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503-588-6173*

## DECISION OF THE PLANNING COMMISSION

**CLASS 3 DESIGN REVIEW / CLASS 3 SITE PLAN REVIEW CASE NO.: DR-  
SPR19-02**

**APPLICATION NO. : 19-108178-DR & 19-105762-RP**

**NOTICE OF DECISION DATE:** May 10, 2019

**REQUEST:** A Class 3 Design Review and Class 3 Site Plan Review for a proposed development of a 102-unit apartment complex with associated parking, play area, landscaping, common building and on-site amenities, for property approximately 3.15 acres in size, zoned CO (Commercial Office) and within the Portland/Fairgrounds Road Overlay Zone, and located at 4265 and 4285 Claxter Court NE - 97301 (Marion County Assessor's Map and Tax lot numbers: 073W12AC / 00900; 073W12A / 01600 and 01603).

**APPLICANT:** North River Partners, LLC (Randy Fultz, Tim Moneke)

**LOCATION:** 4265 Claxter Court NE / 97301

**CRITERIA:** Class 3 Design Review: SRC 225.005(e)(2)  
Class 3 Site Plan Review: SRC 220.005(f)(3)

**FINDINGS:** The facts and findings are in the attached exhibit dated May 10, 2019.

**DECISION:** The Planning Commission **APPROVED** Class 3 Design Review / Class 3 Site Plan Review Case No. DR-SPR19-02 subject to the following conditions of approval:

**Condition 1:** The applicant shall provide a revised existing conditions plan which identifies the species of trees on the subject site for the record.

**Condition 2:** At the time of building permit application, a revised site plan shall be submitted which identifies the 72-inch and 24-inch Oregon White Oak trees as being preserved, OR evidence the two trees are not Oregon White Oaks.

**Condition 3:** At the time of building permit application, a revised site plan shall be submitted which provides striped pedestrian connections from the perimeter parking areas, through the drive aisles, to the interior pedestrian paths.

~~**Condition 4:** Where the subject site abuts the RM2 zone, the site plan shall be revised to show the vehicle use area setback a minimum of 15 feet with Type C landscaping and a sight obscuring wall or fence meeting the standards of SRC Chapter 521 and Chapter 807.~~

**NOTICE OF DECISION**

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005

**CITY OF Salem**  
**AT YOUR SERVICE**

**Condition ~~5~~ 4:** Prior to the issuance of building permits, the applicant shall obtain approval for property line adjustment application(s) and provide evidence of recordation of the Record of Survey with Marion County.

**Condition ~~6~~ 5:** Construct a half-street improvement along the frontage of Claxter Court NE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The finished street shall have a minimum improvement width curb to curb of 30 feet.

**Condition ~~7~~ 6:** Obtain all necessary permits for working within the right-of-way in Claxter Court NE from the Oregon Department of Transportation (ODOT).

**Condition ~~8~~ 7:** Extend the existing 8-inch sewer main along the frontage of the property.

**Condition ~~9~~ 8:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).

**VOTE:**

**Yes 6      No 0      Absent 3 (Griggs, Kopcho, Levin)      Abstained 0**



Brian McKinley, Vice President  
Salem Planning Commission

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

|                          |                     |
|--------------------------|---------------------|
| Class 3 Design Review    | <u>May 29, 2021</u> |
| Class 3 Site Plan Review | <u>May 29, 2023</u> |

|                                  |                        |
|----------------------------------|------------------------|
| Application Deemed Complete:     | <u>April 15, 2019</u>  |
| Public Hearing Date:             | <u>May 7, 2019</u>     |
| Notice of Decision Mailing Date: | <u>May 10, 2019</u>    |
| Decision Effective Date:         | <u>May 29, 2019</u>    |
| State Mandate Date:              | <u>August 13, 2019</u> |

Case Manager: Britany Randall, [brandall@cityofsalem.net](mailto:brandall@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., Tuesday, May 28, 2019.** 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) 220 and 225. 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>

## **FACTS & FINDINGS**

### **CLASS 3 DESIGN REVIEW/CLASS 3 SITE PLAN REVIEW**

**CASE NO: DR-SPR19-02**

**May 10, 2019**

### **PROCEDURAL FINDINGS**

Tim Moneke of North River Partners, LLC, applicant and property owner, filed an application for a consolidated Class 3 Design Review and Class 3 Site Plan Review, on February 22, 2019 and April 1, 2019 for development of 102 dwelling multi-family complex.

Because multiple land use applications are required in connection with the proposed development, the applicant, pursuant to SRC 300.120(c), chose to consolidate the applications and process them together as one. When multiple applications are consolidated, the review process for the application shall follow the highest numbered procedure type required for the land use applications involved, and the Review Authority for the application shall be the highest applicable Review Authority under the highest numbered procedure type.

Based on these requirements, the proposed consolidated application is required to be reviewed by the Planning Commission and processed as a Type III procedure.

After additional requested information was provided by the applicant, the application was deemed complete for processing on April 15, 2019. Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on April 17, 2019. Public hearing notice was posted on the property on April 24, 2019 by the applicant pursuant to SRC requirements.

The public hearing on the proposed Class 3 Design Review, and Class 3 Site Plan Review application was scheduled for May 7, 2019 at 5:30 p.m. The state-mandated 120-day local decision deadline for the application is August 13, 2019.

### **BACKGROUND/PROPOSAL**

The application under review by the Planning Commission is a consolidated Class 3 Design Review, and Class 3 Site Plan Review for proposed new 102-unit multi-family development located at 4265 and 4285 Claxter Court NE - 97301.

