

# LAND USE APPLICATION

Application Type: CLASS 2 ADJUSTMENT, CLASS 3 SITE REVIEW

**APPLICANT INFORMATION**

(Check one box below for designated contact person regarding this application)

Applicant Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
 City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Agent: CHRIS VEIT, CARLSON VEIT ARCH - Daytime Phone: 503-390-0281  
 Mailing Address: 3095 RIVER RD-N- Fax Number: \_\_\_\_\_  
 City/State: SALEM, OR Zip: 97303 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

1177 CENTER ST. NE, SALEM 97301 2.95 AC 073W23CC, 01600  
 (Street Address or Location of Subject Property) (Total Size of Subject Property) (Assessor Tax Lot Numbers)  
PARKING & OFFICE BUILDING CR COM  
 (Existing Use, Structures, and/or Other Improvements On Site) (Zoning) (Comp Plan Designation)

**PROPOSED PROJECT INFORMATION**

CONSTRUCT 1175 SF INFILL TO EXISTING BUILDING  
 (Describe the Proposed Use or Development of Subject Property)

**NEIGHBORHOOD ASSOCIATION:** \_\_\_\_\_ CONTACTED?  Yes  No

The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.

(Describe Contact with the Affected Neighborhood Association) \_\_\_\_\_ Date Contacted \_\_\_\_\_

**SALEM - KEIZER TRANSIT CONTACTED?**  Yes  No

(Describe Contact with Salem - Keizer Transit) \_\_\_\_\_ Date Contacted \_\_\_\_\_

**AUTHORIZATION BY PROPERTY OWNER(S) / APPLICANT**

*"If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your land use application."*

(Property owners and contract purchasers are required to authorize the filing of this application and must sign below)

- ① All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- ② I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.
- ③ I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property: \_\_\_\_\_

[Signature] \_\_\_\_\_ CHRIS VEIT \_\_\_\_\_ 12-31-15  
 (Signature) (Print Name) (Date)

3095 RIVER RD. N-, SALEM, OR 97303  
 (Address - Include Zip)

[Signature] \_\_\_\_\_ BARRY JONES \_\_\_\_\_ 2-18-16  
 (Signature) (Print Name) (Date)

1225 FERRY ST. SEDAS PARK SALEM OREGON 97301  
 (Address - Include Zip)

STAFF USE ONLY - DO NOT WRITE BELOW - STAFF USE ONLY		
Received By: _____	Date: _____	Receipt No. _____

February 18, 2016

Amy Dixon, Planner II  
City of Salem, Planning Division  
555 Liberty St. SE, Room 305  
Salem, OR 97301-3503

Re: Plan Review, 1177 Center St. NE  
15-122543-RP & 15-122545-ZO

Dear MS Dixon:

The following is a response to your recent, 1-25-16 completeness checklist review of the subject property for a Class 3 Site Plan and Class 2 Zoning Adjustment.

**Item 1:** See the attached application form with the authorized signatures.

**Item 2:** See the enclosed recorded deed for the property.

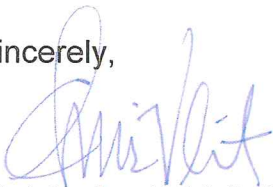
**Item 3:** This property has an exemption for on-site parking; however, ample parking is available for the low number of employees.

**Item 4:** The submitted written statement states that the new underlying standard of 15% landscaping over a 2.95 acre site is clearly inapplicable to the proposed project because there is no room or available land for more landscaping. The site was developed in 1987 for its maximum use and landscaped to the standards of that time. The use of parking for state employees is just as important as if buildings covered the site. Therefore, to have a standard that requires 15% landscaping to a site that has no room seems inapplicable.

However, in an effort to improve the existing landscaping, this resubmittal shows existing landscape islands to be enhanced with the addition of trees. At ten existing islands that now contain a bush or a missing bush, a new 1-1/2 to 2 inch caliper tree is proposed for that island. The species of tree has not been determined but will be selected from the City approved list in consultation with the DAS Landscape Department, which is the new tenant. With this revision we feel that the site is getting better within the existing allowable area.

I hope all this meets with your approval and if you have any questions don't hesitate to contact me.

