

NOTICE OF DECISION

PLANNING DIVISION
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*Si necesita ayuda para comprender esta informacion, por favor llame
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DECISION OF THE PLANNING COMMISSION

**CLASS 3 DESIGN REVIEW / CLASS 3 SITE PLAN REVIEW / CLASS 2
ADJUSTMENT / CLASS 2 DRIVEWAY APPROACH PERMIT CASE NO.: DR-
SPR-DAP18-04**

APPLICATION NO. : 18-109247-DR & 18-109245-RP

NOTICE OF DECISION DATE: August 22, 2018

SUMMARY: Proposed development of a new 48 dwelling unit multi-family apartment complex and two new retail commercial buildings.

REQUEST: A Class 3 Design Review, Class 3 Site Plan Review and Class 2 Driveway Approach Permit request for development of a new multi-family apartment complex containing five buildings and a total of 48 dwelling units, and two new retail commercial buildings approximately 11,250 square feet in size, for property approximately 3.89 acres in size, zoned CO (Commercial Office) and CR (Retail Commercial), and located at the 1200 Block of River Bend Road NW 97304 (Polk County Assessors Map and Tax Lot number: 073W16BA / 10000).

APPLICANT: Scott Martin for Scott Martin Construction, Inc.

OWNERS: 3030 Riverbend, LLC (Scott Martin)

LOCATION: 1200 Block of River Bend Road NW / 97304

CRITERIA: Class 3 Design Review: SRC 225.005(e)(2)
Class 3 Site Plan Review: SRC 220.005(f)(3)
Class 2 Driveway Approach Permit: 804.025(d)

FINDINGS: The facts and findings are in the attached exhibit dated August 22, 2018.

DECISION: The Planning Commission **APPROVED** Class 3 Design Review / Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. DR-SPR-DAP18-04 subject to the following conditions of approval:

Condition 1: All trees designated for preservation shall be marked and protected during construction. Any significant tree shall require that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one inch of dbh be protected by an above ground silt fence, or its equivalent. Protection measures shall continue until the issuance of final occupancy.

Condition 2: Where the existing street condition along the frontage of River Bend Road NW is underimproved, as defined in SRC 803.040(a), construct a half-street improvement to Collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The sidewalk may be located along the curb line as needed to reduce conflicts between the existing water mains and proposed street trees.

- Condition 3:** Permits shall be obtained for the removal of any street trees, and all street trees removed shall be replaced pursuant to SRC Chapter 86 and PWDS.
- Condition 4:** To comply with the requirements of SRC 73.032, the applicant shall enter into a temporary service agreement with the City to ensure the future connection to gravity sewer in Wallace Road NW when it becomes available, and pay a connection fee in lieu of assessment pursuant to SRC 21.230.
- Condition 5:** Design and construct a storm drainage system for the new and replaced impervious surfaces in compliance with SRC Chapter 71.

VOTE:

Yes 8 No 0 Absent 1 (Wright) Abstained 0


Rich Fry, President
Salem Planning Commission

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

Class 3 Design Review	<u>September 7, 2020</u>
Class 3 Site Plan Review	<u>September 7, 2022</u>
Class 2 Driveway Approach Permit	<u>September 7, 2020</u>

Application Deemed Complete:	<u>July 25, 2018</u>
Public Hearing Date:	<u>August 21, 2018</u>
Notice of Decision Mailing Date:	<u>August 22, 2018</u>
Decision Effective Date:	<u>September 7, 2018</u>
State Mandate Date:	<u>November 22, 2018</u>

Case Manager: Aaron Panko, APanko@cityofsalem.net

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Thursday, September 6, 2018. Any person who presented evidence or testimony at the hearing may appeal the decision. 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) 225, 220, 804. The appeal must be filed in duplicate with the City of Salem Planning Division. 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 City Council will review the appeal at a public hearing. After the hearing, the City Council 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 at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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FACTS & FINDINGS

CLASS 3 DESIGN REVIEW/CLASS 3 SITE PLAN REVIEW/CLASS 2 DRIVEWAY APPROACH PERMIT CASE NO. DR-SPR-DAP18-04

August 22, 2018

PROCEDURAL FINDINGS

On January 3, 2018, CPC-ZC17-07 was approved by the Planning Commission to change the Comprehensive Plan Map designation for the subject property from "Single-Family Residential" to "Commercial" and to change the zoning from RS (Single Family Residential) to CO (Commercial Office) and CR (Retail Commercial).

On May 21, 2018, design review, site plan review, and driveway approach permit applications were submitted to develop the subject property with a 48-unit multi-family residential use and two retail shell buildings. The applications were deemed complete for processing on July 25, 2018. The 120-day State mandated decision deadline for this case is November 22, 2018.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on August 1, 2018. Public hearing notice was posted on the property on August 10, 2018 by the applicant pursuant to SRC requirements.

On August 21, 2018, the Planning Commission held a public hearing on the consolidated applications, received testimony, and voted to approve the Design Review, Site Plan Review and Driveway Approach Permit subject to the recommended conditions of approval.

SUBSTANTIVE FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Commercial". The subject property is within the Urban Growth Boundary and is within the Urban Service Area.

2. Zoning and Surrounding Land Uses

The subject property is zoned CO (Commercial Office) and CR (Retail Commercial). The proposed use includes development of a 48-unit apartment complex on the CO zoned portion of the property, and development of two new retail shell buildings on the CR zoned portion of the property. Multi-family uses are allowed as a permitted use in the CO zone, and retail, office and neighborhood service uses are generally allowed in the CR zone.

Zoning designations for surrounding properties is as follows:

North: RS (Single Family Residential) – Single family dwelling;

South: Across River Bend Road NW, RS (Single Family Residential) – Single family dwellings;
East: Across Wallace Road NW, Polk County SR (Suburban Residential) zone
West: RS (Single Family Residential) – Single family dwellings

3. Site Analysis

The subject property is approximately 3.89 acres in size. Wallace Road NW, which is designated as a Major Arterial within the Salem Transportation System Plan (TSP), abuts the property to the east. River Bend Road NW, which is designated as a collector abuts the property to the south. Surrounding properties to the north and west are zoned RS (Single Family Residential).

4. Neighborhood and Citizen Comments

The subject property is located within the West Salem Neighborhood Association (WSNA). Notice was provided to WSNA and surrounding property owners within 250 feet of the subject property. No comments were received from WSNA at the time of this staff report. No public testimony was provided at the public hearing. Four comments were received from surrounding property owners, one indicating no objections and three indicating the following concerns:

- 1) Objections raised regarding the proposed use, increase in traffic, increase in crime and decline of quality of life.

Staff Response: The Planning Commission recently approved a Comprehensive Plan Change and Zone Change for the subject property to change the designation from “Single Family Residential” to “Commercial” and the zoning from RS (Single Family Residential) to CO (Commercial Office) and CR (Retail Commercial). Objections were raised at that time to the potential increase in traffic volume. As a requirement of the Comprehensive Plan Change application, the applicant was required to provide findings addressing the Transportation Planning Rule (Goal 12), as a result a trip cap was placed on the property limiting the number of average daily trips for future development. The Assistant City Traffic Engineer has reviewed the proposal and found the anticipated traffic impacts for the development are below the trip cap.

The recently completed Housing Needs Analysis for the City of Salem indicate that additional multi-family dwelling units are needed in order for the City to address a current deficit in the amount of available multi-family residential land. The CO zone allows multi-family residential uses as an outright permitted use. Multi-family design standards require increased amounts of landscaping, setbacks and screening to buffer multi-family uses from surrounding single family residential zoned properties.

- 2) Request that driveway access to River Bend Road NW be removed with the only access coming from Wallace Road NW.

Staff Response: The proposed driveway approach onto Wallace Road NW provides limited right-in and right-out only access to the development site. The driveway approach onto River Bend Road NW is a full movement driveway approach that has been reviewed by the Assistant City Traffic Engineer and is found to meet the Class 2 Driveway Approach Permit approval criteria. A full analysis of the Class 2 Driveway Approach Permit approval criteria is found in Section 8 of this report.

5. City Department and Public Agency Comments

The Building and Safety Division reviewed the proposal and commented that ADA verification will come at the time of building permit submittal.

The Fire Department reviewed the proposed and indicated that items such as fire department access and water supply will be addressed at time of building permit submittal. Verify turn radii at the internal southern intersection. Fire hydrant needed within 100 feet of FDCs. Note: the East FDC has a fire hydrant within this distance, but it requires the hose lay across the fire department access road.

The Public Works Department has reviewed the proposal and provided a memo included as Attachment D.

Oregon Department of Transportation (ODOT) reviewed the proposal and provided comments included as Attachment E.

FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 3 DESIGN REVIEW

6. Analysis of Class 3 Design Review Criteria

SRC Chapter 225.005(e)(2) provides that:

A Class 3 Design Review shall be approved if all of the applicable design review guidelines are met.

SRC 702.010 provides that multiple family developments shall comply with all of the applicable design review guidelines set forth in SRC Chapter 702.

Open Space Design Review Guidelines and Standards

702.015(b)(1) – Common Open Space

(A) A variety of open space areas of sufficient size shall be provided for use by all residents.

Finding: The corresponding design standard requires a minimum of 30 percent of the gross site area to be designated as common open space. The proposed multi-family development occupies the portion of the subject property that is zoned CO (Commercial Office) which is approximately 2.6 acres, or

113,256 square feet in size. Approximately 33,977 square feet of landscape area ($113,256 \times 0.3 = 33,976.8$). The proposed site plan indicates that 83,803 square feet, or approximately 49 percent of the development site is provided as landscaped common open space area, exceeding the minimum requirement.

- (B) Common open space shall be distributed around buildings and throughout the site.

Finding: Common open space areas are provided throughout the site, the majority of landscape area is provided near the western end of the property adjacent to RS (Single Family Residential) zoned property. Common open space areas are also provided adjacent to River Bend Street NW and Wallace Road NW. Three significant trees are identified on the property to be preserved, as well as several existing mature trees on the west and south side of the property.

- (C) The amount of perimeter setbacks used for common open space shall be minimized.

Finding: Common open space and recreation areas are distributed throughout the development site, with a large children's play area and common open space area with existing mature trees provided near the center of the development site. Open space areas are minimized in the perimeter setback areas.

702.015(c)(1) – Children's Play Areas and Adult Recreation Areas

- (A) A variety of common open area opportunities shall be provided for enjoyment by all residents.

Finding: Multi-family developments containing 20 units or more require children's play areas and adult recreation area. The proposed 48-unit apartment complex requires that the recreation area be a minimum of 1,200 square feet in size. The proposed site plan shows a children's play area that is 2,500 square feet in size, exceeding the minimum requirement. In addition to the children's play area, a variety of common open space areas are provided throughout the development site.

- (B) Children's play and/or adult recreation areas shall be located centrally within the development.

Finding: The children's play area is provided central to the site near the western property line.

- (C) Children's play areas, if provided, shall be located in a manner to incorporate safety into the design by including such things as locating play areas to be visible from dwelling units, locating play areas away from physical barriers such as driveways and parking areas, and selection of play equipment with safe

designs.

Finding: The proposed children's play area is provided near the center of the site, away from abutting streets and off-street parking areas. The site plan indicates that fence 30 inches in height will be provided around the playground.

702.015(d)(1) – Private Open Space.

(A) Individual private open space shall be provided for each dwelling unit in all newly constructed multiple family developments.

Finding: Each of the proposed dwelling units is provided with a deck or patio 12 feet in width and 9 feet in length, for a total area of 108 square feet, exceeding the minimum dimensions required by the design standards.

(B) Private open space shall be easily accessible from the dwelling unit.

Finding: Private open space areas are accessible from each dwelling unit.

(C) If private open space is located adjacent to common open space, a buffer between the two open space areas shall be provided.

Finding: Ground floor private open space areas are separated from common open space areas by trees and shrubs.

Landscaping Design Review Guidelines and Standards

702.020(b)(1) – General Landscaping

(A) A variety of tree types shall be distributed throughout the site to maximize tree canopy.

Finding: The corresponding design standard requires a minimum of one tree to be planted for every 2,000 square feet of gross floor area. The CO zoned portion of the subject property is approximately 113,256 square feet in size, requiring a minimum of 57 trees ($113,256 / 2,000 = 56.6$). The number of trees provided for the development site will be reviewed with the landscape and irrigation plans required at the time of building permit submittal.

(B) Landscaping shall be used to shield the site from winter winds and summer sun.

Finding: Trees and shrubs will be distributed throughout the development site to provide shade during the summer and to shield from winter winds.

(C) Existing trees shall be preserved to the maximum extent possible.

Finding: The existing conditions plan provided by the applicant indicates that there are 106 mature trees on the subject property, including three significant trees (Oregon white oaks greater than 24 inches in diameter at breast height). The plans indicate that 40 trees will be removed, and 66 trees will be preserved. All significant trees on the property will be preserved.

(D) Where a development site abuts property zoned Residential Agriculture (RA) or Single Family Residential (RS), an appropriate combination of landscaping and screening shall be provided that is sufficient to buffer between the multiple family development and the abutting RA or RS zoned property.

Finding: The subject property abuts RS zoned property to the west and north. Existing trees will be preserved, and new shrubs and trees will be provided along the boundary abutting RS zoned properties. A new six foot tall wood fence will also be placed along the boundary abutting the RS zoned properties.

702.020(c)(1) – Street Frontage

(A) The residential character of the site shall be enhanced with trees planted within the public right-of-way.

Finding: The preliminary landscaping plan shows that existing street trees along Wallace Road NW will be maintained and new street trees will be provided on River Bend Road NW, in compliance with the standards in SRC Chapter 86.

702.020(d)(1) – Building Exteriors

(A) Landscaping shall be planted to define and accentuate the primary entry way of each dwelling unit, or combination of dwelling units.

Finding: Landscaping is provided along the entryways for each of the proposed buildings.

(B) Vertical and horizontal landscape elements shall be provided along all exterior walls to soften the visual impact of buildings and create residential character.

Finding: The proposed landscaping plan indicates a variety of trees, shrubs and ground cover will be provided along the exterior walls of the buildings.

702.020(e)(1) – Privacy

(A) Landscaping, or a combination of landscaping and fencing, shall be used to buffer the multiple family development from abutting properties.

Finding: The site plan indicates that landscaping, fencing and existing mature trees will be provided along the interior property lines to the north and west providing a buffer between the proposed multi-family development and abutting properties.

- (B) Landscaping shall be used to enhance the privacy of dwelling units. Methods may include fencing in combination with plant units.

Finding: The preliminary landscape plan indicates that trees and shrubs will be provided around the exterior walls of the proposed buildings and a combination of landscaping and fencing will be used to screen ground floor private open space areas.

702.020(f)(1) – Parking Areas

- (A) Canopy trees shall be distributed throughout the interior, and planted along the perimeter, of parking areas.

Finding: The preliminary landscape plan indicates that a variety of canopy trees will be provided throughout the proposed parking areas.

Crime Prevention Through Environmental Design

702.025(a)(1) – Safety Features for Residents

- (A) Multiple family developments shall be designed in a manner that considers crime prevention and resident safety.

Finding: The applicant indicates that all buildings have windows provided in habitable rooms which are oriented towards open space areas and the proposed parking area. Dwelling unit entrances, parking areas and pedestrian paths will be illuminated.

- (B) Landscaping and fencing shall be provided in a manner that does not obscure visual surveillance of common open space, parking areas, or dwelling unit entryways.

Finding: The preliminary landscape plan and the applicant's statement indicate that no fences or plant materials will be located in areas which obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

Parking, Site Access, and Circulation

702.030(b)(1) – General Parking and Site Access

- (A) Parking areas shall be designed to minimize the expanse of continuous parking.

Finding: Landscape islands with canopy trees are provided within the proposed parking area to minimize the expanse of continuous parking.

- (B) Pedestrian pathways shall be provided that connect to and between buildings, common open space, parking areas, and surrounding uses.

Finding: The proposed site plan includes pedestrian pathways which connect the parking areas, common open space areas and dwelling units to the public right-of-way.

- (C) Parking shall be located to maximize the convenience of residents.

Finding: Parking areas are distributed throughout the development site, in a convenient distance from the proposed multi-family buildings.

- (D) Parking areas and circulation systems shall be designed in a manner that considers site topography, natural contours, and any abutting properties zoned Residential Agriculture (RA) or Single Family Residential (RS).

Finding: The proposed site plan takes into consideration the topography of the site, preserves existing mature trees to the greatest extent possible and the parking layout is in the center of the site, away from abutting RS zoned properties.

702.030(c)(1) – Site Access

- (A) Accessibility to and from the site shall be provided for both automobiles and pedestrians.

Finding: The development site is served by a right-in, right-out driveway onto Wallace Road NW and a full movement driveway onto River Bend Road NW. Pedestrian access is provided throughout the development to connect to the existing public sidewalk on Wallace Road NW and to the future sidewalk at River Bend Road NW.

- (B) Site access shall be provided in a manner that minimizes vehicle and pedestrian conflicts.

Finding: Marked crosswalks are provided on the proposed site plan wherever a pedestrian pathway crosses a vehicle use area.

- (C) Where possible, driveway access shall be provided onto collector or local streets rather than arterial streets.

Finding: The primary access for the development site is from a full movement driveway on River Bend Road NW, which is classified as a collector street on the Salem Transportation System Plan (TSP). A second driveway will be provided on Wallace Road NW, which is designated as a major arterial, this driveway will provide right-in, right-out access only to the development site.

- (D) Where possible, driveway access shall be consolidated with either existing or future driveways serving adjacent developments.

Finding: Abutting properties to the north and west is zoned single-family residential and are occupied by single family dwellings. Shared driveway access is not possible with the abutting properties.

- (E) Parking areas shall be located to minimize their visibility from the public right-of-way and abutting properties.

Finding: Parking areas will be buffered from surrounding streets and abutting properties by a combination of landscaping, setbacks and fencing along the interior property lines.

Building Mass & Façade Design

702.035(b)(1) – General Siting and Building Mass

- (A) Buildings shall be sited with sensitivity to topography and natural landform.

Finding: The proposed site plan and locations of the proposed buildings take into consideration the topography of the site, natural landform, and preserves existing mature trees to the greatest extent possible.

- (B) The development shall be designed to reinforce human scale.

Finding: The proposed multi-family buildings comply with height and setback requirements of the underlying zone.

- (C) Buildings with long monotonous exterior walls shall be avoided.

Finding: Vertical and/or horizontal offsets are proposed in the design for each building, avoiding or limiting the appearance of a building with a long monotonous exterior wall. No dimension exceeds more than 150 feet in length.

702.035(c)(1) – Compatibility

- (A) Contrast and compatibility shall be provided throughout the site through building design, size, and location.

Finding: The proposed buildings are three stories in height, the design includes vertical and/or horizontal building offsets, as well as contrasting siding materials.

- (B) Appropriate transitions shall be provided between new buildings and structures on-site and existing buildings and structures on abutting sites.

Finding: The proposed buildings comply with the maximum height requirement and setback requirements of the RM-II zone. The proposed height and setbacks for the proposed development provide an appropriate transition with abutting residential uses.

- (C) Architectural elements and façade materials shall be used to provide continuity throughout the site.

Finding: The proposed design provides articulated building entrances and the use a contrasting building materials.

- (D) The majority of dwelling units within the development shall be placed as close as possible to the street right-of-way.

Finding: The corresponding design standard requires sites with 75 feet or more of buildable width to have buildings placed at the setback line for a minimum of 50 percent of the buildable width. There is approximately 223 feet of frontage in the CO zone adjacent to River Bend Road NW, minus the 15 foot setback to the RS zoned property, the buildable width is approximately 208 feet. The standard requires building(s) a minimum of 104 feet in length to be provided on the setback line.

Proposed building A-1 is on the setback line adjacent to River Bend Road NW and is approximately 85 feet in width. The applicant is requesting a reduction to the buildable width standard due to the driveway and large amount of open space provided adjacent to River Bend Road NW.

There is approximately 145 feet of frontage in the CO zone adjacent to Wallace Road NW, minus the 15 foot setback adjacent to two RS zoned properties, the buildable width is approximately 115 feet. Due to topography and limited space for a driveway access to Wallace Road NW, no buildings are placed on the setback line adjacent to Wallace Road NW.

The applicant meets the intent of the guideline by providing buildings as close as possible to the setback line adjacent to River Bend Road NW and Wallace Road NW.

- (E) Architecturally defined and covered entryways shall be incorporated into the design of buildings.

Finding: Articulated covered entryways or porticos are incorporated into the building designs at common entryways.

702.035(d)(1) – Building Articulation

- (A) The appearance of building bulk shall be minimized by:
(i) Establishing a building offset interval along building facades; and

Finding: The corresponding design standard requires buildings within 28 feet of every property line to have a setback that varies by at least 4 feet in depth. The proposed site plan provides setbacks that vary by more the 4 feet in depth.
(ii) Dispersing windows throughout building facades.

Finding: The design standards require windows to be provided in all habitable rooms, other than bathrooms, that face required setbacks, common open areas, and parking areas. The proposed plans indicate that windows will be provided in all habitable spaces which face towards open space and parking areas.

(B) Articulation shall be provided at the common entry way to all residential buildings.

Finding: Covered entry ways, which are clearly defined and accessible, are provided at the individual entryways for each building.

(C) Building roofs shall reinforce the residential character of the neighborhood.

Finding: The design standards require that the horizontal length of roof shall not exceed 100 feet without providing a change of elevation of at least 4 feet. With the exception of building A3, the proposed building design does not include any dimension greater than 100 feet in length without a change in elevation of at least 4 feet being provided. Building A3 is approximately 120 feet in length and does not include a vertical offset.

Recycling

702.040(a)(1) – On-Site Design and Location of Facilities

(A) Facilities shall be provided to allow recycling opportunities for tenants that are as conveniently located as the trash receptacles, and that are in compliance with any applicable federal, state, or local laws.

Finding: The site plan includes two solid waste service areas will be provided to serve residents. The proposed enclosures meet the solid waste service area requirements of SRC Chapter 800.055.

(B) The design and materials of recycling areas shall be similar to the design and materials of the buildings within the development.

Finding: The design and materials of the trash enclosure is not indicated in the plans, at the time of building permit review the trash enclosure will be reviewed for compliance with this guideline.

(C) Recycling areas shall be located to provide adequate access for franchised haulers, and shall have containers sufficient to allow collection of all recyclables collected by the haulers.

Finding: The proposed enclosure meets the solid waste service area requirements of SRC Chapter 800.055, including requirements for vehicle operation and servicing area. Adequate space is provided to allow for the servicing of recyclables.

FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 3 SITE PLAN REVIEW

7. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) establishes the following criteria for a Class 3 Site Plan Review:

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: The proposal includes a request to develop a 48-unit apartment complex on the CO zoned portion of the subject property and development of two new retail shell buildings on the CR zoned portion of the property. The following is a summary of the use and development standards of the CO zone (SRC Chapter 521) and the CR zone (SRC Chapter 522).

Development Standards – CO Zone:

SRC 521.005(a) - Uses:

Except as otherwise provided in Chapter 521, the permitted, special, conditional and prohibited uses in the CO zone are set forth in Table 521-1.

Finding: The CO zoned portion of the subject property includes development of new 48-unit apartment complex. Multifamily uses are allowed as a permitted use in the CO zone per Table 521-1.

SRC 521.010(a) – Lot Standards:

The minimum lot area for a multi-family use in the CO zone is 5,000 square feet plus additional lot area based on number of bedrooms within each dwelling unit.

Finding: Per Table 521-2, multi-family uses consisting of 6 or more dwelling units require addition lot area, the following is an analysis of the proposed 48-unit apartment complex.

Unit Count:

Building A-1 – 12 one bedroom units: Units 1 through 12
Building A-2 – 18 two bedroom units: Units 13 through 30
Building A-3 – 18 one bedroom units: Units 31 through 48

Lot Area Computation:

Units 1 through 5: one-bedroom $5 \times 750 = 3,750$ square feet
Units 6 through 12: one-bedroom $7 \times 1,000 = 7,000$ square feet

Units 13 through 30: two-bedroom 18 x 1,000 = 18,000 square feet
Units 31 through 48: one-bedroom 18 x 1,000 = 18,000 square feet
Total Area Required = 51,750 square feet

The CO zoned portion of the property is approximately 2.6 acres in size, or 113,256 square feet, exceeding the minimum lot size required for the proposed multi-family development.

SRC 521.010(b) – Setbacks:

Setbacks within the CO zone shall be provided as set forth in Tables 521-3 and 521-4.

North: Adjacent to the north is property zoned RS (Single-Family Residential). There is a minimum 15 foot building and vehicle use area setback required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall.

Finding: Proposed building A-3 is setback from the northern property line by approximately 36 feet, exceeding the minimum setback

South: Adjacent to the south is the right-of-way for River Bend Road NW. There is a minimum 12 foot building and vehicle use area setback required adjacent to a street.

Finding: Proposed building A-1 is setback approximately 20 feet from River Bend Road NW, exceeding the minimum setback requirement.

East: Adjacent to the east is the right-of-way for Wallace Road NW. There is a minimum 12 foot building and vehicle use area setback required adjacent to a street.

Finding: Proposed building A-3 is setback approximately 75 feet from Wallace Road NW, exceeding the minimum setback requirement.

West: Adjacent to the west is property zoned RS (Single Family Residential). There is a minimum 15 foot building and vehicle use area setback required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall.

Finding: Proposed building A-1 is setback approximately 60 feet, proposed building A-3 is setback approximately 32 feet, and the vehicle use area is setback approximately 27 feet from the western property, exceeding the minimum setback requirement.

SRC 521.010(c) - Lot Coverage, Height:

The maximum lot coverage allowance for all uses in the CO zone is 60 percent.
The maximum building height allowance for multi-family uses is 50 feet.

Finding: The site plan indicates that the three proposed multi-family buildings have a footprint of approximately 14,952 square feet, for a lot coverage of approximately 13 percent (14,952 / 113,256), less than the maximum lot coverage requirement. The average height for the proposed multi-family buildings does not exceed 35 feet, less than the maximum height allowance.

SRC 521.010(d) - Landscaping:

Landscaping within the CO zone shall be provided as set forth in this subsection.

- (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.
- (3) **Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

Finding: The subject property is approximately 167,396 square feet in size requiring a minimum of 25,109 square feet of landscape area ($167,396 \times 0.15 = 25,109.4$). The proposed site plan indicates that 76,599 square feet of landscape area will be provided, exceeding the minimum standard.

SRC 521.010(e) – Outdoor Storage:

Within the CO zone, outdoor storage of materials and equipment is prohibited, except in conjunction with residential uses where the storage is screened from adjacent streets and properties by a minimum 6-foot high sight-obscuring fence, wall, or hedge.

Finding: Outdoor storage areas are not provided for the proposed use.

SRC 521.015 – Design Review:

Multiple family development shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

Finding: A Class 3 Design Review application has been submitted for the proposed multi-family development, findings are included in Section 6 of this report.

Development Standards – CR Zone:

SRC 522.005(a) – Uses:

Except as otherwise provided in Chapter 522, the permitted, special, conditional and prohibited uses in the CR zone are set forth in Table 522-1.

Finding: The CR zoned portion of the subject property includes development of two new shell buildings to be used for future retail, office and neighborhood services uses. Class 1 Site Plan Review will be required at the time of occupancy is determined for the space.

SRC 522.010(a) – Lot Standards:

There are no minimum lot area or dimension requirements in the CR zone. All uses are required to have a minimum of 16 feet of street frontage.

Finding: The subject property is approximately 3.89 acres in size and has approximately 455 feet of frontage along Wallace Road NW and approximately 525 feet of frontage along River Bend NW.

SRC 522.010(b) – Setbacks:

Setbacks within the CR zone shall be provided as set forth in Tables 522-3 and 522-4.

North: Adjacent to the north is property zoned RS (Single-Family Residential). There is a minimum 15 foot building and vehicle use area setback required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall.

Finding: The proposed site plan indicates the proposed retail shell building is setback approximately 35 feet, exceeding the minimum setback requirement.

South: Adjacent to the south is the right-of-way for River Bend Road NW. There is a minimum 5 foot building setback and a minimum 6-10 foot vehicle use area setback required adjacent to a street.

Finding: The proposed site plan indicates that the proposed retail building is setback approximately 20 feet from River Bend Road NW, exceeding the minimum setback requirement.

East: Adjacent to the east is the right-of-way for Wallace Road NW. There is a minimum 5 foot building setback and a minimum 6-10 foot vehicle use area setback required adjacent to a street.

Finding: The proposed site plan indicates that the proposed retail building and vehicle use area is setback approximately 16 feet from Wallace Road NW, exceeding the minimum setback requirement.

SRC 522.010(c) - Lot Coverage, Height:

There is no maximum lot coverage requirement in the CR zone. The maximum building height allowance for all uses is 50 feet.

Finding: The average height of the proposed retail shell buildings in the CR zone is approximately 23 feet, less than the maximum height allowance.

SRC 522.010(d) - Landscaping:

Landscaping within the CR zone shall be provided as set forth in this subsection.

- (4) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (5) **Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.
- (6) **Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

Finding: The subject property is approximately 167,396 square feet in size requiring a minimum of 25,109 square feet of landscape area ($167,396 \times 0.15 = 25,109.4$). The proposed site plan indicates that 76,599 square feet of landscape area will be provided, exceeding the minimum standard.

Solid Waste Service Area 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 includes a new solid waste service area with a receptacle size greater than 1 cubic yard, therefore the standards of SRC 800.055 are applicable.

SRC 800.055(b) – Solid Waste Receptacle Placement Standards.

All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of 4 inches thick, or on an asphalt pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than 3 percent and shall be designed to discharge stormwater runoff.

- 1) Pad area. In determining the total concrete pad area for any solid waste service area:
 - a. The pad area shall extend a minimum of 1-foot beyond the sides and rear of the receptacle.
 - b. The pad area shall extend a minimum 3 feet beyond the front of the receptacle.

Finding: The design and materials for the slab is not indicated in the proposed plans, but will be reviewed for conformance with this development standard at the time of building permit review.

2) Minimum Separation.

- a. A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
- b. A minimum separation of 5 feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

Finding: Adequate separation distance is provided within the enclosure. Receptacles will not be placed within 5 feet of a building or structure.

3) Vertical Clearance.

- a. Receptacles 2 cubic yards or less in size shall be provided with a minimum of 8 feet of unobstructed overhead or vertical clearance for servicing.
- b. Receptacles greater than 2 cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for servicing.

Finding: The design and materials for the enclosure walls is not indicated in the proposed plans, but will be reviewed for conformance with this development standard at the time of building permit review.

SRC 800.055(e) – Solid Waste Service Area Enclosure Standards.

When enclosures area used for required screening or aesthetics, such enclosure shall conform to the following standards:

- 1) Front Opening of Enclosure. The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

Finding: The width of the proposed front opening for the enclosure is greater than 12 feet, exceeding the minimum standard.

- 2) Measures to Prevent Damage to Enclosure. Enclosures constructed of wood or chain link fencing material shall contain a minimum 4-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacles impacts.

Finding: The design and materials for the enclosure walls is not indicated in the proposed plans, but will be reviewed for conformance with this development standard at the time of building permit review.

- 3) Enclosure Gates. Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening that is less than 15 feet in width, the gates shall open a minimum of 120 degrees. All gates shall have restrainers in the open and closed positions.

Finding: The proposed gates can swing to 120 degrees in compliance with this provision.

SRC 800.055(f) – Solid Waste Service Area Vehicle Access.

- 1) Vehicle Operation Area. A vehicle operation area shall be provided for solid waste collection service vehicles that are free of obstructions and no less than 45 feet in length and 12 feet in width. Vehicle operation areas shall be made available in front of every receptacle.

Finding: The proposed vehicle operation area for each enclosure meets the minimum dimensional requirements for service vehicle access.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained 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; or, within the CO (Commercial Office) and CR (Retail Commercial) zones, required off-street parking may be located within 500 feet of the development site containing the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.

- a) *Minimum Required Off-Street Parking.* The minimum number of off-street parking spaces required for a multi-family use is 1.5 spaces per dwelling unit. The minimum off-street parking requirement for a shopping center is one space per 250 square feet.
- b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

Finding: The proposed 48 dwelling unit multi-family apartment complex and two new retail commercial buildings approximately 11,250 square feet in size require a minimum of 117 off-street parking spaces ($48 \times 1.5 = 72$, $11,250 / 250 = 45$). The maximum off-street parking allowance for the use is 205 spaces ($117 \times 1.75 = 204.75$). There are 135 off-street parking spaces provided for the proposed

development, consistent with the minimum and maximum off-street parking requirements.

66 of the proposed parking spaces are designated as compact spaces (40 percent). Carpool/vanpool spaces are not required for the proposed multi-family residential use or the proposed retail buildings.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than Single Family and Two Family shall be developed and maintained as provided in this section.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to:
1. The development of new off-street parking and vehicle use areas.
 2. The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added.
 3. The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
 4. The paving of an un-paved area.

Finding: Off-street parking and vehicle use area development standards apply to the new off-street parking area.

- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.

Finding: The proposed off-street parking area complies with all applicable setback requirements.

- c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicle use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip or by a minimum 5-foot-wide paved pedestrian walkway.

Finding: The proposed off-street parking area complies with all applicable perimeter and interior setback requirements.

- d) *Interior Landscaping.* Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.

Finding: Off-street parking areas exceeding 50,000 square feet in size require a minimum interior landscaping requirement of 8 percent. The proposed site plan indicates that the off-street parking area is approximately 53,511 square feet in size, requiring a minimum of 4,281 square feet of interior parking lot landscaping ($53,511 \times 0.08 = 4,280.9$). Approximately 5,702 square feet of interior parking lot landscaping is proposed (approximately 10 percent), exceeding the minimum requirement. A minimum of one deciduous shade tree is proposed for every 12 parking spaces.

e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The proposed off-street parking spaces are sufficient to meet the minimum dimensions for standard and compact sized parking spaces.

f) *Additional Off-Street Parking Area Development Standards 806.035(f-m).*

Finding: The proposed off-street parking area is developed consistent with the additional standards for grade, surfacing, and drainage. Bumper guards or wheel barriers are not required for the proposed off-street parking area. The proposed compact parking spaces shall be clearly marked indicating the spaces are reserved for compact parking only. The striping, and lighting will meet the standards of SRC 806.

The proposed parking area has more than 6 spaces and is required to be screened from abutting residentially zoned property by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge. The proposed site plan indicates a minimum 6-foot-tall sight obscuring fence will be provided screening the proposed parking area from abutting residential uses.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for any new use or activity.

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.

A multi-family use is required to have the greater of 4 bicycle spaces or a minimum of 0.1 bicycle spaces per dwelling unit. Retail shopping centers require a minimum of 4 bicycle spaces or a minimum of 1 bicycle space per 10,000 square feet of floor area.

Finding: The proposed development is for a 48-unit apartment complex, which requires a minimum of five bicycle parking spaces ($48 \times 0.1 = 4.8$), and the proposed retail shopping center requires four bicycle parking spaces. The

proposed site plan indicates that bicycle racks with four parking spaces each will be provided near the entrance for each of the five buildings.

SRC 806.060 – Bicycle Parking Development Standards

Unless otherwise provided under the UDC, bicycle parking areas shall be developed and maintained as set forth in this section.

- a) Location. Bicycle parking areas shall be located within a convenient distance of, and shall 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.
- b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.
- c) Dimensions. Bicycle parking spaces shall be a minimum of 6 feet by 2 feet, and shall be served by a minimum 4-foot-wide access aisle.
- d) Bicycle Racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall accommodate the bicyclist's own locking device.

Finding: The proposed bicycle parking spaces are within 50 feet of the main entry for the buildings. Dimensions and design of the bicycle parking spaces will be reviewed at the time of Building Permit.

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.

SRC 806.070 – Proximity of Off-Street Loading Areas to Use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 - Amount of Off-Street Loading.

For multiple family uses containing 0-49 units, there is not a requirement for off-street loading spaces. Retail shopping center buildings between 5,000-60,000 square feet in size require a minimum of one off-street loading space per Table 806-9.

SRC 806.075(a) provides that an off-street parking area meeting the requirements of this chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves.

Finding: The applicant provided a statement indicating that delivery trucks to the proposed development will not exceed 8,000 lbs. and off-street parking is located

within 25 feet of the building. As such, no off-street loading spaces are proposed per SRC 806.075(a).

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 proposed site plan indicates that 76,599 square feet of landscaping is provided for the development site. A minimum of 3,830 plant units are required for the proposed development ($76,599 / 20 = 3,829.9$). Of the required plant units, a minimum of 1,532 plant units shall be a combination of mature trees, shade tree, evergreen/conifer trees, or ornamental trees.

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Natural Resources

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 24 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.

Three significant trees are identified on the subject property and will be preserved through development. No protected trees are identified for removal on the site plan.

Condition 1: All trees designated for preservation shall be marked and protected during construction. Any significant tree shall require that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one inch of dbh be protected by an above ground silt fence, or its equivalent. Protection measures shall continue until the issuance of final occupancy.

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.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas.