### **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 falls within the Portland/Fairgrounds Road Overlay. The proposed use includes development of a 102-unit apartment complex with associated parking, play and recreation areas, landscaping, and common building. Multi-family uses are allowed as a permitted use in the CO zone and the Portland/Fairgrounds Road Overlay.

Zoning designations for surrounding properties is as follows:

North: RM2 (Multiple Family Residential 2) and CO (Commercial Office) within the Portland/Fairgrounds Road Overlay – Apartments;

South: CO (Commercial Office) within the Portland/Fairgrounds Road Overlay – Vacant and commercial development;

East: Across Claxter Ct NE and Portland Road NE - RM2 (Multiple Family Residential 2) and CR (Retail Commercial) within the Portland/Fairgrounds Road Overlay – Vacant and apartments

West: IG (General Industrial) – Industrial uses

## **3. Site Analysis**

The subject property consists of three tax lots and is approximately 3.15 acres in size, total. Claxter Court NE, which is designated as a local street within the Salem Transportation System Plan (TSP), and falls within ODOT jurisdiction, abuts the property to the east. The site is generally rectangular in shape and lacks significant topographical changes.

## **4. Neighborhood and Citizen Comments**

The subject property is located within the Northgate Neighborhood Association. Notice was provided to the neighborhood association and surrounding property owners and tenants within 250 feet of the subject property. No comments were received at the time of preparation of the staff report.

## **5. City Department and Public Agency Comments**

The Building and Safety Division reviewed the proposal and indicated that they have no comments.

The Fire Department reviewed the proposal and provided comments indicating that Fire will provide comment for items such as fire department access and water supply at the time of building permit plan review.

The Public Works Department has reviewed the proposal and provided a memo included in the staff report.

Portland General Electric has reviewed the proposal and stated a Public Utility Easement (PUE) needs to be provided.

## **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 603.025(b) provides that design review is required for development within the Portland/Fairgrounds Road Overlay zone. However, multiple family development, other than multiple family development within a mixed-use building, shall only 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:** The proposal includes only a multiple family development and does not include a mixed-use building or component. Therefore, the Planning Commission has evaluated each of the applicable design review guidelines set forth in SRC Chapter 702, below.

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 applicant provided an open space plan with the application submittal (Sheet A102) which depicts that the proposed multi-family development site is approximately 3.15 acres, or 137,214 square feet in size and 43,628 square feet, or 31.5 percent of the site will include a landscaped courtyard, sports courts, and a play area, exceeding the minimum requirement. The Planning Commission finds that this criterion is met.

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

**Finding:** Common open space areas are provided equally throughout the

site. Each of the buildings is buffered from the vehicle use areas by common open space. The Planning Commission finds that this criterion is met.

- (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, landscaped courtyards, and sports courts distributed throughout the proposed building layout. Open space areas are minimized in the perimeter setback areas. The Planning Commission finds that this criterion is met.

*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 102-unit apartment complex requires that the recreation areas be a minimum of 1,975 square feet in size. The proposed site plan shows a children's play area that is 2,795 square feet in size and a sports court area that is 1,856 square feet in size for a total of 4,651 square feet, exceeding the minimum requirement. In addition to the children's play area, a variety of common open space areas are proposed throughout the development site. The Planning Commission finds that this criterion is met.

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

**Finding:** The children's play area and adult recreation areas are provided along the northwesterly property line. The play and recreation areas are located near the common room and each of the buildings has pedestrian paths which make a complete pedestrian network for residents to access these areas of the development site. The proposal also includes three landscaped courtyards which are located between buildings providing all units with direct access to common open space. The Planning Commission finds that this criterion is met.

- (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 a 42-inch high vinyl coated chain link fence will be provided around the perimeter of the children's play area. The Planning Commission finds that

this criterion is met.

*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 ground floor dwelling units is provided with a patio 12 feet in width and 8 feet in depth, for a total area of 96 square feet. The second and third floor dwelling units are provided with balconies 8 feet in width and 6 feet in depth, for a total area of 48 square feet. The Planning Commission finds that this criterion is met.

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

**Finding:** Private open space areas are accessible from each dwelling unit. The Planning Commission finds that this criterion is met.

- (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. The Planning Commission finds that this criterion is met.

**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 site area. The subject property is approximately 137,214 square feet in size, requiring a minimum of 69 trees ( $137,214 / 2,000 = 68.6$ ). 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. The Planning Commission finds that this criterion is met.

- (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. The Planning Commission finds that this criterion is met.

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



**Finding:** The existing conditions plan provided by the applicant indicates that there are approximately 12 trees on the subject property. Neither the applicant's site plan nor the written statement identify the species of trees currently on the subject property. It appears there may be significant trees on site proposed for removal, a 72-inch Oregon White Oak along the southerly property line and a 24-inch Oregon White Oak located at the southeasterly corner of the subject property. The plans indicate that all existing trees will be removed but the applicant did not provide justification for the removal of the two significant trees on site. During the public hearing, the applicant stated that the trees are not protected trees and evidence would be submitted. To ensure this, the Planning Commission imposes the following conditions of approval:

**Condition 1:** The applicant shall provide a revised existing conditions plan which identifies the species of trees on the subject site for the record.

**Condition 2:** At the time of building permit application, a revised site plan shall be submitted which identifies the 72-inch and 24-inch Oregon White Oak trees as being preserved, OR evidence the two trees are not Oregon White Oaks.

As conditioned, the Planning Commission finds that this criterion is met.

(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 does not abut RA or RS zones. This criterion is not applicable to the proposal.

