



MEMO

TO: City Council

FROM: Lisa Anderson-Ogilvie, AICP
Deputy Community Development Director and
Planning Administrator

DATE: August 8, 2023

SUBJECT: **Appeal of Subdivision Tentative Plan / Urban Growth Area Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Tree Regulation Variance / Class 1 Design Review Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02 – 2100 Block of Doaks Ferry Rd NW; Open Rebuttal**

On July 24, 2023, the City Council held a public appeal hearing for SUB-UGA-SPR-ADJ-TRV-DR23-02. The hearing was closed, and the record was left open until July 31, 2023, at 5:00 p.m. for anyone to provide additional written testimony. Any party was able to submit rebuttal to testimony given in the open record period until August 7, 2023, at 5:00 p.m. The applicant has until August 14, 2023, at 5:00 p.m. to submit final written rebuttal.

Attached are the comments received during the open rebuttal period ending on August 7, 2023 at 5:00 PM.

Attachments: A. Rebuttal from Mardale Dunsworth – July 31, 2023
B. Rebuttal from Linda Bierly – August 7, 2023
C. Rebuttal from EM Easterly – August 7, 2023
D. Additional Rebuttal from EM Easterly – August 7, 2023
E. Rebuttal from Ron Rhodehamel – August 7, 2023
F. Rebuttal from WSNA submitted by Steven Anderson – August 7, 2023
G. Rebuttal from Applicant submitted by Brandie Dalton – August 7, 2023

cc: SUB-UGA-SPR-ADJ-TRV-DR23-02 File

Jamie Donaldson

From: Lisa Anderson-Ogilvie
Sent: Tuesday, August 1, 2023 9:13 AM
To: Jamie Donaldson
Subject: FW: Titan Hill Estates Subdivision Plan

From: Mardale Dunsworth <mardaledunsworth@gmail.com>
Sent: Monday, July 31, 2023 6:24:50 PM
To: Micki Varney <MVarney@cityofsalem.net>; Virginia Stapleton <VStapleton@cityofsalem.net>
Subject: Titan Hill Estates Subdivision Plan

Hello Micki and Virginia,

I am writing to Micki as you are my Ward 8 Councilor and to Virginia as we are family friends.

I watched the City Council meeting last week and would like to ask that one additional question be answered regarding the Titan Hill Estate land use request before approval.

Exactly where do the proposed streets end or connect? The plans do not include information regarding where or if Landdagard, Street A, or Street C end in a dead end/cul de sac, or connect to another street such as Colorado or Emerald.

I am a property owner on Colorado Drive which is a street with no outlet and is narrow and windy. Emerald Drive is the same. It would not be safe to connect either of these streets with a 436 unit apartment complex. Ideally, the land use plan would include a statement that the subdivision streets would have no outlet connecting to other streets.

If you would like me to submit my question/statement to the city recorder, please let me know. I appreciate the work you do for our city.

Take care, Mardale

*Mardale Dunsworth
503-559-0122*

Jamie Donaldson

From: Linda Bierly <bierlyskl@gmail.com>
Sent: Monday, August 7, 2023 1:48 PM
To: Jamie Donaldson; CityRecorder
Subject: Rebuttal Comments re:Appeal of Subdivision Tentative Plan / Urban Growth Area Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Tree Regulation Variance / Class 1 Design Review Case No. SUB-UGA-SPR-ADJTRV-DR23-02 – 2100 Block of...
Attachments: rebuttal to staff comments .pdf

Ms. Donaldson and Ms. Johnson,
Please accept my rebuttal comments for Appeal of Subdivision Tentative Plan / Urban Growth Area Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Tree Regulation Variance / Class 1 Design Review Case No. SUB-UGA-SPR-ADJTRV-DR23-02 – 2100 Block of Doaks Ferry Rd NW; Open Record
My comments are attached.
Thank you,
Linda Bierly
2308 Ptarmigan St. NW
Salem, OR 97304
Ward 8

August 7, 2023

To Mayor Hoy and Councilors:

Response to staff and consultant comments regarding the tree variance with conditions.

City of Salem Planning staff and the professional consultants hired by the developer of the Titan Hill Property go into detail to explain how the denial of the variance request for additional parking and other conditions imposed have created the opportunity for open space so that more significant and non-significant trees could be preserved has met the minimum standard specified in SRC 808.45(d)(1).

They further cite staff findings and conditions in the staff report submitted for the public hearing conducted on July 24, 2023.

They go on to list the number of trees to be preserved, comparing the percentage with that required by single family residential, although the reasoning behind this comparison was never entirely clear.

I appreciate and thank the staff for this effort, but questions remain:

1. What evidence does the record provide to demonstrate that the minimum and special conditions standards required by SRC 808.45(d)(1), the hardship basis for the applicant's tree variance request, are demonstrated, not simply asserted?

What appears to me to be missing from the record is evidence that other development options for saving trees were considered. Assertions that the development proposal in the application is the minimum are present both from the applicant and staff, but assertions are not evidence. There is no evidence that I can find in the record that alternative street layouts were ever considered, no evidence that alternative building locations were ever considered, no evidence that alternative stormwater facilities were ever considered so that significant trees might be spared.

The staff report also asserts that special conditions requiring this tree variance are present, but no evidence is presented.

We know that the applicant could do much more to save trees. For example, adding more stories to fewer buildings would provide the same number of residential units but with a lighter footprint. There is a need for housing, but not for parking. Parking could be less or eliminated and provide the same level of housing, while preserving trees. There is no community need for more clubhouses. This part of the development could be omitted. All these options allow for the lawful development of the property. Yet, no alternative proposals have been provided by the applicant or by staff. The assertion that the proposal in the application or as conditioned is the minimum remains an assertion, not evidence.

2. How do we know the updated tree count with Conditions of Approval is not an undercount?

Also missing from the staff comments in the rebuttal are the cautionary notes present in the original staff report that many of the trees counted as "remain" will not necessarily be saved. For example, the two fir trees at the north end of the property labeled 45 and 46 are only preserved "until such time that a Tree Variance application can be approved for their removal."

Trees near to the property lines may be shown to be preserved, but until an arborist's opinion that they will survive the development process is obtained, we cannot assume that they will be preserved.

Condition 51 is a requirement that "at the time of grading permit review (*beyond the time of public involvement – clarification added*) the applicant submit an updated tree inventory plan representing all conditions of approval for tree preservation or removal, and verification of trees located on property lines, including the critical root zone and protection measures of all trees on site and directly abutting the property in compliance with chapter 808."

Until this is accomplished, we won't truly know which trees will be saved. At that time, the public will have lost the ability to influence the outcome of the tree preservation question.

3. Has equal weight been given?

The trees we are about to lose are not replaceable. They are 300-500 years old and the benefits they provide to the neighborhood, the community, the ecosystem, and to the planet are impossible to exactly calculate, but they are enormous. These trees are still with us. You have the ability to call into question the decision to casually destroy this inestimable resource.

I hope we – myself and the many who have joined the effort to save these trees - have made the point about development details e.g., buildings and streets, being changeable while the planning phase of a housing project is still underway.

Now is the time to require prioritizing trees over man-made structures. We are not against development but in favor of sustainable development. Yes, we need housing. Housing and saving significant trees are not mutually exclusive. Taking the time to locate the significant trees and only then, placing necessary infrastructure around the trees is the way for the community to have both.

SRC 808 is clear, and so is the development proposal. The applicant could confine this development to fewer buildings, less parking (the RMII zone does not require ANY parking) and still achieve RMII density to save many trees but is choosing not to. The development clearly does not measure up to the minimum standard specified in **SRC 808.045(d)(1)**, nor to **SRC 205.010(8)** and **SRC 205.010(9)**, code that requires consideration of topography and vegetation so that the **least** disruption occurs.

At the very least, there should be a clear showing in the record that alternatives have been considered. A showing is more than a statement by the applicant.

Again, I ask that you speak for the trees, and deny the tree variance. You will not be denying development of the property but requiring changes to save the trees.

Linda Bierly, Ward 8, 2308 Ptarmigan St. NW, Salem, OR 97304

Jamie Donaldson

From: Lisa Anderson-Ogilvie
Sent: Monday, August 7, 2023 8:34 AM
To: Jamie Donaldson; Zachery Cardoso
Subject: FW: Rebuttal of Ms. Janney's Post Hearing Titan Hill written testimony
Attachments: DF Janney rebuttal.pdf

- Lisa | 503-540-2381

From: E Easterly <emeasterly@comcast.net>
Sent: Monday, August 7, 2023 8:29 AM
To: CityRecorder <CityRecorder@cityofsalem.net>
Cc: Mark Grenz, P.E. <MGrenz@mtengineering.net>; John Eld <JEld@livebsl.com>; Lisa Anderson-Ogilvie <LMAAnderson@cityofsalem.net>; asorem@sglaw.com; Brandie Dalton (BDalton@mtengineering.net) <BDalton@mtengineering.net>
Subject: Rebuttal of Ms. Janney's Post Hearing Titan Hill written testimony

Ms. Johnson:

Please transmit this Open Rebuttal document to members of the Salem City Council.

Please confirm receipt of this email.

Respectfully,

E.M. Easterly

To: Salem City Council
Re: Rebuttal of Natalie G Janney Written Testimony

August 7, 2023

Mayor Hoy and Councilors:

In her July 24th testimony, submitted as Attachment N of the August 1st staff report, Ms. Janney stated that the elevation drop in Tax Lot 400 is 110-feet. (See Attachment N PDF pg 61) Yet, according to the elevation map submitted by the applicant (PDF pg 80 of the May 10th approval decision) the overall elevation drop of Tax Lot 400 is 120 feet. A closer review of the proposed alignment of Street A on PDF pg 80 shows a drop from 392-feet to 290-feet on the revised Doaks Ferry public R-O-W or 102-feet. Whether the 102-feet elevation drop is the most appropriate roadway design for Street A has not been verified. For example, by what degree will slope steepness be reduced by moving Street A to the northern property line of Tax Lot 1100?

Figure 2 (Attachment N PDF pg 63) of Ms. Janney's presentation displays the layout of the proposed Titan Hill RM-2 development including color coded roadways, structures, parking areas and site boundaries. An enlarged version of this information is found at PDF pg 79 of the May 10th approval decision. The May 10th version states that the northwestern boundary is oriented N 0° 12' 45" W and the northern boundary is oriented S 89° 55' E. Why do these values differ from the Polk County original legal description of Tax Lot 400 and are these differences in any way comparable to the accuracy of Ms. Janney's elevation drop statement questioned above? Absent such information the applicant has failed to conform to SRC 310.210(a).¹

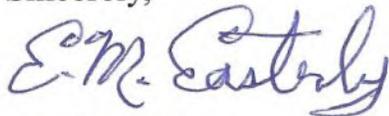
Ms. Janney ends her testimony with the following statement:

“The site plan balances all the design requirements to produce housing units the City of Salem needs.” Attachment N PDF pg 70,

Housing needs are certainly a fundamental element in the Salem land development approval process but the declaration that the “site plan balances all design requirements” is inaccurate. The applicant has failed to provide evidence affirming that the requested tree variances actually meet the SRC 808.045 approval criteria. Nor has the applicant demonstrated that the selected alignment of Street A optimizes the roadway curve, length and grade incline. Absent such information Ms. Janney has failed to provide demonstrable evidence that the “site plan balances all design requirements.”

Until such time that the applicant provides complete and accurate information, I ask that Council suspend or deny SUB-UGA-SPR-ADJTRV-DR23-02.

Sincerely,



E.M. Easterly

¹ “... All information supplied on the application form and accompanying the application shall be complete and correct as to the applicable facts. “

Jamie Donaldson

From: Lisa Anderson-Ogilvie
Sent: Monday, August 7, 2023 1:48 PM
To: Jamie Donaldson; 'emeasterly@comcast.net'
Subject: FW: SUB-UGA-SPRADJ-TRV-DR23-02 Post Hearing Rebuttal Testimony
Attachments: DF Rebuttal update II.pdf; TH TL400 NW corner contradictions II.pdf

- Lisa | 503-540-2381

From: E Easterly <emeasterly@comcast.net>
Sent: Monday, August 7, 2023 1:46 PM
To: CityRecorder <CityRecorder@cityofsalem.net>
Cc: jeld@livebsl.com; asorem@sglaw.com; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Brian Martin <BMartin@cityofsalem.net>; Kristin Retherford <KRetherford@cityofsalem.net>
Subject: SUB-UGA-SPRADJ-TRV-DR23-02 Post Hearing Rebuttal Testimony

Ms. Johnson:

Please transmit the attached August 1 staff report rebuttal document and Attachment "M" to members of the Salem City Council.

Please confirm receipt of this email.

