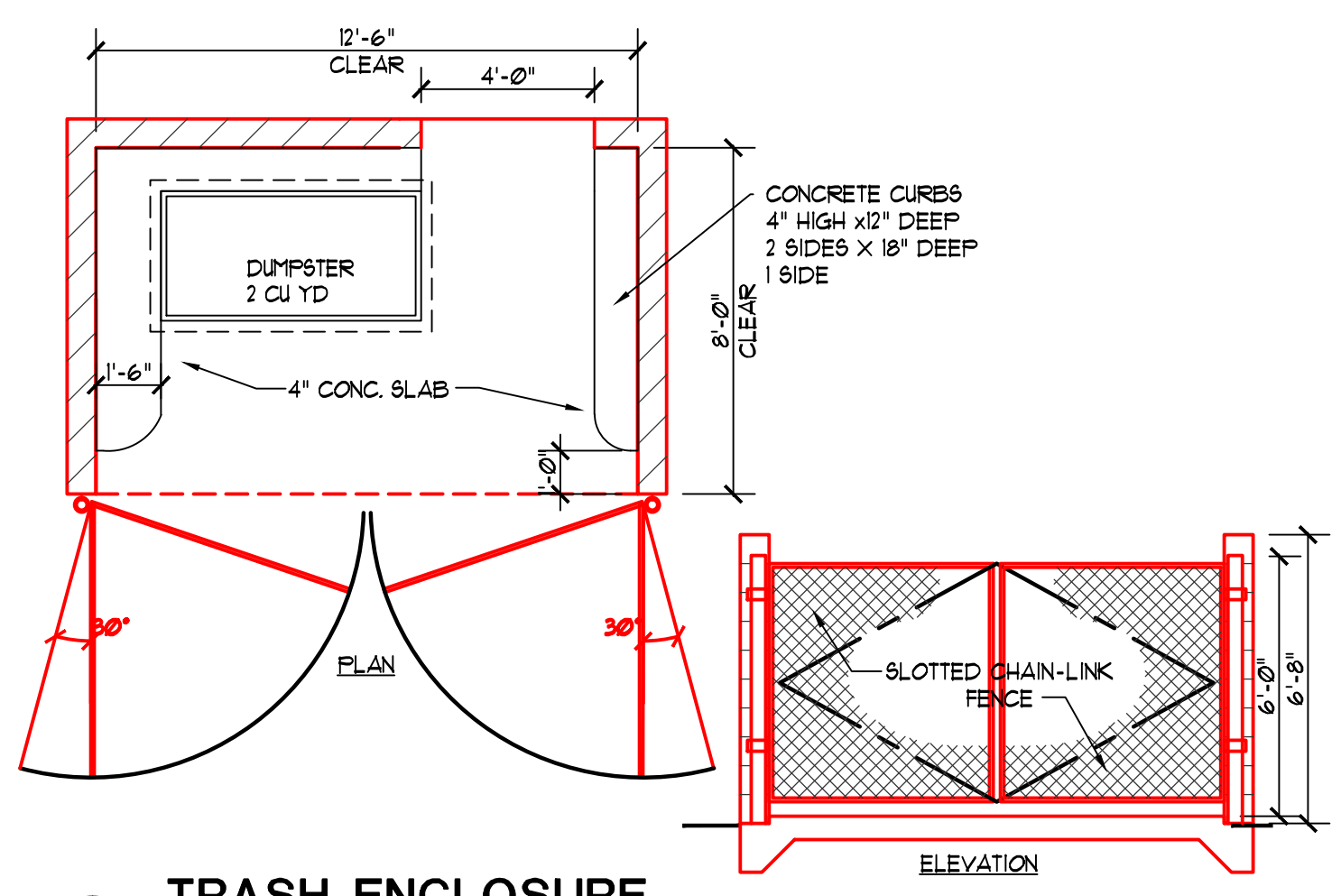
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- 1 13 MARCH 2023 SFR COMMENTS
- 2 9 FEB 2024 CITY OF SALEM COMMENTS
- 3 9 FEB 2024 REVIEW COMMENTS
- 4 28 MAR 2024 CITY OF SALEM COMMENTS
- 5 14 JUNE 2024 EGRESS STAIR CHANGE
- 6 15 JULY 2024 CHANGE OFFICE TO STUDIO APT + REMOVAL OF STUDIO BALCONIES

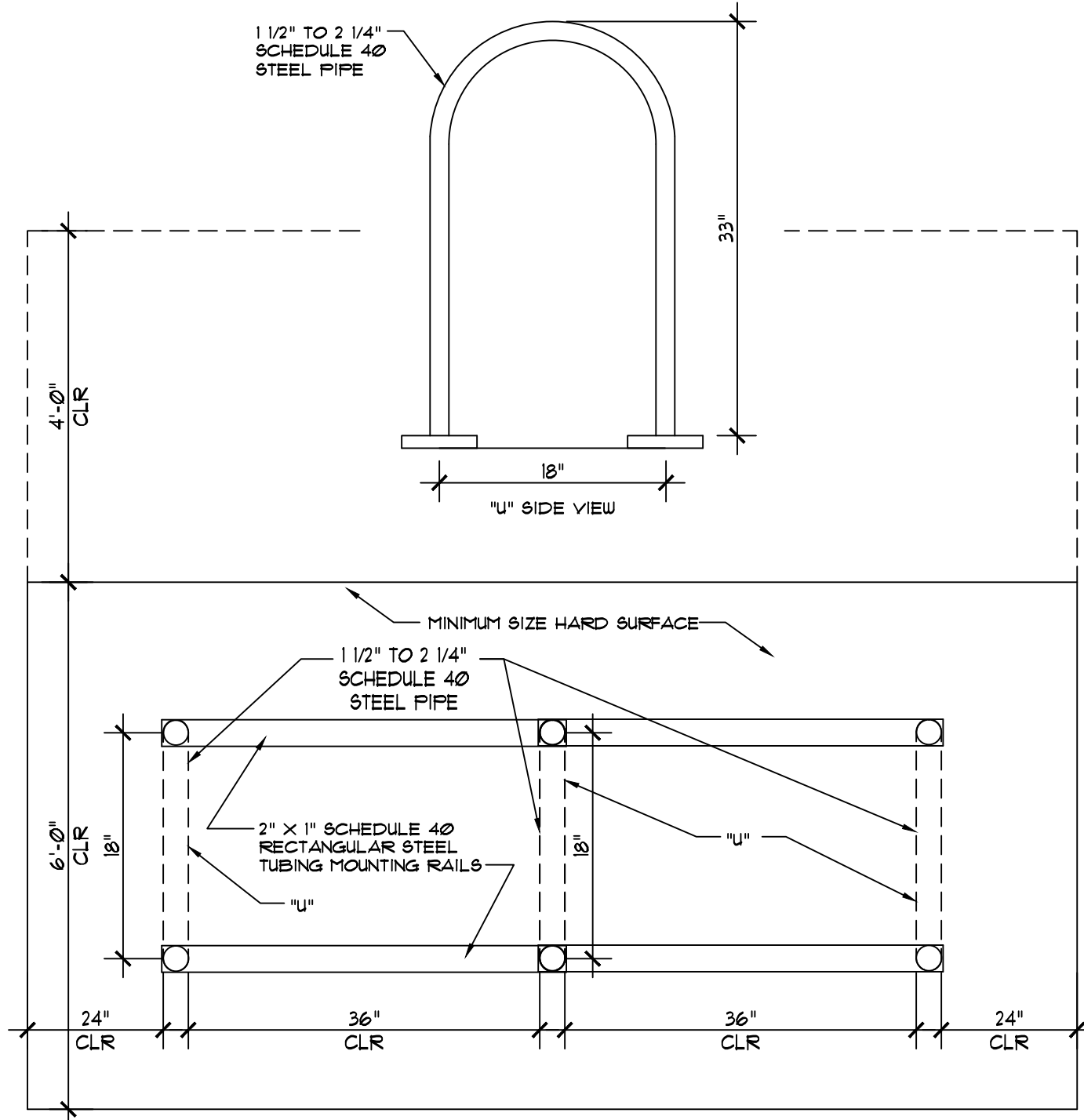
REVISED 08.30.2024
CONSTRUCTION SET 04.29.2024



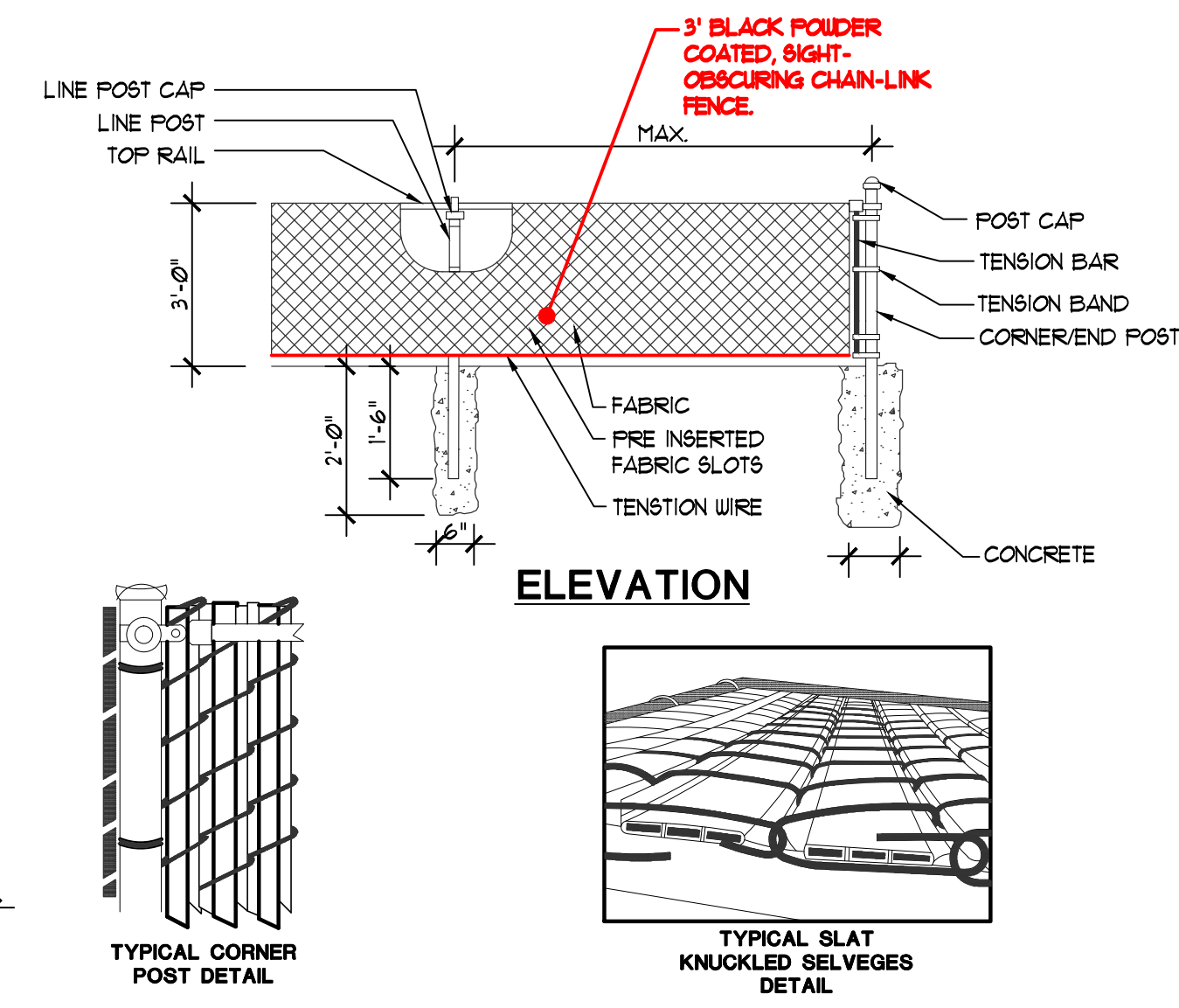
SITE PLAN
SCALE: 1" = 10'-0"



1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



2 BICYCLE PARKING RACK DETAIL
SCALE: 1" = 1'-0"



3 CHAIN LINK FENCE
SCALE: NTS

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3437-001.