SRC 810 - Landslide Hazards: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a commercial building adds three activity points to the proposal, which results in a total of five points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geologic assessment. A Geotechnical Engineering Report, prepared by GeoEngineers, Inc. and dated January 18, 2018, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

Criterion 2:

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: The existing configuration of River Bend Road NW does not meet current standards for its classification of street per the Salem TSP. The applicant shall construct a half-street improvement to Collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(I)(2)(A)), however two existing water mains are located between the future north curb line and the right-of-way line. These mains may conflict with street trees if the sidewalk is constructed where indicated by the street standards. Therefore, the sidewalk may be located along the curb line as needed to reduce conflicts between the existing water mains and proposed street trees pursuant to SRC 803.035(I)(2)(B).

Condition 2: Where the existing street condition along the frontage of River Bend Road NW is underimproved, as defined in SRC 803.040(a), construct a half-street improvement to Collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The sidewalk may be located along the curb line as needed to reduce conflicts between the existing water mains and proposed street trees.

Condition 3: Permits shall be obtained for the removal of any street trees, and all street trees removed shall be replaced pursuant to SRC Chapter 86 and PWDS.

Criterion 3:

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

Finding: The driveway access onto River Bend Road NW provides for safe turning movements into and out of the property. Access onto Wallace Road NW is regulated by the Oregon Department of Transportation.

Criterion 4:

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 Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water infrastructure is available within surrounding streets and is adequate to serve the proposed development. The sewer infrastructure is available in River Bend Road NW. The applicant is proposing a temporary connection to this main to serve the portion of the property that is downstream from this main via a private pump system. Temporary Service Connections are available given compliance with SRC 73.032, which requires payment of a connection fee in lieu of assessment and pending the construction of a permanent public sewer to serve the property. To meet the requirement of SRC 73.032, the applicant shall enter into an agreement with the City to ensure that the sewer service shall enter the public sewer main by gravity and that the private pump system shall be removed when gravity sewer service becomes available. If the property is being proposed for partition at a later date, then the sewer systems shall be constructed independently for each future parcel.

Condition 4: To comply with the requirements of SRC 73.032, the applicant shall enter into a temporary service agreement with the City to ensure the future connection to gravity sewer in Wallace Road NW when it becomes available, and pay a connection fee in lieu of assessment pursuant to SRC 21.230.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

Condition 5: Design and construct a storm drainage system for the new and replaced impervious surfaces in compliance with SRC Chapter 71.

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.

FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 2 DRIVEWAY APPROACH PERMIT

8. Analysis of Class 2 Driveway Approach Permit Criteria

Per SRC 804.015(a), a driveway approach permit shall be obtained prior to constructing any driveway approach. A driveway approach permit is not required for construction of a driveway approach permit that requires a state highway access permit. The proposed driveway on River Bend Road NW requires a Class 2 Driveway Approach Permit per SRC 804.025(a)(2), the proposed driveway access to Wallace Road NW, which is regulated by the Oregon Department of Transportation, does not require a driveway approach permit.

SRC 804.025(d) states that a Class 2 Driveway Approach Permit shall be granted if:

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The proposed driveway on River Bend Road NW meets the standards for SRC 804 and Public Works Design Standards (PWDS).

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveway approaches onto an arterial are minimized.

Finding: The proposed driveway is not accessing onto an arterial street.

Criterion 4:

The proposed driveway approach, where possible:

- a) Is shared with an adjacent property; or
- b) Takes access from the lowest classification of street abutting the property.

Finding: The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, our analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts to the vicinity.

Finding: Our analysis of the proposed driveway and the evidence that has been submitted, indicate that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The property is located on the corner of a major arterial (Wallace Road NW) and a collector street (River Bend Road NW). The applicant is proposing a driveway on the lower classification street and it meeting the spacing requirements of this chapter. By complying with the requirements of this chapter the applicant has minimized impacts to the functionality of adjacent streets and intersections.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The proposed development is surrounded by residentially zoned property. The proposed development abuts a State highway and collector street. The proposed driveway is taken from the lowest classification street abutting the

subject property. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

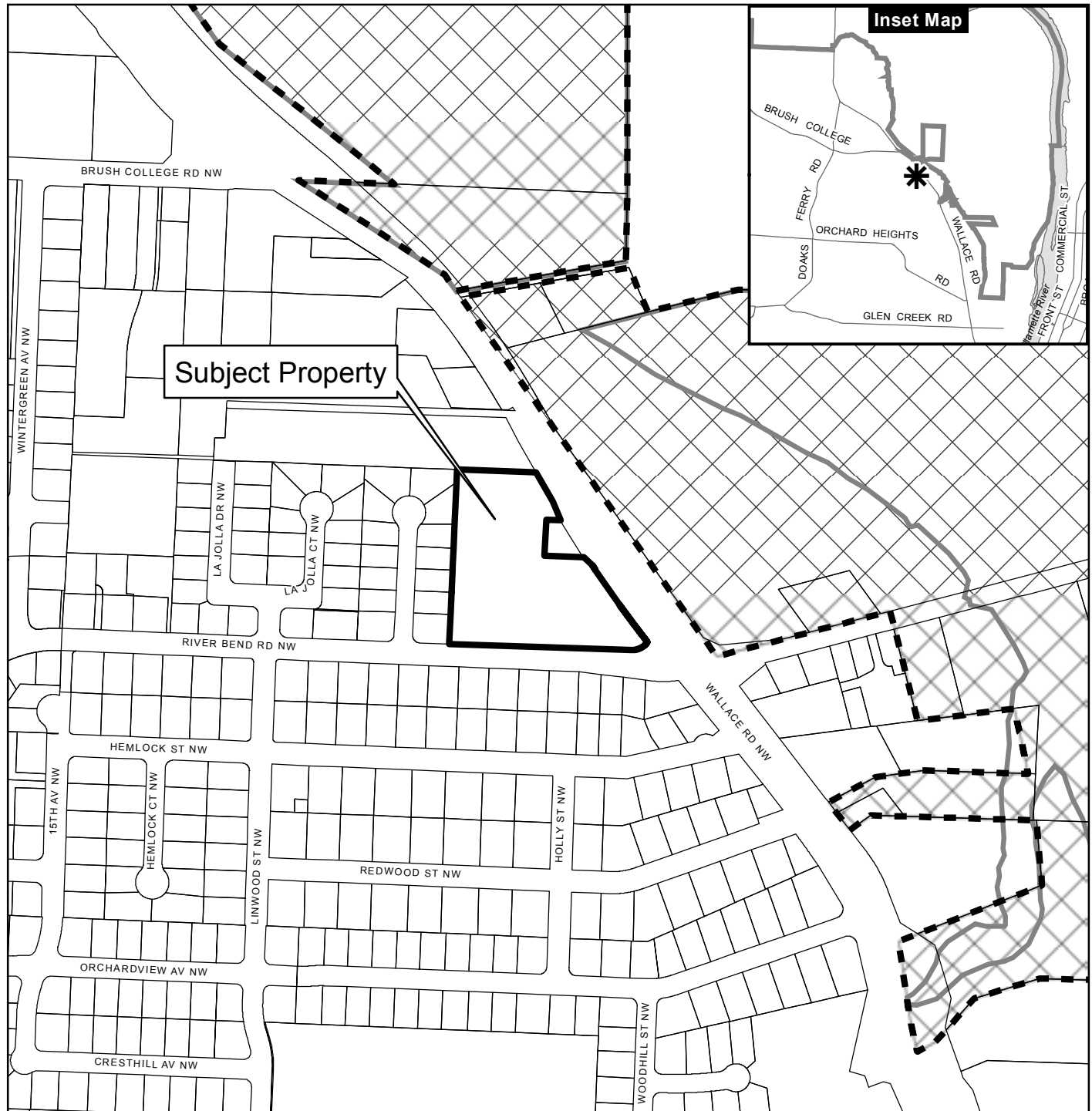
CONDITIONS

- Condition 1:** All trees designated for preservation shall be marked and protected during construction. Any significant tree shall require that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one inch of dbh be protected by an above ground silt fence, or its equivalent. Protection measures shall continue until the issuance of final occupancy.
- Condition 2:** Where the existing street condition along the frontage of River Bend Road NW is underimproved, as defined in SRC 803.040(a), construct a half-street improvement to Collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The sidewalk may be located along the curb line as needed to reduce conflicts between the existing water mains and proposed street trees.
- Condition 3:** Permits shall be obtained for the removal of any street trees, and all street trees removed shall be replaced pursuant to SRC Chapter 86 and PWDS.
- Condition 4:** To comply with the requirements of SRC 73.032, the applicant shall enter into a temporary service agreement with the City to ensure the future connection to gravity sewer in Wallace Road NW when it becomes available, and pay a connection fee in lieu of assessment pursuant to SRC 21.230.
- Condition 5:** Design and construct a storm drainage system for the new and replaced impervious surfaces in compliance with SRC Chapter 71.

Vicinity Map

1200 Block of River Bend Road NW

073W16BA10000



Legend

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

- Parks

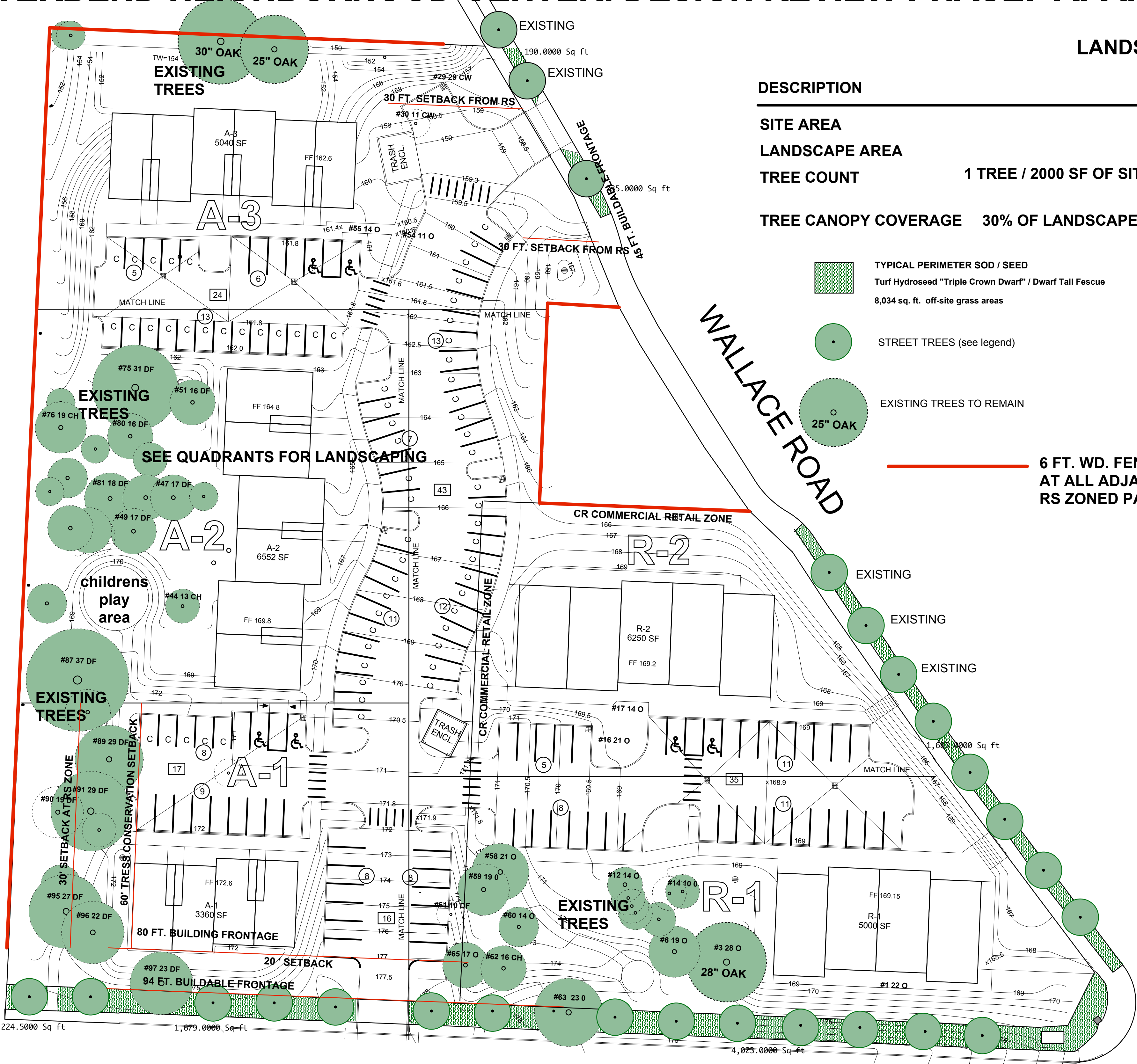
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



RIVERBEND NEIGHBORHOOD CENTER: DESIGN REVIEW PHASE: APARTMENTS, RETAIL, & LANDSCAPING



LANDSCAPING CALCULATIONS

DESCRIPTION	REQUIRED	PROVIDED
SITE AREA	169,448 SQ.FT. 3.89 ACRES	
LANDSCAPE AREA	80,000 SQ.FT. 2.00 ACRES	11,549 SQ.FT. PROVIDED
TREE COUNT	1 TREE / 2000 SF OF SITE AREA 85 NEW TREES REQUIRED	85 NEW TREES PROVIDED 65 MAJOR EXISTING TREES PRESERVED
TREE CANOPY COVERAGE	30% OF LANDSCAPE AREA 26,667 SF REQUIRED	30,000+ SF PROVIDED

- TYPICAL PERIMETER SOD / SEED
- Turf Hydroseed "Triple Crown Dwarf" / Dwarf Tall Fescue
- 8,034 sq. ft. off-site grass areas
- STREET TREES (see legend)
- EXISTING TREES TO REMAIN

DESIGN REVIEW PHASE
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- A-1 APT EXT. ELEVATIONS
- A-2 SITE LANDSCAPING
- A-2 APT EXT. ELEVATIONS
- A-3 SITE LANDSCAPING
- A-3 APT EXT. ELEVATIONS
- RETAIL BUILDINGS & SITE
- 08

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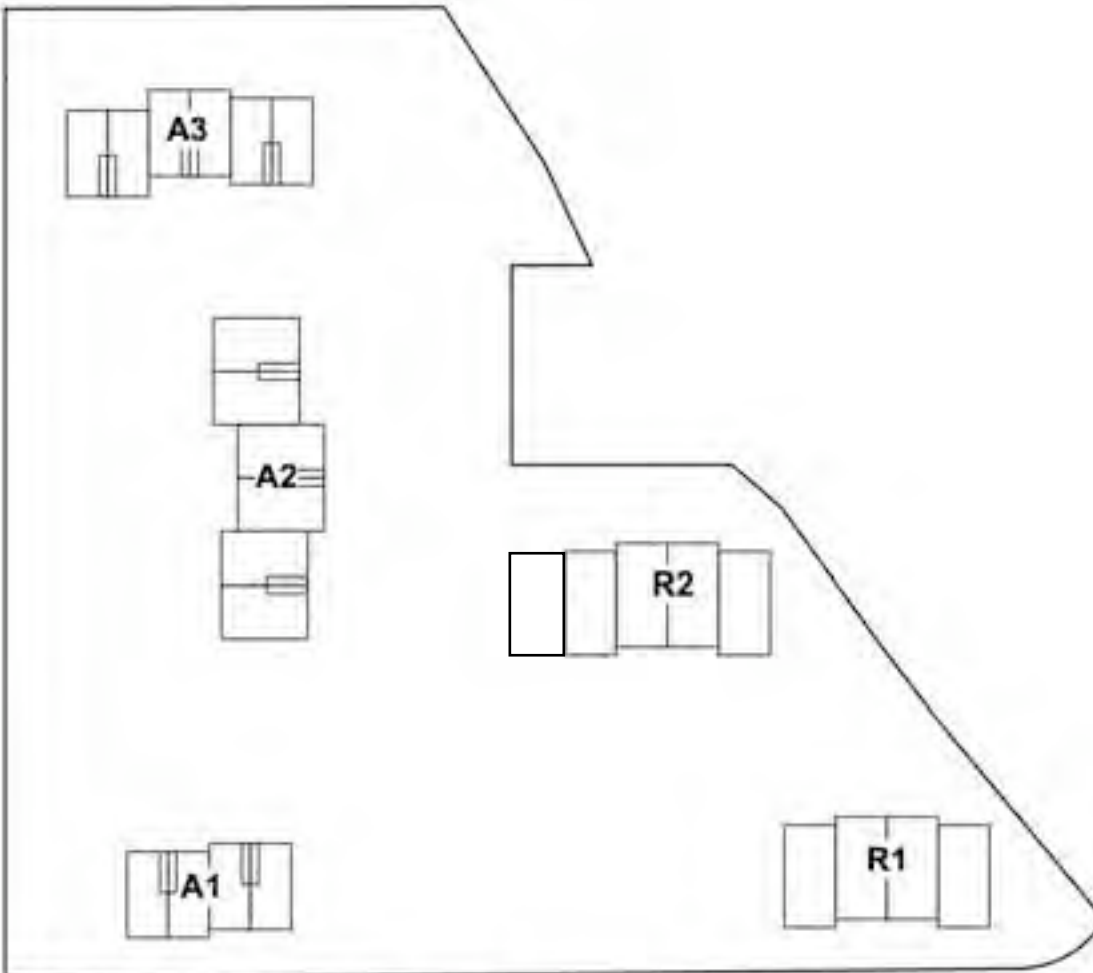
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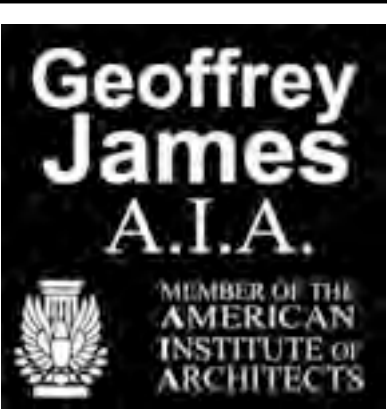
KEY MAP
BUILDING NUMBERS

KEY SITE PLAN

SCALE: 1" = 60'-0" (AT 11 X 17)

SEE BUILDING SITE COMPONENT SHEETS FOR LANDSCAPING: NEW TREES, GROUNDCOVER, GRASS AREAS & CALCS.
SEE CIVIL SET FOR SITEWORKS AND INFRASTRUCTURE PLUS TREE PRESERVATION PLAN MAP & SCHEDULE

RIVERBEND ROAD



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RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS

1200 BLOCK
RIVERBEND RD
SALEM, OREGON

DESIGN REVIEW

01

KEY
SITE
PLAN

PROJECT NUMBER
GJAIA-2018-10
DRAWN BY: GCJ
DATE: 05-01-2018
REV. 06-16-2018

RIVERBEND NEIGHBORHOOD CENTER: DESIGN REVIEW PHASE: APARTMENTS, RETAIL, & LANDSCAPING



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**RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS**

1200 BLOCK
RIVERBEND RD
SALEM, OREGON



DESIGN REVIEW

02

**BUILDING
A-1
LANDSCAPE**

PROJECT NUMBER
GJAIA-2018-10
DRAWN BY: GCJ
DATE: 05-01-2018
REV. 06-15-2018

LANDSCAPE AREA QUANTITIES

23,145 SQ.FT. HYDROSEEDED GRASS

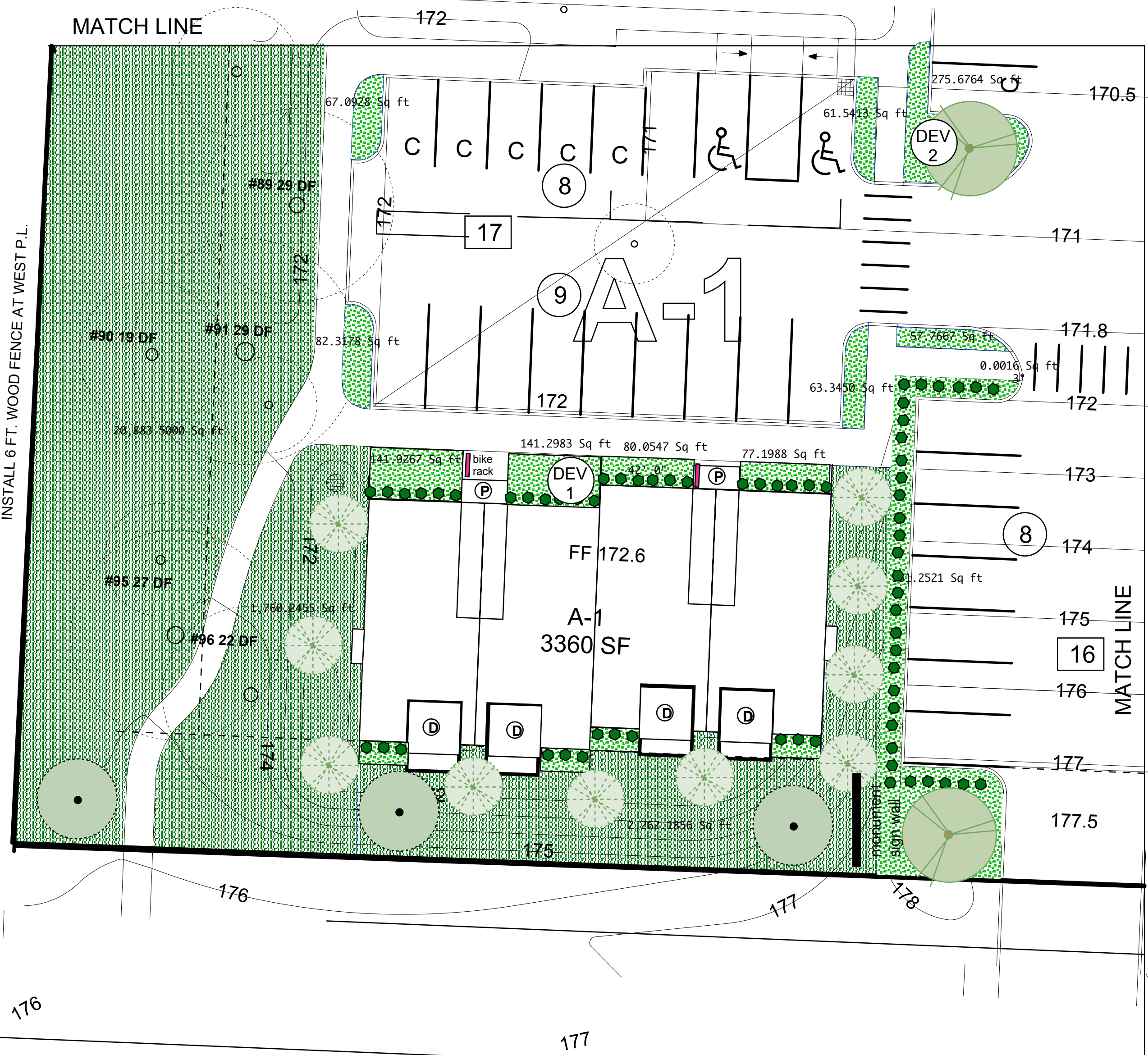
1,736 SQ.FT. GROUNDCOVER

24,881 SQ.FT. TOTAL LANDSCAPING



16 FT. X 6 FT. X 16" WALL
SPLIT FACE CMU
APPLIED BRONZE GRAPHICS
L.I.D. LIGHTS IN GROUNDCOVER

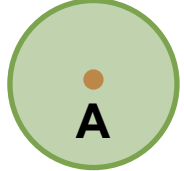
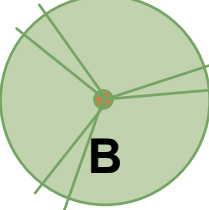
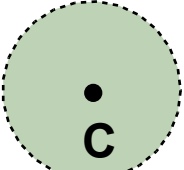








MONUMENT SIGN AT ENTRANCE

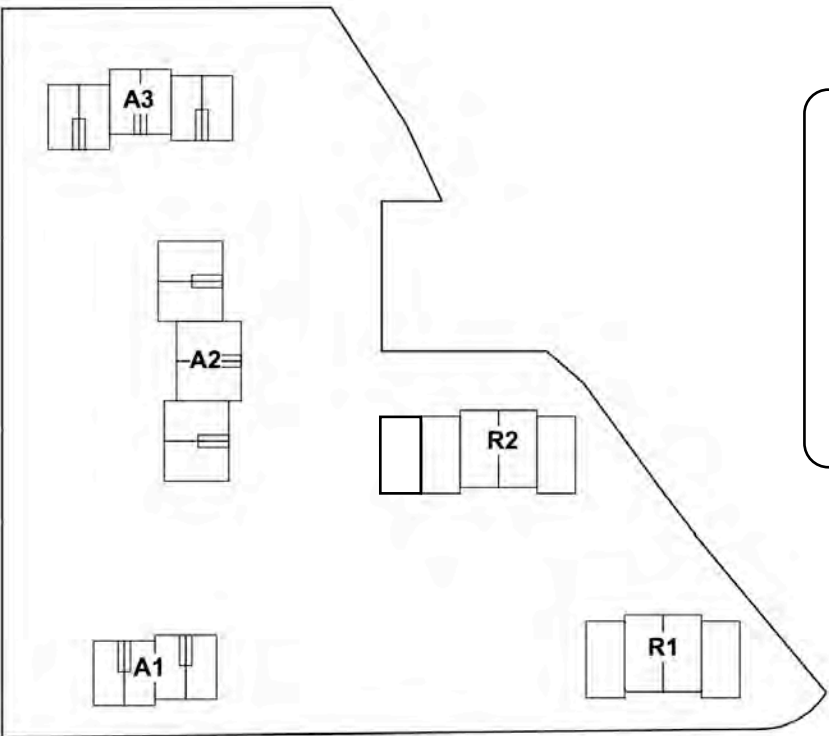


MINOR DEVIATIONS FROM 702

- DEV 1** APPROVAL REQUESTED WHERE 10' DISTANCE SIDEWALK TO APT. WALL IS REQUIRED
4' OR 8' LANDSCAPED SETBACK IS PROVIDED, DUE TO SITE GRADES & ADA.
MITIGATING CIRCUMSTANCES:
MORE OVERALL LANDSCAPING IS PROVIDED TO COMPENSATE
- DEV 2** APPROVAL REQUESTED WHERE 18' X 18' TREE PLANTER IS REQUIRED
12' X 20' IS PROVIDED DUE TO SITE CONSTRAINTS.
MITIGATING CIRCUMSTANCES:
MORE OVERALL LANDSCAPING IS PROVIDED TO COMPENSATE

SCALE: 1" = 30'-0" (AT 11 X 17)

STREET TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	STREET TREES Pyrus calleryana "Glen's Form" TM / Calley Pear SEE KEY PLAN #01 FOR LOCATIONS	B & B	1.5" cal.	40" o.c.	
TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	PARKING LOT ISLANDS Ginkgo biloba Presidential Gold / Presidential Gold Ginkgo	B & B	1.5" cal.	as shown	
	FRONT YARD SETBACKS NEXT TO STREET Sequoiadendron giganteum / Giant Sequoia	B & B	1.5" cal.	as shown	
	EXTERNAL ENTRANCE CORNER OF APTS & JOGS Thuja plicata / Western Red Cedar	B & B	5' - 6'	as shown	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	APARTMENT FLOWER BEDS FRONT & BACK Viburnum davidia / David Viburnum	2 gal	15" - 18"	3' o.c.	
ANNUALS / PERENIALS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	FLANKING ENTRANCES & AT REAR JOGS IN 2 OR 3 Polystichum munitum / Western Sword Fern	1 gal		as shown	
GRASSES	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	ROW IN BED 48" O.C. FLANKING ENT. DRIVEWAY Calamagrostis x acutiflora "Avalanche" / Feather Reed Grass	1 gal	15" - 18"	3' o.c.	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	TREE WELLS & ROW SIDEWALK LANDSCAPING Cotoneaster dammen / Bearberry Coloneaster	1 gal	10" - 15"	4' o.c.	
	TYPICAL PLANTING BED GROUND COVER Fragaria chiloensis / Beach Strawberry	1 gal	10" - 12"	3' o.c.	
SOD / SEED	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	LAWN AREAS AT BUILDINGS Native seed mix / Butterfly Flower Mix Short Forbs & Grass Propriety seed belend by Heritage Seedlings and Liners, Inc. 503-585-9835				
	TYPICAL PERIMETER BUFFERS Turf Hydroseed "Triple Crown Dwarf" / Dwarf Tall Fescue				

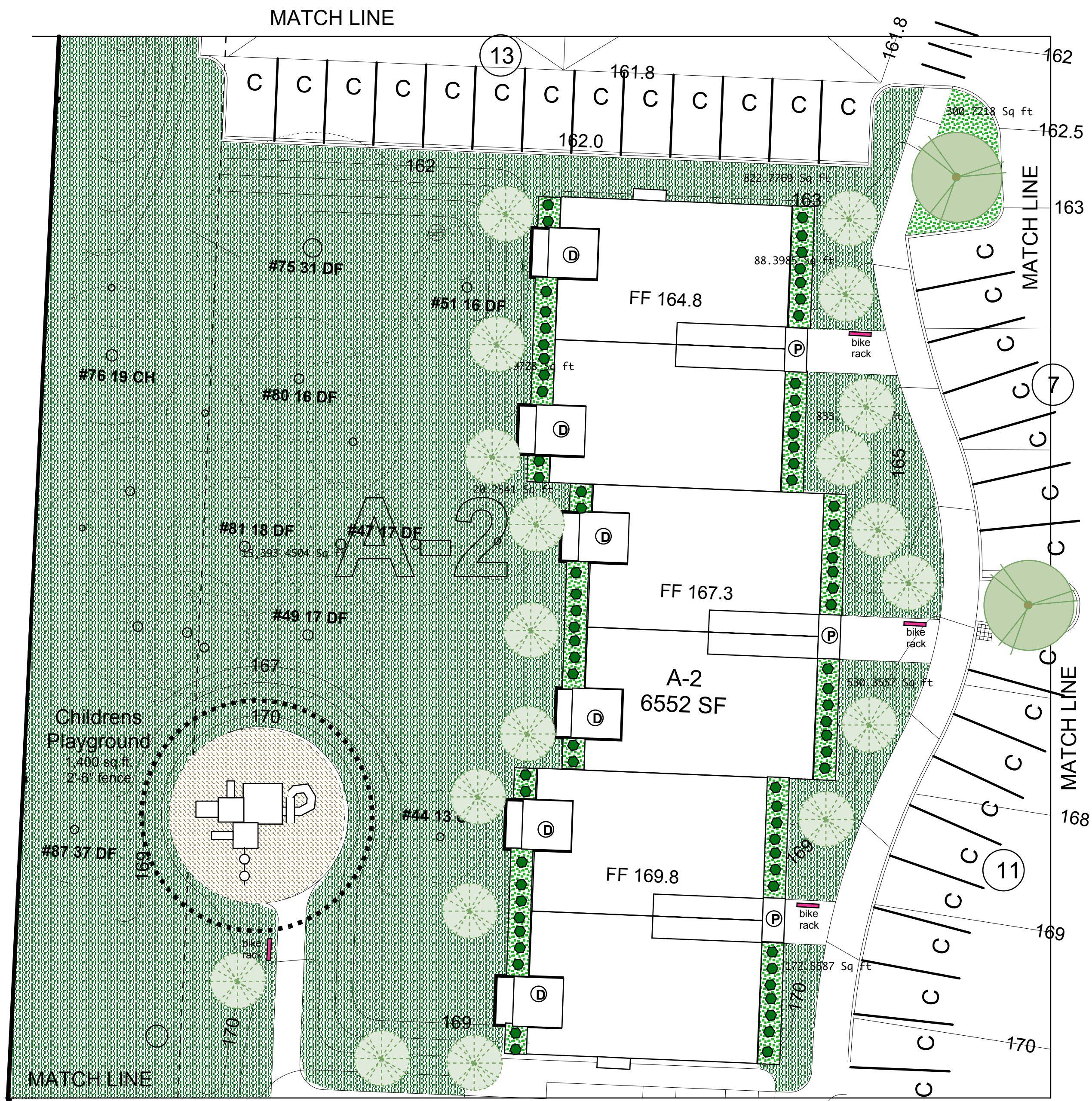


KEY MAP
BUILDING NUMBERS

PRIVATE SPACES & COVERED ENTRIES

- ① SCREENED DECKS OR PATIOS 9' X 12' OR 108 SQ.FT.
② COVERED PORTICO ENTRIES 4' X 8

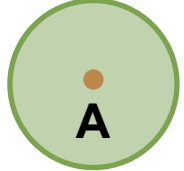
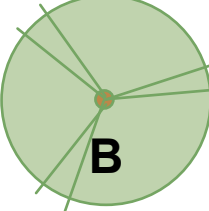
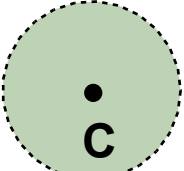








RIVERBEND NEIGHBORHOOD CENTER: DESIGN REVIEW PHASE: APARTMENTS, RETAIL, & LANDSCAPING

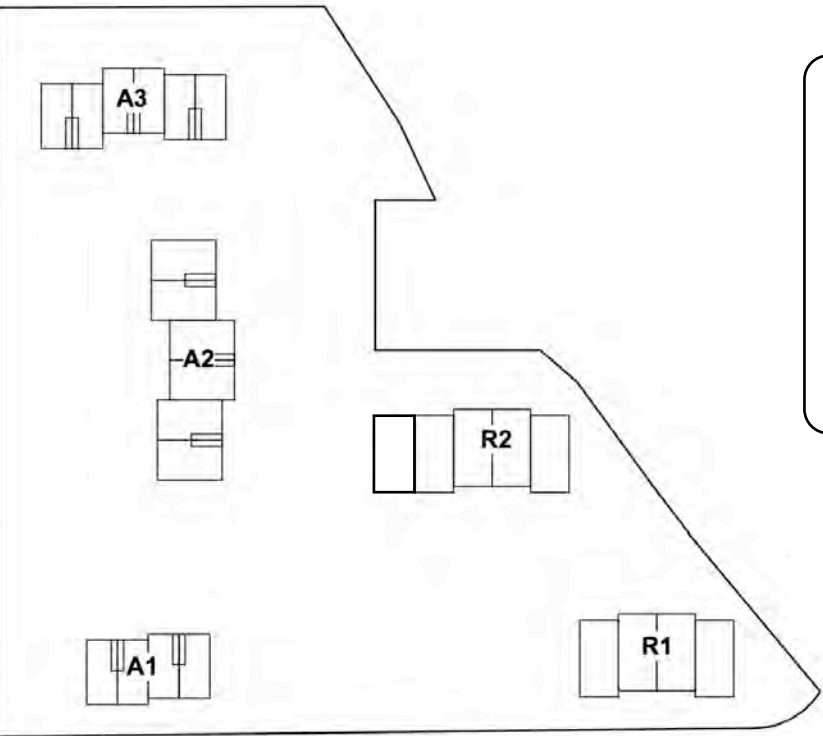


SCALE: 1" = 30'-0" (AT 11 X 17)

LANDSCAPE AREA QUANTITIES

- 27,752 SQ.FT. HYDROSEEDED GRASS
- 1,232 SQ.FT. GROUND COVER
- 28,984 SQ.FT. TOTAL LANDSCAPED AREAS

STREET TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	STREET TREES Pyrus calleryana "Glen's Form" TM / Calley Pear SEE KEY PLAN #01 FOR LOCATIONS	B & B	1.5" cal.	40" o.c.	
TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	PARKING LOT ISLANDS Ginkgo biloba Presidential Gold / Presidential Gold Ginkgo	B & B	1.5" cal.	as shown	
	FRONT YARD SETBACKS NEXT TO STREET Sequoiadendron giganteum / Giant Sequoia	B & B	1.5" cal.	as shown	
	EXTERNAL ENTRANCE CORNER OF APTS & JOGS Thuja plicata / Western Red Cedar	B & B	5' - 6'	as shown	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	APARTMENT FLOWER BEDS FRONT & BACK Viburnum davidia / David Viburnum	2 gal	15" - 18"	3' o.c.	
ANNUALS / PERENIALS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	FLANKING ENTRANCES & AT REAR JOGS IN 2 OR 3 Polystichum munitum / Western Sword Fern	1 gal		as shown	
GRASSES	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	ROW IN BED 48" O.C. FLANKING ENT. DRIVEWAY Calamagrostis x acutiflora "Avalanche" / Feather Reed Grass	1 gal	15" - 18"	3' o.c.	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	TREE WELLS & ROW SIDEWALK LANDSCAPING Cotoneaster dammen / Bearberry Coloneaster	1 gal	10" - 15"	4' o.c.	
	TYPICAL PLANTING BED GROUND COVER Fragaria chiloensis / Beach Strawberry	1 gal	10" - 12"	3' o.c.	
SOD / SEED	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	LAWN AREAS AT BUILDINGS Native seed mix / Butterfly Flower Mix Short Forbs & Grass Propriety seed belend by Heritage Seedlings and Liners, Inc. 503-585-9835				
	TYPICAL PERIMETER BUFFERS Turf Hydroseed "Triple Crown Dwarf" / Dwarf Tall Fescue				



KEY MAP
BUILDING NUMBERS

PRIVATE SPACES & COVERED ENTRIES

ⓐ

SCREENED DECKS OR PATIOS 9' X 12' 108 SQ.FT.

