

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 17-08 / Amanda No. 17-106481-DR

NOTICE OF DECISION DATE: August 15, 2017

SUMMARY: An application for proposed site modifications including new sidewalks, curb cuts, and planter strips related to dedication of new rights of way for public streets internal to and adjacent to 2575 Center Street NE

REQUEST: Minor historic design review proposing site modifications including new sidewalks, curb cuts, and planter strips related to dedication of new rights of way for public streets internal to and adjacent to 2575 Center Street NE (Marion County Assessor map and tax lot number 073W24C00100) and located in the Oregon State Hospital National Register Historic District.

OWNER: Darrin Brightman for Oregon Department of Administrative Services

APPLICANT: Oregon Department of Administrative Services

REPRESENTATIVE: Eric Adams for Mackenzie

LOCATION: Adjacent to 2575 Center Street NE

CRITERIA: Salem Revised Code Chapter 230.075, Streetscape Standards

DECISION: Based upon the application materials deemed complete on August 14, 2017, and the findings as presented in this report, the application is **APPROVED** with the following **CONDITIONS**:

Condition 1: Prior to final completion of sidewalk improvements, the applicant shall plant five (5) new trees, one replacement tree for each tree removed. The size and type of the new trees shall be approved by the Urban Forester, and the proposed location of the new trees shall be approved by the City Engineer.

Condition 2: The two historic masonry bollards shall be relocated to positions which continue to flank either side of the historic paved entry leading to the Dome Building's circular drive from Center Street NE.

FINDINGS: The applicant is proposing site modifications related to the dedication of new rights of way for public streets within and along the perimeter of the North Campus of the Oregon State Hospital District. Specifically, the applicant is proposing to install new 5' wide sidewalks internally and along the perimeter of the District. While the applicant chose to provide responses to multiple criteria, staff has determined that only the following standards from SRC Chapter 230 are applicable to this project:

230.075. Streetscape Standards. *Streetscape improvements in historic districts shall comply with this section.*

(a) Materials.

(1) Replacement materials should match as closely as possible to the original color, texture, size and finish of the original materials.

Finding: The applicant is proposing to install new sidewalk panels and curb ramps with a concrete mix that meets the public street improvement standards stipulated for the type of street being installed (major arterial; minor arterial, collector and local). Where sidewalks currently exist (Center Street NE; D Street NE; 23rd Ave NE; SE Park Ave NE), new sidewalks that connect to these existing sidewalks will replicate the color, texture and finish of the existing sidewalks, thereby meeting 230.075(a).

(2) Diseased street trees should be replaced in kind, if possible.

Finding: The applicant is proposing to remove a total of five (5) trees on the site which are either diseased, or must be removed to accommodate installation of the new public street improvements. In order to better meet this standard, a condition of approval is required, in order to ensure replacement trees are planted prior to completion of the sidewalk improvements:

Condition 1: Prior to final completion of sidewalk improvements, the applicant shall plant five (5) new trees, one replacement tree for each tree removed. The size and type of the new trees shall be approved by the Urban Forester, and the proposed location of the new trees shall be approved by the City Engineer.

(b) Design.

(1) Historic street lamps shall be preserved, if feasible.

Finding: Historic street lamps have been salvaged from the site, per the requirements of the 2016 North Campus Demolition Memorandum of Agreement between DAS and the Oregon SHPO, thereby meeting SRC 230.075(b).

(2) Healthy, mature street trees shall be preserved if they are significant to the district.

Finding: The applicant is proposing to preserve as many healthy mature street trees as possible through design and alignment of sidewalks, allowing for the maximum retention of healthy, mature trees. In particular, no trees within the significant area adjacent to D Street NE and Park Avenue NE have been proposed for removal, thereby meeting SRC 230.075(b)(2).

(3) Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb shall be preserved.

Finding: The applicant is proposing to install planter strips as part of the proposed street improvements both internally and along the perimeter of the site. In order to better preserve

the existing trees throughout the site, the planter strips will vary in width from 6.5' to 22.5'. The larger sized buffer zones will also serve to minimize the potential impact to the trees root protection zone. Staff finds that SRC 230.075(2)(b)(3) has been met for this proposal.

(4) Historic retaining walls should be preserved, if feasible.

Finding: No historic retaining walls are on the site, therefore this standard is not applicable to the evaluation of this proposal.

(5) Significant sidewalk and driveway features should be preserved when they contribute to the character of the district.

Finding: The applicant is proposing to install new sidewalks adjacent to Yaquina Hall and the Dome Building. Installation of these new sidewalks will not adversely impact any character defining features of these two historic contributing buildings, and no modifications to the existing curb cuts or driveway locations have been proposed, thereby meeting SRC 230.075(2)(b)(5) for this portion of the proposal.

The applicant is proposing to relocate the historically significant masonry bollards marking the original entry to the North Campus at the Dome Building. They are currently located at the southwest corner of the North Campus, just southwest of the Dome Building and adjacent to Center Street. In order to accommodate the new streetscape improvements, the applicant is proposing to move the bollards 21 feet to the northeast. In order to better meet this criteria, and ensure that the context of this significant feature continues to be retained, even after the bollards are relocated, the following CONDITION is required:

Condition 2: The two historic masonry bollards shall be relocated to positions which continue to flank either side of the historic paved entry leading to the Dome Building's circular drive from Center Street NE.

(6) Original driveway locations and curb cuts should be preserved when they contribute to the character of the district.

Finding: The existing driveway accesses and curb cuts located adjacent to the Dome Building and Yaquina Hall will be retained, thereby meeting SRC 230.075(2)(b)(6).

(7) Only those portions of character-defining streetscape that are deteriorated beyond repair shall be replaced.

Finding: The applicant is not proposing to replace portions of the sidewalk within or adjacent to the site that are in disrepair, therefore, this standard is not applicable to the evaluation of this proposal.

(8) New sidewalks should align with existing historic sidewalks on the block, if present.

Finding: The applicant is proposing to align all new replacement sidewalks with existing sidewalks, thereby meeting SRC 230.075(8).

(9) When feasible, replacement or new sidewalks should exhibit scoring lines and brush patterns consistent with the historic material when those elements contribute to the historic character of the district.

Finding: The existing sidewalks within the North Campus of the Oregon State Hospital Historic District do not contain the historic “four square” tooled joints found within some residential historic districts found in Salem, therefore, this standard is not applicable to the evaluation of this proposal

Staff finds that as conditioned, SRC 230.075 (a)(1)-(2), (b)(1)-(3) and (5)-(6) and(8) are met for this proposal. SRC 230.075 (b) (4), (7) and (9) do not apply to this proposal.

DECISION: Based upon the application materials deemed complete on August 15, 2017, and the findings as presented in this report, the application is **APPROVED** with the following CONDITIONS:

Condition 1: Prior to final completion of sidewalk improvements, the applicant shall plant five (5) new trees, one replacement tree for each tree removed. The size and type of the new trees shall be approved by the Urban Forester, and the proposed location of the new trees shall be approved by the City Engineer.

Condition 2: The two historic masonry bollards shall be relocated to positions which continue to flank either side of the historic paved entry leading to the Dome Building’s circular drive from Center Street NE.



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net, Phone: (503)540-2397

Attachments: A. Vicinity Map
B. Applicant’s Submittal Materials

*This Decision becomes effective on **August 31, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: August 14, 2017
Notice of Decision Mailing Date: August 15, 2017
Decision Effective: August 31, 2017
State Mandated Decision Date: December 12, 2017

The rights granted by this decision must be exercised by **August 31, 2019** or this approval shall be null and void.

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Wednesday, August 30, 2017**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

Vicinity Map 2575 Center St NE



Legend

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



0 100 200 400 Feet



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IV. PART II. MINOR HISTORIC DESIGN REVIEW NARRATIVE

The following presents findings in response to historic design review criteria that are applicable to the site as a result of its inclusion in the Oregon State Hospital Historic District. Site improvements proposed through this application that are subject to approval through a Minor Historic Design Review application are limited to street improvements for “B” Street NE, 25th Street NE, 23rd Street NE, “D” Street NE, Park Avenue NE, and Center Street NE.

Chapter 230 Historic Preservation

230.020. Historic Design Review.

(a) Applicability. Unless undertaken by a public agency pursuant to a program established between the public agency and SHPO under ORS 358.653, no exterior portion of a historic resource, non-contributing building, or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic review approval has been granted, as provided in this section.

(1) Historic design review is required for the following:

(A) Remodeling or repair that would change, in any manner, the exterior of a historic resource or a building or structure in a historic district, but excluding painting.

(B) Moving a historic resource, or moving a building or structure into or out of a historic district.

(C) Construction of a new building in a historic district.

(D) Alteration of, or addition to, a historic resource, or to a non-contributing building in a historic district.

(E) Construction of new walks, fences, parking facilities, and other features on the site of a historic resource, when adjacent to or within view of public right-of-way.

(F) Demolition of a historic resource.

(G) Streetscape improvements in historic districts.

(3) Buildings Partially Within and Partially Without Historic Districts. Where addition or alteration to the exterior of a historic contributing resource or non-contributing building in a historic district, or construction of a new building in a historic district, will occur partially inside and partially outside of the district boundaries, historic design review is required for that portion of the building that is within the district and, if the majority of the area of the building is inside the historic district, for that portion of the building that is not within the historic district.

(4) Relationship to Other Land Use Reviews. Projects that require historic design review may also require other land use reviews. If other land use reviews are requirements for development, such reviews shall be held prior to or concurrently with historic design review.

Response: The subject site is a part of the Oregon State Hospital District, and is regulated, in part, by standards contained in Chapter 230 of the Salem Revised Code, including Sections 230.058. Subareas 1, 5, and 6 compose the subject site (Exhibit G). Modifications to the site addressed through this application are limited to the dedication of new rights-of-way for public streets along the perimeter of the street and internal to the site (Exhibits D and E). Pursuant with Section 230.020.(a)(1)(G), such modifications are subject to approval through Historic Design Review. Related minor modifications to the existing grounds will be necessary, including relocation of two decorative masonry bollards near the southwest corner of the site and the potential removal of trees along the perimeter and internal streets in order to construct the corresponding street improvements. However, it should be noted that the number of existing trees potentially impacted have been minimized to the extent practicable by proposing wider than typical planter strips and meandering sidewalks (Exhibit E). This standard is met.

(b) Objectives. The standards in this chapter shall be construed to do the following:

(1) Historic Contributing Buildings and Individually Listed Resources. Historic contributing buildings and individually listed resources are valuable community resources that contribute immeasurably to the City's identity, history, unique sense of place, and quality of life. Preserving these buildings and

resources involves careful planning, conscientious maintenance and repair, knowledgeable and informed restoration, and sensitive rehabilitation that accommodates modern business and residential lifestyles. The standards set forth in this Chapter for historic contributing buildings and individually listed resources are intended to preserve and enhance the buildings, resources and districts generally, while allowing for adaptive reuse through sensitive rehabilitation of these buildings and resources.

(2) Non-Contributing Buildings. Some buildings and structures in a historic district are non-contributing. These buildings and structures typically do not contribute to the district's historic significance because they either date from outside the district's period of significance or their historic significance has been materially impaired by additions and alterations. The standards set forth in this Chapter for non-contributing buildings and structures do not require restoration to their original appearance or require imitation of the appearance of a historic contributing building or structure; rather, the objectives are two-fold. First, the objective for historic non-contributing is to return, when feasible, these buildings to a historic contributing state. Second, the objective for all non-contributing buildings is to maintain the visual coherence of the historic district as a whole.

(3) New Construction. New buildings and structures will be built in historic districts. These new buildings and structures should enhance, rather than detract, from the overall character of the district. It is crucial that the existing harmony of proportions and materials be enhanced when new construction occurs. Therefore, the objective of the standards set forth in this Chapter for new construction is to ensure that the design and construction of new buildings and structures is consistent and compatible with the architectural styles of historic contributing buildings that are found in the district.

Response: None of the existing buildings located within Subareas 1, 5, and 6 of the Oregon State Hospital District that are listed in Table 230-4 as “contributing resources” are proposed to be modified through this application. Construction of new buildings is not proposed through this application either. This standard is met.

(c) Classes. Historic design review is either “Minor” or “Major.” Table 230-1 and Table 230-2 sets forth the activities that are Minor and Major Historic Design Review. Notwithstanding Table 230-1 and 230-2, any activity proposed that is not covered by the table or does not meet the specific standards set forth for historic contributing buildings in SRC 230.025, SRC 230.040 and 230.061; or for non-contributing buildings and structures the standards set forth in SRC 230.030, SRC 230.045 and 230.063 of this section requires Major Historic Design Review.

Response: The subject site is classified as a “Public Historic District”, and, therefore, is subject to the thresholds listed in Table 230-2. The development activities proposed through this application qualify as a “Minor Historic Design Review.” This standard is met.

230.058. Oregon State Hospital District.

Unless approved pursuant to SRC 230.065, no significant features on existing resources within the Oregon State Hospital District as identified in Table 230-4 shall be altered. Any alterations or additions within Zone 1 of the Oregon State Hospital District shall be limited to secondary facades. No alterations shall be allowed on primary facades or significant features as identified in Table 230-4.

Table 230-4: Oregon State Hospital District Resources

Zone	Structure/Building	Primary Facade	Significant Features
1	Memorial Bldg.	South (Greenway Dr.) North (Recovery Dr.) South (Recovery Dr.)	<ul style="list-style-type: none"> ▪ Double-hung Windows. ▪ Decorative Brick Corbelling at Roofline.
	Kirkbride Building	West (24 th St.) North (Center St.)	<ul style="list-style-type: none"> ▪ Cupola Spire. ▪ Arched multi-light double hung Windows. ▪ Roof Corbelling and Brackets.
	Dome Building	West (23 rd St.) South (Center St. - includes south facade of east wing) North (Bittern Street)	<ul style="list-style-type: none"> ▪ Dome. ▪ Wood Multi-light Windows. ▪ Front Entry Staircase.
2	Kirkbride Grounds Structures/Historic Park	West (24 th St.) North (Center St.)	<ul style="list-style-type: none"> ▪ Fountain area with 'Baby Hercules' Statue. ▪ Memorial Circle with Vault Markers. ▪ Park Entrance Pillars.
3	R01- Cottage	South (Greenway Dr.) North (Center St.) West (26 th St. NE) East (Recovery Dr. NE)	<ul style="list-style-type: none"> ▪ Roof Gables. ▪ Wooden lintels. ▪ Multi-light double-hung windows. ▪ Brick/stucco-clad chimneys.
	R02- Cottage	South (Greenway Dr.) North (Center St.) West (26 th St. NE) East (Recovery Dr. NE)	
	R03- Cottage	South (Greenway Dr.) North (Center St.) West (26 th St. NE) East (Recovery Dr. NE)	
	R04- Cottage	North (Greenway Dr.)	
	R05- Cottage	North (Greenway Dr.)	
	R06- Cottage	North (Greenway Dr.)	
	R07- Cottage	North (Greenway Dr.)	
	R08- Cottage	North (Greenway Dr.)	
	R09- Cottage	North (Greenway Dr.)	
	R10- Cottage	North (Greenway Dr.)	
	R11- Cottage	North (Greenway Dr.)	
	R12- Cottage	North (Greenway Dr.)	
	R13- Cottage	North (Greenway Dr.)	
	R14- Cottage	West (24 th Pl.)	
	R15- Cottage	West (24 th Pl.)	
R16- Cottage	West (24 th Pl.)		
R17- Cottage	East (24 th Pl.)		
R18- Cottage	East (24 th Pl.)		
R19- Cottage	North (Bates Dr.)		

Zone	Structure/Building	Primary Facade	Significant Features
	R20- Cottage	North (Bates Dr.)	
	R21- Cottage	North (Bates Dr.)	
	S07- Cottage	North (private rd. off of Park Ave.)	
	S08- Cottage	North (private rd. off of Park Ave.)	
4	Oregon State Hospital (Primary Treatment Building)	West (24 th St.) North (Center St.) (Considered an addition to the Kirkbride structure)	▪ Front Entry
5	S04- Physical Plant	North (Center St.) East (Park Ave.) West	▪ Corbelled cornices, flat roof, wood doors and transoms.
	Yaquina Hall	South (Bittern St.)	▪ Front Entries
	Santiam Hall	West (27 th Pl.)	
	Breitenbush Hall	South (Center St.)	
	McKenzie Hall	West (25 th St.)	
	Eola Hall	South (Bittern St.)	
6	Open Space	North (D Street NE) West (23 rd Street NE) East (Park Ave NE)	▪ Trees abutting the Right of Way along D Street and Park Ave NE

Response: As noted above, the subject site is composed of Subareas 1, 5, and 6. Of these subareas, only the existing trees along “D” Street NE and Park Avenue NE are identified as significant landscaping features. None of the trees along either of these streets is proposed for removal as a result of the associated public street improvements.

