

8 December 2024

The Forge @ 285 Liberty Street NE, Salem OR 97301

## **Site Plan Review Project Narrative**

The Forge has several new tenants lined up to occupy the basement and first floors. This site plan review encompasses those tenants into one application. The following tenant descriptions are provided:

### **Basement Level**

Suite 010 – Event Center. The event center will provide an area for large gatherings, meetings, conferences, social events. Included with the event center is a low level warming kitchen, food would be provided by the local restaurants within the area and distributed from the warming kitchen. Prior use of this area was a night club, Razzle Dazzle.

Suite 020 – New Lounge. This area will provide a low level gathering place for meetings and socializing. While the under sidewalk area is easily accessed at this time it would be utilized as well. With new Lounge is a bar that services the lounge and event center. Prior use of this area was a night club.

Suite 030 – Are storage units for the tenants and neighboring building users. Currently this area is used as building storage and would be reconfigured.

Suite 050 – Cigar Retail. This user will sell cigars and related cigar accessories. Previous use of this area was the night club.

### **First Level**

Suite 100 to 106 are to be determined.

Suite 104 will be a new single user restaurant. They will provide grilled sandwiches with a commercial kitchen and indoor seating.

Suite 108 is a new retail user, they will sell small electronics.

Suite 110 is a retail user, they will sell graphics.

Suite 120 is a new coffee tenant, they will provide coffee, tea and pre-baked goods. Indoor seating is proposed as well as outdoor seating.

Suite 130 is a new ice cream tenant. They will provide ice cream and other frozen snacks, indoor seating is planned and on nice days they desire to have outdoor seating.

Suite 135 is a new boutique retail user, items include clothing and small household goods.

Suite 140 is a new retailer user, for sale items include unique household goods.

Suite 145 is a new retailer user, for sale items include clothing.

Suite 150 is a new retailer user, for sale items include cookware and kitchen related items.

Suite 155 is a new retailer user, for sale items include food related accessories.

Suite 160 is for the expansion of Cozy Taberna. The expansion area will duplicate (stand alone) from the existing restaurant located in the adjacent building, but connected through an opening between the buildings. The expansion includes an additional bar, kitchen and seating.