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503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

CLASS 3 SITE PLAN REVIEW AND CLASS 2 ADJUSTMENT CASE NO.: SPR-ADJ24-30

APPLICATION NO.: 24-116629-PLN

NOTICE OF DECISION DATE: November 12, 2024

SUMMARY: A Class 3 Site Plan Review with Class 2 Adjustments to increase the maximum height for five light poles.

REQUEST: A Class 3 Site Plan Review for modifications to Spec Keene Stadium field (Major Event Entertainment). The development includes a synthetic turf field, grading, lighting, scoreboard (reviewed separately) new fencing, pedestrian path and other hardscape improvements with a Class 2 Adjustment request:

- 1) Increase the maximum height of 70-feet to 80-feet for five light poles for the field (SRC 540.010 (c));

The subject property is 11.49-acres in size and a portion of an 85.9-acre property, zoned PA (Public Amusement), and located at 730 Mission Street SE (Marion County Assessors Map and Tax lot number: 073W27D000200 and 073W27D000100).

APPLICANT: Mark Mazurier, on behalf of Willamette University

LOCATION: 730 Mission St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment

FINDINGS: The findings are in the attached Decision dated November 12, 2024.

DECISION: The **Planning Administrator APPROVED** Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ24-30 subject to the following conditions of approval:

- Condition 1:** At the time of building permit, the applicant shall show a minimum of 62 bicycle parking spaces to be installed on the development site in conformance with the requirements of SRC 806.060.
- Condition 2:** All lighting shall not shine or reflect more than five-feet outside of the subject property (including the leased area), shall not illuminate more than five foot-candles and lighting shall be directed towards the field.

The rights granted by the attached decision must be exercised, or an extension granted, by November 28, 2028, or this approval shall be null and void.

NOTICE OF DECISION

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

CITY OF Salem
AT YOUR SERVICE

Application Deemed Complete:	<u>October 15, 2024</u>
Notice of Decision Mailing Date:	<u>November 12, 2024</u>
Decision Effective Date:	<u>November 28, 2024</u>
State Mandate Date:	<u>February 12, 2025</u>

Case Manager: Olivia Dias, odias@cityofsalem.net, 503-540-2343

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Wednesday, November 27, 2024. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 220, 250. 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 Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
CLASS 3 SITE PLAN REVIEW)
AND CLASS 2 ADJUSTMENT)
CASE NO. SPR-ADJ24-30)
730 MISSION STREET SE) November 12, 2024

In the matter of the application for Class 3 Site Plan Review and Class 2 Adjustment, applications submitted by submitted by Cameron McCarthy Landscape Architecture & Planning on behalf of Willamette University, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A Class 3 Site Plan Review with Class 2 Adjustments to increase the maximum height for five light poles.

Request: A Class 3 Site Plan Review for modifications to Spec Keene Stadium field (Major Event Entertainment). The development includes a synthetic turf field, grading, lighting, scoreboard (reviewed separately) new fencing, pedestrian path and other hardscape improvements with a Class 2 Adjustment request:

- 1) Increase the maximum height of 70-feet to 80-feet for five light poles for the field (SRC 540.010 (c));

The subject property is 11.49-acres in size and a portion of an 85.9-acre property, zoned PA (Public Amusement), and located at 730 Mission Street SE (Marion County Assessors Map and Tax lot number: 073W27D000200 and 073W27D000100).

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

PROCEDURAL FINDINGS

1. Background

On August 9, 2024, a consolidated application for a Class 3 Site Plan Review and Class 2 Adjustment was filed for the proposed development. After additional information was provided, the applications were deemed complete for processing on October 15, 2024. The 120-day state mandated decision deadline for this consolidated application is February 12, 2025.

The applicant's development plans are included as **Attachment B** and the applicant's written statement addressing the approval criteria can be found in the record, accessible online as indicated below.

SUBSTANTIVE FINDINGS

2. Summary of Record

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 24 116629.

3. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the South Central Association of Neighbors (SCAN) Neighborhood Association and across the street from Central Area Neighborhood Development Organization (CANDO).

Applicant Neighborhood Association Contact: SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request require neighborhood association contact. On February 14, 2024, the applicant contacted the neighborhood association to provide details about the proposal in accordance with the requirements of the SRC. In addition, on February 21, 2024 the applicant held a public meeting with the neighborhood association.

Neighborhood Association Comment: Notice of the application was provided to the South Central Association of Neighbors (SCAN) Neighborhood Association and Central Area Neighborhood Development Organization (CANDO) pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of completion of this staff report, comments have been received from the SCAN Neighborhood Association and are addressed below.

Homeowners Association: The subject property is not located within a Homeowners Association.

Public Comment: Notice was also provided, pursuant to SRC 300.520(b)(1)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. As of the date of completion of this staff report, five comments were received, which are summarized below.

Compliance with Salem Revised Code, Restated Agreements: Comments have been submitted regarding the need to redesign the proposed hardscape improvement to be in compliance with the *Restated Agreement between Willamette University and City of Salem*. In addition, conditions of approval have been requested.

Staff Response: The *Restated Agreement between Willamette University and City of Salem* is not a criterion of approval for a Site Plan Review, nor a Class 2 Adjustment application. Staff is unable to require compliance with said agreement through a Land Use Application Process.

The private agreement between the City of Salem and Willamette University included the site plan submitted by the applicant, which appears to be the same encroachment as submitted for the land use application. There are no further encroachments shown as part of this application. Concerns about compliance with the agreement should be directed to the Community Services Department.

Several requests for conditions of approval with the Noise (SRC Chapter 93) and Exterior Lighting (SRC Chapter 808.060) ordinances were submitted as well as requests to limit activities within Bush's Pasture Park outside of "Operational Hours". The imposition of conditions can only be included to the extent allowed by law to protect the public and adjacent property owners, to fulfill an identified need for public services or infrastructure caused by or required for the proposed development, or to ensure conformance with the applicable development standards and criteria in the UDC. Every condition must have a nexus to a relevant decision criterion and must be clear and unambiguous. Applying a condition related to an existing standard, rule and/or law within the Salem Revised Statue can create ambiguity as those laws, rules and standards change over time. Since the request for the light pole exceeds a limit and the applicant is requesting an adjustment, there is a nexus to apply a condition of approval that no light shall shine or reflect onto adjacent properties or cast a glare onto the public right of way. In addition, as conditioned below, lighting shall not shine or reflect more than five-feet outside of the subject property (including the leased area), shall not illuminate more than five foot-candles and lighting shall be directed towards the field.

The *Restated Agreement between Willamette University and City of Salem* does include an annual review of impacts on the City park property and facilities and surrounding community, such as parking, noise, and light. It states that unintended impacts shall be addressed to continue the agreement and that they may be addressed through amendment(s) to the agreement or through development of operational protocols or procedures.

Lastly, related to the possibility that spectators would violate City regulations regarding the hours of operation of Bush's Pasture Park, does not warrant a condition of approval. A condition of approval cannot prevent spectators from entering the park after the park is closed. Based on the proposal, there isn't a change of use of the subject property and no nexus to impose a condition on the proposal.

Use: Comments were submitted with concerns about the use of the fields for the Western Collegiate Baseball League.

Staff Response: The development site encompasses McCulloch Stadium, Charles Bowles Track, and Roy S. "Spec" Keene Stadium. The proposed improvement to Spec Keene Stadium includes synthetic turf field, grading, new lighting, scoreboard (reviewed separately) new fencing, pedestrian path and other hardscape improvements.

The *existing use* of the property is classified as "Major Event Entertainment," which is a permitted use within the PA (Public Assembly) zoning district, as specified in Table 540-1 of the Salem Revised Code (SRC). In accordance with SRC 400.060(c), "Major Event Entertainment" pertains to activities and structures that attract substantial crowds—specifically, venues designed to accommodate 300 or more attendees, spectators, or audience members at specific events. This classification is characterized by the nature of the events hosted, which are distinct from any incidental use of the facilities for practice or rehearsal.

The operational parameters of the property have not fundamentally changed with respect to the identity of the users. The use classification remains intact regardless of who occupies the facility, as the underlying purpose—to host substantial events—persists. There are no restrictions identified in the City code pertaining to the number of days, hours, or seasons during which the facility can be utilized.

The proposed improvements to Spec Keene Stadium align with the existing use classification of Major Event Entertainment under the PA zoning designation. The improvements will enhance the functionality and appeal of the facility without altering its fundamental use, thereby complying with zoning regulations as set forth in the Salem Revised Code.

Traffic: Comments were submitted with concerns about the amount of traffic produced by the improvements proposed for the baseball field.

