

## Brad Hankins

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**From:** Brad Hankins  
**Sent:** Tuesday, August 20, 2024 2:21 PM  
**To:** glennbaly12345@gmail.com  
**Subject:** Proposed Development within the South Gateway Neighborhood Association  
**Attachments:** Woodland Heights - Neighborhood Association Contact Letter.pdf; Woodland Heights - Preliminary Site Drawings.pdf

Hi Glenn,

I understand you are the Chair and Land Use Chair for the South Gateway Neighborhood Association. I represent the applicant for a proposed multifamily development project located at 5559 Lone Oak Rd SE in Salem, Oregon. This property consists of 13.32 acres and is within the South Gateway Neighborhood Association boundary. The attached information is provided to introduce you to the project and give you a good idea of the intended development we are proposing. I am available to discuss and answer any questions you may have regarding the project. My phone number (503) 510-8384 and my email address is [hankins@santepartners.com](mailto:hankins@santepartners.com).

Thanks



### **Brad Hankins**

Director of Development / Senior Project Manager

**M:** 503.510.8384

[hankins@santepartners.com](mailto:hankins@santepartners.com)

[www.santedevelopment.com](http://www.santedevelopment.com)

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**SANTE DEVELOPMENT**  
1220 20<sup>th</sup> Street SE  
Suite 310  
Salem, OR 97302  
Voice: (503) 766-3161  
Fax: (480) 383-6777  
[www.santedevelopment.com](http://www.santedevelopment.com)

August 20, 2024

South Gateway Neighborhood Association  
Chair & Land Use Chair: Glenn Baly  
1770 Baxter Rd SE  
Salem, OR 97306

RE: Proposed Multifamily with Light Commercial Development

I represent the applicant for a proposed development at 5559 Lone Oak Rd SE in Salem, Oregon. The application proposes dividing the approximately 13.32 acres into 4 lots to be developed into multifamily apartment units with light commercial at the entrance off Lone Oak Rd SE on the NE corner of the property. The development will include the extension of Eider Ave and Lone Crest Street through the property. The existing home located on the NE corner of the property is to be removed. We propose to preserve a concentration of trees on the South portion of the property to retain a wooded park area within the development. In addition, we will be planting new trees throughout the development to help mitigate the removal of existing trees. The proposed architectural site plan along with the detailed tree plan sheets have been attached for reference. We will also be improving Lone Oak Rd SE with a sidewalk, planter strip and curb. If you have any questions regarding our proposed development, please feel free to reach out to me directly at (503) 510-8384 or [hankins@santepartners.com](mailto:hankins@santepartners.com).

Sincerely,

Brad Hankins  
Director of Development & Senior Project Manager  
Sante Development





VICINITY MAP  
NOT TO SCALE

AREA MAP  
NOT TO SCALE

### UNIT INFORMATION

		Units per Building					Proposed Unit Count					
Building Types	Bldg Type 'A' Bldg Type 'B' Bldg Type 'C' Bldg Type 'D' Bldg Type 'E'	Unit A	Unit B	Unit C	Unit D	Unit E	Proposed Unit Count					
		549sf Studio	728sf 1 Bed / 1 Bath	952sf 2 Bed / 2 Bath	952sf 2 Bed / 2 Bath	1,204sf 3 Bed / 2 Bath	A Studio	B 1 Bed / 1 Bath	C 2 Bed / 2 Bath	D 2 Bed / 2 Bath	E 3 Bed / 2 Bath	
		6	6	6	6	6	36	36	0	0	0	
			6	6	6	6	0	24	24	0	0	
				6	6	6	0	0	30	30	0	
					6	6	0	0	0	18	18	
						6	0	8	0	0	0	
<b>Totals</b>		<b>19</b>	<b>36</b>	<b>68</b>	<b>54</b>	<b>48</b>	<b>36</b>	<b>68</b>	<b>54</b>	<b>48</b>	<b>18</b>	