As shown on Exhibit E, five trees are proposed for removal; they are labeled on Exhibit H-# as 332, 333, 499, 641, and 705. None of these trees is located along a primary façade of either Yaquina Hall or the Dome Building. The submitted tree inventory and arborist assessment recommends removal of trees 333 and 499 due to “poor structure” and “severe decline”. While retention of trees 332, 641, 705 is recommended through the arborist assessment, Removal of tree 705 will have little impact on the visual aesthetics and historic context of the immediate area due to a row of 15 other mature Ponderosa Pine and Douglas Fir trees of which tree 705 is the furthest east. Removal of this tree will provide sufficient space for extending a public sidewalk along the west side of 25th Street NE, consistent with the design standards for a Local street and requirements to provide safe and convenient pedestrian connectivity as part of creating new blocks through the subdivision process. Similar conclusions can be reached with regard to trees 332 and 641; neither of which are rare or unique species in the overall context of the site, and their removal will facilitate installation of public sidewalks to improve connectivity and accessibility interior to and along the perimeter of the site.

Based on the findings presented above, this standard is met.

230.060. Standards for Historic Contributing Buildings in Public Historic Districts and Individually Listed Public Historic Resources.

Modification to historic contributing buildings in public historic districts and individually listed public historic resources shall comply with this section.

(a) Site Features. Replacement or alteration of site features of a historic contributing building and individually listed public historic resources that are identified as significant features on the historic resource inventory, including, but not limited to, driveways, sidewalks, gardens, significant trees, or

geological features is allowed, unless the replacement or alteration would materially alter or destroy the features.

(1) Materials. Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance.

(2) Design. The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained.

Response: The proposed dedication of public rights-of-way and eventual construction of corresponding street improvements will not require replacement or alteration of significant historic resources in a manner that will materially alter or destroy them. As shown on Exhibit E, the proposed street improvements – planter strips and sidewalks in particular – have been designed to minimize alteration of historic resources, and none of the contributing resources identified in Table 230-4 will be destroyed. Wider than typical planter strips are proposed along 23rd Street NE, “D” Street NE, Park Avenue NE, Center Street NE, “B” Street NE, and 25th Street NE in order to incorporate trees that exist along these streets. As necessary, a meandering sidewalk will be utilized to reduce intrusion into the root zone, and special excavation and construction techniques will be employed under the direction and supervision of a professional certified arborist to limit soil compaction and damage to surface roots when sidewalks are constructed.

It should be noted that sidewalks are not currently present along “D” Street NE or “B” Street NE, nor along much of Park Avenue NE and 25th Street NE. Sidewalks are present along the east side of 23rd Street NE and Center Street NE; however, the former is “curb-side” and not separated from vehicular travel lanes by a planter strip. As shown on Exhibit E, the proposed designs comply with the typical improvement cross-section of each corresponding street classification, including a planter strip and five-foot wide sidewalk. In order to retain the historic relationship between streets and buildings located within the site, the applicant proposes to retain or reconstruct in their current location curbs along the “B” Street NE frontage of Yaquina Hall and the 25th Street NE frontage of the Dome Building. Sidewalks will be constructed with concrete, as is currently the case where they exist internal to and along the perimeter of the site.

Relocation of the two masonry bollards near the southwest corner of the site will retain their existing relationship as a “gateway” feature to the grounds of the Dome Building (Exhibit E).

Based on the findings presented above, this standard is met.

230.065. General Guidelines for Historic Contributing Resources.

In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:

Response: Pursuant with Section 230.058, responses to the criteria presented in Section 230.065 are provided below. This standard is met.

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Response: The existing zoning for the site (PH) is not proposed to be modified in conjunction with this application. Rights-of-way dedications and street improvements proposed through this application will not alter street access to and from the site, other than to facilitate constructing public improvements

consistent with applicable design standards. The existing alignments of the affected streets shall remain consistent with current conditions. As described above, the overall context and design of existing landscaping internal to and along the perimeter of the site will be substantially retained. No alterations are proposed to either Yaquina Hall or the Dome Building, and the proposed street improvements are designed to maintain the existing relationship between these historic contributing buildings and the adjacent streets. This standard is met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Response: Except for the two masonry bollards discussed above, all materials, finishes, and distinctive features present at the site will remain unaltered. Relocation of the bollards slightly further into the site is proposed to facilitate dedication of right-of-way along Center Street NE and the eventual construction of a new sidewalk. The bollards will not be altered in any other way. This standard is met.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Response: None of the stylistic features or examples of skilled craftsmanship documented within the subject subareas are proposed to be modified through this application. This standard is met.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Response: Neither restoration nor reconstruction of historic features is proposed through this application. This standard does not apply.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Response: Changes to the development pattern and extent of improvements that may have occurred within the subject site over time are not affected by the modifications proposed through this application. Yaquina Hall and the Dome Building will be retained in their current state and transportation improvements proposed along their respective frontages will maintain the existing relationship with these buildings. Along the perimeter of the site, sidewalks will be aligned and constructed in a manner that allows retention of all existing trees, thus maintaining the established campus-like setting in relation to adjacent residential neighborhoods along “D” Street NE and Park Avenue NE. This standard is met.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Response: As described above, modifications to Yaquina Hall and the Dome Building are not proposed through this application. Street improvements proposed internal to and along the perimeter of the site have been designed to minimize changes to the grounds of the site and retain the existing relationship with historic contributing buildings at the site. This standard is met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Response: As described above, modifications to Yaquina Hall and the Dome Building are not proposed through this application. Street improvements proposed internal to and along the perimeter of the site have been designed to result in the least possible loss of historic materials. None of the significant features documented within the site will be obscured, damaged, or destroyed. This standard is met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Response: Modifications to Yaquina Hall and the Dome Building are not proposed through this application. This standard is not applicable.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Response: Excavation and/or regrading will be necessary in order to construct the street improvements proposed internal to and along the perimeter of the site. However, the location of these construction activities in relation to existing buildings within the boundaries of the site will not have an effect on their foundations. Along “B” Street NE, the new sidewalk will be roughly 58 feet from Yaquina Hall, while the sidewalk along 25th Street NE will be separated from Yaquina Hall be approximately 45 feet and from the Dome Building by roughly 123 feet (Exhibit E). This standard is met.

230.075. Streetscape Standards.

Streetscape improvements in historic districts shall comply with this section.

(a) Materials.

(1) Replacement materials should match as closely as possible to the original color, texture, size and finish of the original materials.

Response: As shown on Exhibits E-3 through E-7, new sidewalks are proposed internal to and along the perimeter of the site, consistent with the public street improvements standards stipulated for Major Arterial (Center Street NE), Minor Arterial (“D” Street NE), Collector (23rd Avenue NE and SE Park Avenue NE), and Local streets (SE “B” Street and SE 25th Avenue). Presently, sidewalks exist along 23rd Street NE (Exhibit E-2; Exhibit I, photos 5-9, and 12-17), Center Street NE (Exhibit E-2; Exhibit I, photos 17-22), portions of Park Avenue NE (Exhibit E-2; Exhibit I, photos 23-30), portions of 25th Street NE (Exhibit E-2, Exhibit I, photos 37-38). Informally established paths were not observed along portions of these streets where sidewalks are not currently present. In general, turf grass is present up to the curb or edge of pavement. Consistent with the City’s standards for public street improvements, new sidewalks proposed along the subject streets will be constructed of concrete, which is also consistent with the material used to construct existing sidewalks in these locations. This standard is met.

(2) Diseased street trees should be replaced in kind, if possible.

Response: Five trees are proposed for removal as a result of the subject street improvements. These include trees 332, 333, 499, 641, and 705 on Exhibit H, which are proposed for removal in order to facilitate construction of new public sidewalks along “B” Street NE, 25th Street NE, and “D” Street NE. As summarized in the table below and in Exhibit H, each of these trees has been documented as either having structural deficiencies or is a species that is not unique for the site or surrounding area. Thus, their removal will not have an adverse impact on the historic context of the site. This standard is met.

Tree No.	Tree Species	Trunk Diameter	Tree Condition
332	Flowering Pear	12”	Some decay, heavily pruned but well maintained.
333	Flowering Pear	2x16”	Poor structure, very heavily pruned.
499	European White Birch	Co-dominant trunk, 21” and 24”	Invasive species, severe decline.

Tree No.	Tree Species	Trunk Diameter	Tree Condition
641	Black Walnut	35"	Some crown dieback, crown decay.
705	Ponderosa Pine	32"	Part of dense tree row.

Mitigation for the removal of these trees is not proposed through this application. None of the trees planted to mitigate for previously approved site modifications is impacted by the subject proposal.

(b) Design.

(1) Historic street lamps shall be preserved, if feasible.

Response: Historic street lamps were documented along Bittern Street NE, east of 25th Street NE. However, they have been removed as part of demolition activities that were approved for portions of the site east of 25th Street NE, and they are being stored at the State surplus warehouse. The historic street lamps will be provided to the developer of the property in the future, in accordance with Section VII(A) of the Memorandum of Agreement between the Applicant (Oregon DAS) and the Oregon State Historic Preservation Officer. No other historic street lamps are known to exist within the boundaries of the site. This standard is met.

(2) Healthy, mature street trees shall be preserved if they are significant to the district.

Response: As demonstrated through comparison of Exhibits E-2 through E-6 with Exhibit H-1, mature street trees will be preserved internal to and along the perimeter of the site as part of constructing new street improvements along "D" Street NE, Park Avenue NE, Center Street NE, 23rd Street NE, "B" Street NE, and 25th Street NE, with the exception of the five trees discussed above. Existing trees located along "D" Street NE and Park Avenue NE are specifically identified as being "significant" to the district; none of which are proposed for removal through this application. This standard is met.

(3) Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb shall be preserved.

Response: Planter strips are not present along streets internal to or along the perimeter of the site. Construction of these amenities as part of the proposed street improvements will incorporate existing trees in these areas to maintain historic buffer zones.

In order to preserve existing trees along the perimeter of the site and internal to the site, planter strips proposed along 23rd Street NE, "D" Street NE, Park Avenue NE, Center Street NE, "B" Street NE, and 25th Street NE will vary in width to provide adequate clearance to minimize impacts within the root zones. The following table summarizes the planter strip width proposed along each street, as well as the number of trees preserved within the proposed planter strips.

Street	Planter Strip Width	Number of Preserved Trees
23rd Street NE	15 feet	26 out of 26
"D" Street NE	6.5 to 22.5 feet	25 out of 25
Park Avenue NE	8 to 10 feet	22 out of 23
Center Street NE	7.5 to 17.5 feet	3 out of 3 (does not include trees recently installed within existing planter strip, all of which will be preserved unless additional street widening is required.)

Street	Planter Strip Width	Number of Preserved Trees
"B" Street NE	8 feet (north and south sides)	0 out of 0 (none of the existing trees along "B" Street NE would be located within the proposed planter strip.)
25th Street NE	8 to 33 feet (east side) 8 feet (west side)	20 out of 20 (east and west side)

This standard is met.

(4) Historic retaining walls should be preserved, if feasible.

Response: No retaining walls are proposed to be modified through this application. This standard is not applicable.

(5) Significant sidewalk and driveway features should be preserved when they contribute to the character of the district.

Response: New five-foot wide sidewalks are proposed along the streets discussed above (Exhibits E-2 through E-6). Existing sidewalks along 23rd Street NE, Center Street NE, and 25th Street NE are also five feet wide (Exhibit I; photos 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23). New sidewalks proposed along "B" Street NE and 25th Street NE will be separated from Yaquina Hall and the Dome Building by approximately 58 feet (Yaquina Hall) to 122 feet (Dome Building), as shown on Exhibit E-6. No modifications to the existing curb cuts or driveway locations along the street frontages for these buildings are proposed.

The masonry bollards near the southwest corner of the site are the only sidewalk and driveway feature identified as significant portions of the grounds that are proposed to be modified. Relocating these features slightly further into the site is not anticipated to alter their context as a "gateway" feature for the Dome Building. As shown on Exhibit E-6, they will be moved approximately 21 feet into the site to remain behind the new sidewalk proposed along Center Street NE. This placement is consistent with their current location behind the existing sidewalk. This standard is met.

(6) Original driveway locations and curb cuts should be preserved when they contribute to the character of the district.

Response: All existing driveway locations and curb cuts will be retained, as shown on Exhibits E-2 through E-5. Construction of the proposed street improvements will not require modifying their location. This standard is met.

(7) Only those portions of character-defining streetscape that are deteriorated beyond repair shall be replaced.

Response: Replacement of "character-defining" streetscape elements is not proposed through this application. This standard is not applicable.

(8) New sidewalks should align with existing historic sidewalks on the block, if present.

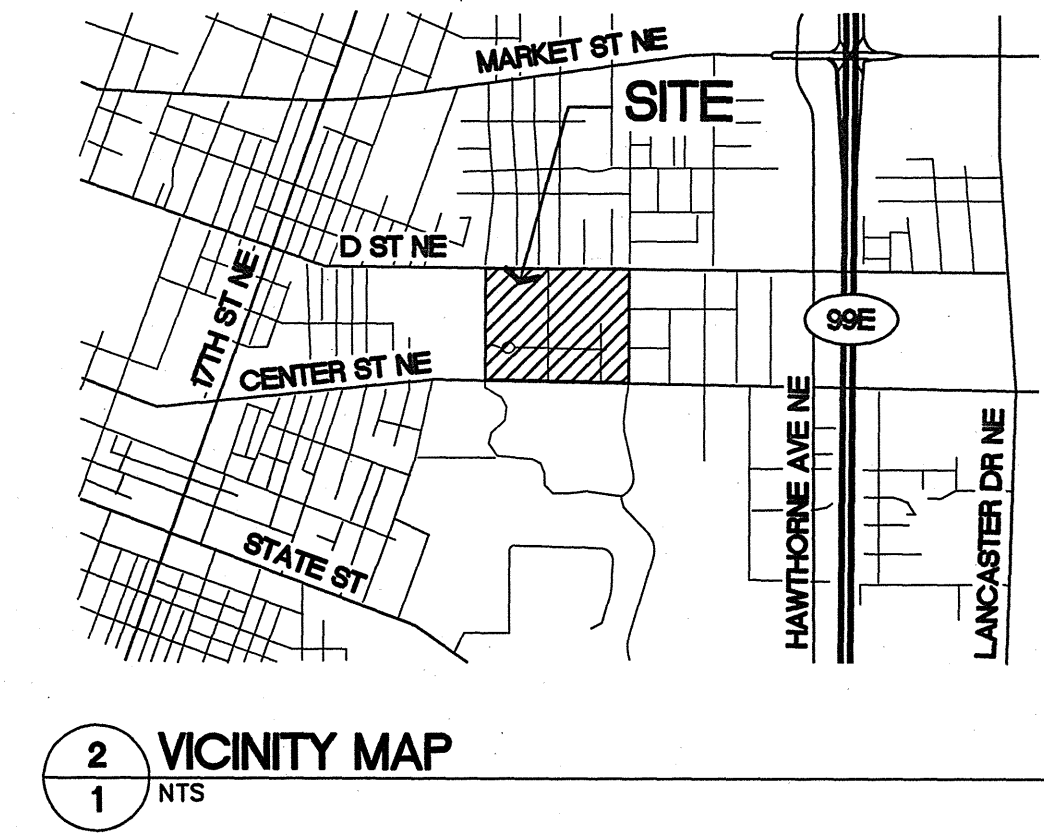
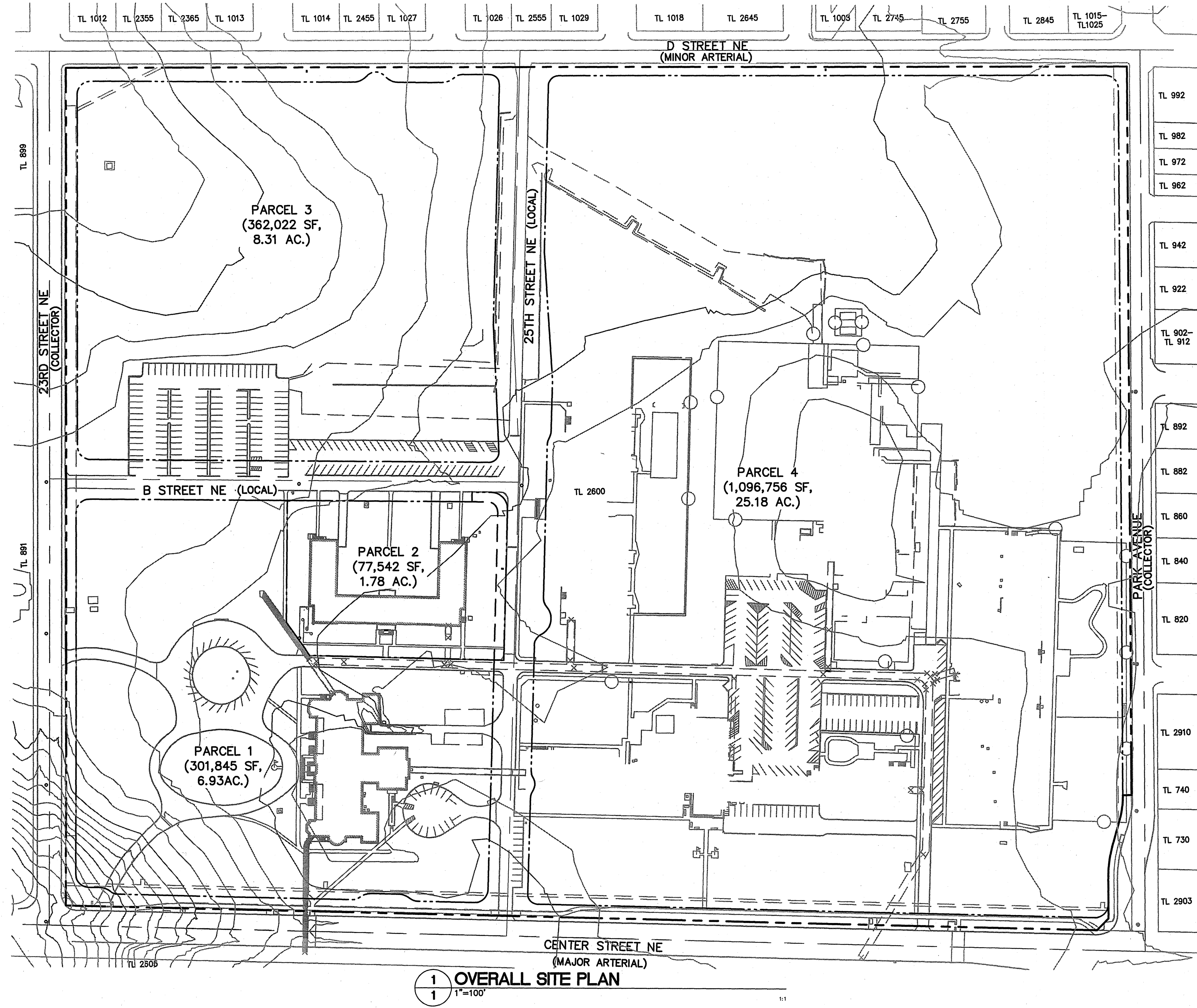
Response: As noted above, sidewalks are present along 23rd Street NE and along limited portions of Park Avenue NE and 25th Street NE (Exhibit I; photos 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23). Constructing new street improvements – including planter strips and sidewalks – along these streets will generally retain an alignment that is consistent with existing conditions. However, the introduction of planter strips, as required by the design standards for each respective street