Staff Response: The Assistant City Traffic Engineer reviewed the proposal. SRC 803.015(b)(1) requires a Traffic Impact Analysis (TIA) when a development generates 200 new daily vehicle trips onto a local street or 1,000 new daily vehicle trips onto a collector or arterial street. The proposal takes access to Mission Street SE, which is classified as a Minor Arterial Street and no changes to the access are proposed. There are no new structures proposed, the use is not changing, and the seating capacity of the stadium is not changing; therefore, a TIA cannot be required. Based on the Assistant City Traffic Engineer analysis there will not be any change to the existing traffic patterns or volumes by the proposal. The facility could operate today, with the same capacity, regardless of whether or not field improvements are made.

Mission Street is currently developed to Minor Arterial standards and has adequate travel lanes and has accommodated the traffic to and from the facility. Mission Street connects to Commercial Street and Liberty Street to the west (both Major Arterial Streets) and to 12th Street to the east (Major Arterial Street) and continues westerly to the freeway (parkway). These streets can adequately move traffic safely and efficiently.

Light Nuisance: There are comments submitted regarding the height of the new light pole and the possibility of light nuisance to surrounding documents.

Staff Response: Light Nuisance and the Class 2 Adjustment to increase the height of the light poles is addressed below in Section 7 of this report. The fixtures are specifically designed to minimize light pollution and are finished with a dark aluminum color to blend with the surrounding landscape. The proposed field lighting specifications demonstrate compliance with SRC 800.060, with a 0% upward light ratio and one footcandle in illumination at 3-feet above ground level at a distance five feet outside the project limits.

Noise: Comments submitted express concerns about the noise of the facility which may increase based on how the facility will be used. Comments that a condition of approval is required to ensure compliance with the Code.

Staff Response: Noise disturbances are prohibited by SRC Chapter 93, specifically limited to the hours of 7 a.m. to 10 p.m. by SRC 93.020(d). The level of allowable noise during construction activities is also limited by state law. SRC 93 also prohibits noise disturbances in a manner that is plainly audible within any dwelling unit for more than 10 minutes between the hours of 10 p.m. and 7 a.m.

SRC Chapter 51 also regulates noise levels, and the proposal is subject to these regulations. Specifically, SRC 51.015 provides maximum sound levels based on the source and receiver of the sound. It is unlawful to exceed the maximum sound levels without an event sound permit. The Code Compliance Division of the Community Planning and Development Department enforces these noise regulations, which apply across the City. A Condition of approval of a Sections of Code already applicable isn't warranted.

Parking: Comments regarding limiting parking at Lower Leffelle and within the residential neighborhood streets. Comments request that parking be provided on Willamette University Parking lots.

SRC Chapter 806 provides for minimum and maximum off-street parking requirements. For the proposed use, the SRC does not require any off-street parking spaces be provided. The applicant is not proposing a change of use or new driveway with the proposed improvements, not triggering a traffic study. The applicant has not indicated any operational characteristic to direct traffic to Lower Leffelle Parking lots. The Lower Leffelle Parking is public parking and would remain as such. All Public Parking is monitored by the City's Parking Services Division.

SRC 102.040(j) prohibits on-street parking for more than five days and is enforced by the City's Parking Services Division. Case law precedent prohibits an applicant for a development proposal from being required to mitigate a pre-existing condition in the vicinity.

However, the *Restated Agreement between Willamette University and City of Salem* included the following regarding parking:

- A commitment to use Willamette University parking areas for all large events and athletic activities, including shuttle service to the stadium.
- Willamette University to provide staffing/parking attendants at the Mission Street park parking lot on event days to mitigate any issues.
- A commitment by Willamette University to explore partnerships with Cherriots and look for covered bike parking and other opportunities to encourage alternative transportation modes (alternatives to personal vehicle use).

Additionally, as previously stated, there will be an annual review of impacts on the City park property and facilities and surrounding community, such as parking, noise, and light.

Historic Significance of the Site. Comments received express concern for development of the property given the historic significance of the site. In addition, the 'commercial activity' within a residentially historic district.

Staff Response: The facility is within Bush Pasture Park and the Gaiety Hill/Bush's Pasture Park Historic District, although the baseball field is considered a 'non-contributing' feature of both Salem Historic Resource. The Historic Landmarks Commission is currently reviewing of the proposal under SRC Chapter 230. The area is within a high probability archaeological zone, so an Inadvertent Discovery Plan is required for any ground disturbing activity associated with development.

South Gate: Comments submitted indicate that the two southern gates should not be used for daily operations in an attempt to protect vegetation and trees in the area.

Staff Response: The applicant has provided information that the main entrance abutting Mission Street SE is where spectators will be directed for all events. Their written statement discusses the lighting from the gates through the football stadium to the baseball field for pedestrian access.

The proposed development does not include a change of use, conditional use permit or any review of the operational characteristics of the facility. The use of the southern gate is not part of the review or criterion of this application.

Bike Parking: Comments were submitted regarding the location of the bike parking for the facility. Bike parking near the southern gate, near the soapbox Derby Hill, Leffelle parking area and tennis courts was requested.

Staff Response: The applicant is required to provide adequate bicycle parking *on-site* meeting the requirements of SRC 806.060. The subject property only has a single access point abutting a public street, which is Mission Street SE. Bicycle Parking is required to be located on-site and meet the standards for location and access outlined in SRC 806.060. Willamette University does not have the authority to locate bicycle parking within Bush's Pasture Park. General bicycle parking requests for the park have been forwarded to the City Parks staff for review and consideration. As conditioned, below the applicant will be required to provide adequate bicycle parking consistent with SRC 806.060.

ADA Access: Comments submitted regarding sidewalks access on City owned property (within leased area). Comments are recommending the minimum ADA access, instead of wider sidewalks around the grandstands.

Staff Response: The proposal includes a design of hardscape, turf and other improvements. Staff can only review that the standards are met based on the Salem Revised Code and Oregon Building Code. The applicant can exceed minimum standards and all ADA access will be reviewed by the Building and Safety Division. The private agreement between the City of Salem and Willamette University included the site plan submitted by the applicant, which appears to be the same encroachment as submitted for the land use application. There are no further encroachments shown as part of this application.

4. City Department Comments

Development Services: Reviewed the proposal and provided a memo which is included as **Attachment C**.

Building and Safety: Reviewed the proposal and indicated no site concerns.

Fire Department: Reviewed the proposal and indicated no site concerns.

5. Public Agency Comments

No Public or Private Agency comments were received.

DECISION CRITERIA FINDINGS

6. Analysis of Class 3 Site Plan Review Approval Criteria

Salem Revised Code (SRC) 220.005(f)(3) provides that an application for a Class 3 Site Plan Review shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 220.005(f)(3)(A): The application meets all applicable standards of the UDC.

Finding: The proposal is subject to the development standards of the PA (Public Amusement) zone under SRC Chapter 540.

The development site is McCulloch Stadium, Charles Bowles Track and Roy S “Spec” Keene Stadium and City of Salem Bush Pasture Park. The proposed improvement to Spec Keene Stadium includes synthetic turf field, grading, new lighting, scoreboard (reviewed separately) new fencing, pedestrian path and other hardscape improvements.

Use and Development Standards – PA (Public Amusement) Zone:

SRC 540.005 – Uses:

Table 540-1 lists permitted uses in the PA Zone.

Finding: The existing use of the property is classified as a *Major Event Entertainment*, which is a permitted use in the PA zone, per Table 540-1.

SRC 543.010(a) – Lot Standards:

The minimum lot area for all uses is 10,000 square feet with a minimum lot width of 50 feet, a minimum street frontage of 16 feet, and a minimum depth of 80 feet.

Finding: Both properties are greater than 10,000 square feet in size with a width, depth, and street frontage far exceeding the minimum requirements.

SRC 543.010(b) – Setbacks:

Setbacks are evaluated solely for the Willamette University property (073W27D000200), since all development is located adjacent to the property lines of TL 200.

Abutting Street

North: Adjacent to the north is Mission Street SE. The minimum setback is a minimum 20 feet for buildings not more than 35 feet in height, plus one foot for each foot of height over 35 feet but need not exceed 50 feet in depth.

Interior Property Lines

South, West, and East: Adjacent to the south, west, and east is property zoned PA (Public Amusement). Per Table 540-4, the minimum zone-to-zone setbacks to these property lines for buildings and accessory structures is zero feet and five feet for new vehicle use areas for all uses not falling within the *household living* use category.