		Future Unit Count				
Building Type	Building Quantity	A Studio	B 1 Bed / 1 Bath	C 2 Bed / 2 Bath	D 2 Bed / 2 Bath	E 3 Bed / 2 Bath
A	0	0	0	0	0	0
B	2	0	12	12	0	0
C	0	0	0	0	0	0
D	0	0	0	0	0	0
E	0	0	0	0	0	0
<b>Totals</b>		<b>2</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>

### LONE OAK ROAD MULTIFAMILY DEVELOPMENT PROJECT INFORMATION

**APPLICANT:**  
BRAD HANKINS | DIRECTOR OF DEVELOPMENT  
SANTE DEVELOPMENT, LLC  
1220 20TH ST. SE, SUITE 510  
SALEM, OR 97302  
HANKINS@SANTEPARTNERS.COM  
DIRECT: 503.510.8384

**PROPERTY PARCEL NUMBER:**  
TAX MAP: 083W16DA  
TAX LOTS:  
- 083W16DA00700  
- 083W16DA00800  
- 083W16DA00900

**ZONING DESIGNATION:**  
MU-II: MIXED USE-II

**TOTAL SITE AREA:**  
~13.92 ACRES

**PARKING SPACES:**  
STANDARD SPACES: 228 SPACES  
PARALLEL SPACES: 82 SPACES  
ADA SPACES: 20 SPACES  
TOTAL: 330 SPACES

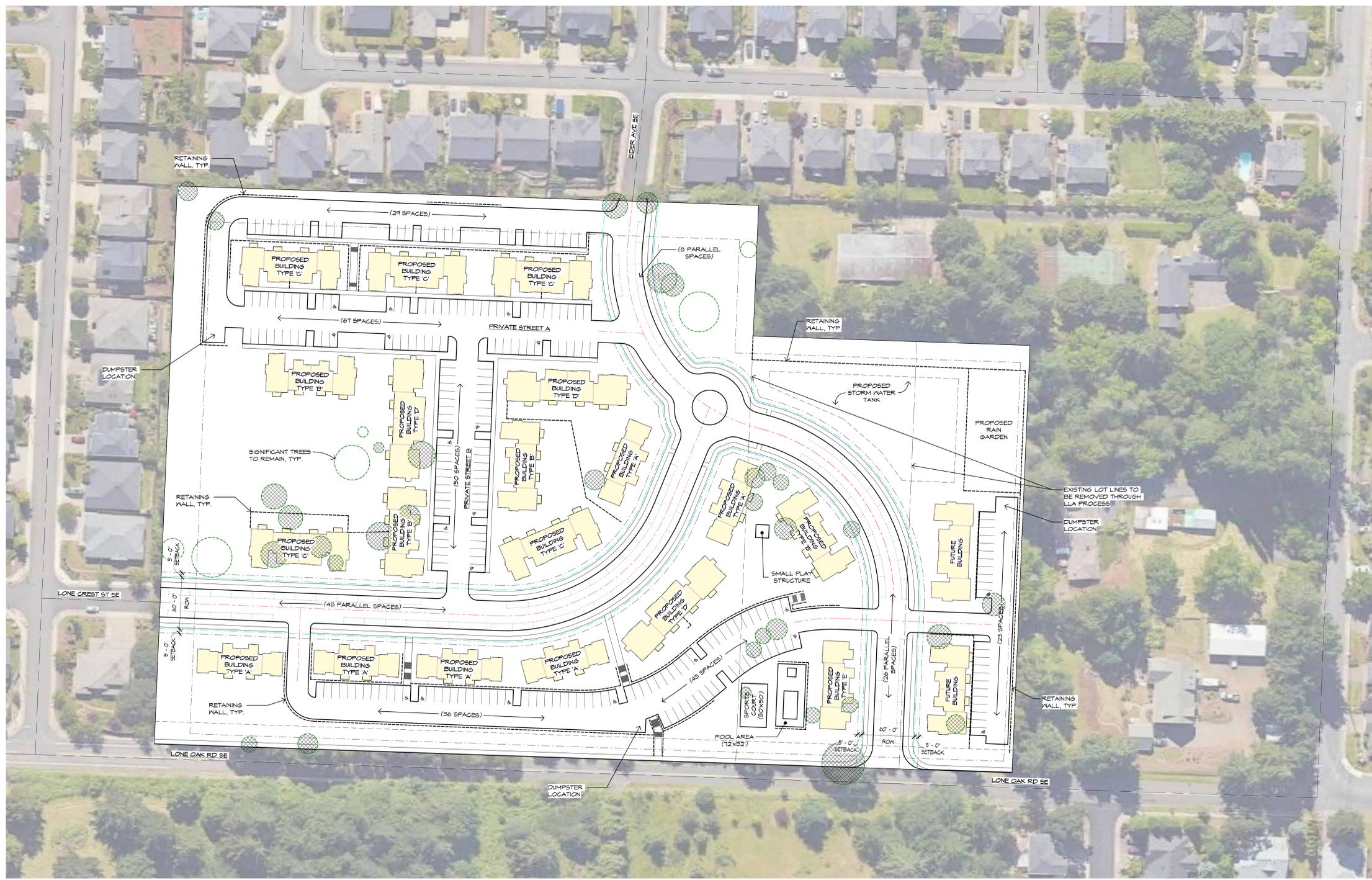
**BUILDING HEIGHT:**  
MAXIMUM: 55'  
PROPOSED: 37' - 40'