Respectfully,

E.M. Easterly

To: Salem City Council

Date: August 7, 2023

Re: Titan Hill development Response and Rebuttal to August 1, 2023 Staff Report

From: E.M. Easterly 

Mayor Hoy and Salem City Councilors:

I am pleased to acknowledge that Planning Administrator Anderson-Ogilvie (PA AO) and her staff efforts to address many of the concerns detailed in the five attachments submitted along with my July 24th oral testimony. The additional information is greatly appreciated. I shall list and comment upon several of those items. There is also within the body of the staff report disturbing information and claims that I shall directly challenge.

My responses will follow the statements and claims offered in the staff report submitted under Ms. Anderson-Ogilvie's signature at Attachment A.

PA AO wrote:

“Staff was not able to find where the property was indicated as 34.72 acres in the decision issued by the Planning Administrator.” pg. 1

A. Response: If, indeed, 34.72-acres were cited by myself or other appellants it is an error. I agree the approval document makes the following declaration:

“The application includes:

(1) A Subdivision Tentative Plan to divide the 36.72-acre property into six lots ... “
PDF pg. 1 May 10th Decision

PA AO wrote:

“After the land division, Lots 1 through 6 will equal 31.96 acres, or 1,392,286 square feet as cited in testimony received. The difference is attributed to right-of-way dedication for the new internal streets within the subdivision, as well as dedication for the boundary streets and water quality facility tracts; only the size of the lots created were addressed in the subdivision analysis for review of conformance with lot standards.” pg. 1

B. Response: This is new information answers a prior question about the disposition of the proposed storm water detention facilities. That is, it appears land identified as “Water Quality” parcels which totals 41,506 Sq Ft (PDF pg. 79 May 10th Decision) will become part of the Doaks Ferry public R-O-W.

PA AO wrote:

“Because the improvement is required to be “linked”, sidewalks would be constructed along the property frontage on Orchard Heights Road NW and across the frontage of Polk County Tax lot No. 073W17CA00300 in order to “link” the development site to the American with Disabilities Act (ADA) crossing.” pg. 1

C. Response: Thank you, PA AO for confirming that the applicant will be required to extend the Orchard Heights sidewalk beyond the northern property line of Tax Lot 400 to Landaggard Drive. Why is the required westward sidewalk extension not a condition of approval?

PAAO wrote:

“The speed bumps will be required prior to occupancy of any buildings and will be permanent.” pg. 6

D. Response: Thank you for answering this WSNA question.

PAAO wrote:

“City Council will be asked to approve, or deny, the TSP amendment prior to issuance of Public Construction Permits for the internal streets within the subdivision.” pg. 6

E. Response: Thank you for confirming that while the tentative subdivision may be approved by Council no construction permits will be issued until Council acts upon the TSP collector street revision.

PAAO wrote:

“City of Salem public water mains will not be extended into the existing portion of Landaggard Drive NW as part of this development.” pg. 9

“The GIS mapping shows the private main extending through the development site; however, the Orchard Heights Water District manager confirmed this private main was previously abandoned.” pg. 10

“As discussed above, public water and sewer mains are not being extended into the existing developed portion of Landaggard Drive NW.” pg. 11

F. Response: Thank you confirming that City of Salem water and sewer lines will not be placed in the Landaggard Heights subdivision and that the Orchard Heights Water Distinct line across Tax Lot 400 was abandoned.

PAAO wrote:

“A detailed conformance review will be performed at the final design stage to ensure the design of the storm water management system adequately treats drainage from the proposed development and controls flows to limit post development runoff rates to pre-existing conditions.” pg. 11

G. Response: Thank you for confirming that development's storm water management system will conform to the most recent City of Salem storm water pollution treatment standards.

PAAO wrote:

“Oregon White Oaks are an approved street tree according to Administrative Rule 109- 500 Public Works Trees on City Owned Property Appendix A-Table A-1: Salem Recommended Street Trees List 2015.” pg. 13

H. Response: Thank you for confirming that White Oaks are eligible street trees.

The following statement reviews and discussions contain rebuttal commentary.

PA AO wrote:

“Submittal requirements are not approval criteria and instead are intended to ensure the applicant has provided enough information to allow staff to review the application and issue a decision.” pg. 2

“Pursuant to SRC 300.210(b) the Planning Administrator may waive any submittal requirement “if the Planning Administrator determines that the specific requirement would not provide evidence needed to satisfy any of the applicable criteria.” However, in this case the Planning Administrator did not waive any submittal requirements.” pg. 2

“... the applicant requested the application be deemed complete under this state code, thereby requiring staff to issue a decision without all the information requested.” “Staff cannot deny an application due to a missing item, an error, or incomplete information, if we have enough information to determine if the proposal meets the approval criteria or can meet the approval criteria with conditions.” pg. 2

I. Response and Rebuttal:

1. Thank you for identifying the SRC subsections that grants the Planning Administrator the authority to waive submittal requirements and your confirmation that no waiver was issued for the Titan Hill subdivision and development application.
2. Thank you for identifying staff's obligation under SRC 300.220(d). Where in the record is the applicant's SRC 300.220(d)(3) statement?
3. The declaration, “submittal requirements are not approval criteria” mirrors Mr. Sorem testimony which was challenged in my July 31st testimony. Given the stated requirements under SRC 205.010(d)(1), please provide a direct SRC citation that supersedes SRC 205,010(d)(1). “The tentative subdivision plan complies with the standards of this chapter ...” Those standards include application submission standards. The fact that the Planning Administrator did not waive any of the SRC 205.030(a) application submission requirements and made the determination that planning staff had “enough information to determine if the proposal meets the approval criteria or can meet the approval criteria with conditions” may conform to past Planning Department practices, but does not make that practice legal or the Council adopted SRC 205.010 approval criteria less stringent.

PA AO wrote:

“In review of the VUL application, the Survey Department reviews the historical deeds and chain-of-title to determine how the unit of land was created into its current configuration, and reviews what can lawfully be established as the boundary of the property when the plat is recorded with the County. That review is not a part of this application, and the change in metes and bounds for the property since 1946 are not a criterion for approval for the Subdivision application; that process was done with the Validation of the property.” pg. 3

“In addition, the survey used for the Zone Change Case CPC-ZC21-06 referenced in written testimony was an informational survey to conceptualize the zoning boundaries; it was not an official Record of Survey that was recorded with Polk County.” pg. 3

“The City Surveyor reviewed the tentative plan submitted by the applicant, and while some

required information was missing, deemed that the tentative plat had a path towards recording.” pg. 3

J. Response and Rebuttal:

1. Thank you, PA AO for acknowledging that the City Surveyor noted that required information was missing. Please indicate where in the record Council Members can confirm that the City Surveyor had “enough information to determine if the proposal meets the approval criteria or can meet the approval criteria with conditions”
2. Thank you, PA AO, for explaining the that the survey data in CPC-ZC21-06 presented to Council in 2022 was just informational and that by approving the zone change the Council was NOT adopting a legal boundary between the RM-2 zone and Mixed-Use zone. Is the Planning Administrator stating the approval of CPC-ZC21-06 was not a Council legal land use act? Not filing appears to be a Salem administrative choice to **not** transmit the Council's legally adopted land use decision to Polk County; that failure to act does not diminish the validity of the 2022 Council expansion of the RM-2 area within Tax Lot 400. Accordingly, the Titan Hill development proposal, SUB-UGA-SPR-ADJ-TRV-DR23, revision to the boundary between Lot 6 and Lot 5 cannot be approved by the Salem City Council because the appealed Planning Administrator's approval revised the RM-2 /Mixed Use CPC-ZC21-06 boundary legally adopted by Council in 2022.
3. Thank you for included a copy of VUL application materials at PDF pages 73-83 of the August 1st Open Record Staff Report. It offers clear examples of the submission flaws associated with the Titan Hill subdivision and development application. Without accurate legal descriptions supported by well-defined surveys land subdivision becomes a quagmire of contradictions.
 - a. Both the Polk County graphic on PDF page 79 and metes and bounds graphic on PDF page 83 **inaccurately** display the north/south Tax Lot 900 boundaries.
 - b. The list on PDF page 80 shows carve-outs from the 1901 deed but does not include the original metes and bounds of Tax Lot 400. Without reference to the original legal description of Tax Lot 400 the assumed western boundary of Tax Lot is **inaccurately** depicted on PDF page 82. See Attachment M.
 - c. The list on PDF page 80 makes no reference to the Book 123, Page 599 deed or cites the initial survey monument described in the 1955 Landaggard Heights carve-out.
4. Thank you for claiming that changes in the metes and bounds of Tax Lot 400 over time is not a subdivision approval criterion. I disagree with your stated opinion for the reasons presented in **Response and Rebuttal I**. Multi-errors associated with past partitions from Tax Lot 400 do add up and do impact Titan Hill subdivision and development application. For example, the true metes and bounds of the Tax Lot 400 northern boundary in 2023 are relevant to the claimed northern boundary of tentative lot 3, lot 2 (conditioned to be a part of lot 1) and the 60-foot public R-O-W of Landaggard Drive's northern terminus. There have been no metes and bounds modification of the northern boundary of Tax Lot 400 between 1946 and 2023. The applicant proposed metes and bounds along the northern boundary of Tax Lot 400 is almost five feet less than the legally recorded northern boundary of Tax Lot 400, 662.64-feet, in 1946. Yet, the applicant's submission pg. 79 May 10th Decision shows the boundary length to be $497.88 + 60 + 100 = 657.88$ -feet. Without accurate dimensions of the primary land parcel, Tax Lot 400, Council will be approving a tentative subdivision that does not accurately include the deed established legal boundaries of Tax Lot 400.

PA AO argues that the subdivision application requirements under SRC 205.030(a)(3) “The location of all property lines within 50 feet of the perimeter of the subject property” are not subdivision approval criteria without supporting evidence or justify why the applicant has not submitted the abutting property lines along the northern boundary Tax Lot 400. See the data and queries in Attachment M.

Please invite staff to identify the Salem Revise Code that confirms PA AO's declaration that the application submission criteria are not included in the subdivision approval standards¹ even though SRC 205.030 standards are included in the standards of SRC Chapter 205 as described in footnote 1.

PA AO provided the following table of roadway center line lengths:

Doaks Ferry Road NW	1,657 linear feet
Street A	1,325 linear feet
Landaggard Drive NW	1,230 linear feet
Street B	189 linear feet
Street C	132 linear feet

pg. 5

K. Response and Rebuttal: 1. Thank you, PA AO for providing this detail. Had the applicant provided similar information in the application materials this request would have been unnecessary. 2. Using the above data along with the information from **Response B**, I was able to re-estimate but not reconcile the planned extraction of public R-O-W from the RM-2 zoned portion of Tax Lot 400. The linear distance along Orchard Heights Road is not included because there is no evidence in the record that additional public R-O-W will be taken from Tax Lot 400.

Thank you, Mr. Mayor and Council Members, for reading these positive and negative rebuttal words.

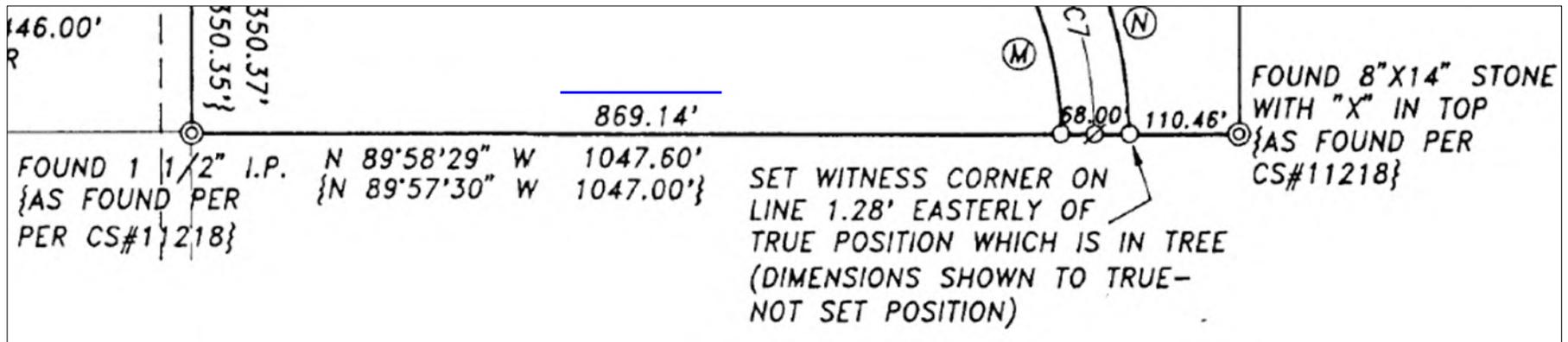
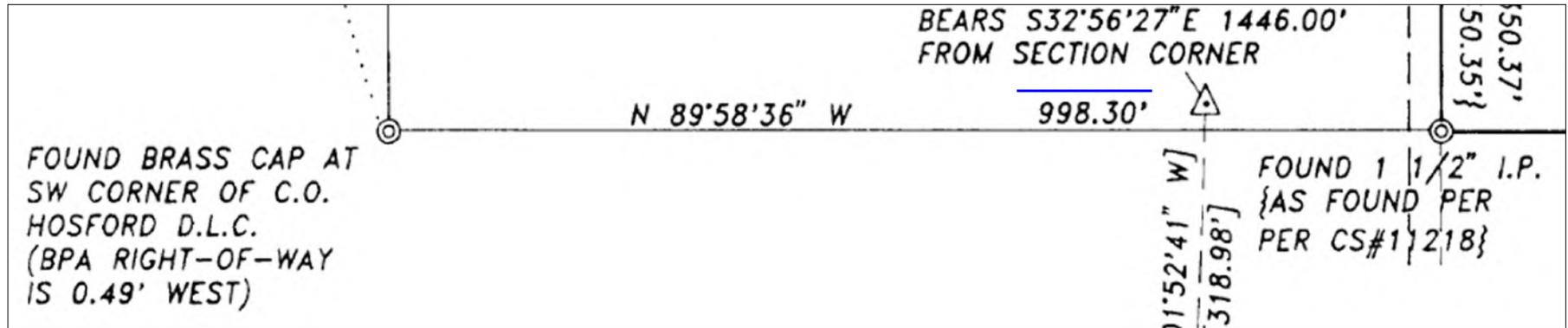
Whatever your final decision I ask that you clearly articulate the legal underpinnings why, in your role as a quasi-judicial body, you voted yea or nay.