ⓑ

COVERED PORTICO ENTRIES 4' X 8;



DESIGN REVIEW

04

BUILDING
A-2
LANDSCAPE

PROJECT NUMBER
GJAIA-2018-10

DRAWN BY: GCJ

DATE: 05-01-2018
REV 06-15-2018

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REGISTERED ARCHITECT
GEOFFREY JAMES
SALEM, OREGON
STATE OF OREGON

RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS

1200 BLOCK
RIVERBEND RD
SALEM, OREGON

PROJECT NUMBER
GJAIA-2018-10

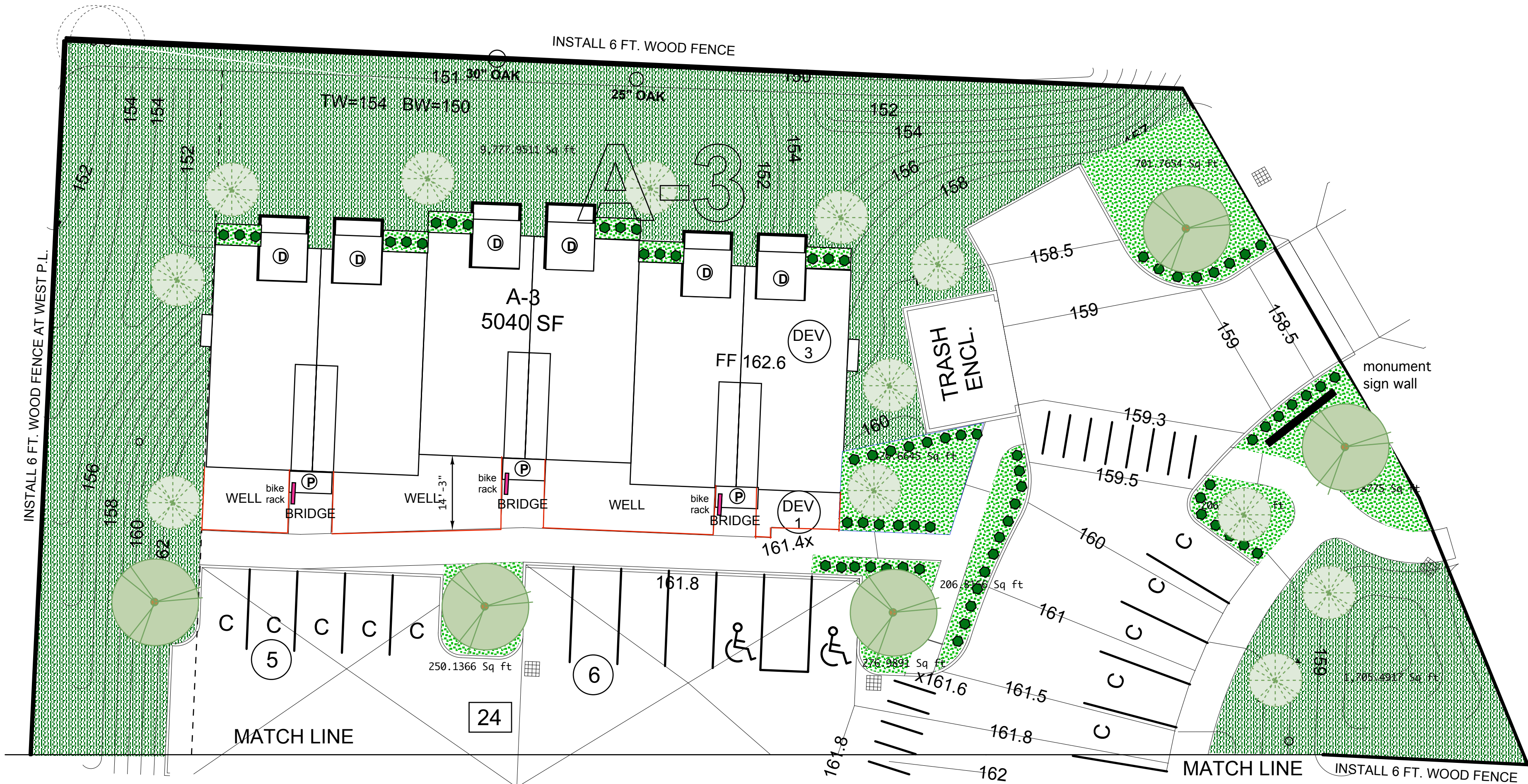
DRAWN BY: GCJ

DATE: 05-01-2018
REV 06-15-2018



16 FT. X 6 FT. X 16" WALL
SPLIT FACE CMU
APPLIED BRONZE GRAPHICS
L.I.D. LIGHTS IN GROUND COVER

MONUMENT SIGN AT ENTRANCE



SCALE: 1" = 30'-0" (AT 11 X 17)

MINOR DEVIATIONS FROM 702 STANDARDS

- DEV 1 APPROVAL REQUESTED WHERE 10' DISTANCE SIDEWALK TO APT. WALL IS REQUIRED 4' OR 8' LANDSCAPED SETBACK IS PROVIDED, DUE TO SITE GRADES & ADA. MITIGATING CIRCUMSTANCES: MORE OVERALL LANDSCAPING IS PROVIDED TO COMPENSATE
- DEV 2 APPROVAL REQUESTED WHERE 18' X 18' TREE PLANTER IS REQUIRED 12' X 20' IS PROVIDED DUE TO SITE CONSTRAINTS. MITIGATING CIRCUMSTANCES: MORE OVERALL LANDSCAPING IS PROVIDED TO COMPENSATE
- DEV 3 APPROVAL REQUESTED WHERE 100' MAX. BUILDING LENGTH IS REQUIRED AT BUILDING A-3. 120' IS PROVIDED DUE TO SITE CONSTRAINTS. MITIGATING CIRCUMSTANCES: ADA REQUIREMENTS FOR LEVEL WHEELCHAIR WALK NECESSITATES NO CHANGE OR STEPS.

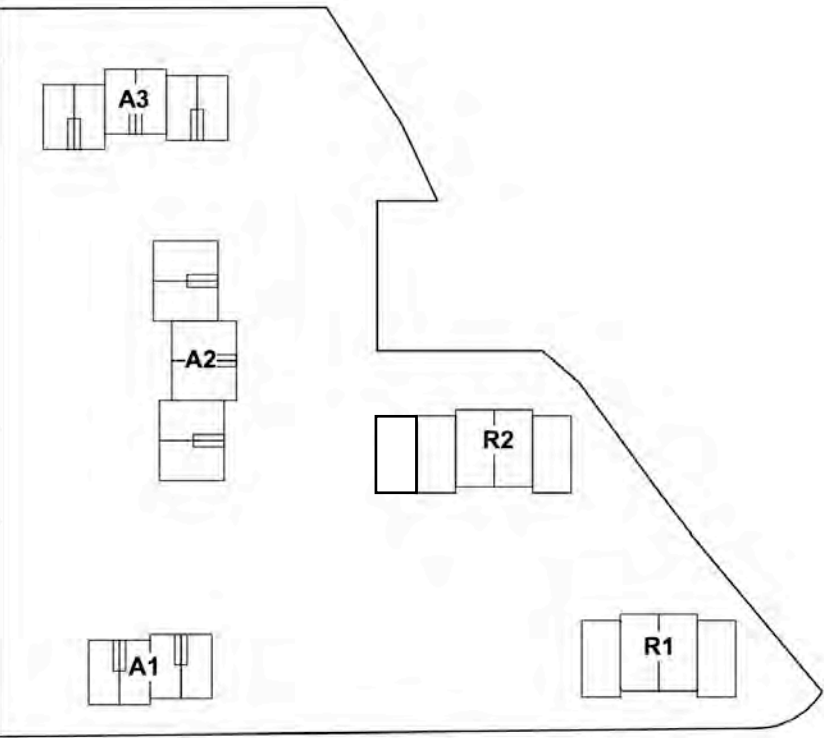
LANDSCAPE AREA QUANTITIES

11,683 SQ.FT. HYDROSEEDDED GRASS
2,497 SQ.FT. GROUND COVER
14,120 SQ.FT. LANDSCAPED AREAS

PRIVATE SPACES & COVERED ENTRIES

- ① SCREENED DECKS OR PATIOS 9' X 12' 108 SQ.FT.
- ② COVERED PORTICO ENTRIES 4' X 8;

STREET TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	STREET TREES Pyrus calleryana "Glen's Form" TM / Calley Pear SEE KEY PLAN #01 FOR LOCATIONS	B & B	1.5" cal.	40" o.c.	
TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	PARKING LOT ISLANDS Ginkgo biloba Presidential Gold / Presidential Gold Ginkgo	B & B	1.5" cal.	as shown	
	FRONT YARD SETBACKS NEXT TO STREET Sequoiadendron giganteum / Giant Sequoia	B & B	1.5" cal.	as shown	
	EXTERNAL ENTRANCE CORNER OF APTS & JOGS Thuja plicata / Western Red Cedar	B & B	5' - 6'	as shown	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	APARTMENT FLOWER BEDS FRONT & BACK Viburnum davidia / David Viburnum	2 gal	15" - 18"	3' o.c.	
ANNUALS / PERENIALS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	FLANKING ENTRANCES & AT REAR JOGS IN 2 OR 3 Polystichum munitum / Western Sword Fern	1 gal		as shown	
GRASSES	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	ROW IN BED 48" O.C. FLANKING ENT. DRIVEWAY Calamagrostis x acutiflora "Avalanche" / Feather Reed Grass	1 gal	15" - 18"	3' o.c.	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	TREE WELLS & ROW SIDEWALK LANDSCAPING Cotoneaster dammen / Bearberry Coloneaster	1 gal	10" - 15"	4' o.c.	
	TYPICAL PLANTING BED GROUND COVER Fragaria chiloensis / Beach Strawberry	1 gal	10" - 12"	3' o.c.	
SOD / SEED	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	LAWN AREAS AT BUILDINGS Native seed mix / Butterfly Flower Mix Short Forbs & Grass Propriety seed belend by Heritage Seedlings and Liners, Inc. 503-585-9835				
	TYPICAL PERIMETER BUFFERS Turf Hydroseed "Triple Crown Dwarf" / Dwarf Tall Fescue				



DESIGN REVIEW

06

BUILDING A-3 LANDSCAPE

PROJECT NUMBER GJAIA-2018-10
DRAWN BY: GCJ
DATE: 05-01-2018
REV. 06-15-2018



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RIVERBEND NEIGHBORHOOD RETAIL CENTER AND APARTMENTS

1200 BLOCK RIVERBEND RD SALEM, OREGON

RIVERBEND NEIGHBORHOOD CENTER



KEY MAP
BUILDING NUMBERS

LANDSCAPE AREA QUANTITIES

14,313 SQ.FT. HYDROSEEDED GRASS

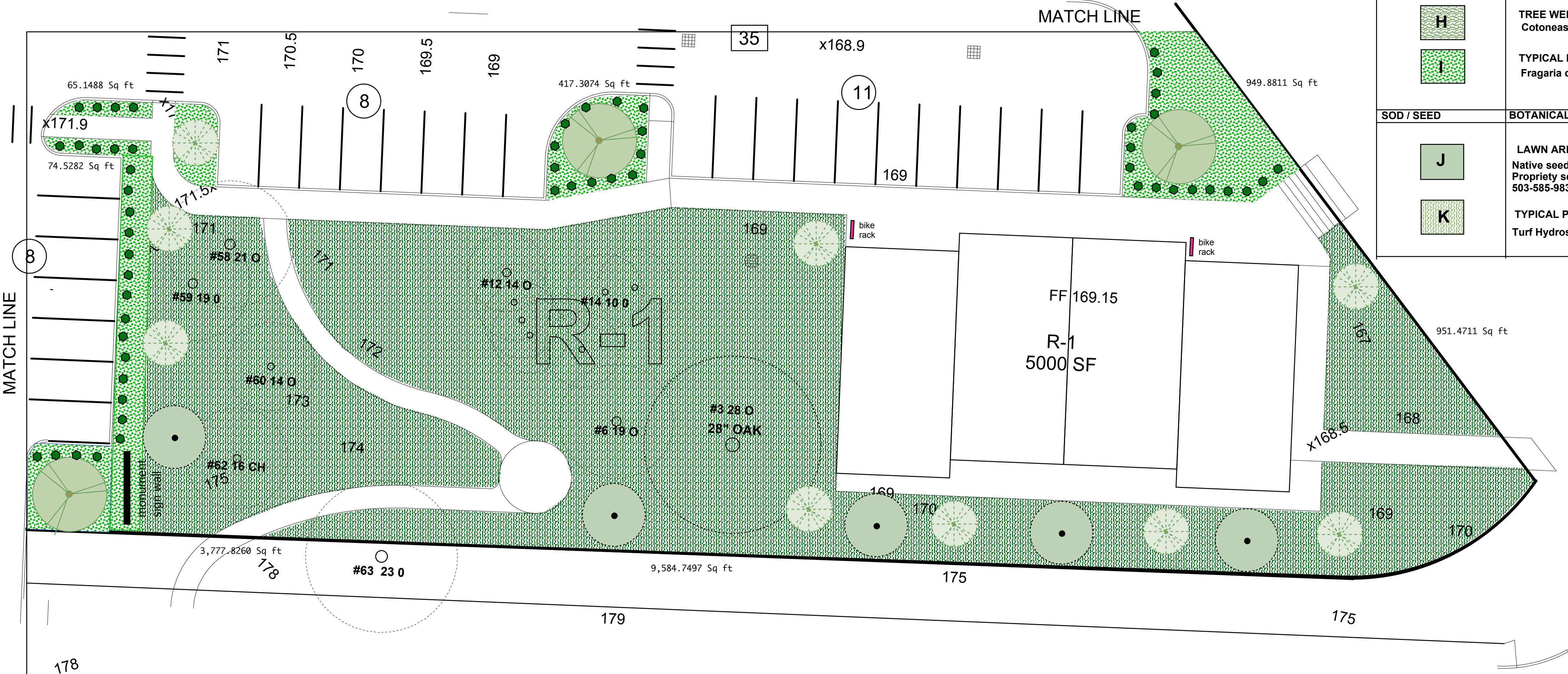
1,505 SQ.FT. GROUND COVER

15,818 SQ.FT. TOTAL LANDSCAPED AREAS



16 FT. X 6 FT. X 16" WALL
SPLIT FACE CMU
APPLIED BRONZE GRAPHICS
L.I.D. LIGHTS IN GROUND COVER

MONUMENT SIGN AT ENTRANCE



STREET TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	STREET TREES Pyrus calleryana "Glen's Form" TM / Calley Pear	B & B	1.5" cal.	40" o.c.	
TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	PARKING LOT ISLANDS Ginkgo biloba Presidential Gold / Presidential Gold Ginkgo	B & B	1.5" cal.	as shown	
	FRONT YARD SETBACKS NEXT TO STREET Sequoiadendron giganteum / Giant Sequoia	B & B	1.5" cal.	as shown	
	EXTERNAL ENTRANCE CORNER OF APTS & JOGS Thuja plicata / Western Red Cedar	B & B	5' - 6'	as shown	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	APARTMENT FLOWER BEDS FRONT & BACK Viburnum davida / David Viburnum	2 gal	15" - 18"	3' o.c.	
ANNUALS / PERENIALS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	FLANKING ENTRANCES & AT REAR JOGS IN 2 OR 3 Polystichum munitum / Western Sword Fern	1 gal		as shown	
GRASSES	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	ROW IN BED 48" O.C. FLANKING ENT. DRIVEWAY Calamagrostis x acutiflora "Avalanche" / Feather Reed Grass	1 gal	15" - 18"	3' o.c.	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	TREE WELLS & ROW SIDEWALK LANDSCAPING Cotoneaster dammen / Bearberry Coloneaster	1 gal	10" - 15"	4' o.c.	
	TYPICAL PLANTING BED GROUND COVER Fragaria chiloensis / Beach Strawberry	1 gal	10" - 12"	3' o.c.	
SOD / SEED	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	LAWN AREAS AT BUILDINGS Native seed mix / Butterfly Flower Mix Short Forbs & Grass Propriety seed belend by Heritage Seedlings and Liners, Inc. 503-585-9835				
	TYPICAL PERIMETER BUFFERS Turf Hydroseed "Triple Crown Dwarf" / Dwarf Tall Fescue				



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RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS

1200 BLOCK
RIVERBEND RD
SALEM, OREGON

DESIGN REVIEW

08

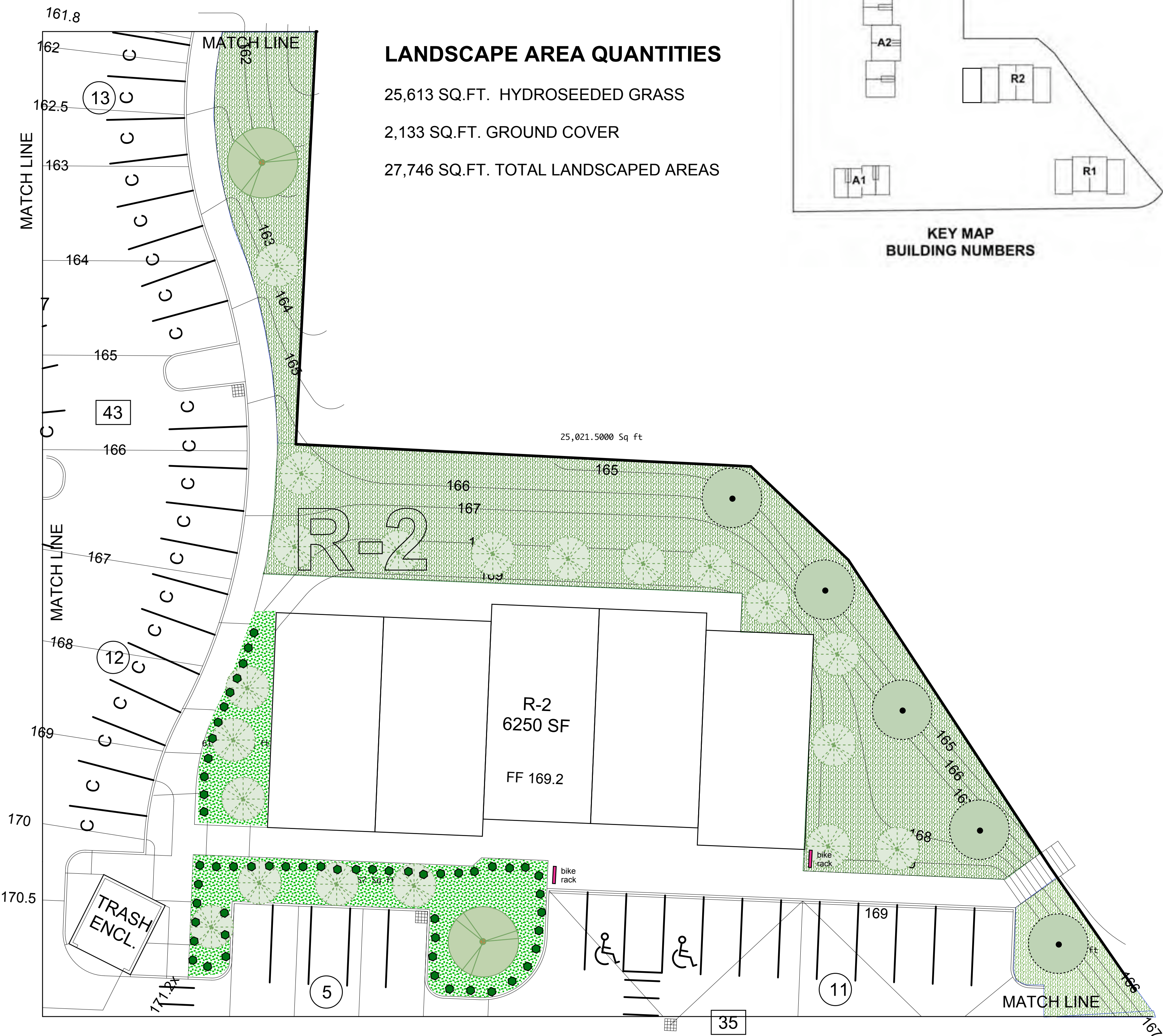
BUILDING
R-1
LANDSCAPE

PROJECT NUMBER
GJAIA-2018-10
DRAWN BY: GCJ
DATE: 05-01-2018
REV. 06-15-2018



SCALE: 1" = 30'-0" (AT 11 X 17)

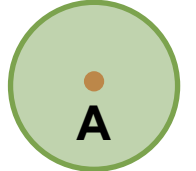
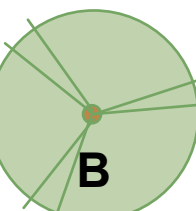
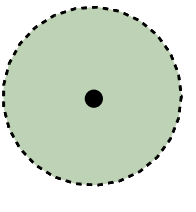






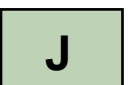

RIVERBEND NEIGHBORHOOD CENTER



LANDSCAPE AREA QUANTITIES

25,613 SQ.FT. HYDROSEEDED GRASS
2,133 SQ.FT. GROUND COVER
27,746 SQ.FT. TOTAL LANDSCAPED AREAS

KEY MAP
BUILDING NUMBERS

STREET TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	STREET TREES Pyrus calleryana "Glen's Form" TM / Calley Pear	B & B	1.5" cal.	40" o.c.	
TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	PARKING LOT ISLANDS Ginkgo biloba Presidential Gold / Presidential Gold Ginkgo	B & B	1.5" cal.	as shown	
	FRONT YARD SETBACKS NEXT TO STREET Sequoiadendron giganteum / Giant Sequoia	B & B	1.5" cal.	as shown	
	EXTERNAL ENTRANCE CORNER OF APTS & JOGS Thuja plicata / Western Red Cedar	B & B	5' - 6'	as shown	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	APARTMENT FLOWER BEDS FRONT & BACK Viburnum davida / David Viburnum	2 gal	15" - 18"	3' o.c.	
ANNUALS / PERENIALS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	FLANKING ENTRANCES & AT REAR JOGS IN 2 OR 3 Polystichum munitum / Western Sword Fern	1 gal		as shown	
GRASSES	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	ROW IN BED 48" O.C. FLANKING ENT. DRIVEWAY Calamagrostis x acutiflora "Avalanche" / Feather Reed Grass	1 gal	15" - 18"	3' o.c.	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	TREE WELLS & ROW SIDEWALK LANDSCAPING Cotoneaster dammen / Bearberry Coloneaster	1 gal	10" - 15"	4' o.c.	
	TYPICAL PLANTING BED GROUND COVER Fragaria chiloensis / Beach Strawberry	1 gal	10" - 12"	3' o.c.	
SOD / SEED	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	LAWN AREAS AT BUILDINGS Native seed mix / Butterfly Flower Mix Short Forbs & Grass Propriety seed belend by Heritage Seedlings and Liners, Inc. 503-585-9835				
	TYPICAL PERIMETER BUFFERS Turf Hydroseed "Triple Crown Dwarf" / Dwarf Tall Fescue				



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**RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS**

1200 BLOCK
RIVERBEND RD
SALEM, OREGON

DESIGN REVIEW

10

**BUILDING
R-2
LANDSCAPE**

PROJECT NUMBER
GJAIA-2018-10
DRAWN BY: GCJ
DATE: 05-01-2018



SCALE: 1" = 30'-0" (AT 11 X 17)



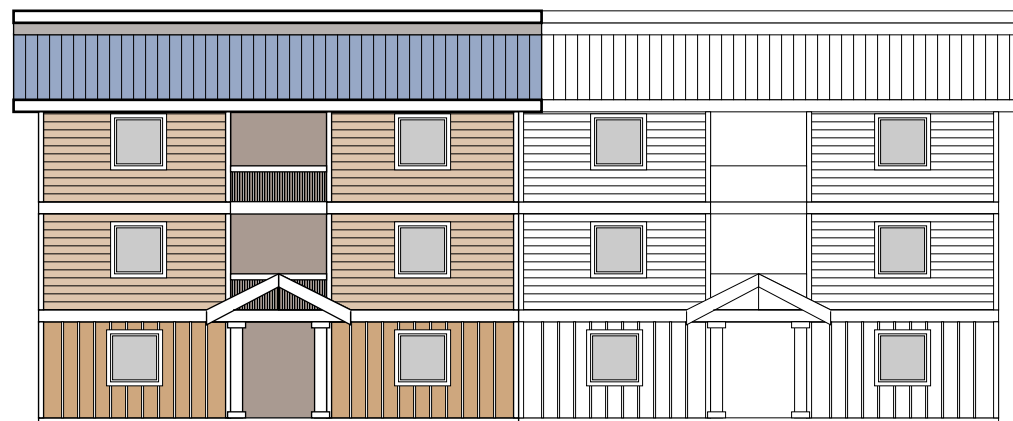
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1/16" = 1'-0" (AT 11 X 17)

EXTERIOR MATERIALS AND COLORS

ROOF: Metal. Raised Seams 12" o.c. Color: Steel Blue

GABLES: Cementious Siding, 8" courses. Color: Dark Tan

UPPER WALLS: Cementious Siding. 8" courses. Color: Light Tan

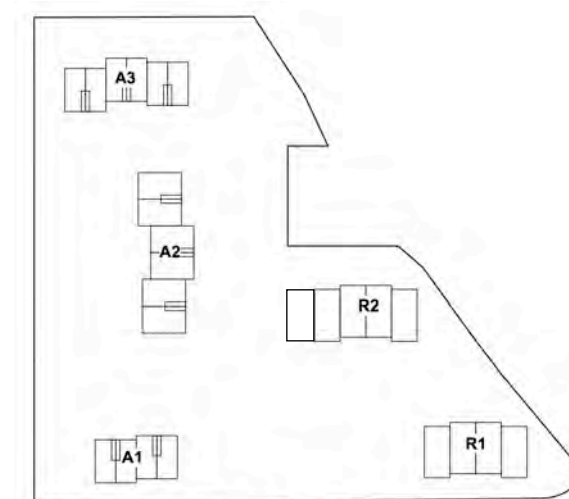
LOWER WALLS: Cementious Siding: Batts @ 16" o.c. Color: Dark Tan

HORIZONTAL BANDS: 12" Cementious Trim. Color: Off White

CORNER BOARDS: 12" Cementious Trim. Color: Off White

WINDOWS: Vinyl Framed. Color: Off White, Frames & 4" Trim

PORTICO: Cementious Trim Facias. Color: Off White



KEY MAP
BUILDING NUMBERS



Geoffrey James A.I.A.
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**RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS**

1200 BLOCK
RIVERBEND RD
SALEM, OREGON

DESIGN REVIEW

03

PROJECT NUMBER
GJAIA-2018-10

DRAWN BY: GCJ

DATE: 05-01-2018

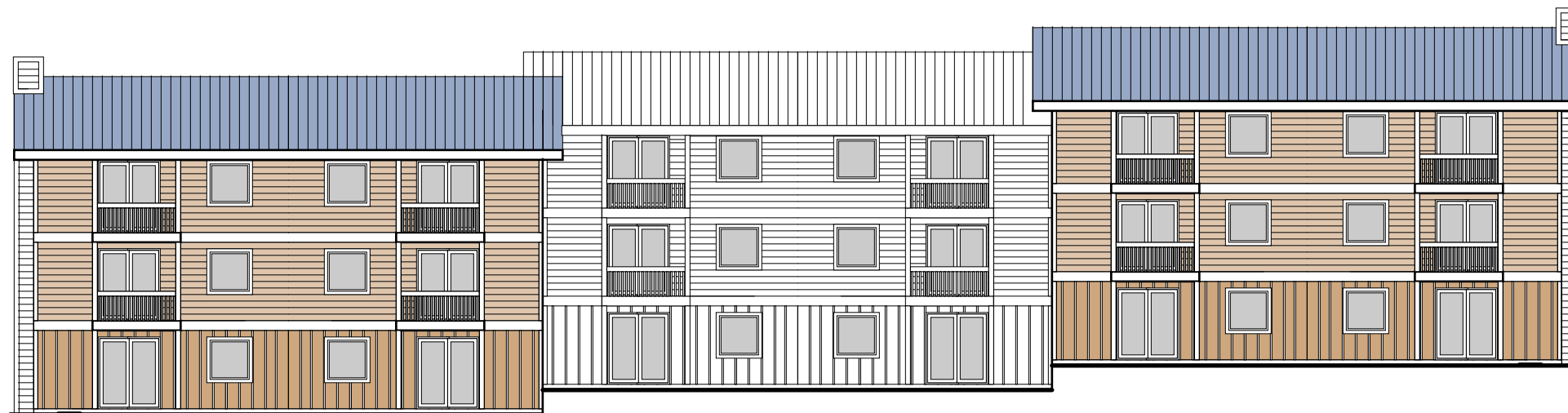
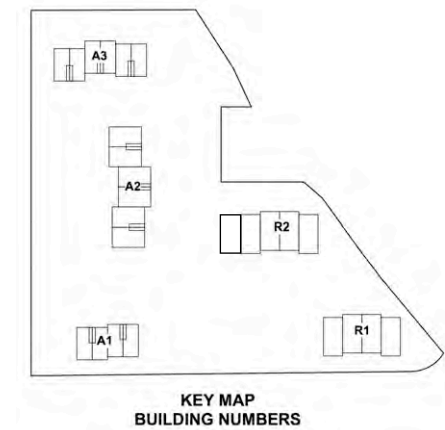
**APARTMENT
BUILDING
A-1
ELEVATIONS**



NORTH ELEVATION



SOUTH ELEVATION

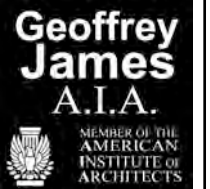


WEST ELEVATION



EAST ELEVATION

SCALE: 1/16" = 1'-0" (AT 11 X 17)



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**RIVERBEND
 NEIGHBORHOOD
 RETAIL CENTER
 AND
 APARTMENTS**

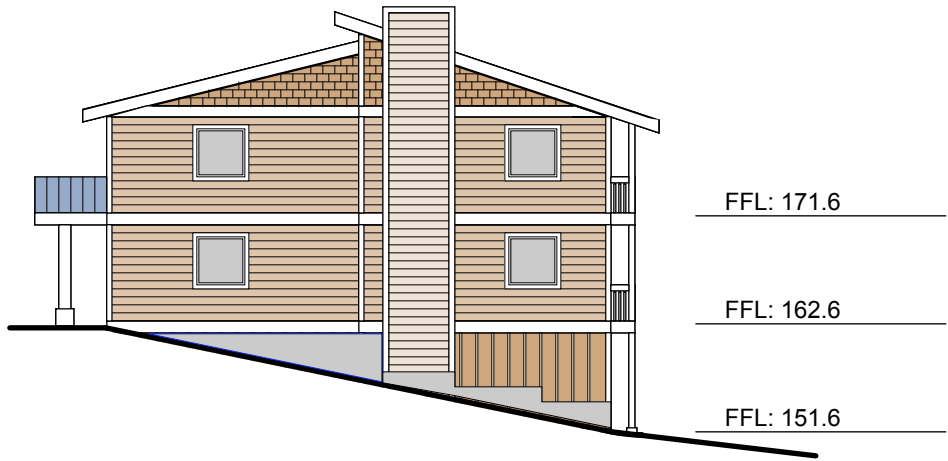
1200 BLOCK
 RIVERBEND RD
 SALEM, OREGON

DESIGN REVIEW

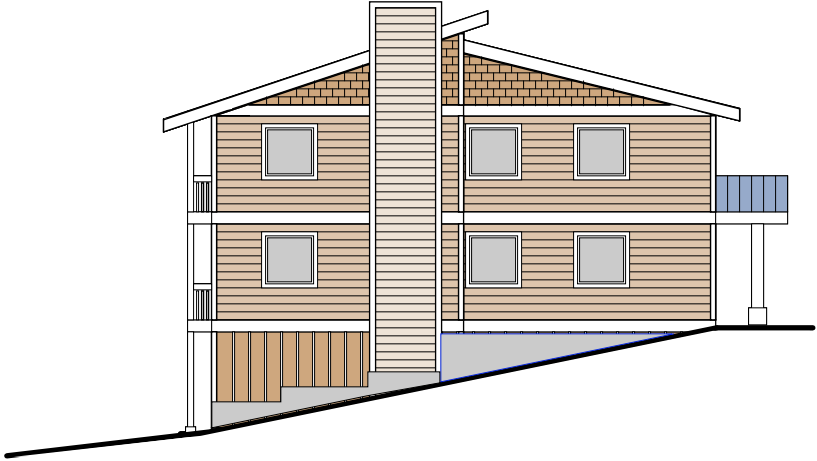
05

PROJECT NUMBER
 GJAIA-2018-10
 DRAWN BY: GCJ
 DATE: 05-01-2018

**APARTMENT
 BUILDING
 A-2
 ELEVATIONS**



EAST ELEVATION



WEST ELEVATION

EXTERIOR MATERIALS AND COLORS

- ROOF: Metal. Raised Seams 12" o.c. Color: Steel Blue
- GABLES: Cementious Siding, 8" courses. Color: Dark Tan
- UPPER WALLS: Cementious Siding. 8" courses. Color: Light Tan
- LOWER WALLS: Cementious Siding: Batts @ 16" o.c. Color: Dark Tan
- HORIZONTAL BANDS: 12" Cementious Trim. Color: Off White
- CORNER BOARDS: 12" Cementious Trim. Color: Off White
- WINDOWS: Vinyl Framed. Color: Off White, Frames & 4" Trim
- PORTICO: Cementious Trim Facias. Color: Off White



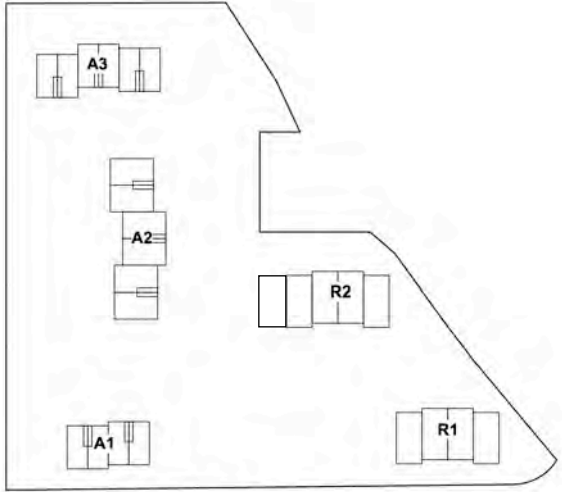
NORTH ELEVATION

100'-0"

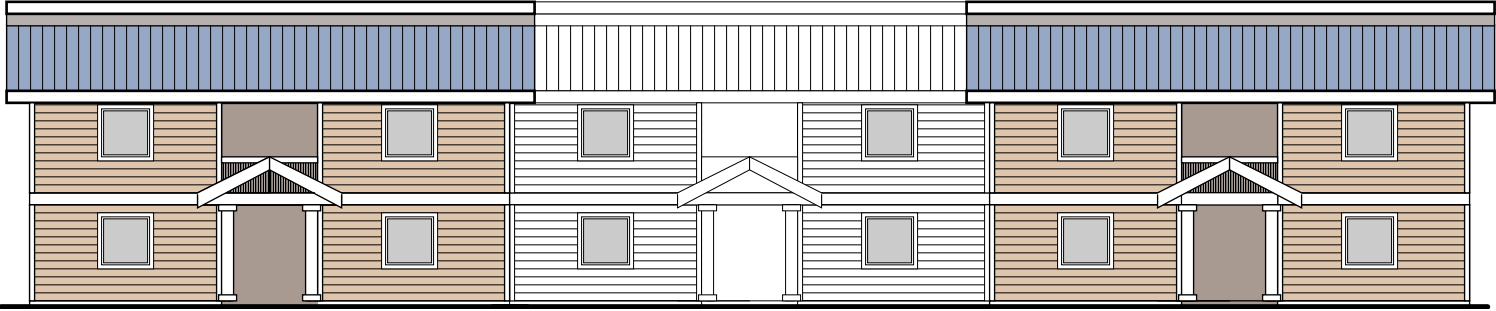
20'-0"

DEV
3

MINOR DEVIATION FROM 702 REQUESTED WHERE 100' MAX. BUILDING LENGTH IS REQUIRED AT BUILDING A-3. 120' IS PROVIDED DUE TO SITE CONSTRAINTS. MITIGATING CIRCUMSTANCES: ADA REQUIREMENTS FOR LEVEL WHEELCHAIR WALK NECESSITATES NO CHANGE OR STEPS.