**BUILDING QUANTITIES:**  
NO. OF 3-STORY 12-FLEX BUILDINGS:  
PROPOSED: 18 (216 UNITS)  
FUTURE: 2 (24 UNITS)  
NO. OF 3-STORY 8-FLEX IV COMMERCIAL ON 1ST LEVEL:  
PROPOSED: 1 (8 UNITS)

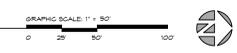
**DWELLING UNITS:**  
PROPOSED: 224 UNITS  
FUTURE: 24 UNITS  
TOTAL: 248 UNITS

### LEGEND

- STREET CENTERLINE
- RIGHT OF WAY
- SETBACK
- RETAINING WALL
- SIGNIFICANT TREE REMOVAL  
TOTAL ONSITE: 40  
TO BE REMOVED: 34  
TO REMAIN: 6



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 50'-0"



CONTRACTOR TO VERIFY ALL DIMENSIONS.

PINNACLE ARCHITECTURE PROFESSIONAL ASSOCIATION  
701 EAST BAY STREET, SUITE 302  
CHARLESTON, SOUTH CAROLINA 29403  
PH: (843) 872-5345 FAX: (843) 872-5374

P.O. BOX 187, 630 TEAM ROAD, SUITE 200  
MATTHEWS, NORTH CAROLINA 28106  
PH: (704) 847-9851 FAX: (704) 847-9853

LONE OAK ROAD - MULTIFAMILY COMMUNITY  
WOODLAND HEIGHTS SUBDIVISION  
5559 LONE OAK ROAD, SALEM, OR 97306  
ARCHITECTURAL SITE PLAN

ISSUE DATE: 08-19-2024  
CHECKED BY: REB  
PROJECT: 2326

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REVISION SCHEDULE  
DATE DESCRIPTION





meeting items.

If you want to [speak at a neighborhood association meeting](#), contact the Chair.

### EVENTS

**South Gateway  
Neighborhood  
Association Meeting**  
09/12/2024 6:30 PM - 8:00 PM

**South Gateway  
Neighborhood  
Association Meeting**  
10/10/2024 6:30 PM - 8:00 PM

**South Gateway  
Neighborhood  
Association Meeting**  
11/14/2024 6:30 PM - 8:00 PM



### CONTACT

**Chair and Land Use Chair**  
Glenn Baly  
[glennbaly12345@gmail.com](mailto:glennbaly12345@gmail.com)



Search



11:20 AM  
8/20/2024