Finding: The proposed development includes synthetic turf field, grading, new lighting, scoreboard (reviewed separately) new fencing, pedestrian path and other hardscape improvements located on tax lot 200 and small portion of the improvements on the Bush Pasture Park property. The proposed improvements are more than 300 feet from Mission Street SE to the north and located on or across the property lines abutting the PA zoned property to the west, south, and east. There is no vehicle use areas proposed, therefore no zone to zone setback or screening required.

SRC 540.010(c) – Lot Coverage, Height:

Per Table 543-5, the maximum lot coverage for buildings and accessory structures for all uses is 60 percent. The maximum height for buildings and accessory structures for all uses other than medical centers/hospitals is 70 feet.

Finding: The plans indicate the proposed new lighting is approximately 80 feet in height, not complying with the maximum height standard in the PH zone. The applicant seeks an adjustment which is outlined in the adjustment section below.

SRC 540.010(d) – Landscaping:

- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) *Vehicle Use Areas.* Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

Finding: The proposed development includes modifications to Spec Keene Stadium field (Major Event Entertainment). The development includes a synthetic turf field, grading, lighting, scoreboard (reviewed separately) new fencing, pedestrian path and other hardscape improvements all meeting the setbacks and screening, the standard is met.

SRC 540.010(e) – Outdoor storage:

Within the PA zone, outdoor storage shall be screened from streets and adjacent properties by a minimum six-foot-high sight-obscuring fence, wall, or hedge.

Finding: The proposed development does not include outdoor storage, therefore this standard is not applicable.

General Development Standards SRC 800

SRC 800.055(a) – Applicability.

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

Finding: The proposed development does not include a new solid waste service area; therefore, this standard does not apply.

SRC 800.060 – Exterior Lighting

- (a) *Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.*

(b) Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:

- (1) Completely shielded from direct view; or*
- (2) No greater than five foot-candles in illumination.*

Finding: The applicant's plans and written statement indicate the proposed pedestrian walkways from Mission Street to the facility will meet the above standard.

SRC 800.065 – Pedestrian Access.

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, three family, four family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section. For purposes of this section development means the construction of, or addition to, a building or accessory structure or the construction of, or alteration or addition to, an off-street parking or vehicle use area. Development does not include construction of, or additions to, buildings or accessory structures that are less than 200 square feet in floor area.

When a development site is comprised of lots under separate ownership, the pedestrian access standards set forth in this section shall apply only to the lot, or lots, proposed for development, together with any additional contiguous lots within the development site that are under the same ownership as those proposed for development.

Finding: The pedestrian access standards of SRC Chapter 800 so not apply to the proposed development, since no addition or buildings greater than 200 square feet.

SRC 800.065(b) – Design and materials

Required pedestrian connections shall be in the form of a walkway or may be in the form of a plaza.

(1) Walkways shall conform to the following:

- (A) Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards and shall be a minimum of five feet in width.*
- (B) Where a walkway crosses driveways, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.*
- (C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping, or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.*

(2) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

Finding: The applicant's plans indicate the proposed pedestrian connection is at least five feet in width with any pedestrian connection crossing the facility to Mission Street SE.

SRC 800.065(c) – Lighting.

The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

Finding: The application materials does provide sufficient detail to determine compliance with this development standard.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005(a) – Off-Street Parking; When Required.

Off-street parking shall be provided and maintained as required under SRC Chapter 806 for each proposed new use or activity.

SRC 806.010 – Proximity of Off-Street Parking to Use or Activity Served.

Required off-street parking shall be located on the same development site as the use or activity it serves.

Finding: The proposal does not include any new or modified includes the development of a new off-street parking area located on the same development site as the proposed building.

Bicycle Parking

SRC 806.045 – General Applicability.

Bicycle parking shall be provided and maintained for each proposed new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity. When bicycle parking is required to be added to an existing bicycle parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 – Amount of Bicycle Parking.

Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Finding: The development includes modifications to Spec Keene Stadium field (Major Event Entertainment). The development includes a synthetic turf field, grading, lighting, scoreboard (reviewed separately) new fencing, pedestrian path and other hardscape improvements. The stadium is part of a larger facility including the football field and tennis courts, which is on the same development site. The minimum required amount of bicycle parking spaces for Major Event Entertainment use is the greater of four spaces or one per 50 seats or 100-foot of bench, with an allowance of 25% as long-term spaces. The entire facility includes 1,287 fixed seats and a total of 3,590-feet of benches, requiring 62 bicycle parking spaces. As such the following is conditioned to bring the site into conformance with the standard:

Condition 1: At the time of building permit, the applicant shall show a minimum of 62 bicycle parking spaces to be installed on the development site in conformance with the requirements of SRC 806.060.

SRC 806.060 - Bicycle Parking Development Standards.

Bicycle parking areas shall be developed and maintained as set forth in this section.

- (a) *Location.* Short-term bicycle parking located outside a building shall be located within a convenient distance of, and be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.
- (b) *Access.* Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area
- (c) *Dimensions.* Except as provided for bicycle lockers, bicycle parking spaces shall be a minimum of 6 feet in length and 2 feet in width, with the bicycle rack centered along the long edge of the bicycle parking space. Bicycle parking space width may be reduced, however, to a minimum of three feet between racks where the racks are located side-by-side. Bicycle parking spaces shall be served by a minimum 4-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.
- (d) *Surfacing.* Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.
- (e) *Bicycle Racks.* Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards:
 - (1) Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to wheels, frame, or components.
 - (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
 - (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
 - (4) Racks shall be securely anchored.
 - (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.

Finding: The applicant's site plan indicates the installation of some bicycle parking spaces on the development site and is conditioned to install a total of 62 bicycle parking spaces meeting the development standards of SRC 808.060, above.

Off-Street Loading Areas

SRC 806.065 – General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity, any change of use or activity, when such a change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity, or any intensification, expansion, or enlargement of a use or activity.

Finding: The development is not an intensification, expansion or enlargement of the use, therefore it is not applicable.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: The required setbacks are currently landscaped to Type A landscaping standard.

Natural Resources

SRC 601 – Floodplain: Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC 808 – Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 20 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

Finding: No trees are proposed for removal; therefore, this standard does not apply.

SRC 809 – Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

Finding: According to the Salem-Keizer Local Wetland Inventory (LWI) the development area does not contain any wetland areas or hydric soils.

SRC 810 – Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area.

Finding: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

SRC 220.005(f)(3)(B): The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately.

Finding: Access to the proposed development will be provided by the network of existing public streets that surround the property. The street system in and adjacent to the development will provide for the safe, orderly, and efficient circulation of traffic to and from the development. This criterion is met.

SRC 220.005(f)(3)(C): Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Finding: The proposed development is served by existing driveway approaches onto Mission Street SE. The existing driveway access onto Mission Street SE provides for safe turning movements into and out of the property and modifications are not warranted per SRC Chapter 804 (Driveway Approaches). This criterion is met.

SRC 220.005(f)(3)(D): The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Finding: The Development Services division reviewed the proposal and determined that water, sewer, and storm infrastructure are available and appear to be adequate to serve the lots within the proposed development, subject to the conditions of approval established in this decision. This approval criterion is met.

7. Analysis of Class 2 Adjustment Approval Criteria

Salem Revised Code (SRC) 250.005(d)(2) provides that an application for a Class 2 Adjustment shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 250.005(d)(2)(A): The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or***
- (ii) Equally or better met by the proposed development.***

Finding: The applicant is requesting four Class 2 Adjustments to:

Increase the maximum height of 70-feet to 80-feet for five light poles for the field (SRC 540.010 (c));

The Public Amusement (PA) Zone allows a variety of parks, open space, and indoor and outdoor recreation activities. The proposal to improve an existing baseball facility. The development standards for the PA zone include a height standard of 70' maximum for buildings and structures accessory to all uses.

The proposal includes six (6) 80-foot-tall light fixtures. The proposed light fixtures are the same height (80') as the existing light fixtures within the adjacent McCulloch Stadium (football field). The light fixtures are sited to provide adequate light levels, minimize unsafe glare or dark zones on the field. There are comments submitted regarding the height of the new light pole and the possibility of light nuisance to surrounding properties.

The fixtures are specifically designed to minimize light pollution and are finished with a dark aluminum color to blend with the surrounding landscape. The proposed field lighting specifications demonstrate compliance with SRC 800.060, with a 0% upward light ratio and one footcandle in illumination at 3-feet above ground level at a distance five feet outside the project limits. The light fixtures are shielded, and no illumination will be visible at a distance of five feet outside the property boundaries. Thus, the additional 10-feet in height for these proposed lighting fixtures will not adversely affect the surrounding existing or potential uses or development. The proposed height of light fixtures equal to surrounding conditions and with lighting technology meet the intent of the standard. To ensure the adjustment is consistent with the intent, the following condition applies:

Condition 2: All lighting shall not shine or reflect more than five-feet outside of the subject property (including the leased area), shall not illuminate more than five foot-candles and lighting shall be directed towards the field.

