

**Olivia Dias**

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**From:** Mark D. Shipman <MShipman@SGLaw.com>  
**Sent:** Monday, March 21, 2022 4:38 PM  
**To:** Olivia Dias  
**Cc:** Hannah F. Stevenson  
**Subject:** RE: New Proposal  
**Attachments:** 2022.03.08 - Kuebler Village CR - MU-II Site Plan.pdf

Olivia,

Attached is the concept plan that we have recently (Friday) shared with SGNA. As you know, we wanted to ensure that SGNA had input on this first before sharing with you and the Council. We are now ready.

- The revised proposal calls for a split CR/MU-II zone;
- The actual split that the Applicant and SGNA have been discussing has been CR/MU-III. While the MU-III zone has not been adopted yet, the Applicant feels this is a better fit for the property and has been working with SGNA on this change;
- The Applicant has been meeting with SGNA weekly to listen to their concerns and to come up with a solution that would fit for this neighborhood and the Applicant;
- While we are not at the formal site plan review stage, the conceptual design is intended to get traffic off of 27<sup>th</sup> and into the Kuebler Village property as efficiently as possible;
- The design is further intended to balance the grade challenges of the property with the design challenges/issues with MU-II/MU-III zones. For example, from a design perspective, the setback issues in the MU zones combined with the grade change on the property would result in you looking east (from 27<sup>th</sup>) at the top half of the grocery store. Where in the CR zone, it can be set back more to allow for better presence;
- The attached concept plan is just that, conceptual, but reflective of what the Mosaic group wants to develop, down-hill and to the north of their retirement center (Boone Ridge Senior Living) located across Boone Road. Actual uses would be based on specific user interest, and the current limitations of the conditions of approval;
- Traffic counts would be similar to CR;
- The Applicant would be subject to the same conditions of approval as in the Planning Commission Approval. The Applicant will still be making improvements to the transportation system that would not otherwise be made if the zoning remains as RA, or CO;

Please forward to the Council and let me know what questions you may have prior to the hearing.

Thank you for your patience and consideration,

**Mark D. Shipman**

Lawyer – Real Estate & Land Use Practice Group

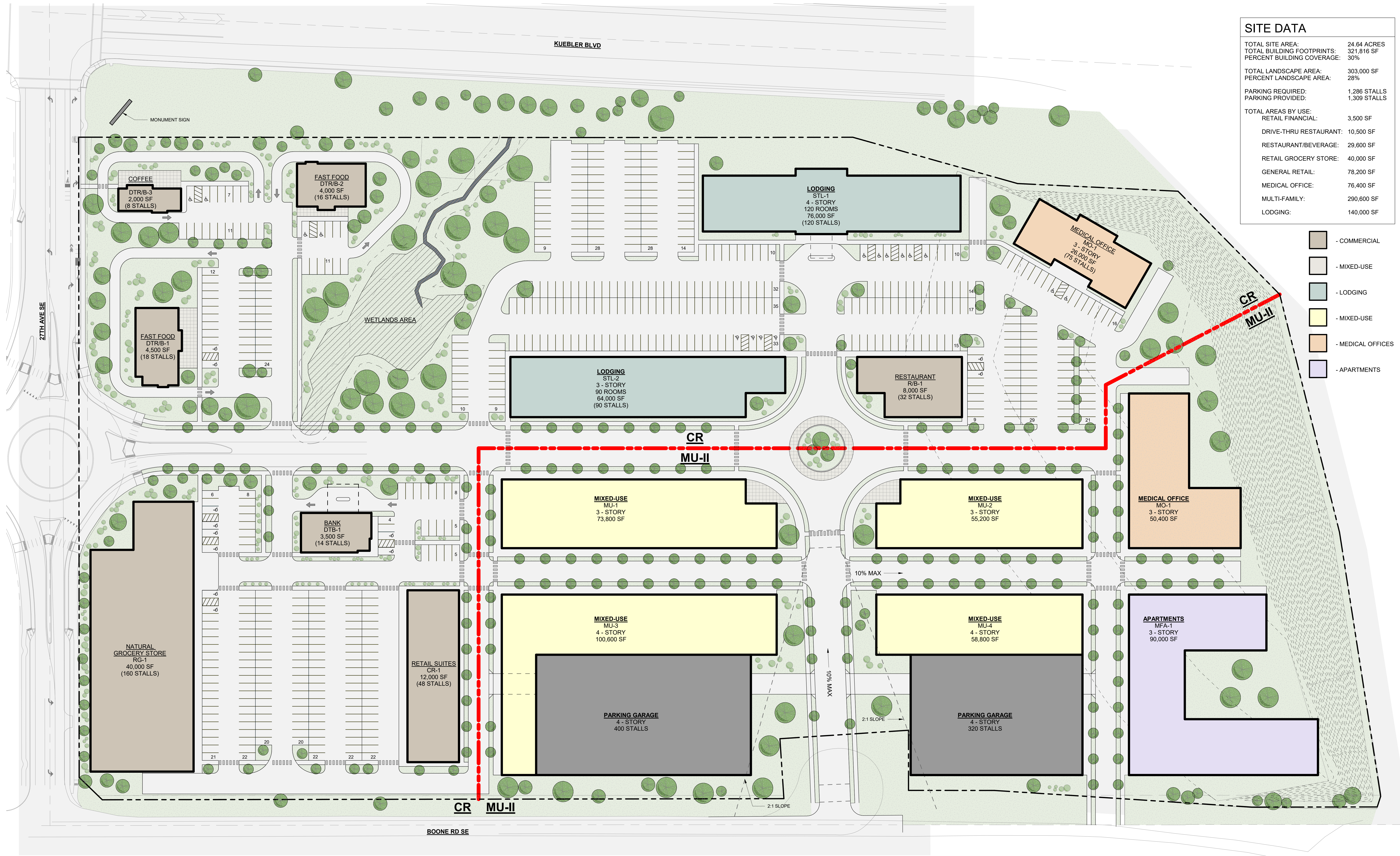


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SITE DATA	
TOTAL SITE AREA:	24.64 ACRES
TOTAL BUILDING FOOTPRINTS:	321,816 SF
PERCENT BUILDING COVERAGE:	30%
TOTAL LANDSCAPE AREA:	303,000 SF
PERCENT LANDSCAPE AREA:	28%
PARKING REQUIRED:	1,286 STALLS
PARKING PROVIDED:	1,309 STALLS
TOTAL AREAS BY USE:	
RETAIL FINANCIAL:	3,500 SF
DRIVE-THRU RESTAURANT:	10,500 SF
RESTAURANT/BEVERAGE:	29,600 SF
RETAIL GROCERY STORE:	40,000 SF
GENERAL RETAIL:	78,200 SF
MEDICAL OFFICE:	76,400 SF
MULTI-FAMILY:	290,600 SF
LODGING:	140,000 SF

- COMMERCIAL
- MIXED-USE
- LODGING
- MIXED-USE
- MEDICAL OFFICES
- APARTMENTS

# Kuebler Village Proposed Site Plan

03.08.2022