Sincerely,



Christopher K. Veit, AIA CSI CCS

**(2) An application for a Class 2 adjustment (SRC 250.005(d) (2)) shall be granted if all of the following criteria are met:**

**(A) The purpose underlying the specific development standard proposed for adjustment is:**

**(i) Clearly inapplicable to the proposed development; or under 807.055.**

**Administrative Relief.**

Unless otherwise provided under the UDC, when special circumstances or exceptional site characteristics are applicable to a property, the landscaping requirements of this Chapter may be modified through a Class 3 Site Plan Review, pursuant to SRC Chapter 220, upon finding that one of the following criteria is met:

**(a) The proposed landscaping meets the intent of providing a buffer between adjacent uses of differing character;**

When the entire block property was first developed, landscaping and buffering was installed and exists today. The current Development Code eliminated the former landscape buffering matrix criteria in favor of a flat 15% requirement over the entire site. This would seem more appropriate for newly developed sites or sites that were undergoing a total transformation. In this case the existing site will only be affected by less than 1% of new work and all of the existing landscaping will remain. There is no additional land area available for additional landscaping and the loss of 13,723 SF of parking would be severe.

**(ii) Equally or better met by the proposed development.**

The existing 4.3% landscaping composed of trees and bushes is distributed rather uniformly across the site and is effective as a visual and environmental improvement. The Development Code does not make an allowance for minor expansion or the effect on existing developments. For this project we believe allowing the 4.3% landscaping to remain and be considered compliant, when taken in context with its diversity and uniform placement as well as the possibility of a drastic reduction in parking, would qualify as equal or better.

**(B) If located in a residential zone, the proposed development will not detract from the livability or appearance of the residential area.**

This is a CR zone and not residential.

**(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.**

Only one adjustment is being requested.

**WRITTEN STATEMENT. A written statement shall be submitted describing the proposal and how it conforms to the following approval criteria for Class 3 Design Review (SRC 225.005(e)(2)):**

**(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;**

The construction infill to the existing building exterior alcove allows the DAS- EAM Landscape Program tenant to enclose maintenance equipment and to make repairs to equipment and tools. This small increase in building footprint does not alter any existing traffic patterns to or from the site nor does it alter any existing parking or on-site traffic flow. This facility is not for public use and will not increase traffic trips or have any negative impact.

**(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.**

All parking areas and driveways are existing. Additional parking is not anticipated. All existing parking, driveways and efficient movement of vehicles and pedestrians shall remain as is.

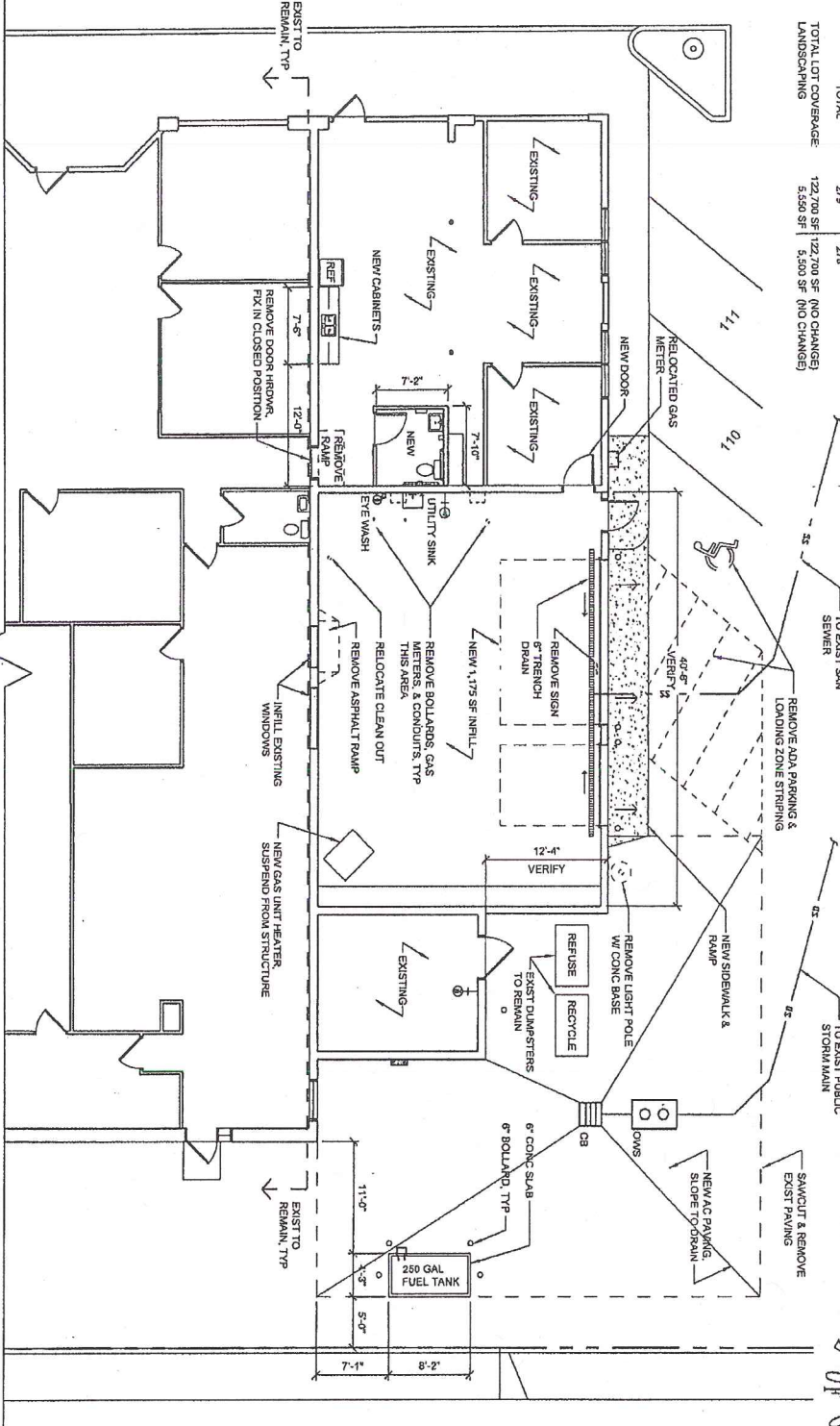
**(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.**