SRC 250.005(d)(2)(B): If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Finding: The subject property is located within a PA (Public Amusement) zone; therefore, the criterion is not applicable.

SRC 250.005(d)(2)(C): If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Finding: One Class 2 Adjustments has been requested with this development; therefore this criterion is not applicable.

7. Conclusion

Based upon review of SRC Chapters 220 and 250, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

Final approval of Class 3 Site Plan Review and Class 2 Adjustment, Case No. SPR-ADJ24-30 is hereby **APPROVED** subject to SRC Chapters 220 and 250, the applicable standards of the Salem Revised Code, conformance with the approved site plan included as **Attachment B**, and the following conditions of approval:

Condition 1: At the time of building permit, the applicant shall show a minimum of 62 bicycle parking spaces to be installed on the development site in conformance with the requirements of SRC 806.060.

Condition 2: All lighting shall not shine or reflect more than five-feet outside of the subject property (including the leased area), shall not illuminate more than five foot-candles and lighting shall be directed towards the field.



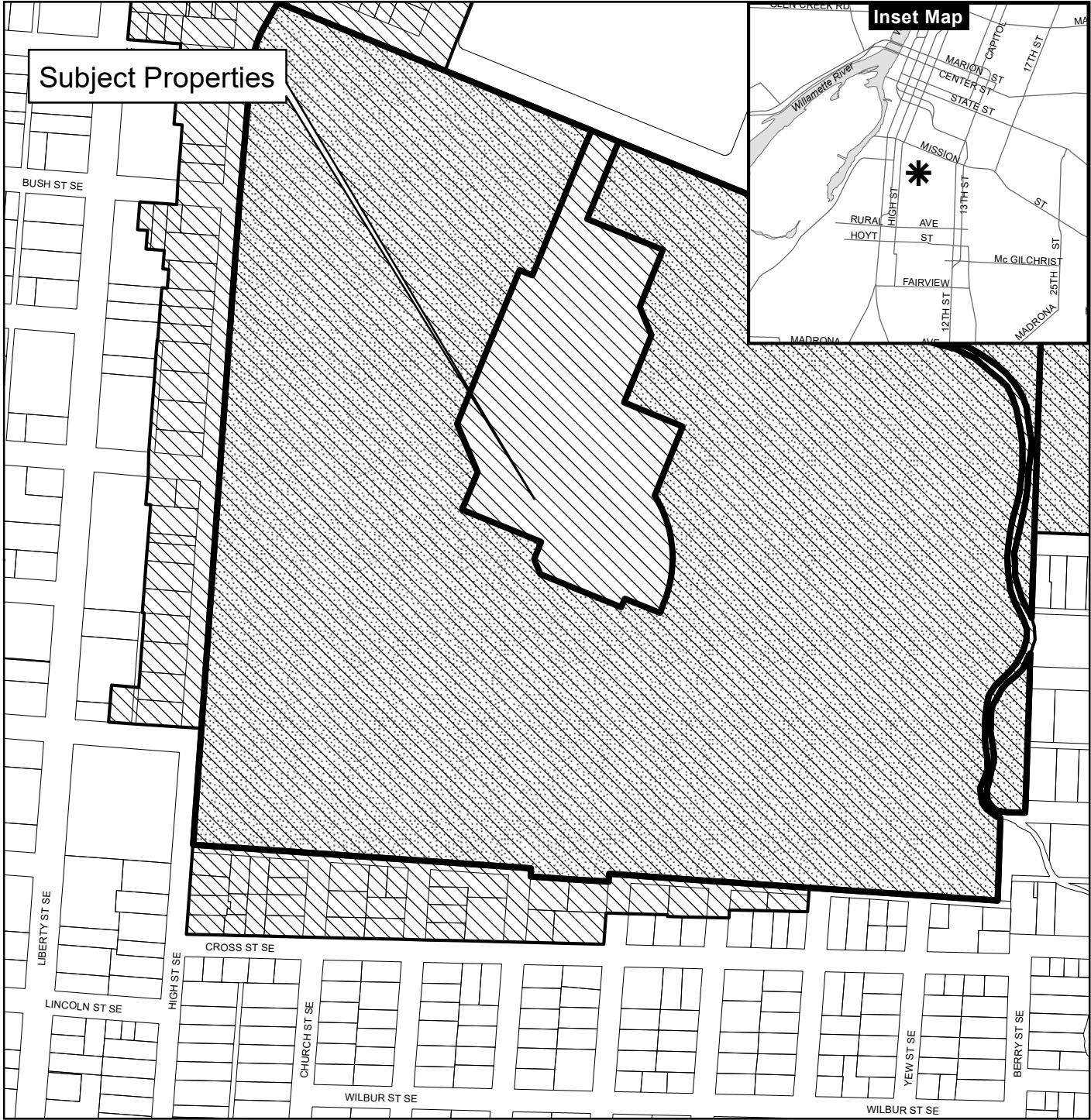
Olivia Dias, Current Planning Manager,
on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments: A. Vicinity Map
B. Proposed Development Plans
C. Development Services Memo
D. Applicant Response to Comments

G:\CD\PLANNING\CASE APPLICATION Files 2011-On\SITE PLAN REVIEW - Type II (Class 3)\2024\Planner
Docs\SPR-ADJ24-30.oed.docx

Vicinity Map

730 Mission Street SE



Legend

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

Parks



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet



SPEC KEENE STADIUM
FIELD IMPROVEMENTS

WILLAMETTE UNIVERSITY
900 State Street, Salem, OR 97301

FOR
INFORMATION
ONLY

Checked: CG
Drawn By: CG/DH/VG
Checked: MK
Project #: 23.054
Date: 08.02.2024

Rev. #: Date:
01 10.09.2024

LAND USE

SHEET TITLE

ILLUSTRATIVE
FIELD PLAN

SHEET #

L7.01

LEGEND

PROPERTY LINE

LIMIT OF WORK

SYN-1 SYN-2
SYNTHETIC TURF FIELD SURFACE
See L1.00 for type and color.

CI
RECYCLED CINDER SURFACING

CP-P
CONCRETE PAVING
Pedestrian-rated

CP-V
CONCRETE PAVING
Vehicle-rated

LA
LAWN AREA

PA
PLANTING AREA

WP
WOOD CHIP PATH
Repair existing.

SW
STORMWATER PLANTING AREA

FS
FILTER STRIP PLANTING AREA

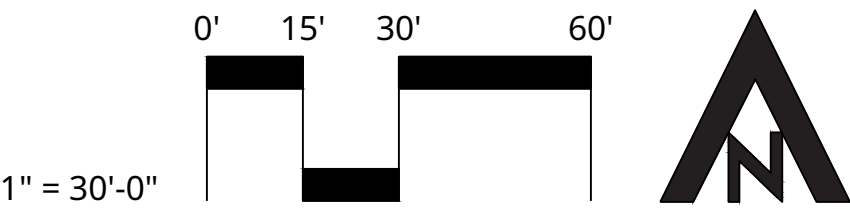
FIELD MARKING NOTES

1. Notify Owner's Representative of any discrepancies with dimensions and obtain approval of any required adjustments prior to installation.
2. Install baseball field markings to conform to current NCAA Court and Field Diagram Guide.
3. Install Willamette University Logo within warm up Batting Circles on the field. Obtain logo graphics from Owners Representative and provide mock up prior to fabrication and installation.