classification, will result in sidewalks being placed slightly closer to the Dome Building and Yaquina Hall than currently is the case, as noted above (Exhibit E-6). Accordingly, the new sidewalks will be separated from the street by the corresponding widths of planter strips proposed along these streets rather than being placed curbside (Exhibits E-3 through E-6). As noted above, this configuration allows for preservation of the majority of existing trees located along the frontage of each street, which would not be possible if the proposed sidewalks were to align exactly with existing sidewalks (Exhibits E-3 through E-6). Retention of street trees is deemed to maintain greater historic context for the site than constructing new curbside sidewalks that mirror existing conditions. This standard is met.

(9) When feasible, replacement or new sidewalks should exhibit scoring lines and brush patterns consistent with the historic material when those elements contribute to the historic character of the district.

Response: As demonstrated through photos presented as Exhibit I, there are no sidewalks internal to or along the perimeter of the site that exhibit the historic four-square scoring lines and brush patterns. Therefore, this standard does not apply.

TENTATIVE SUBDIVISION PLAN OREGON STATE HOSPITAL - NORTH CAMPUS SALEM, OREGON



AREAS

EXISTING SITE AREA
2,050,723 SF 47.08 AC

DEDICATED ROW
212,572 SF 4.88 AC

NET PARCEL AREAS
1,834,042 SF 42.20 AC

OWNER/APPLICANT

OREGON DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
1225 FERRY STREET SE U100
SALEM, OR 97301
CONTACT: DARRIN BRIGHTMAN

PHONE: (503) 373-0975
EMAIL: DARRIN.BRIGHTMAN@OREGON.GOV

SURVEYOR

BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
CONTACT: GREGORY WILSON

PHONE: (503) 558-8800
FAX: (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM

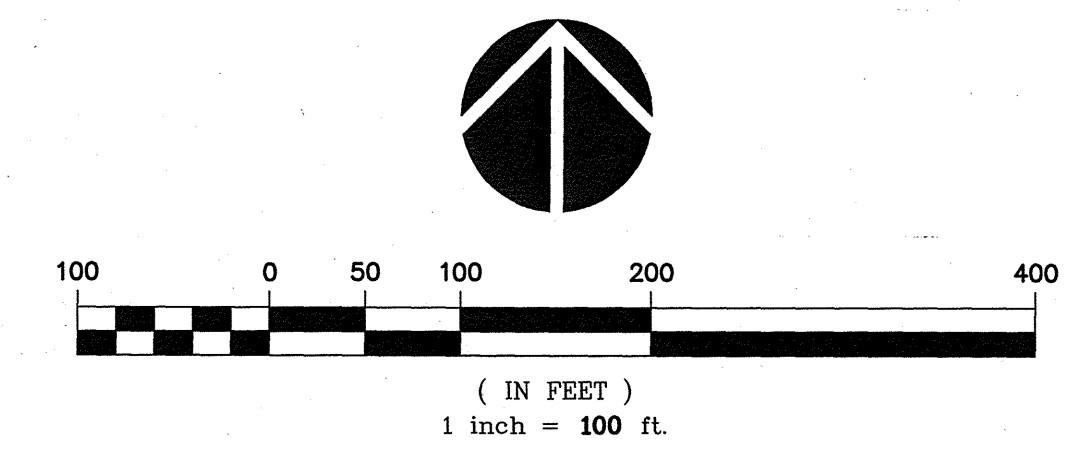
CIVIL PLANNER/ENGINEER

MACKENZIE
1515 SE WATER AVENUE, SUITE 100
PORTLAND, OREGON 97214
CONTACT: ERIC ADAMS (PLANNER)
CONTACT: TIM MCGUIRE (CIVIL ENGINEER)

PHONE: (503) 224-9560
FAX: (503) 228-1285
EMAIL: TWM@mcknze.com
EMAIL: EMA@mcknze.com

SHEET INDEX

1. OVERALL SITE PLAN
2. EXISTING CONDITIONS PLAN
3. NORTHWEST - ENLARGED SITE PLAN
4. NORTHEAST - ENLARGED SITE PLAN
5. SOUTHEAST - ENLARGED SITE PLAN
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7. STREET CROSS SECTIONS
8. PHASING PLAN - PHASE 1
9. PHASING PLAN - PHASE 2
10. PHASING PLAN - PHASE 3
11. PHASING PLAN - PHASE 4



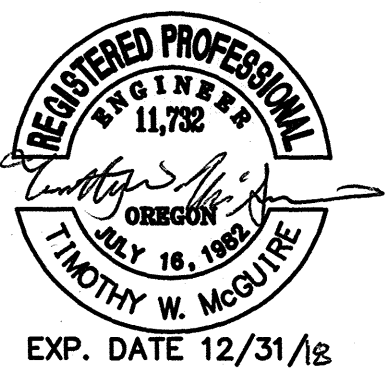
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OVERALL PLAN

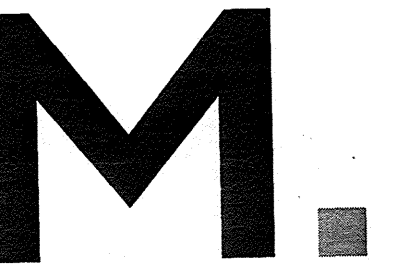
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CHECKED BY: TWM
SHEET:

1

JOB NO. **2160535.00**

APPLICATION SUBMITTAL - MARCH 17, 2017

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SHEET TITLE:
**EXISTING
CONDITIONS
PLAN**

DRAWN BY: KRC
CHECKED BY: TWM
SHEET:

2

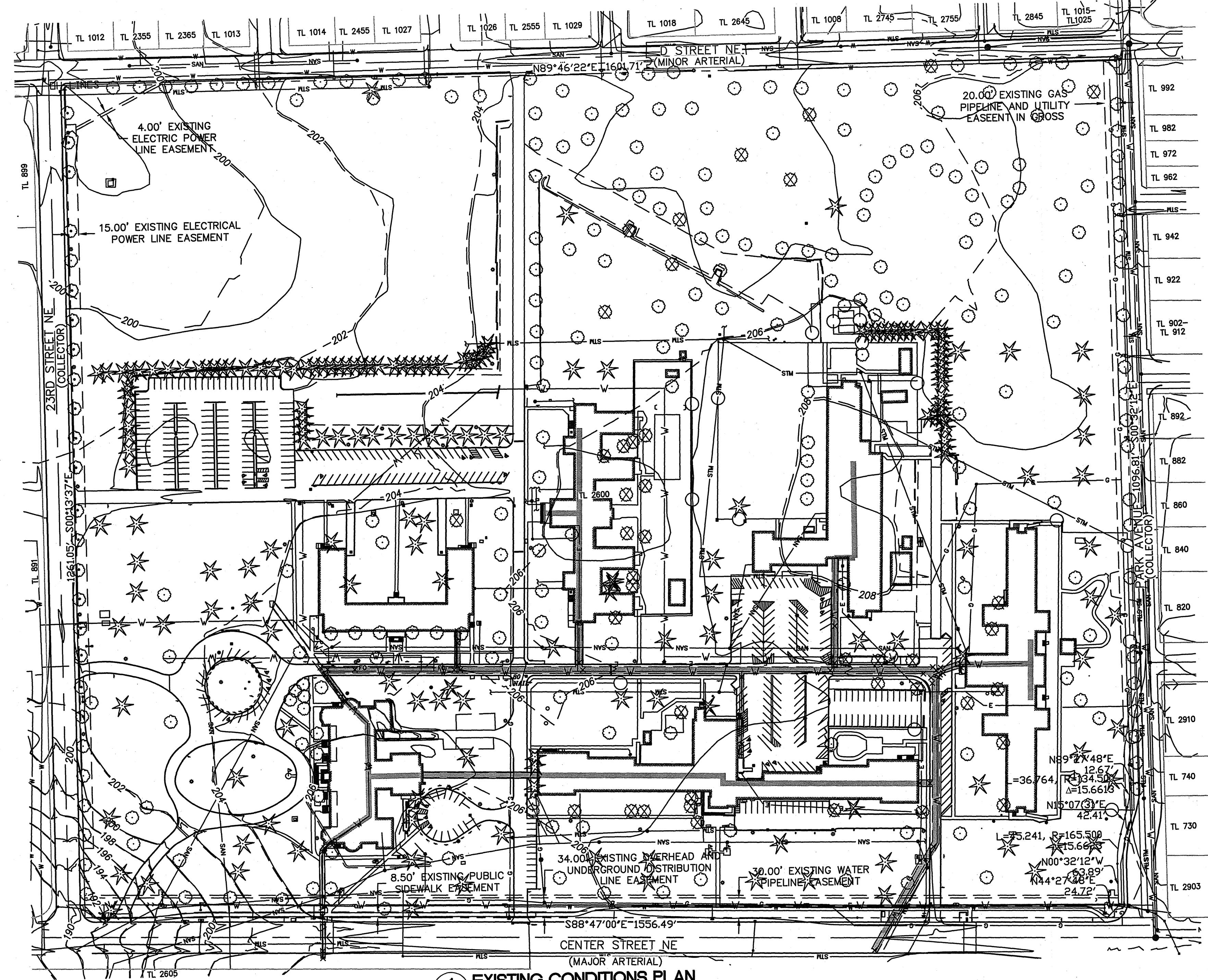
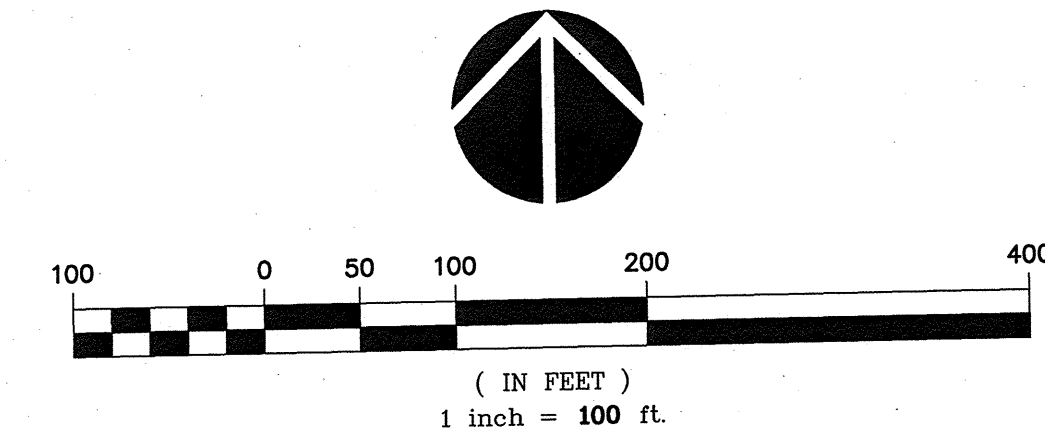
JOB NO. **2160535.00**

KEY NOTES

1. THIS PLAN IS BASED ON A SURVEY PROVIDED BY BARKER SURVEYING, DATED 10/01/2013
2. SOME IMPROVEMENTS SHOWN ON THIS SHEET ARE IN THE PROCESS OF BEING DEMOLISHED AND REMOVED

LEGEND

EXISTING	
RIGHT-OF-WAY	— — — — —
ROAD CENTERLINE	— — — — —
CURB	— — — — —
SIDEWALK	— — — — —
SANITARY SEWER	— SAN —
WATER LINE	— W —
STORM LINE	— STM —
GAS LINE	— G —
FENCE	— ○ —
OVERHEAD WIRE	— OH LINES —
MAJOR CONTOUR	— 200 —
MINOR CONTOUR	— 202 —
SANITARY SEWER MANHOLE	⊙
STORM MAN HOLE	•
STORM CATCH BASIN	■
FIRE HYDRANT	•
WATER VALVE	•
GAS VALVE	•
TREE	★
TREE PREVIOUSLY APPROVED TO BE REMOVED	★
LIGHT POLE	⊥
GUY WIRE	—



1 EXISTING CONDITIONS PLAN
2 1"=100'

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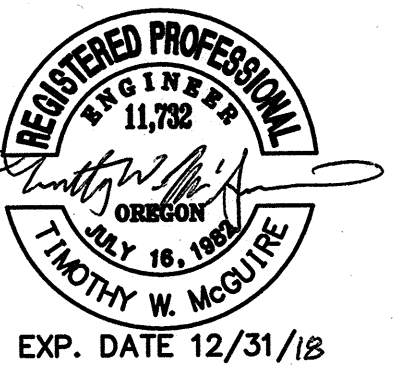
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SHEET TITLE:
**NORTHWEST -
ENLARGED
SITE PLAN**

DRAWN BY: KRC
CHECKED BY: TWM
SHEET:

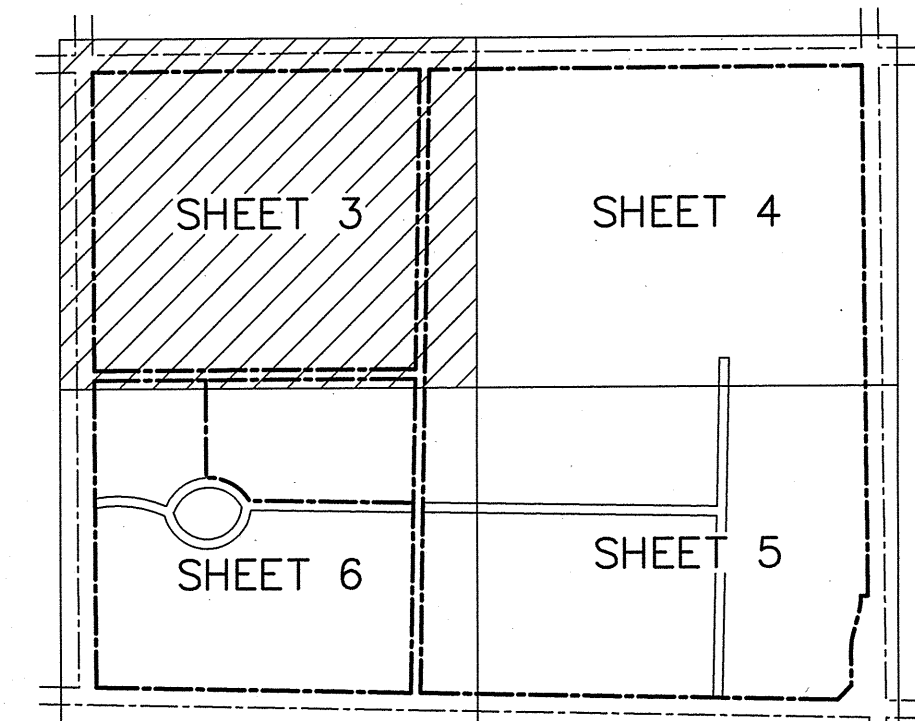
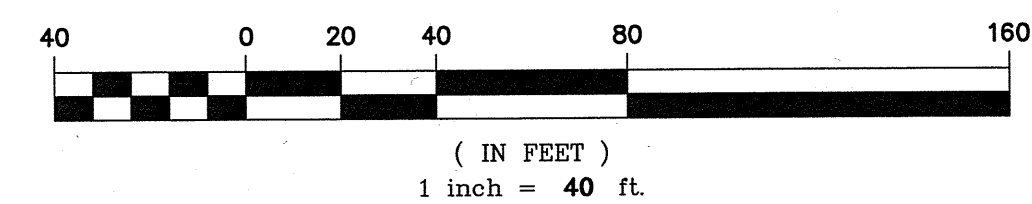
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JOB NO. **2160535.00**