KEY MAP
BUILDING NUMBERS



SOUTH ELEVATION

SCALE: 1/16" = 1'-0" (AT 11 X 17)



Geoffrey James A.I.A.
ARCHITECT
Architecture & Planning
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gjamesarchitect@gmail.com
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**RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS**

1200 BLOCK
RIVERBEND RD
SALEM, OREGON

DESIGN REVIEW

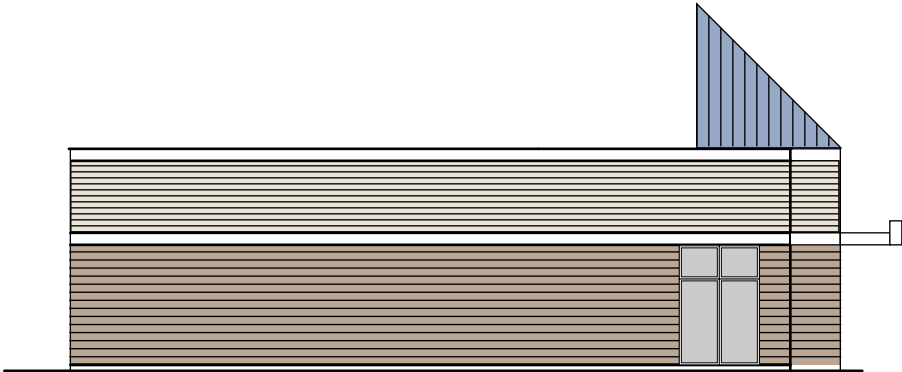
07

PROJECT NUMBER
GJAIA-2018-10
DRAWN BY: GCJ
DATE: 05-01-2018

APARTMENT
BUILDING
A-3
ELEVATIONS



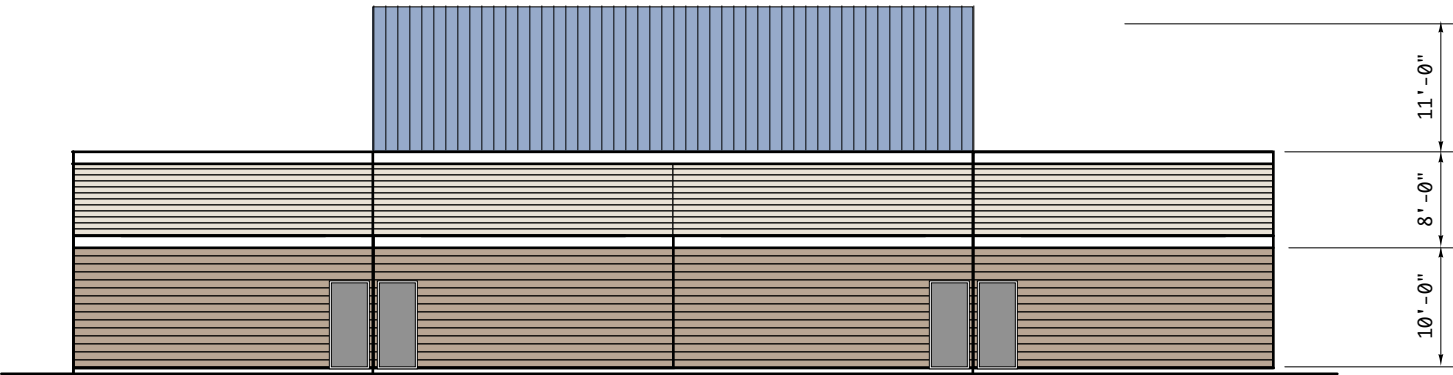
SIDE
ELEVATION



SIDE
ELEVATION



FRONT
ELEVATION

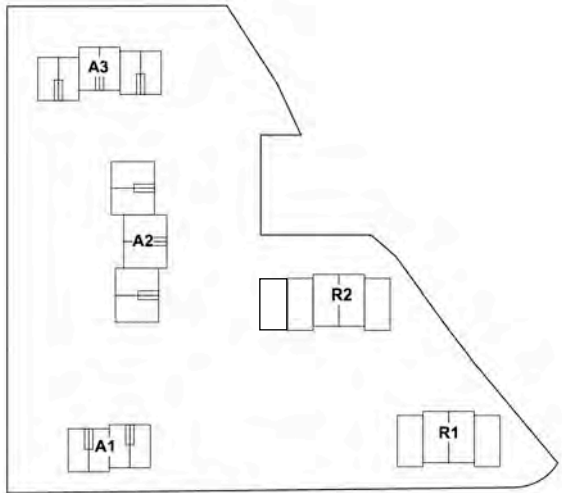


REAR
ELEVATION

SCALE: 1/16" = 1'-0" (AT 11 X 17)

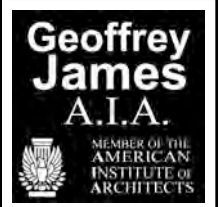
EXTERIOR MATERIALS

LOWER WALL SIDING: CEMENTIOUS LAP SIDING: 8" O.C. COLOR: LIGHT TAN
UPPER WALL SIDING: CEMENTIOUS LAP SIDING: 6" O.C. COLOR: DARK TAN
12" HORIZONTAL TRIM: CEMENTIOUS TRIM (CONT). COLOR: LIGHT GREY
WEATHER PROTECTION CANOPIES: MATCH HORIZONTAL TRIM
STOREFRONT GLAZING: 2 X 6 MULLIONS: GREY ANOD. ALUMINUM
ENTRY DOORS: PAIR 3-0 X 7-0 DOORS 4" FRAMES GREY ANOZ. ALUMINUM
OTHER MAN DOORS: 3-0 X 7-0 STEEL: COLOR: DARK GREY.
PENTHOUSE ARCHITECTURAL FEATURES: METAL SIDING: RIBS @ 12" O.C. COLOR: STEEL BLUE
SIGNING: ILLUMINATED SIGN BOX: HEIGHT: 18" LETTERS FONT & COLOR: MAY VARY
ONE 20 FT. X 2 FT. FASCIA SIGN PER BUSINESS (25 FT.) FRONTAGE



KEY MAP
BUILDING NUMBERS

RETAIL BUILDING R-1
EXTERIOR ELEVATIONS



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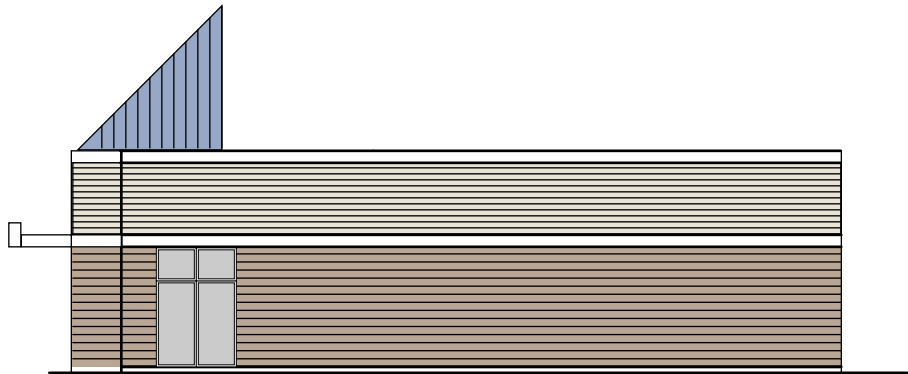
**RIVERBEND
NEIGHBORHOOD
CENTER
RETAIL**
1200 BLOCK
RIVERBEND RD
SALEM, OREGON

PROJECT NUMBER
GJAIA-2018-10
DRAWN BY: GCJ
DATE: 05-01-2018

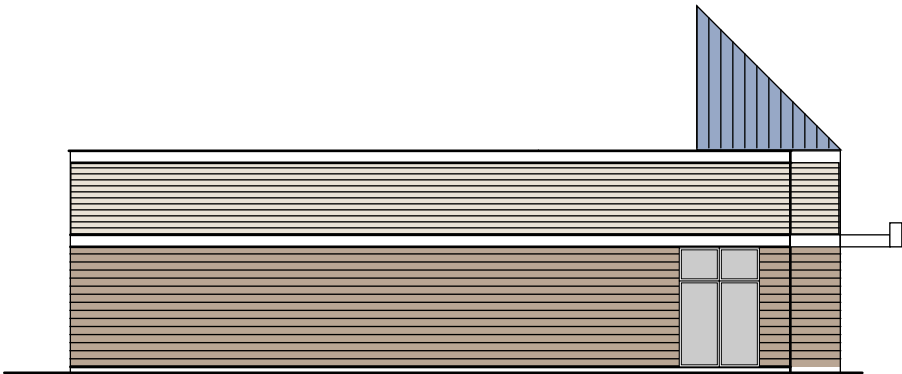
DESIGN REVIEW

11

RETAIL
BUILDING
R-2
ELEVATIONS



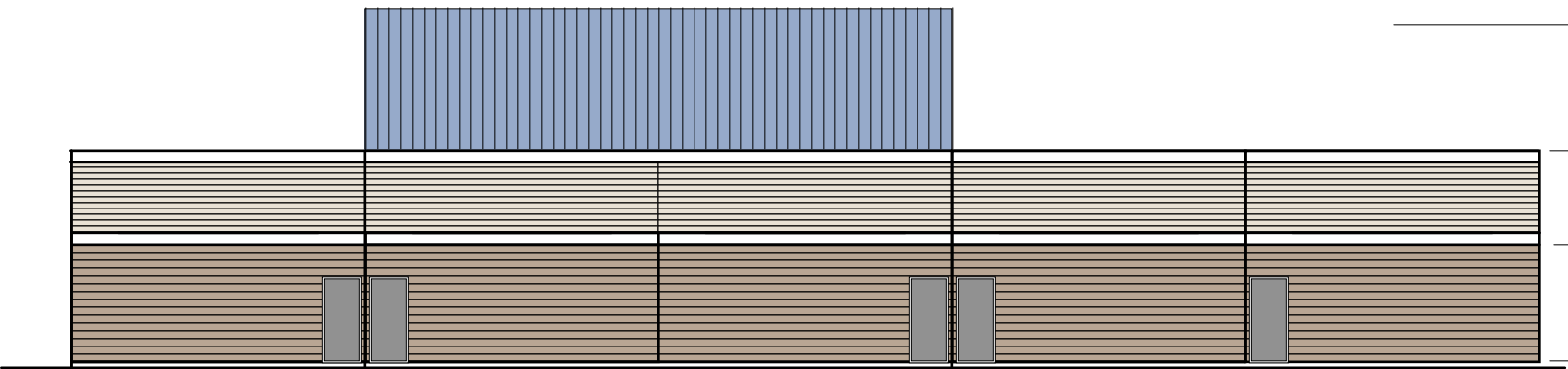
SIDE
ELEVATION



SIDE
ELEVATION

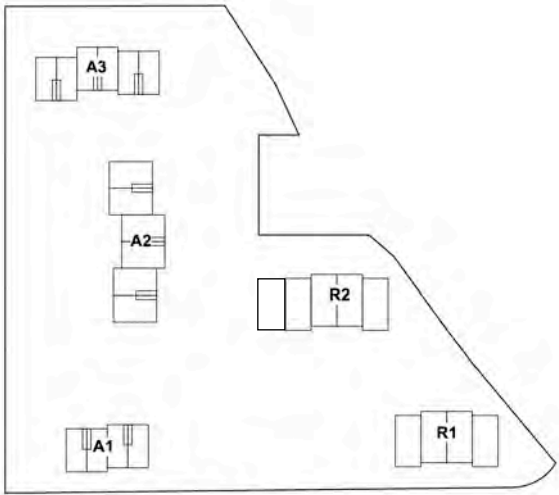
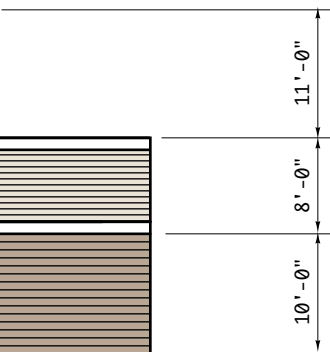


FRONT
ELEVATION



REAR
ELEVATION

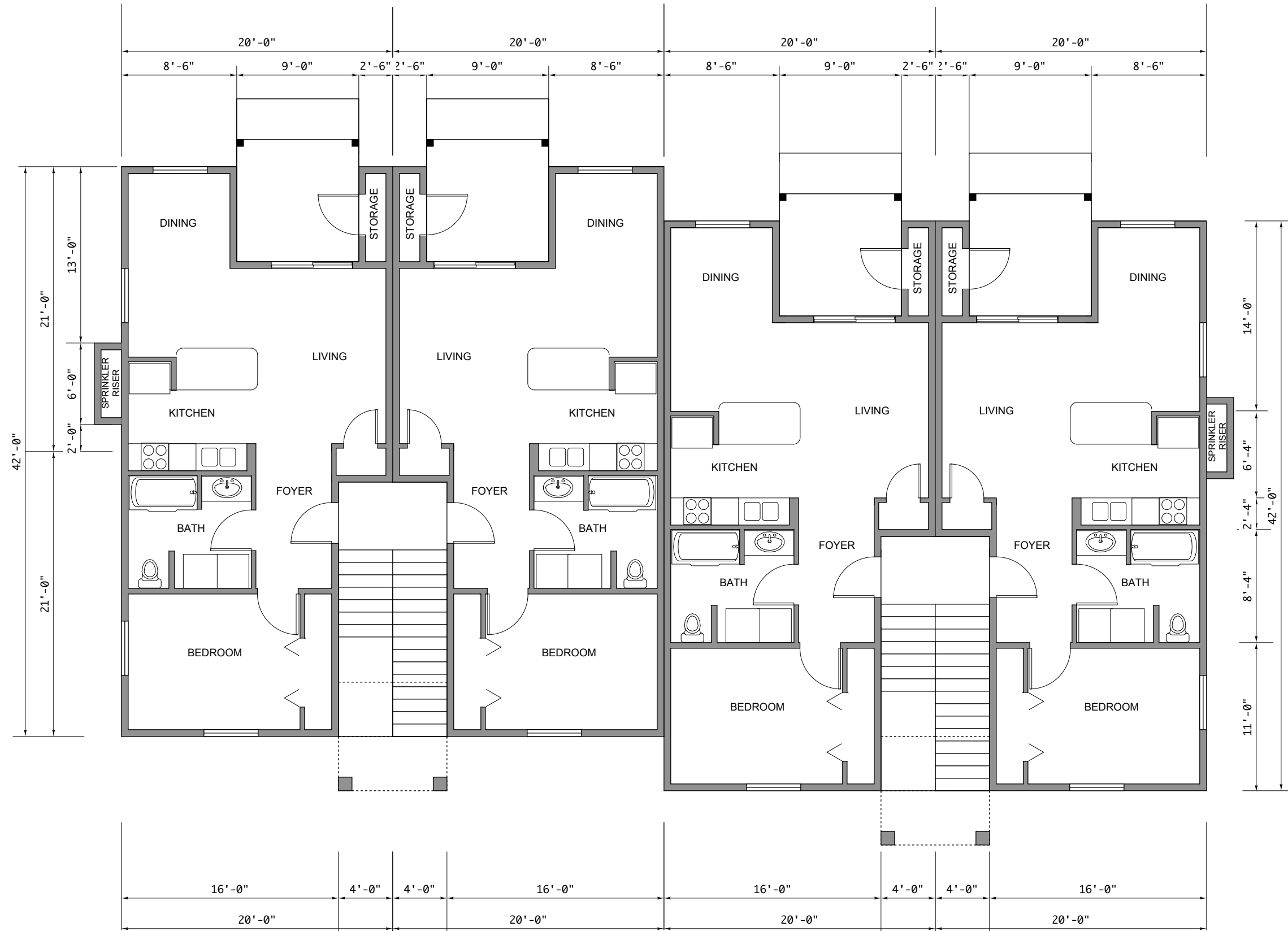
EXTERIOR MATERIALS
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UPPER WALL SIDING: CEMENTIOUS LAP SIDING: 6" O.C. COLOR: DARK TAN
12" HORIZONTAL TRIM: CEMENTIOUS TRIM (CONT). COLOR: LIGHT GREY
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SIGNING: ILLUMINATED SIGN BOX: HEIGHT: 18" LETTERS FONT & COLOR: MAY VARY
ONE 20 FT. X 2 FT. FASCIA SIGN PER BUSINESS (25 FT.) FRONTAGE



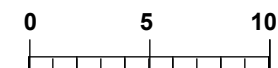
KEY MAP
BUILDING NUMBERS

SCALE: 1/16" = 1'-0" (AT 11 X 17)

RETAIL BUILDING R-2
EXTERIOR ELEVATIONS



SCALE: 1/4" = 1'-0"



WHEN PRINTED AS 22 X 34 FULL SIZE SHEET

1 BEDROOM APARTMENT FLOOR PLAN

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GEOFFREY JAMES A.I.A.
ARCHITECT 2018



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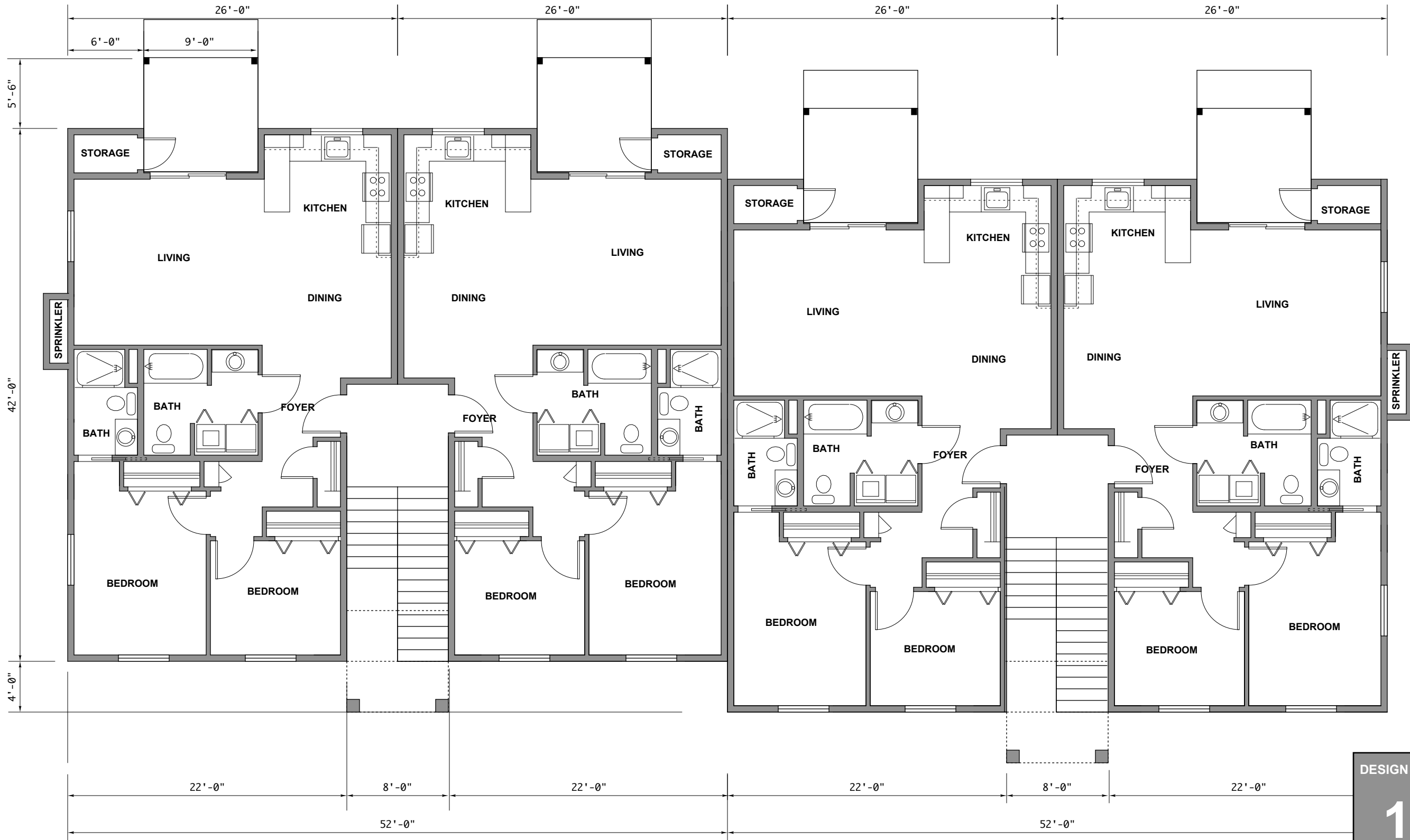
**RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS**

DESIGN REVIEW

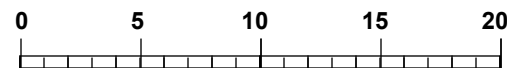
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PROJECT NUMBER
GJAIA-2018-10
DRAWN BY: GCJ
DATE: 06-15-2018

**1BR1.5B
1F**



SCALE: 1/4" = 1'-0"



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2 BEDROOM APARTMENT FLOOR PLAN

DESIGN REVIEW

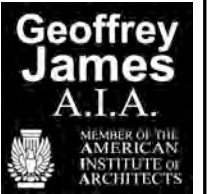
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GJAIA-2018-10

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DATE: 06-15-2018

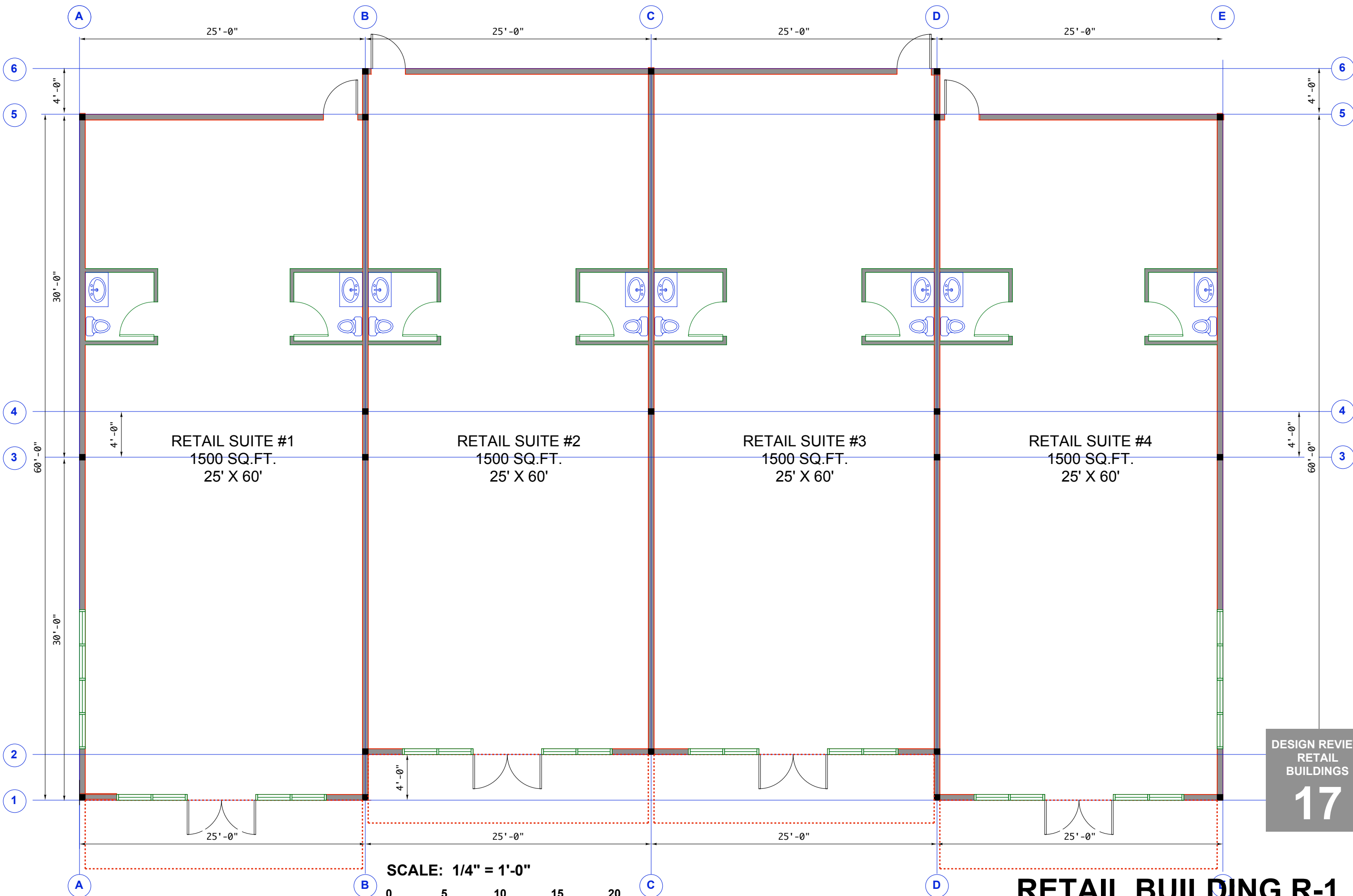
950 SF
2BR2B
1F



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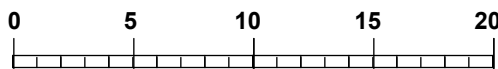


RIVERBEND
NEIGHBORHOOD
RETAIL CENTER
AND
APARTMENTS



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ARCHITECT 2018

SCALE: 1/4" = 1'-0"

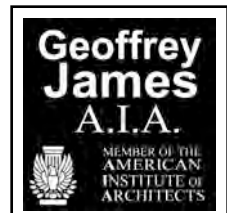


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RETAIL BUILDING R-1 FLOOR PLAN

DESIGN REVIEW
RETAIL
BUILDINGS

17



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**RIVERBEND
NEIGHBORHOOD
CENTER
RETAIL R-1**
1200 BLOCK
RIVERBEND RD
SALEM, OREGON

PROJECT NUMBER
GJAIA-2018-10
DRAWN BY: GCJ
DATE: 06-15-2018

SHEET NUMBER:
R-1- A-1

DRAWINGS FOR:

RIVERBEND ROAD SITE DEVELOPMENT

1025-1275 RIVERBEND ROAD NW
SALEM, OR 97304

FOR:

SCOTT MARTIN CONSTRUCTION, INC.
2600 MICHIGAN CITY ROAD NW
SALEM, OR 97304

CONTACT: SCOTT MARTIN
503-881-6408

DRAWING INDEX

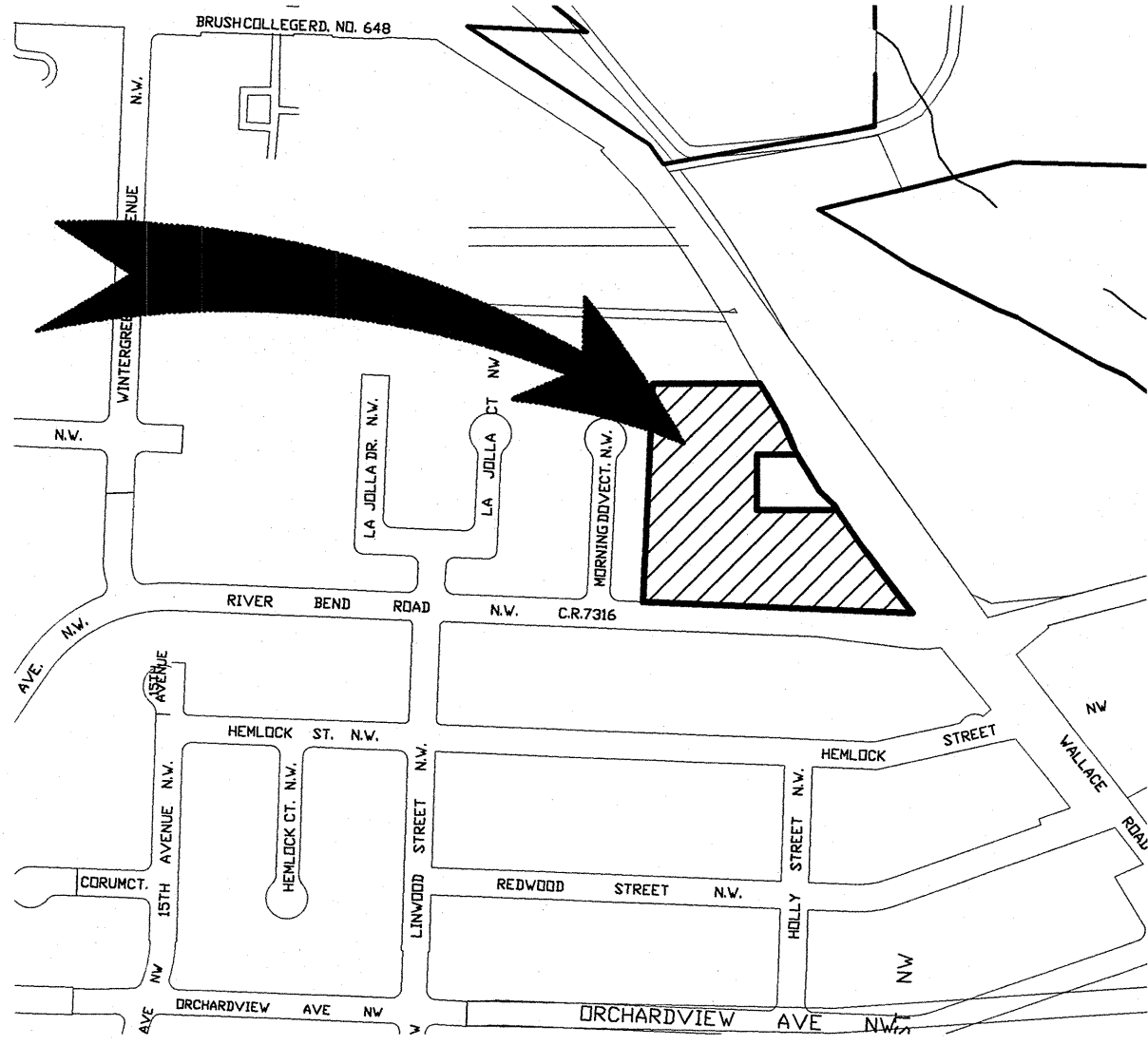
DWG	TITLE
C0.0	COVER SHEET, VICINITY & LOCATION MAPS, DRAWING INDEX
C0.1	CONSTRUCTION NOTES
C0.2	CONSTRUCTION NOTES
C1.0	TREE CONSERVATION PLAN
C1.1	PRE-CONSTRUCTION EROSION CONTROL & DEMOLITION PLAN
C1.2	POST-CONSTRUCTION EROSION CONTROL PLAN
C1.3	EROSION CONTROL NOTES & DETAILS
C1.4	EROSION CONTROL NOTES & DETAILS
C1.5	ARCHITECTURAL SITE PLAN
C2.0	GRADING & DRAINAGE PLAN
C2.1	ADA GRADING DETAILS
C2.2	SURFACING PLAN
C3.0	OVERALL UTILITY PLAN
C4.0	RIVERBEND ROAD STREET PLAN-PROFILE, STA 9+80 to STA 14+00
C4.1	RIVERBEND ROAD STREET PLAN-PROFILE, STA 14+00 to STA 17+00
C4.2	STREET CROSS SECTIONS
C4.3	PUBLIC STORM DRAIN PLAN-PROFILE, STA 30+00 to STA 35+03
C5.0	PRIVATE CIVIL DETAILS
C5.1	PRIVATE CIVIL DETAILS
C5.2	PRIVATE CIVIL DETAILS
C5.3	PRIVATE CIVIL DETAILS



Know what's below.
Call before you dig.

BENCHMARK UTILIZED:
ELEV: 178.12' NGVD29
SURVEY MAG NAIL BSC POINT #11001 IN ASPHALT AS SHOWN
ELEVATIONS ARE BASED ON GPS OBSERVATION WITH A VERTCON ADJUSTMENT
OF -3.36' FROM NAVD 88 TO NGVD 29 DATUM

PROJECT LOCATION

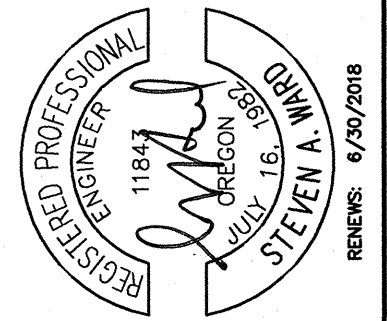


VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—
STORM DRAIN	—SD—	—SD—
WATER	—W—	—W—
GAS	—G—	—G—
TELEPHONE	—T—	—T—
POWER	—P—	—P—
FENCE	—X—X—	—X—X—
BARRICADE	—X—X—	—X—X—
TELEPHONE MANHOLE	—T—	—T—
TELEPHONE PEDESTAL	—T—	—T—
SANITARY SEWER MANHOLE	—S—	—S—
STORM DRAIN MANHOLE	—D—	—D—
CATCH BASIN	—C—	—C—
FIRE HYDRANT AND VALVE	—F—	—F—
WATER METER	—W—	—W—
WATER VALVE	—V—	—V—
POWER POLE	—P—	—P—
POWER POLE W/ANCHOR	—P—	—P—
POLE W/LUMINARE	—L—	—L—
LIGHT POLE	—L—	—L—
SIGN POST	—S—	—S—
MAILBOX	—M—	—M—
HEDGE OR BRUSH	—H—	—H—
TREES	—T—	—T—
STREET OR ALLEY RIGHT OF WAY	—R/W—	—R/W—
PLATTED LOT LINE	—P/L—	—P/L—
OWNERSHIP LINE	—O/L—	—O/L—
EASEMENT OR TEMPORARY RIGHT OF WAY	—E/T—	—E/T—
PROJECT CENTERLINE AND	—C/L—	—C/L—

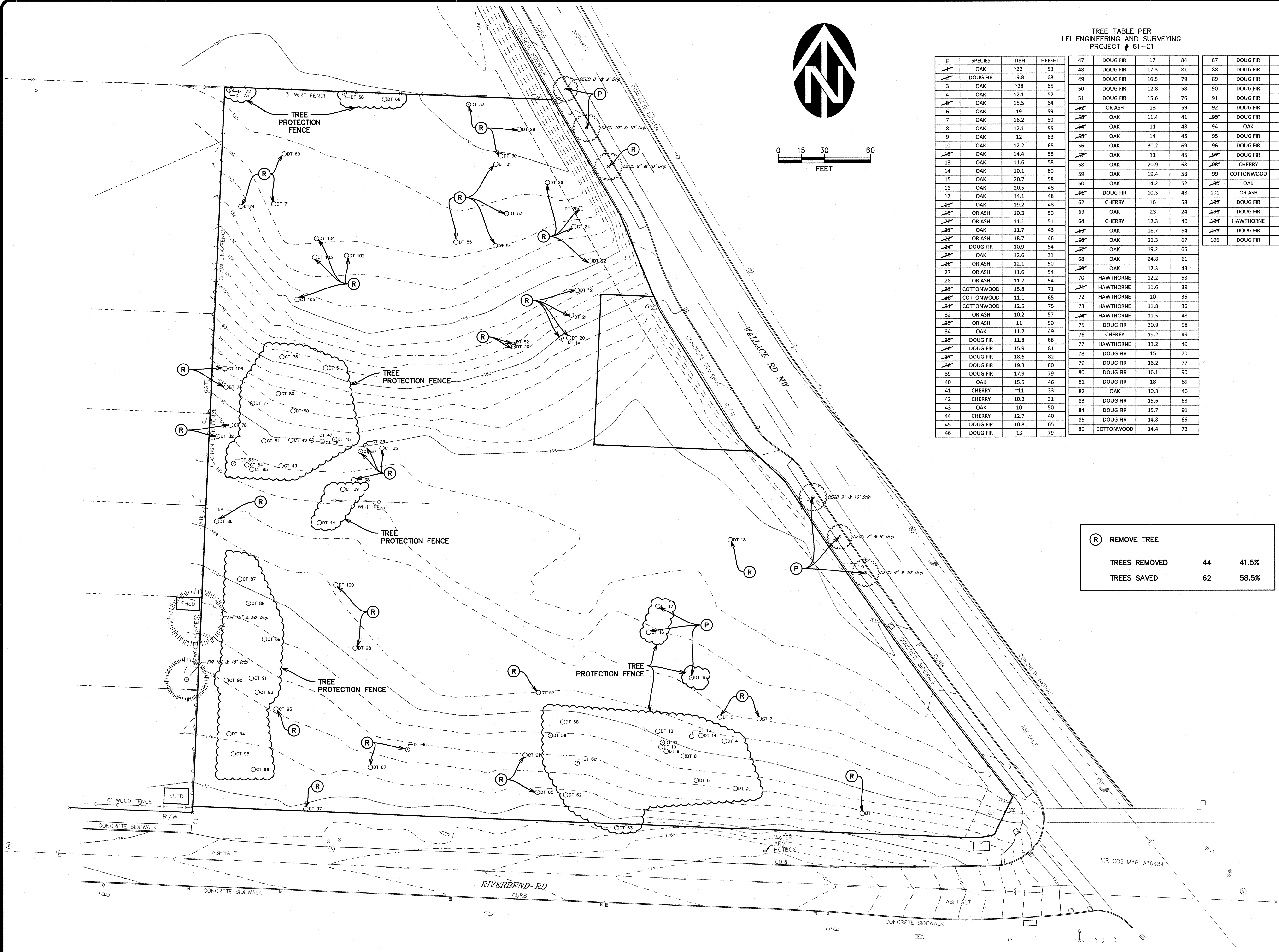
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DATE: MAR 2018	NO. 1	DATE	DESCRIPTION	BY
DATE: MAR 2018	NO. 1	DATE	DESCRIPTION	BY



WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E. Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

SCOTT MARTIN
RIVERBEND ROAD SITE DEVELOPMENT
COVER SHEET,
VICINITY & LOCATION MAPS,
& DRAWING INDEX

DRAWING
C0.0
JOB NUMBER
3048.0000.0



TREE TABLE PER
LEI ENGINEERING AND SURVEYING
PROJECT # 61-01

#	SPECIES	DBH	HEIGHT
1	OAK	~22"	53
2	DOUG FIR	19.8	68
3	OAK	~28"	65
4	OAK	12.1	52
5	OAK	15.5	64
6	OAK	19	59
7	OAK	16.2	59
8	OAK	12.1	55
9	OAK	12	63
10	OAK	12.2	65
11	OAK	14.4	58
12	OAK	11.6	58
13	OAK	10.1	60
14	OAK	20.7	58
15	OAK	20.5	48
16	OAK	14.1	48
17	OAK	14.1	48
18	OAK	19.2	48
19	OR ASH	10.3	50
20	OR ASH	11.1	51
21	OAK	11.7	43
22	OR ASH	18.7	46
23	DOUG FIR	10.9	54
24	OAK	12.6	31
25	OR ASH	12.1	50
26	OR ASH	11.6	54
27	OR ASH	11.7	54
28	COTTONWOOD	15.8	71
29	COTTONWOOD	11.1	65
30	COTTONWOOD	12.5	75
31	OR ASH	10.2	57
32	OR ASH	11	50
33	OAK	11.2	49
34	DOUG FIR	11.8	68
35	DOUG FIR	15.9	81
36	DOUG FIR	18.6	82
37	DOUG FIR	19.3	80
38	DOUG FIR	17.9	79
39	OAK	15.5	46
40	CHERRY	~11"	33
41	CHERRY	10.2	31
42	OAK	10	50
43	CHERRY	12.7	40
44	DOUG FIR	10.8	65
45	DOUG FIR	13	79
46	DOUG FIR	17.3	81
47	DOUG FIR	16.5	79
48	DOUG FIR	12.8	58
49	DOUG FIR	15.6	76
50	OR ASH	13	59
51	OAK	11.4	41
52	OAK	11	48
53	OAK	14	45
54	OAK	30.2	69
55	OAK	11	45
56	OAK	20.9	68
57	OAK	19.4	58
58	OAK	14.2	52
59	DOUG FIR	10.3	48
60	CHERRY	16	58
61	OAK	23	24
62	CHERRY	12.3	40
63	OAK	16.7	64
64	OAK	21.3	67
65	OAK	19.2	66
66	OAK	24.8	61
67	OAK	12.3	43
68	HAWTHORNE	12.2	53
69	HAWTHORNE	11.6	39
70	HAWTHORNE	10	36
71	HAWTHORNE	11.8	36
72	HAWTHORNE	11.5	48
73	DOUG FIR	30.9	98
74	CHERRY	19.2	49
75	HAWTHORNE	11.2	49
76	DOUG FIR	15	70
77	DOUG FIR	16.2	77
78	DOUG FIR	16.1	90
79	DOUG FIR	18	89
80	OAK	10.3	46
81	DOUG FIR	15.6	68
82	DOUG FIR	15.7	91
83	DOUG FIR	14.8	66
84	COTTONWOOD	14.4	73
85	DOUG FIR	15.5	90
86	DOUG FIR	24.6	102
87	DOUG FIR	18.7	76
88	DOUG FIR	29	104
89	DOUG FIR	12.2	72
90	DOUG FIR	25.6	93
91	OAK	14.1	64
92	DOUG FIR	27.1	83
93	DOUG FIR	22.4	79
94	DOUG FIR	22.9	86
95	CHERRY	10.2	49
96	COTTONWOOD	11.4	62
97	OAK	10	50
98	OR ASH	17	52
99	DOUG FIR	17.7	66
100	DOUG FIR	15.5	68
101	HAWTHORNE	10.8	45
102	DOUG FIR	13.5	64
103	DOUG FIR	11	60

(R)	REMOVE TREE		
TREES REMOVED	44	41.5%	
TREES SAVED	62	58.5%	

VERIFY SCALE
BASED ON MAP OR
FIELD MEASUREMENTS
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

DATE: MAR 2018
NO. 1
DATE
DESCRIPTION
REVISIONS

REGISTERED PROFESSIONAL ENGINEER
11843
JUL 18
OREGON
SCOTT MARTIN
STEFEN A. WEST

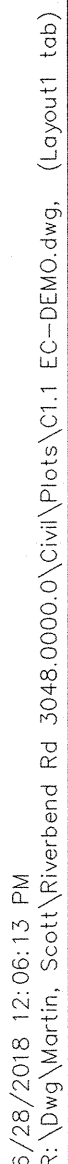
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3941 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westech@westech-eng.com

SCOTT MARTIN
RIVERBEND ROAD SITE DEVELOPMENT

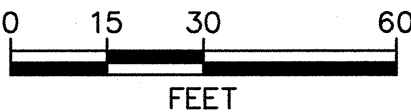
TREE CONSERVATION PLAN

DRAWING
C1.0

JOB NUMBER
3048.0000.0



1. NO CONSTRUCTION ACCESS ALLOWED VIA WALLACE ROAD.
2. NO STOCKPILING ALLOWED ON SITE.



- (P) CONTRACTOR TO SAVE & PROTECT AT ALL TIMES.
- (R) CONTRACTOR TO REMOVE & DISPOSE OFF SITE.
- (RT) CONTRACTOR TO COORDINATE W/ CITY TO RELOCATE.
- (S) SAWCUT.
- (A) ABANDON IN PLACE.

NOTE: CONTRACTOR TO COORDINATE WITH
C.O.S. SHOPS TO RELOCATE EXTG ARV
OUTSIDE NEW SIDEWALK.

SCOTT MARTIN	
RIVERBEND ROAD SITE DEVELOPMENT	
PRE-CONSTRUCTION EROSION CONTROL & DEMOLITION PLAN	
DRAWING C1.1	
JOB NUMBER 3048.0000.0	

ABUTTING PROPERTIES - NORTH & WEST
ZONING DISTRICT = SINGLE FAMILY RESIDENTIAL (RS)
COMPREHENSIVE PLAN = SINGLE FAMILY RESIDENTIAL (SFR)
DESIGNATION
LAND USES = SINGLE FAMILY RESIDENTIAL



	PARKING LOT AREA (INCL LANDSCAPING)	53,511 SF	32.0%
	INTERNAL PARKING LOT LANDSCAPING	5,702 SF *	10.7% *
	SIDEWALK/PATHWAYS	16,786 SF	10.0%
	BUILDING FOOTPRINT	26,202 SF	15.6%
	PERIMETER LANDSCAPE AREAS	70,897 SF	42.4%
	TOTAL	167,396 SF	100%

NOTE: * = PERCENT OF PARKING LOT AREA (AREA NOT INCLUDED IN TOTALS)

Summary Table		
General		
Zoning		CO & CR
Total Site Area, SF		167,396
Multi-Family Area, SF		110,560
Internal Parking Area, SF		53,511
Internal Parking Landscaping, SF (%)		5,702 (10%)
Lot Coverage, SF (%)		90,797 (55%)
Building Information		
Floor Area by Use, SF		
Multi-Family		14,952
Retail/Office		11,250
Building Height, FT		
Multi-Family		36
Retail/Office		29
Units per Apt Building		
A-1		12 one-bedroom
A-2		18 two-bedroom
A-3		18 one-bedroom
Minimum Multi-Family Lot Size, SF		51,750
Parking		
	Required/Allowed	Provided
Total, Minimum (1.5 per DU and 1 per 250 SF retail)	117	135
Compact, Maximum (75% required minimum)	87	66
Full Size	-	69
Handicap	5	6

VERIFY SCALE
AS SHOWN ON
THIS SHEET.
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

DATE: MAR 2018
NO. 1
DESCRIPTION
REVISIONS

BY

REGISTERED PROFESSIONAL
ENGINEER
11943
OREGON
JUL 18, 2009
STEFEN A. WILSON
RENEW: 6/30/2018

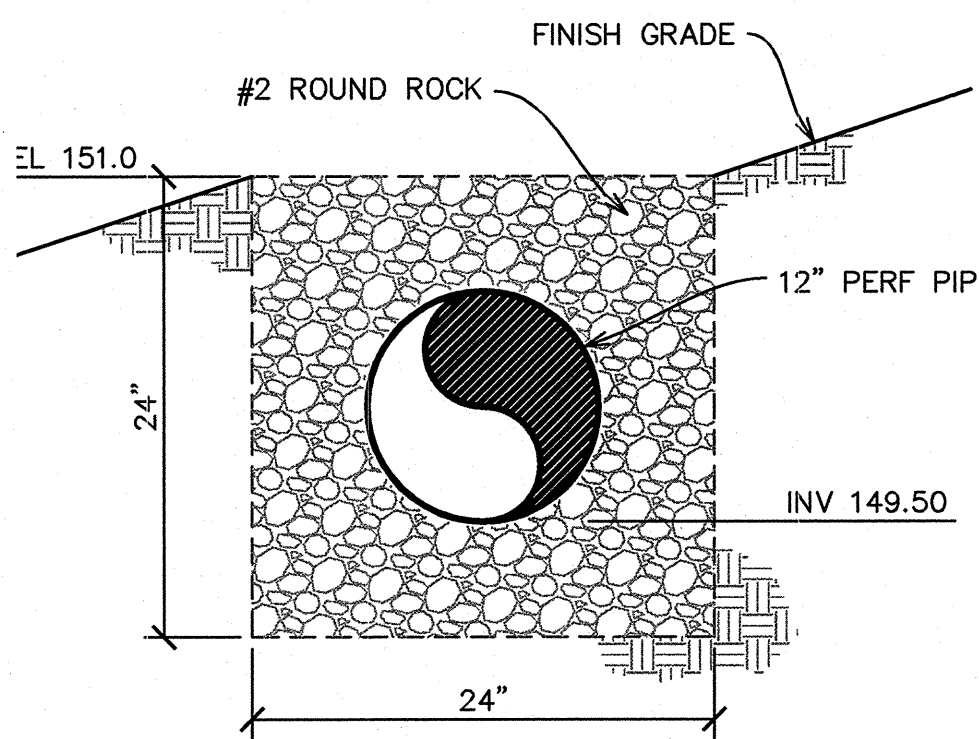
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. SE, Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

SCOTT MARTIN
RIVERBEND ROAD SITE DEVELOPMENT

ARCHITECTURAL
SITE PLAN

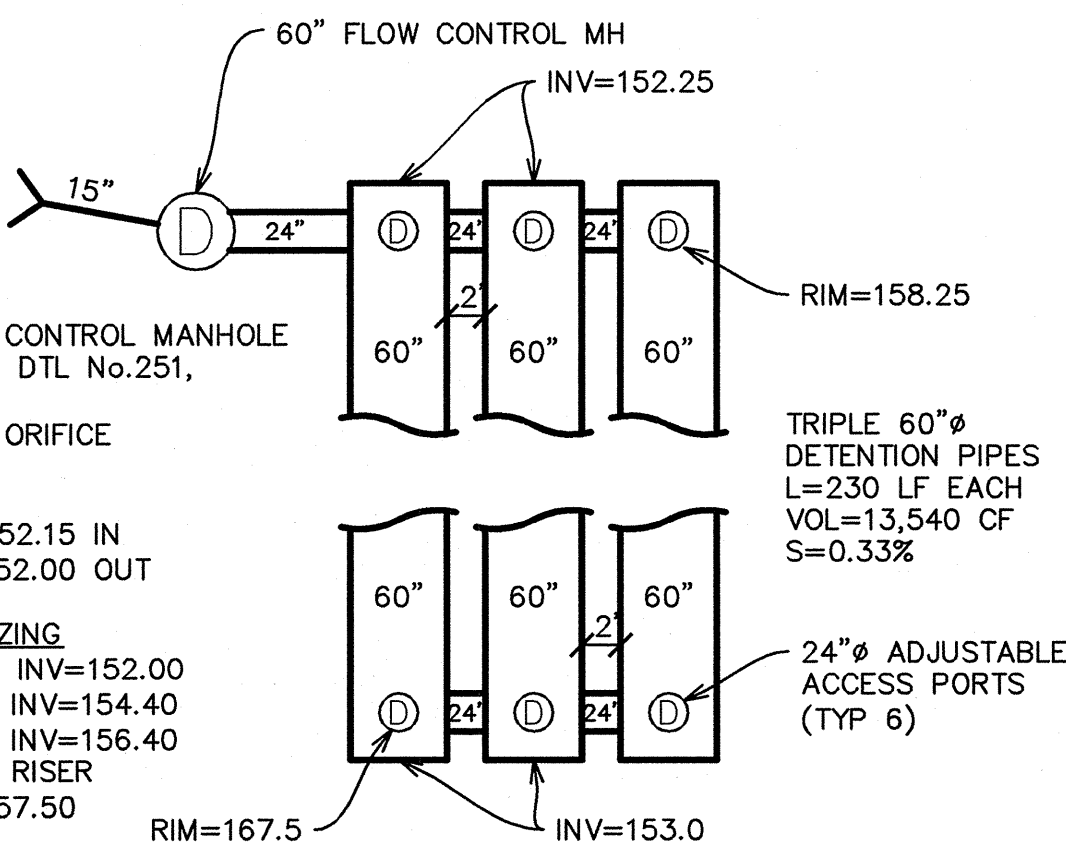
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JOB NUMBER
3048.0000.0



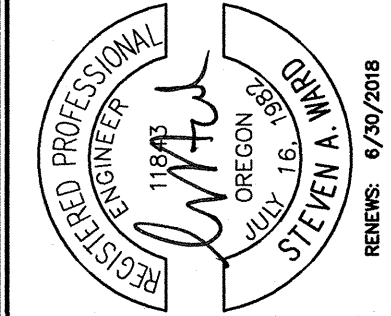
EXFILTRATION TRENCH SECTION

NOTE:
UNLESS OTHERWISE SHOW ALL SD
LATERALS TO BE 6"Ø AT 1.0% SLOPE.



DETENTION PIPING DETAIL

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WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

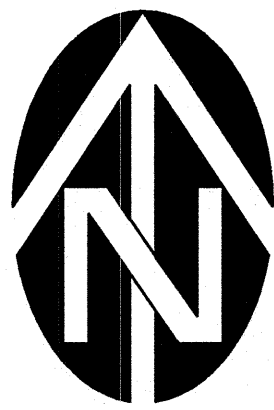
864 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
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SCOTT MARTIN

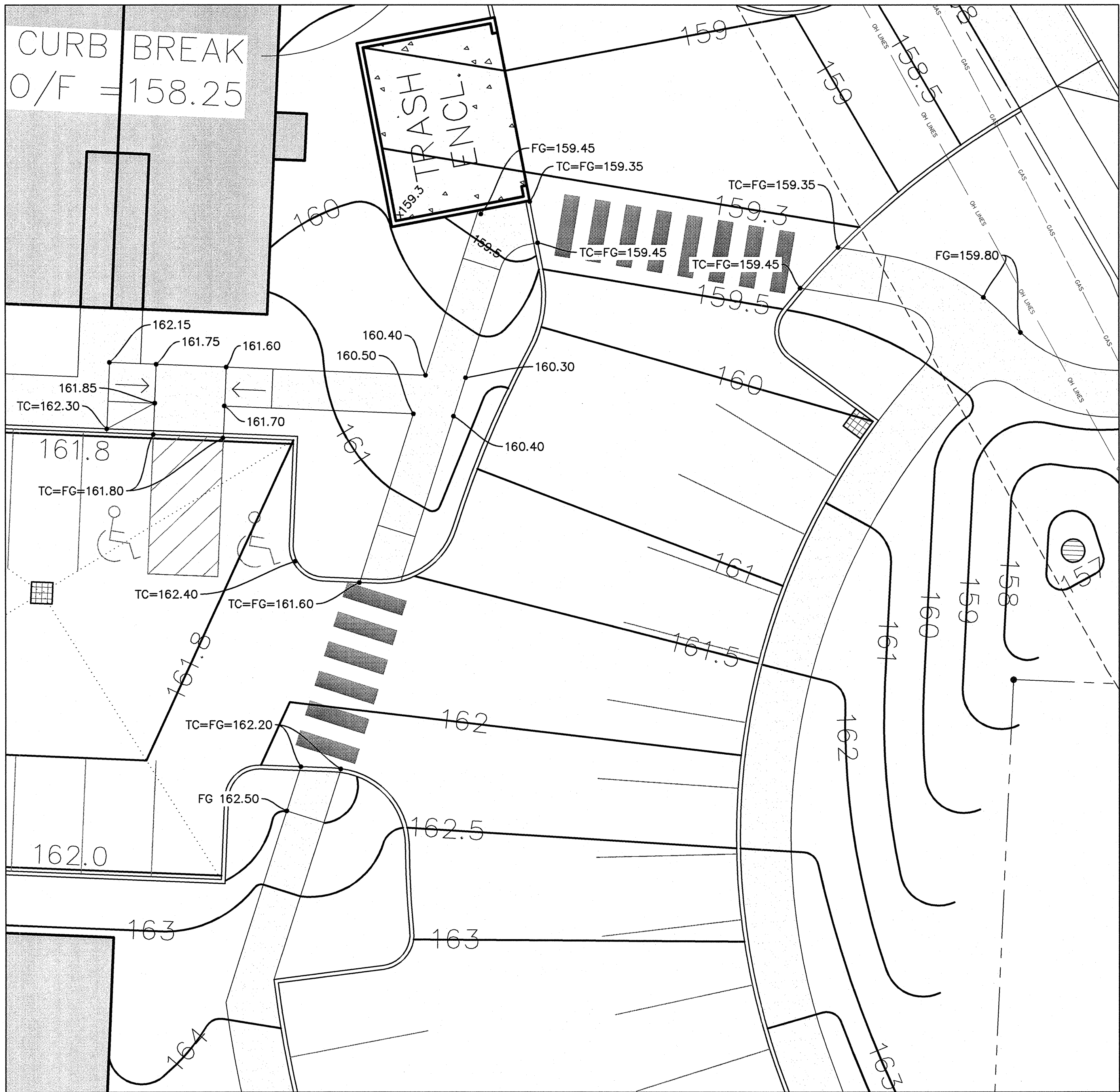
RIVERBEND ROAD SITE DEVELOPMENT

GRADING & DRAINAGE
PLAN

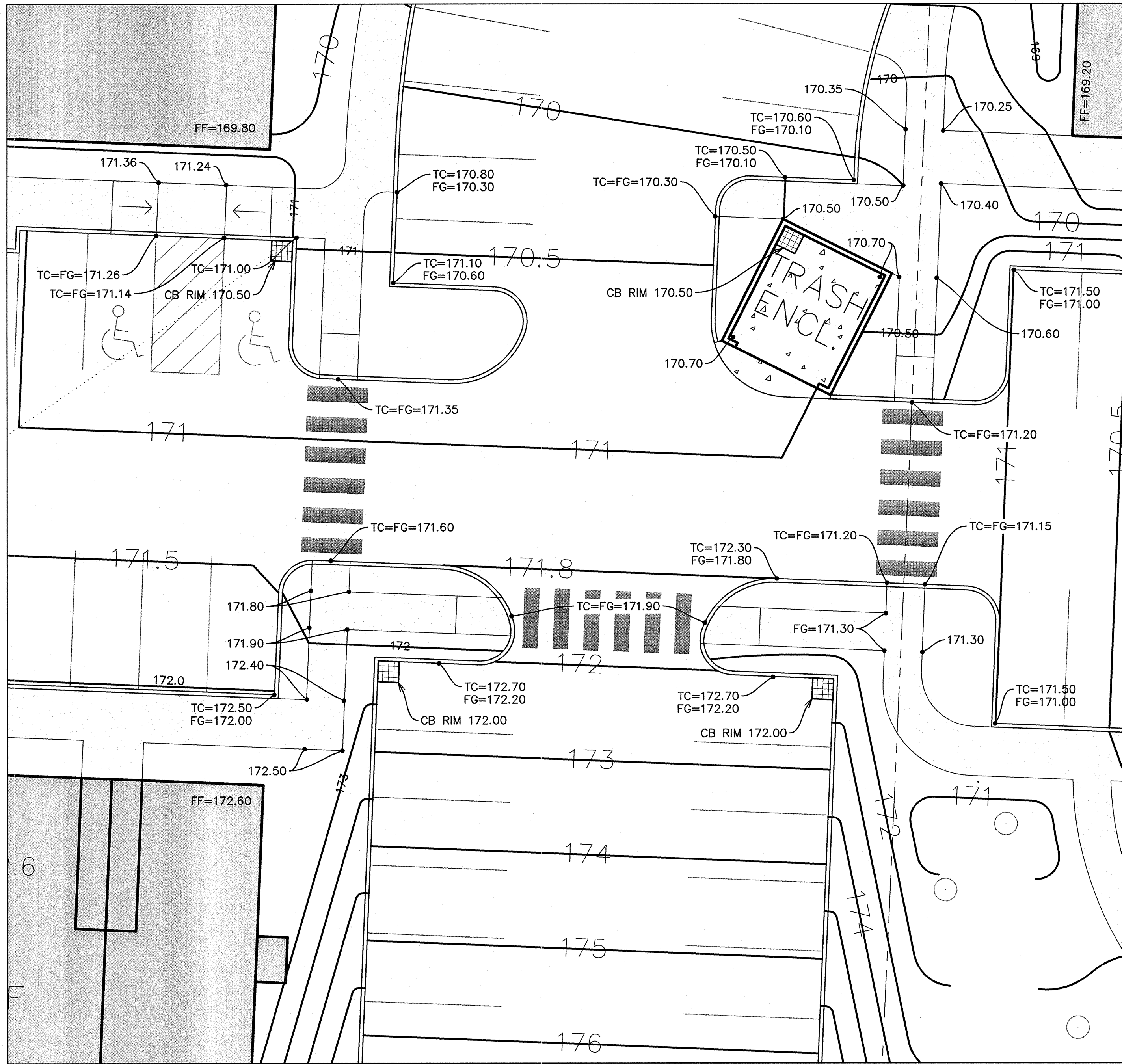
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C2.0
JOB NUMBER
3048.0000.0



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FEET



NORTH ADA RAMP DETAIL
1" = 10'



SOUTH ADA RAMP DETAIL
1" = 10'

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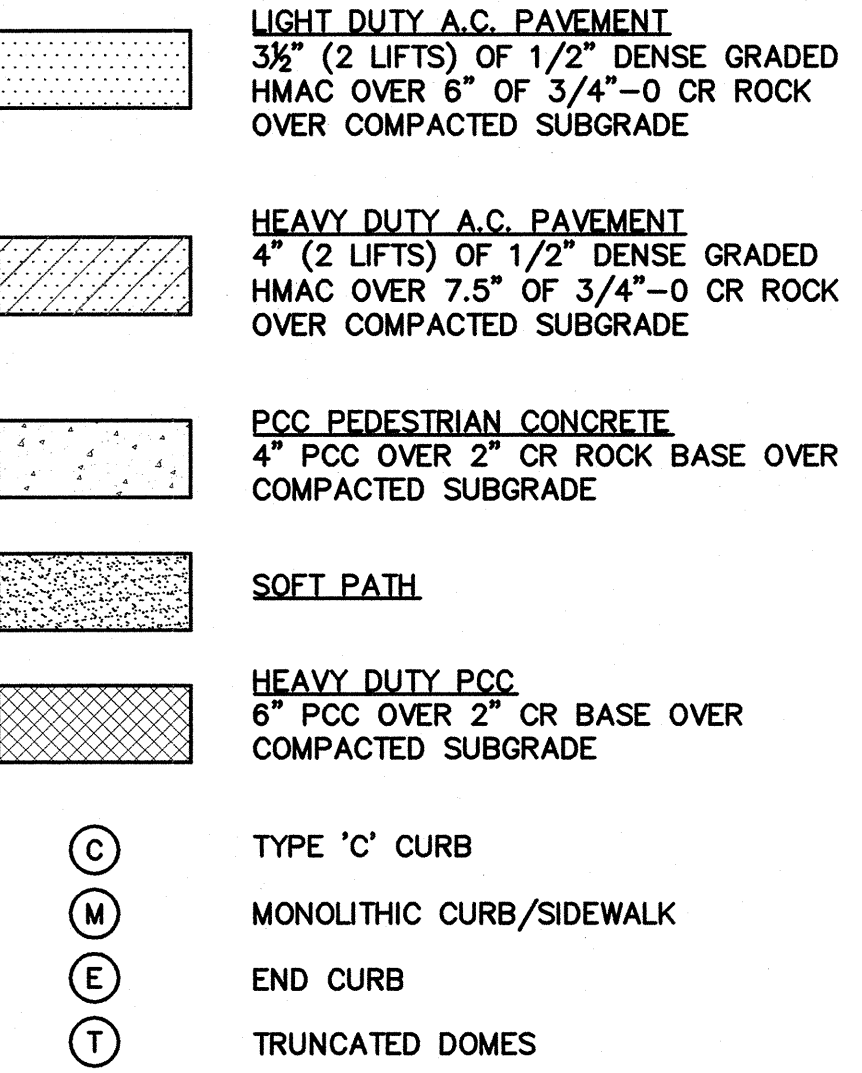
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REGISTERED PROFESSIONAL ENGINEER
1993
OREGON
JUL 16
STEPHEN A. WEST
REVIEW: 6/30/2018

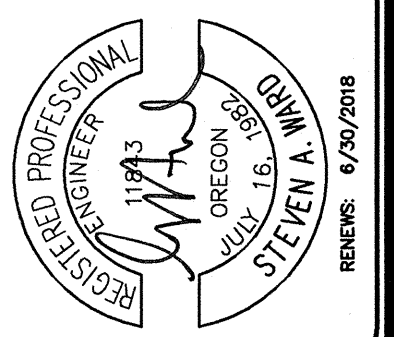
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SCOTT MARTIN
RIVERBEND ROAD SITE DEVELOPMENT
**ADA GRADING
DETAILED PLANS**

DRAWING
C2.1
JOB NUMBER
3048.0000.0



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DRN.	TMT
CKD.	SAW
DATE: MAR 2018	



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CONSULTING ENGINEERS AND PLANNERS

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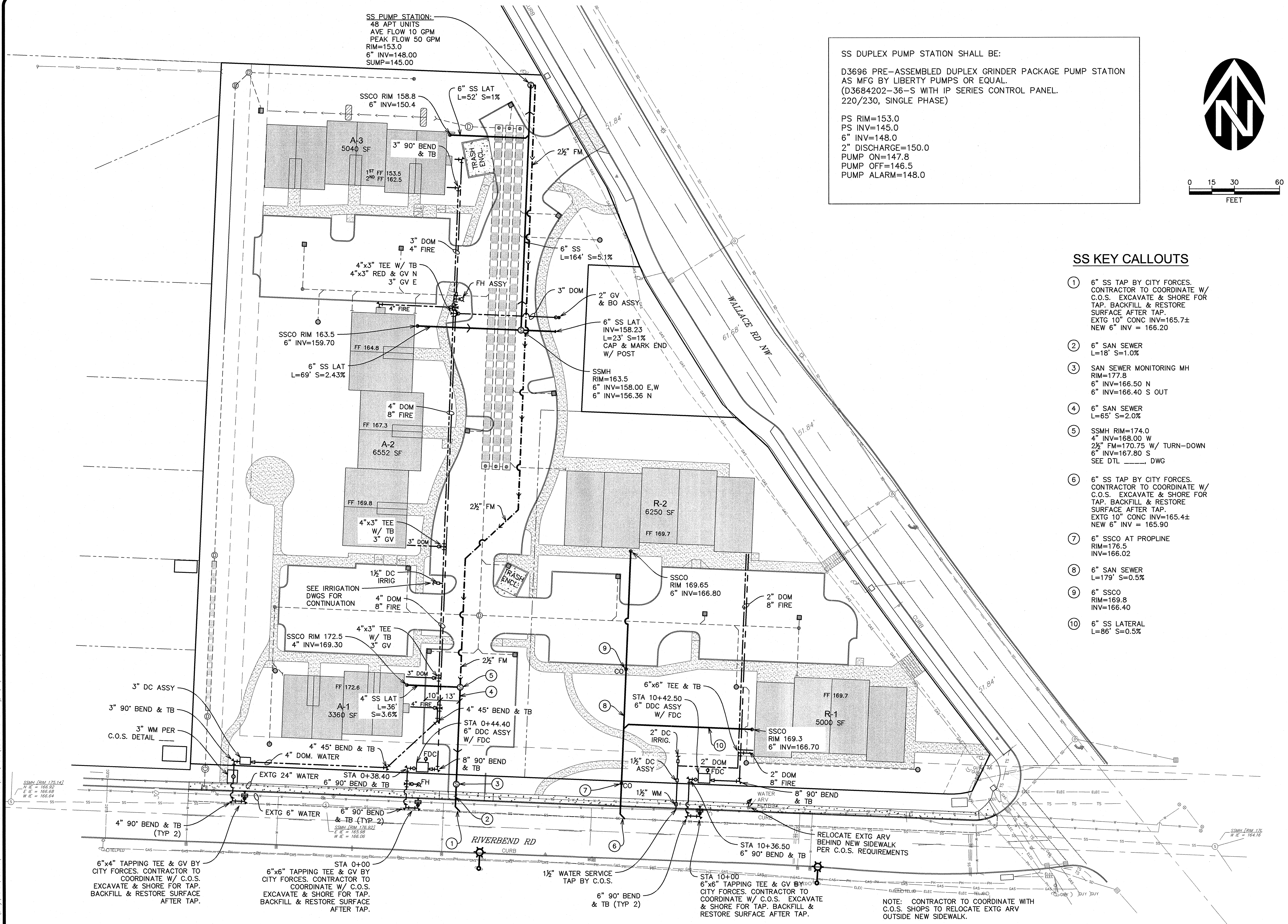
SCOTT MARTIN

RIVERBEND ROAD SITE DEVELOPMENT

SURFACING PLAN

DRAWING
C2.2

JOB NUMBER
3048.0000.0



SS DUPLEX PUMP STATION SHALL BE:

D3696 PRE-ASSEMBLED DUPLEX GRINDER PACKAGE PUMP STATION
AS MFG BY LIBERTY PUMPS OR EQUAL.
(D3684202-36-S WITH IP SERIES CONTROL PANEL.
220/230, SINGLE PHASE)

PS RIM=153.0
PS INV=145.0
6" INV=148.0
2" DISCHARGE=150.0
PUMP ON=147.8
PUMP OFF=146.5
PUMP ALARM=148.0



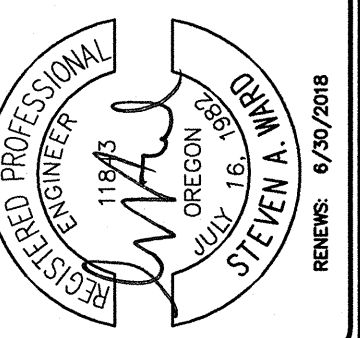
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FEET

SS KEY CALLOUTS

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- 2 6" SAN SEWER L=18' S=1.0%
- 3 SAN SEWER MONITORING MH RIM=177.8 6" INV=166.50 N 6" INV=166.40 S OUT
- 4 6" SAN SEWER L=65' S=2.0%
- 5 SSMH RIM=174.0 4" INV=168.00 W 2 1/2" FM=170.75 W/ TURN-DOWN 6" INV=167.80 S SEE DTL _____, DWG
- 6 6" SS TAP BY CITY FORCES. CONTRACTOR TO COORDINATE W/ C.O.S. EXCAVATE & SHORE FOR TAP. BACKFILL & RESTORE SURFACE AFTER TAP. EXTG 10" CONC INV=165.4± NEW 6" INV = 165.90
- 7 6" SSCO AT PROPLINE RIM=176.5 INV=166.02
- 8 6" SAN SEWER L=179' S=0.5%
- 9 6" SSCO RIM=169.8 INV=166.40
- 10 6" SS LATERAL L=86' S=0.5%

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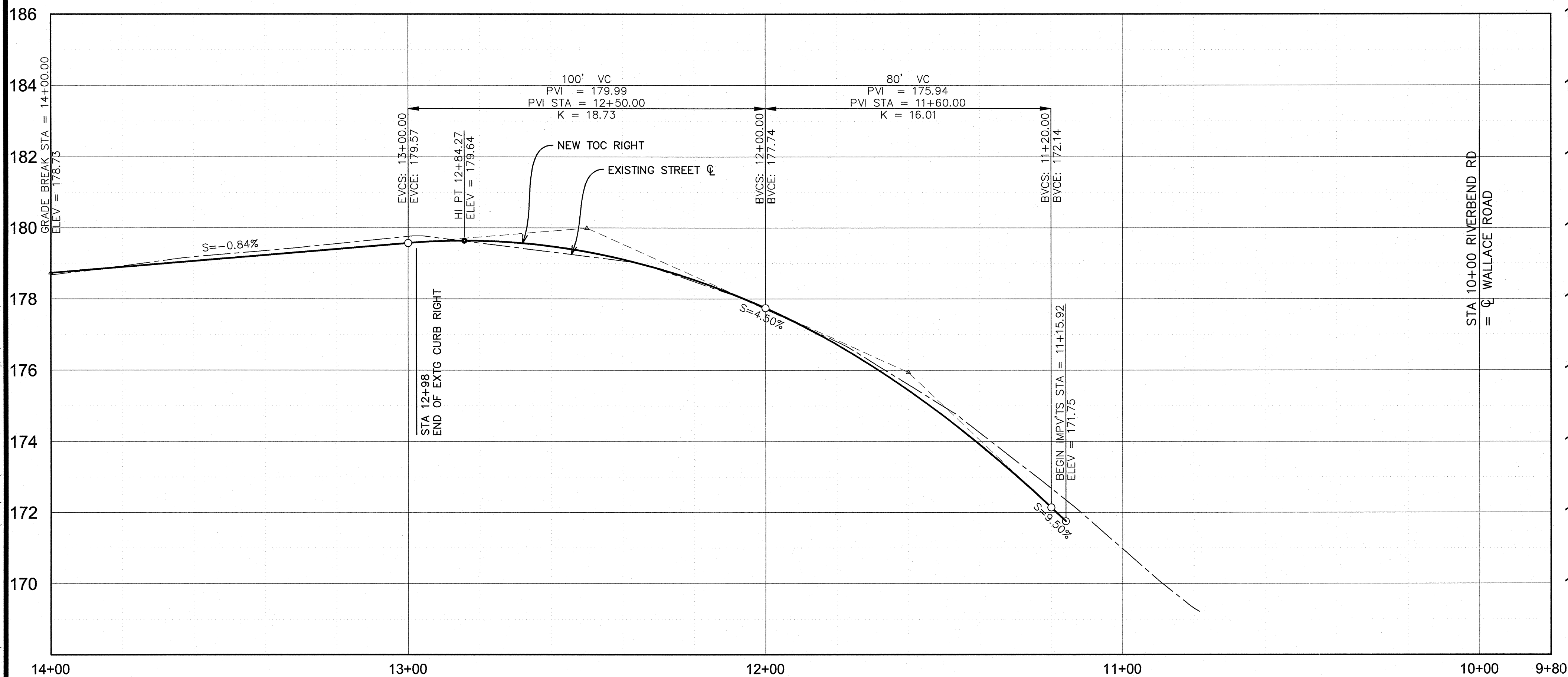


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SCOTT MARTIN
RIVERBEND ROAD SITE DEVELOPMENT
OVERALL UTILITY PLAN

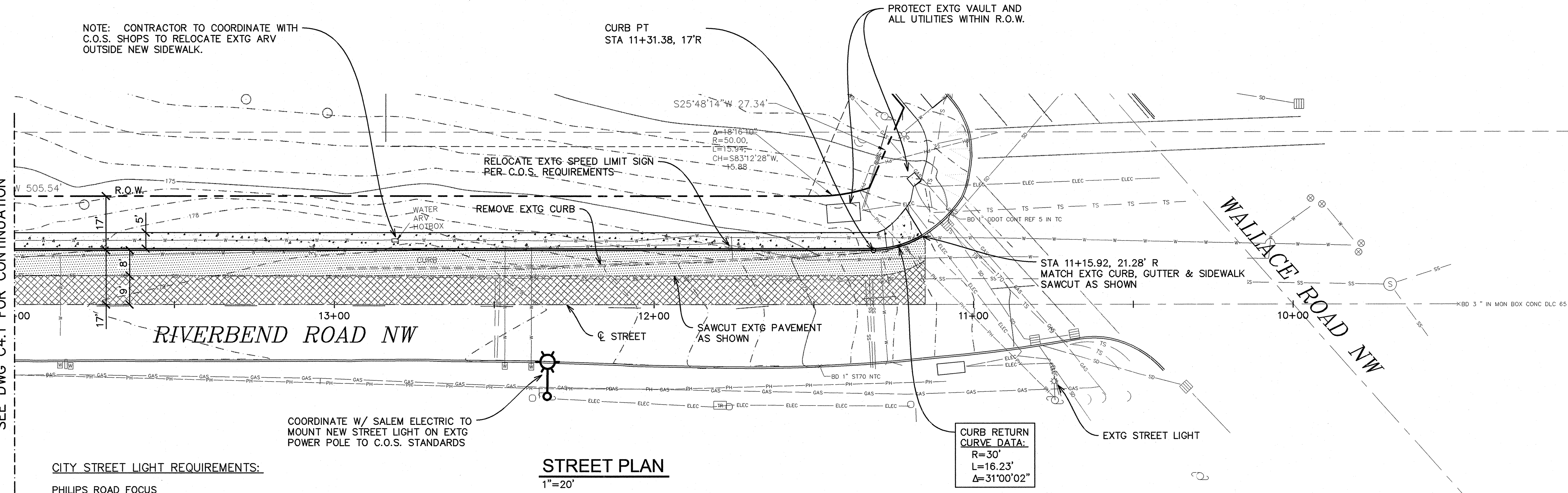
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JOB NUMBER
3048.0000.0

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STREET PROFILE
1" = 20' H, 1" = 4" V

MATCHLINE - STA 14+00
SEE DWG C4.1 FOR CONTINUATION



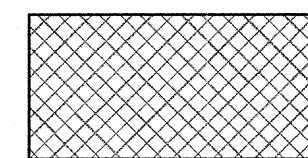
CITY STREET LIGHT REQUIREMENTS:

PHILIPS ROAD FOCUS
RFS-54W16LED3K-T-R2S-UNIV-DMG-FAWS-RC
D7-SP2-API-GY3

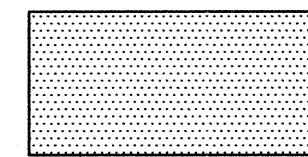
GENERAL SPECIFICATIONS: 48-55W LED, 3,000K
MOUNTED ON A 6' MAST ARM, OR APPROVED
EQUIVALENT TO CITY OF SALEM AND SALEM
ELECTRIC SPECIFICATIONS.