TURF MAKING LINE SCHEDULE

BASEBALL MARKINGS

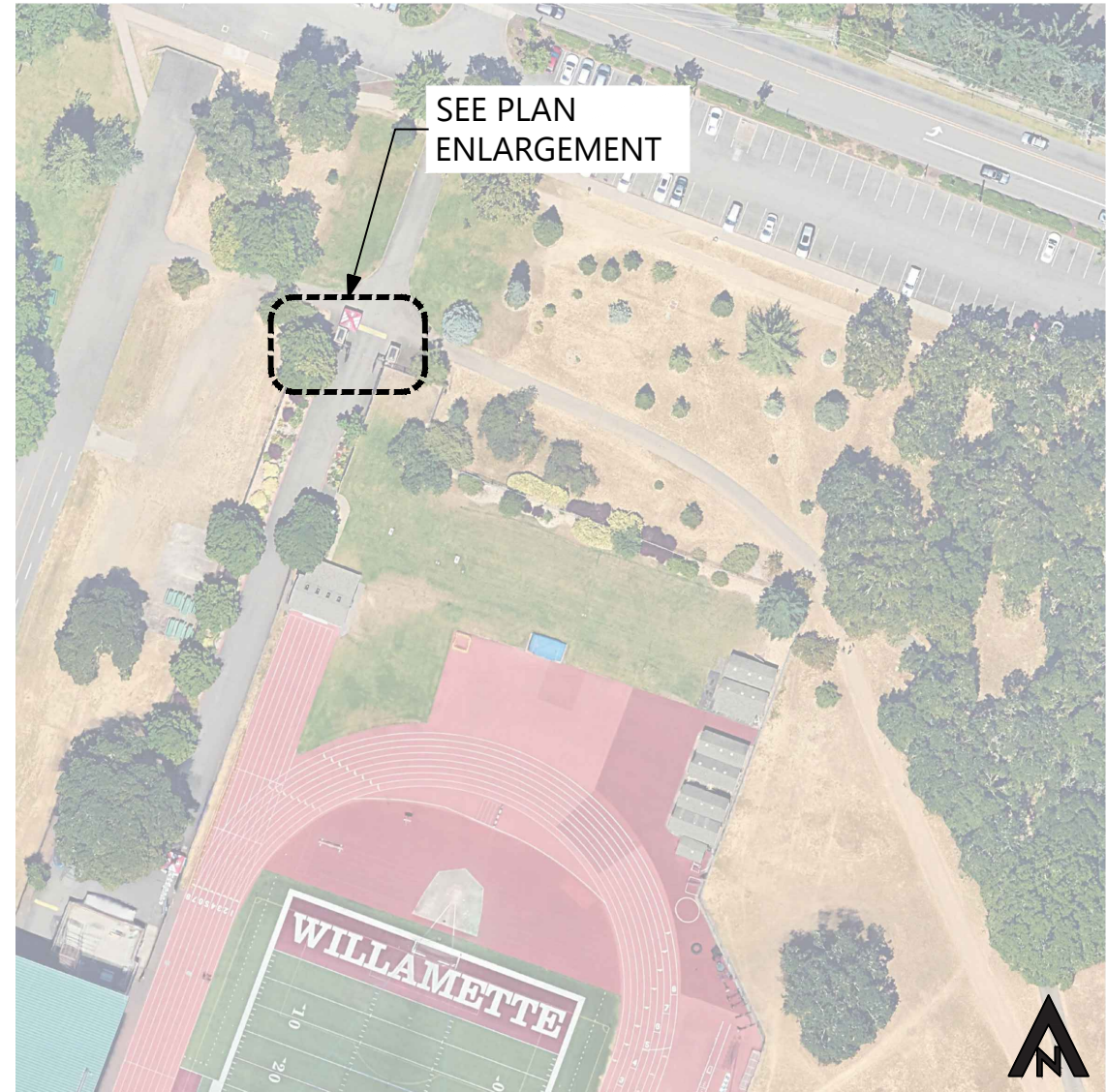
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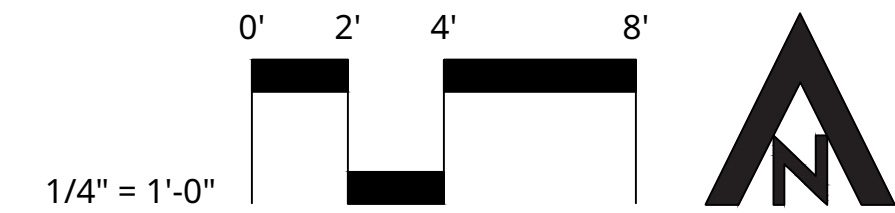
PROPOSED BIKE RACK LOCATION - PLAN

1



SITE REFERENCE PLAN

NTS 2



BIKE PARKING CALCULATIONS	
REQUIREMENT: 1 STALL PER 50 SEATS	
SEATED CAPACITY: 1,500 SEATS	
REQUIRED TOTAL BIKE PARKING STALLS: 30 STALLS	
TOTAL STALL PROVIDED: 30 (15 BIKE RACKS)	
See Details for Bike Rack mounting and Product.	

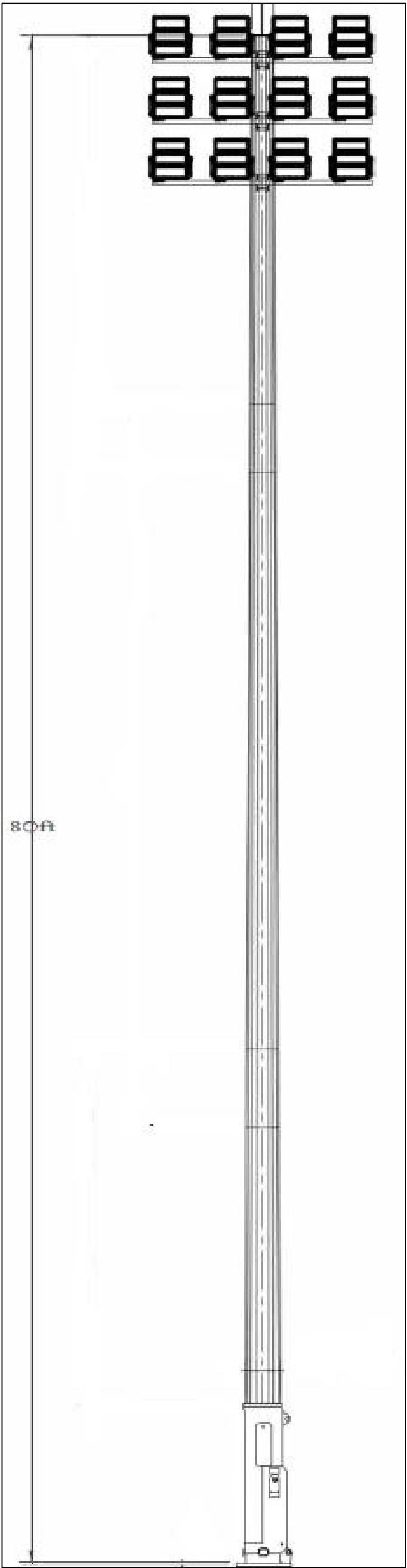
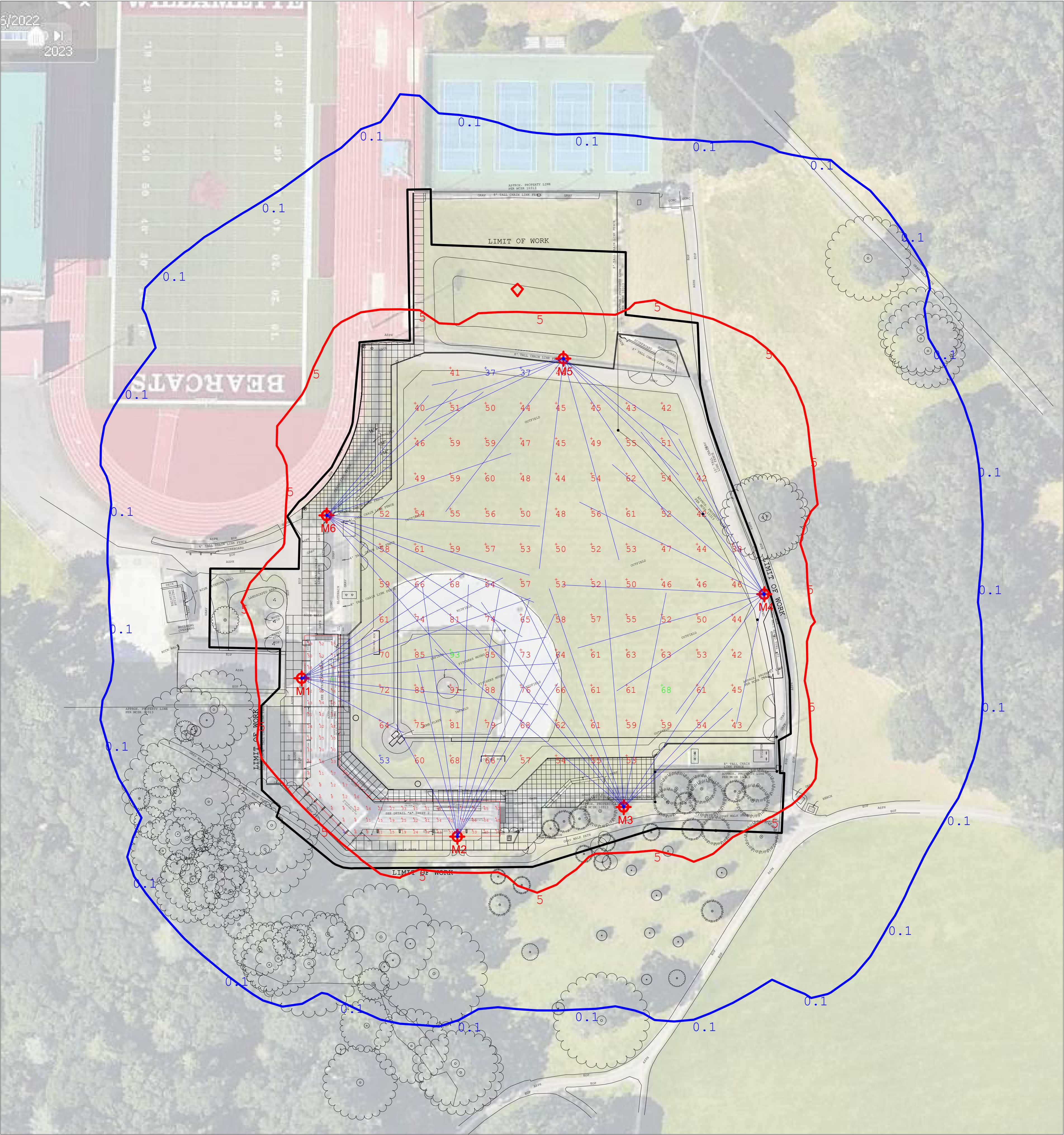
SPEC KEENE STADIUM
FIELD IMPROVEMENTS