*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 new street trees will be provided on Claxter Court NE, in compliance with the standards in SRC Chapter 86. The Planning Commission finds that this criterion is met.

*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. The Planning Commission finds that this criterion is met.

- (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. The Planning Commission finds that this criterion is met.

*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 preliminary landscape plan indicates that landscaping, fencing and open spaces will be provided along the interior property lines to the north, west, and south providing a buffer between the proposed multi-family development and the abutting properties. The Planning Commission finds that this criterion is met.

- (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. The Planning Commission finds that this criterion is met.

*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. The Planning Commission finds that this criterion is met.

**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. The Planning Commission finds that this criterion is met.

- (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. The Planning Commission finds that this criterion is met.

### **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. The Planning Commission finds that this criterion is met.

- (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. However, the site plan lacks pedestrian connections from the northerly most and southerly most parking spaces to the interior portion of the proposed development. To ensure this guideline is met, the Planning Commission imposes the following condition:

**Condition 3:** At the time of building permit application, a revised site plan shall be submitted which provides striped pedestrian connections from the perimeter parking areas, through the drive aisles, to the interior pedestrian paths.

As conditioned, the Planning Commission finds that this criterion is met.

- (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. The Planning Commission finds that this criterion is met.

- (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, however, the site does not abut RA or RS zones. As applicable, the

Planning Commission finds that this criterion is met.

*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 proposed to be served by two full movement driveways to and from Claxter Court NE. Pedestrian access is provided throughout the development to connect to the public sidewalk on Claxter Court NE. The Planning Commission finds that this criterion is met.

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

**Finding:** The pedestrian connections throughout the site are robust with the exception of connections to the northerly and southerly most parking areas on the subject site. As conditioned above, the site layout will minimize vehicle and pedestrian conflicts. The Planning Commission finds that this criterion is met.

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

**Finding:** Both access points are provided to Claxter Court NE, which is designated as a local street in the Salem Transportation System Plan (TSP). The Planning Commission finds that this criterion is met.

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

**Finding:** Abutting properties are already developed with multiple family and industrial uses. 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. The Planning Commission finds that this criterion is met.

**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, and natural landform to the greatest extent possible. The Planning Commission finds that this criterion is met.

(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. The Planning Commission finds that this criterion is met.

(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. The Planning Commission finds that this criterion is met.

*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. The Planning Commission finds that this criterion is met.

(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 CO zone. The proposed height and setbacks for the proposed development provide an appropriate transition with abutting residential and industrial 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 147 feet of frontage to Claxter Court NE, and an equal amount of buildable width. The

standard requires building(s) a minimum of 104 feet in length to be provided on the setback line.

Proposed buildings 100 and 200 are proposed at approximately 20 feet back from the property line abutting Claxter Court NE. Within the CO zone, the setback abutting a street is 12-feet. Though the buildings are not placed at the minimum setback abutting the street, the proposed site plan does meet the standard for buildable width.

- (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 depicts buildings which have articulation and differing materials which meets the intent of the standard to minimize building bulk.

- (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. The proposed building design, for each building, does not include any dimension greater than 100 feet in length without a change in elevation of at least 4 feet being provided.

## **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:** 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.

## **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 102-unit apartment complex with associated parking, play and recreation areas, landscaping, and common building. The following is a summary of the use and development standards of the CO zone (SRC Chapter 521).

### **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:** 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:** Pursuant to Table 521-2, multi-family uses consisting of 6 or more dwelling units require additional lot area, the following is an analysis of the proposed 102-unit apartment complex.

**Unit Count:**

Building 100 – 12 two-bedroom units  
Building 200 – 6 one-bedroom units; 18 two-bedroom units  
Building 300 – 6 two-bedroom units; 6 one-bedroom units  
Building 400 – 6 one-bedroom units; 6 two-bedroom units  
Building 500 – 6 two-bedroom units; 6 one-bedroom units  
Building 600 – 6 one-bedroom units; 6 two-bedroom units  
Building 700 – 6 one-bedroom units; 6 two-bedroom units  
Building 800 – 6 two-bedroom units

**Lot Area Computation:**

36 Units: one-bedroom  $36 \times 750 = 27,000$  square feet  
66 Units: two-bedroom  $66 \times 1,000 = 66,000$  square feet  
**Total Area Required = 93,000 square feet**

The subject property is approximately 3.15 acres in size, or 137,214 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 RM2 (Multiple Family Residential 2). 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. The subject site also abuts a CO (Commercial Office) zone to the north adjacent to commercial zones, there is no building setback and a 5-foot vehicle use area with Type A landscaping is required.

**Finding:** There are no buildings proposed abutting the northerly property line. The proposed vehicle use area is setback a minimum of 10 feet.

During the staff presentation at the hearing, it was noted that recommended Condition 4 was erroneously recommended. Staff mistakenly applied the zone-to-zone setback rather than the required multiple family setback of 10-feet. The Planning Commission strikes Condition 4 in its entirety as the applicant's



proposal meets the minimum setback requirement. The Planning Commission also rennumbers all subsequent conditions within this decision.

**South:** Adjacent to the south is a CO zone. There is no building setback and a 5-foot vehicle use area with Type A landscaping is required.

**Finding:** The applicant is proposing a parking area abutting the southerly property line with a setback of 10-feet, exceeding the minimum required.

**East:** Adjacent to the east is the right-of-way for Claxter Court NE. There is a minimum 12-foot building and vehicle use area setback required adjacent to a street.

**Finding:** The proposed buildings are setback 20 feet from the street and the vehicle use areas are setback 18-feet from the street.