LAST SAVED: Fri, 30 Aug 2024 - 11:44 am
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A1.1
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SITE SUMMARY

PROPERTY SIZE	= 11,141 SF. (40.1 AC)
REQ'D LANDSCAPE AREA	= 2,662 SF. (15%)
EXISTING LANDSCAPE AREA	= 0# SF. (0%)
NEW LANDSCAPE AREA	= 10,124 SF. (60.4%)
COMMON LANDSCAPE AREA	= 5,464 SF. (30.1%)
BUILDING FOOTPRINT AREA	= 4,234 SF. (23.9%)
HARD SCAPE AREA	= 2,789 SF. (15.1%)
TOTAL IMPERVIOUS	1,023 SF. < 10,000 SF.

TABLE 102-3. COMMON OPEN SPACE AREA SIZE AND DIMENSIONS

MORE THAN 20 UNITS (MIN. 24)	= 1,000 SF (20)
41 (MIN. 0.481 24)	= 500 SF (41.2)
MIN. AREA REQUIRED	= 1,000 SF
PROVIDED AREA	= 5,464 SF
*250 SF/20 (FOR EACH ADDITIONAL UNIT) = 12.5 SF	

TABLE 102-4. PRIVATE OPEN SPACE SIZE AND DIMENSIONS

1ST FLOOR	= 36 SF	6 FT
2ND AND 3RD	= 48 SF	6 FT

PLANT LIST

STREET TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS	COUNT
T-ASH	ASH, RAYWOOD FRAXINUS OXYCARPA 'RAYWOOD'	1-8"	2" CALIPER 10 FU	
T-LIN HALA	LINDEN TILIA CORDATA 'HALA'	1-8"	2" CALIPER 10 FU	(3)
T-MAP ARM	ARMSTRONG MAPLE, ACER RUBRUM 'ARMSTRONG'	1-8"	2" CALIPER 10 FU	(5)
T-GOLD	GOLDENRAIN TREE KOELREUTERIA PANICULATA	1-8"	2" CALIPER 10 FU	(4)
T-LIN CORI	CORINTHIAN LINDEN TILIA CORDATA 'CORINTHIAN'	1-8"	2" CALIPER 10 FU	(3)
ORNAMENTAL TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS	COUNT
T-JAPO	CRYPTOMERIA JAPONICA 'ELEGANS'	1-8"	1-1/2" MIN CALIPER 5 FU	
T-TAMA	CRYPTOMERIA JAPONICA 'TAISHO TAMA' (TAISHO TAMA JAPANESE CEDAR)	4-6"	1-1/2" MIN CALIPER 5 FU	
T-BLA	CRYPTOMERIA JAPONICA 'BLACK DRAGON'	4-6"	1-1/2" MIN CALIPER 5 FU	(1)
T-MAP VINE	VINE MAPLE/ACER circinatum	1-8"	1-1/2" MIN CALIPER 2 FU	
T-CRAB	CRABAPPLE/MALUS 'AMERICAN BEAUTY'	1-8"	1-1/2" MIN CALIPER 2 FU	
T-CRY	CRYPTOMERIA JAPONICA 'SEKKEN-SUGI'	6"	1-1/2" MIN CALIPER 5 FU	
T-CUP	CUPRESSUS SEMPERVIRENS ITALIAN CYPRRESS 'STRICTA'	6"	1-1/2" MIN CALIPER 5 FU	
T-CHA	CHAMAECYPARIS OBTUSA HINOKI FALSE CYPRRESS 'GRACILIS'	6"	1-1/2" MIN CALIPER 5 FU	

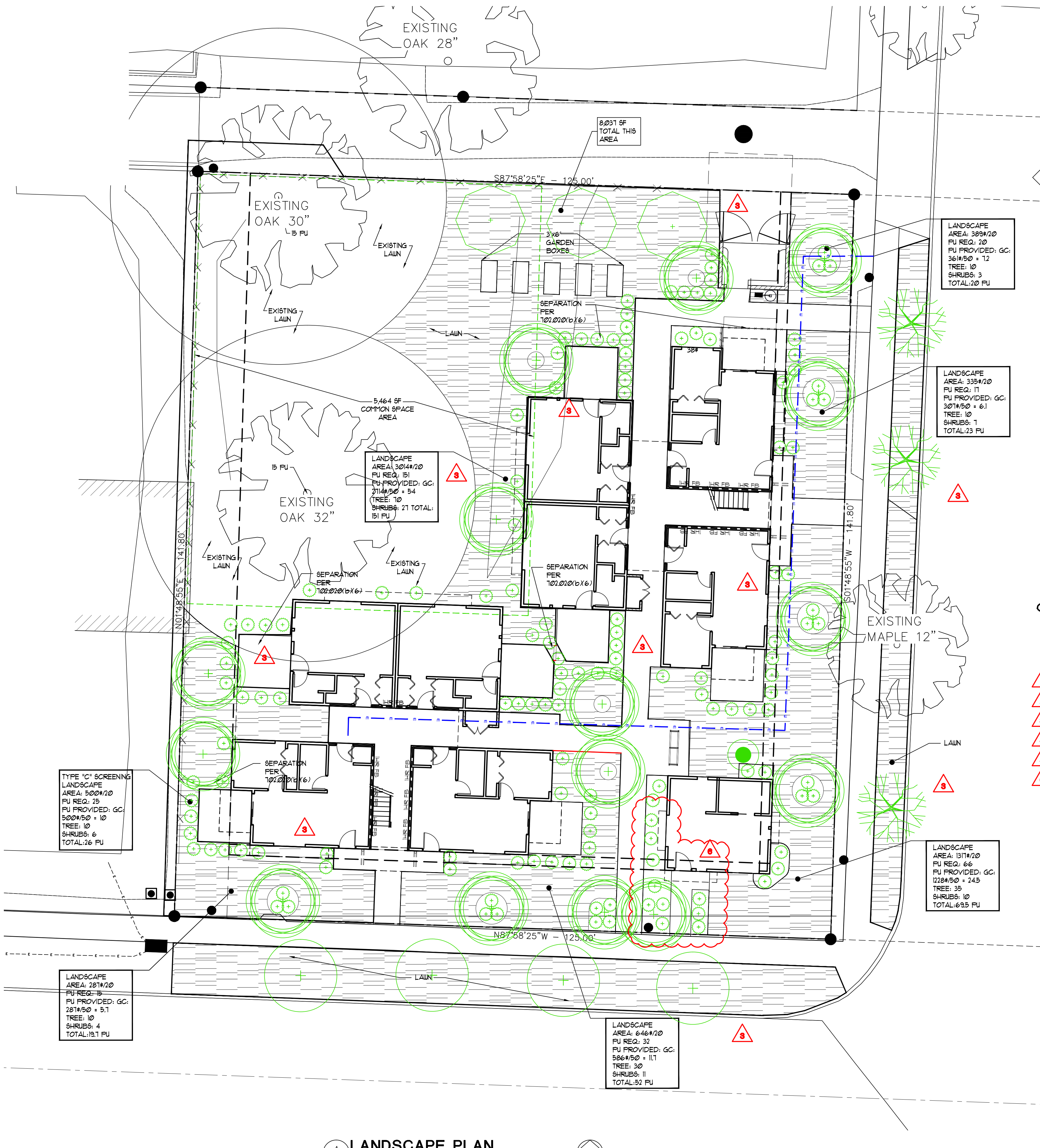
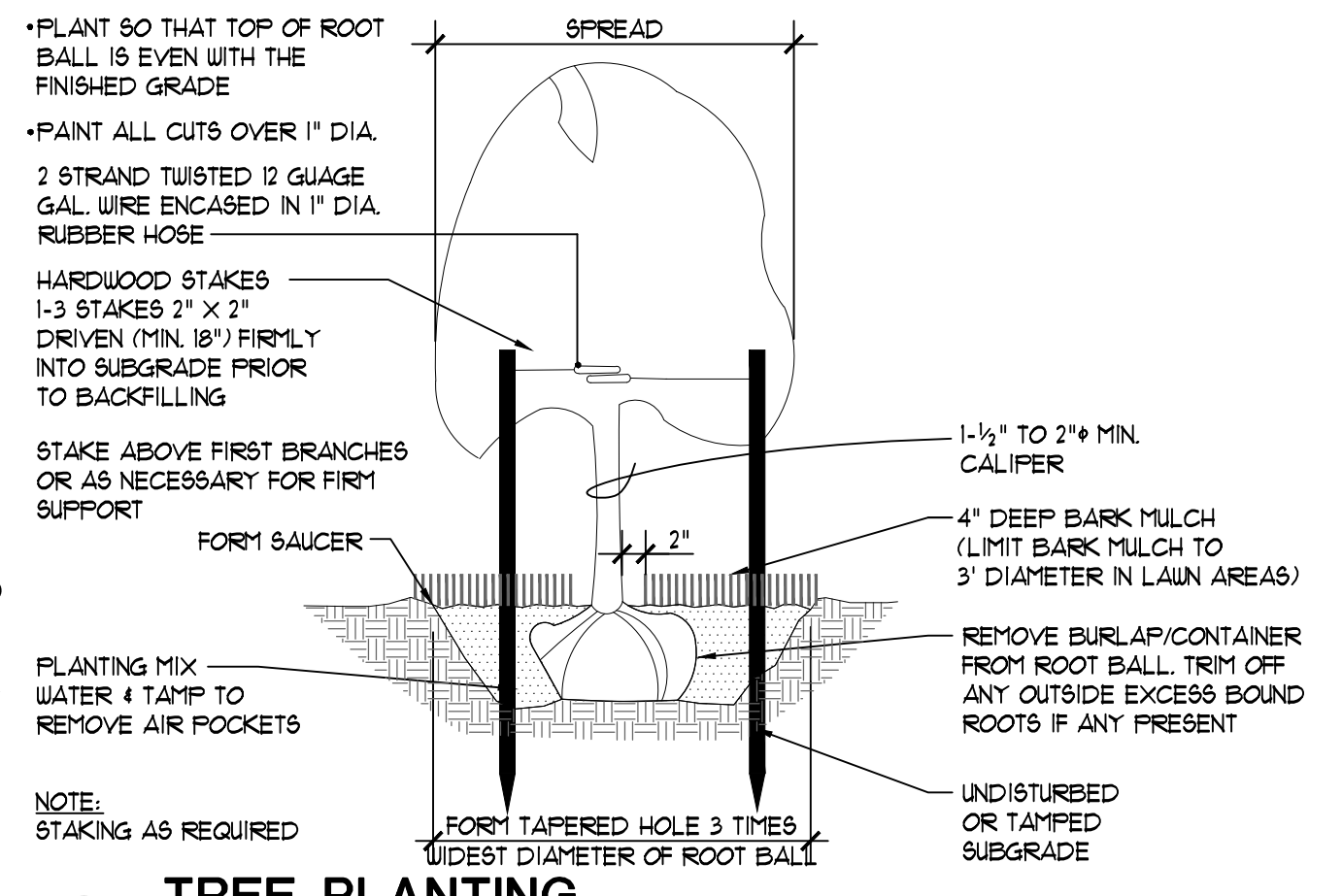
SIZE	SHRUBS	COMMON NAME/BOTANICAL NAME	COMMENTS	COUNT
1 gal. 3 gal.	9-HYB	HYBISCUS/Hibiscus syriacus ROSE OF SHARON 'MINERVA' 'AZURRI SATIN'	1 FU 1 gal / 2 FU 3 gal	1 gal. 3 gal.
	9-STRA	DEUTZIA x hybrida 'STRAWBERRY FIELDS'	1 FU 1 gal / 2 FU 3 gal	
	9-ABE	ABELIA grandiflora 'EDWARD GOUCHER' (EVERGREEN)	1 FU 1 gal / 2 FU 3 gal	
	9-VIBD	VIBURNUM Japonicum (EVERGREEN)	1 FU 1 gal / 2 FU 3 gal	
	9-PIE	PIERIS japonicum 'LILLY-OF-THE-VALLEY' (EVERGREEN/SHADE)	1 FU 1 gal / 2 FU 3 gal	
	9-AUC	AUCUBA JAPONICA 'JAPANESE AUCUBA' (EVERGREEN/SHADE)	1 FU 1 gal / 2 FU 3 gal	
	9-VIB	VIBURNUM ELLIPTICUM COMMON VIBURNUM	1 FU 1 gal / 2 FU 3 gal	
	9-CURR	RED-FLOWERING CURRANT/Ribes sanguineum	1 FU 1 gal / 2 FU 3 gal	(0)/(143)