KEY NOTES

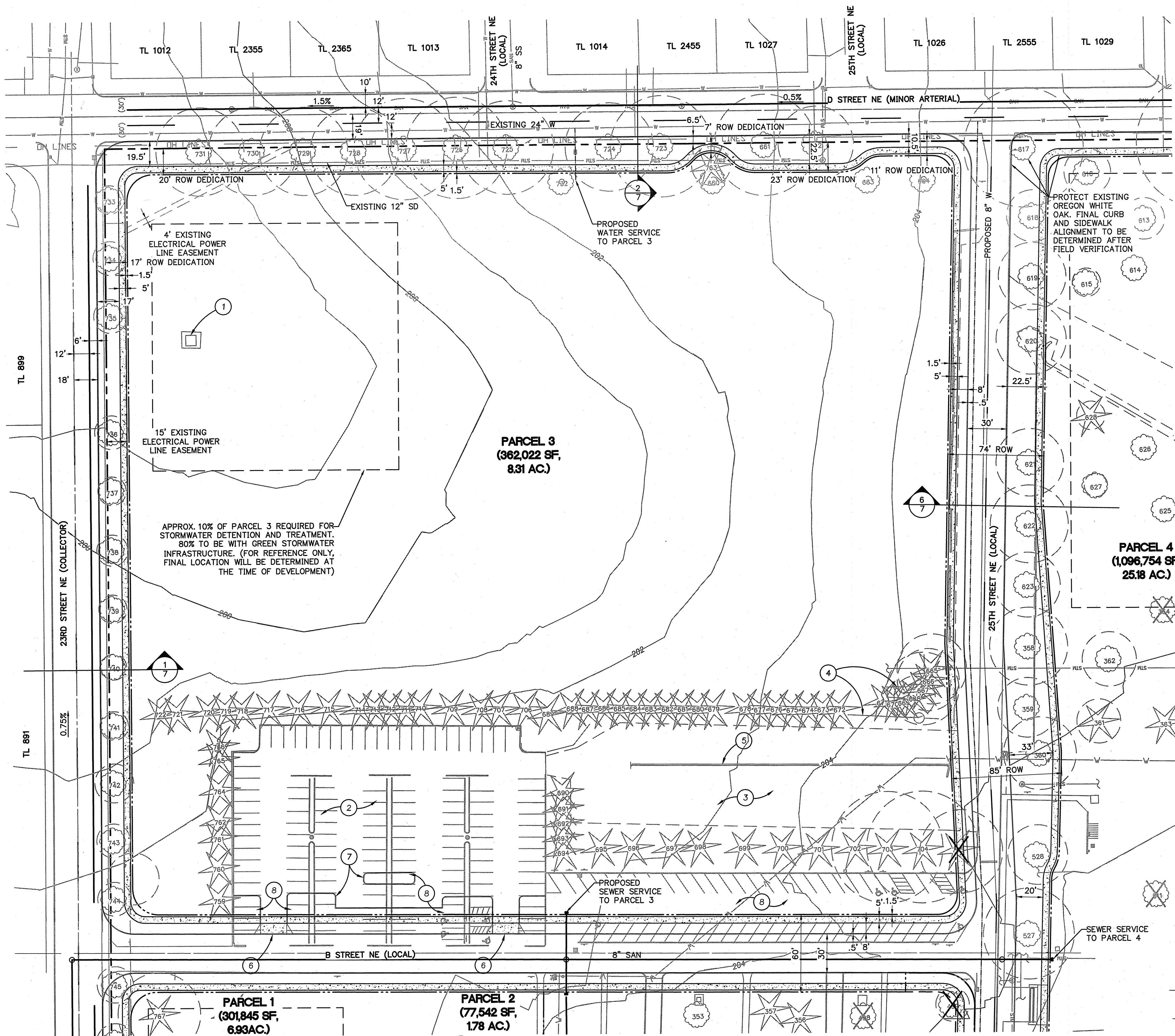
- EXISTING IMPROVEMENTS TO BE REMOVED BY DAS. (PERMITTED AND IN PROCESS AS OF JANUARY 2017)
- EXISTING ASPHALT PARKING LOT TO REMAIN
- EXISTING GRAVEL PARKING LOT TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING WOODEN CURB STOP TO REMAIN
- PROPOSED DRIVEWAY
- PROPOSED CURB
- REMOVE EXISTING AC AND REPLACE WITH LANDSCAPE AREA

	EXISTING	PROPOSED
RIGHT-OF-WAY	---	---
ROAD CENTERLINE	---	---
CURB	---	---
SIDEWALK	---	---
SANITARY SEWER	SAN	---
WATER LINE	W	---
STORM LINE	STM	---
GAS LINE	G	---
FENCE	---	---
OVERHEAD WIRE	OH LINES	---
MAJOR CONTOUR	-200-	---
MINOR CONTOUR	-202-	---
SANITARY SEWER MANHOLE	⊙	⊙
STORM MAN HOLE	•	•
STORM CATCH BASIN	■	■
FIRE HYDRANT	✱	✱
WATER VALVE	•	•
GAS VALVE	•	•
TREE	★	★
TREE PREVIOUSLY APPROVED TO BE REMOVED	★	★
TREE TO BE REMOVED	★	★
LIGHT POLE	✱	✱
GUY WIRE	Y	Y



2 KEY MAP
3 NTS

APPLICATION SUBMITTAL - MARCH 17, 2017



1 NORTHWEST - ENLARGED SITE PLAN
3 1"=40'

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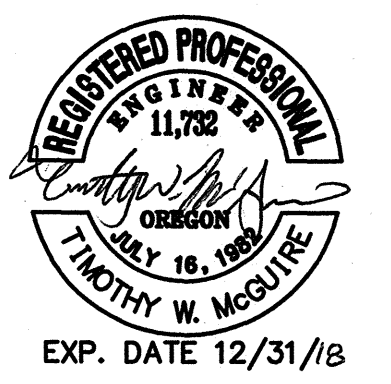
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REVISION NUMBER REVISION DESCRIPTION REVISION DATE

SHEET TITLE:
**NORTHEAST -
ENLARGED
SITE PLAN**

DRAWN BY: KRC

CHECKED BY: TWM

SHEET:

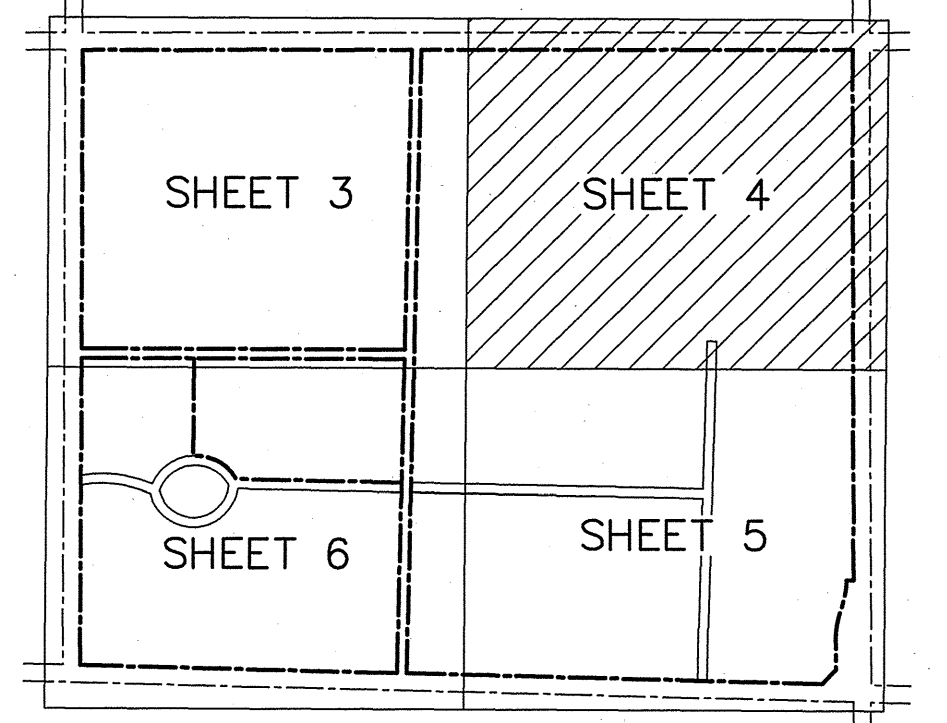
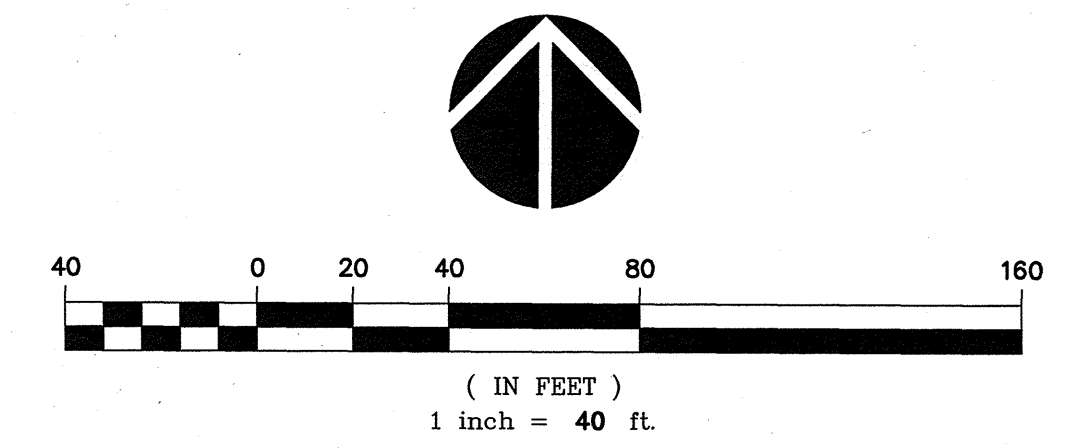
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2160535.00

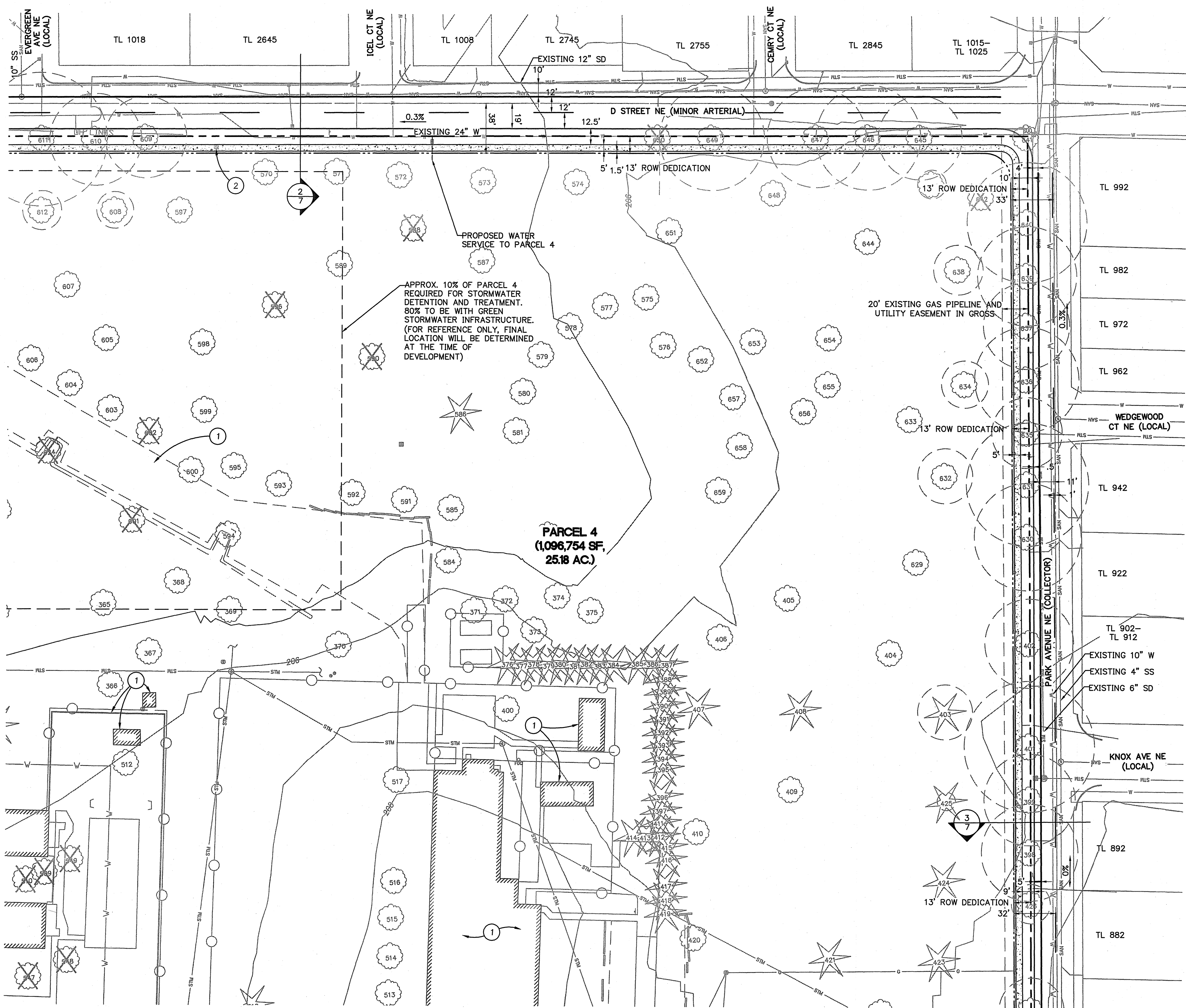
KEY NOTES

- EXISTING IMPROVEMENTS TO BE REMOVED BY DAS. (PERMITTED AND IN PROCESS AS OF JANUARY 2017)
- MOVE EXISTING AREA DRAIN. RECONNECT TO EXISTING PIPE.