The site is fully developed and adequately served. All City services to the site are existing to remain with only minor modification (if any) that may occur on site.



3/32" = 1'-0"

# DEMOLITION & FLOOR PLAN



### SUMMARY TABLE

ZONING:	CR
TOTAL SITE AREA:	128,250 SF (2.55 AC)
GROSS FLOOR AREA BY USE:	2,248 SF BUILDING & GROUNDS SERVICES & CONSTRUCTION CONTINGENT SERVICES
BUILDING HEIGHT:	11,132 SF BUSINESS - CURRENTLY VACANT
	24 FT

PARKING	FULL SIZE	EXISTING	PROPOSED
HANDICAPPED:	11	10	
TOTAL:	279	278	

TOTAL LOT COVERAGE	EXISTING	PROPOSED
LANDSCAPING:	122,700 SF	122,700 SF (NO CHANGE)
	5,550 SF	5,500 SF (NO CHANGE)

**PARKING NOTES:**  
 1. EMPLOYEE PARKING TO BE PROVIDED OFF-SITE  
 2. BICYCLE PARKING TO BE ACCOMMODATED INSIDE THE BUILDING



<b>CARLSON VEIT</b> ARCHITECTS PC ARCHITECTURE • INTERIOR DESIGN 503-580-0281 • FAX 503-330-2495 • WWW.CARLSONVEIT.COM 3095 RIVER ROAD NORTH SALEM, OREGON 97301 <small>MEMBER AMERICAN INSTITUTE OF ARCHITECTS</small>	project: <b>DAS LANDSCAPE BUILDING</b> date: 1177 CENTER STREET NE SALEM, OR 97301
project: 06515 drawn by: NW checked by: CV copyright © 2015 Carlson Veit Architects PC <b>DEMOLITION &amp; FLOOR PLAN</b>	sheet of: <b>A-101</b>