STREET PLAN
1"=20'

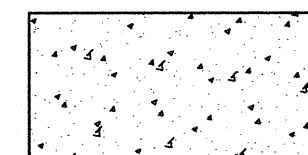
STREET SURFACING LEGEND



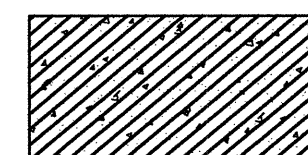
3" GRIND & INLAY EXISTING PAVEMENT
TO C.O.S. STANDARDS



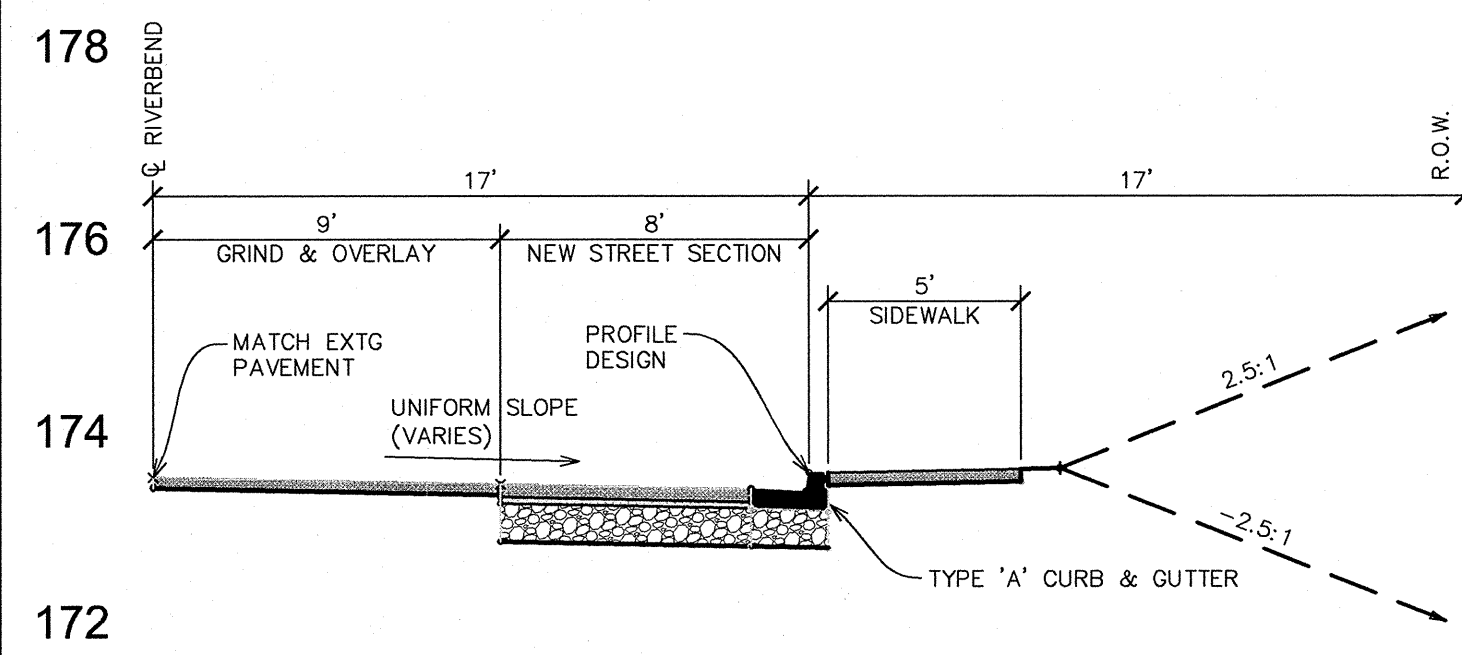
NEW AC PAVEMENT:
6½" (3 LIFTS) OF LEVEL 2, 1/2" DENSE GRADED HMAC,
OVER 12" OF 1"-0 COMPACTED CRUSHED ROCK,
OVER COMPACTED SUBGRADE.



NEW CONCRETE SIDEWALK:
4" OF 3300 PSI PCC
OVER 2" OF 1"-0 COMPACTED CRUSHED ROCK,
OVER COMPACTED SUBGRADE.

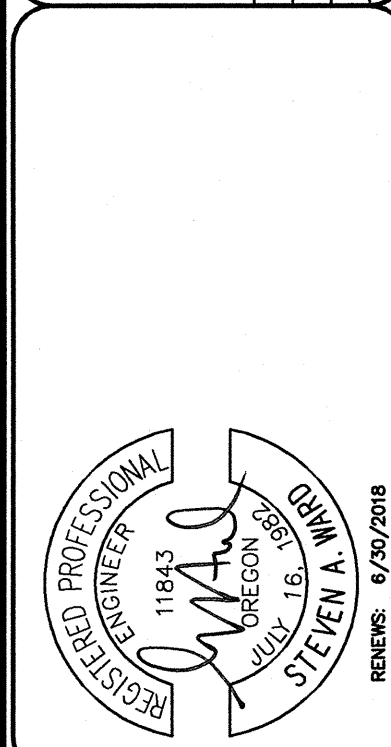


NEW CONCRETE DRIVEWAY:
6" OF 4000 PSI PCC
OVER 2" OF 1"-0 COMPACTED CRUSHED ROCK,
OVER COMPACTED SUBGRADE.



TYP STREET SECTION
N.T.S.

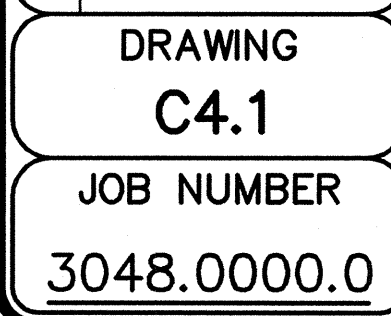
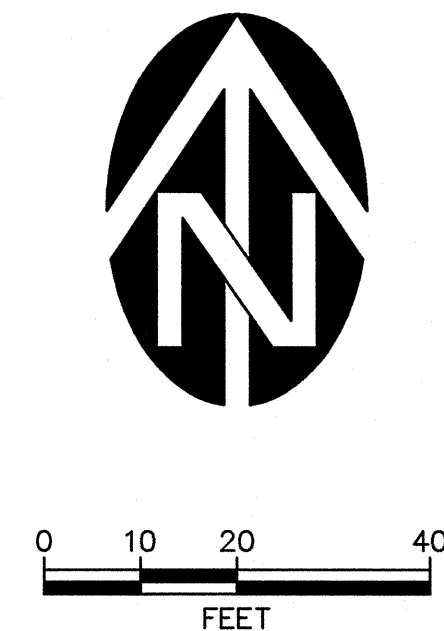
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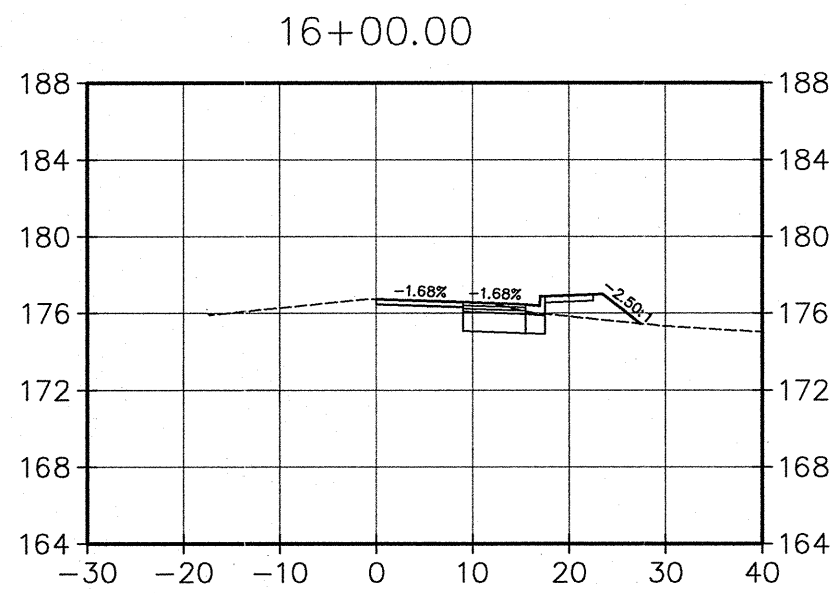
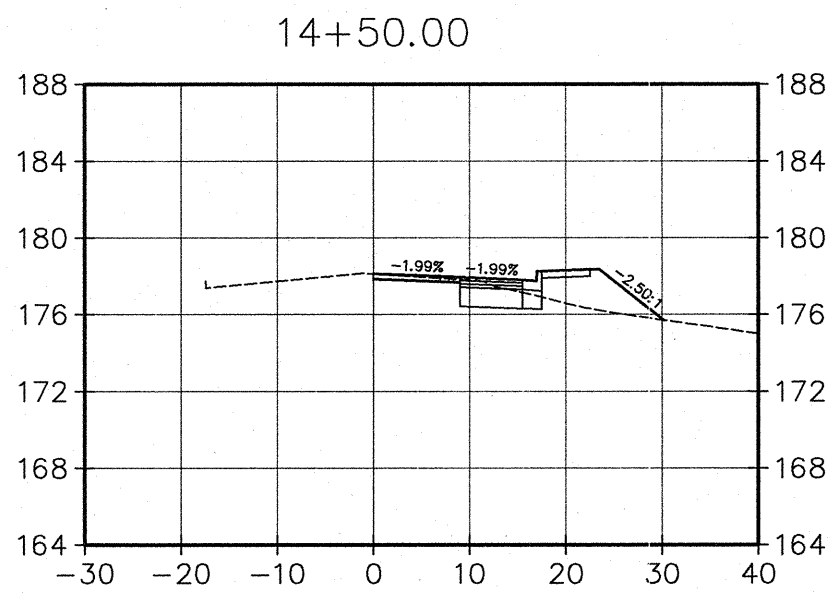
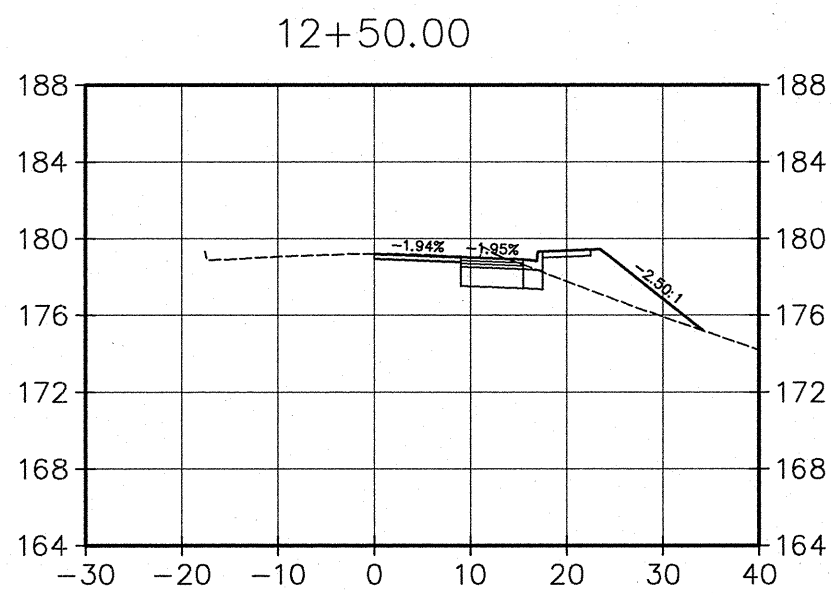
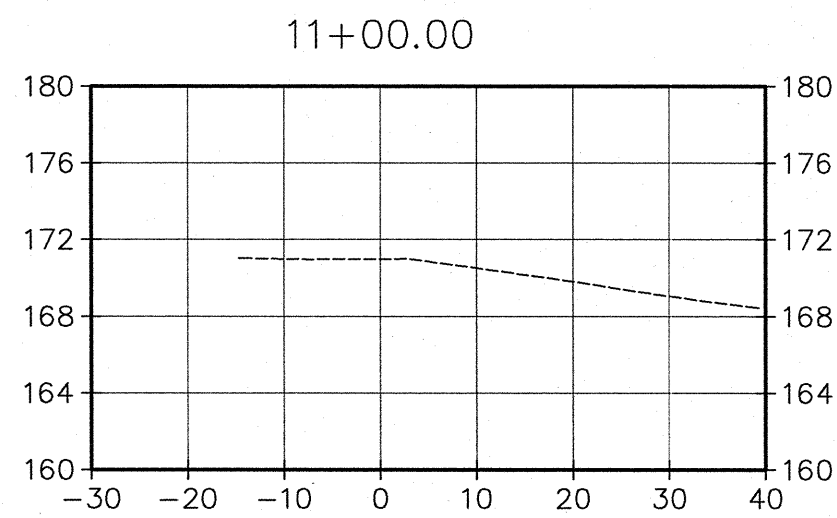
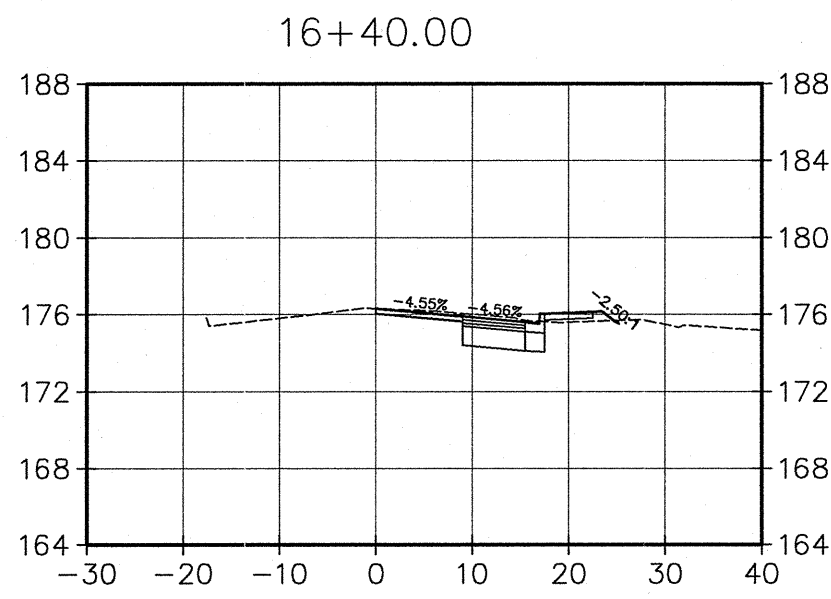
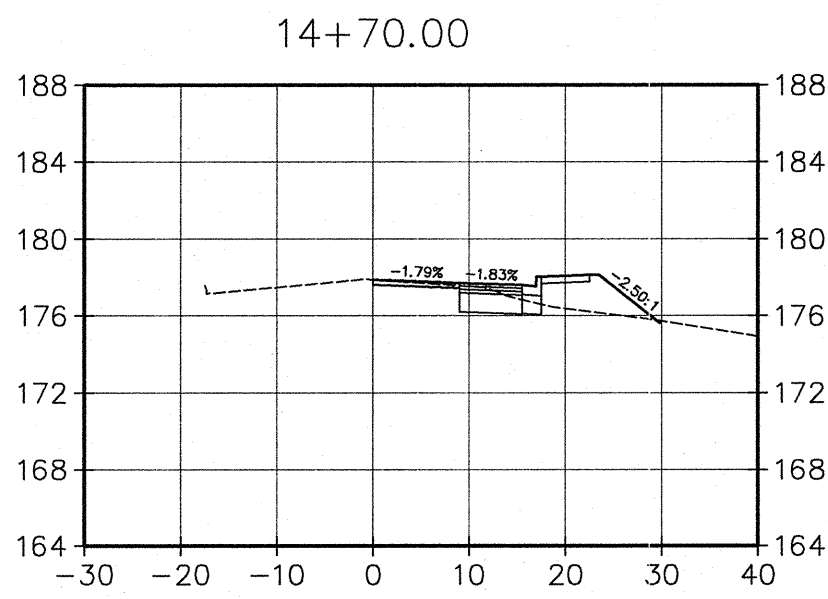
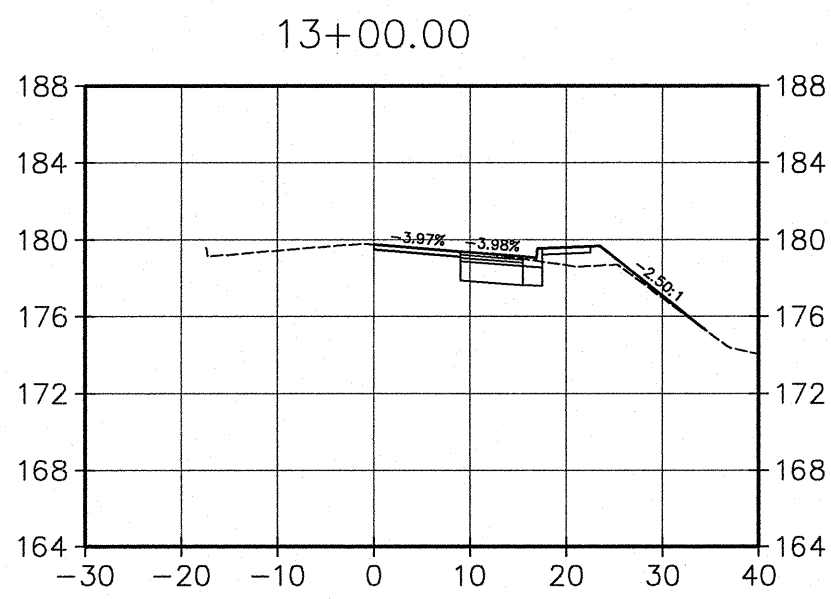
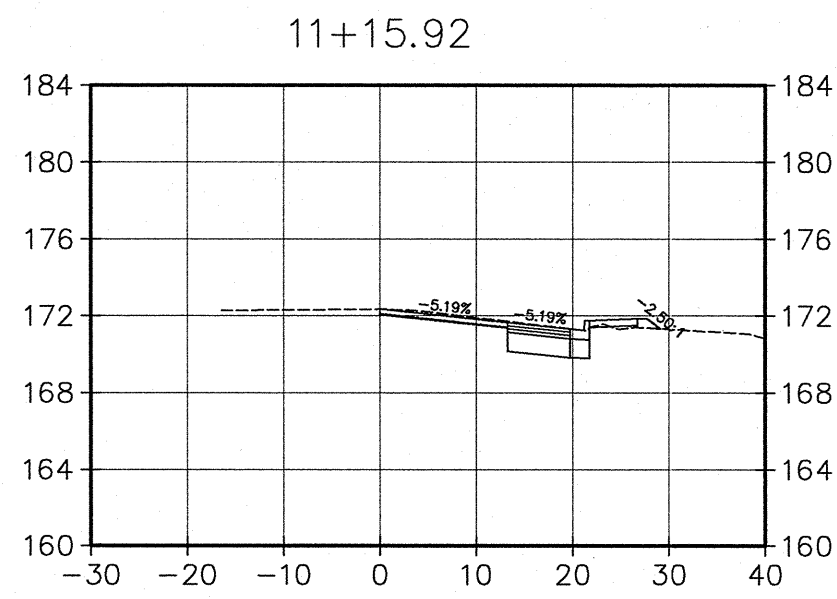
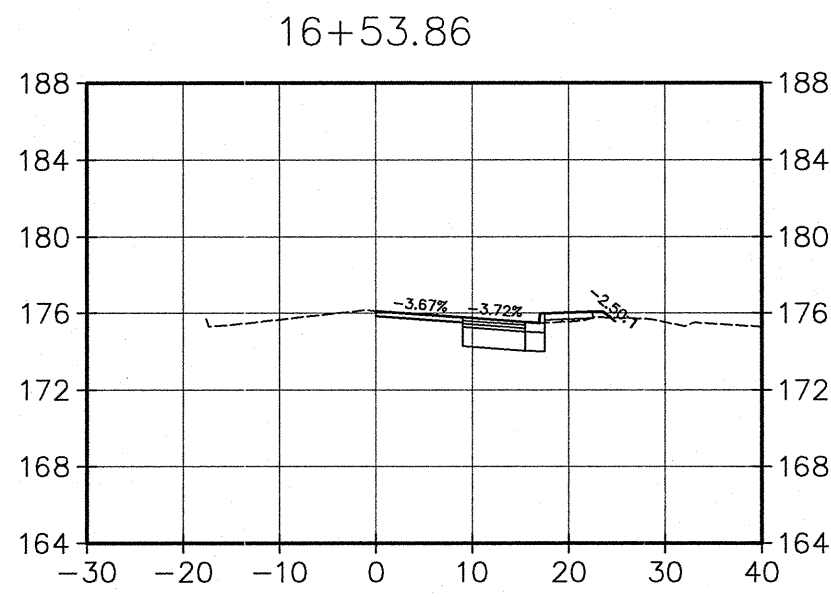
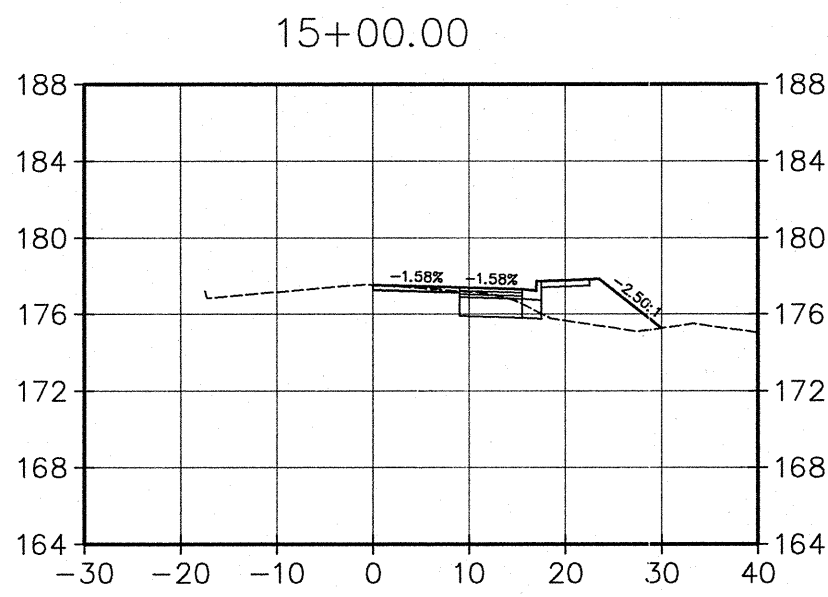
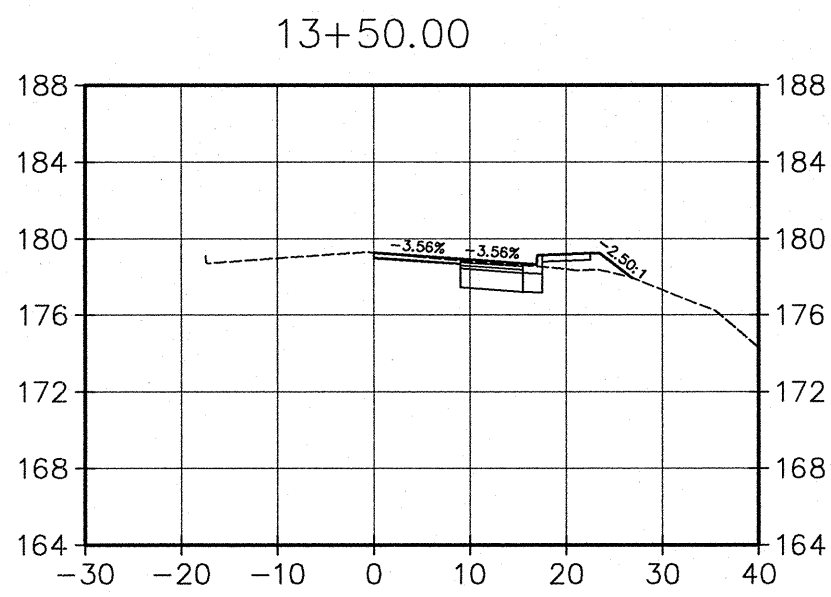
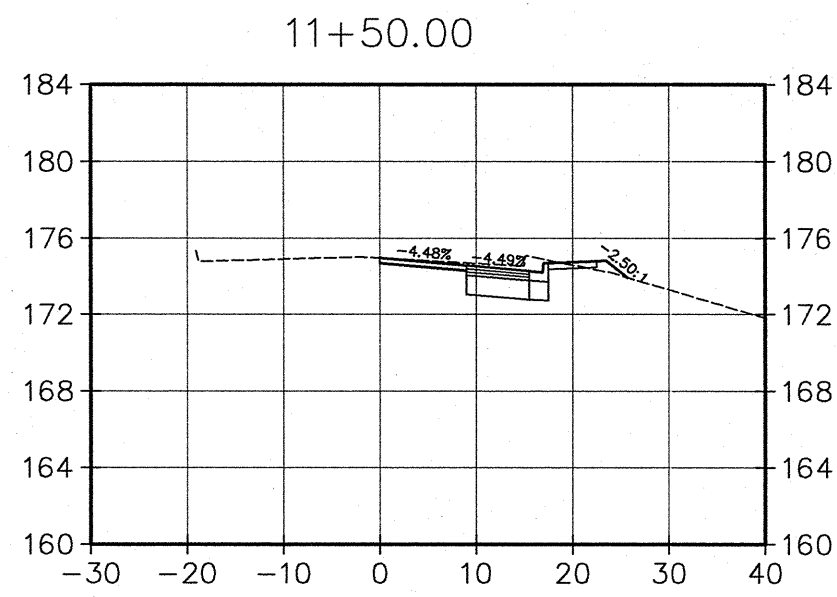
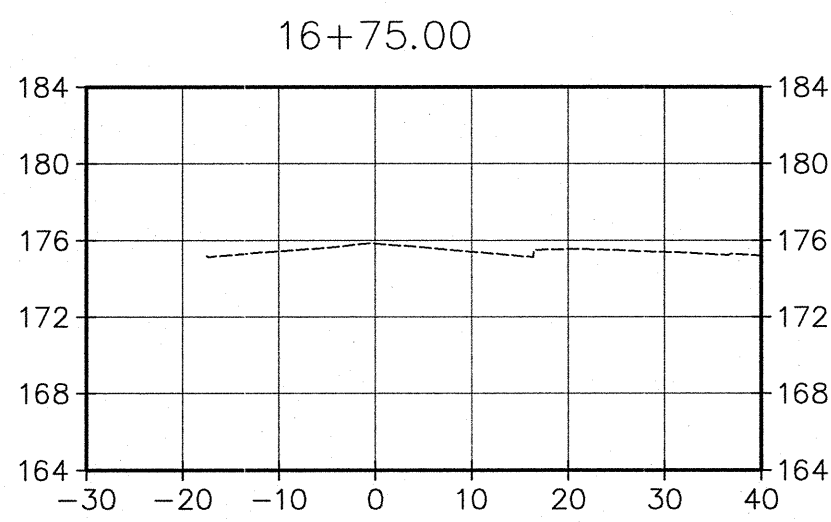
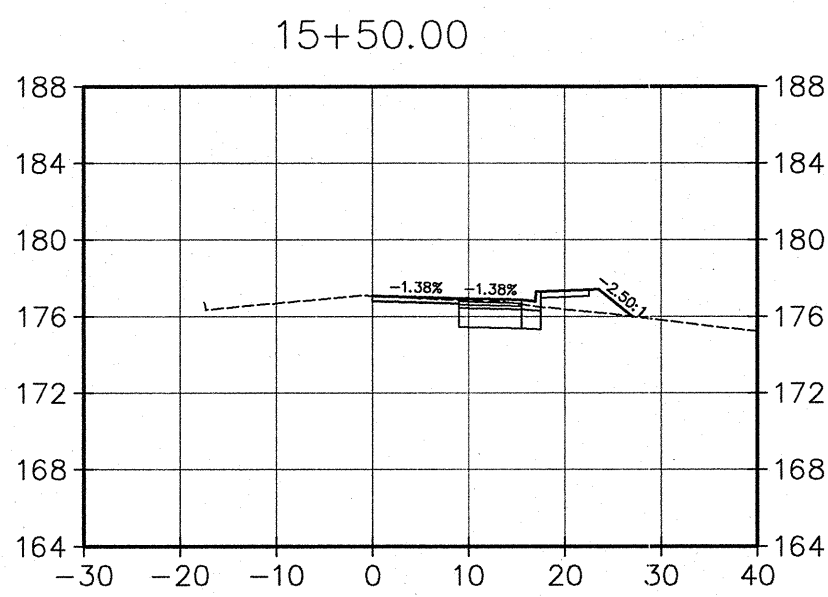
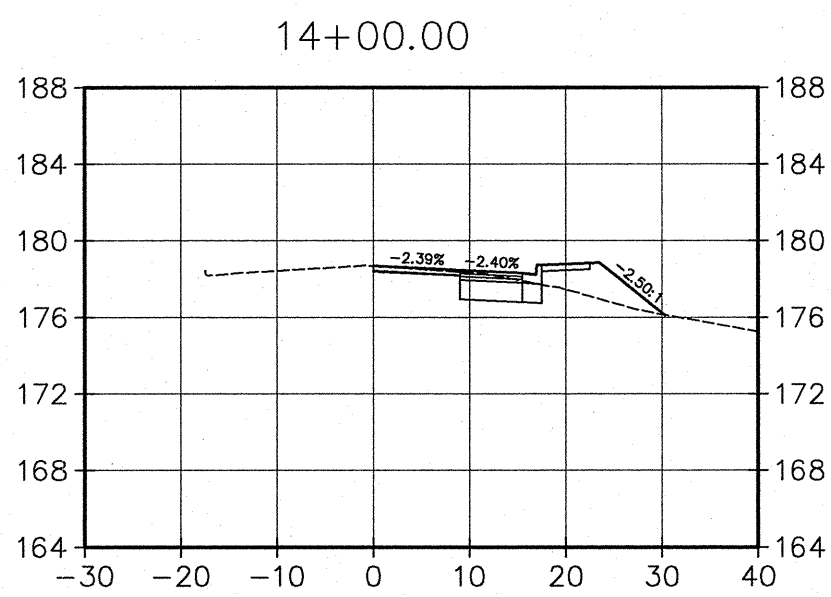
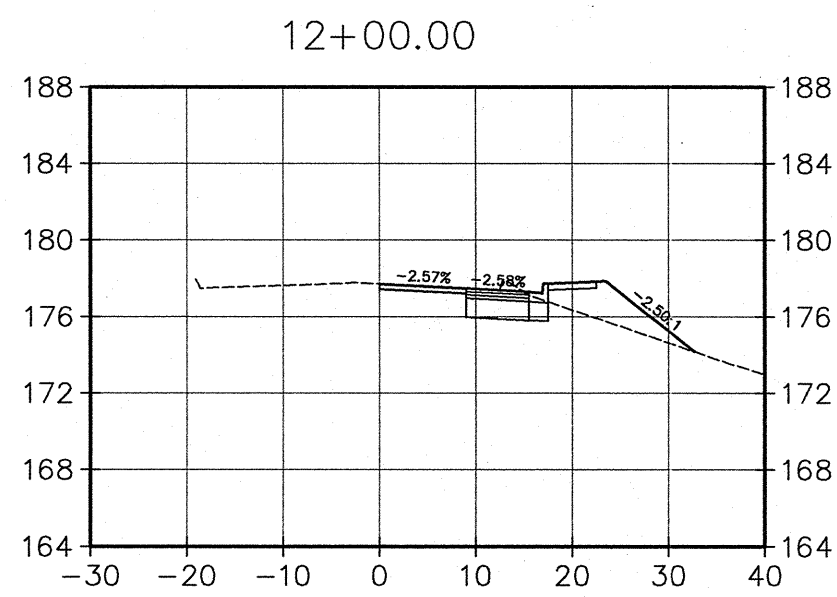


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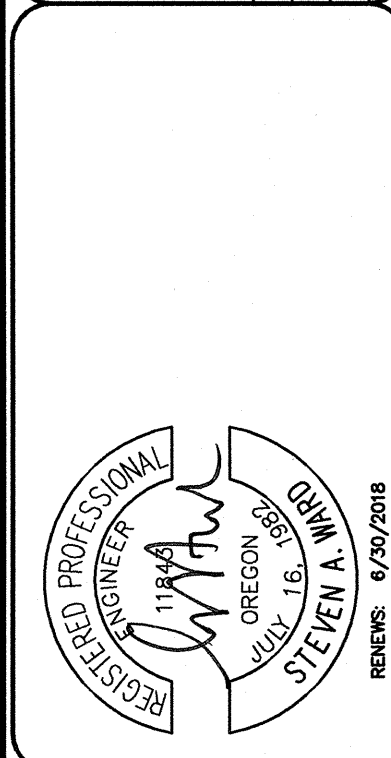
SCOTT MARTIN
RIVERBEND ROAD SITE DEVELOPMENT
RIVERBEND ROAD STREET
PLAN-PROFILE
STA 9+80 to STA 14+00

DRAWING
C4.0
JOB NUMBER
3048.0000.0





VERIFY SCALE	DATE: MAR 2018
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	NO. 1
DRN. SAW	DATE
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CONSULTING ENGINEERS AND PLANNERS