¹ **SRC 205.010 (d) Criteria.**

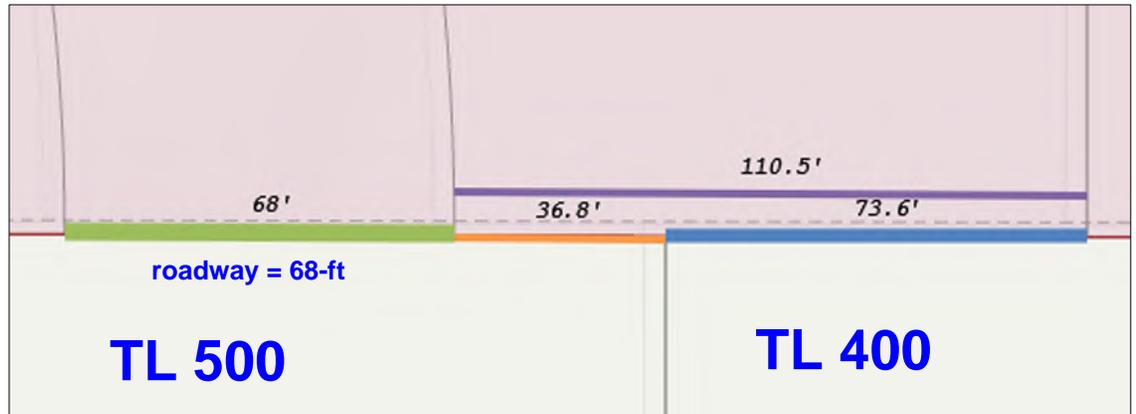
A tentative subdivision plan shall be approved if all of the following criteria are met:

(1) The tentative subdivision plan complies with the standards of this chapter and with all applicable provisions of the UDC, including, but not limited to, the following:

Attachment M – Polk County Survey CS13334 Segments



998.30	The 1946 Tax Lot 400
869.14	northwest corner distance
See 68.00	from the DLC #66 NW
right 36.80	corner per Deed Bk 123
	Pg 599.
1,972.24-feet	1,976.70-feet



Please reconcile the distance between the DLC #66 NW corner and Tax Lot 400 NW corner before approving Titan Hill subdivision and development project.

Jamie Donaldson

From: ron rhodehamel <ronrhodehamel@hotmail.com>
Sent: Monday, August 7, 2023 3:00 PM
To: Jamie Donaldson
Subject: Case Number SUB-UGA-SPR-ADJ-TRV-DR23-02, Titan Hill Development

The Planning Administrator's Memo to City Council, dated August 1, 2023 has discrepancies in PARAGRAPH 12, Relocation of Proposed Street C, and PARAGRAPH 25, Accurate Tree Inventory. There are 7 White Oak Trees along this section of the common boundary. Relocation of the grading limits to include a 25' setback to the south, would save these oaks, while at same time placing C Street in a position to serve in the future any or all of the surrounding farms if development occurs. Council should be informed about the true situation at C Street. This is a statement in opposition to the Memo.

Ronald Rhodehamel, PE
2488 Emerald Dr. NW
Salem OR 97304

Common boundary to the development

Jamie Donaldson

From: Amy Johnson
Sent: Monday, August 7, 2023 3:59 PM
To: Steve Anderson; Jamie Donaldson
Cc: Zachery Cardoso
Subject: FW: WSNA Rebuttal Testimony
Attachments: WSNA Rebuttal Testimony.pdf; Rebuttal Attachment 1.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Anderson,

Thank you for your testimony. The Planning Division is compiling the testimony that is submitted through 5:00 p.m. today and they will be sending the testimony to City Council and to all individuals who submitted testimony during the last 7-day period.

Sincerely,

Amy Johnson
Deputy City Recorder
City of Salem
555 Liberty Street SE, Rm. 225
Salem, OR 97301
ajohnson@cityofsalem.net | 503-588-6091

From: Steve Anderson <andersonriskanalysis@comcast.net>
Sent: Monday, August 7, 2023 3:03 PM
To: CityRecorder <CityRecorder@cityofsalem.net>
Subject: WSNA Rebuttal Testimony

ATTN:

In the matter of rebuttal testimony for the record continuance (Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02) Titan Hill, please forward the attached West Salem Neighborhood Association testimony to the mayor and city council with Attachment 1 and include in the record. Please advise of receipt of this email and requested actions. Thank you.

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair



Mayor Hoy and Salem City Council Members:

Again, this case is not about multi-family development at this location in West Salem. Clearly the evidence in our testimony and community testimony shows design and engineering flaws that result in an application not in compliance with Salem Revised Code. The applicant has not addressed this with facts, only with legal diversions. These are bold statements supported by our testimony documenting chapter and verse where the applicant has not met their burden of proof for **all** requirements.

Staff has done an exceptional job trying to draft conditions (63 of them) to achieve compliance with code. However, it is like making excuses for a child's bad behavior. When all is said and done, this application does not measure up to city council rules. The applicant is silent on these code compliance concerns. Until the applicant's representatives have specifically addressed all issues raised in our Exhibit 1 and our previous testimony, the Watershed Council testimony, Linda Bierly's testimony, Mr. EM Easterly's testimony, Mr. Geoffrey James' testimony, and those of the community; the applicant has failed to meet their burden of proof.

Regarding Rebuttal of Staff's Comments

Detailed rebuttal examples are attached needing your consideration that goes to the heart of the matter (See Attachment 1). That is, conditioning future actions that should have been completed prior to the application's approval. This "do it later" raises a serious Goal 1 issue where the completion and verification of code compliance on the frontend are now outside the public view. Any public participation in all aspects of the land use action or guarantee of peer review is lost.

This is very evident in Condition 51:

"Condition 51 is a requirement that "at the time of grading permit review (beyond the time of public involvement – clarification added) the applicant submit an updated tree inventory plan representing all conditions of approval for tree preservation or removal, and verification of trees located on property lines, including the critical root zone and protection measures of all trees on site and directly abutting the property in compliance with chapter 808." (Linda Bierly's Testimony)

Linda Bierly, in her testimony, observed that until this is accomplished, we won't truly know which trees will be saved. *"At that time, the public will have lost the ability to influence the outcome of the tree preservation question."* A Goal 1 issue clearly.

Condition 51 is a poor coverup for addressing our testimony of missing trees along Doaks Ferry in the applicant's tree plan. It covers up Staff noting of a tree missing in the application materials. It ignores Mr. Geoffrey James' testimony that this whole application fails to comply with the city's tree ordinance and needs to be redone.



The provisions of Condition 51 were required to be done prior to even requesting a Tree Code Variance. It was not. The applicant is silent as to why they did not meet these requirements.

Therefore, the applicant clearly failed to comply with the provisions of SRC 808 and clearly does not measure up to the minimum standard specified in **SRC 808.045(d)(1)**, nor to **SRC 205.010(8) and SRC 205.010(9)**, code that requires consideration of topography and vegetation so that the **least** disruption occurs.

Additionally, Staff's comments: *The minimum density for multi-family development in the RM-II zone is 15 dwelling units per acre, or 372 units for the 24.8-acre portion of the property.*" (pp 14, Revised Open Record Memo) confirms our testimony of July 31, 2023, wherein we outline the correct methodology with 372 units as the minimum starting point when requesting a SRC 808.045(d)(1) Tree Code Variance, not as the applicant did starting at 436 units:

"The applicant started with tree removal, not with the "Intent to Preserve" significant trees. Their focus was upon the intent to place the maximum number of dwelling units based upon the limitations of the 500-unit trip cap approved previously. This is documented in the original application materials showing the location of 500 dwellings units, and every time a tree was in the way of a dwelling unit, it was to be removed. Assumptions and goals of the Traffic Impact Analysis report demonstrate the intent to provide evidence to support sitting 436 dwelling units on this site in compliance with the trip cap and maximum allowable trips per day allowed for this site." (WSNA July 31, 2023, Testimony)

All incredibly detailed evidence pointing to design and engineers' flaws resulting in a major failure to comply with Salem Revised Statutes.

Bottomline, at a minimum the council should not approve the request for a Tree Code Variance.

Staff have suggested that additional conditions of approval should be recommended to the council. With denial of the Tree Code Variance council could consider, as we suggested in our July 31, 2023, testimony, that all errors and omissions be corrected.

Respectively,

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair



ATATCHMENT 1: DETAILED REBUTTAL EXAMPLES

From the Staff report

“Staff observed Oregon White Oaks and other large trees along the west side of Doaks Ferry Road NW and Orchard Heights Road NW that appear to be largely within the existing right-of-way and are considered City-owned Street Trees.” (pg. 12)

Commentary:

1. The applicant's SRC Chapter 808 tree inventory is limited to the proposed boundary of the subdivided Tax Lot 400.
2. The submitted tree inventory does not include all significant trees within the existing Tax Lot 400. Why the applicant chose to only inventory trees within the proposed six subdivided lots is not explained in the record. Thus, trees that “appear to be largely” in the public R-O-W is an unverified assumption. Until such time that the applicant provides a tree inventory that includes all significant trees within the actual legal boundary of Tax Lot 400, there is no rationale basis upon which staff can affirm that all the white oak trees along Doaks Ferry Road **are or are not** in the public R-O-W. This issue demonstrates why the accurate identification of public road R-O-W's as stipulated under SRC 205.030(a)(3) and (5) are mandatory approval criteria. Unless and until the applicant provides that information (and they have not in the record), the Planning Administer **has no legal basis to affirm the credibility of a tree conservation plan** or meet the tree variance requirements stipulated at SRC 808.045.

From the Staff report

“Most subdivision applications are not consolidated with a site plan review application, and any single-family subdivision does not include the development plans for each residence on each individual lot; therefore, this measurement is always taken from the boundaries of the property subject to the subdivision review. The term “development” in association with this criterion refers to any future development of the property, including any future development of Lot 6.”

“There is no standard or approval criterion that requires multi-family development to be within a certain distance of parks, neighborhood centers, etc.” (pg. 8)

Commentary:

The comparison of the Titan Hill subdivision and development project to a single-family subdivision is both ludicrous and inappropriate. Single-family subdivisions subdivide tax lots in too many residential lots. The subdivision of the Titan Hill property divides Tax Lot 400 into 6 (5) new tax lots with two distinct zoning attributes, RM-2, and Mixed Use, which have separate zoning requirements. Compounding this distinction is the applicant's declaration that



Mixed-Use Lot 6 will not be developed at the time when the subdivision is approved. The applicant is developing only those portions of Tax Lot 400 that are zoned RM-2. The area to be developed is greater than one half mile from the West Salem High School by the pedestrian walkway along Doaks Ferry Road and Orchard Heights Road, which the applicant is required to improve. Though the Salem Revised Code may not include proximity to neighborhood centers, federal statutes do. (cite the federal code) Declaring that the West Salem High School is within one half-mile of the Titan Hill development Lot 6 is a miss application of the intent and purpose of SRC 205.010(d)(6).

The applicant has made several statements as to being closes to these centers that we have shown to be false. This raises ADA issues and connectivity not addressed in the application, nor does this failure address public hearing testimony about this issue. Walkability and pedestrian friendly development standards are not addressed because of these errors.