**West:** Adjacent to the west is property zoned IG (general Industrial). There is a minimum 10-foot building and vehicle use area setback required adjacent to an IG 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 site plan provided by the applicant depicts a 10-foot building and vehicle use area setback. At the time of building permit application, staff will review the landscape plan to ensure landscaping meets Type C standards. The subject property consists of three separate units of land that meet the perimeter setback requirements. However, the applicant submitted a site plan showing the intent to develop the properties as a development site. To develop the site as proposed, the applicant will need to eliminate the interior property lines, thus eliminating the interior vehicle use area setbacks, through Property Line Adjustment applications. To ensure the standard is met, the Planning Commission imposes the following condition of approval:

**Condition 4:** Prior to the issuance of building permits, the applicant shall obtain approval for property line adjustment application(s) and provide evidence of recordation of the Record of Survey with Marion County.

*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 proposed multi-family buildings have a footprint of approximately 28,726 square feet, for a lot coverage of approximately 21 percent, 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 137,214 square feet in size requiring a minimum of 20,582 square feet of landscape area ( $137,214 \times 0.15 = 20,582.1$ ). The proposed site plan indicates that 62,684 square feet of landscape area will be provided, or 45 percent of the subject site, 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.

**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 trash enclosure plans 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 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) zone, 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.
- 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 102 dwelling unit multi-family apartment complex requires a minimum of 153 off-street parking spaces ( $102 \times 1.5 = 153$ ). The maximum off-street parking allowance for the use is 268 spaces ( $153 \times 1.75 = 267.75$ ). There are 154 off-street parking spaces provided for the proposed development, consistent with the minimum and maximum off-street parking requirements.

61 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.

*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 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 5,000 square feet in size require a minimum interior landscaping requirement of 5 percent. The proposed site plan indicates that the off-street parking area is approximately 47,076 square feet in size, requiring a minimum of 2,354 square feet of interior parking lot landscaping ( $47,076 \times 0.08 = 2,353.8$ ). Approximately 4,995 square feet of interior parking lot landscaping is proposed (approximately 10 percent), exceeding the minimum requirement.

- 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.

## **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 102-unit apartment complex, which requires a minimum of 10 bicycle parking spaces ( $102 \times 0.1 = 10.2$ ). The proposed site plan indicates that 12 bicycle parking spaces will be provided throughout the site at building entrances.

*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 with 100 to 199 dwelling units, there two off-street loading spaces are required.

**Finding:** The site plan provided by the applicant indicates two off-street loading spaces with dimensions of 12 feet by 19 feet will be provided.

**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 62,684 square feet of

landscaping is provided for the development site. A minimum of 3,134 plant units are required for the proposed development ( $62,684 / 20 = 3,134.2$ ). Of the required plant units, a minimum of 1,254 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.

There are no significant trees identified on the subject property. However, as conditioned, the applicant shall provide a revised existing conditions plan that provides the species of each existing tree on site.

*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 no mapped landslide hazard areas on the subject property.

### **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:** A Traffic Impact Analysis (TIA) was required with this application. The applicant submitted a Traffic Impact Analysis (TIA) dated February 14, 2019 by DKS Associates. The Assistant City Traffic Engineer reviewed the TIA and agreed with the findings that the intersection at 25th Avenue NE and Claxter Road NE meets the City's operational standards and no additional TIA-related mitigation measures are necessary with the proposed development.



The existing configuration of Claxter Court NE does not meet current standards for its classification of street per the Salem TSP. This street is under the jurisdiction of ODOT and is also classified as a frontage road due to its proximity to Portland Road NE. The street has an approximate 25-foot improvement with a sidewalk and barrier along the Portland Road NE frontage. The applicant shall construct a half-street improvement to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The finished street shall have a minimum improvement width curb to curb of 30 feet. To ensure this standard is met, the following condition is required:

**Condition 5:** Construct a half-street improvement along the frontage of Claxter Court NE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The finished street shall have a minimum improvement width curb to curb of 30 feet.

Criterion 3:

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

**Finding:** The driveway accesses onto Claxter Court NE provide for safe turning movements into and out of the property. Requirements for vision clearance shall be observed at all street and driveway intersections as provided for in SRC Chapter 805. Claxter Court NE is under the jurisdiction of the Oregon Department of Transportation (ODOT) and permits for driveway approaches shall be obtained through ODOT. To ensure this standard is met, the following condition of approval is required:

**Condition 6:** Obtain all necessary permits for working within the right-of-way in Claxter Court NE from the Oregon Department of Transportation (ODOT).

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 plan for this site. The water, sewer, and storm infrastructure is available within surrounding streets/areas and is adequate to serve the proposed development. In order to serve upstream parcels with sewer service pursuant to PWDS, the applicant shall extend the existing 8-inch sewer main along the frontage of the property. Utility connections and extensions within the ODOT right-of-way will require ODOT permits.

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. At the time of development, the applicant shall design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).