	EXISTING	PROPOSED
RIGHT-OF-WAY	---	---
ROAD CENTERLINE	---	---
CURB	---	---
SIDEWALK	---	---
SANITARY SEWER	---	---
WATER LINE	---	---
STORM LINE	---	---
GAS LINE	---	---
FENCE	---	---
OVERHEAD WIRE	---	---
MAJOR CONTOUR	---	---
MINOR CONTOUR	---	---
SANITARY SEWER MANHOLE	⊙	⊙
STORM MAN HOLE	⊙	⊙
STORM CATCH BASIN	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
GAS VALVE	⊙	⊙
TREE	★	★
TREE PREVIOUSLY APPROVED TO BE REMOVED	★	★
LIGHT POLE	⊙	⊙
GUY WIRE	---	---



2 KEY MAP
4 NTS



1 NORTHEAST - ENLARGED SITE PLAN
4 1"=40'

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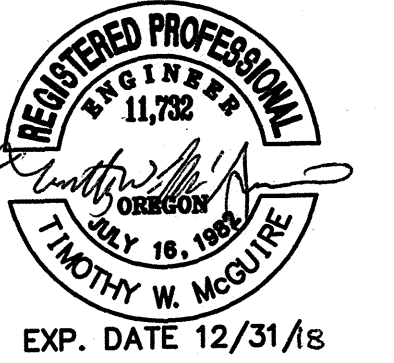
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SHEET TITLE:
**SOUTHEAST -
ENLARGED
SITE PLAN**

DRAWN BY: KRC
CHECKED BY: TWM
SHEET:

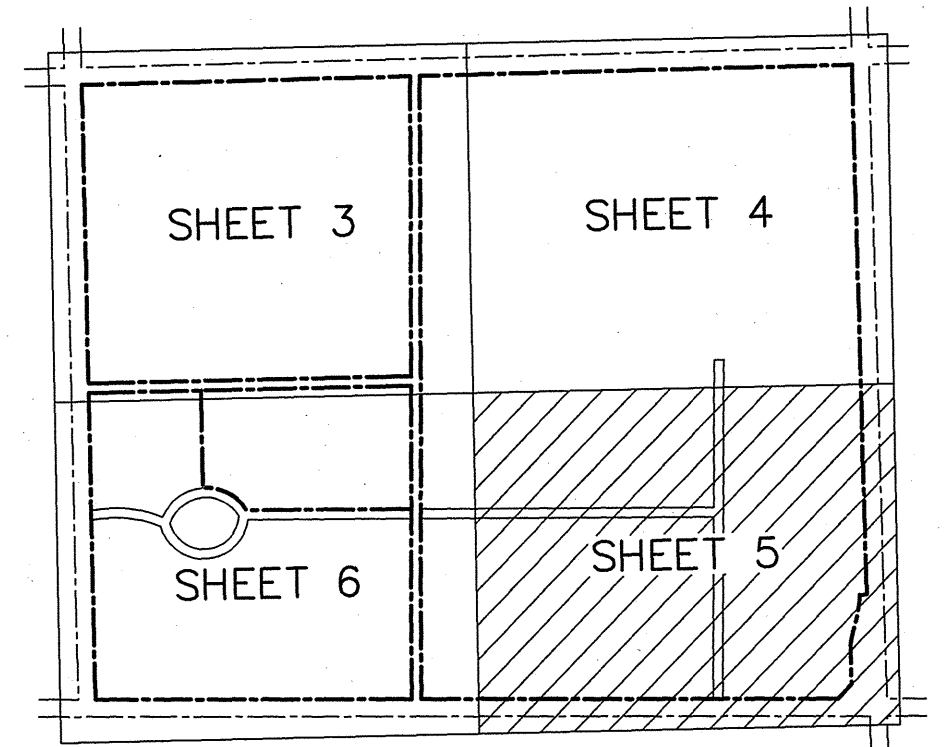
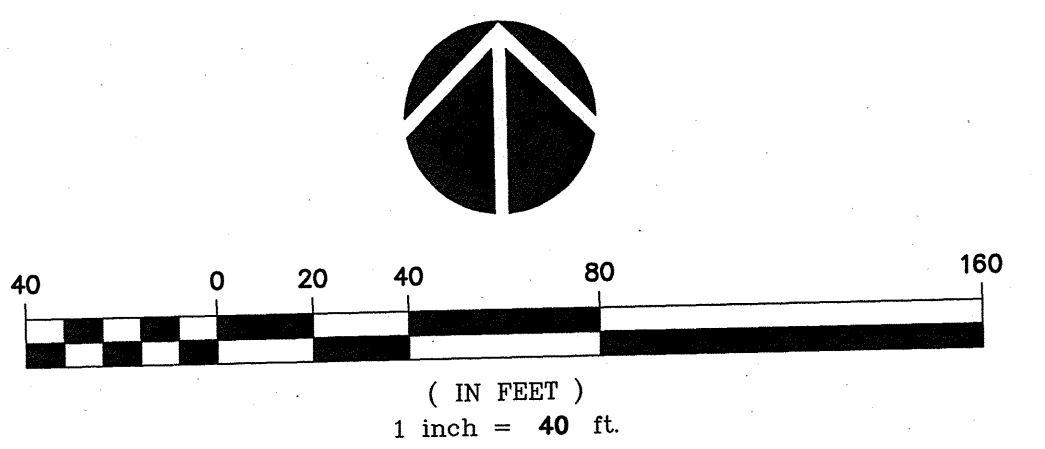
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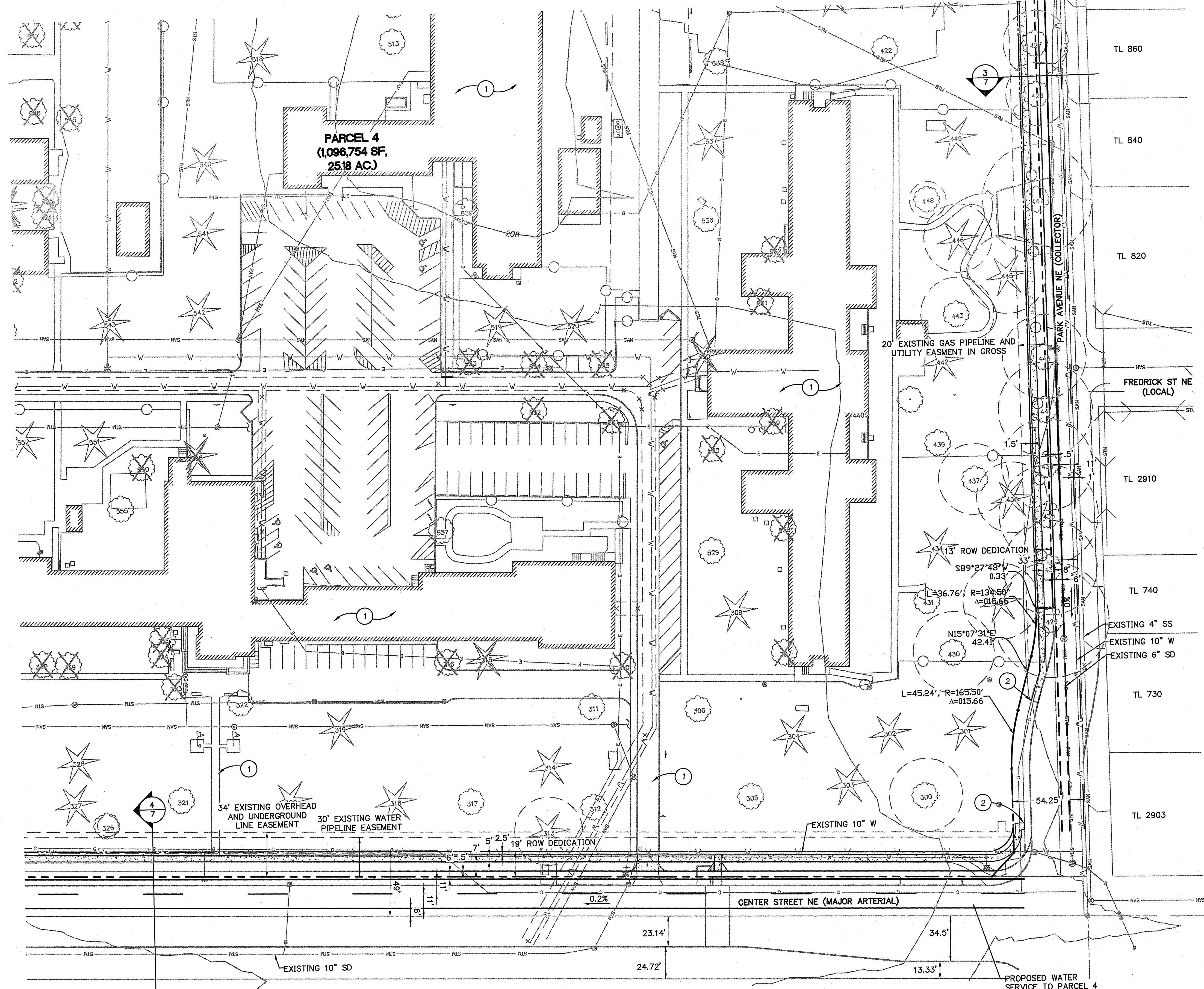
KEY NOTES

- EXISTING IMPROVEMENTS TO BE REMOVED BY DAS. (PERMITTED AND IN PROCESS AS OF JANUARY 2017)
- CONNECT TO EXISTING CURB AND SIDEWALK

	EXISTING	PROPOSED
RIGHT-OF-WAY	---	---
ROAD CENTERLINE	---	---
CURB	---	---
SIDEWALK	---	---
SANITARY SEWER	SAN	---
WATER LINE	W	---
STORM LINE	STM	---
GAS LINE	G	---
FENCE	○	---
OVERHEAD WIRE	OH LINES	---
MAJOR CONTOUR	-200-	---
MINOR CONTOUR	-202-	---
SANITARY SEWER MANHOLE	⊙	---
STORM MAN HOLE	●	---
STORM CATCH BASIN	■	---
FIRE HYDRANT	⋈	---
WATER VALVE	•	---
GAS VALVE	•	---
TREE	★	○
TREE PREVIOUSLY APPROVED TO BE REMOVED	★	⊗
LIGHT POLE	⋆	---
GUY WIRE	---	---

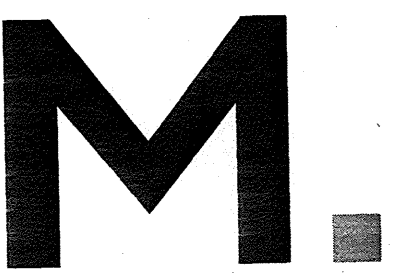


2 KEY MAP
5 NTS



1 SOUTHEAST - ENLARGED SITE PLAN
5 1"=40'

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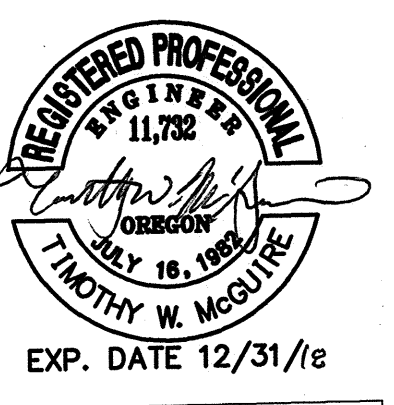
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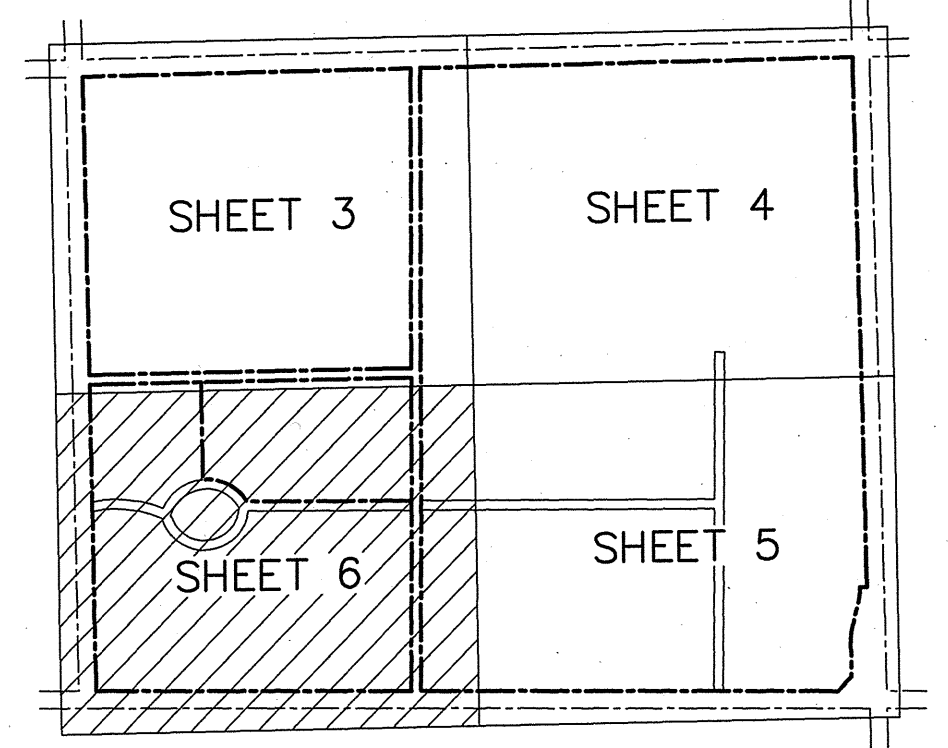
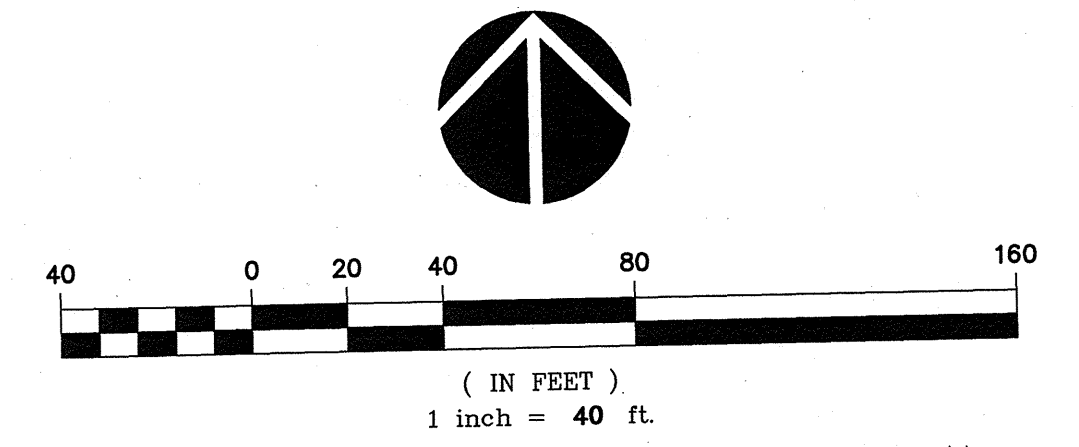
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**SOUTHWEST -
ENLARGED
SITE PLAN**

DRAWN BY: KRC
CHECKED BY: TWM
SHEET:

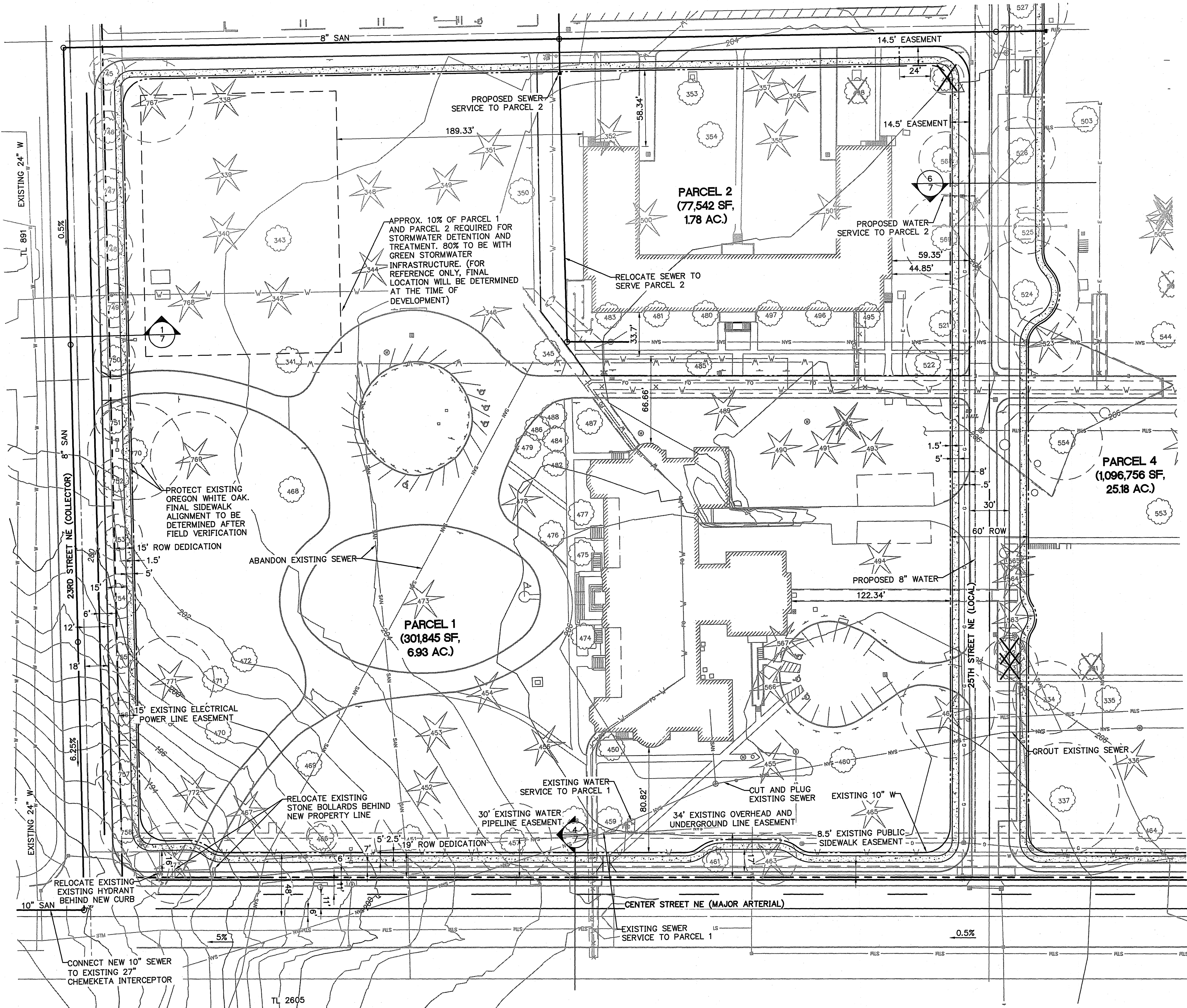
6

JOB NO. **2160535.00**

	EXISTING	PROPOSED
RIGHT-OF-WAY	---	---
ROAD CENTERLINE	---	---
CURB	---	---
SIDEWALK	---	---
SANITARY SEWER	SAN	---
WATER LINE	W	---
STORM LINE	STM	---
GAS LINE	G	---
FENCE	○	---
OVERHEAD WIRE	OH LINES	---
MAJOR CONTOUR	-200-	---
MINOR CONTOUR	-202-	---
SANITARY SEWER MANHOLE	⊙	---
STORM MAN HOLE	●	---
STORM CATCH BASIN	■	---
FIRE HYDRANT	⊕	---
WATER VALVE	○	---
GAS VALVE	■	---
TREE	★	○
TREE TO PREVIOUSLY APPROVED TO BE REMOVED	★	⊗
TREE TO BE REMOVED	★	⊗
LIGHT POLE	⊙	---
GUY WIRE	Y	---