From the Staff report

“Staff initially addressed ... the Tree Regulation Variance Criteria in Section 13¹ of the Planning Administrator’s decision, which establishes the standards to potentially allow removal.” (pg. 14)

“Staff has reviewed the proposal and balanced the intent to preserve trees with the intent to provide needed housing to meet the City’s Housing Needs Analysis by denying the request to increase maximum parking, and conditioning the preservation of enough trees to bring the preservation rate to the same 30 percent threshold that would apply if the site was developed as a single-family subdivision with a Tree Conservation Plan.” (pg. 14)

Commentary:

1. The findings offered in the Planning Administrator’s May 10th decision asserts that the approved tree variance is “the minimum necessary to allow for the lawful development of the subject property”² without discussing or identifying the actual minimum lawful development on RM-2 property (See also WSNA July 31, 2023, testimony).

¹ Factors including existing or planned street alignment, boundary improvements, proposed utilities, or site topography where severe grading of the critical root zone would occur in order to comply with maximum street or intersection grades, fire department access requirements, or ADA accessibility standards would satisfy the criteria for removal.

²“SRC 808.045(d)(1)(b): The proposed variance is the minimum necessary to allow the otherwise lawful proposed development of activity.

Finding: No other options exist to provide the required street connections or stormwater facility on site. The conditions above limit the number of significant trees removed on site to 42 instead of the requested 46 trees, which is the minimum necessary to allow for the lawful development of the subject property. Therefore, this criterion is met.” (pg. 50)



2. The Planning Administrator compares the variance decision process to a single-family subdivision Tree Conservation Plan which balances “the intent to preserve trees with the intent to provide needed housing... “While the staff effort is laudable because it factors planned street alignment, grading, proposed utilities, critical root zone, fire department access and ADA accessibility; it does not address or describe the minimum RM-2 lawful dwelling density which will preserve the maximum number of significant trees on the Titan Hill property (See also WSNA July, 2023, testimony).

Absent such analysis starting at the minimum in the Salem Revised Code, the Planning Administrator assumptions and analysis failed to meet the variance approval requirements of SRC 808.045. Accordingly, we ask that the Tree Code Variance for SUB-UGA-SPR-ADJ-TRV-DR23-02 be denied. There is no evidence in the record to support the applicant’s starting at a maximum number of dwelling units allowed per the Traffic Impact Analysis as well as the Planning Administrators attempt to fit this into some assemblance of code compliance.

Again, when you start down the wrong path you will arrive at a destination you did not intend to.

Jamie Donaldson

From: Brandie Dalton <BDalton@mtengineering.net>
Sent: Monday, August 7, 2023 4:13 PM
To: Jamie Donaldson
Cc: CityRecorder
Subject: FW: Email No. 2- Titan Hill August 7, 2023 writing rebuttal submittal
Attachments: 6773b-SDR14-GRD NW.pdf; 6773b-SDR15GRD NE.pdf; 6773b-SDR8-SITE.pdf; 6773b-SDR9-SITE.pdf; 6773b-SDR10-OS.pdf; 6773b-SDR11-OS.pdf; 6773b-SDR12-GRD SE.pdf; 6773b-SDR13-GRD SW.pdf

Email No. 2

From: Brandie Dalton
Sent: Monday, August 7, 2023 3:59 PM
To: Jamie Donaldson <JDonaldson@cityofsalem.net>; CITYRECORDER@CITYOFSALEM.NET
Cc: Natalie G. Janney, P.E. <NJanney@mtengineering.net>; Mark Grenz, P.E. <MGrenz@mtengineering.net>; Alan M. Sorem <asorem@sglaw.com>; John Eld <JEld@livebsl.com>; Skylar Simpson <SSimpson@livebsl.com>
Subject: Titan Hill August 7, 2023 writing rebuttal submittal

Jamie,

Attached is information we would like submitted as part of the August 7, 2023 rebuttal submittals record to CC.

-A rebuttal memo dated August 7, 2023
-An updated plans set as outlined in the written submittal memo by Natalie Janney dated July 31, 2023 (submitted July 31, 2023)

Please confirm that you have received this email.

Thank you,

Brandie Dalton
Land-Use Planner
Multi/Tech Engineering Services, Inc
1155 SE 13th Street
Salem, Oregon 97302
(503) 363-9227

Response to Requests for Redesign:

August 7th, 2023

Applicant has considered requested changes as suggested by individuals during the hearing and subsequent open comment period. Unfortunately, these changes cannot be accommodated without causing unreasonable cost, delay or even making the proposed development practically undevelopable.

Many comments suggest the Applicant remove a building in order to preserve more significant trees. The removal of a building would certainly create an unreasonable cost in addition to delays in redesigning the project. Removal of a building does not negate or meaningfully lessen the need for onsite and offsite public facilities. The total estimated cost of public facilities is \$7,246,185.75. The cost of land acquisition was \$2,000,000.00. These costs are generally fixed and do not decrease with a reduction in the number of units built. If even one building were removed, the estimated increase in fixed costs per unit would be in excess of \$2,000 per unit. The increase in housing costs and affordability are well documented. In a 2023 study by the NAHB, an increase housing costs by \$1,000.00 had an affect of eliminating 140,436 United States Households from being able to afford a home. In Oregon, it would result in a loss of 763 households from failing to be able to afford a home. <https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2023/special-study-nahb-priced-out-estimates-for-2023-march-2023.pdf>

The lost of return would be even greater. The projected loss return in year 1 would be \$158,000. Over a thirty-year period if we conservatively assume rents would increase at 3 percent per year (i.e., the common rate of property tax increases), this equals an \$8,000,000.00 loss over a thirty-year period. These requested changes result in significant increases in the per unit cost of construction and the loss in future revenue, which will cause unreasonable cost burdens on the applicant. These cost burdens may cause the project to be unfeasible and/or result in a decrease in the affordability of the ultimate housing units.

Mr. James attempts to address this concern through increased building height or realignment of streets; however, these suggestions are not reasonable alternatives.

Mr. James outlines in his letter that the removal of any significant tree should be prohibited. As outlined in previous testimony, the construction of "A" street is a requirement in the Transportation Systems Plan as well as a requirement by the Development Code. Significant topography as well as design criteria have dictated the location of the proposed "A" street, which requires the removal of some significant

trees. Retaining all significant trees would also render portions of the property unusable. Mr. James' suggestion that buildings be made four stories to make up density has some challenges as well.

The construction of apartments as proposed on this site include 9-foot plate heights so the vertical distance between floors is 10 feet. That increases the height of the structure to forty feet at the top of the fourth-floor wall. Add the roof system to that, and the height of the building is well over 45 feet.

The manner of determining building height is not from the first-floor level, but from the adjoining ground, based on the average around the perimeter of the structure. On this site, that will add some additional height in the calculation, creating a "building height" of closer to 50 feet.

Now, consider that the four-story buildings would need to be in the interior portion of the project, likely along the north side of "A" street. We have noted in our presentation to the City Council that we are cutting the roadway along some of that down 14 feet. This is likely where some of the taller buildings would need to be located. Now as you drive along that roadway, you are looking up at the top of a building that is 65 to 70 feet above the roadway surface.

The transition from three story units to four story units requires changes in the construction materials and methods:

- *Four story buildings are required to be more fire resistant in construction.*
- *The foundation system must be strengthened and enlarged to handle the increased loads.*
- *The lateral force resistance design requires much greater capacities, often very difficult to achieve without using more ridged material, such as steel or block in the lower wall construction for strength. To achieve the added resistance, it may require a reduction in the size and number of windows to help create that lateral resistance.*

The additional cost for the four-story buildings is difficult to quantify but clearly it is much greater per unit. In addition, the likelihood of substantial costs increases, the applicant would suffer from a significant delay in redesigning these buildings.

Additionally, you need to have sufficient parking for the four-story buildings, so you have not eliminated much parking area or walkways. The parking needs to be in the vicinity of the buildings, so forcing more grading and likely impacting some the same trees trying to be retained.

The final factor is that we do not have any good information on the rentability of that fourth story set of units. Will renters be willing to make that trek up another flight of stair every day, with groceries,

etc.? This additional risk creates a significant impact on the development and is not a reasonable design alternative.

Our office has been involved in the design and construction of apartment projects including the buildings for over 30 years. We have seen changes and transitions in the industry, but at present, the majority of the changes are ones that add to the costs and issues that face project, not items that reduce costs and simplify the processes. Design modifications or conditions of approval beyond what has already been required by the Planning Administrator will result in unreasonable costs and delays to the project and may make development entirely prohibitive.



EXPIRES: 06-30-2025



ENGINEERING SERVICES, INC.

Titan Hill Multi-Family Project

Public Improvements - Development Budget Analysis

August, 2023

Erosion Control			\$	27,500.00
Site Grading	21750	6.25	\$	135,937.50
Clearing and Grubbing			\$	45,300.00

Street Improvements

Doaks Ferry Improvements				
Frontage			\$	230,300.00
Balance to South			\$	320,000.00
Landaggard Dr (Collector)				
On-site South			\$	191,284.50
Landaggard North			\$	204,311.60
A Street (Collector)			\$	404,492.00
G & East Street			\$	90,381.00



ENGINEERING SERVICES, INC.

Storm Water

Storm Water Detention \$ 395,000.00

Storm Water Quality Facility \$ 385,750.00

Storm Drainage Facilities

Landaggard Dr
On-site \$ 48,750.00

Doaks Ferry
Frontage \$ 57,500.00
Southerly \$ 61,750.00

Landaggard North \$ 38,600.00

A Street (Collector) \$ 145,300.00

G Street \$ 10,400.00

East Street \$ 11,250.00



ENGINEERING SERVICES, INC.

Sanitary Sewer

Trunk Sewer	\$	986,528.00
Landaggard Dr On-site	\$	185,700.00
Doaks Ferry Frontage	\$	115,750.00
	\$	-
Landaggard North	\$	135,750.00
A Street (Collector)	\$	223,500.00
G Street and E Street	\$	53,650.00



ENGINEERING SERVICES, INC.

Water System Improvements

Landaggard Dr On-site	\$	175,000.00
Doaks Ferry Frontage	N/A	
Southerly	N/A	
Landaggard North	\$	118,700.00
A Street (Collector)	\$	354,000.00
G Street	\$	38,750.00
East Street	\$	26,450.00
Street Lights	\$	105,000.00
Utility Trenching	\$	165,000.00

Construction Costs**\$ 5,487,584.60**



ENGINEERING SERVICES, INC.

Engineering, Surveying, Inspt	\$	603,634.31
Material Testing	\$	11,775.00
Contengencies	\$	768,261.84
Permits	\$	374,930.00

Total Estimated Costs	\$	7,246,185.75
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Sewer SDC/CIP Costs	\$	1,499,097.50
Water Oversize SDC Costs	\$	102,250.00
Transportation SDC Costs	\$	375,374.42

Net Costs for Development of Public Inf.	\$	5,269,463.83
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Per Unit Share of the Public Costs	\$	12,085.93
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10% Unit Reduction increases the per unit costs to	\$	13,442.51
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20% Unit Reduction increases the per unit costs to	\$	15,142.14
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Owner / Developer:

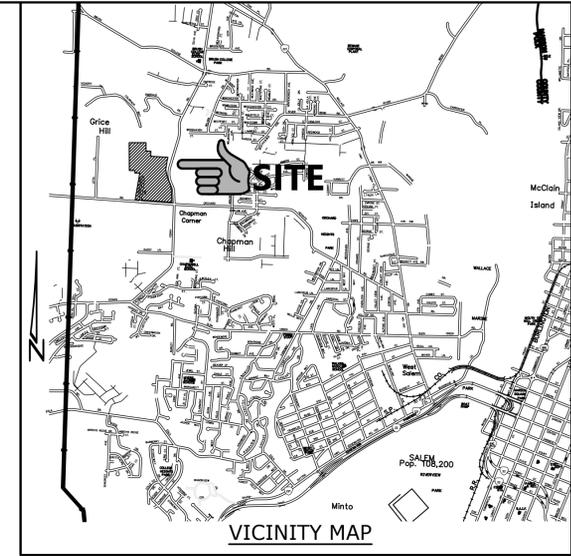
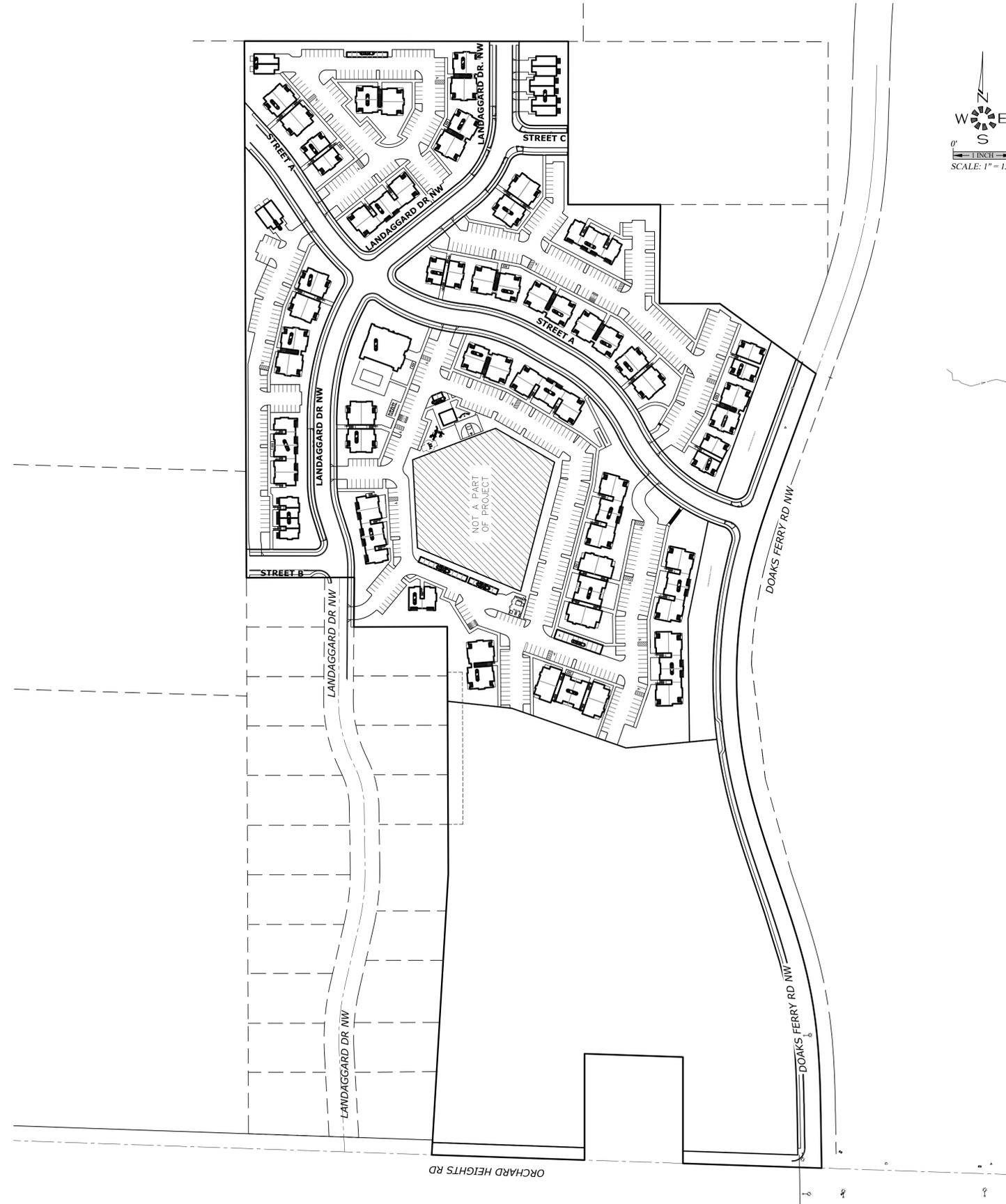
TITAN HILL PROPERTY LLC.

3425 BOONE ROAD SE
SALEM, OREGON 97317

TITAN HILL APARTMENTS

SEC. 17, T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON

T.B.M. 429.76
2" BRASS CAP STAMPED POLK COUNTY
SURVEY MONUMENT NO. 200428 DATED
1984. LOCATED ON CENTERLINE ORCHARD
HEIGHTS ROAD.



SHEET INDEX

- SDR1 COVER SHEET
- SDR2 EXISTING CONDITIONS PLAN
- SDR3 TREE CONSERVATION PLAN
- SDR4 TREE CONSERVATION PLAN
- SDR5 TREE CONSERVATION PLAN
- SRD6 TREE CONSERVATION PLAN
- SDR7 TREE CONSERVATION PLAN
- SDR8 SITE PLAN SOUTH
- SDR9 SITE PLAN NORTH
- SDR10 OPEN SPACE PLAN SOUTH
- SDR11 OPEN SPACE PLAN NORTH
- SDR12 LOT GRADING PLAN SOUTHEAST
- SDR13 LOT GRADING PLAN SOUTHWEST
- SDR14 LOT GRADING PLAN NORTHWEST
- SDR15 LOT GRADING PLAN NORTH EAST
- SDR16 UTILITY PLAN SOUTHEAST
- SDR17 UTILITY PLAN SOUTHWEST
- SDR18 UTILITY PLAN SOUTHWEST
- SDR19 UTILITY PLAN NORTHWEST
- SDR20 UTILITY PLAN NORTH EAST
- SDR21 UTILITY PLAN SOUTH
- SDR22 DETAIL SHEET

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR, 97302
PH: (503) 363-9227 FAX: (503) 364-1260
www.mtechengineering.net office@mtechengineering.net

COVER SHEET

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Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----



EXPIRES: 06-30-2025

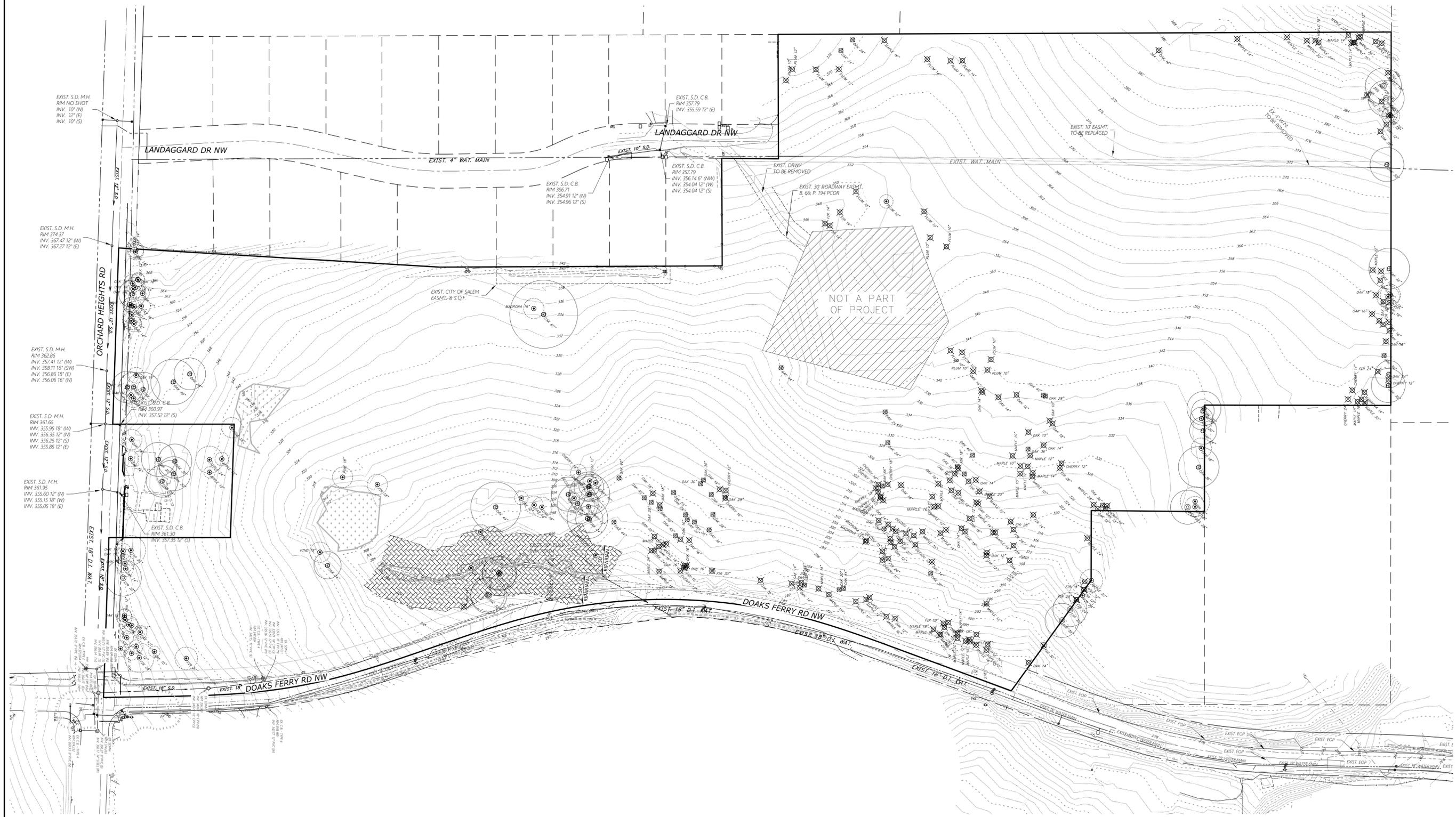
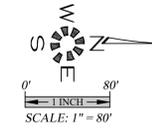
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1:10726.078/6771-MultiTech.dwg (2/28/2023) 5:00:00 PM

SEE SHEET SDR3-SDR7 FOR TREE CONSERVATION PLAN



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9776 5042-2020 Design: M.D.G. Drawn: M.K.D. ProjMgr: J.J.G. Date: OCT. 2019 Scale: AS SHOWN As-Built: ---



JOB # 6773



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OF PROJECT

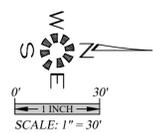
SEE SHEET SDR7
MATCH LINE

MATCH LINE
SEE SHEET SDR4

TOTAL EXISTING TREES WITHIN BOUNDARY

- = EXISTING NON SIGNIFICANT TREE TO REMAIN
- ⊗ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
- ⊙ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN
- ⊗ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
- ⊙ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
- ⊗ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30" ≥	10	4	14
SIGNIFICANT WHITE OAK 20" ≥	29	36	65
NON SIGNIFICANT TREE	69	187	256
TOTAL TREES			335



TOTAL SITE AREA 1746124.48 S.F.

ISSUE DATE: 07/27/2023

**TREE CONSERVATION
PLAN**

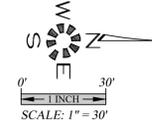
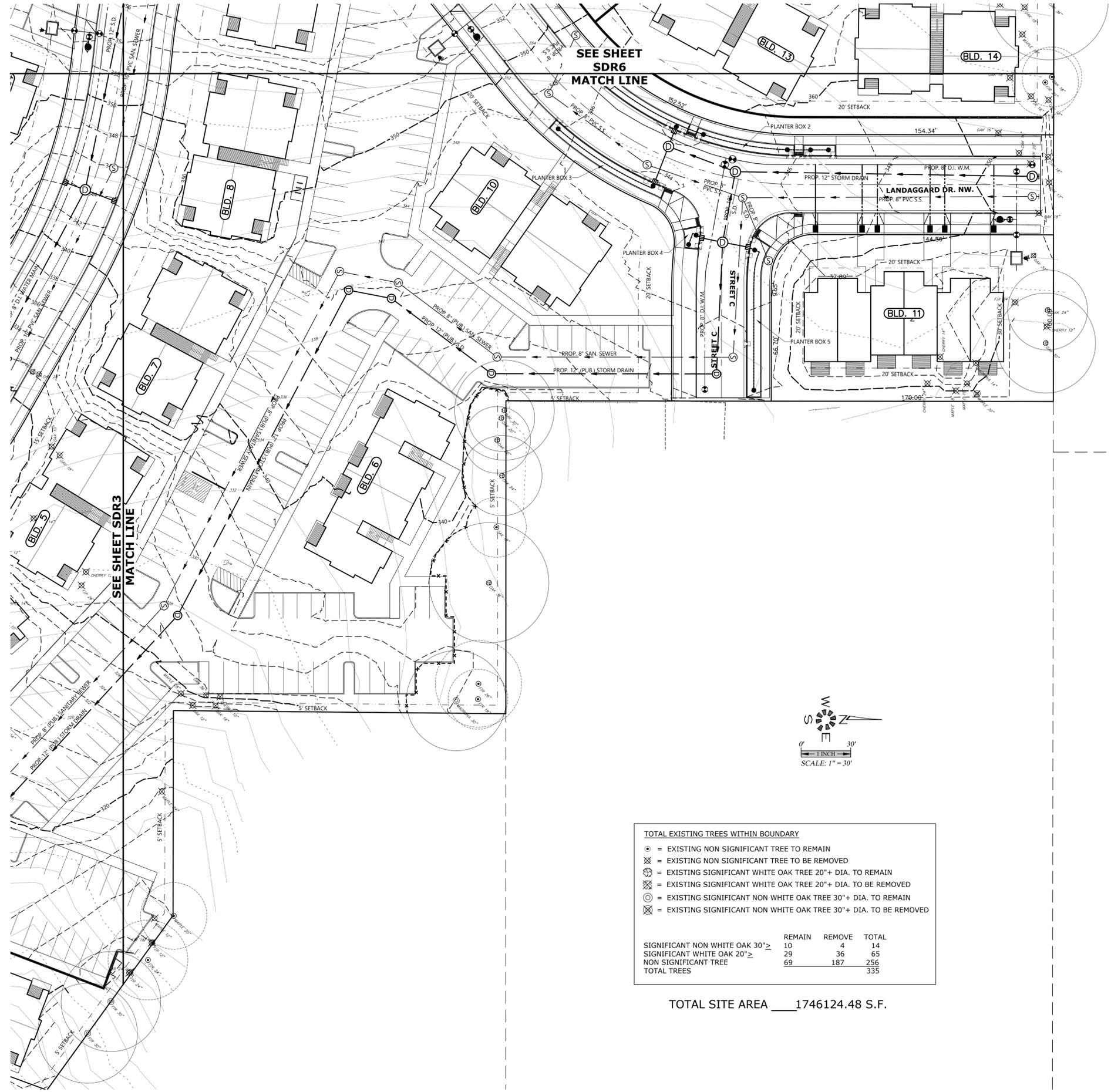
TITAN HILL APARTMENTS