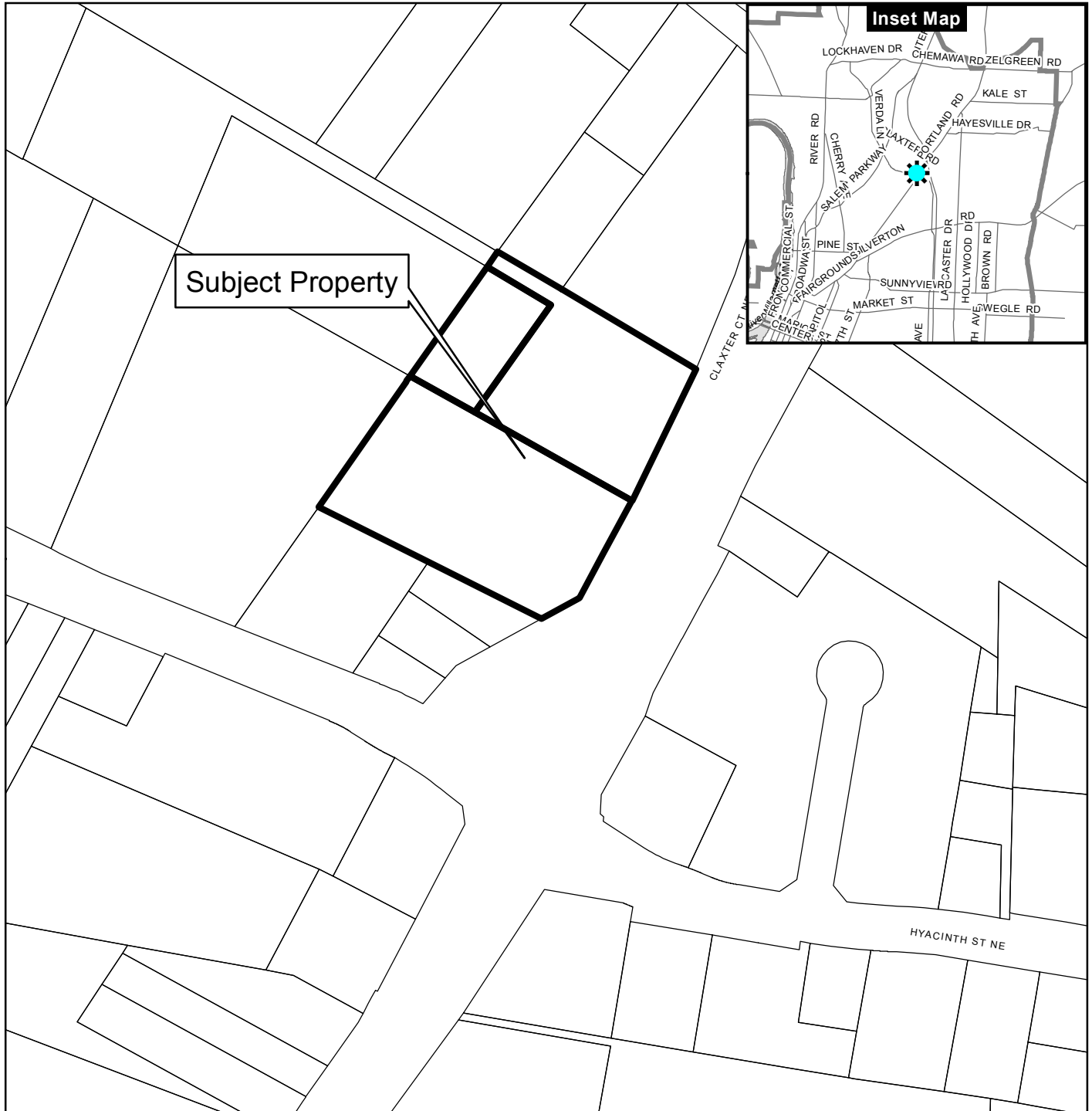
The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with Public Works Standards. To ensure these requirements are met, the following conditions of approval are required:

- Condition 7:** Extend the existing 8-inch sewer main along the frontage of the property.
- Condition 8:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).

**Conclusion:** Based on the facts and findings presented herein, the Planning Commission concludes that the proposed Class 3 Design Review and Class 3 Site Plan Review, as conditioned, satisfy the applicable criteria contained under SRC 225.005(e)(2) and SRC 220.005(f)(3).

**Attachments:** A. Vicinity Map  
B. Site Plan Map

# Vicinity Map 4265 Claxter Ct.



## Legend

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

0 100 200 400 Feet



**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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GENERAL NOTES:

- REFER TO CIVIL DRAWINGS FOR:
  - FINISHED GRADES - ON SITE AND OFF SITE
  - BUILDING PAD ELEVATIONS
  - ALL WORK IN THE PUBLIC RIGHT-OF-WAY
  - ROADWORK AND PAVING - ON SITE AND OFF SITE
  - STORM DRAINAGE - ON SITE AND OFF SITE
  - UTILITIES - ON SITE AND OFF SITE
- ALL SITE WORK TO CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11 OF THE 2014 OREGON STRUCTURAL SPECIALTY CODE AND ICC/ANSI A117.1-2009.
- ALL SIDEWALKS SHOWN TO NOT EXCEED 1:20 SLOPE VERTICAL AND 1:50 CROSS SLOPE
- REFER TO LANDSCAPE PLAN FOR PLACING IN ALL LANDSCAPE AREAS.
- PROVIDE 6-INCH TALL CAST IN PLACE CONCRETE CURB AROUND THE PERIMETER OF THE LANDSCAPE ISLANDS AND AT OTHER LOCATIONS SHOWN ON DRAWINGS. VERIFY ALL REQUIREMENTS WITH CIVIL DRAWINGS.
- PARKING AREA TO BE ASPHALT PAVING WITH 6" CAST IN PLACE CONCRETE CURB AS SHOWN. VERIFY ALL REQUIREMENTS WITH CIVIL DRAWINGS.
- VERIFY LOCATION OF ALL EXISTING EASEMENTS. VERIFY WHICH EASEMENTS ARE TO REMAIN IN PLACE AND WHICH ARE TO BE ABANDONED.
- VERIFY ALL BUILDING SEWER REQUIREMENTS.