GROUND COVER BOTANICAL NAME/COMMON NAME

SIZE	COMMENTS
1 gal.	24" SPACING 1 FU
1 gal.	24" SPACING 1 FU

1 PLANT LIST

SCALE: N/A



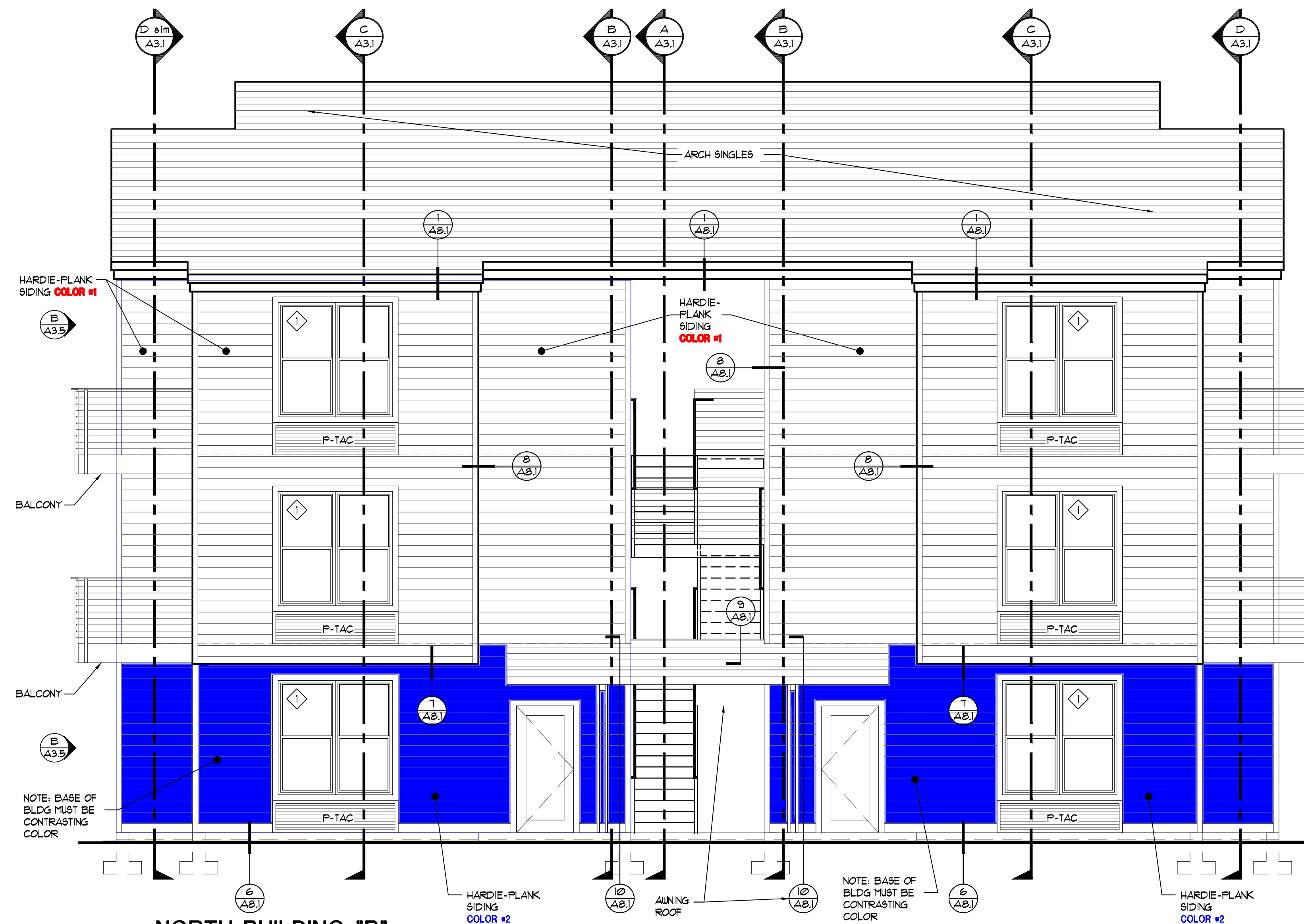
- 1 13 MARCH 2023 6PR COMMENTS
- 2 9 FEB. 2024 CITY OF SALEM COMMENTS
- 3 9 FEB. 2024 REVIEW COMMENTS
- 4 28 MAR. 2024 CITY OF SALEM COMMENTS
- 5 14 JUNE 2024 EXPRESS STAIR CHANGE
- 6 5 JULY 2024 CHANGE OFFICE TO STUDIO 2024 REMOVAL OF STUDIO BALCONIES

NEW APARTMENTS FOR: **Waller St SE**
1345 Waller St. Salem, Or

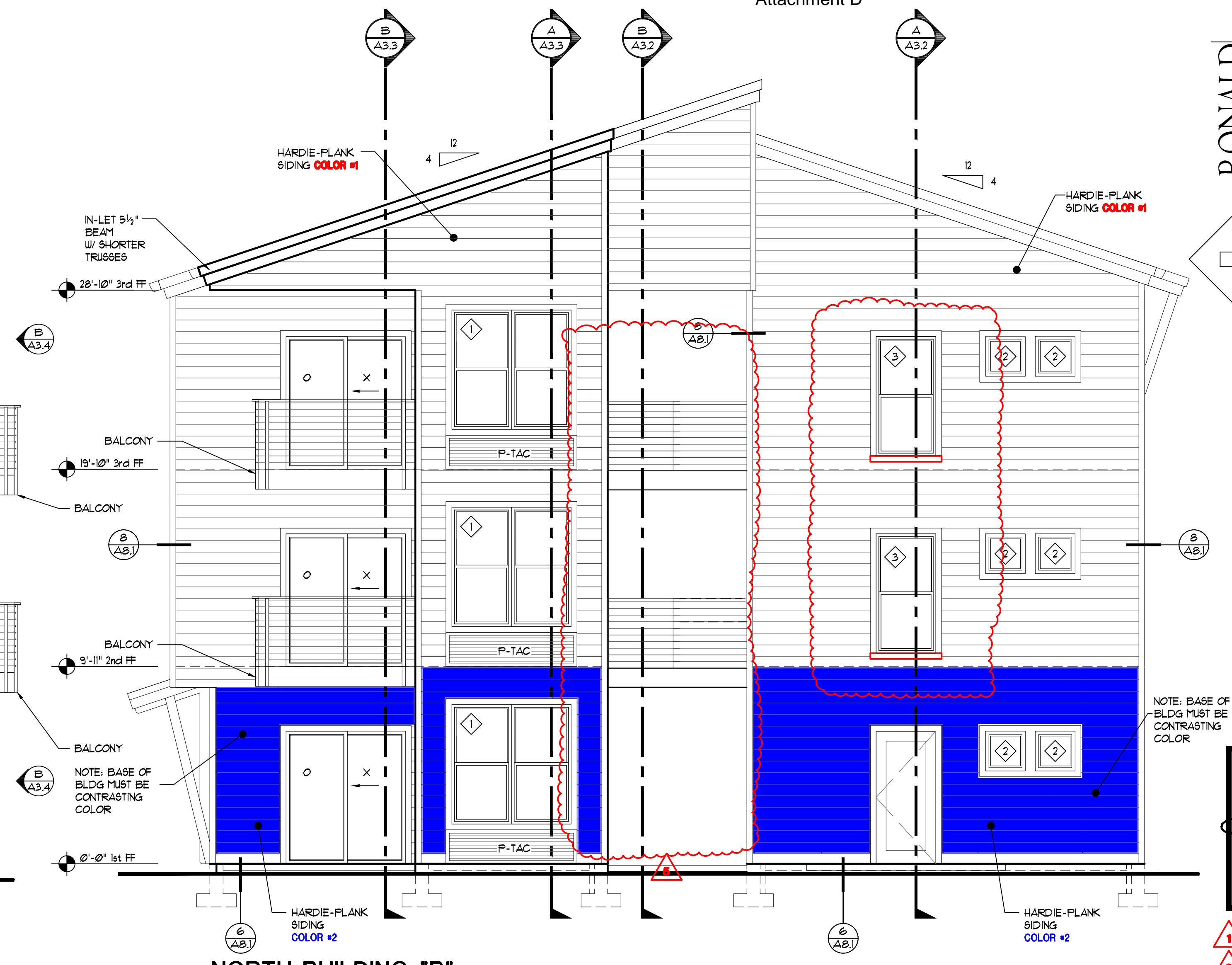
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JOB NO.: 2207