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Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN



JOB # 6773



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TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

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07736 3004-TREE
 Design: M.D.G.
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 Date: OCT. 2019
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JOB # 6773

SDR4

TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

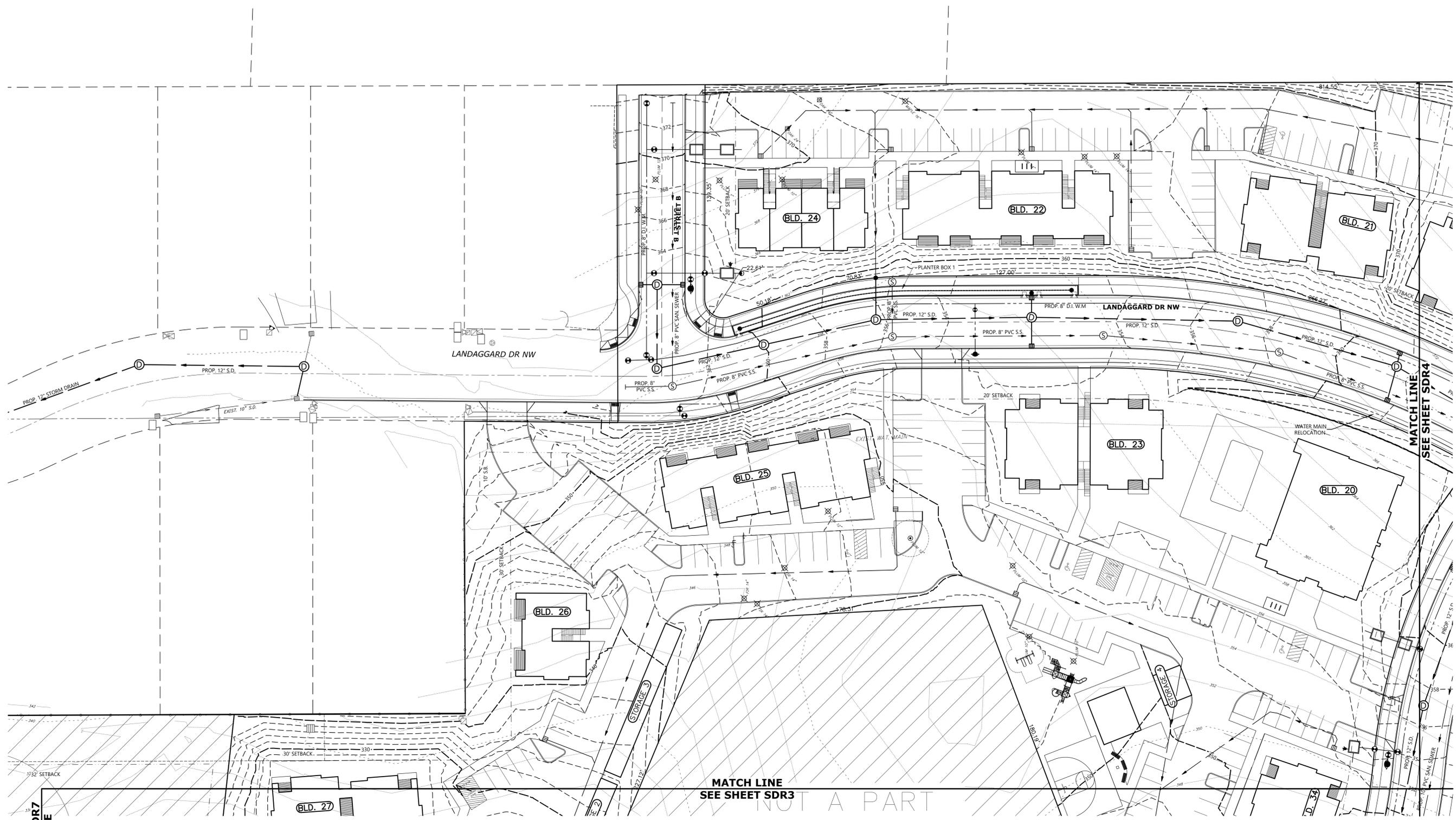
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 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

0776 3045-TREE
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 Date: OCT. 2019
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JOB # 6773

SDR5

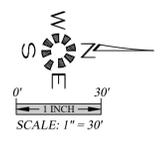


TOTAL EXISTING TREES WITHIN BOUNDARY

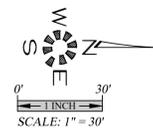
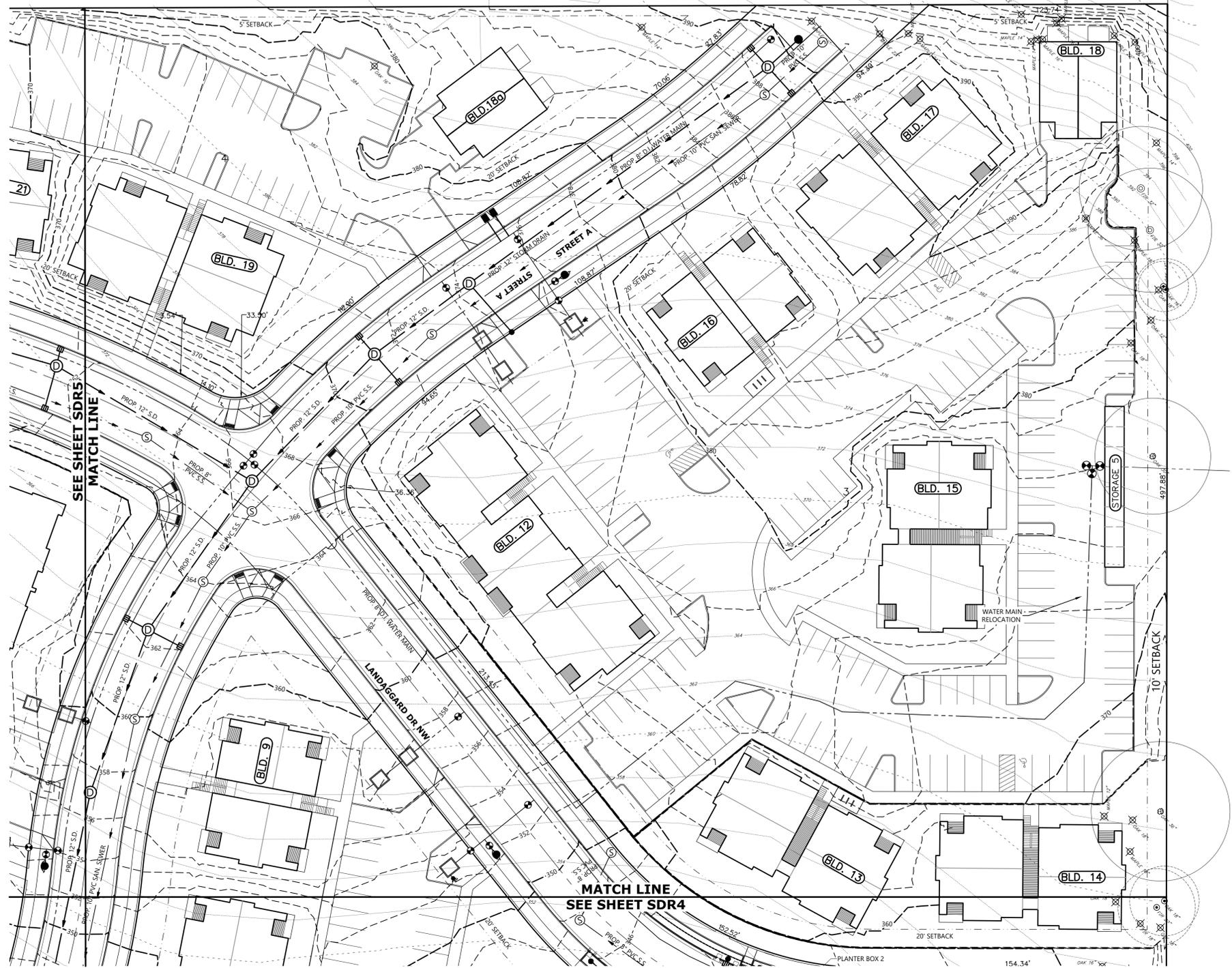
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TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

07736 5086-TREE
 Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN



JOB # 6773

SDR6

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ISSUE DATE: 07/27/2023



TOTAL EXISTING TREES WITHIN BOUNDARY

- ⊙ = EXISTING NON SIGNIFICANT TREE TO REMAIN
- ⊗ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
- ⊗ (with diagonal lines) = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN
- ⊗ (with horizontal lines) = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
- ⊙ (with vertical lines) = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
- ⊗ (with cross-hatch) = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30" ≥	10	4	14
SIGNIFICANT WHITE OAK 20" ≥	29	36	65
NON SIGNIFICANT TREE	69	187	256
TOTAL TREES			335

TOTAL SITE AREA 1746124.48 S.F.

TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

07/26 3007/TREE
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN



JOB # 6773

TOTAL SITE AREAS
 BOUNDARY — 1,599,598 S.F.
 SITE — 1,599,598 S.F.
 DEVELOPABLE — 1,599,598 S.F.

BUILDING COVERAGE — 213,389.08 S.F. (19%)
 PARKING & DRIVEWAY — 296,056.69 S.F. (26%)

- 417 TOTAL APARTMENT UNITS
 132 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
 84 TYPE "P5" 1-Bd, 1-Ba (735 S.F.) UNITS
 84 TYPE "P7" 3-Bd, 2-Ba (1200 S.F.) UNITS
 36 TYPE "P4/E" 2-Bd, 2-Ba (3-1037 S.F.) (12-1050 S.F.) UNITS
 12 TYPE "E12" 2-Bd, 2'Ba (6-1067 S.F.) (6-1037 S.F.) UNITS
 30 TYPE "E15" 2-BD, 2-BA (3- 1067 S.F.) (12-1037 S.F.) UNITS
 18 TYPE "E18" 2-BD, 2-BA (6-1067 S.F.) (12-1037 S.F.) UNITS
 6 TYPE "G6" 3-BD, 2-BA (1237 S.F.) UNITS
 15 TYPE "G15" 3-Bd, 2-Ba (6-1237 S.F.) (9-1216 S.F.) UNITS