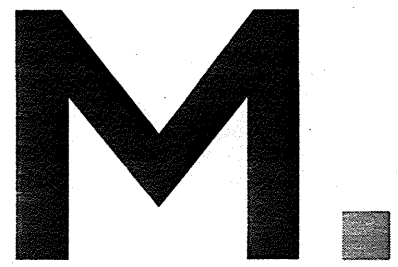


2 KEY MAP
6 NTS



1 SOUTHWEST - ENLARGED SITE PLAN
6 1"=40'

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SECTIONS**

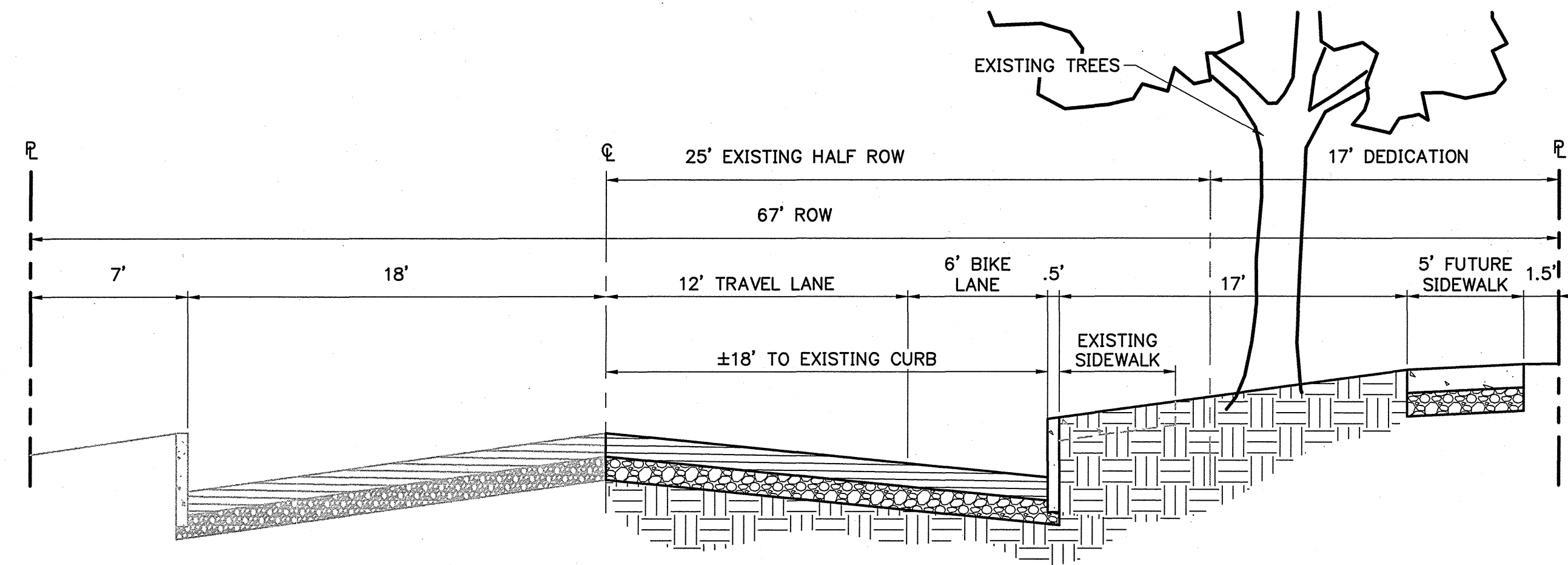
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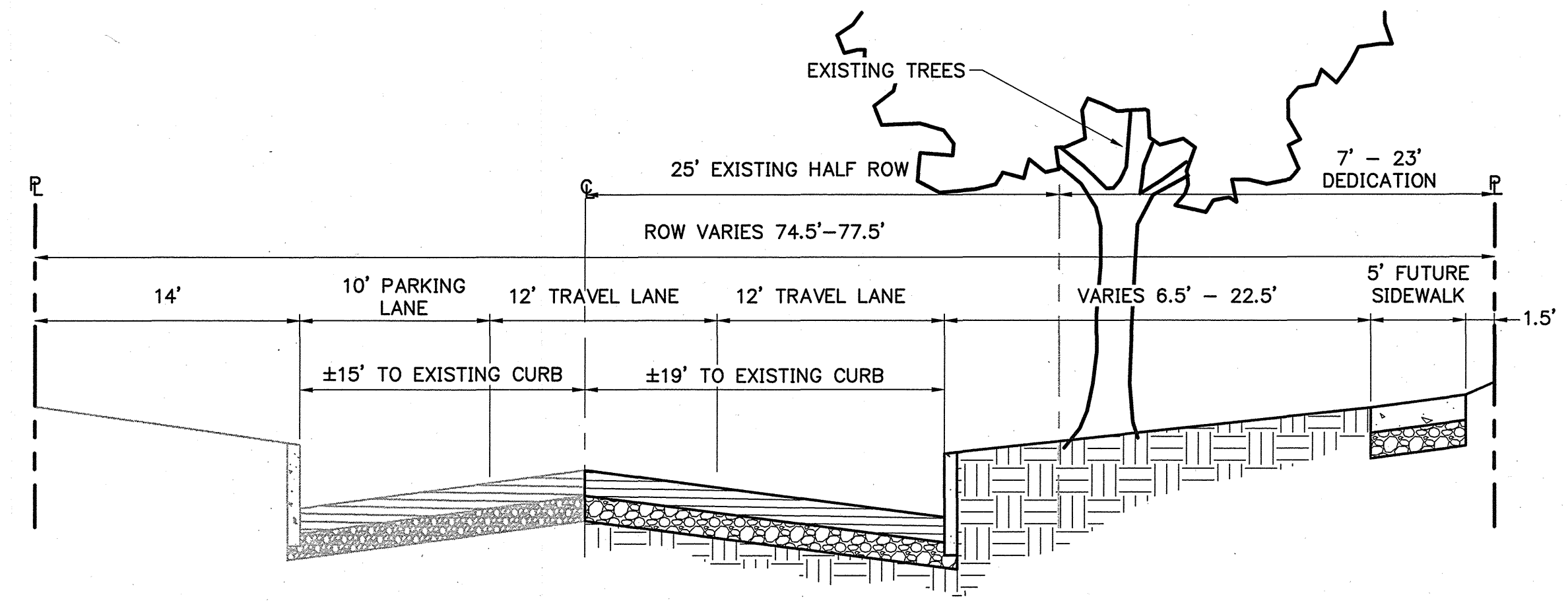
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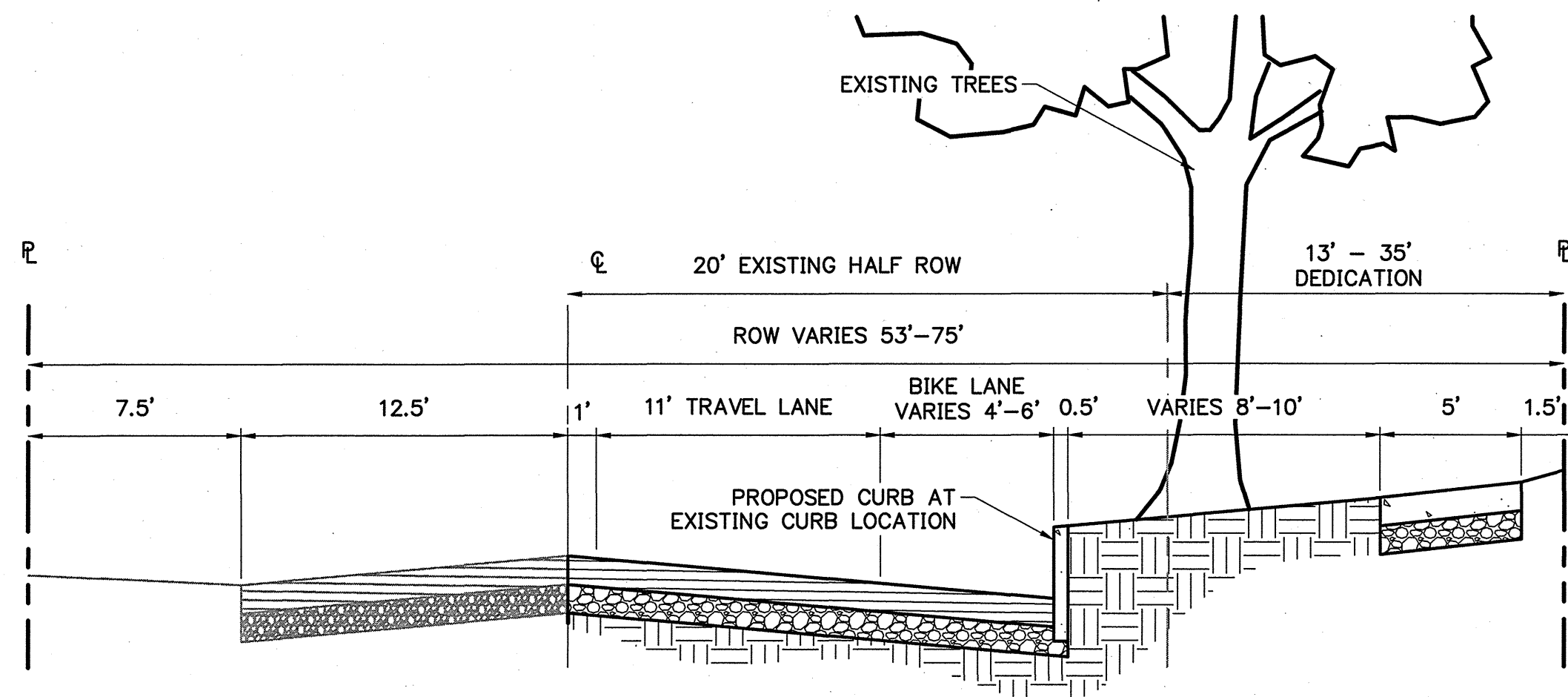
JOB NO. **2160535.00**



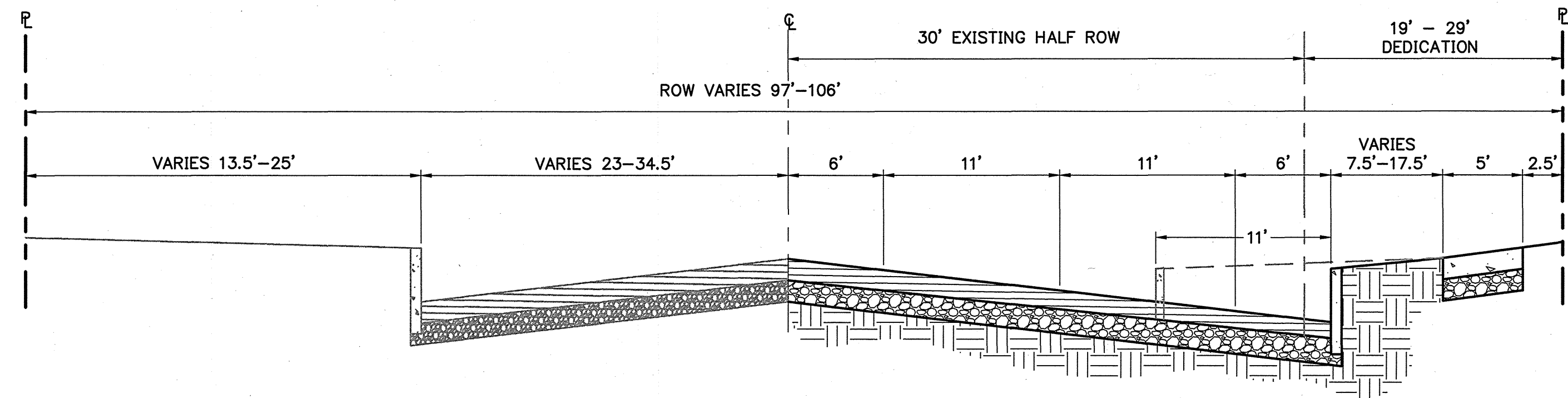
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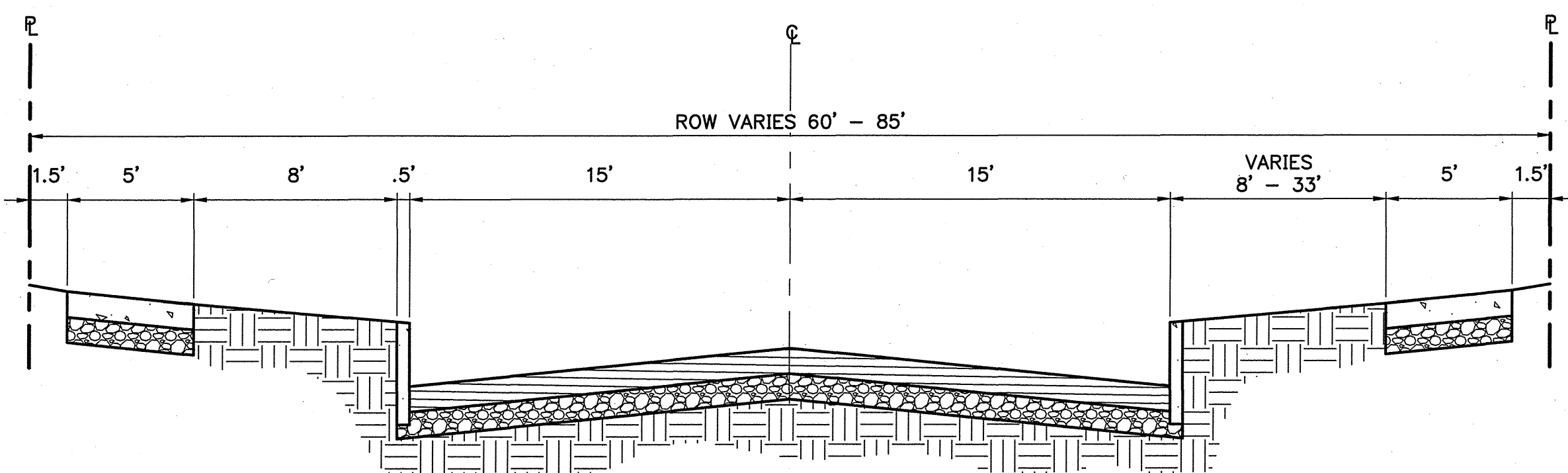
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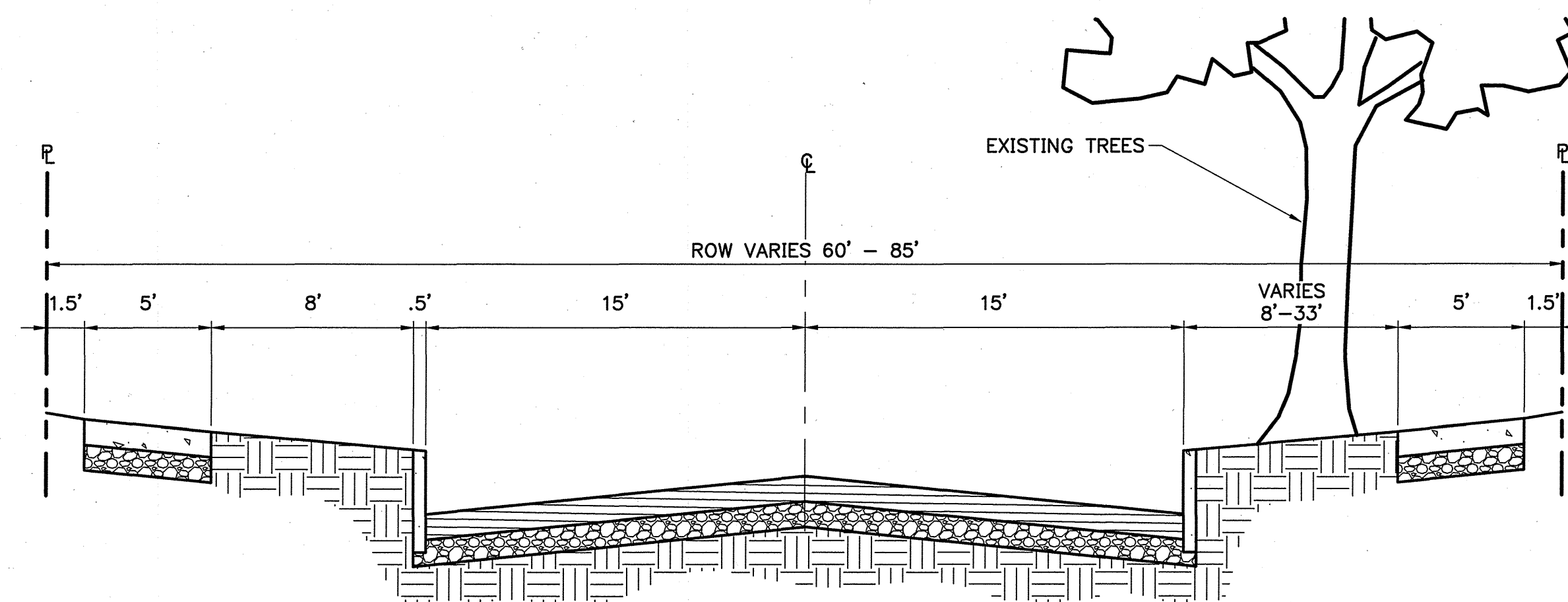
3
PARK AVENUE NE
7 NTS