REVISED 08.30.2024
CONSTRUCTION SET 04.29.2024

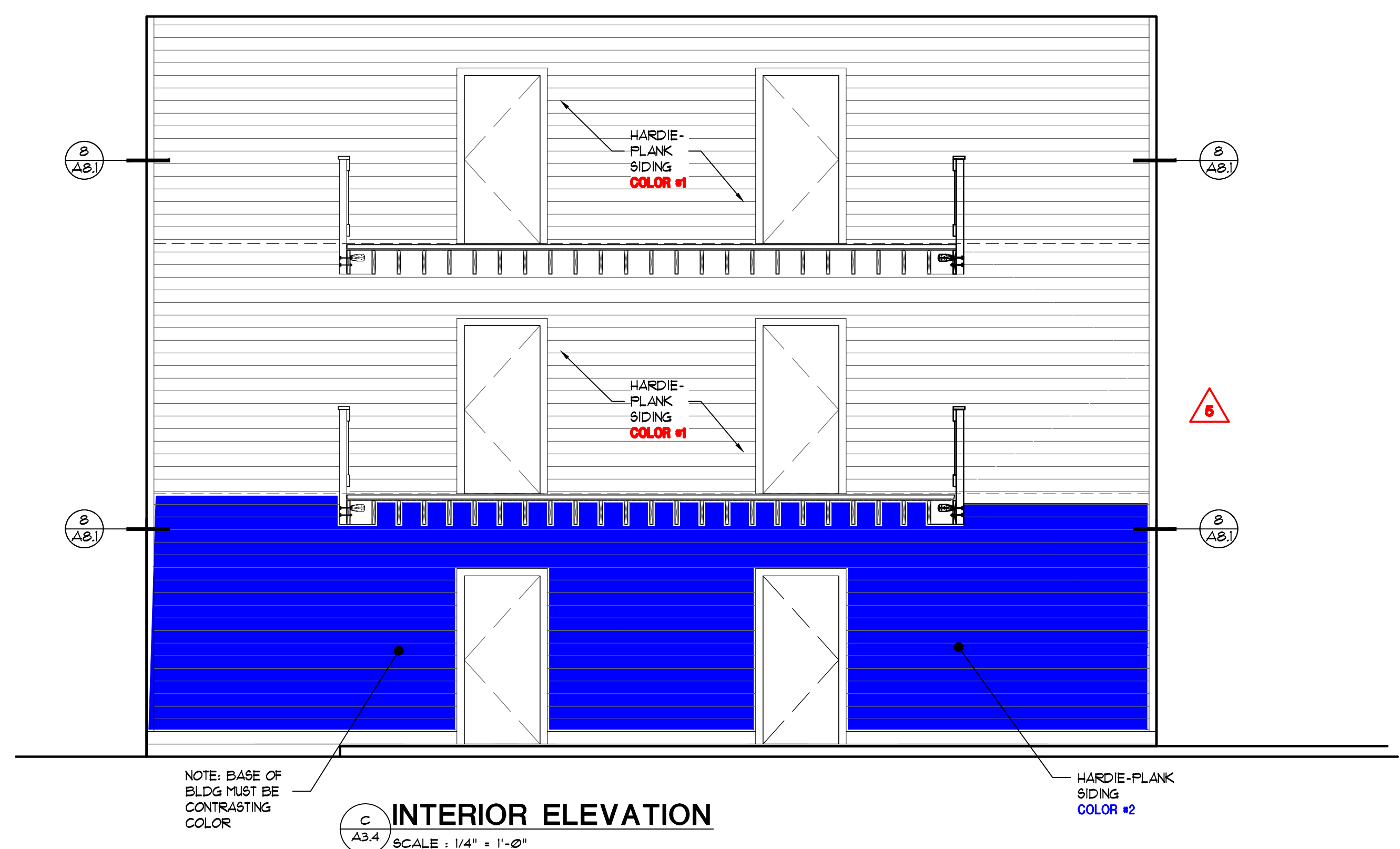
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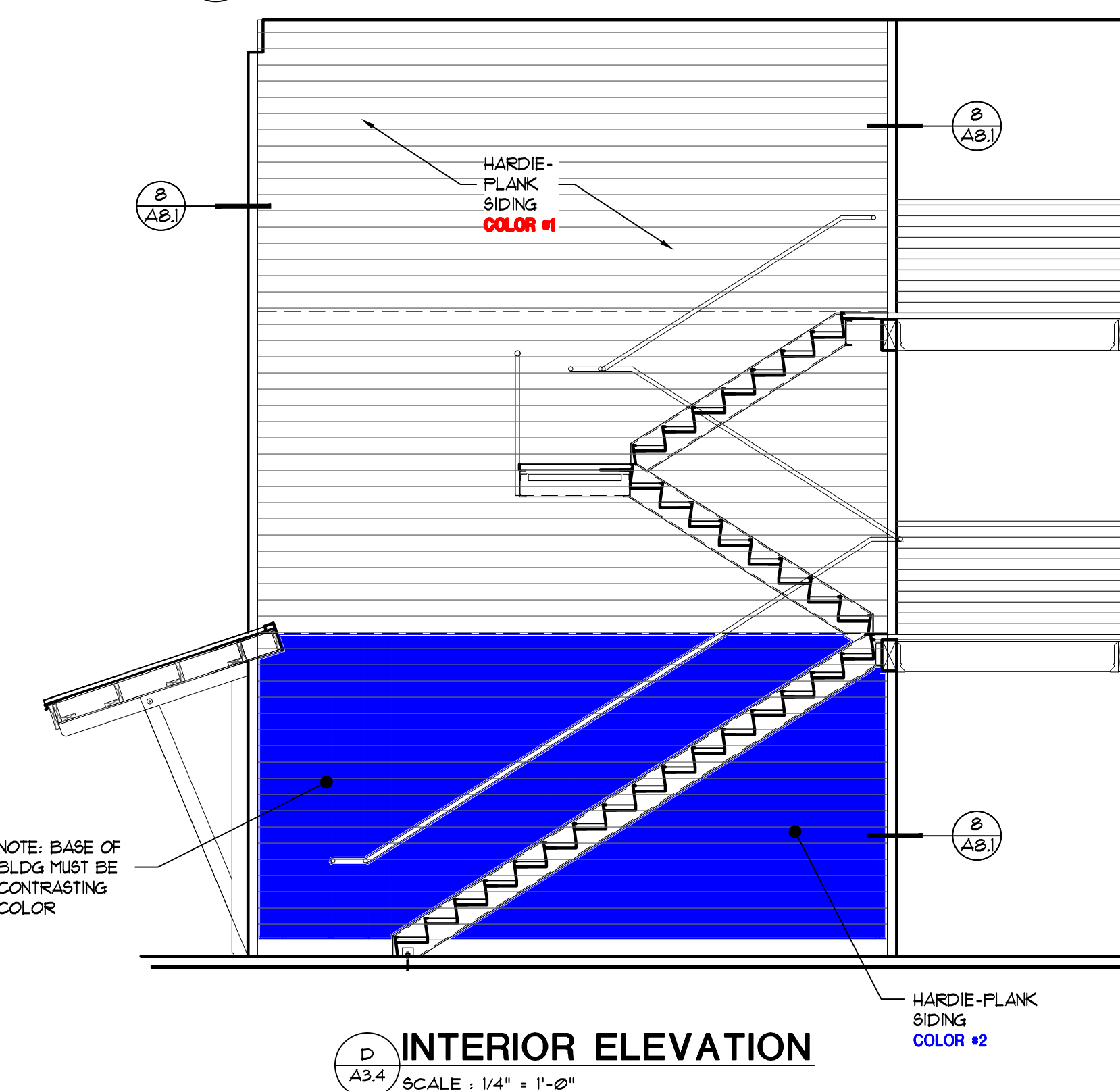
NORTH-BUILDING 'B' EAST ELEVATION
SCALE: 1/4" = 1'-0"



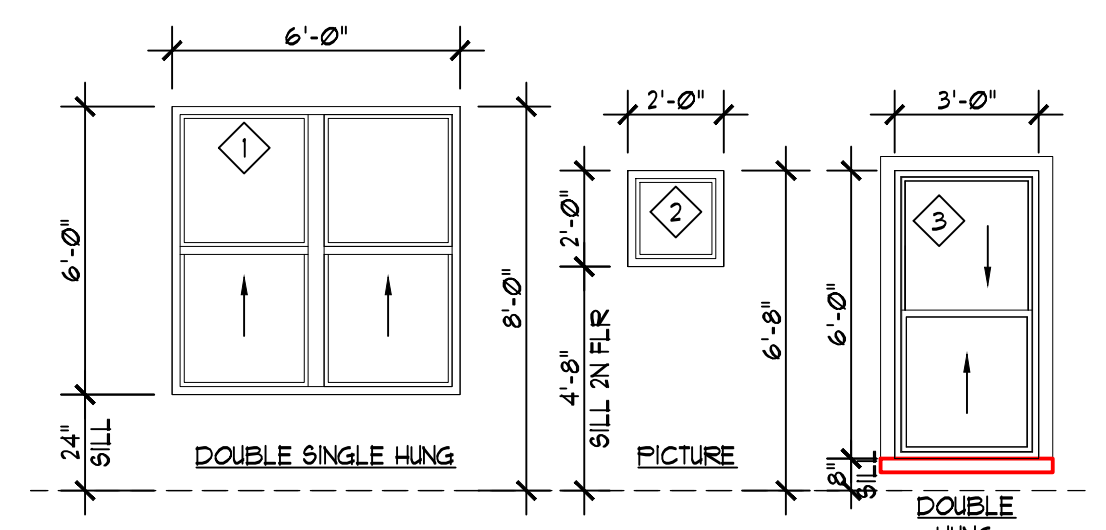
NORTH-BUILDING 'B' NORTH ELEVATION
SCALE: 1/4" = 1'-0"



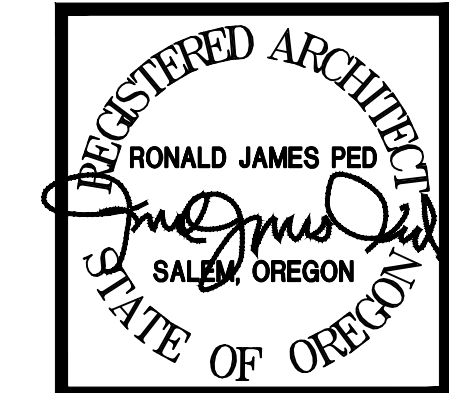
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



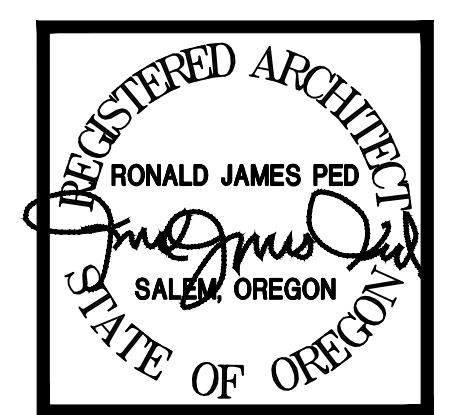
WINDOW TYPES
CONSTRUCTION SET 04.29.2024



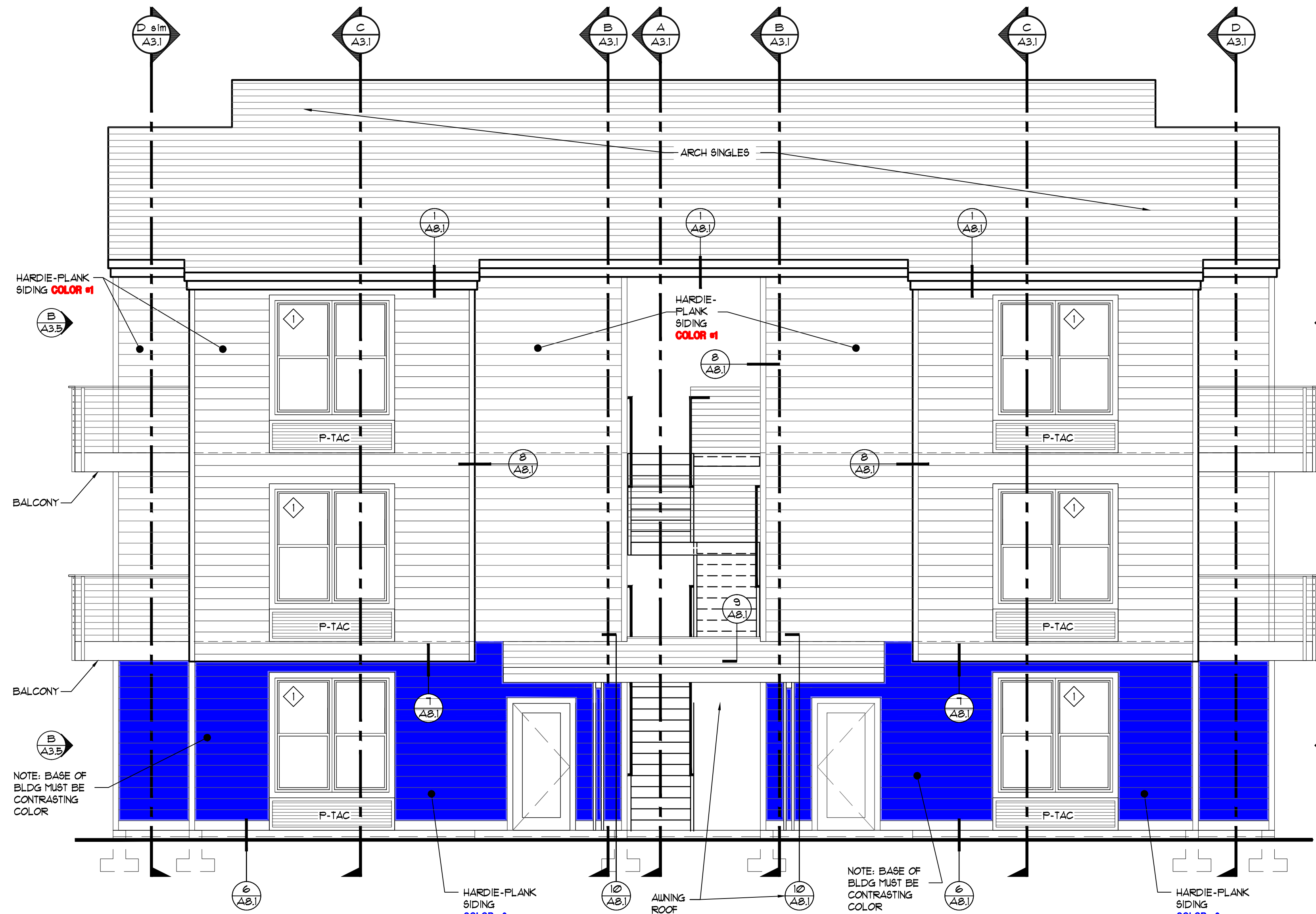
- 1 - 19 MARCH 2023 GPR COMMENTS
- 2 - 5 FEB. 2024 CITY OF SALEM COMMENTS
- 3 - 5 FEB. 2024 REVIEW COMMENTS
- 4 - 28 MAR. 2024 CITY OF SALEM COMMENTS
- 5 - 14 JUNE 2024 EGRESS STAIR CHANGE
- 6 - 5 JULY 2024 CHANGE OFFICE TO STUDIO APT & REMOVAL OF STUDIO BALCONIES