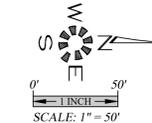
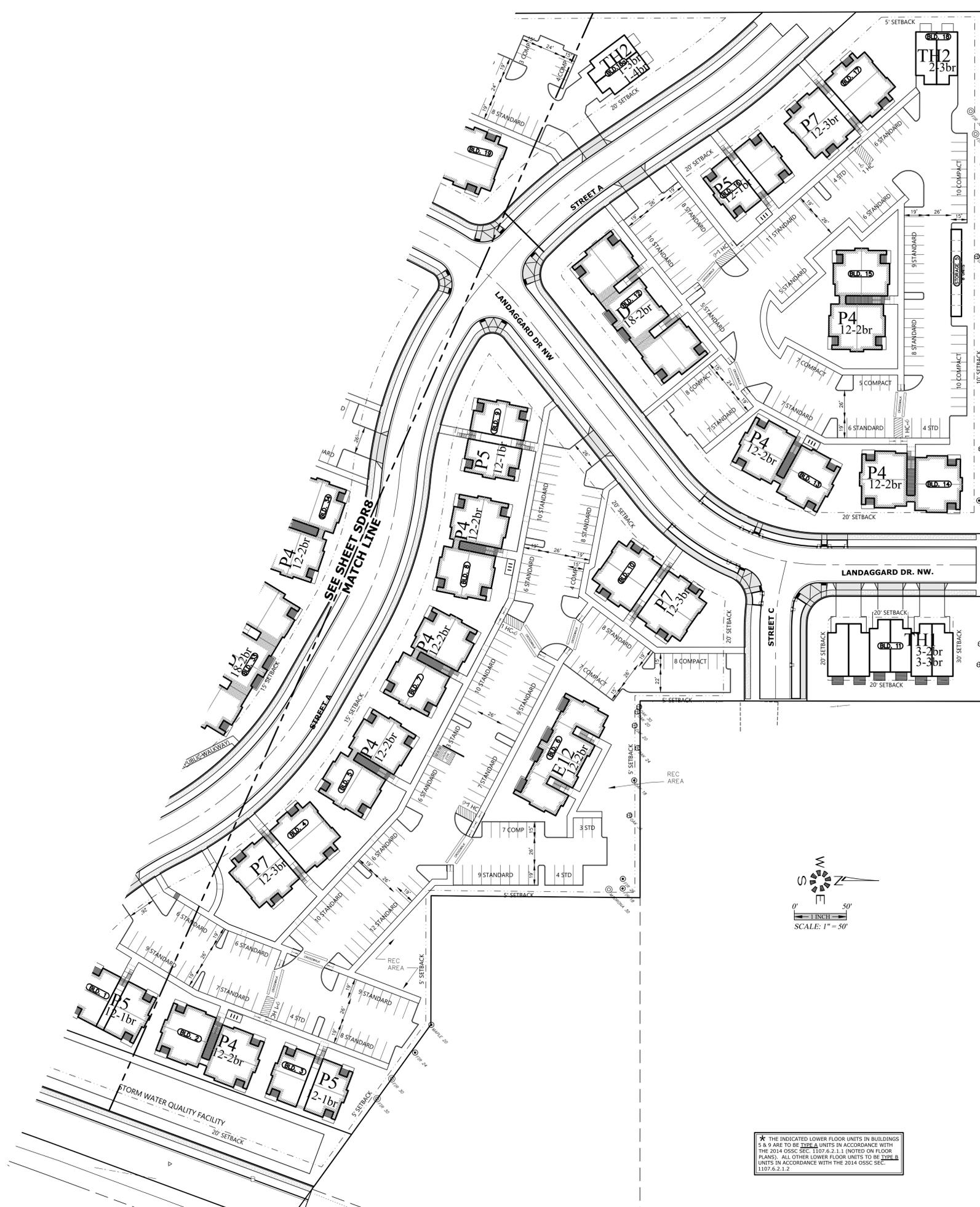
- 763 TOTAL PARKING STALLS
 506 STANDARD STALLS
 241 COMPACT STALLS
 16 HANDICAP STALLS

- 1 RECREATION BLD. / MANAGER'S OFFICE
 1 TRASH COMPACTOR / RECYCLE
 1 PLAY AREA
 1 SWIMMING POOL (22'x42')
 1 U.S. MAIL BOX AREA
 3 LOADING ZONES
 48 BICYCLE SPACES

- ⊙ - POLE LIGHT MAXIMUM 14' TALL
 ★ - POST LIGHT MAXIMUM 5' TALL
 --- LOCATION OF ELECTRICAL SEPARATION WALL
 ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
 [] - 8 BICYCLE SPACES

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1



* THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2



SITE PLAN NORTH

TITAN HILL APARTMENTS

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 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

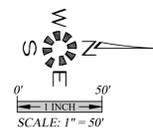
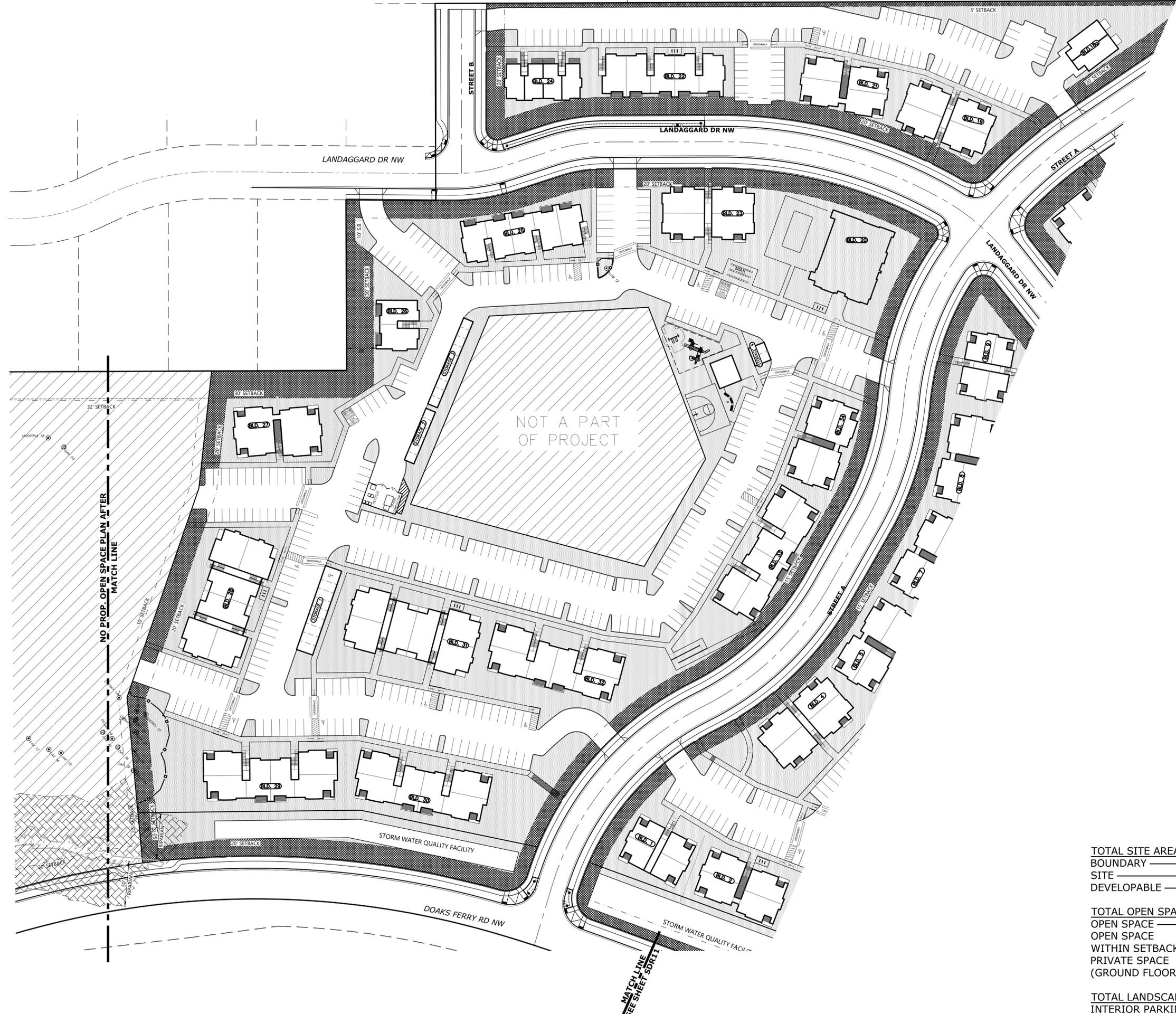
DESIGN: M.D.G.
 DRAWING: M.K.D.
 CHECKED: J.J.G.
 DATE: OCT. 2019
 SCALE: AS SHOWN



JOB # 6773

SDR9

1/18/2023 07:09:17 AM: \\sdr9\projects\072523\Titan Hill Apartments\072523\SDR9_Site_Plan.dwg, 1/25/2023 9:55:14 AM, MDCHEW



- COMMON OPEN SPACE
- COMMON OPEN SPACE W/IN BUILDING SETBACKS

OPEN SPACE PLAN

TITAN HILL APARTMENTS

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9736 58016-05
 Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN



JOB # 6773

SDR10

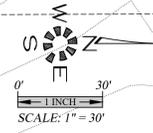
TOTAL SITE AREAS	
BOUNDARY	1,599,598 S.F.
SITE	1,599,598 S.F.
DEVELOPABLE	1,599,598 S.F.

TOTAL OPEN SPACE	
OPEN SPACE	426,916.71 S.F. (26%)
OPEN SPACE WITHIN SETBACKS	134,111.55 S.F. (08%)
PRIVATE SPACE (GROUND FLOOR PATIOS)	14,477.76 S.F.

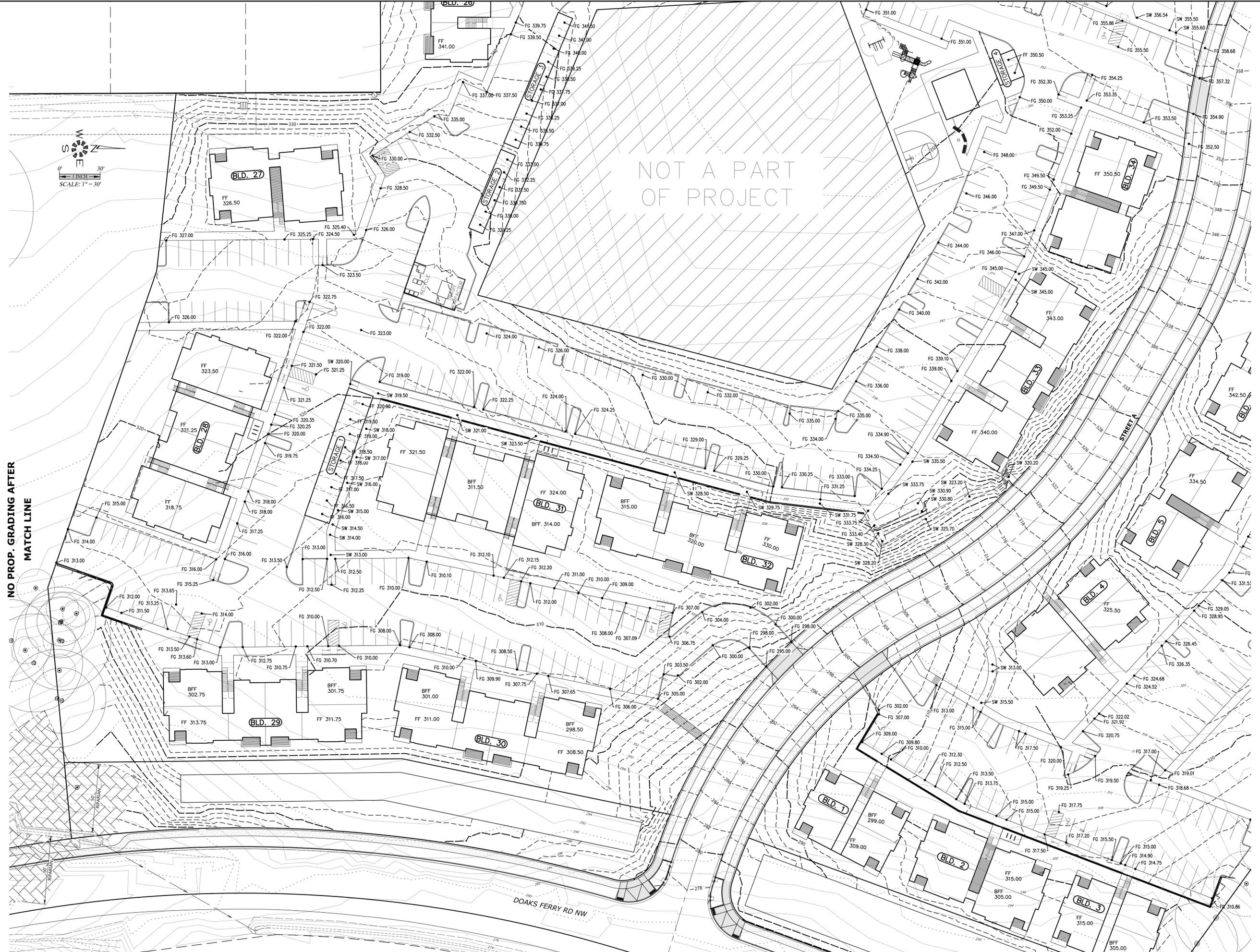
TOTAL LANDSCAPE	324,334.64 S.F. (29%)
INTERIOR PARKING LOT LANDSCAPING	19,184.47 S.F.