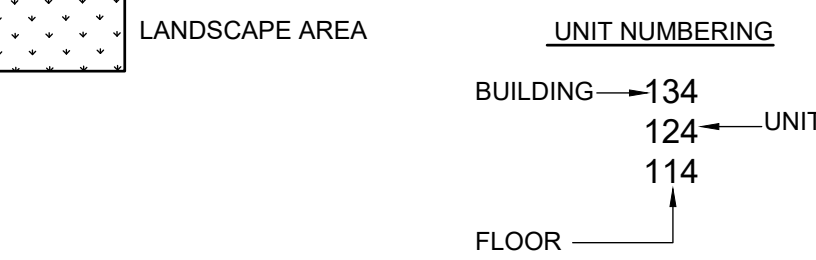
SYMBOL LEGEND

- BOLLARD LIGHT (TYP)
- LIGHT POLE 20' (TYP) PROVIDE MANUFACTURER'S OPTIONAL SIDE SHIELD
- WALL MOUNTED LIGHT FIXTURE (TYP)

SEE A101 FOR LIGHT FIXTURES

REFER TO BUILDING PLANS AND ELEVATIONS FOR ADDITIONAL LIGHT FIXTURE LOCATIONS

GENERAL CONTRACTOR TO PROVIDE PHOTOMETRIC ANALYSIS OF FINAL SITE LIGHTING LAYOUT FOR APPROVAL  
DESIGN REQUIREMENTS IN ADDITION TO LIGHTING SHOWN ON THIS PLAN: INSURE NO LIGHT INTRUSION ONTO ADJACENT PROPERTIES AND RIGHT OF WAY. INSURE ADEQUATE LIGHTING ALONG ALL WALKING SURFACES FOR SAFE PEDESTRIAN TRAVEL. CONVEENE PRE-CONSTRUCTION CONFERENCE PRIOR TO INSTALLATION.



KEY NOTES

- PRIVATE OPEN SPACE - 12' W X 8' D PATIO (96 SF), 2ND AND 3RD FLOOR BALCONY 8' W X 6' D (48 SF)
- 2' X 6' BICYCLE PARKING. PROVIDE ONE RACK ( TWO BIKES) FOR SHORT TERM BICYCLE PARKING. SEE 1 / A101.
- 8" CMU SPLIT FACE TRASH AND RECYCLE ENCLOSURE 7' TALL WITH FOUR 1 1/2 -YARD CONTAINERS ON WHEELS - TWO FOR TRASH AND TWO FOR RECYCLE - SEE 3 / A202
- VEHICLE SITE ENTRY WITH PAINTED DIRECTIONAL ARROWS.
- 8' HIGH VINYL COATED CHAIN LINK FENCING ENCLOSING SPORTS COURT
- VAN ACCESSIBLE PARKING SPACE WITH SHARED 8' WIDE ACCESS AISLE. SEE SHEET A101 FOR REQUIREMENTS.
- ACCESSIBLE PARKING SIGNAGE. - SEE SHEET A101 FOR REQUIREMENTS.
- PEDESTRIAN SITE ACCESS LOCATION.
- ACCESSIBLE CURB RAMP WITH 24" DEEP DETECTABLE WARNING SURFACE 1:12 SLOPE MAX.
- SLOPE WALKWAY TO 1:12 MAX.
- 6' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 6-FEET.
- 6-INCH CAST IN PLACE CONCRETE CURB.
- ASPHALT PAVED DRIVEWAY
- BUILDING FIRE SPRINKLER RISER CLOSET.
- 12' X 19' LOADING SPACE
- 42" HIGH VINYL COATED CHAIN LINK FENCING ON CONCRETE CURB - SEE 4/A101
- 36" WIDE GATE TO MATCH FENCING. PROVIDE ADA COMPLIANT LEVER HANDLE ON BOTH SIDES OF GATE. SELF CLOSING WITH STOREROOM LOCKSET ALWAYS OPEN FROM INSIDE FOR UNOBSTRUCTED EXITING
- PROJECT MONUMENT SIGN - 5' HIGH MAXIMUM
- SITE OBSCURING FENCING - WOOD POSTS AND SLATS
- VISION CLEARANCE AREA - 10' ALONG DRIVEWAY AND 50' ALONG STREET

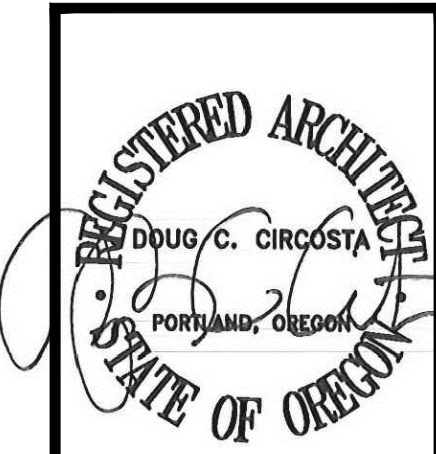
|                    |              |              |
|--------------------|--------------|--------------|
| LOT SIZE           | = 138,486 SF | = 3.18 ACRES |
| BUILDING COVERAGE  | = 28,726 SF  | = 21%        |
| PAVED PARKING AREA | = 47,076 SF  | = 34%        |
| LANDSCAPE AREA     | = 62,684 SF  | = 45%        |
| COMMON OPEN SPACE  | = 43,628 SF  | = 31.5%      |