WILLAMETTE UNIVERSITY
900 State Street, Salem, OR 97301

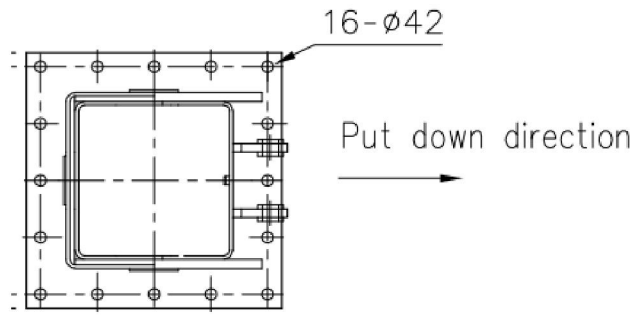
STAMP	
FOR INFORMATION ONLY	
	Checked: CG
	Drawn By: CG/DH/VG
	Checked: MK
	Project #: 23.054
Date: 08.02.2024	
Rev. #: 01	Date: 10.09.2024

LAND USE
SHEET TITLE
BIKE PARKING PLAN
SHEET #

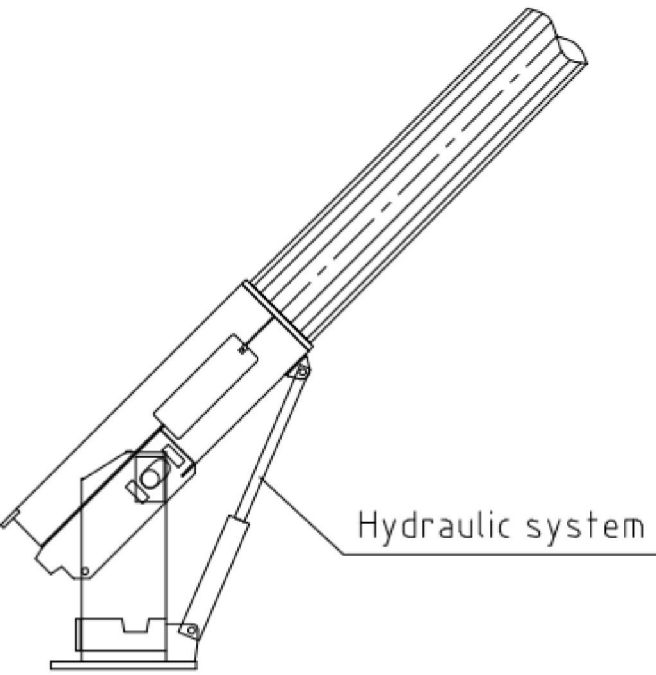
L1.03



80ft Mast for up to 12 Fixtures



Detail of base flange



Put down schematic diagram

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bleachers	Illuminance	Fc	36.34	81	4	9.09	20.25
Infield	Illuminance	Fc	71.12	93	53	1.34	1.75
Outfield	Illuminance	Fc	51.60	68	37	1.39	1.84

Equipment.
Baseball Field
6 x 80ft Masts(M1-M6)
Each Carrying:-
M1 & M29 x SiFlood Maxi Pro PL33T + S3K Full Shield
M3 - M610 x SiFlood Maxi Pro PL33T + S3K Full Shield

LED Performance
Colour Temperature - 5700K
CRI - Ra70
Lumen Output - 162010 Lm
Total Watts - 1251W
Total Electrical Load - 82.566KW

Upward Light Ratio=0%

Maintenance Factor=0.9(Applied)



siteco

Project
**WILLAMETTE UNIVERSITY
BASEBALL FIELD
70Fc INFIELD
50Fc OUTFIELD**

www.siteco.com

Drawing Title
Field Illuminance Levels

Drawn By (print) **Neil Johnson** Date **07/Jun/2024**

Project No **SiUSA1005 Rev 3** Scale **A1 1:500**

Drawing No **E01** Status **Proposal**



MEMO

TO: Olivia Dias, Current Planning Manager
Community Planning and Development Department

FROM: Laurel Christian, Infrastructure Planner III
Community Planning and Development Department

DATE: November 8, 2024

SUBJECT: Infrastructure Memo
SPR-ADJ24-30 (24-116629-PLN)
730 Mission Street SE
Baseball Field Improvements

PROPOSAL

A Class 3 Site Plan Review for modifications to Spec Keene Stadium field (Major Event Entertainment). The development includes a synthetic turf field, grading, lighting, scoreboard (reviewed separately) new fencing, pedestrian path and other hardscape improvements with a Class 2 Adjustment request. The subject property is 11.49-acres in size and a portion of an 85.9-acre property, zoned PA (Public Amusement), and located at 730 Mission Street SE (Marion County Assessors Map and Tax lot number: 073W27D000200 and 073W27D000100)..

RECOMMENDED CONDITIONS OF APPROVAL

1. Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).

EXISTING CONDITIONS – INFRASTRUCTURE

The existing conditions of streets abutting the subject property are described in the following table:

Streets			
Street Name		Right-of-way Width	Improvement Width
Mission Street SE (Minor Arterial)	Standard:	72-feet	46-feet
	Existing Condition:	72-feet	36-feet

The existing conditions of public infrastructure available to serve the subject property are described in the following table:

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

Utilities & Parks	
Type	Existing Conditions
Water	Water Service Level:
	A 12-inch water main is located in Mission Street SE.
Sanitary Sewer	A 12-inch sanitary sewer main is located on the subject property in an easement.
	A 36-inch sanitary sewer interceptor is located on the subject property in an easement.
Storm Drainage	Various size public storm mains are located in Mission Street SE.
Parks	The proposed development is served by Bush Pasture Park adjacent to the subject property.

SITE PLAN REVIEW DECISION CRITERIA

The following Code references indicate the criteria that must be found to exist before an affirmative decision may be made. The applicable criteria and the corresponding findings are as follows:

SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Finding—As proposed and conditioned in the findings within the memo, the development meets all the applicable standards in the UDC as follows:

SRC Chapter 200 - Urban Growth Management:

SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area.

Finding: The subject property is located inside the Urban Service Area and adequate facilities are available. No Urban Growth Area permit is required.

SRC Chapter 200.050(d) - Acquisition of property, easements, and right-of-way:

SRC Chapter 71 – Stormwater:

The proposed development is subject to SRC Chapter 71 and the revised Public Works Design Standards (PWDS) as adopted in Administrative Rule 109, Division 004.

Finding: The proposed development is subject to the treatment and flow control requirements established in SRC Chapter 71 and requires the use of green stormwater infrastructure. The applicant's engineer submitted a preliminary stormwater report

demonstrating compliance with Stormwater PWDS Appendix 004-E and SRC Chapter 71. The preliminary stormwater design demonstrates the intent to utilize green stormwater infrastructure to the maximum extent feasible. At time of Building Permit application, the applicant shall provide a final stormwater report that demonstrates compliance with the Public Works Design Standards and ensures the stormwater management system will be designed and constructed to meet these standards.