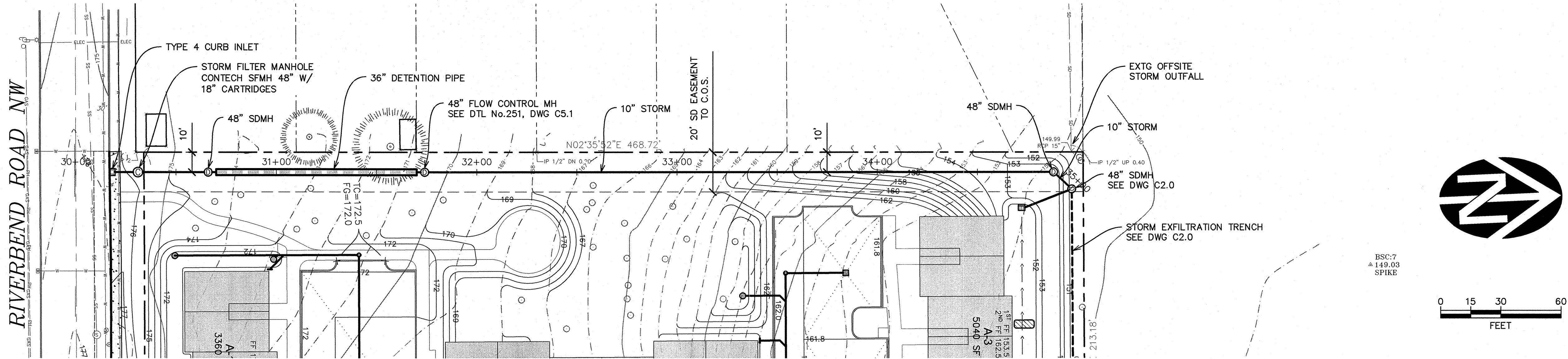
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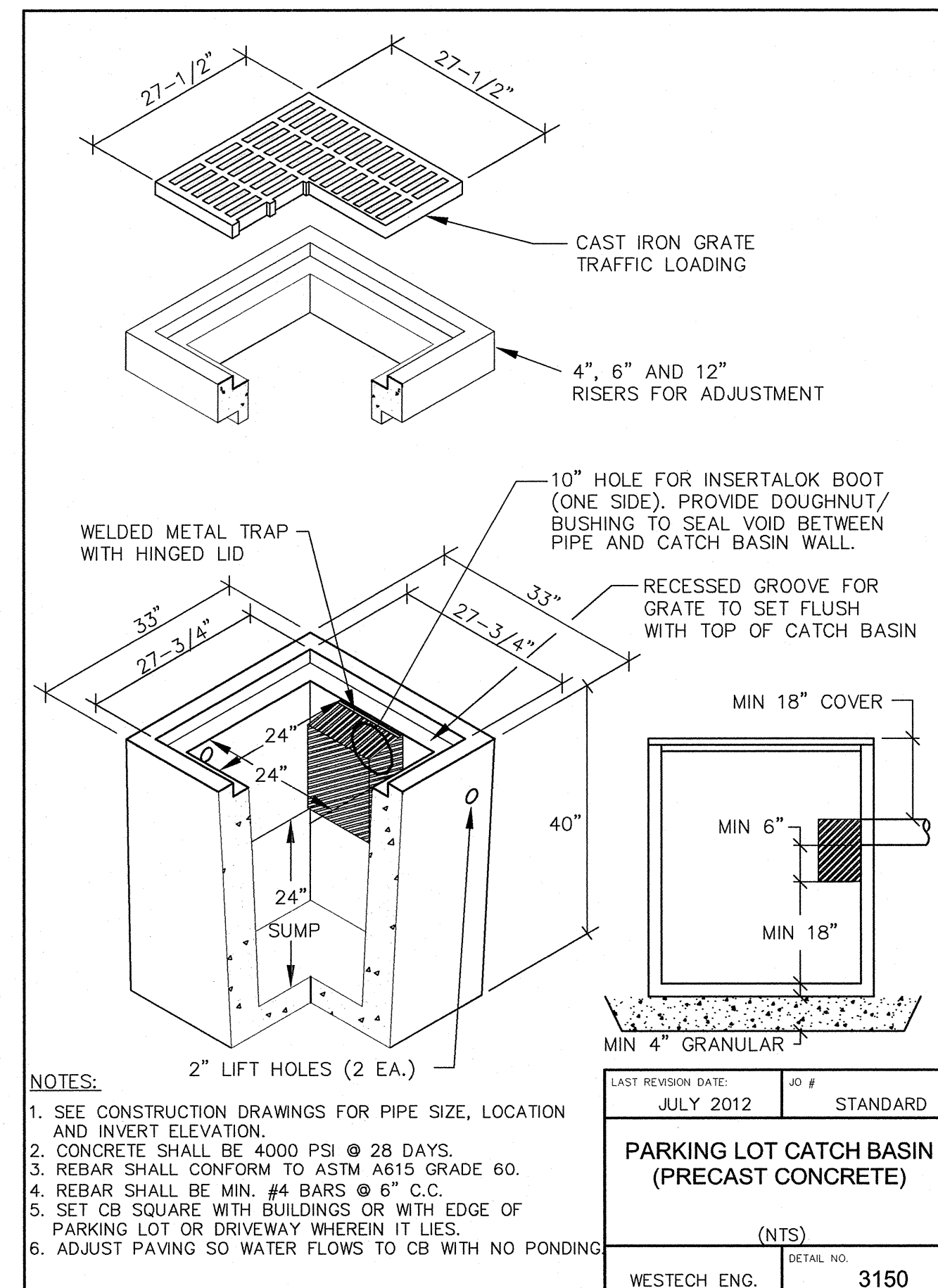
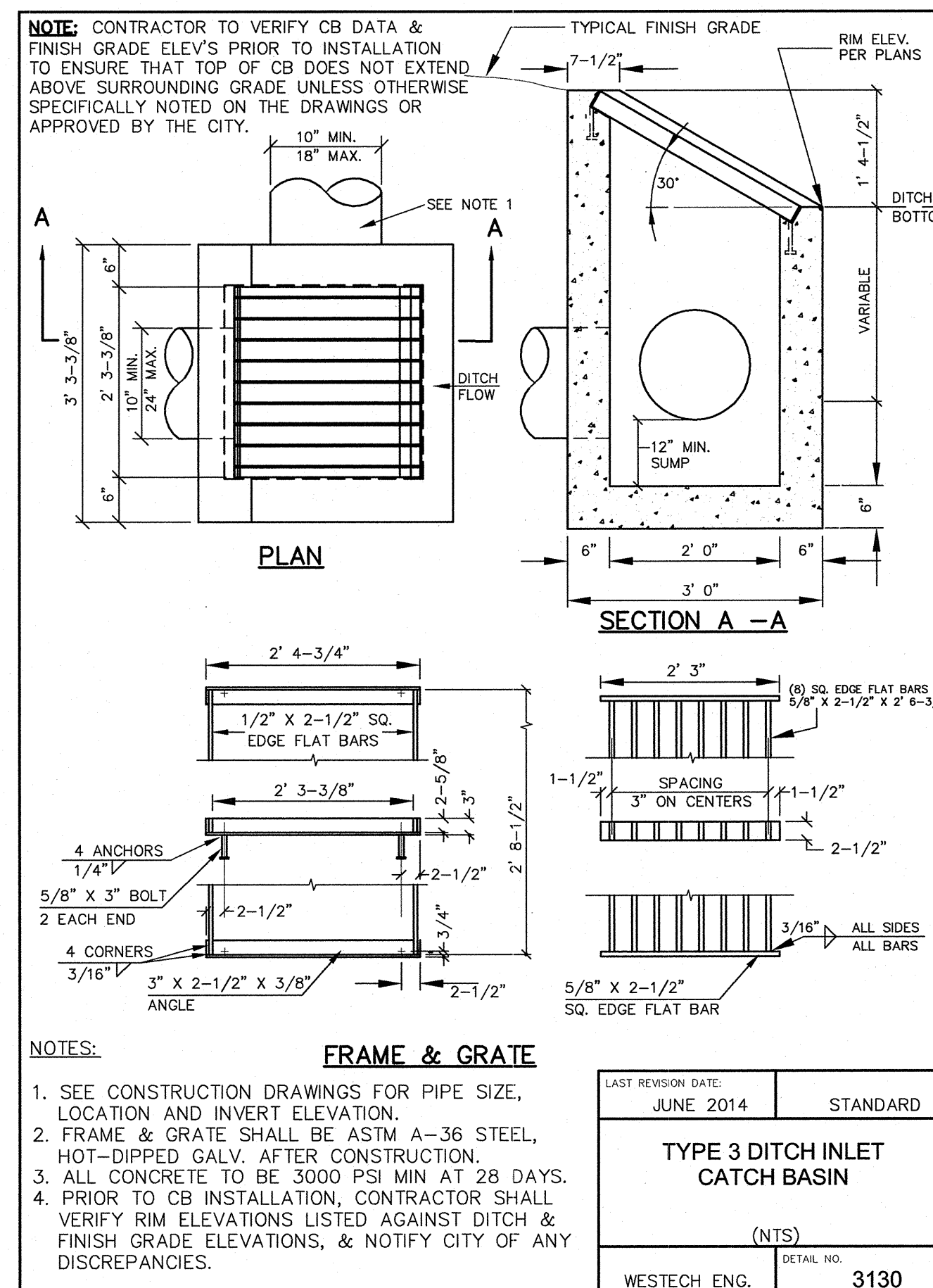
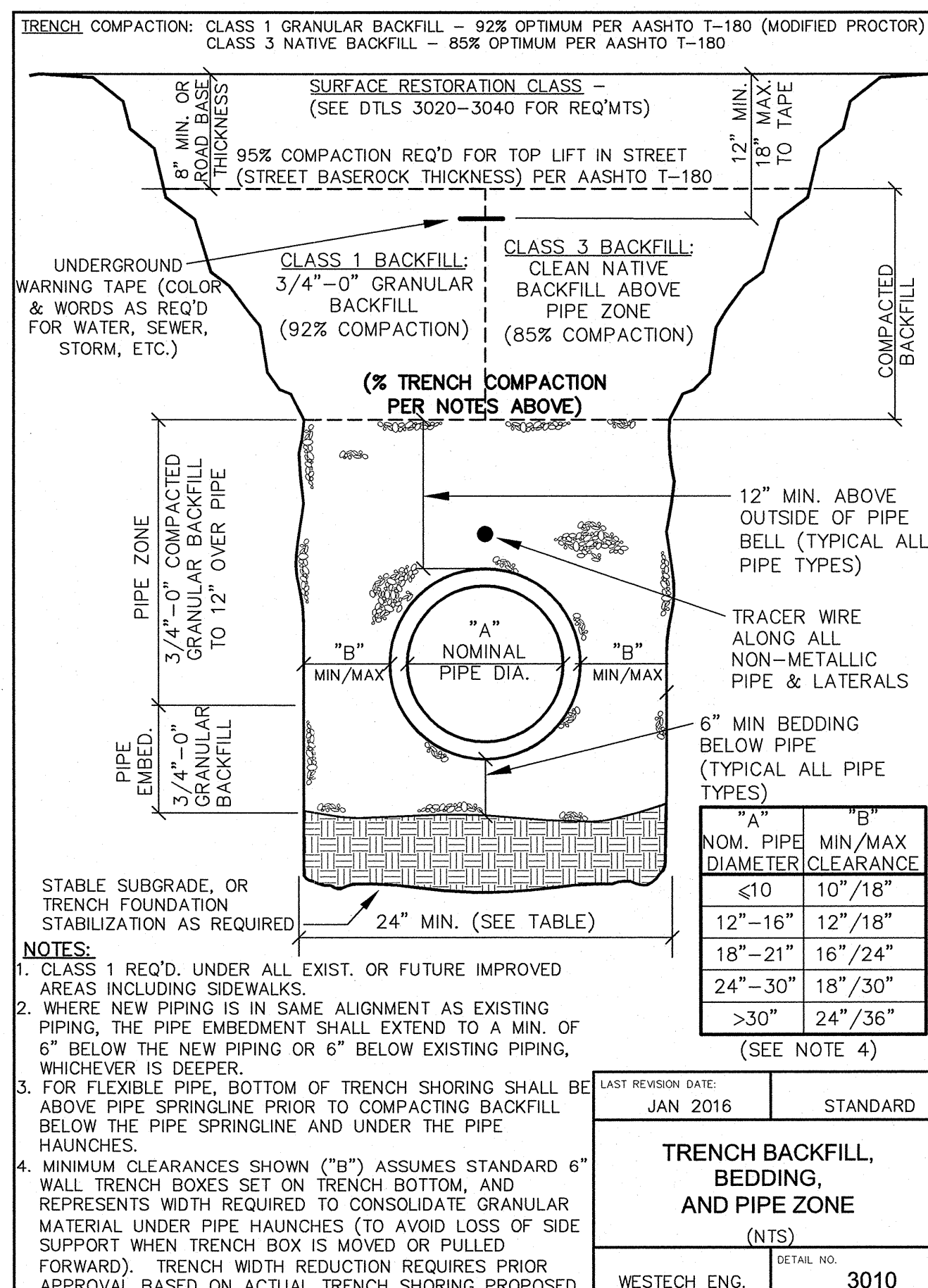
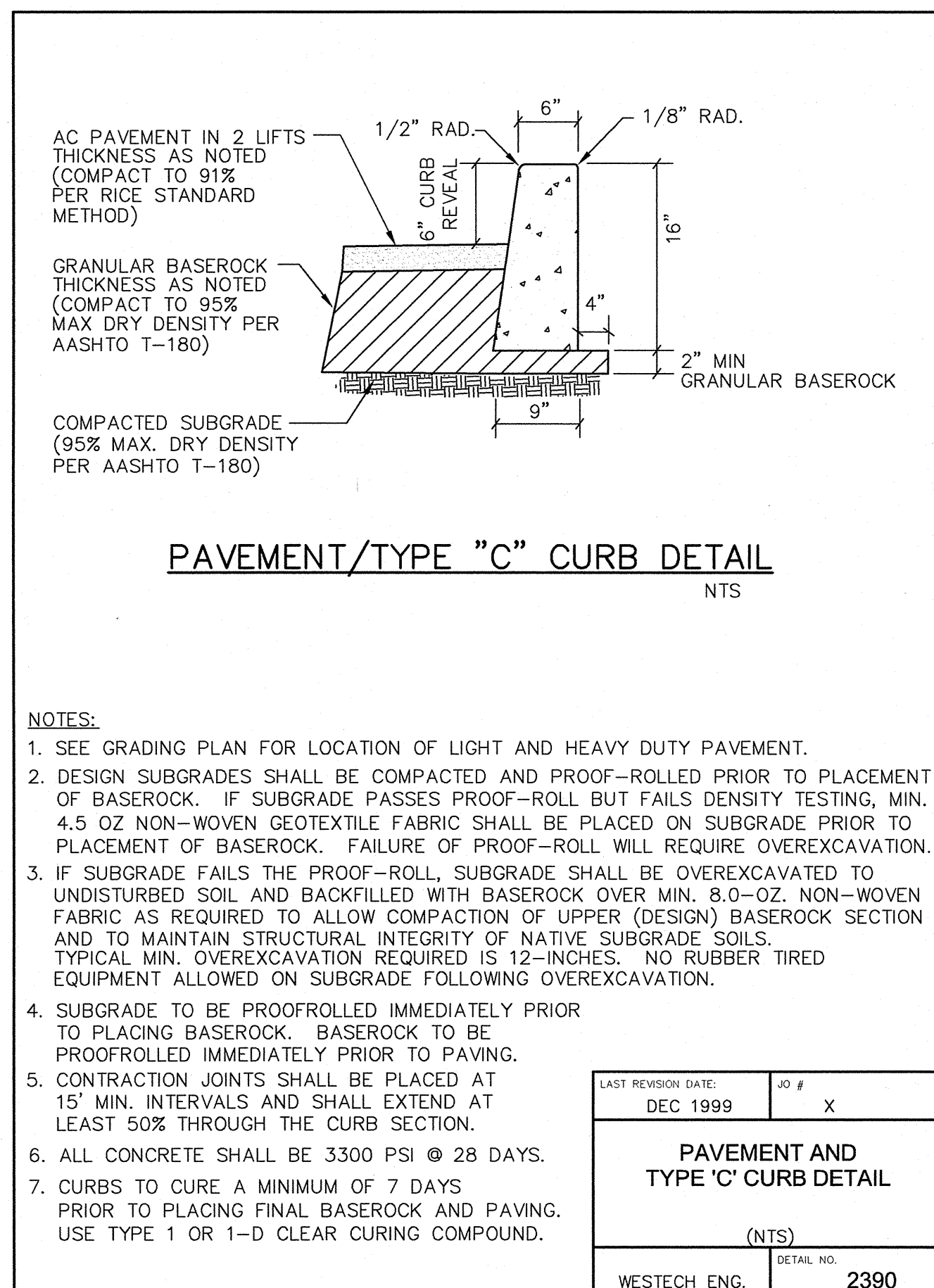
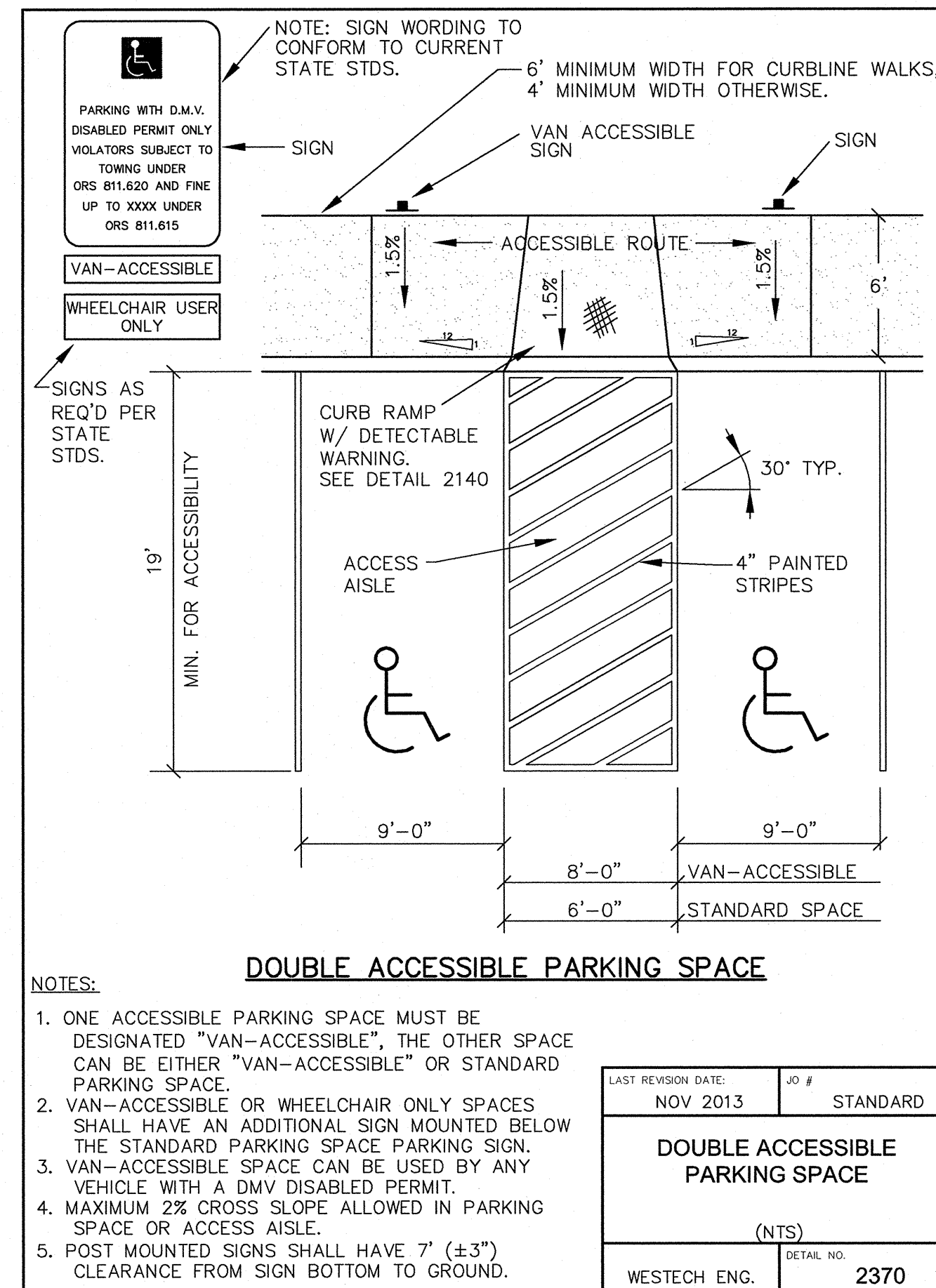
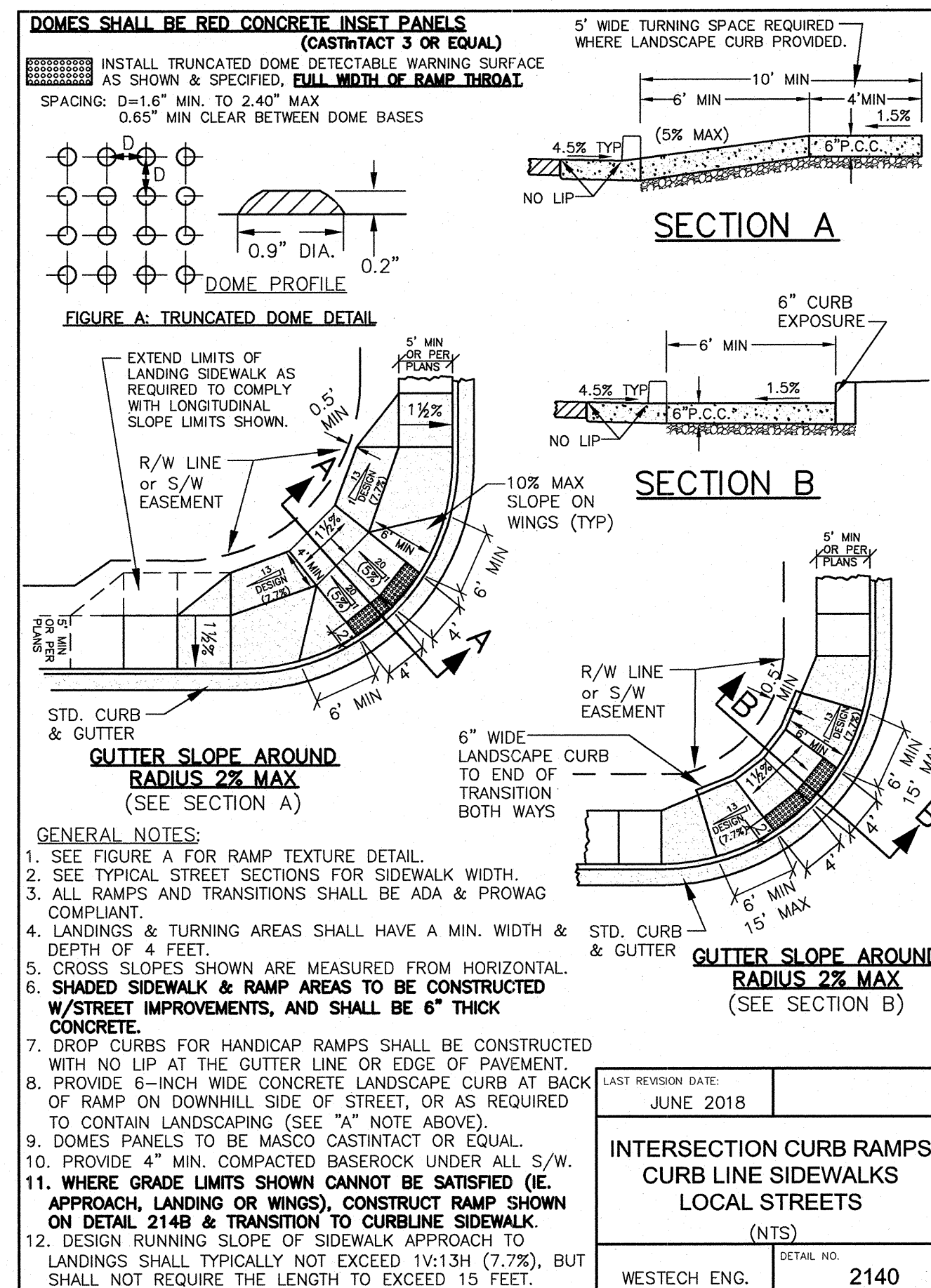
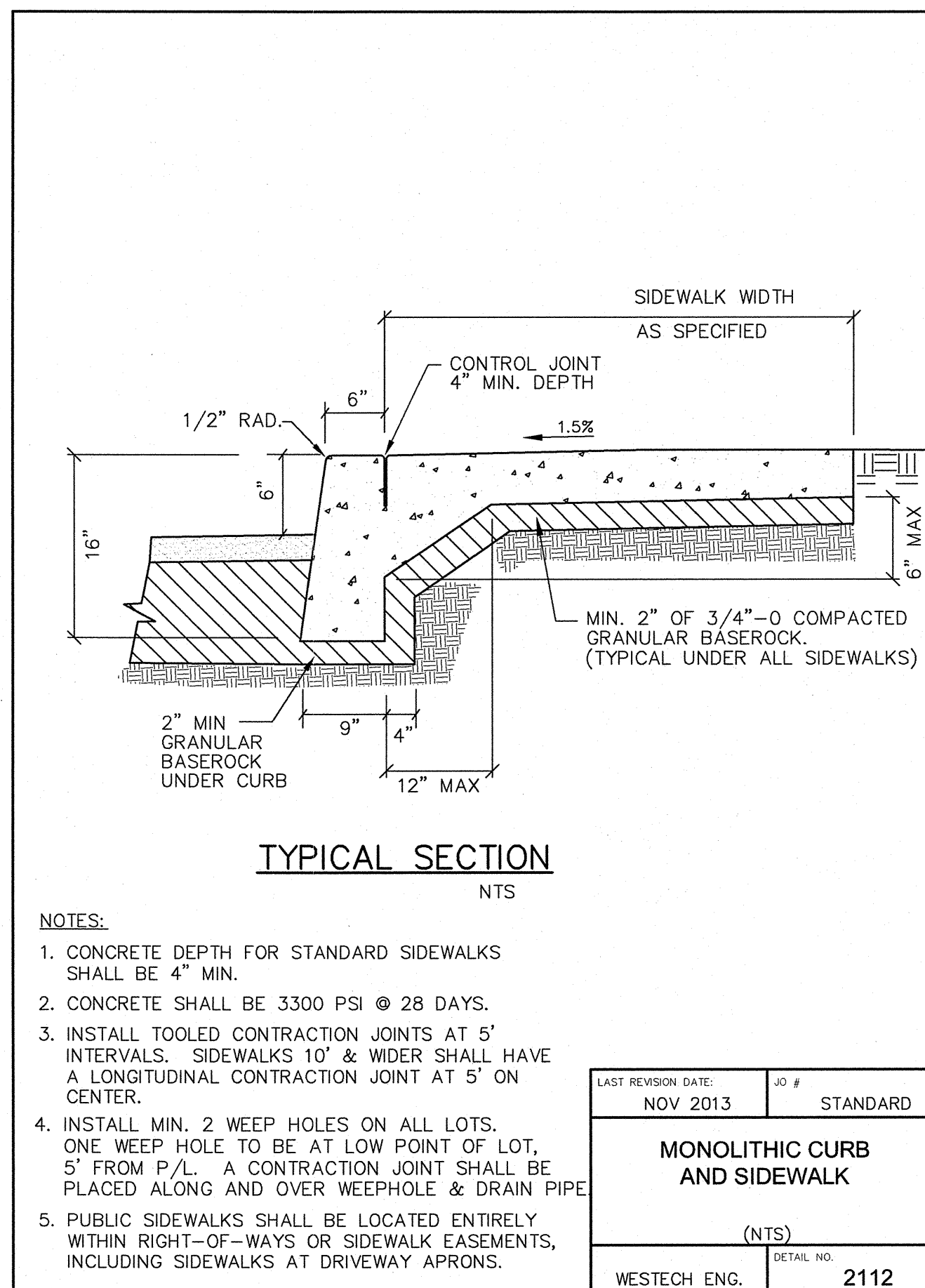
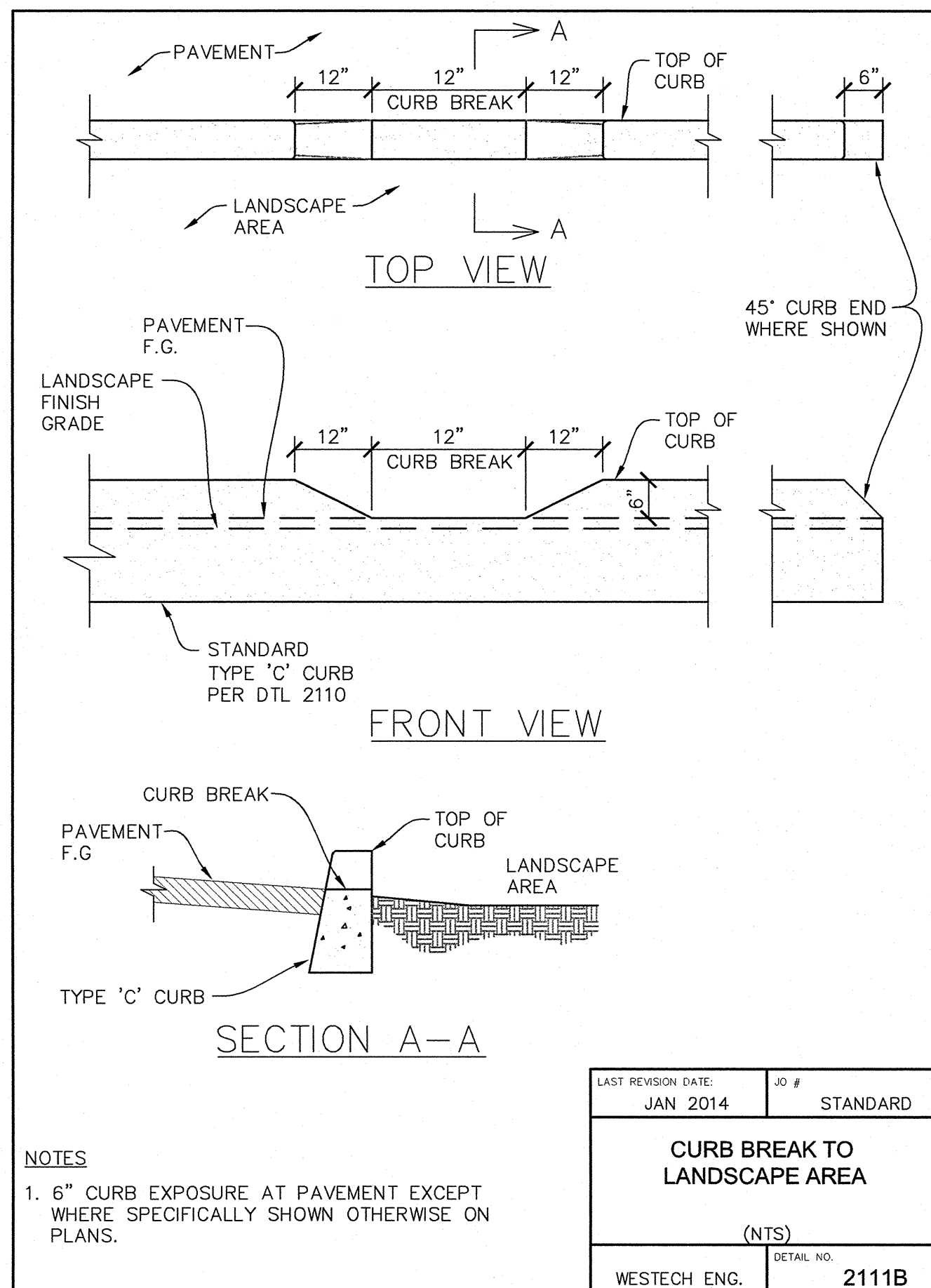
SCOTT MARTIN
RIVERBEND ROAD SITE DEVELOPMENT

RIVERBEND ROAD STREET CROSS SECTIONS

DRAWING
C4.2

JOB NUMBER
3048.0000.0





RIVERBEND NEIGHBORHOOD CENTER: SITE & DESIGN REVIEW REPORT

CLASS 3 SITE PLAN REVIEW / CLASS 2 DRIVEWAY APPROACH PERMIT / CLASS 3 DESIGN REVIEW

SUMMARY:

Proposed development of a new 48 dwelling unit multi-family apartment complex, plus 2 new retail buildings.

REQUEST:

A Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 3 Design Review for development of a new multi-family apartment complex containing 5 buildings and a total of 48 dwelling units, with a Tree Preservation Plan, plus Approval of the proposed Driveways on Riverbend Rd. and Wallace Rd. For property approximately 3.89 total acres in size, 169,448 sq.ft. total, mostly CO zoned (allows Multi-Family Residential), and including (1.3 acres) CR Commercial Retail (allows retail shops) , and all located at the 1200 Block of Riverbend Road NW – 97304

APPLICANT: Scott Martin for SMC Construction, Inc.

CONSULTANTS:

SITE & INFRASTRUCTURE: Westech Engineering.

ARCHITECTURE: Geoffrey James A.I.A.

LOCATION: 1200 Block of Riverbend Rd. NW / 97304

CRITERIA: Class 3 Site Plan Review: SRC 220.005(f)(3)

Class 2 Driveway Approach Permit: SRC 804.025(d)

Tree Preservation Plan: SRC 808.045

Class 3 Design Review: SRC 225.005(e)(1)

OFFSITE IMPROVEMENTS:

Construct a half-street improvement to Collector street standards consistent with the recommendations specified in the Traffic Impact Analysis and as approved by the Public Works Director. Curb-line sidewalks are permitted along Riverbend Road as shown on the applicant's site plan. Wallace Road sidewalks and improvements are existing.

CONVEYANCE OF LAND:

Convey land for dedication as required along the entire frontage of Riverbend Road NW.

STORM WATER:

The applicant will extend the storm drain located at the northwest corner of the site and terminate it in an approved storm-water structure.

SEWER:

Extend public sewer to serve the proposed development in an alignment approved by the Public Works Director. Provide all necessary access and maintenance easements in conformance with PWDS.

FENCE:

A minimum six-foot-tall, decorative, sight-obscuring fence or wall will be provided where the development site abuts property zoned RA (Residential Agriculture) or RS (Single Family Residential). 6 ft. wood fencing is proposed.

ARCHITECTURE:

The horizontal length of the roof ridge for all buildings shall not exceed 100 feet without a change in elevation of at least 4 feet. Each pair of apartments is proposed to be “jogged” a minimum of 4 ft. Class 3 Review: to allow one deviation due to ADA compliance.

DRIVEWAY LOCATIONS:

Both driveways have been reviewed and approved by Public Works and the Wallace Rd. Driveway meets the ODOT requirements. An ODOT Access Permit will be processed.

LOT COVERAGE:

The lot coverage proposed is approximately 18.5 percent, less than the maximum lot coverage. The maximum apartment building height proposed is approximately 31 feet, less than the maximum height allowance of 35 ft. in the current CO zone. The maximum retail building height proposed is approximately 30 feet, i.e. less than the maximum height allowance of 35 ft. in the current CR zone.

LANDSCAPING

This development complies with all these standards. SRC 514.010(g) - Landscaping:

(A) Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

(B) Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

The preliminary landscape plans indicate that setbacks and vehicle use areas will be landscaped meeting the standards of SRC Chapters 806 and 807. Final landscaping plans will be reviewed for conformance with the minimum landscape requirements at the time of building permit application.

TRASH ENCLOSURES:

Solid Waste Service Areas 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.

Proposed: The proposed development will have two large solid waste and recycling area approximately 25 feet by 30 feet. The enclosed areas will have a 20-yard compactor and receptacles for mixed recycling. The standards of SRC Chapter 800.055 apply to this area.

SRC 800.055(b) – Solid Waste Receptacle Placement Standards.

The proposed development conforms to these standards.

All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of 4 inches thick, or on an asphalt pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than 3 percent and shall be designed to discharge storm-water runoff consistent with the overall storm-water management plan for the site approved by the Public Works Director.

The proposed development plans show the pad area for the solid waste service area will be on concrete pads and will be sloped to comply with storm-water runoff standards.

1) Pad area.

In determining the total concrete pad area for any solid waste service area:

- a. The pad area shall extend a minimum of 1-foot beyond the sides and rear of the receptacle; and
- b. The pad area shall extend a minimum 3 feet beyond the front of the receptacle.
- c. In situations where receptacles face each other, a minimum 4 feet of pad area shall be required between the fronts of the facing receptacles.

The dimensions for the proposed concrete pad for the solid waste area comply with the standards of this section.

2) Minimum Separation.

- a. A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
- b. A minimum separation of 5 feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

The proposed receptacles will have a minimum separation of 1.5 feet from the sidewall within the enclosure. The proposed receptacles are located more than 5 feet from any combustible walls, combustible roof eave lines, or building or structure openings, in compliance with this provision.

3) Vertical Clearance.

- a. Receptacles 2 cubic yards or less in size shall be provided with a minimum of 8 feet of unobstructed overhead or vertical clearance for servicing.
- b. Receptacles greater than 2 cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for servicing.

Proposed: The proposed enclosure includes a roof over the recycling area as required by SRC 702.040(a)(2)(B).

SRC 800.055(d) – Solid Waste Service Area Screening Standards.

- 1) Solid waste, recycling, and compostable service areas shall be screened from all streets abutting the property and from all abutting residentially zoned property by a minimum 6-foot-tall sight-obscuring fence or wall; provided, however, where receptacles are located within an enclosure, screening is not required.

Proposed: The proposed solid waste receptacles and compactor are located within an enclosure, screening the service area from view from streets and abutting properties.

Additional screening of the solid waste service area is not required.

SRC 800.055(e) – Solid Waste Service Area Enclosure Standards.

- 1) Front Opening of Enclosure. The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

Finding: The front opening width of the enclosure is approximately 24 feet, in compliance with the minimum standard.

- 2) Measures to Prevent Damage to Enclosure.

- a. Enclosures constructed of wood or chain link fencing material shall contain a minimum 4-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacle impacts.

- b. Enclosures constructed of concrete, brick, masonry block, or similar types of material shall contain a minimum 4-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of

the outside walls of the enclosure, or a fixed bumper rail to prevent damage from receptacle impacts. Proposed: The proposed development plans indicate that the enclosure will be 2x4 framing with siding and a steel-frame metal gate. A 12" curb will be provided on the inside perimeter to protect the enclosure in compliance with this section.

3) Enclosure Gates. Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening that is less than 15 feet in width, the gate shall open a minimum of 120 degrees. For any opening that is 15 feet or greater in width, the gates shall open a minimum of 90 degrees. All gates shall have restrainers in the open and closed positions.

SRC 800.055(f) – Solid Waste Service Area Vehicle Access.