ZONING DESIGNATION = CO COMMERCIAL OFFICE  
PORTLAND FAIRGROUNDS ROAD OVERLAY ZONE

PARKING AND LOADING REQUIREMENTS:  
102 UNITS X 1.5 = 153 REQUIRED SPACES  
SPACES PROVIDED:

|                       |              |
|-----------------------|--------------|
| STANDARD 9' X 19' =   | 87           |
| COMPACT 8' X 15' =    | 61           |
| ACCESSIBLE 9' X 19' = | 6            |
| TOTAL                 | 154 PROVIDED |

LOADING SPACES (2) AT 12' X 19'  
BICYCLE PARKING 0.1 X 102 = 11 REQUIRED, 12 PROVIDED



© 2018  
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Beaverton, OR 97007

SITE AND  
DESIGN  
REVIEW  
DRAWINGS

CLAXTER COURT APARTMENTS  
4265 AND 4285 CLAXTER CT. NE

SALEM, OREGON

job no.: 1804  
date: 04-03-2019

SITE PLAN

A100





**THE STAPLE**

The ever-classic "Staple" style bike rack is Portland City Code approved. Lock it up!

**CONSTRUCTION/MATERIAL OPTIONS**

- 2" Sch. 40 Round Steel Pipe (shown)
- 2" x 2" Square Steel Tubing (Pipecutter Proof)
- 5/8" x 1/2" Steel Flat Bar (Pipecutter Proof)
- Steel Flanges (Varies)

**DIMENSIONS**

- 30" length
- 5.5" width
- 38" height
- Custom Size Height/Length

**MOUNTING OPTIONS**

- Flange Mount (Shown)
- 8" 63" Mounting Holes
- In-Ground
- 1" Leg Extensions

**FINISH OPTIONS**

- 1304 Stainless Steel
- 44 Solin Finish
- Hot Dipped Galvanized
- Powder Coating - BLACK
- Thermoplastic Coating

**ADDITIONAL OPTIONS**

- Flange Cover (available at additional cost on round pipe only)

**RECOMMENDED LAYOUT**

**NOTES:**

- "Bike" is 70"
- # Minimum Spacing
- 63" Recommended Spacing

**1 BIKE RACK**

A101

Manufactured in the Pacific Northwest

**DESCRIPTION**

The classic lines and sophisticated construction of Vision Site LED luminaire makes it an ideal complement to site design. Offering LED technology across the AVS and AVM, the Vision Site luminaire provides true family scaling in both physical form and lumen capability for architectural site lighting applications. UL/UL listed for use in wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Housing: Heavy wall one-piece, die-cast aluminum housing for precise tolerance control and repeatability in manufacturing. Housing features a partition wall that isolates driver components for cooler operation. Integral aluminum heat sink provides superior thermal heat transfer in 40°C ambient environments. DOOR: One-piece, die-cast aluminum construction with tool-less release latch. Door swings down and is retained on two catch hinges. GASKET: Continuous gasket provided to seal housing to optic tray. LENS: Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. HARDWARE: Tool-less release door latch is stainless steel aluminum construction, painted to match housing and allows access to internal housing and electrical components.

**Optics**  
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (± 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

**Optics**  
For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

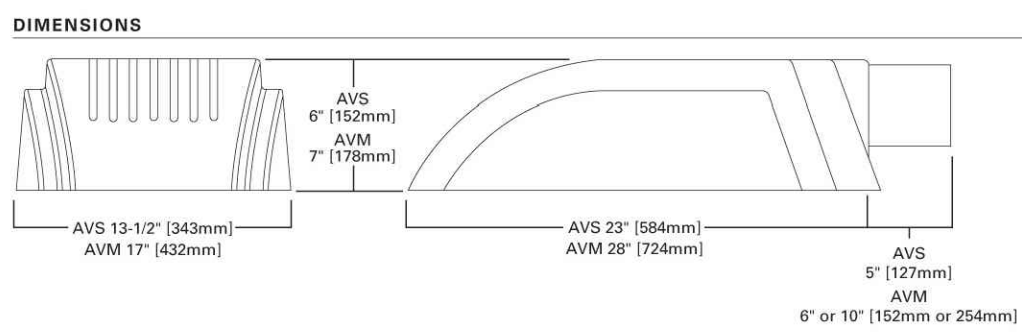
**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in 40°C to 40°C ambient environments. All fixtures are shipped standard with 10KVIHKA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

**Mounting**  
ARM: One-piece extruded aluminum arm available in standard 5" lengths (AVS) and 6" and 10" (AVM). Internal bolts guides allow easy positioning of fixture for installation to pole or wall surface. STRUCTURAL MOUNT: Die-cast aluminum cleat

**factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish color or optional natural finish. Product works in conjunction with dedicated accessory arms (order separately). Poles are provided pre-drilled when structural mount option drill pattern is specified. Additional mounting accessories available.**

**Finish**  
Housing is finished in five-stage super premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

**Warranty**  
Five-year warranty.



Powering Business Worldwide

\*www.designlights.org

## Streetworks

| Catalog #   | Type |
|-------------|------|
| Project     | Date |
| Comments    |      |
| Prepared by |      |



**AVS/AVM**  
**VISION SITE LED**  
**1 - 6 LightBARs**  
**Solid State LED**  
**AREA/SITE LUMINAIRE**



**CERTIFICATION DATA**  
UL/UL Listed  
500000  
IP66 LightBARs  
LMTM (LMB) Compliant  
1.5 G Vibration Tested  
DesignLights Consortium™ Qualified\*