Condition: Design and construct a storm drainage system at the time of development in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).

SRC 802 – Public Improvements:

- ***Development to be served by City utilities:***

SRC 802.015 requires development to be served by City utilities designed and constructed according to all applicable provisions of the Salem Revised Code and Public Works Design Standards (PWDS).

Finding: Public water, sanitary sewer, and stormwater infrastructure is available along the perimeter of the site and appears to be adequate to serve the property as shown on the applicant's preliminary utility plan. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with Public Works Standards.

SRC 803 – Street and Right-of-way Improvements

- ***Boundary Street Improvements***

Pursuant to SRC 803.025, except as otherwise provided in this chapter, right-of-way width and pavement width for streets and alleys shall conform to the standards set forth in Table 803-1 (Right-of-way Width) and Table 803-2 (Pavement Width). In addition, SRC 803.040 requires dedication of right-of-way for, and construction or improvement of, boundary streets up to one-half of the right-of-way and improvement width specified in SRC 803.025 as a condition of approval for certain development.

Finding: Mission Street SE abuts the subject property and is classified as a minor arterial street according to the Salem Transportation System Plan (TSP). Mission Street SE has adequate right-of-way width according to SRC SRC 803.025 Table 803-1 (Right-of-way Width) but does not have adequate pavement width according to SRC 803.025 Table 803-2 (Pavement Width). The existing pavement width is 36-feet where 46-feet is required (SRC 803.025 Table 803-2 (Pavement Width)). Mission Street SE has two adequate travel lanes and a center turn lane but lacks a dedicated bike lane on

both sides of the street. The proposal does not involve a new building or building addition subject to boundary street improvements established in SRC 803.040(a); therefore, no street improvements are required as a condition of development. The existing street system is adequate to serve the proposed development.

SRC Chapter 804 – Driveway Approaches:

SRC 804 establishes development standards for driveway approaches providing access from the public right-of-way to private property in order to provide safe and efficient vehicular access to development sites.

Finding: The development site is served by an existing driveway approaches onto Mission Street SE. The existing driveway approach serving the site meets applicable sections of SRC Chapter 804 and does not warrant modification.

SRC Chapter 805 – Vision Clearance:

SRC Chapter 805 establishes vision clearance standards in order to ensure visibility for vehicular, bicycle, and pedestrian traffic at the intersections of streets, alleys, flag lot accessways, and driveways.

Finding: The proposal does not cause a vision clearance obstruction per SRC Chapter 805. The proposed modifications to the baseball field are not within a required vision clearance area established in SRC Chapter 805.

Natural Resources:

SRC 601 – Floodplain: Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC Chapter 809 – Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

Finding: According to the Salem-Keizer Local Wetland Inventory (LWI) the development area does not contain any wetland areas or hydric soils.

SRC Chapter 810 - Landslide Hazards: The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility.

Finding: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding—Access to the proposed development will be provided by the network of existing public streets that surround the property. The street system in and adjacent to the development will provide for the safe, orderly, and efficient circulation of traffic to and from the development. This criterion is met.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The proposed development is served by existing driveway approaches onto Mission Street SE. The existing driveway access onto Mission Street SE provides for safe turning movements into and out of the property and modifications are not warranted per SRC Chapter 804 (Driveway Approaches). This criterion is met.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding— The Development Services division reviewed the proposal and determined that water, sewer, and storm infrastructure are available and appear to be adequate to serve the lots within the proposed development, subject to the conditions of approval established in this decision. This approval criterion is met.

RESPONSE TO COMMENTS

1. **Traffic Impacts:** Comments received express concerns for the additional traffic impacts generated by the development.

Staff Response: SRC 803.015(b)(1) requires a TIA when a development generates 200 new daily vehicle trips onto a local street or 1,000 new daily vehicle trips onto a collector or arterial street. This development currently takes access to Mission Street SE, which is classified as a minor arterial street and no changes are

proposed. There are no new structures proposed, the use is not changing, and the seating capacity of the stadium is not changing; therefore, a TIA cannot be required. There will not be any change to the existing traffic patterns or volumes by the resurfacing of the baseball field. The stadium could operate today, with the same capacity, regardless of whether or not field improvements are made.

Mission Street is currently developed to minor arterial standards and has adequate travel lanes and has accommodated the traffic to and from the ball field for many years. Mission Street connects to Commercial Street and Liberty Street to the west (both major arterials) and to 12th Street to the east (major arterial) and continues westerly to the freeway (parkway). These streets can adequately move traffic safely and efficiently to and from the subject property.

Prepared by: Laurel Christian, Infrastructure Planner III
cc: File

CAMERON McCARTHY

LANDSCAPE ARCHITECTURE & PLANNING

MEMORANDUM

Willamette University Baseball Facility Improvements Project

To: Olivia Dias
Planning Manager, City of Salem

From: Colin McArthur
Planner, AICP, Cameron McCarthy

Date: November 7, 2024

Subject: **Site Plan Review and Adjustment Review (24-116629-PLN)**
Supplemental Information Response to Public Comments

This memorandum summarizes and responds to public comments received on the Applicant's request for Class 3 Site Plan Review and Class 2 Adjustment approval for the Willamette University Baseball Facility Improvements Project. Comments are organized by topic and summarized individually with commenter name and submission date. Responses address comments collectively by topic.

Lighting

1. South Central Neighborhood Association (SCAN) Comment – Submitted October 29, 2024.

SCAN requests that approval of the Class 2 Adjustment to increase the maximum allowed height for six proposed light poles from 70' to 80' be conditioned to require that fixtures comply with exterior lighting requirements in SRC 800.060 and for stadium lights to be used only when necessary during night games and turned off after each game.

2. Jon Christenson, Dan Simmons, Ellen Stevens Comment – Submitted October 29, 2024

Private citizens request that the Adjustment Review findings affirm that the period of significance for the Historic District does not apply to the proposed field lighting fixtures. The comment also requests that the light fixtures comply with exterior lighting standards, and that the lights only be used when necessary during night games and turned off after each game.

Compliance with SRC 800.060 Exterior Lighting Standards is required for Site Plan Review approval. The submitted Site Plan Review application addresses exterior lighting requirements (Written Statement_R1, Section 6.1, page 16). Exhibit G (Lighting Specifications) supports these findings with diagrams and calculations demonstrating a 0% upward light ratio and no illumination visible outside the property boundaries.

Willamette University athletics competes at the National Collegiate Athletic Association (NCAA) Division III level. The NCAA has specific lighting standards to ensure player safety and visibility, which must be followed to host intercollegiate events. Field lighting is typically turned on when natural light is insufficient for safe play, which is dependent on factors including the time of day and weather conditions when natural light is reduced. Field lighting

is typically turned on as dusk approaches and off after each game after most players, officials, and spectators have safely left the venue.

Pedestrian Access and Circulation

3. South Central Neighborhood Association (SCAN) Comment – Submitted October 29, 2024.

SCAN opposes the use of gates on the south side of the stadium for spectator entry or exit and requests that these gates be reserved for emergency access only to prevent increased vehicular traffic on Leffelle Street and prevent pedestrian traffic through an unlit section of the park after closing hours.

4. South Central Neighborhood Association (SCAN) Comment – Submitted October 29, 2024.

SCAN requests that the width of the proposed paved path on the south side of the stadium be reduced to a width of 5', the minimum required to comply with ADA accessibility standards.

5. Jon Christenson, Dan Simmons, Ellen Stevens Comment – Submitted October 29, 2024.

Private citizens request that the pedestrian access gates on the south side of the stadium be restricted to use as emergency exits or occasional Willamette University daytime events to protect and limit risk to the existing camas slope located in Bush's Pasture Park, south of the baseball facility. The comment cites the Bush's Pasture Park Cultural Landscape Management Plan (CLMP) and several literary sources describing the significance of the camas in the area.

6. Jon Christenson, Dan Simmons, Ellen Stevens Comment – Submitted October 29, 2024.

Private citizens request that the proposed paved pedestrian path south of the existing baseball stadium be limited to a width of 5', citing CLMP goals and the intent of the Restated Agreement between Willamette University and the City of Salem "to avoid encroachments into Bush's Pasture Park to the extent feasible."

7. Kathy Lingo Comment – Submitted October 29, 2024.

Private citizen requests that the gate south of the baseball stadium be restricted to emergency and service use only.

South Gate

The north gate to the athletic complex will continue to serve as the primary entrance for all activities at McCulloch Stadium and Spec Keene Stadium. Willamette University's event communications and messaging will encourage Baseball spectators to enter the facility from the north gate. The south gate is a secondary gate, which already exists on the south side of the field and is relocated by the proposal in response to prior neighborhood requests that it be shifted east to prevent pedestrian traffic from impacting the existing camas meadow.

