



# **COLONIA LIBERTAD I**

**2911 SADDLE CLUB ROAD**

**03.31.25**

**NARRATIVE & SUPPORTING DOCUMENTS**

**LAND USE – DESIGN REVIEW (TYPE 1)**



**CARLETON HART ARCHITECTURE PC**

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## PROJECT INFORMATION

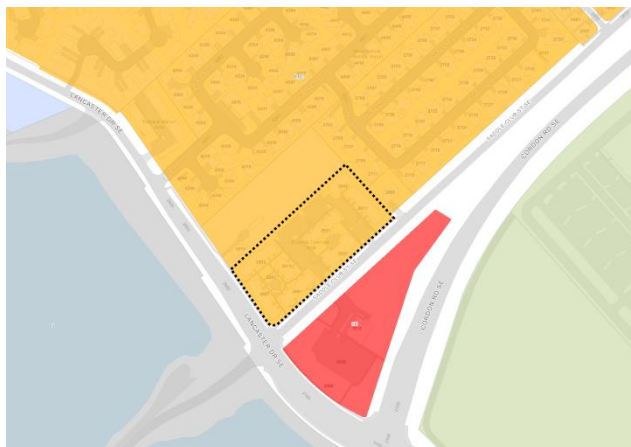
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<b>Property Address:</b>	2911 Saddle Club Road Salem, Oregon 97317		
<b>Zoning Designation:</b>	RM2 – Multi-Family Residential		

## PROJECT DESCRIPTION

The Colonia Libertad 1 project is a rehabilitation of the existing 9-building complex, addressing areas in need of repair or replacement as designated by the Capital Needs Assessment (CNA) completed in February 2024 by CERTA Building Solutions, and upgrading mechanical, electrical and plumbing (MEP) systems through Energy Trust of Oregon's incentive program.

The rehabilitation's primary focus is on providing a weathertight and durable exterior shell. Roofing, cladding, windows, doors, and all associated flashings and trim will be replaced at each building. New crawl space vapor retarder will be installed as an added safety measure against potential future radon issues. There are allowances for miscellaneous repairs on an as-needed basis for items such as select exterior sheathing repair/ replacement, guardrails, balconies, etc. Site work will be limited to upgrading the trash enclosure screening, parking lot striping, community garden fencing, and reinstating the grading and gravel detail at building perimeters.

Interior repairs will be made on an as needed basis and in alignment with the CNA, including miscellaneous kitchen countertops, flooring, and select unit appliances. MEP upgrades consist of LED lighting, mini-split system heating & cooling, and new water heaters in select units.



**Zoning Map reference image**  
**Project Site is outlined with black dashed line**

Orange = RM2 - Multiple Family Residential 2  
 Red = CR – Retail Commercial  
 Green = EC – Employment Center  
 Grey = IG – General Industrial

**N↑**

### SRC 225.005 – DESIGN REVIEW.

#### a) Applicability.

Per initial conversations with City of Salem Planning Staff, the design team was informed that a rehabilitation of an existing project is required to submit for Design Review and a Class 2 Site Plan Review, under the current City of Salem code.

#### b) Procedure Type.

This design review shall be processed as a Type 1 procedure.

#### c) Submittal Requirements.

- 1) *Submittal requirements for pre-application conference. In addition to the submittal requirements for a pre-application conference under SRC chapter 300, an application for a design review pre-application conference shall include the following:*

The design team filed for a pre-application conference and was informed by City of Salem Planning Staff that a pre-application conference is not required for rehabilitation projects.

- A) *An existing conditions plan showing:*
  - i) *Existing Site Conditions*
  - ii) *The use of all adjacent buildings*
  - iii) *The zoning of the site and adjacent properties*
  - iv) *Topography of the site; and*
  - v) *Location of all trees and prominent landscape features*

An architectural site plan has been included as part of the Design Review package that shows the existing site conditions, and use of adjacent buildings and properties. No topography or landscaping plans are provided, as there are no proposed changes to any of those items.

- B) *Schematic plans for the proposed development.*

As a rehabilitation project with no addition, the existing site plan and proposed site plan are the same, therefore only the existing site plan is provided.

- 2) *Submittal requirements for design review. In addition to the submittal requirements set forth under SRC chapter 300, an application for design review shall include the following:*

- A) *A proposed site plan showing:*
  - i) *The complete dimensions and setbacks of the lot, and all existing and proposed buildings and structures, including the location, size, height, proposed use, design and gross floor area of each building.*

All existing buildings and structures are shown on the site plan (A1.01). Dimensions and setbacks are not applicable as all structures are existing to remain. Existing building information on size, height, floor area, etc can be found on the cover sheet (G1.01).

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- ii) *All existing proposed walls and fences, including the location, height, type of design and composition.*

The existing site perimeter fencing is to remain with no changes.

The only fencing proposed is replacement within the site at the Community Garden. The design intent is to match the look of the perimeter fencing along Saddle Club Street and Lancaster Drive (36" high, black picket). Refer to architectural site plan (A1.01).

- iii) *The location and design of the existing and proposed on-site pedestrian and vehicle circulation system.*

All on-site pedestrian and vehicle circulation is to remain as is. Refer to Architectural Site Plan in drawing set (A1.01).

- iv) *Locations and dimensions of all existing and proposed outdoor storage areas, including, but not limited to, trash collection and recycling areas.*

The existing trash enclosures consist of chain-link slat fencing and gates. The project team is proposing to replace the chain-link slat fencing with a CMU fence/ screen and maintain the chain-link slat gate. The proposed trash enclosures are to remain in their current location and approximate size (exact dimension slightly vary from existing due to CMU coursing dimensional requirements). The new material will provide better screening and a more durable structure than the existing chain link enclosure. Proposed trash enclosure information can be found in the drawing set (A8.01).