**ENERGY DATA**  
Electronic LED Driver  
≥0.9 Power Factor  
≤20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz  
30°C Minimum Temperature  
40°C Ambient Temperature Rating



**EPA**  
Effective Projected Area (Sq. Ft.)  
AVS Single: 1.18 w/Arm  
AVS Single Structural: 1.27 w/Arm  
AVM Single: 1.09 w/Arm  
AVM Single Structural: 2.09 w/Arm



**SHIPPING DATA**  
Approximate Net Weight:  
AVS: 35 lbs. (15.91 kgs.)  
AVM: 51 lbs. (23.18 kgs.)



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**MOUNTING VARIATIONS AND EPAS**

**OPTIC ORIENTATION**

**POLE DRILLING PATTERNS AND MOUNTING OPTIONS**

**MOUNTING OPTIONS AND ACCESSORIES**

**DESCRIPTION**

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function, and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/UL listed for use in wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Housing: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in 40°C ambient environments. FACEPLATE, DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

**Optics**  
Choice of six patented, high-efficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in

**4000K (± 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT.**

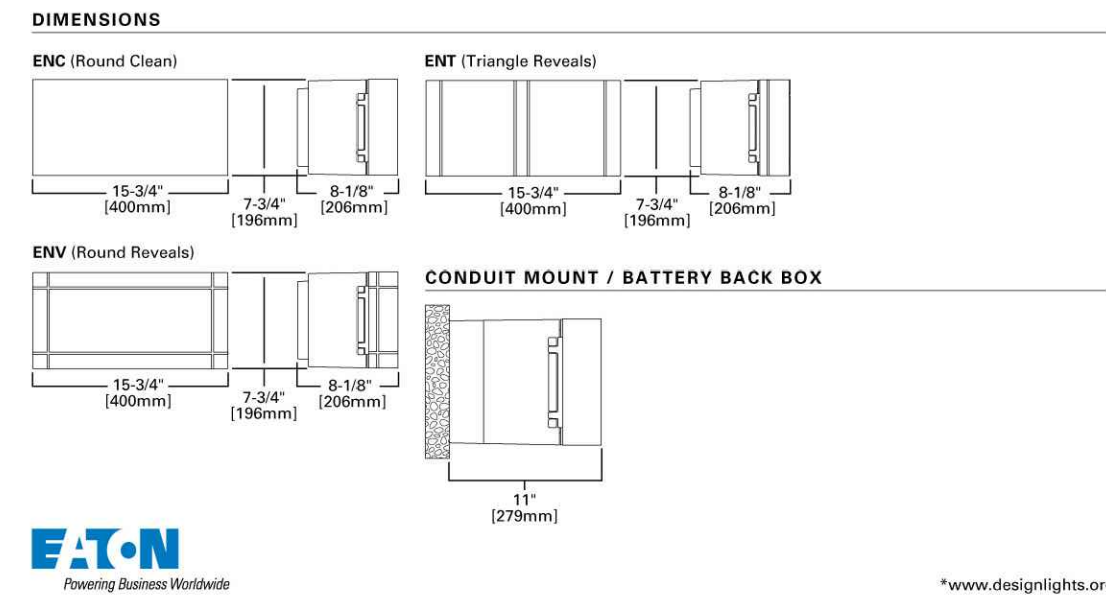
**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in 40°C to 40°C ambient environments. All fixtures are shipped standard with 10KVIHKA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for 30°C ambient environments, occupancy sensor and dimming options available.

**Mounting**  
JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightBARs mount facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to

**wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.**

**Finish**  
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

**Warranty**  
Five-year warranty.



Powering Business Worldwide

\*www.designlights.org

## Invue

| Catalog #   | Type |
|-------------|------|
| Project     | Date |
| Comments    |      |
| Prepared by |      |



**ENC/ENT/ENV**  
**ENTRI LED**

**1 - 2 LightBARs**  
**Solid State LED**  
**ARCHITECTURAL WALL LUMINAIRE**



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30°C Minimum Temperature  
40°C Ambient Temperature Rating



**SHIPPING DATA**  
Approximate Net Weight:  
15 lbs. (7.3 kgs.)



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## SITE AND DESIGN REVIEW DRAWINGS

CLAXTER COURT APARTMENTS  
4265 AND 4285 CLAXTER CT. NE

SALEM, OREGON

job no.: 1804  
date: 04-03-2019

## SITE DETAILS

A101

For ST: 1 inch = 25.4 mm.

FIGURE 1

For SE: 1 foot = 304.8 mm, 1 degree = 0.01745 rad.

FIGURE 2

For ST: 1 inch = 25.4 mm.

FIGURE 7

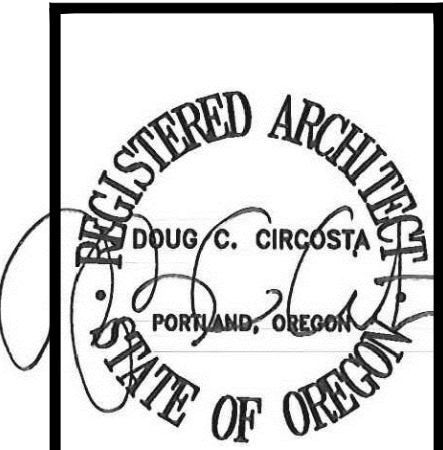
For ST: 1 inch = 25.4 mm., 1 foot = 304.8 mm.

FIGURE 8

5  
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## ACCESSIBLE PARKING REQUIREMENTS - FIGURES 1, 3, 7, 8, 9





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DESIGN  
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AREA  
CALCULATIONS

A102