1) Vehicle Operation Area. A vehicle operation area shall be provided for solid waste collection service vehicles that is free of obstructions and no less than 45 feet in length and 12 feet in width. Vehicle operation areas shall be made available in front of every receptacle.

The proposed development plans indicate that adequate space for vehicle operation, exceeding the minimum standards, is provided in front of the enclosure.

Service vehicles have space within the complex to safely maneuver without requiring a service vehicle to back out onto a public street or leave the premises.

PARKING

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained 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.

SRC 806.015 - Amount of Off-Street Parking.

a) Minimum Required Off-Street Parking. The minimum off-street parking requirement for multi-family residential uses is 1.5 spaces per dwelling unit.

b) Compact Parking. Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.

c) Carpool and Vanpool Parking. New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.

d) Maximum Off-Street Parking. Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

The proposed development includes construction of a new 48-unit multifamily apartment complex, which requires a minimum of 72 spaces ($48 \times 1.5 = 72$).

Carpool and vanpool parking is not required for a multi-family use.

The proposed development additionally includes construction of two new retail buildings, or 11,000 sq.ft. of which requires a minimum of 55 spaces ($11 \times 5 = 55$).

Carpool and vanpool parking is not required for a multi-family use.

The summary table indicates that 72 off-street parking spaces for apartments, plus 55 off-street parking spaces for retail, are provided, including standard size spaces, some compact spaces (less

than 70%) and 6 ADA compliant parking spaces, meeting the requirements of this section.
SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

a) General Applicability. The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas.

b) Location. Off-street parking and vehicle use areas shall not be located within required setbacks.

c) Perimeter Setbacks and Landscaping. Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Adjacent to Buildings and Structures: The off-street parking or vehicle use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot wide landscape strip or by a minimum 5-foot wide paved pedestrian walkway.

Proposed: The proposed vehicle use area complies with the minimum perimeter setback standards of SRC Chapter 806 and setback requirements adjacent to a building or structure.

d) Interior Landscaping. Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For parking areas greater than 50,000 square feet in size, a minimum of 8 percent of the interior parking area shall be landscaped.

Approximately 11 percent of interior parking lot landscaping is proposed, which exceeds the minimum interior parking lot landscaping requirement.

A minimum of one deciduous shade trees shall be planted for every 12 parking spaces within the off-street parking area. Shade trees are provided in the proposed off-street parking areas. Landscape islands and planter bays shall have a minimum planting area of 25 square feet, and shall have a minimum width of 5 feet.

e) Off-Street Parking Area Dimensions. Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Proposed: The proposed parking spaces, driveway and drive aisle for the off-street parking area meet the minimum dimensional requirements of SRC Chapter 806.

f) Additional Off-Street Parking Development Standards 806.035(f)-(m).

Proposed: The proposed off-street parking area is developed consistent with the additional development standards for grade, surfacing, and drainage. Bumper guards and wheel barriers are not required for the parking area. The parking area striping, marking, signage and lighting shall be consistent with SRC Chapter 806, compact spaces shall be marked per SRC 806.035(k)(2).

The proposed off-street parking area is planned to be screened from abutting residentially zoned property by a combination of landscaping and fencing, and by retaining many existing major trees.

SRC 806.040 - Driveway Development Standards.

a) Access. Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available or a loop to the single point of access.

b) Location. Driveways shall not be located within required setbacks.

c) Additional Development Standards 806.040(c)-(g).

Proposed: The interior driveways proposed for the off-street parking area conform to the driveway location and dimensional requirements of SRC 806.040.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for each proposed new use or activity.

SRC 806.055 - Amount of Bicycle Parking.

The minimum bicycle parking requirement for a multi-family use is the greater of 4 spaces or 0.1 space per dwelling unit. The Landscape Plan shows bicycle parking racks at all 5 buildings. Finding: The proposed multi-family use includes 48 dwelling units, requiring a minimum of 5 bicycle parking spaces.

SRC 806.060 - Bicycle Parking Development Standards.

a) Location. Bicycle parking areas shall be located within a convenient distance of, and shall 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.

b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.

c) Dimensions. Bicycle parking spaces shall be a minimum of 6 feet by 2 feet, and shall be served by a minimum 4-foot-wide access aisle.

d) Bicycle Racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall accommodate the bicyclist's own locking device.

Proposed: The proposed site plan indicates that bicycle parking spaces will be distributed throughout the development site in compliance with this section.

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.

SRC 806.075 - Amount of Off-Street Loading.

Multi-family uses containing more than 200 dwelling units require a minimum of three off-street loading spaces. The minimum dimensions for the off-street loading space is 12 feet in width, 19 feet in length and 12 feet of vertical clearance.

Proposed: The proposed site plan indicates that one off-street loading spaces will be provided at the retail development site meeting the minimum dimensional requirements of SRC Chapter 806.

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.

Proposed: The proposed site plan indicates that landscaping will be provided in setback areas and as part of the interior off-street parking area landscaping.

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

TREE PRESERVATION

Natural Resources

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 24 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.

Significant trees are identified on the subject property, and are to be preserved.

WETLANDS:

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.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no mapped wetlands present.

LANDSLIDES:

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. The subject property contains areas of mapped landslide hazards and indicates a low landslide hazard risk; a geological assessment is not required for the proposed development.

TRAFFIC:

Criterion 2:

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. A satisfactory TIA has been prepared and has been reviewed by the City.

Proposed: The existing configuration of Riverbend NW is to be widened to meet current standards for its classification of street per the Salem TSP, and will include new sidewalks and street trees. The applicant's preliminary plan shows installation of street trees and construction of sidewalk along the entire Riverbend Rd. development frontage. The sidewalks may be installed along the curb line as shown on the applicant's site plan in-order-to preserve existing street trees pursuant to SRC 803.035(l).

Criterion 3:

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

Proposed: The driveway accesses onto Riverbend Road NW and Wallace Rd. NW provides for safe turning movements into and out of the property.

Criterion 4:

The proposed development will be adequately served with City water, sewer, Storm-water facilities, and other utilities appropriate to the nature of the development.

Proposed: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. The applicant will design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

DRIVEWAY APPROVAL:

4. Analysis of Class 2 Driveway Approach Permit Approval Criteria

The approval criteria for a Class 2 Driveway Approach Permit are found in SRC 804.025(d), findings for each proposed driveway are included below.

Driveway Approach Permit – Riverbend Road NW

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Proposed: The proposed driveway meets the standards of SRC Chapter 804 and PWDS.

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveway approaches onto an arterial are minimized.

Proposed: The applicant proposes a single driveway approach to Wallace Road NW, which is allowed under SRC 804.035, with the additional approval of an ODOT Driveway Permit.

Criterion 4:

The proposed driveway approach, where possible:

a) Is shared with an adjacent property; or

b) Takes access from the lowest classification of street abutting the property.

Proposed: The primary driveway to the subject property is proposed to be located on Riverbend Rd. NW, which is classified as a collector street. The proposed driveway to Orchard Heights Road NW is necessary to provide safe site circulation and fire access to the site. Shared access with adjacent property to the north is not feasible due to the existing residential use of the property.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Proposed: The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts to the vicinity.

Proposed: The location of the proposed driveway does not appear to have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Proposed: The proposed driveway approach minimizes the impact to the functionality of the adjacent intersection by locating the driveway at a safe location.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Proposed: The subject property is residentially zoned. The driveway will not have an effect on the

functionality of the adjacent properties or streets.

DESIGN REVIEW:

7. Analysis of Class 1 Design Review Criteria:

SRC 225.005(e)(1) provides that a Class 1 Design Review shall be approved if all-of the applicable design review standards are met. A summary of the applicable design standards is included below: 702.005(a) except as otherwise provided in this section, and unless otherwise provided in the UDC, design review under SRC Chapter 225 is required for all multiple family developments.

Multi-family development shall comply with either, all of the applicable design review guidelines or, all of the applicable design review standards set forth in this chapter.

A summary of the applicable design standards of SRC Chapter 702 is included below.

A more detailed Analysis of Chapter 702 Compliance is also submitted.

702.015(b)(2) – Common Open Space

(A) Common open space shall be provided in all newly constructed multiple family developments.

(i) A minimum of 30 percent of the gross site area shall be designated and permanently reserved as common open space.

Proposed: The development exceeds this.

(ii) Not more than 50 percent of the common open space shall be located within the required perimeter setbacks of the development.

Proposed: The development complies with this.

(iii) Not more than 15 percent of the common open space shall be located on land with slopes greater than 25 percent.

Proposed: The development complies with this.

(iv) Indoor or covered recreation space may count toward the common open space requirement, provided such indoor or covered space does not exceed 30 percent of the common open space.

Not applicable.

(v) At least one of the common open space areas provided within the development shall meet the size and dimensional standards set forth in Table 702-1.

Proposed: The development complies with this.

OPEN SPACE:

For a 48-unit apartment complex, SRC Chapter 702, Table 702-1 requires a common open space area with a minimum horizontal dimension of 25 feet. The largest common open space area provided has no dimension less than 30 feet, exceeding the minimum standard.

PLAY AREA:

702.015(c)(2) – Children’s Play Areas and Recreation Areas.

(A) Outdoor children’s play and/or adult recreation areas shall be provided, as set forth in Table 702-2, in all newly constructed multiple family developments with 20 or more dwelling units. Outdoor children’s play and/or adult recreation areas count toward meeting the common open space requirement.

Proposed: For a 48-unit apartment complex, SRC Chapter 702, Table 702-2 requires an outdoor children’s play and or adult recreation area with a minimum area of 1,000 square feet. The applicant’s summary table indicates that a child play/adult recreation area approximately 2,500 square feet in size is provided with no dimension less than 60 feet, exceeding the minimum standard.

(B) Outdoor children's play and/or adult recreation areas shall be located centrally within the development.

Proposed: A children's play area is located in the center of the apartment development which contains 2,500 square feet of area.

(C) Outdoor children's play areas shall not be located within required setbacks.

Proposed: Required outdoor children's play areas and adult recreation areas are provided near the center west part of the development site, not within required setbacks.

(D) Outdoor children's play and/or adult recreation areas may be located within storm-water detention areas if the area meets the following:

(i) No dimension is less than 15 feet wide;

(ii) Side slopes are 4:1 or less; and

(iii) There is a minimum 250 square foot area with a slope no greater than 2 percent.

Proposed: Children's play areas and adult recreation areas are not provided within the storm-water detention areas for the development site.

(E) A minimum 30-inch tall fence shall be installed to separate outdoor children's play areas from any parking lot, drive aisle, or street.

Proposed:: The proposed children's play area will be enclosed with a 4-foot high fence, in compliance with this standard.

PRIVATE OPEN SPACE:

702.015(d)(2) – Private Open Space.

(A) Private open space, meeting the size and dimension standards set forth in Table 702-3, shall be provided for each dwelling unit in all newly constructed multiple family developments.

Finding: Table 702-3 requires a minimum private open space area of 96 square feet, with a minimum horizontal dimension of 6 feet for ground floor dwelling units, and a minimum private open space area of 48 square feet, with a minimum horizontal dimension of 6 feet for dwelling units on upper floors. Each proposed ground floor dwelling unit has a private open space area containing a minimum of 81 square feet, and each second or third floor dwelling unit has a private open space area containing a minimum of 81 square feet. Each of the proposed private open space areas has no horizontal dimension less than 9 feet.

(B) Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

Finding: Direct access is provided from within each dwelling unit to the private open space area serving the dwelling unit.

(C) Private open space shall be visually separated from common open space, through the use of perimeter landscaping or fencing.

Proposed: Each of the ground level private open space areas is separated from common open space areas by trees and shrubs, consistent with this standard.

LANDSCAPING:

702.020(b)(2) – General Landscaping.

(A) A minimum 1 tree shall be planted or preserved for every 2,000 square feet of gross site area.

Finding: The subject property is approximately 169,884 square feet in size, requiring a minimum of 85 trees ($169,884 / 2,000 = 85$).

Proposed: The applicant indicates that many existing trees will be preserved and many new trees will be planted with the new development (see Landscape Design sheets), meeting the minimum standard.

(B) Trees shall be planted that, at maturity, will provide canopy coverage over at least one-third of the open space and setbacks.

Proposed: The applicant's preliminary landscape plans indicates that the canopy coverage at maturity will comply with this standard. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

(C) Landscaping, or a combination of landscaping and fencing, shall be provided for developments abutting arterial or collector streets to prevent headlights from shining into the windows of buildings.

Finding: The subject property has frontage on Riverbend Rd. NW which is designated as a collector street, and Wallace Road NW, which is designated as a major arterial street. The applicant indicates that many existing mature trees will be preserved along Riverbend Road NW, in addition, a combination of trees and shrubs will be planted along both street frontages that will provide screening for dwelling units with windows facing the street.

(D) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:

(i) A minimum of 1 tree, not less than 1-1/2 inches in caliper, for every 30 lineal feet of abutting property width; and

(ii) A minimum 6-foot tall, decorative, sight obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain link fencing with slats shall be not allowed to satisfy this standard.

Proposed: The subject property has frontage adjacent to a RS zone along the western and northern property line. Along the northern frontage a minimum of 10 trees are required to be planted. Along the western boundary, the applicant is simply preserving most all of the existing major trees, especially in a 30 ft. buffer area.

The proposed Landscape site plans shows a 6-foot tall decorative steel or wood sight obscuring fence at the west boundary, i.e. is proposed where the property abuts the RS zoned property. Chain link fencing is not permitted adjacent to a RA or RS zone.

STREET FRONTAGE:

702.020(c)(2) – Street Frontage.

(A) Trees shall be planted within the public right-of-way at one of the following ratios:

(i) Canopy Trees. One canopy tree per 50 linear feet of street frontage, or fraction thereof.

(ii) Columnar Trees. One columnar tree per 40 linear feet of street frontage, or fraction thereof.

Proposed: The landscape plan indicates that trees along Riverbend Road NW and Wallace Road NW are to be spaced 40 feet apart therefore meeting this standard.

BUILDING EXTERIORS:

702.020(d)(2) – Building Exteriors.

(A) A minimum of 2 plant units, as set forth in SRC Chapter 807, Table 807-2, shall be provided adjacent to the primary entry way of each dwelling unit, or combination of dwelling units.

Proposed: The applicant's preliminary landscape plan indicates that shrubs and/or trees will be provided at the entry way for the dwelling units.

(B) New trees shall be planted, or existing trees shall be preserved, at a minimum density of 10 plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

Finding: The applicant's preliminary landscape plan indicates that trees will be provided around the building exterior to meet this development standard.

(C) Shrubs, when used, shall be distributed around the perimeter of buildings at a minimum density of 1 plant unit per 15 linear feet of exterior building wall.

Proposed: The applicant's preliminary landscape plan indicates that a variety of shrubs will be provided around the building exterior to meet this development standard.

PRIVATE AREAS:

702.020(e)(2) – Privacy.

(A) Ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing (see Figure 702-3).

Proposed: The applicant's preliminary landscape plan indicates that fencing and/or landscaping will be provided to separate private open space areas from abutting common open space areas.

Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

PARKING AREAS:

702.020(f)(2) – Parking Areas.

(A) A minimum of 1 canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within 15 feet of the edge of the parking area (see Figure 702-4).

Proposed: The applicant's preliminary landscape plan indicates that canopy trees will be provided and maintained along the perimeter of the off-street parking area to meet this development standard. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

(B) Canopy trees shall be planted within planter bays (see Figure 702-5).

Finding: Canopy trees are provided within planter bays throughout the proposed off-street parking area in compliance with this standard.

(C) Planter bays shall be a minimum width of 18 feet.

Finding: The proposed off-street parking area includes planter bays that are a minimum 18 feet in width, meeting this standard.

Requested Adjustment: Due to site constraints, two planters need an adjustment to allow dimensions

of 20 ft. x 12 ft.

SAFETY FEATURES:

702.025(a)(2) – Safety Features for Residents.

(A) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, “obstructed visibility” means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

Proposed: Dwelling unit entryways face interior to the development site, not towards the abutting streets, therefore, this standard is not applicable.

(B) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of 3 feet.

Proposed: Within the development site the areas that will be fenced are children's play area (3 foot tall fence), but all other common open, parking areas and dwelling unit entryways will not be fenced. Landscaping shall be in-compliance with this standard.

(C) Windows shall be provided in all habitable rooms, other than bathrooms, that face common open space, parking areas, and pedestrian paths.

Proposed: Windows are being provided in each of the proposed habitable rooms, providing views of common open space, parking areas, and pedestrian pathways meeting this standard.

(D) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

Proposed: Pedestrian scale lighting is proposed along walkways, within the off-street parking areas and at the dwelling unit entrances, meeting this development standard.

(E) A completed "Enhanced Safety Assessment Report for Multi-Family Construction" shall be submitted. Compliance with the provisions of the assessment is advisable but not mandatory.

PARKING & SITE ACCESS:

702.030(b)(2) – General Parking and Site Access.

(A) Parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of 18 feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-6).

Proposed: Parking areas provided for the development site do not exceed 6,700 square feet in size, and are generally separated by landscape planter bays that are a minimum of 18 feet in width.

(B) Pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas (see Figure 702-7).

Proposed: Pedestrian pathways are provided throughout the site, connecting buildings, common open space and recreation areas, and parking areas.

(C) Pathways connecting to and between buildings, common open space, and parking areas shall be separated from dwelling units by a minimum distance of 10 feet. Separation shall be measured from the pathway edge closest to any dwelling unit.

Proposed: Proposed major pedestrian pathways used to connect between buildings, common open space and parking areas are separated by 10 feet or more from any ground floor dwelling unit, in compliance with this standard. In a few locations, and Adjustment is requested to allow a reduced dimension. However, the overall average dimension will exceed 10 feet.

(D) Garages, carports, and parking areas shall be set back a minimum of 20 feet from the public right-of-way.

Proposed: Proposed off-street parking areas adjacent to Riverbend Rd. NW and Wallace Road NW are setback 20 feet or more from the street, in compliance with this standard.

(E) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property. Decorative walls, earthen berms, fencing, landscaping, or any combination thereof shall be provided to prevent glare from headlights onto abutting properties.

Proposed: The subject property abuts RS zoned property to the north and to the west.

The off-street parking area is a long way from the northern property line and approximately 50 feet from the western property line.

Site obscuring fencing and landscaping are provided to separate the proposed off-street parking areas from abutting residential property in compliance with this standard.

(F) The design and materials of garages and carports shall be compatible with the design and materials of the dwelling units.

Proposed: No garages and covered parking areas are proposed.

(G) Areas of slope shall be avoided for placement of parking areas.

Proposed: The subject property has an average slope of approximately 10 percent and will be regraded for construction. The proposed parking areas are not placed on areas of excessive slope.

(H) Disturbance of environmentally sensitive areas shall be minimized in placement of parking areas.

Proposed: No environmentally sensitive areas are identified.

SITE ACCESS

702.030(c)(2) – Site Access.

(A) Pedestrian pathways shall be provided that connect the development to the public sidewalks.

Proposed: A pedestrian pathway are provided throughout the development site which connects the parking area, dwelling units, and common open space areas to the public sidewalk along both Riverbend Rd. NW and Wallace Road NW.

(B) Direct access from the street to individual units, clusters of units, or common interior lobbies shall be provided for residential buildings located within 32 feet of a public street.

Proposed: A direct pedestrian pathways are provided to individual units for proposed buildings A-1 along Riverbend Road NW, and direct pedestrian pathways are provided to individual units for

proposed buildings R-1 & R-2 along Wallace Rd. NW.

(C) Where the development has frontage on more than one street, and such streets have different classifications in the Transportation System Plan, driveway access shall be provided to the street with the lowest classification.

Finding: The subject property has frontage along two streets, Riverbend Rd. NW which is designated as a collector street and Wallace Road NW. Access to the property will be from Riverbend Rd. NW in compliance with this standard, in addition, the applicant has requested a driveway approach onto Wallace Road NW.

(D) Where possible, driveway access shall be consolidated with either existing or future driveways serving adjacent developments.

Proposed: The subject property abuts an existing single family residential subdivision to the west, and an undeveloped rural acreage on the north, and shared access through single family zoned property is not possible with these existing adjacent development sites.

(E) Walls, fences, or landscaping shall be provided to buffer parking areas from public streets and abutting properties (see Figure 702-8).

Proposed: A combination of fencing and landscaping is used to screen the off-street parking areas from abutting properties.

ARCHITECTURE:

702.035(b)(2) – General Siting and Building Mass.

(A) Where the development is located on a lot with an average cross slope of 15 percent or more, do not regrade more than 60 percent of the site surface area.

Proposed: The average cross slope for the subject property is approximately 10 percent: therefore this standard is not applicable.

(B) Buildings shall have no dimension greater than 150 feet.

Finding: The longest proposed apartment building is approximately 120 feet in length, so meets this standard.

COMPATIBILITY

702.035(c)(2) – Compatibility.

(A) Except as provided in standard (B) of this paragraph, where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS) zone, buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-4.

Proposed: Per Table 702-4, buildings one story in height require a minimum one foot setback for each one foot of building height, but in no case less than 14 feet. Buildings two stories or greater require a minimum one foot setback for each one foot of building height, but in no case less than 20 feet. The following is a summary of the required setbacks for each building adjacent to an RA/RS zoned property. These three-story apartment buildings are 30 ft. in height and are set back a minimum of 30 ft.

(B) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40

feet of the abutting RA or RS zoned property is 15 percent or greater, buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5.

Proposed: The subject property abuts and is located downhill from property zoned RS to the North, and east of an RS subdivision to the west. The proposed buildings adjacent to the northern property line and the western line are setback a minimum of 30 Feet.

(C) On sites with 75 feet or more of buildable width, a minimum of 50 percent of the buildable width shall be occupied by building placed at the setback line. Accessory structures shall not apply towards meeting the required percentage.

Proposed: The subject development complies with the standards.

(D) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.

Finding: No roof mounted mechanical equipment is proposed for the buildings.

(E) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas are permitted, provided the porch or entry area has at least 25 square feet of area for each dwelling unit, with no dimension less than 5 feet. Porches and entry areas shall be open on at least one side, and may be covered or uncovered. All grade level porches shall include hand-railings, half-walls, or shrubs to define the outside perimeter.

Finding: Each proposed building provides a shared defined entryway for ground floor dwelling units. Each dwelling unit will have an entry area with a minimum of 25 square feet with no dimension less than 5 feet in compliance with this standard.

BUILDING ARTICULATION

702.035(d)(2) – Building Articulation.

(A) Every two attached dwelling units shall be offset from the next dwelling unit by at least 4 feet in depth (see Figure 702-10).

Proposed: Each of the proposed building types provides a horizontal building articulation of at least 4 feet (sometimes more) between every two attached dwelling units.

(B) Within 28 feet of every property line, the building setback for adjacent buildings on the same lot shall vary by at least 4 feet in depth.

Proposed: The proposed site plan indicates that all buildings have a setback that varies by at least 4 feet in compliance with this standard.

(C) Common entrances shall be provided to not more than 4 dwelling units.

Proposed: The number of dwelling units served by a common entrance does not exceed 4 dwelling units.

(D) Individual and common entryways shall be articulated with a differentiated roof, awning, or portico.

Proposed: Articulated covered entryways or Porticos are provided at common entryway into the proposed multi-family buildings.

(E) Flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least 4 feet.

Proposed: The elevation drawings for each of the proposed multi-family building types show that the roof ridges on the buildings do not exceed a horizontal length of 100 feet without a change in alignment or position of at least 4 feet, therefore this standard is not applicable.

(F) Windows shall be provided in all habitable rooms, other than bathrooms, that face required setbacks, common open areas, and parking areas.

Proposed: Windows facing required setbacks, common open areas, and parking areas are included in all habitable rooms.

RECYCLING

702.040(a)(2) – Recycling On-Site Design and Location of Facilities.

(A) Recycling areas shall be located, designed, and constructed in conformance with any applicable federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety.

Proposed: At the time of building permit review, the proposed recycling areas will be reviewed for conformance with all applicable standards.

(B) Recycling areas shall be protected against environmental conditions, such as rain.

Proposed: The proposed enclosure includes a roof over the recycling area as required by SRC 702.040(a)(2)(B).

(C) Instructions for using recycling containers and how to prepare and separate all the materials collected by franchised haulers shall be clearly posted in recycling areas.

Proposed: The applicant's findings indicate that maintenance staff for the complex will collect garbage and recycling from residents daily and will separate and prepare materials for collection. Instructions will also be posted at the recycling center.

(D) Recycling areas shall be provided that are sufficient in capacity, number, distribution, and size to serve the tenants of the development.

Proposed: The applicant indicates that the trash and recycling area provided is sufficient in size and capacity to serve the proposed facility.

(E) The design and materials of recycling areas shall be similar to the design and materials of the buildings within the development.

Proposed: The plans indicate that the trash enclosures will be metal frame with siding and trim materials that are similar to the dwelling units, consistent with this standard.

REQUEST FOR APPROVAL:

Final approval of Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 3 Design Review, subject to SRC Chapter 220, 250, 225, 804, 808, and the applicable standards of the Salem Revised Code, conformance with the site plans, infrastructure plans, architectural drawings, and the landscape plans included in the Application.

RIVERBEND APARTMENTS: Compliance with 702.035(c)(2)(C)

SRC Chapter 702 – Multi-family Design Review – Buildable Width Calculation

702.035(c)(2)(C) requires sites with 75 feet or more of buildable width to have a minimum of 50 percent of the buildable width occupied by buildings placed at the setback line.

Below is tabulated the buildable width for both River Bend Road NW and Wallace Road NW and the amount of buildable width occupied by buildings placed at the setback line for each frontage. The site does comply with the design standards and the corresponding design guidelines in SRC 702.035(c)(1)(D). See the explanation.

“The majority of dwelling units within the development shall be placed as close as possible to the street right-of-way”.

PROPOSED:

Units are placed 20 ft. from Riverbend, i.e. the minimum setback. The rest of Riverbend frontage is either (A) driveway entrance (B) tree preservation area, or (C) CR Commercial Retail zoning and retail buildings.

RIVERBEND CALCULATION:

The buildable width of frontage on Riverbend is defined as follows;

1. Buffers and required setbacks are not included, because they are not buildable.
2. Tree Conservation Reserve Areas are not included because they are not buildable.
3. Entrance driveways & slope easements are not included.

NET BUILDABLE WIDTH OF FRONTAGE ON RIVERBEND ROAD NW with the buffer setback & the tree preservation setback and the entrance driveway not included is a net of 94 linear feet.

ACTUAL PROPOSED BUILDING FRONTAGE ON RIVERBEND
90 linear feet.

Therefore, the proposed development complies with 702.035(c)(2)(C)

WALLACE RD. CALCULATION:

The buildable width of frontage on Wallace is defined as follows;

1. 30 ft. Buffers and required RS setbacks are not included, because they are not buildable.
2. Entrance driveways & slope easements are not included.

NET BUILDABLE WIDTH OF FRONTAGE ON WALLACE ROAD NW

with the buffer setback and the entrance driveway not included is a net 45 linear feet.

ACTUAL PROPOSED BUILDING FRONTAGE ON RIVERBEND

45 linear feet.

45 ft. however is not adequate frontage width for any apartment building, which have a minimum frontage dimension of 50 ft. to 60 ft.

Therefore, the proposed development complies with 702.035(c)(2)(C)

EXPLANATION NOTE 1:

There is only 45 ft. of buildable CO zoned frontage on Wallace. Most of the frontage on Wallace Road is CR zoned, and is proposed to be two retail buildings, plus parking.

The balance of the Wallace Road frontage is the retail area, the proposed entrance driveway, or is owned by the State of Oregon (ODOT).

EXPLANATION NOTE 2:

The applicant proposes to acquire ODOT surplus property on Wallace Road.

This is not part of this development or ownership, at this time, and that would be a future land use application. However, that potential future development would all front directly on Wallace Road, and would comply entirely with 702.035(c)(2)(C).

**RIVERBEND APARTMENTS
UNIT COUNTS AND MINIMUM LOT AREA CALCULATION**

SRC Chapter 521 –

Lot Standards, Minimum Lot Area for Multi-Family Use

Per Table 521-2, the CO zone requires a minimum lot area of 5,000 sq. ft plus additional lot area based on number of bedrooms within each dwelling unit.

UNIT COUNT

BUILDING A-1 12 ONE BEDROOM UNITS: UNITS #1 THROUGH #12
BUILDING A-2 18 TWO BEDROOM UNITS: UNITS #13 THROUGH #30
BUILDING A-3 18 ONE BEDROOM UNITS: UNITS #31 THROUGH #48
TOTAL OF 48 APARTMENT UNITS

UNITS #1 THROUGH #5:	ONE-BEDROOM	5 X 750 SQ.FT.	= 3,750 SQ.FT.
UNITS #6 THROUGH #12:	ONE-BEDROOM	7 X 1,000 SQ.FT.	= 7,000 SQ.FT.
UNITS #13 THROUGH #30:	TWO-BEDROOM	18 X 1,000 SQ.FT.	= 18,000 SQ.FT.
UNITS #31 THROUGH #48:	ONE-BEDROOM	18 X 1,000 SQ.FT.	= 18,000 SQ.FT.

TOTAL AREA COMPUTATION: 51,750 SQ.FT.
MINIMUM SITE OR LOT AREA REQUIRED

Riverbend Road Site Development: Delivery Trucks to Site

Delivery trucks to the proposed Riverbend Road Site Development will not exceed 8,000 lbs. and off-street parking is located within 25 feet of the building. As such, it is proposed that no off-street loading space is provided per SRC 806.075.

Riverbend Road Site Development: Findings – Sidewalk

SRC 803.035(I)

(2) Sidewalk location; width.

(A) Sidewalks shall be located parallel to and one foot from the adjacent right-of-way; provided, however, on streets having a right-of-way of 50 feet or less, sidewalks shall be located parallel to and abutting the curb.

(B) If topography or other conditions make the construction of a sidewalk impossible or undesirable in a location required by this subsection, a different location may be allowed.

Sec. 803.065. - Alternative street standards.

(a) The Director may authorize the use of one or more alternative street standards:

(1) Where existing development or physical constraints make compliance with the standards set forth in this chapter impracticable;

(2) Where the development site is served by fully developed streets that met the standards in effect at the time the streets were originally constructed; or

(3) Where topography or other conditions make the construction that conforms to the standards impossible or undesirable.

(b) Authorization of an alternative street standard may require additional or alternative right-of-way width, easements, and improvements to accommodate the design and construction using the alternative standard.

Findings:

The subject property's frontage along Riverbend Road NW abuts existing curb-line sidewalks on both east and west ends of the property which makes a property-line sidewalk impracticable. Existing mature trees exist along the property line that would need removed to accommodate a property-line sidewalk. Severe topographic constraints on the eastern half of the Riverbend Road frontage that make a property-line sidewalk undesirable. If forced to construct a property-line sidewalk a wall and railing will be required.

Proposed:

It is proposed to construct a curb-line sidewalk along Riverbend Road NW to maintain consistency with the existing curb-line sidewalks, save mature trees, and avoid severe topography.



MEMO

TO: Aaron Panko, Planner III
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer *For GO*
Public Works Department *Ames*

DATE: August 14, 2018

SUBJECT: PUBLIC WORKS RECOMMENDATIONS
DR-SPR-DAP18-04 (18-109245-RP)
1221 RIVER BEND ROAD NW
MULTI-FAMILY AND MIXED-USE COMMERCIAL DEVELOPMENT

PROPOSAL

A Class 3 Design Review, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit request for development of a new multi-family apartment complex containing five buildings and a total of 48 dwelling units, and two new retail commercial buildings approximately 11,250 square feet in size, for property approximately 3.89 acres in size, zoned CO (Commercial Office) and CR (Retail Commercial), and located at the 1200 Block of River Bend Road NW (Polk County Assessor's Map and Tax Lot Number: 073W16BA / 10000).

RECOMMENDED CONDITIONS OF APPROVAL

1. Where the existing street condition along the frontage of River Bend Road NW is under-improved, as defined in SRC 803.040(a), construct a half-street improvement to Collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The sidewalk may be located along the curb line as needed to reduce conflicts between the existing water mains and proposed street trees.
2. Permits shall be obtained for the removal of any street trees, and all street trees removed shall be replaced pursuant to SRC Chapter 86 and *Public Works Design Standard (PWDS)*.
3. Design and construct a storm drainage system for the new and replaced impervious surfaces in compliance with SRC Chapter 71.
4. To comply with the requirements of SRC 73.032, the applicant shall enter into a temporary service agreement with the City to ensure the future connection to

gravity sewer in Wallace Road NW when it becomes available, and pay a connection fee in lieu of assessment pursuant to SRC 21.230.

FACTS

Streets

1. River Bend Road NW

- a. Standard—This street is designated as a Collector street in the *Salem Transportation System Plan*. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 28-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

2. Wallace Road NW

- a. Standard—This street is designated a State Highway and is under the jurisdiction of the Oregon Department of Transportation (ODOT).
- b. Existing Conditions—This street has an approximate 76-foot improvement within a 130-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. 24-inch and 30-inch storm mains are located in Wallace Road NW.
- b. A 15-inch storm main is located at the northwest corner of the property.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. A 6-inch water main is located in River Bend Road NW. Mains of this size generally convey flows of 500 to 1,200 gallons per minute.
- c. A 24-inch water main is located in River Bend NW. Individual connections to this main will not be permitted.

- d. A 12-inch water main is located in Wallace Road NW. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.

Sanitary Sewer

1. Existing Conditions

- a. A 10-inch sewer line is located in River Bend Road NW.
- b. A public sewer, located within a public easement, is located on private property several parcels north of the subject property along Wallace Road NW.

CRITERIA AND FINDINGS

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

Finding: With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain, 802 – Public Improvements, 803 – Streets and Right-of-Way Improvements, 804 – Driveway Approaches, 805 – Vision Clearance, 809 – Wetlands, and 810 – Landslides.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a commercial building adds three activity points to the proposal, which results in a total of five points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geologic assessment. A Geotechnical Engineering Report, prepared by GeoEngineers, Inc. and dated January 18, 2018, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

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: The existing configuration of River Bend Road NW does not meet current standards for its classification of street per the *Salem Transportation System Plan*. The applicant shall construct a half-street improvement to Collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Street standards require that sidewalks shall be located parallel to and

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

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

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

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.

Criteria—A Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;**

Finding—The proposed driveway meets the standards for SRC 804 and PWDS.

- (2) No site conditions prevent placing the driveway approach in the required location;**

Finding—There are no site conditions prohibiting the location of the proposed driveway.

- (3) The number of driveway approaches onto an arterial are minimized;**

Finding—The proposed driveway is not accessing an arterial street.

- (4) The proposed driveway approach, where possible:**

(a) Is shared with an adjacent property; or

(b) Takes access from the lowest classification of street abutting the property;

Finding—The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

- (5) Proposed driveway approach meets vision clearance standards;**

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

- (6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;**

Finding—The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

- (7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;**

Finding—The location of the proposed driveway does not appear to have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a collector street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development is surrounded by residentially zoned property. The proposed development abuts State Highway and Collector streets. The proposed driveway is taken from the lowest classification street abutting the subject property. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

Prepared by: Jennifer Scott, Program Manager
cc: File

Aaron Panko

From: KNECHT Casey <Casey.KNECHT@odot.state.or.us>
Sent: Monday, July 30, 2018 11:13 AM
To: Aaron Panko
Cc: EARL Robert; THOMAS Matthew A *ODOT; KAGAWA Leia
Subject: ODOT Comments for City of Salem DR-SPR-DAP18-04 - Riverbend Neighborhood Center

Aaron,

Thank you for notifying the Oregon Department of Transportation (ODOT) of the proposed apartments and retail at 1221 Riverbend Rd NW in Salem. This letter is submitted for inclusion in the public hearing record. Please send a copy of the land use decision or notice of any time extensions to ODOTR2PlanMgr@odot.state.or.us

The site abuts Wallace Road NW, which is the Salem – Dayton Highway, No. 150 (OR-221) and is subject to state laws administered by ODOT. There are currently no approaches to the site from Wallace Road. The site plan is calling for an approach to be constructed near the northeast corner of the property. This approach would be a de facto right-in right-out due to the median traffic separator on Wallace Road. The proposal will require an Application for State Highway Approach. The application can be accessed here: https://www.oregon.gov/ODOT/Engineering/Docs_AccessMngt/734-2680_Combined.pdf

If any modifications are made to the sidewalk, curb, or gutter on Wallace Road (besides the new approach) a set of plans will be required for review by ODOT technical staff. Please note that any modifications made to the sidewalk, curb, or gutter in the vicinity of the Wallace/Riverbend intersection may trigger additional improvements to comply with ADA standards. If the applicant or their contractor needs occupy ODOT right-of-way for construction or for activity related to franchise utilities, they will need to contact Tom Sagers, District 3 Permit Specialist at 503-986-2876. A Permit to Occupy or Perform Operations Upon a State Highway will be required 30 days prior to construction.

If you have any questions, please let me know.

Casey Knecht, P.E.
Development Review Coordinator | ODOT Region 2
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503-986-5170 | casey.knecht@odot.state.or.us