4
CENTER STREET NE
7 NTS



5
B STREET NE
7 NTS



6
25TH STREET NE
7 NTS

APPLICATION SUBMITTAL - MARCH 17, 2017

216053500\4_DRAWINGS\CIVIL\535-70WG KRC 03/15/17 15:03 1:1

PHASING PLAN PHASE 1



Architecture - Interiors
Planning - Engineering

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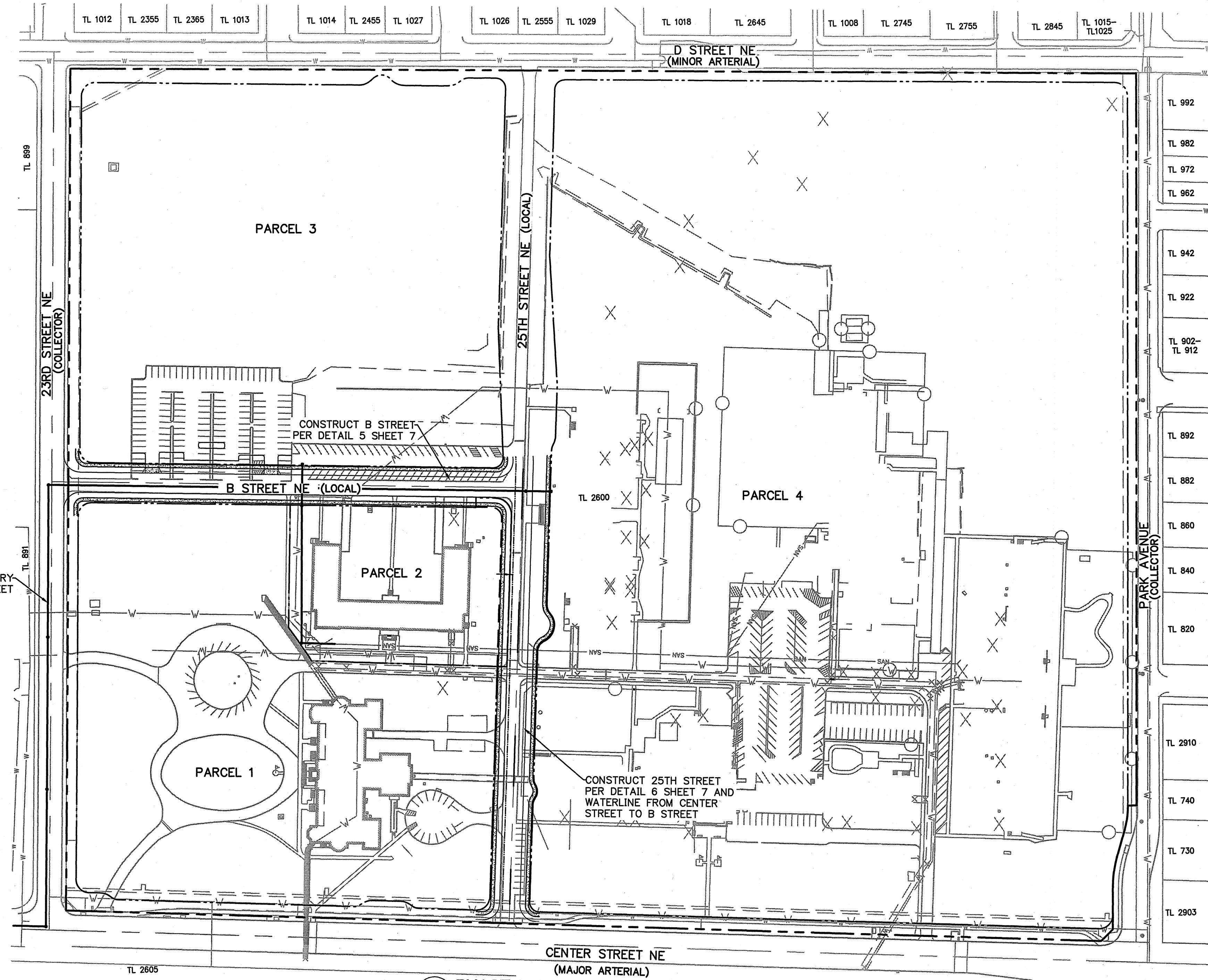
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PHASE 1**

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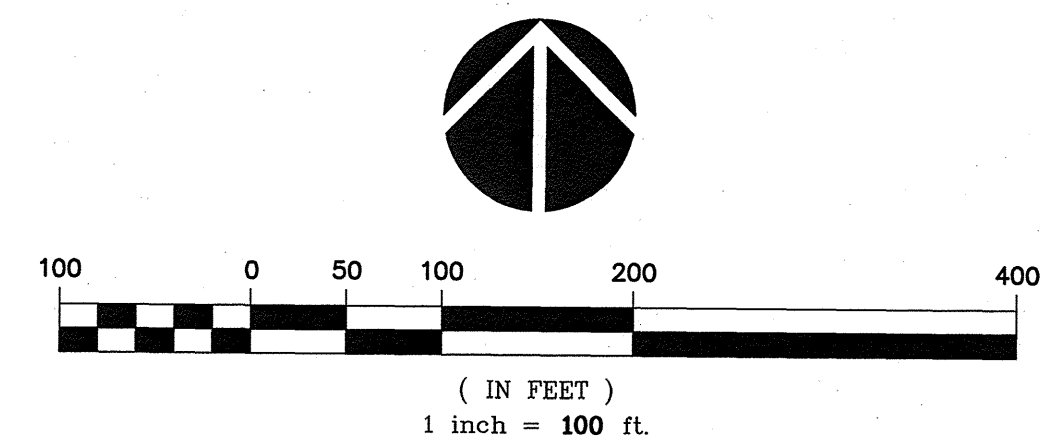
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JOB NO. **2160535.00**

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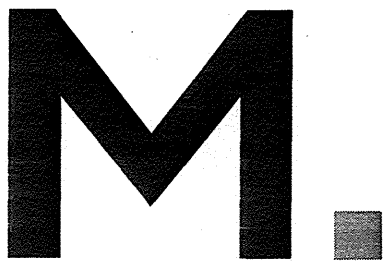


1 PHASE 1 PLAN
8 1"=100'



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PHASING PLAN PHASE 2



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Planning - Engineering

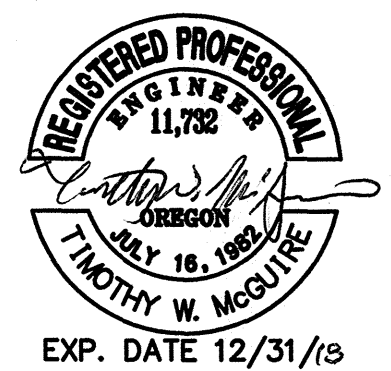
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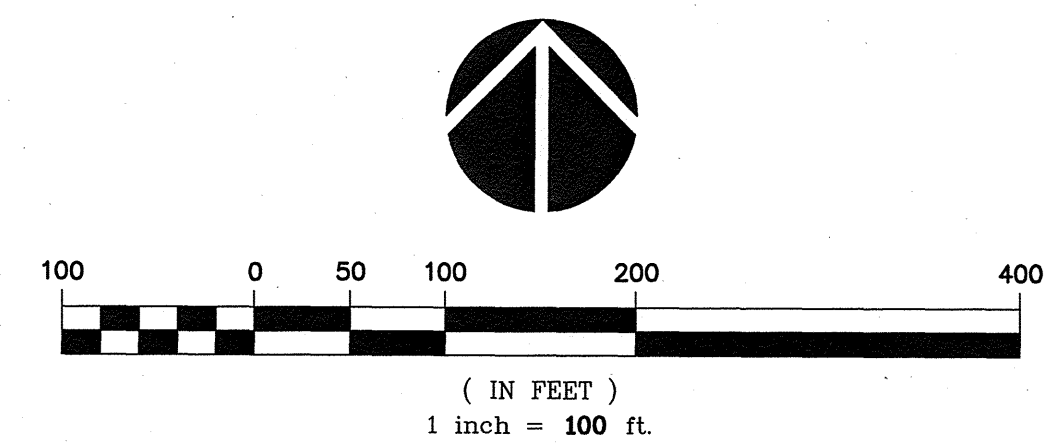
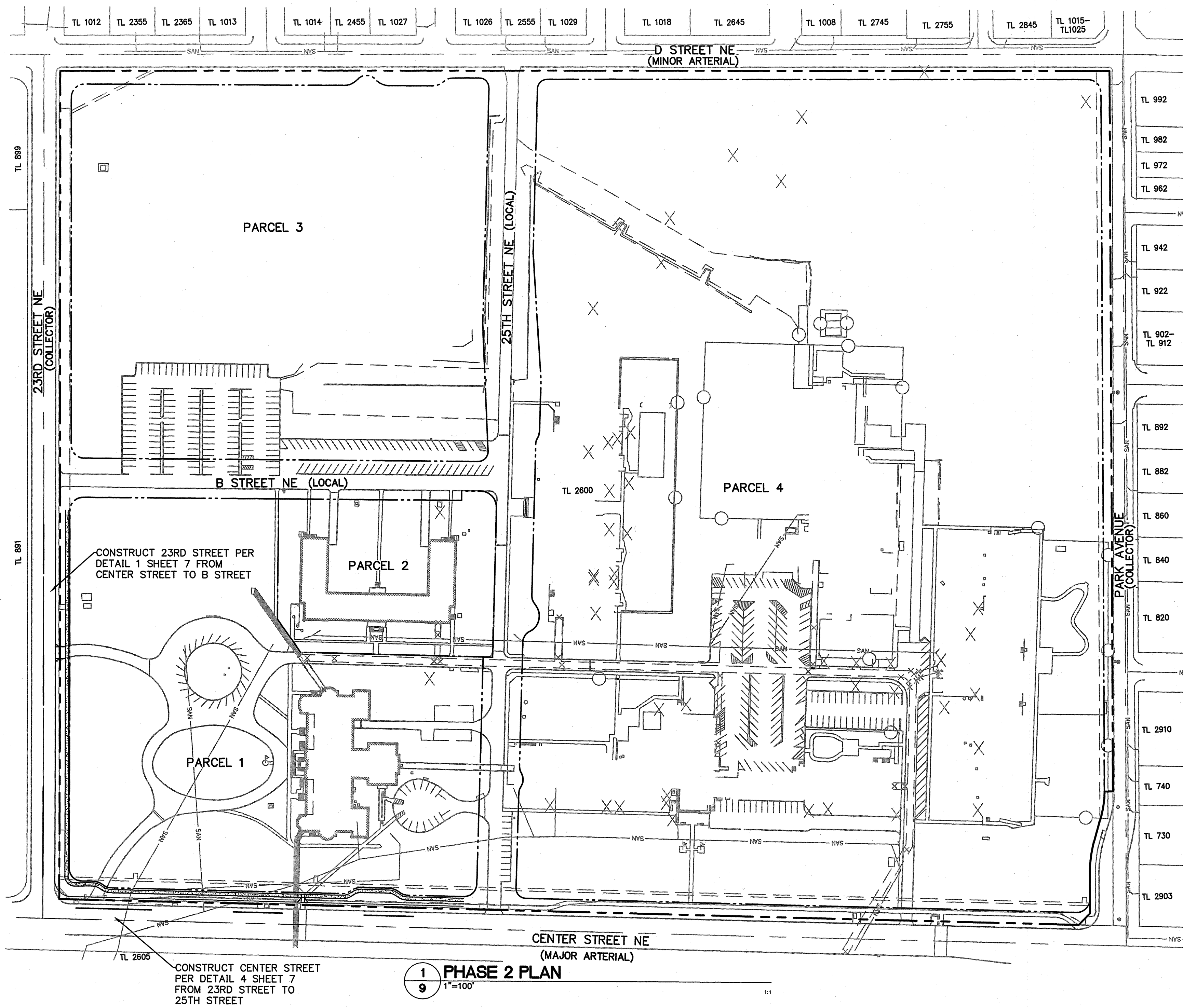
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PHASE 2**

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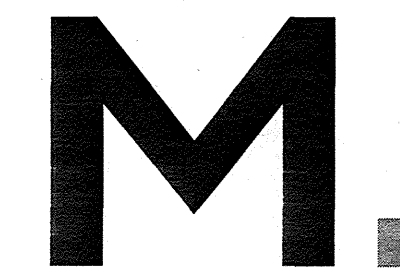
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PHASING PLAN PHASE 3



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Planning - Engineering

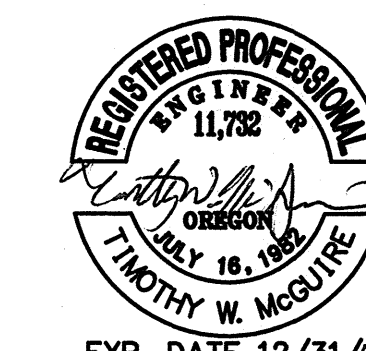
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PHASE 3**

