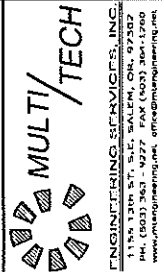
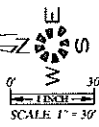
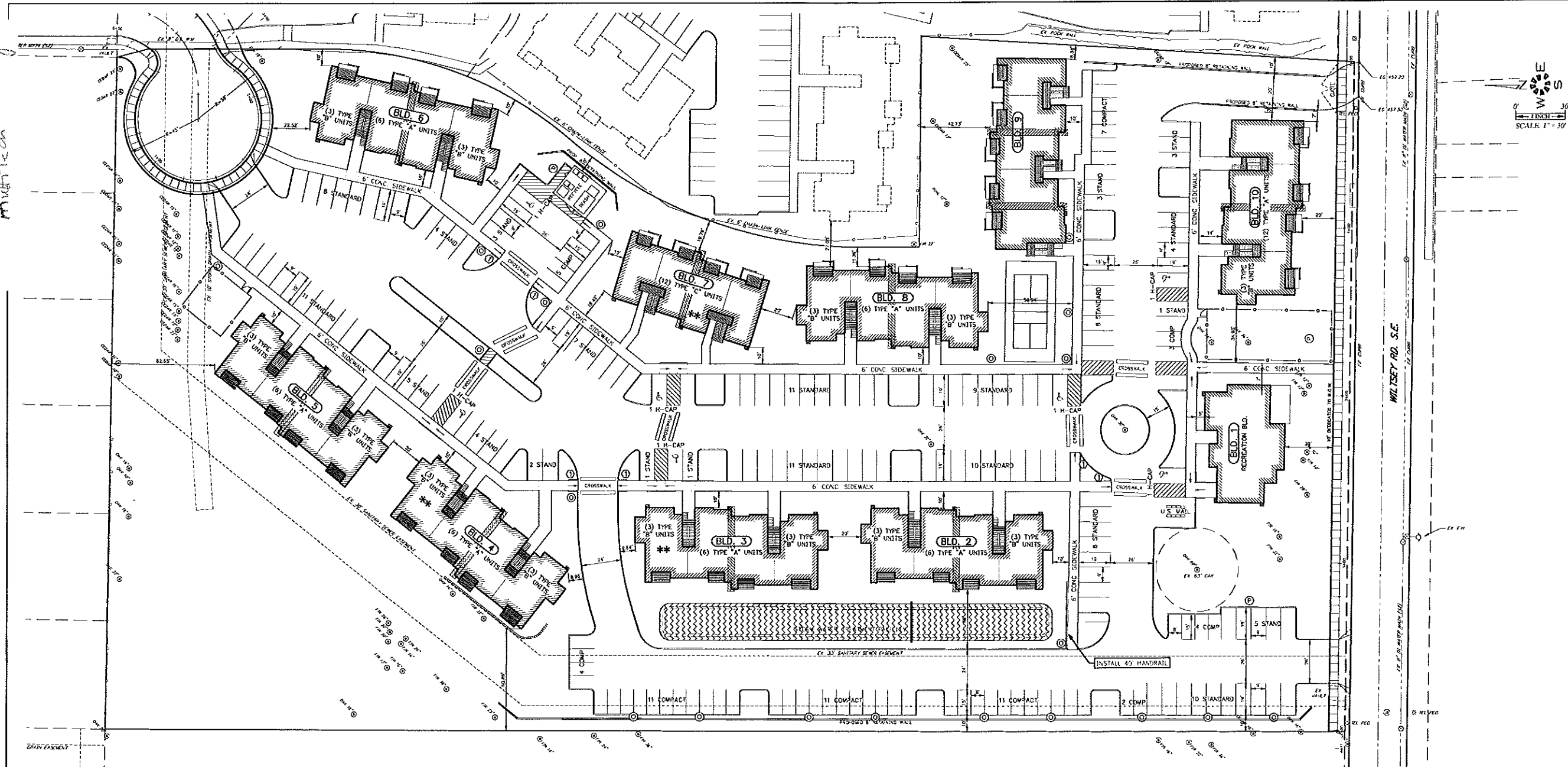


Received At Council Meeting
Meeting Date: 2-25-19
Agenda Item: 4.4
Received by: A. Johnson
From: NATALIE JANNEN
MULTITECH



SITE PLAN

WHITE OAK APARTMENT COMPLEX

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

Design: M.D.G.
Drawn: C.D.S.
Checked: J.D.S.
Date: JULY 2018
Scale: AS SHOWN



EXPRES 06-30-2019
JOB # 6732

C1.3

SITE AREAS
BOUNDARY 183,722 S.F.
SITE 183,722 S.F.
DEVELOPABLE 173,194 S.F.