NEW APARTMENTS FOR:
Waller St SE
1349 Waller St Salem, Or

DATE: 20 APRIL 2022
DRAWING NO.: 2207
A3.4



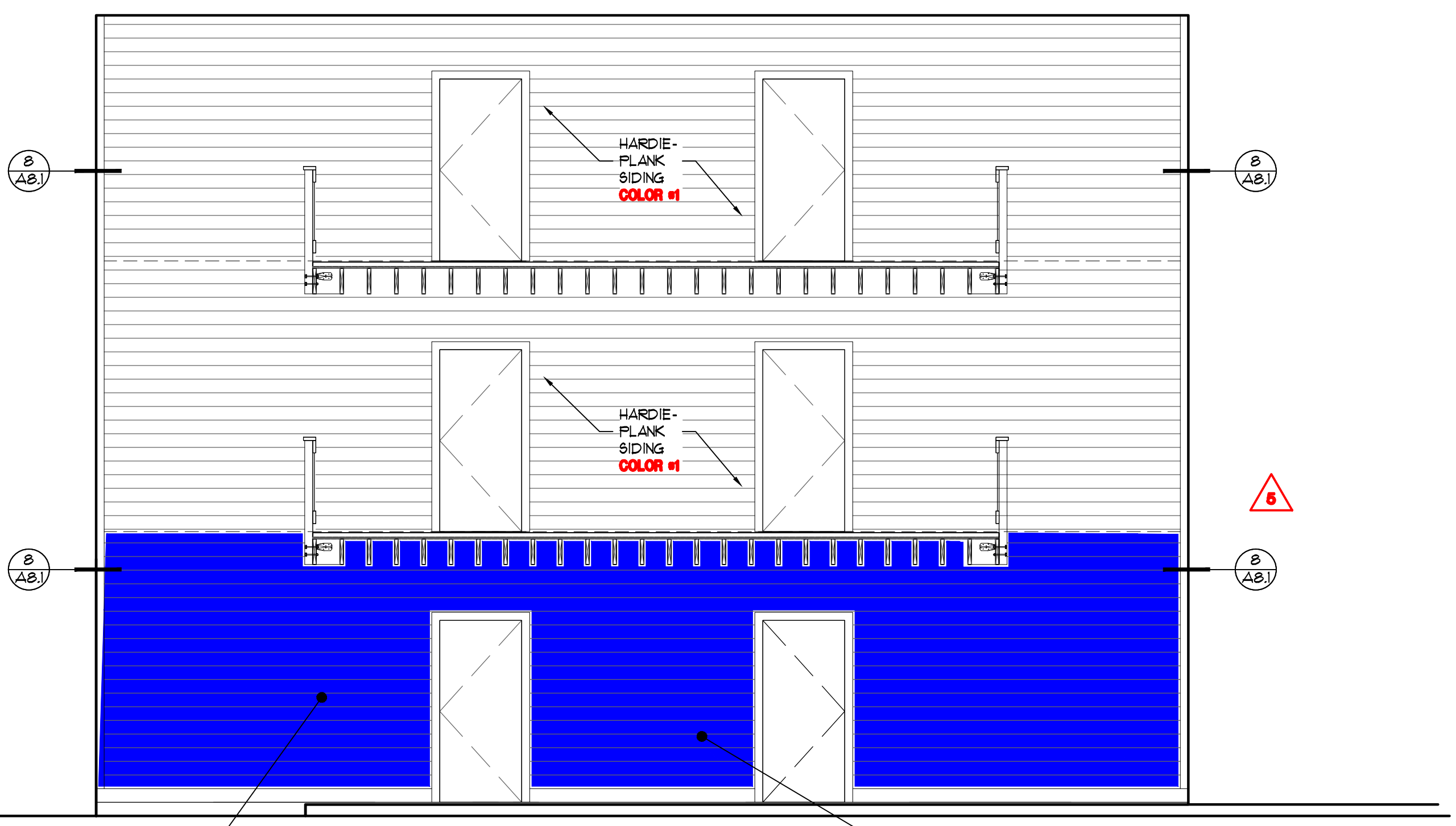
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- 2 8 FEB. 2024 CITY OF SALEM COMMENTS
- 3 8 FEB. 2024 REVIEW COMMENTS
- 4 28 MAR. 2024 CITY OF SALEM COMMENTS
- 5 14 JUNE 2024 EXPRESS STAIR CHANGE
- 6 3 JULY 2024 CHANGE OFFICE TO STUDIO APPT & REMOVAL OF STUDIO BALCONIES



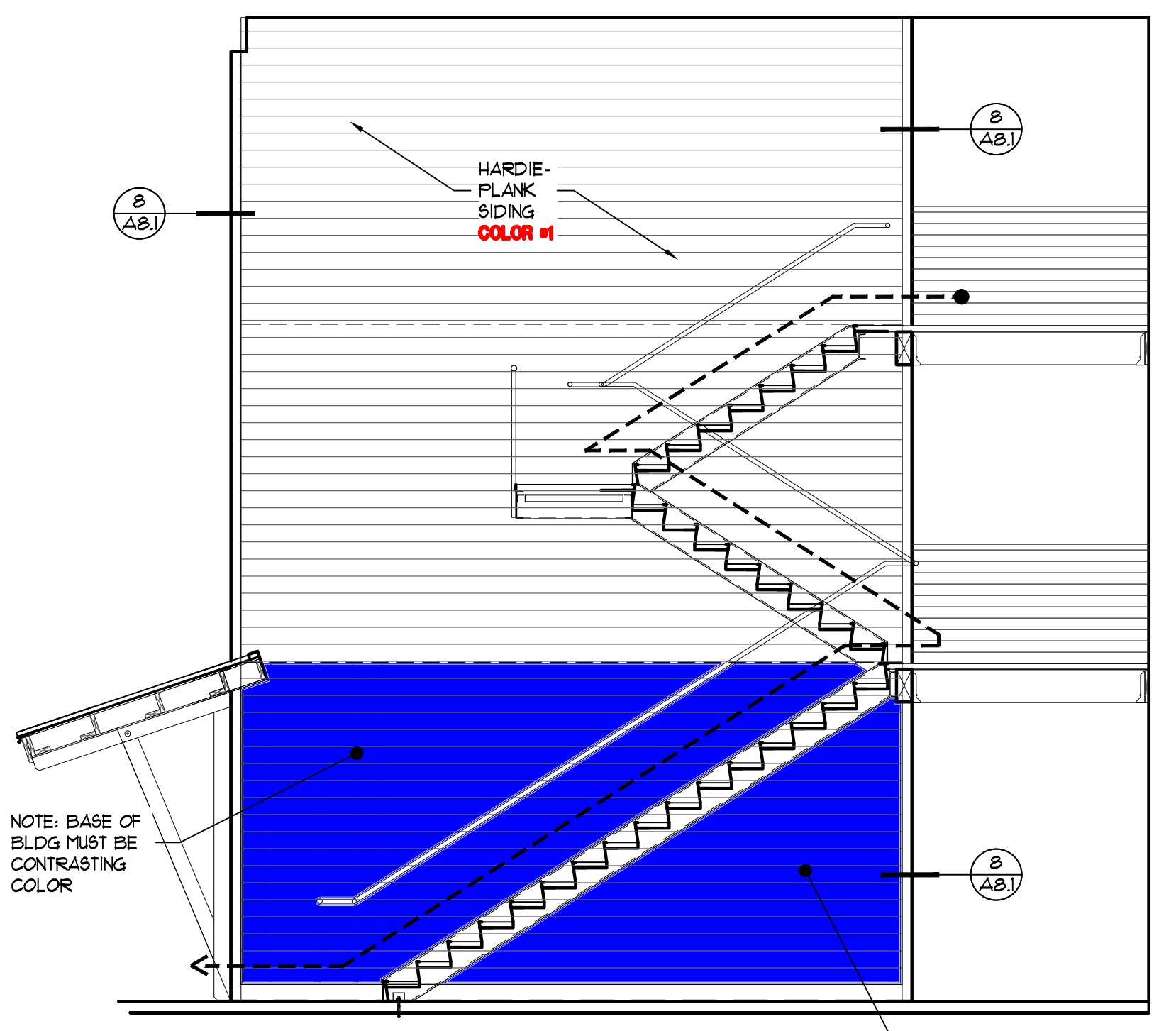
SOUTH-BUILDING "A" SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



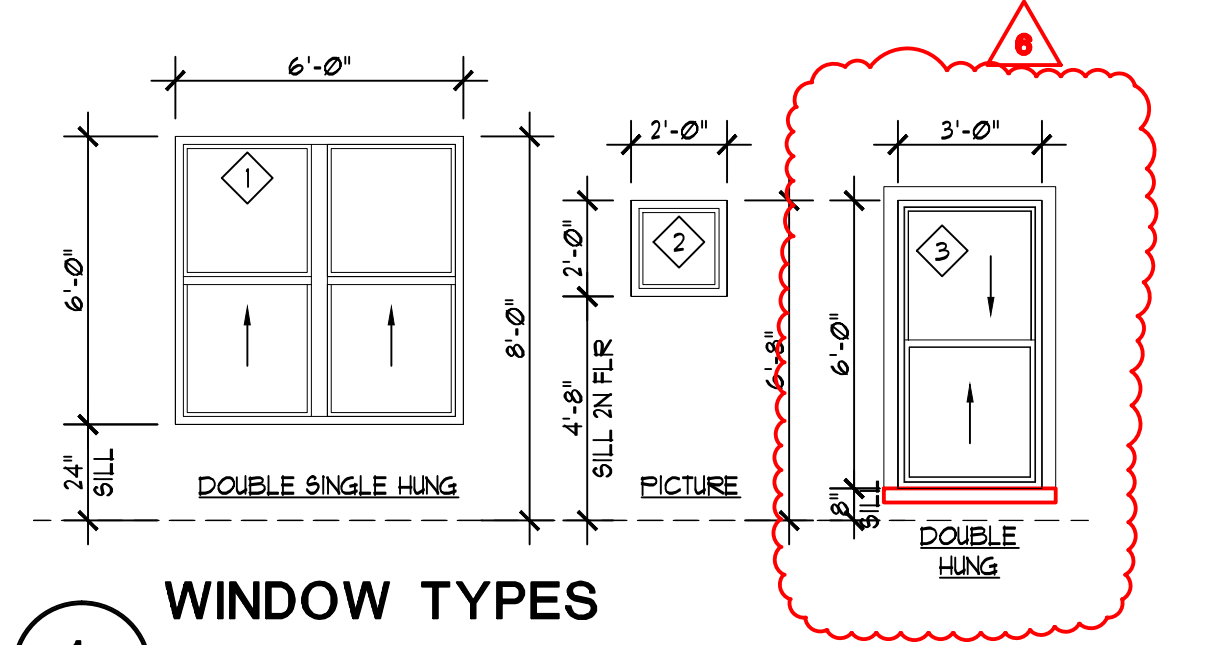
SOUTH-BUILDING "A" EAST ELEVATION
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



