



MEMO

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

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

To: Annexation Interested Parties

From: Pamela Cole, Case Manager
Department of Community Development
503-540-2309, or PCole@cityofsalem.net

Date: December 9, 2021

Subject: Annexation ANXC-742, 3476/3480 Blossom Drive NE and Adjacent Lands

AMANDA SEQ. NO.: 21-102322-AN

This is a Petitioner-initiated, voter-exempt annexation of a territory of approximately 3.54 acres, including 1,761 square feet (0.04 acres) of Blossom Drive NE right-of-way and 3.5 acres of private property located at 3476/3480 Blossom Drive NE and Adjacent Lands - 97305 (Marion County Assessor Map and Tax Lot 073W01A03300), currently designated MF (Multi-Family Residential) in the Salem Area Comprehensive Plan and zoned UT-5 (Urban Transition-5 Acres) and RM (Multiple-Family Residential) in Marion County, including a zone change to City of Salem RM-II (Multiple Family Residential-II) zoning for the portion zoned UT-5 (Urban Transition-5 Acres) and application of City of Salem RM-II (Multiple Family Residential-II) zoning for the portion zoned RM (Multiple-Family Residential), and removal from the Keizer Fire District.

The owner of the subject property is Blossom Garden Apartments LLC (Terence Blackburn, Clutch Multifamily LLC (Terence Blackburn, Sean Blackburn)).

Please provide comments to me by **Thursday, December 23, 2021 no later than 5:00 P.M.**

Attachments: Vicinity Map
Assessor's Map
Territory Map
Proposed Zone Map
Annexation Petition

*See comments for Case No. 2021.03
(attached)
David Fridenmaker 12/13/21*
David Fridenmaker

cc: Irma Dowd, Neighborhood Services Specialist
Northgate Neighborhood Association Chair and Land Use Chair

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Zone Change Case No. ZC21-03

AMANDA NO.: 20-118432-ZO

PROJECT ADDRESS: 3480 Blossom Dr NE, Salem OR 97305 **HEARD BY:** Salem Planning Commission

SUMMARY: A zone change to RM-II (Multiple Family Residential - II) for a portion of a property, concurrent with a proposed annexation.

REQUEST: A Zone Change from Marion County UT-5 (Urban Transition-5 Acres) to City of Salem RM-II (Multiple Family Residential-II) for the western area of a property that is designated Multi-Family Residential in the Salem Area Comprehensive Plan, zoned Marion County UT-5 (Urban Transition-5 Acres) and RM (Multiple Family Residential), and located at 3476/3480 Blossom Drive NE and Adjacent Lands 97305 (Marion County Assessor Map and Tax Lot 073W01A03300), concurrent with a petitioner-initiated, voter-exempt annexation of the entire property and withdrawal from the Keizer Fire District.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Monday, November 29, 2021, will be considered in the staff report. Comments received after this date will be provided to the review body. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Pamela Cole, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: pcole@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ☐ 1. We have reviewed the proposal and have no comments.
- ☒ 2. We have reviewed the proposal and have the following comments:

See attached

Name/Agency: _____

Address: _____

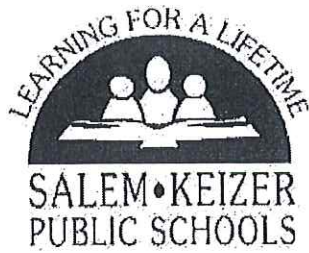
Email: _____

Phone No.: _____

Date: _____

Salem-Keizer Public Schools, Planning and Property Services
3630 State Street, Salem OR 97301
David Fridenmaker, Manager
503-399-3335

IMPORTANT: IF YOU MAIL YOUR COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



DAVID FRIDENMAKER, Manager
Facility Rental, Planning, Property Services
3630 State Street, Bldg. C • Salem, Oregon 97301-5316
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

November 24, 2021

Pamela Cole, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. ZC21-03 at 3480 Blossom Dr. NE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Forest Ridge	Elementary	K thru 5
Whiteaker	Middle	6 thru 8
McNary	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Forest Ridge	Elementary	245	318	77%
Whiteaker	Middle	677	918	74%
McNary	High	2,075	2,200	94%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	70	MF	0.201	14
Middle			0.077	5
High			0.084	6

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Forest Ridge	Elem.	245	23	14	37	318	89%
Whiteaker	Mid.	677	8	5	13	918	75%
McNary	High	2,075	27	6	33	2,200	96%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Forest Ridge	Elementary	Eligible for School Transportation
Whiteaker	Middle	Eligible for School Transportation
McNary	High	Eligible for School Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	14	\$64,220	\$899,080
Middle	5	\$76,882	\$384,410
High	6	\$89,544	\$537,264
TOTAL			\$1,820,754

Table 6

*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2021 Third Quarter.

1. Min. Density 12 du/a, Max. Density 28 du/a, assumed average of 20 du/a for this estimate on 3.5 acres.

Sincerely,



David Fridenmaker, Manager
Planning and Property Services

c: David Hughes, Director – Custodial, Property and Auxiliary Services, T.J. Crockett, Director of Transportation