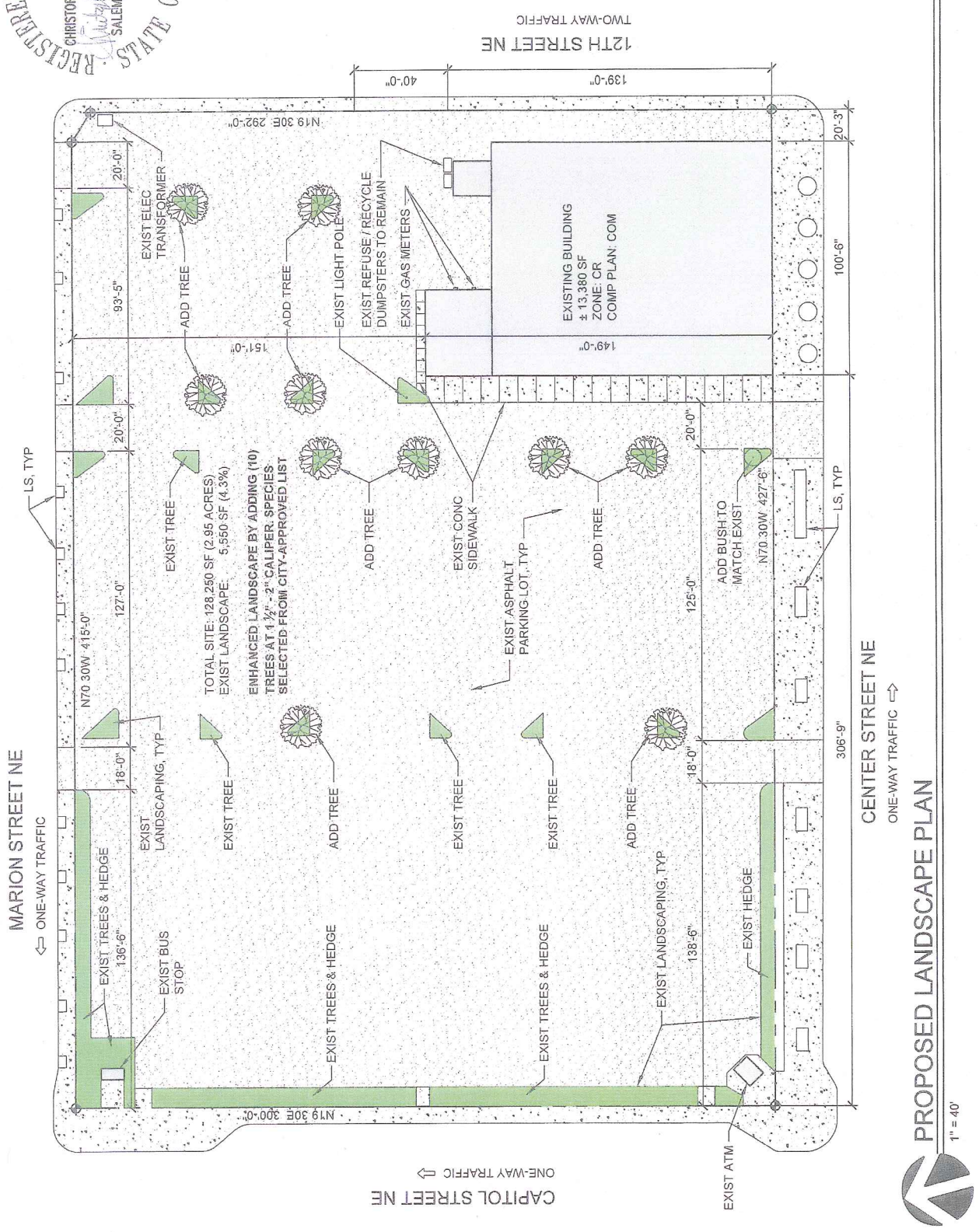


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 MEMBER AMERICAN INSTITUTE OF ARCHITECTS

**DAS LANDSCAPE BUILDING**  
 1177 CENTER STREET NE  
 SALEM, OR 97301

Project: 06515  
 date: 2-18-2016  
 drawn by: NW  
 checked by: CV  
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 Carlson Veit Architects PC

**PROPOSED LANDSCAPE PLAN**  
 sheet: **A-100** of.



TOTAL SITE: 128,250 SF (2.95 ACRES)  
 EXIST LANDSCAPE: 5,550 SF (4.3%)  
 ENHANCED LANDSCAPE BY ADDING (10)  
 TREES AT 1 1/2" - 2" CALIPER. SPECIES  
 SELECTED FROM CITY-APPROVED LIST



**PROPOSED LANDSCAPE PLAN**  
 1" = 40'

**CENTER STREET NE**  
 ONE-WAY TRAFFIC ↗

**MARION STREET NE**  
 ONE-WAY TRAFFIC ↗

**CAPITOL STREET NE**  
 ONE-WAY TRAFFIC ↗

**12TH STREET NE**  
 TWO-WAY TRAFFIC