11/20/2019/6773-TitanHillApartments/07/25/2023/03/14/AAK/ADW/mw

NOT A PART
OF PROJECT



NO PROP. GRADING AFTER
MATCH LINE



**LOT GRADING PLAN
SOUTHEAST**

TITAN HILL APARTMENTS

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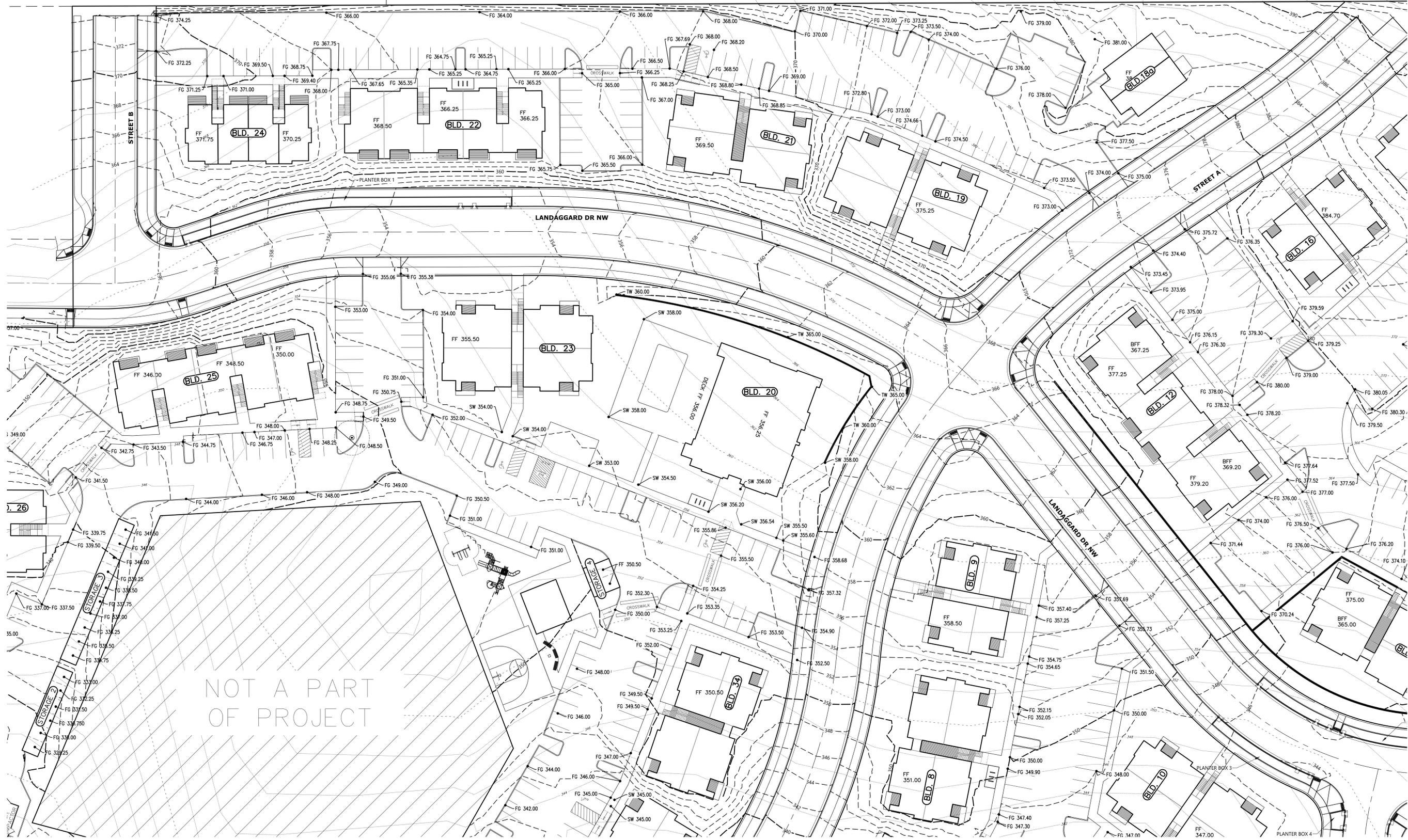
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN



EXPIRES 06-30-2025
JOB # 6773

SDR12

1/18/2020 07:09:27 AM Multi/TECH Engineering Services, Inc. 12/25/2023 10:17:53 AM Addendum



NOT A PART OF PROJECT

**LOT GRADING PLAN
 SOUTHWEST**

TITAN HILL APARTMENTS

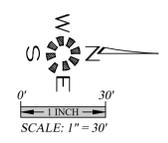
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Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN

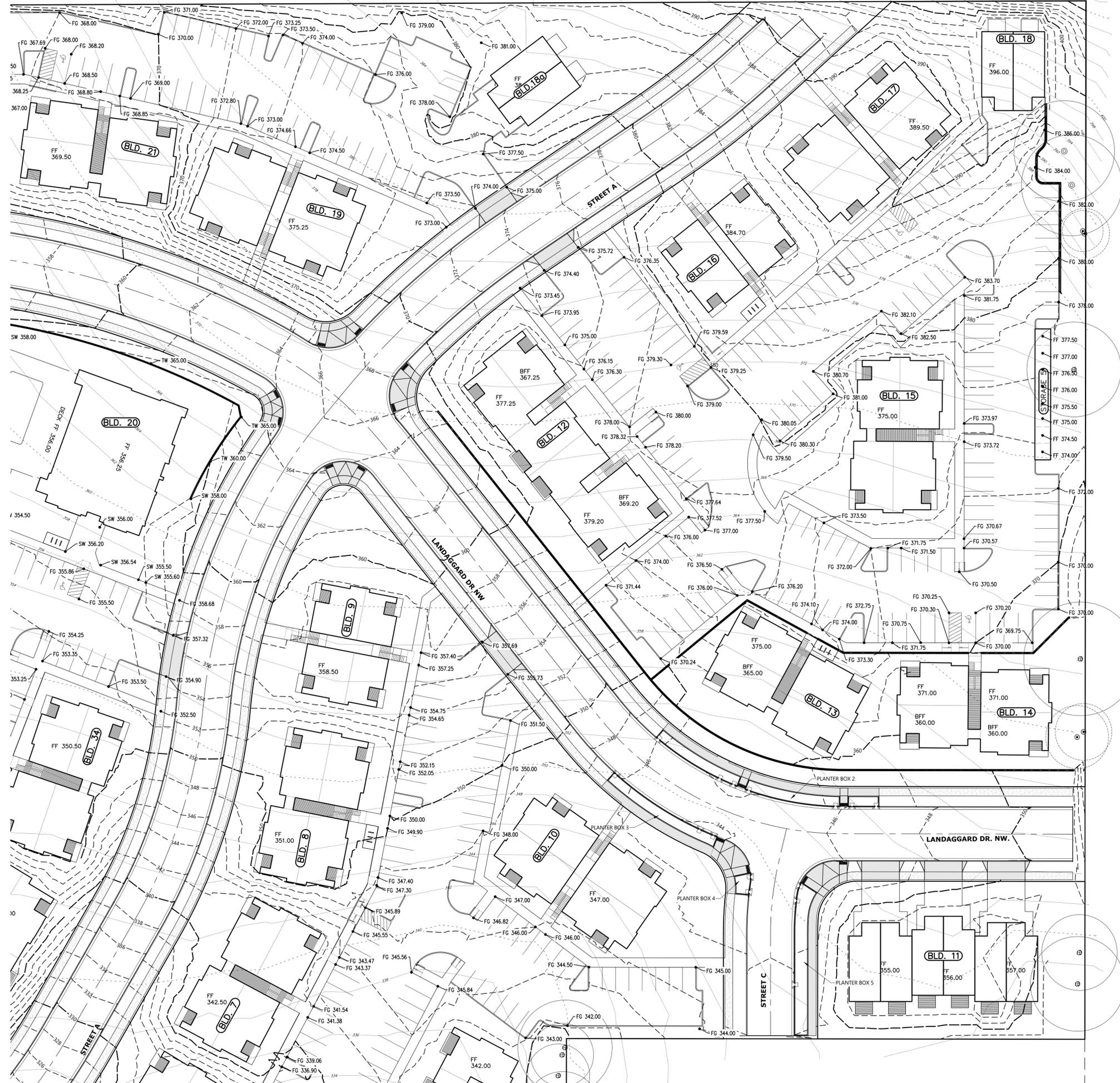
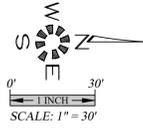


EXPRES: 06-30-2025
 JOB # 6773

SDR13



1/10/2020 07:09:27 PM \\Multi\Projects\Chg_01877\Drawings\SDR13_SDR13.dwg PLOT DATE: 07/25/2023 10:19:30 AM MDR/mw



**LOT GRADING PLAN
 NORTHWEST**

TITAN HILL APARTMENTS

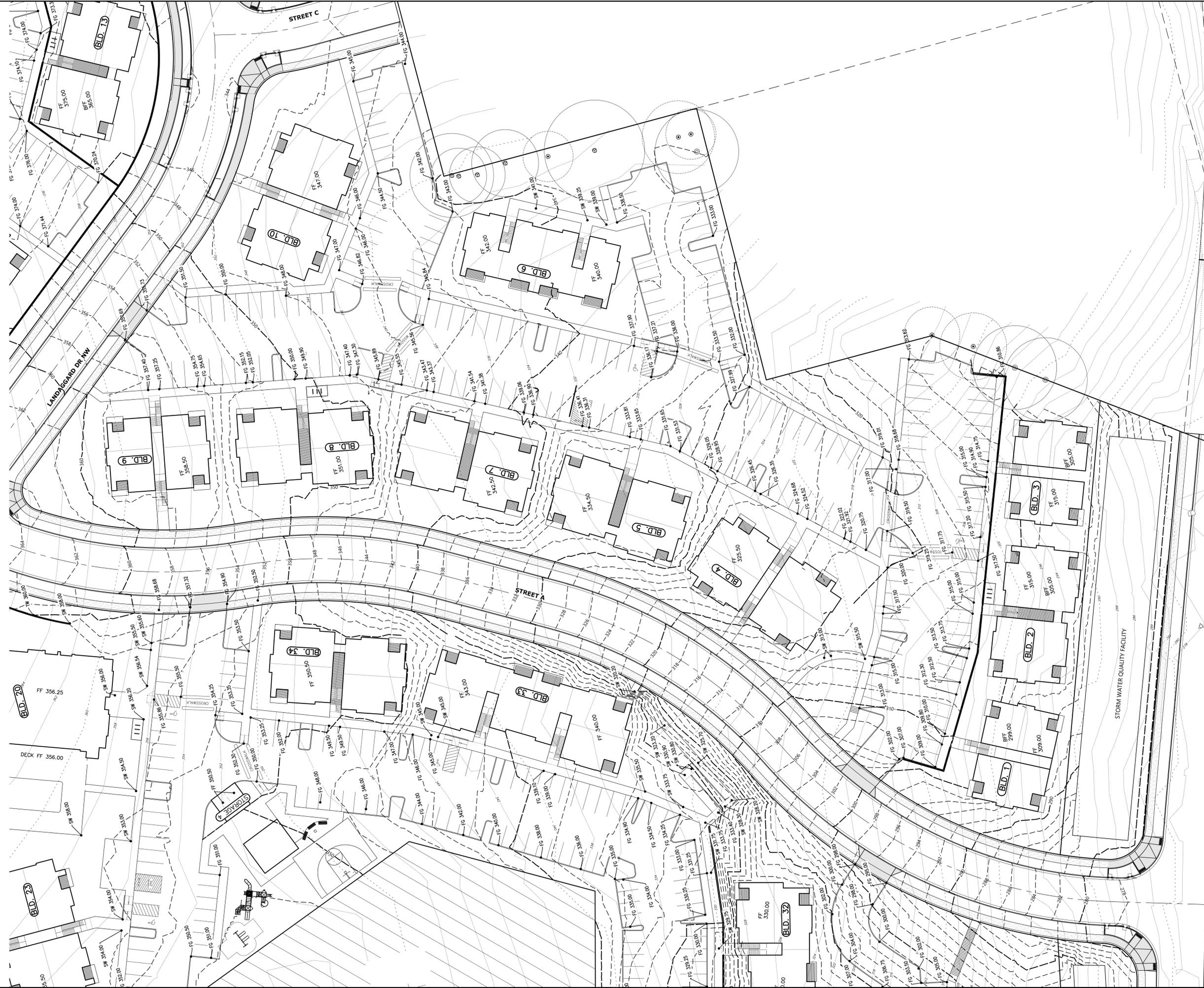
NO CHANGES, MODIFICATIONS
 OR REPRODUCTIONS TO BE
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 DESIGN ENGINEER.
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07/26 50814-000-NW
 Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN



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 JOB # 6773

1/18/2024 07:19:07 PM C:\Users\mgrant\OneDrive\Documents\Titan Hill Apartments\SDR14\SDR14.dwg NW 7/25/2023 10:20:29 AM MGRANT



1/18/2024 07/25/2024 Multi-Tech Engineering, Inc. 11555 13th St. S.E. Salem, OR 97302

ISSUE DATE: 07/25/2024



**LOT GRADING PLAN
NORTHEAST**

TITAN HILL APARTMENTS

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9776 304150000 N.E.

Design:	M.D.G.
Drawn:	M.K.D.
Checked:	J.J.G.
Date:	OCT. 2019
Scale:	AS SHOWN

EXPIRES 06-30-2025
JOB # 6773

SDR15