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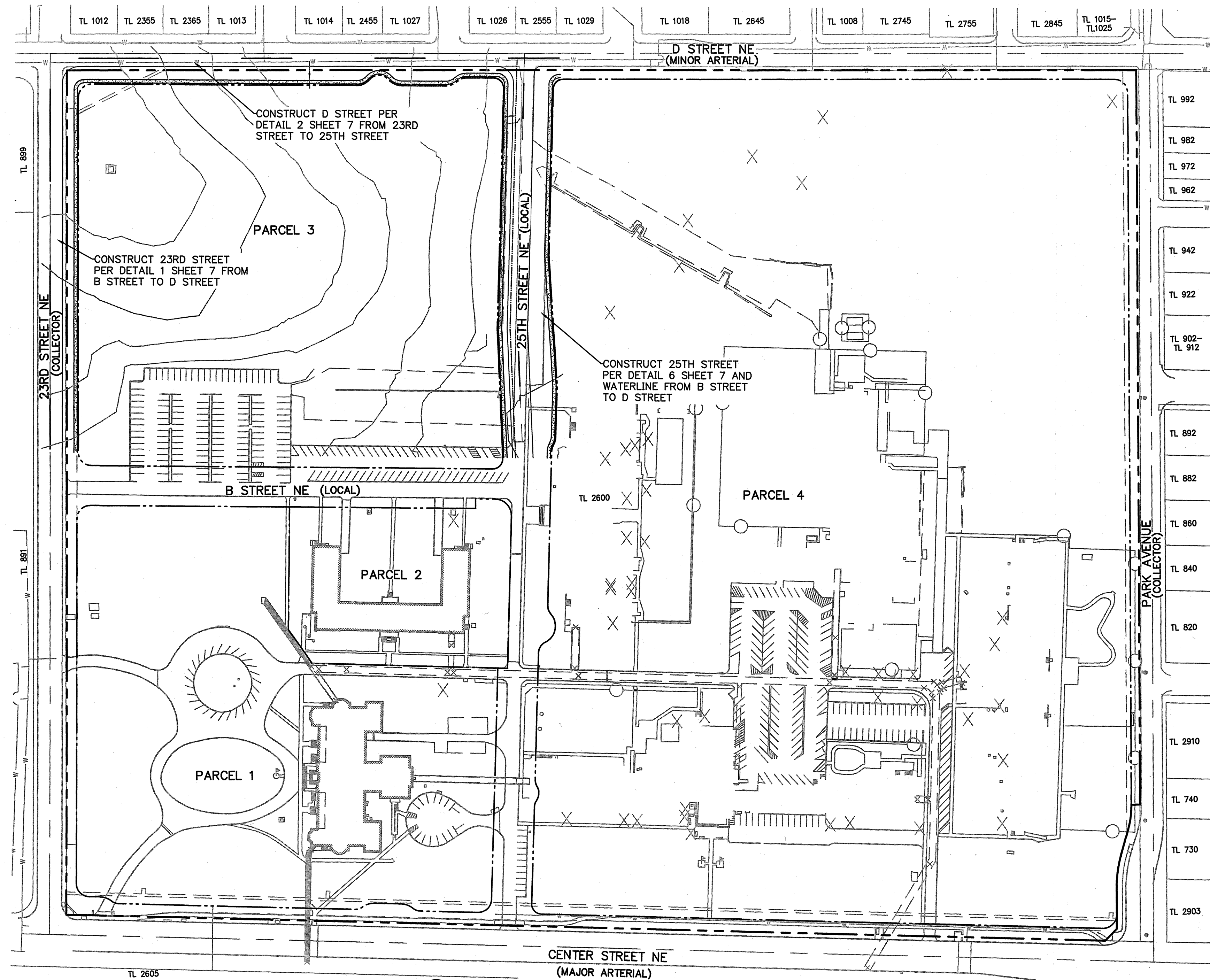
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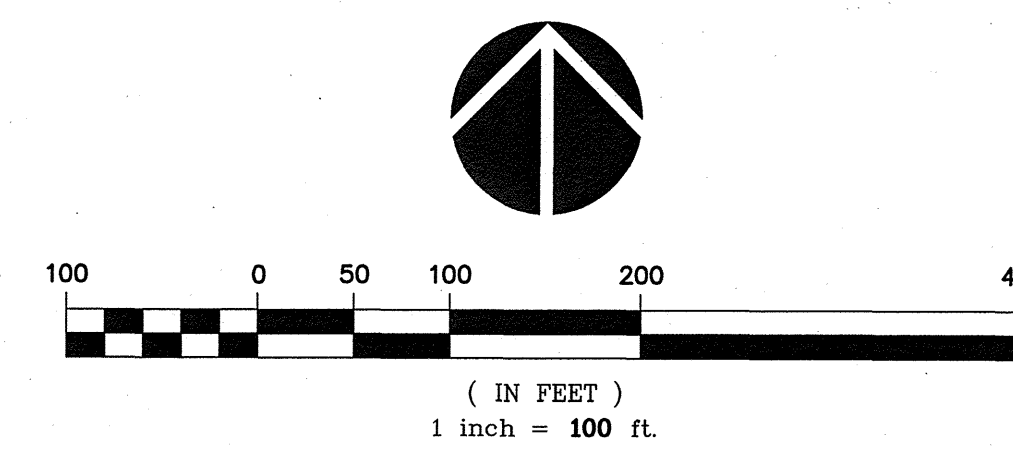
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APPLICATION SUBMITTAL - MARCH 17, 2017

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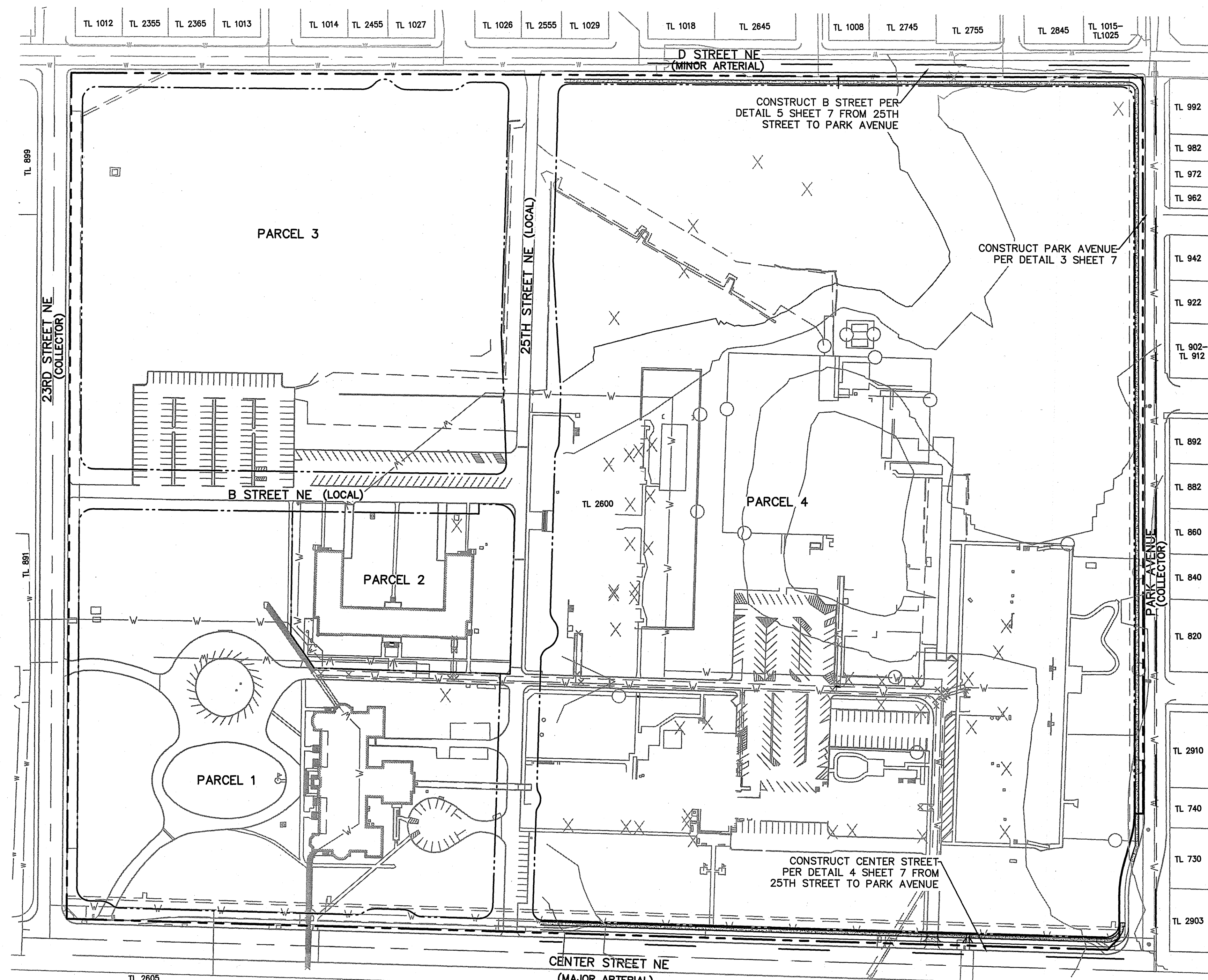


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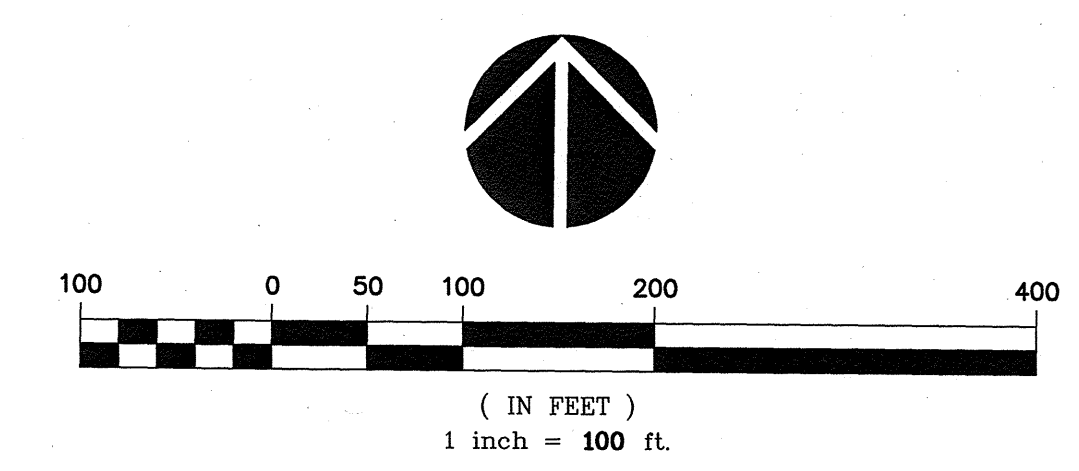


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PHASING PLAN PHASE 4



1 PHASE 4 PLAN
11 1"=100'

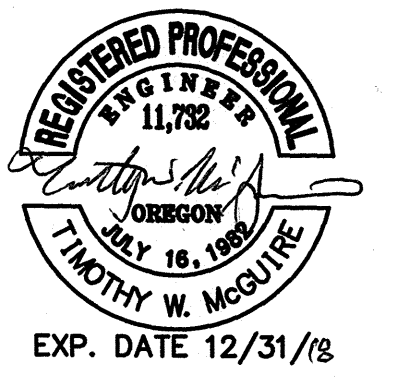


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**PHASING PLAN
PHASE 4**

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JOB NO.
2160535.00

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PHOTO REPORT

PROJECT NUMBER: 2160535.01 **ISSUE DATE:** February 23, 2017
PROJECT NAME: Oregon State Hospital – North Campus Subdivision

SUBJECT: Field Report #1 – Streetscape Photo Inventory (January 31, 2017, 1 PM)



Photo 1: Intersection of "D" Street NE and 25th Street NE, looking southwest



Photo 2: South side of "D" Street NE, looking west.



Photo 3: North side of "D" Street NE, looking southwest



Photo 4: Intersection of "D" Street NE and 24th Street NE, looking southwest



Photo 5: Intersection of "D" Street NE and 23rd Street NE, looking south



Photo 6: Intersection of "D" Street NE and 23rd Street NE looking southeast



Photo 7: East side of 23rd Street NE, looking south



Photo 8: Intersection of 23rd Street NE and "B" Street NE, looking southeast



Photo 9: Intersection of 23rd Street NE and "B" Street NE, looking south



Photo 10: Intersection of 23rd Street NE and "B" Street NE, looking east



Photo 11: Dome Building from east side of 23rd Street NE



Photo 12: Intersection of 23rd Street NE and Bittern Street NE, looking southeast



Photo 13: Intersection of 23rd Street NE and Bittern Street NE, looking south; White Oak at left of photo



Photo 14: Intersection of 23rd Street NE and Bittern Street NE, looking south; White Oak at left of photo



Photo 15: 23rd Street NE south of Bittern Street NE, looking south



Photo 16: Intersection of 23rd Street NE and Center Street NE, looking north



Photo 17: Intersection of 23rd Street NE and Center Street NE, looking east



Photo 18: Entry pilaster on north side of NE Center Street



Photo 19: Intersection of Center Street NE and 25th Street NE, looking east



Photo 20: Intersection of Center Street NE and 25th Street NE, looking north



Photo 21: Intersection of Center Street NE and 25th Street NE, looking north



Photo 20: Intersection of Center Street NE and 27th Place NE, looking east



Photo 23: Intersection of Center Street NE and Park Avenue NE, looking north



Photo 24: East side of Park Avenue NE, looking north



Photo 25: West side of Park Avenue NE, looking north



Photo 26: Intersection of Park Avenue NE and Fredrick Street NE, looking northwest



Photo 27: West side of Park Avenue NE, looking north



Photo 28: West side of Park Avenue NE, looking north



Photo 29: West side of Park Avenue NE, looking north



Photo 30: West side of Park Avenue NE, looking north



Photo 31: Intersection of Park Avenue NE and "D" Street NE, looking west



Photo 32: Intersection of Park Avenue NE and "D" Street NE, looking southwest



Photo 33: Intersection of "D" Street NE and Icel Street NE, looking southwest



Photo 34: South side of "D" Street NE, looking west



Photo 35: Intersection of "D" Street NE and 25th Street NE, looking south



Photo 36: West side of 25th Street NE, looking south



Photo 37: East side of 25th Street NE, north of Mackenzie Hall, looking south



Photo 38: East side of 25th Street NE, north of Mackenzie Hall, looking south



Photo 39: East side of 25th Street NE, north of Mackenzie Hall, looking south



Photo 40: Intersection of 25th Street NE and "B" Street NE, looking west



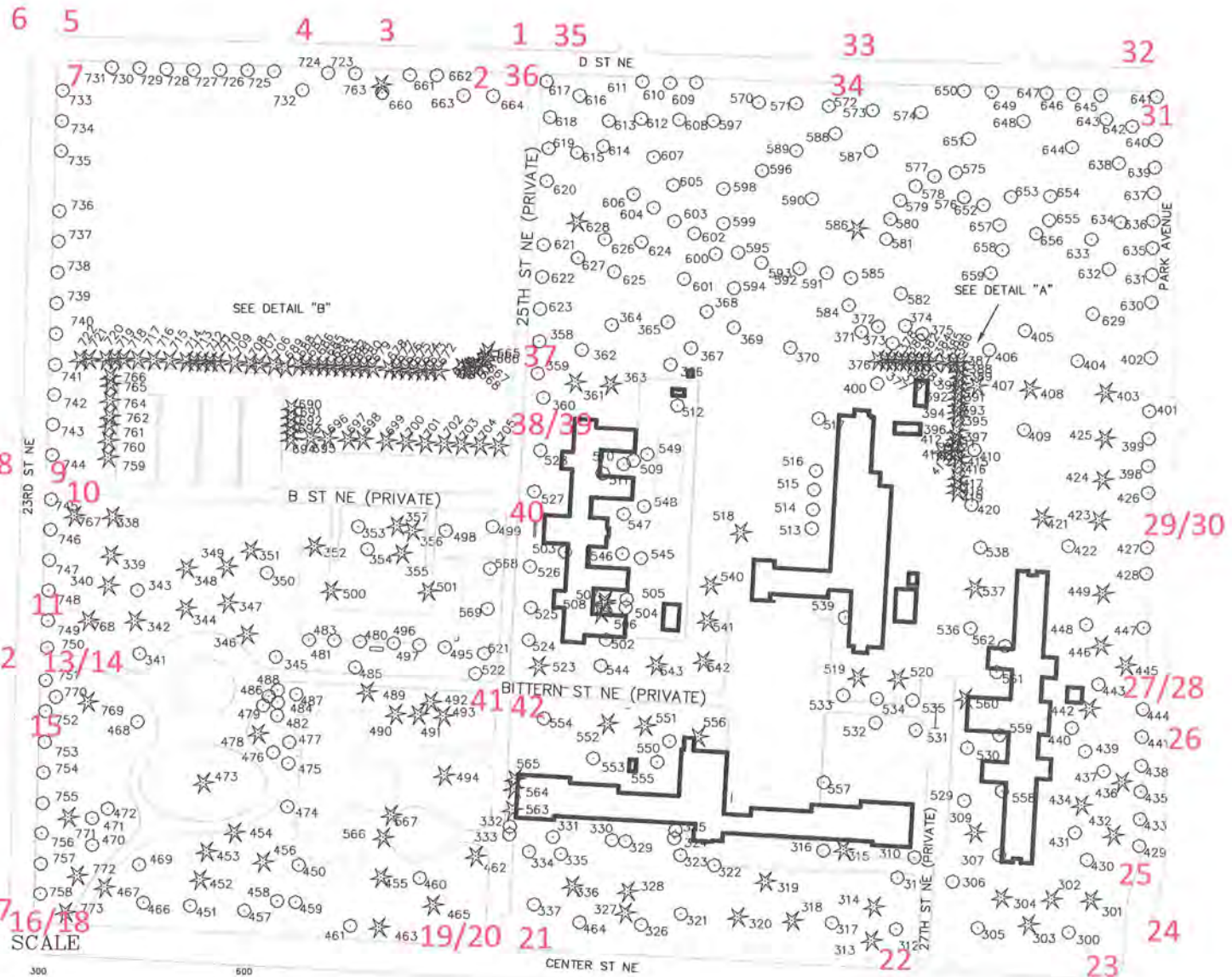
Photo 41: Intersection of 25th Street NE and Bittern Street NE, looking north



Photo 42: Intersection of 25th Street NE and Bittern Street NE, looking north

Site Photo Key

Photo Location



(IN FEET)
1 inch = 150 ft.