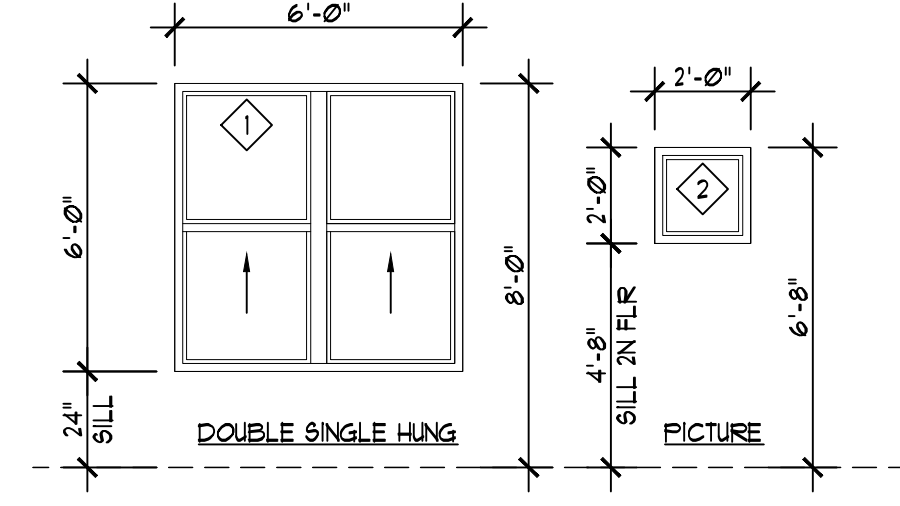
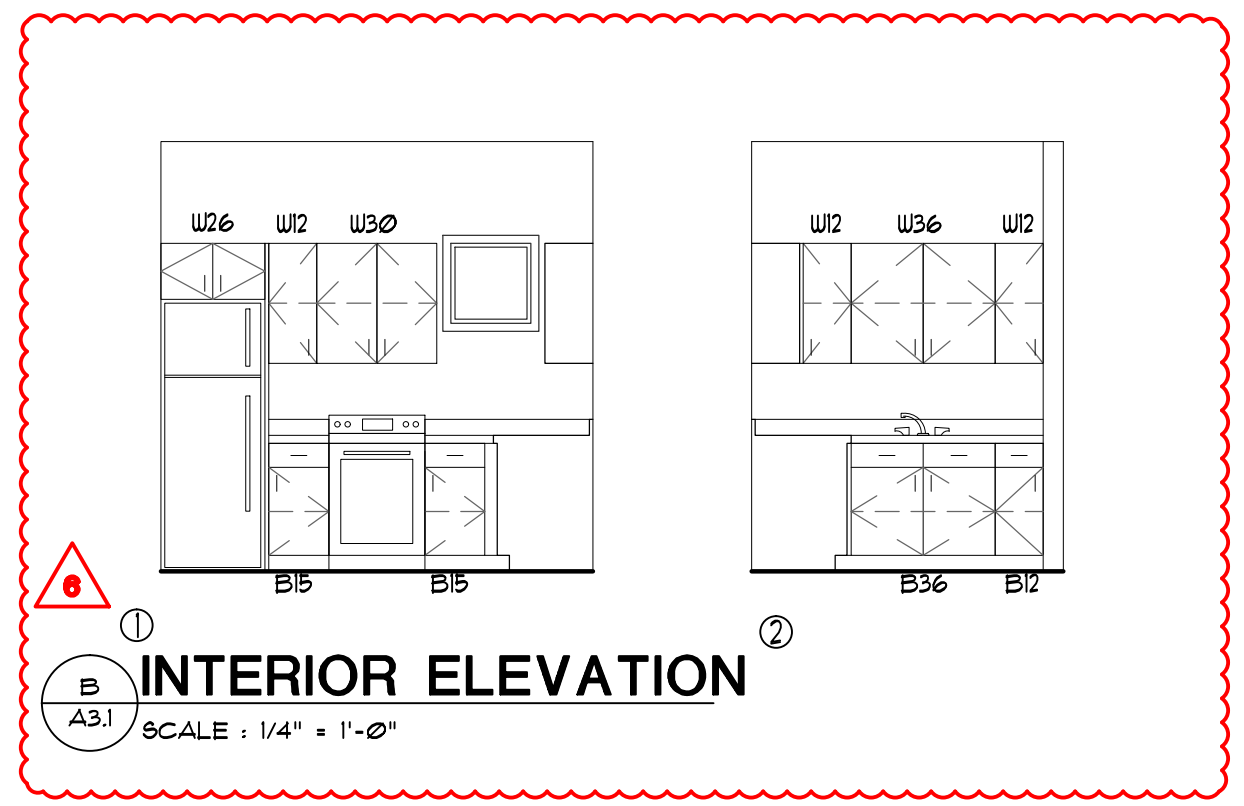
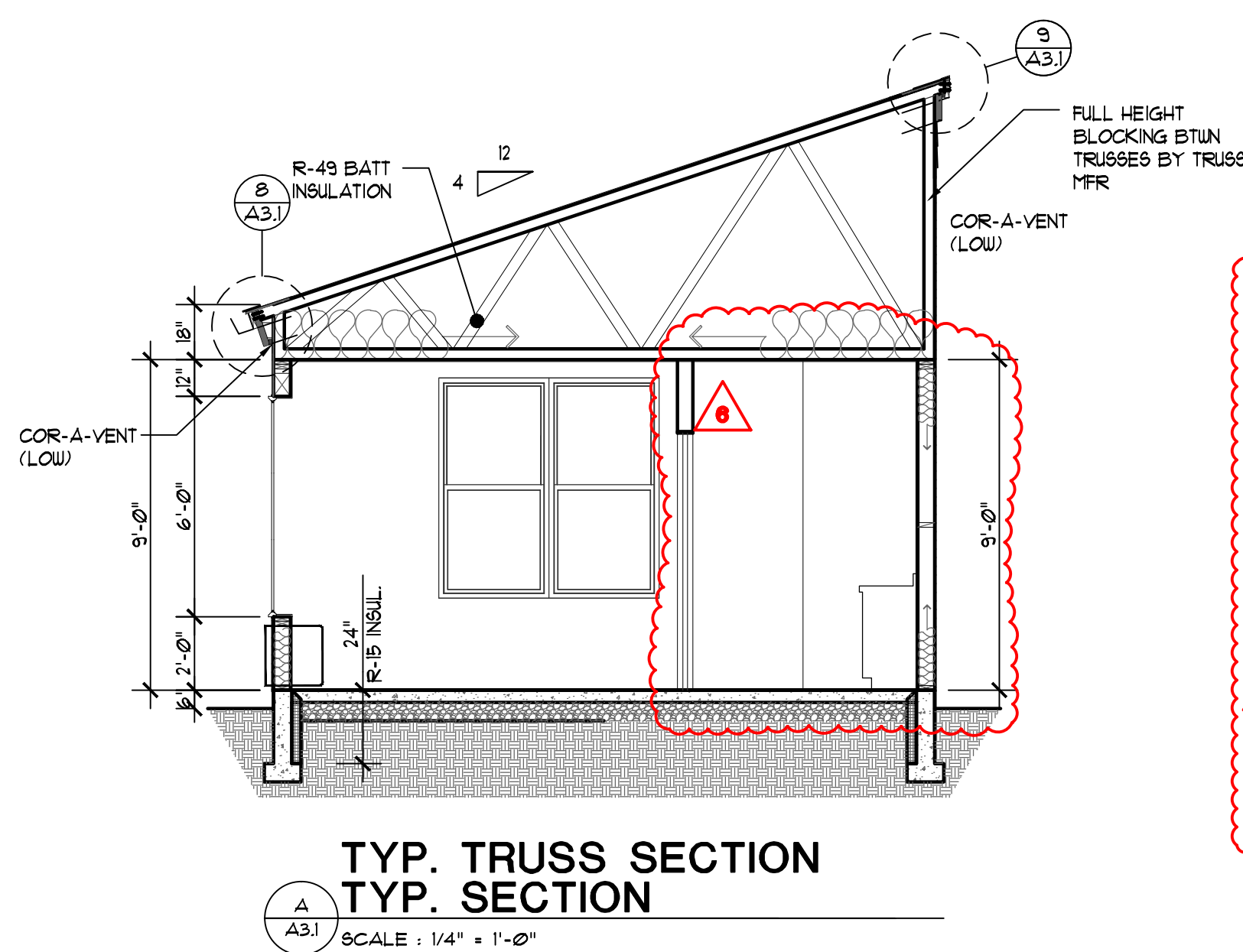
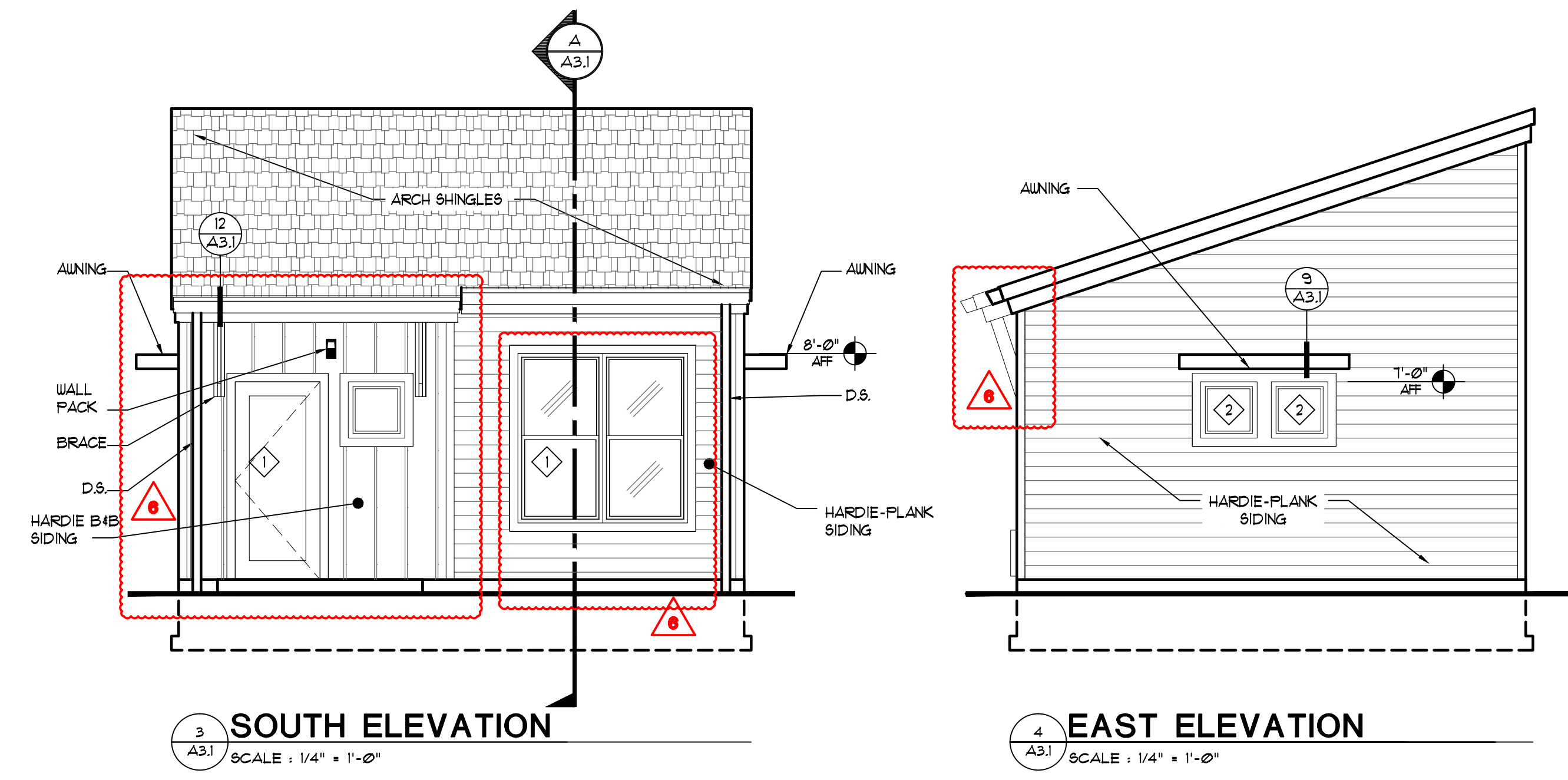
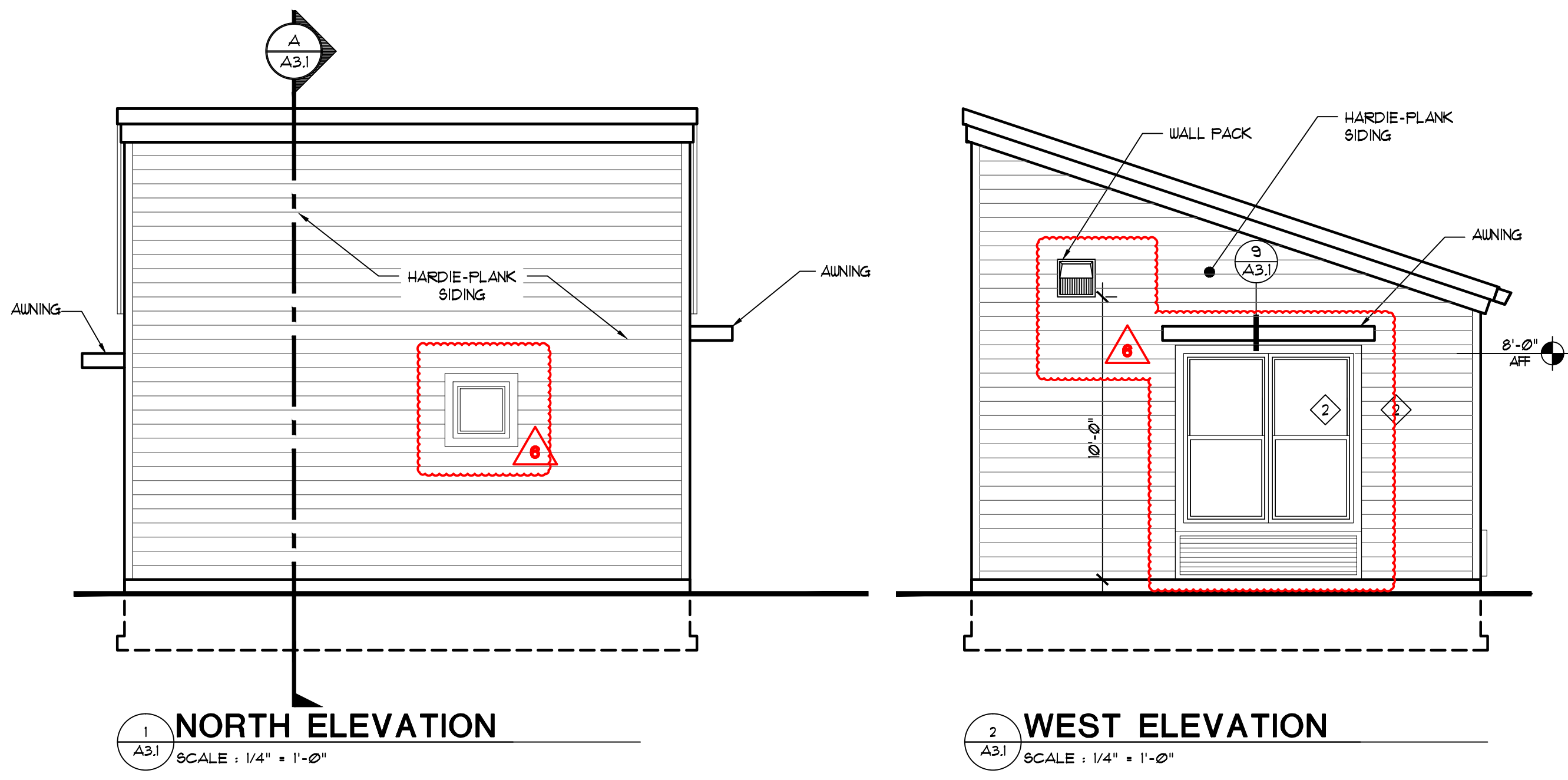
WINDOW TYPES
 SCALE: 1/4" = 1'-0"