Pedestrian Path

The proposal maintains the width of the paved pedestrian path at 8'6" to facilitate safe and efficient two-way pedestrian circulation and flow. This path width is consistent with other paved pedestrian paths elsewhere in the park, as shown in the photos below. In addition, there are no development code standards or regulations that otherwise limit the width of the path.



Diagram of existing path widths near baseball field.



Existing path north of tennis courts, 9' wide.



Existing path in upper southwest area, 9' wide.

Traffic and Vehicular Parking

8. South Central Neighborhood Association (SCAN) Comment – Submitted October 29, 2024.

SCAN requests that the Site Plan address increased traffic and other anticipated transportation impacts resulting from the baseball facility upgrades, citing the limited capacity of the existing Bush Park parking lots to accommodate Salem Baseball spectators in addition to Willamette University Baseball spectators. Specifically, SCAN requests the addition of off-street loading areas and shuttle service between campus parking lots and the baseball stadium. The comment reference's Salem Baseball's marketing targets and Willamette University's verbal trip generation estimate.

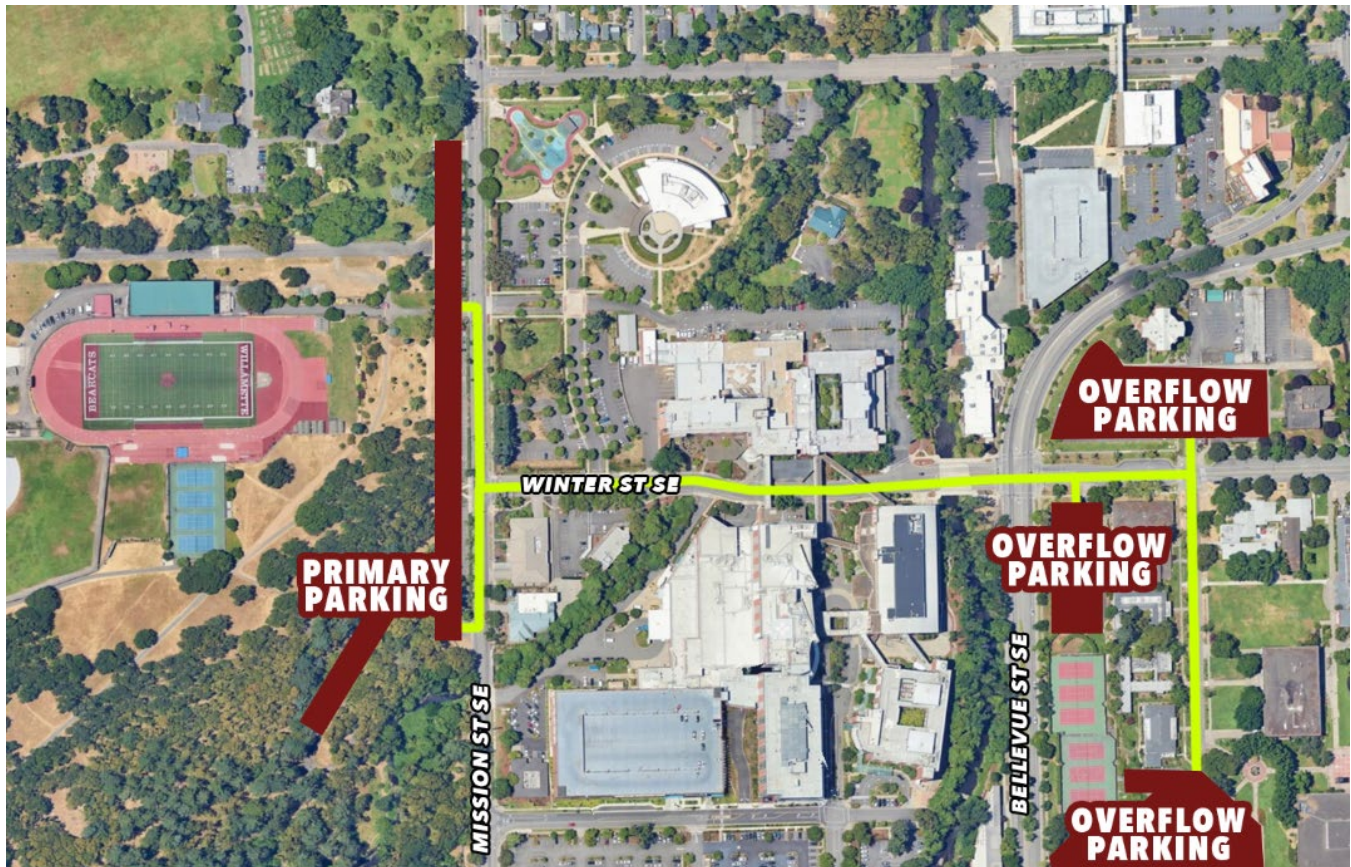
9. Jon Christenson, Dan Simmons, Ellen Stevens Comment – Submitted October 29, 2024.

Private citizens request that Willamette University provide parking on its campus for Salem Baseball events and shuttle services between campus lots and the baseball stadium. Specific concerns relate to the limited capacity of the Lower Lefelle parking lot in Bush's Pasture Park, which currently serves public recreation uses including sports and gatherings significant to the Marshall Islands community in Salem.

10. Kathy Lingo Comment – Submitted October 29, 2024.

Private citizen requests that Willamette University and Salem Baseball provide adequate off-site parking, citing a parking study conducted for Bush's Pasture Park in July 2024.

The Applicant has provided a Trip Generation Estimate form (TGE) as part of the submittal package pursuant to Sec. 220.005(e)(1)(D). The proposal does not involve any of the conditions listed in Sec. 803.015(b), and no documented conditions exist that otherwise necessitate the provision of Traffic Impact Analysis. The proposal does not reduce parking available to serve Willamette University properties. Event parking will remain available on university campus lots for all athletic events hosted at the Willamette University facilities in Bush's Pasture Park, as shown in the diagram below. Under the direction of the City of Salem Parks & Recreation Advisory Board and City Council, parking will be closely monitored and discussed each year with City representatives following the conclusion of summer events. Willamette University is currently exploring vehicle options for shuttling spectators from the campus to the north side of the athletic facilities in Bush Park. Temporary A-frame signage will direct spectators to campus parking on game days, with additional guidance and wayfinding provided by parking monitors.



Parking diagram for Willamette University athletic events.

Noise

11. South Central Neighborhood Association (SCAN) Comment – Submitted October 29, 2024.

SCAN requests that the project demonstrate compliance with SRC Chapter 51 (Event Sound Permits) maximum sound levels for its public address speakers or obtain a sound permit.

12. Jon Christenson, Dan Simmons, Ellen Stevens Comment – Submitted October 29, 2024.

Private citizens request that the project demonstrate compliance with maximum sound levels established in SRC Chapter 51 (Event Sound Permits) for its public address speakers.

The proposal does not involve any changes to the existing Spec Keene Stadium sound system, which is established and conforms to maximum permissible sound levels as established in Sec. 51.015. An event sound permit will be obtained by the Applicant when or if sound levels are expected to exceed these levels, in accordance with the procedures set forth in Sec. 51.015.

Bike Parking

13. Gary and Angela Obery Comment – Submitted October 26, 2024.

Private citizens request that the location of the proposed bike racks be revised to include racks near the entry gate south of the stadium; near the existing tennis courts; near the top of Derby Hill; and near the lower Leffelle parking area.

As specified in the Restated Agreement between Willamette University and the City of Salem (Exhibit E), all site improvements must be within the boundaries of the property owned by Willamette University and/or the area established in the agreement. As part of site improvements, the Applicant will provide the amount of bicycle parking required in accordance with Sec. 806.055 and develop and maintain bicycle parking in accordance with Sec. 806.060.

Historic District

14. Jon Christenson, Dan Simmons, Ellen Stevens Comment – Submitted October 29, 2024.

Private citizens request that the project uphold the integrity of the primarily residential Historic District and limit encroachment of commercial activities south of the existing facilities into Bush's Pasture Park. Concerns include increased pressure on limited parking areas, disruption of public recreation activities in the park, and risks to culturally significant landscapes and historical identity of the surrounding area.

The Applicant has submitted a concurrent application for Historic Design Review (Case No. HIS24-16) approval that addresses approval criteria pertaining to the Bush's Pasture Park/Gaiety Hill Historic District. The application is currently under review by the Salem Historic Landmarks Commission.