BUILDING COVERAGE 32,438 S.F. (19%)
PARKING & DRIVEWAY 54,667 S.F. (32%)

111 TOTAL APARTMENTS UNITS
48 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
39 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
24 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

195 TOTAL PARKING STALLS
134 STANDARD STALLS
54 COMPACT STALLS
7 HANDICAP STALLS
12 TOTAL BICYCLE SPACES (11 REQUIRED)
(2) BIKE RACKS

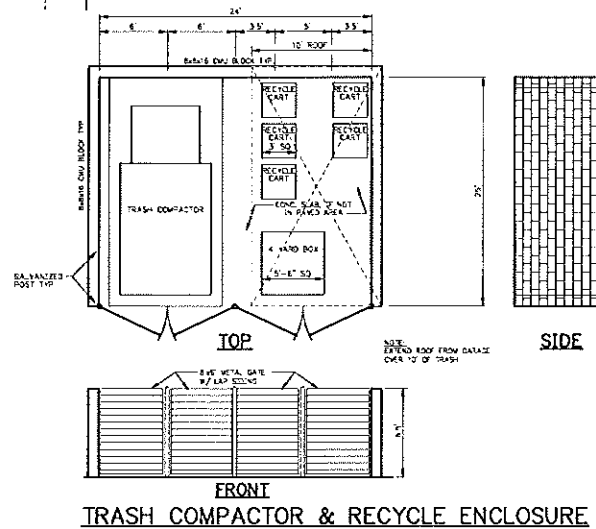
1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
2 PLAY / RECREATION AREAS
1 U.S. MAIL BOX AREA

*** THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 3, 4 & 7 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSGC SEC. 1107.6.2.3.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSGC SEC. 1107.6.2.3.1.2

ADA HANDICAP ACCESSIBILITY NOTES:

- 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%.
- 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 OSGC 2010 CHAPTER 11 AND OAS REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSGC.
- 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.

- - WALL PACK LIGHTS MOUNTED ON BUILDINGS
- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ③ - 6 BICYCLE SPACES PER RACK



To: Salem City Council
From: William Dalton
Re: February 25th, 2019 Council Agenda Item 4.a: **Proposed Development- Candy Flower/Wiltsey SE**
Date: February 25, 2019

Dear City Council:

I am writing with respect to the above noted item on tonight's Agenda.

.. First, I want to note that there appear to be a number of positive aspects to the proposal: adding multi-family housing, plans to include open/common space, provisions for children's play equipment.

.. That said, I am very concerned with regard to the apparent plans for **elimination/removal of 320 of the 321 noted trees on the property (including 4-out-of-5 of the Heritage-eligible white oaks)!!**

{{ I visited the property this past weekend. There are stands of magnificent (70-100 year old??) conifers lining three sides of the property, including two lines of stately trees bordering both side of the dirt lane along the north boundary. There is a large, mostly open space in the middle of the property, which appears ready-made for the development being proposed. }}

Questions related to my concerns:

- 1) *How many these magnificent conifers are proposed to be retained?*
- 2) *If 'm/any' are slated for removal, especially along the "borders" of the development – Why ?*
- 3) *In what ways have plat designs been considered that would enable saving the conifers and specifically the White Oaks?*

More broadly, I question the City's commitment to its own planning and development guidelines:

.. Many (most...) developments here in Salem proceed with literally NO regard for large trees. [Very recently, a literal mature forest was completely obliterated from the area just east of the new Battlecreek Elementary School. Now there are hundreds of new apartments and an under-construction senior retirement facility. And instead of stately trees providing shade and beauty - even just along the borders and in the few open spaces -- we have a number of scrawny 'plantings.']

.. There must be some reason that developers – abetted by the City's Planning Commission – so blatantly ignore the 'spirit' of City development codes and the possibilities of protecting and utilizing our City's natural resources (i.e., even when those resources include free landscaping for new properties...).

.. There has to be some good excuse for ignoring Salem's status as a nationally-recognized "Tree City."

.. There must be a solid rationale for destroying the mature vegetation cover that remains one of our last bastions for clean air and a threatened atmosphere.

But what if there aren't any substantive reasons, excuses, or rationales?

What if it's just for convenience – for ease of construction – for a few extra dollars in profit – or just because no one (including the City Staff...) thinks to provide (much less recognize, appreciate, and/or reward...) additional regard for what Nature has gifted Salem.

We are fortunate that each development decision gives us yet another opportunity to make decisions reflecting sensitivity to the needs and goals of ALL of those involved with the welfare of our residents – developers, the Council, the City, taxpayers. Maybe we can begin to better utilize those opportunities.

Sincerely,



William (Bill) Dalton, Ph.D.

6619 Huntington Circle SE Salem 97306 (503) 371-4174 daltfam@comcast.net

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Meeting Date: 2-25-19
Agenda Item: 4.a
Received by: A. Johnson
From: W. Dalton