NEW APARTMENTS FOR
Waller St SE
 1341 Waller St Salem, Or

DATE: 20 APRIL 2022
 DRAWN: JOB NO. 2207

A3.4

CONSTRUCTION SET 04.29.2024

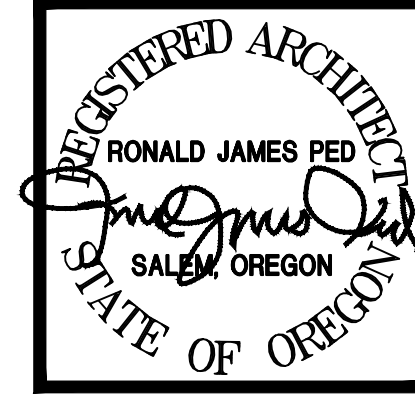
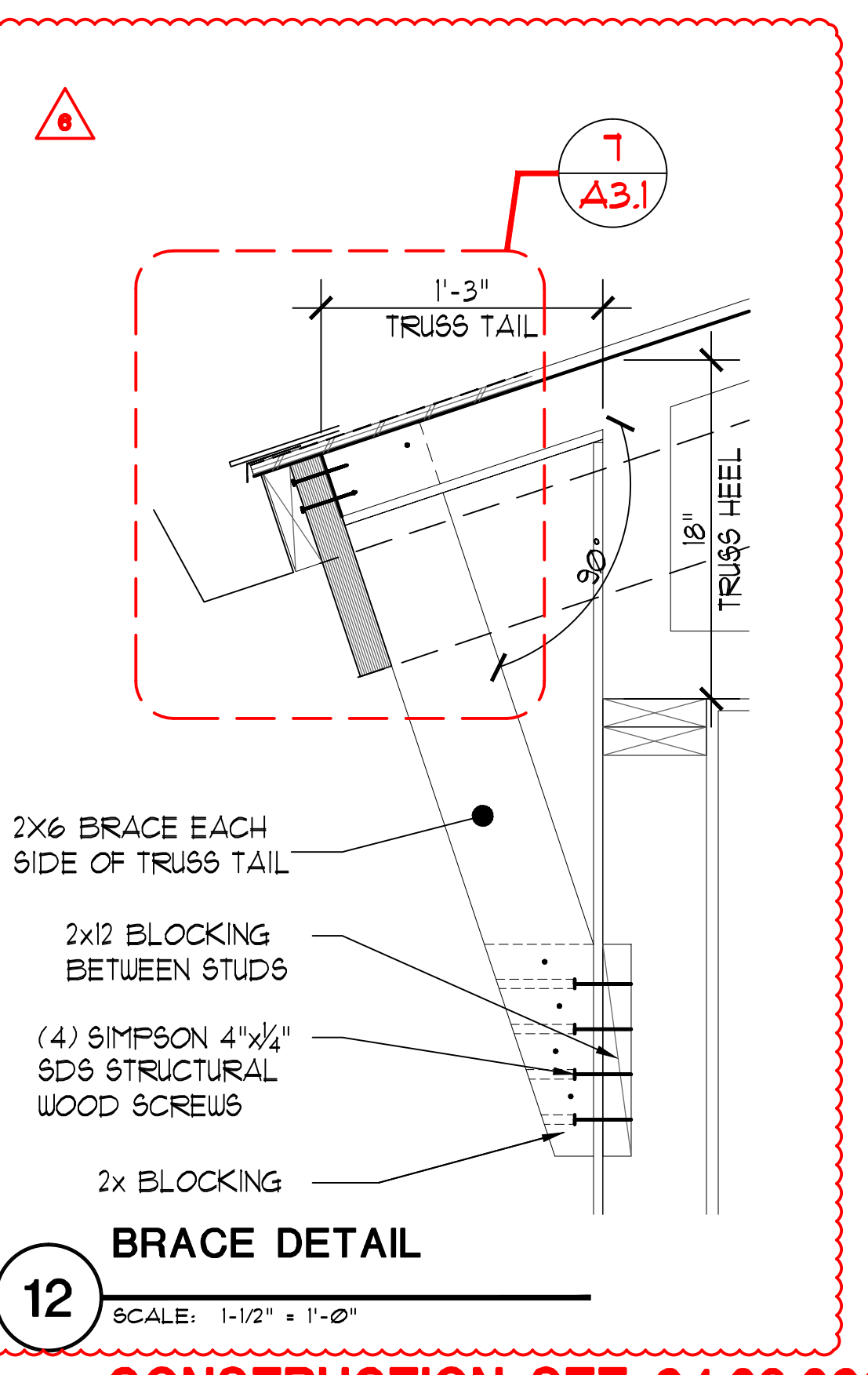
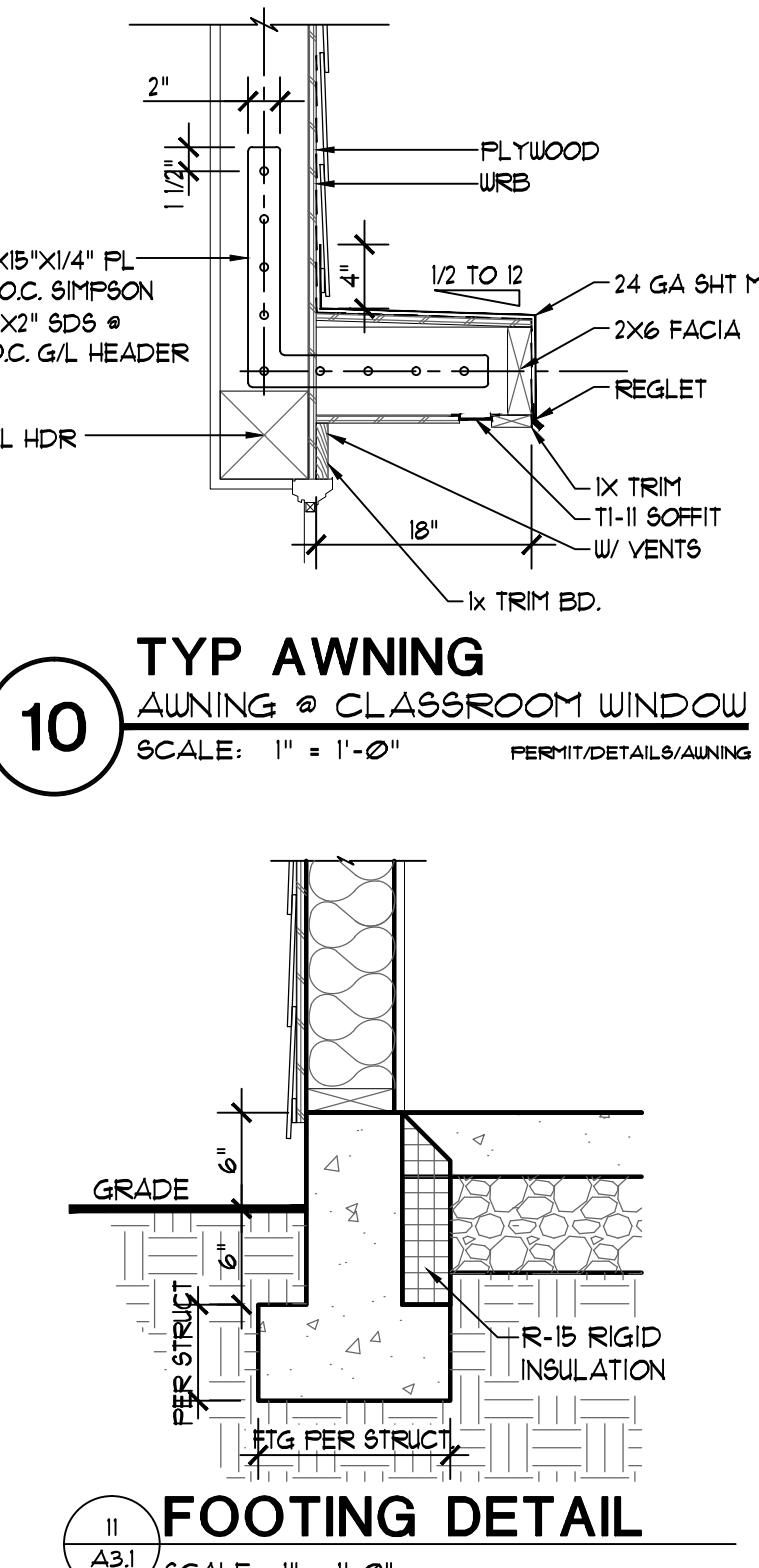
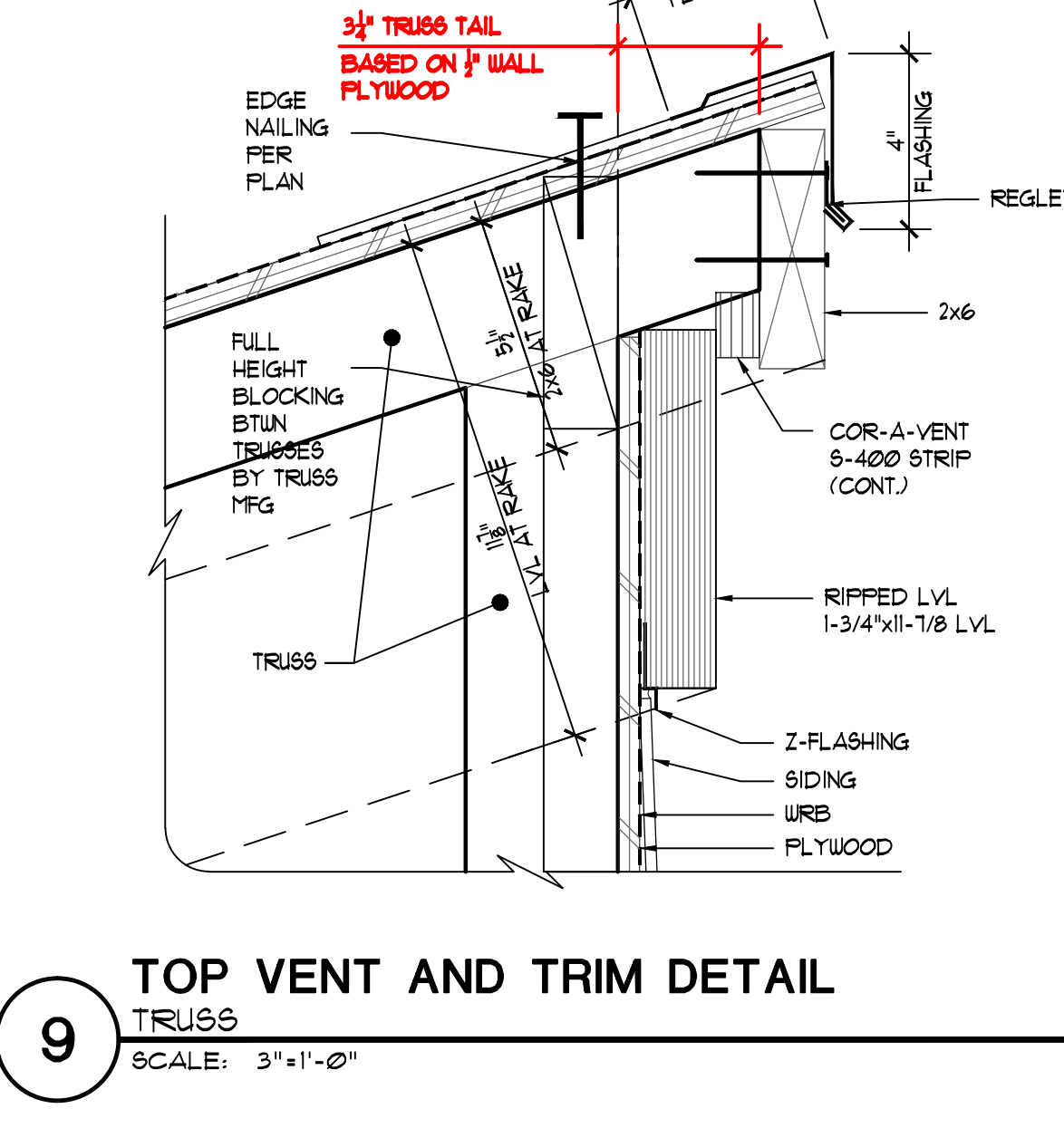
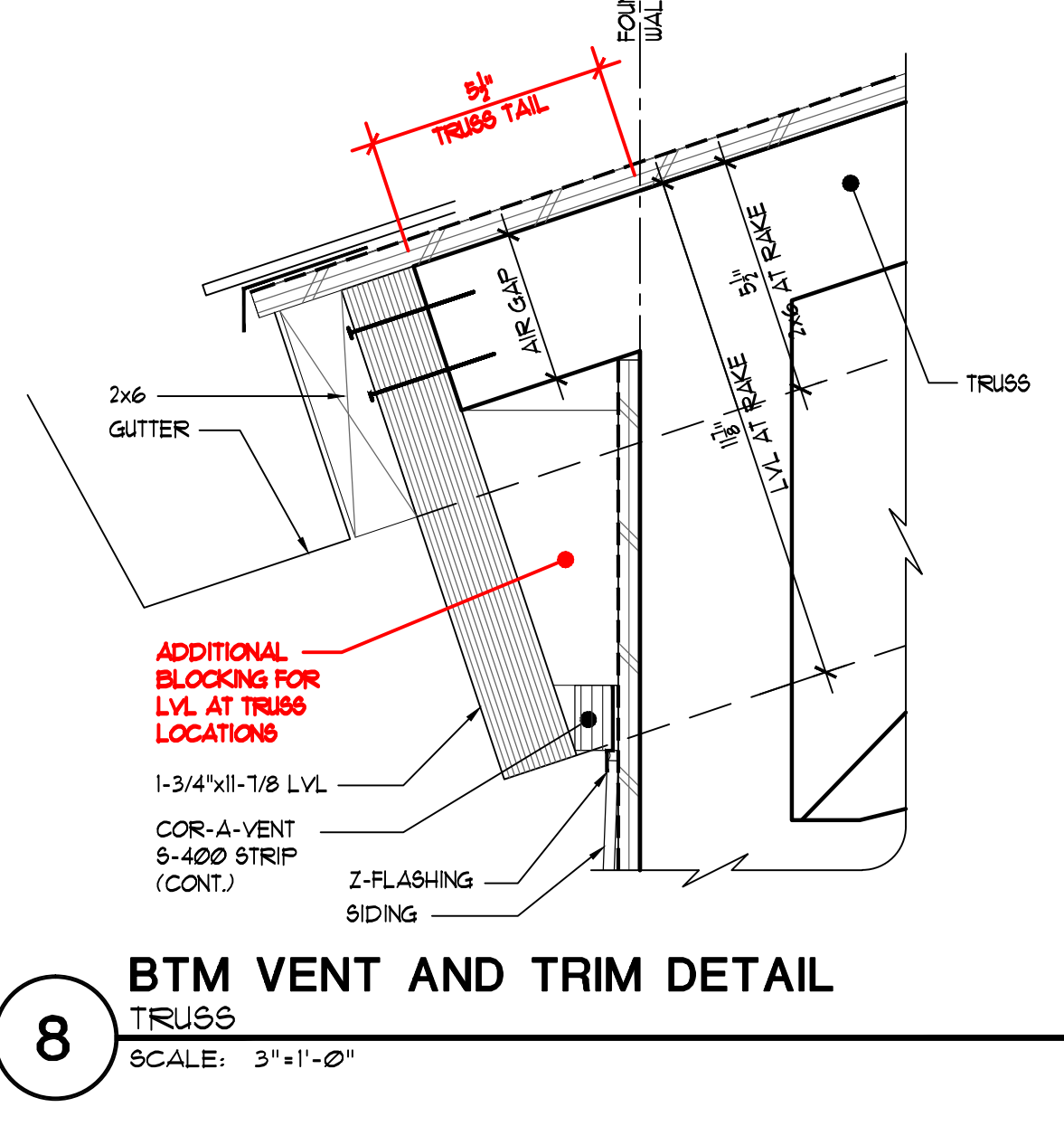
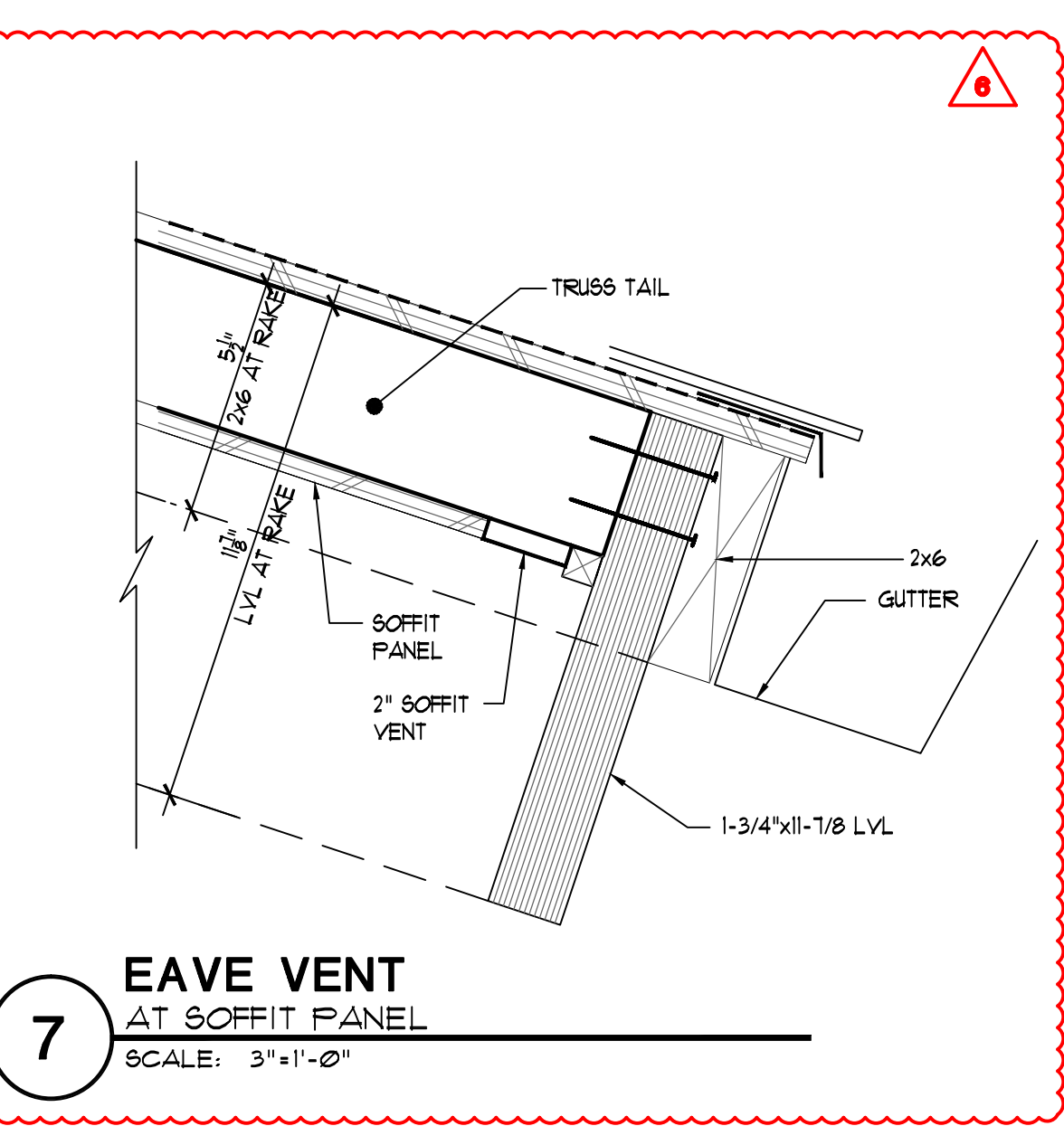


TYPICAL PITCHED ROOF CONSTRUCTION
 ARCHITECTURAL SHINGLES
 15-LB ROOFING FELT
 3/4" PLYWOOD
 PRE-MANUFACTURED TRUSSES @ 24" O.C.
 R-49 BATT INSULATION
 5/8" GYP. BD.

TYPICAL EXTERIOR WALL CONSTRUCTION
 HARDIE PLANK SIDING
 URB
 PLYWOOD
 2x6 DF 12 STUD @ 16" O.C. w/ BLK @ MIDPOINT OF STUD
 2x6 PT SILL PLATE
 R-21 BATT INSULATION
 INTERIOR SURFACE:
 5/8" GYP. BD.

TYPICAL INTERIOR WALL CONSTRUCTION
 5/8" GYP. BD.
 2x4 STUDS @ 16" O.C. w/ BLOCKING @ MIDPOINT OF STUD
 BATT INSULATION FOR SOUND
 5/8" GYP. BD.

TYPICAL SLAB CONSTRUCTION
 4" CONCRETE SLAB
 6 MIL VAPOR BARRIER
 6" COMPACTED GRAVEL 3/4" MINUS CRUSHED ROCK
 R-15 SLAB EDGE INSULATION FOR 24"



- 1 13 MARCH 2023 6FR COMMENTS
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- 7 REMOVAL OF STUDIO BALCONIES

NEW APARTMENTS FOR
Waller St SE
 1345 Waller St Salem, Or

DATE: 20 APRIL 2024
 DRAWN: JOB NO. 2207
A3.1

CONSTRUCTION SET 04.29.2024