- B) *Architectural drawings, renderings, or sketches showing all elevations of proposed buildings as they will appear on completion.*

Architectural elevations have been included in drawing package for all buildings.

- C) *A landscape plan showing the location of natural features, trees, and plan materials proposed to be removed, retained or planted; the amount, height, type, and location of landscaped areas, planting beds and plant materials and provisions for irrigation.*

Not applicable. No modifications to the landscape are proposed as part of the rehabilitation project scope.

- D) *A topographic survey and grading plan showing two-foot contour intervals on hillside lots and five-foot contour intervals on all other lots.*

Not applicable. No modifications to the grading are proposed as part of the rehabilitation project scope.

- E) *An open space plan showing locations of common and private open space, including active and passive recreational areas. The open space plan shall show the total area of individual classifications of proposed open space and shall be drawn to scale.*

Not applicable. No modifications to the open space are proposed as part of the rehabilitation project scope.

*F) A statement as to whether the application is intended to meet the standards or the guidelines.*

This application is intended to meet the applicable standards.

**d) Criteria.**

Applicable criteria have been included in this narrative and drawing package for compliance with a rehabilitation of an existing multi-family housing project.

**e) Conditions of approval.**

### **SRC 702.020 – DESIGN REVIEW STANDARDS FOR MULTIPLE FAMILY DEVELOPMENT WITH THIRTEEN OR MORE UNITS.**

**a) Open space standards.**

Not Applicable. No modifications to the open space are proposed as part of the rehabilitation project scope.

**b) Landscaping standards.**

Not applicable. No modifications to the landscape are proposed as part of the rehabilitation project scope.

**c) Site safety and security**

- 1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.*

Not Applicable - All windows in their existing locations will be replaced in kind with new windows with the same size, location, color and configuration as the existing.

- 2) Lighting shall be provided that illuminates all exterior dwelling unit entries, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.*

Not Applicable - Light fixtures will be replaced at existing locations with LED lighting (bidder designed scope). That includes exterior dwelling unit entry lighting, parking lot lighting and pedestrian pathway lighting. New lighting standards will comply with SRC 800.060.

- 3) 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, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.*

Not Applicable – No modifications to fences, walls and plant materials is proposed as part of the rehabilitation project scope.

- 4) Landscaping and fencing adjacent to common space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.*



Not Applicable – No modification to landscaping and fencing is proposed as part of the rehabilitation project scope.

### d) Parking and site design

- 1) *To minimize large expanses of continuous pavement, 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 nine feet in width. Individual parking areas may be connected by an aisle or driveway.*

Not Applicable - No proposed changes to parking or pavement areas are included as part of the rehabilitation project scope.

- 2) *To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.*

Not Applicable - No proposed changes to parking is included as part of the rehabilitation project scope.

- 3) *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 to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.*

Not Applicable - the project site does not abut any RA or RS zoned properties.

- 4) *To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks. Pedestrian pathways shall be a minimum of five feet in width.*

Not Applicable - the project is not proposing any new access throughout or around the site. Existing pathways connect buildings with common open space, parking areas and public sidewalks as stated above and can be seen on the Architectural Site Plan (A1.01).

### e) Façade and building design.

- 1) *To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.*

Not Applicable – there are no buildings with a dimension greater than 150 feet.

- 2) *Where a development site abuts property zoned Residential Agricultural (RA) or Single Family (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transition between new buildings and structures on site and existing buildings and structures on abutting sites.*

Not Applicable - the project site does not abut any RA or RS zoned properties.

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- 3) *To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.*

Not Applicable - the project site does not abut any RA or RS zoned properties.

- 4) *On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.*

Not Applicable – existing buildings will remain in current positions.

- 5) *To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have an architecturally defined primary building entrance facing that street, with direct pedestrian access to adjacent sidewalks.*

Not Applicable – existing buildings and entries will remain in current positions.

- 6) *A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.*

Not Applicable – existing unit entry area and porches will remain as is. The scope of work for these areas is limited to replacement of cladding, rainscreen assembly, exterior doors and roofing material.

- 7) *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.*

Not Applicable - the project does not have any roof-mounted mechanical equipment other than vents.

- 8) *To reinforce the residential character of the neighborhood, 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 four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided.*

Not Applicable – no proposed changes to the shape or configuration of the existing buildings are proposed as part of the rehabilitation scope of work for the project.

- 9) *To minimize the appearance of bulk, each floor of each buildings vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements. Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.*
- A) *Offsets (recesses and extensions).*
  - B) *Covered deck.*
  - C) *Covered balcony.*
  - D) *Cantilevered balcony, providing at least half of its depth is recessed.*
  - E) *Covered entrance.*



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Not Applicable – No proposed changes to the shape or configuration of the existing buildings are proposed as part of the rehabilitation scope of work for the project.

10) *To visually break up the building's vertical mass, the first floor of each building, except of single-story buildings shall be distinguished from its upper floors by at least one of the following:*

- A) *Change in materials.*
- B) *Change in color.*
- C) *Molding or other horizontally distinguishing transition piece.*

Buildings 1 through 8 vary in height from two stories to three stories. These buildings propose a fiber cement trim belly band to separate the first floor from the upper floor(s). The belly band and outside corner trim are proposed to be painted a darker shade of the main field paint color to further emphasize the separation of the stories. Building 9 is one story, therefore does not include the fiber cement belly band, but does include outside corner trim to tie the design concept together with the other buildings on site.

### **SRC 300.210 – APPLICATION SUBMITTAL.**

Refer to Site Plan Review narrative for same informatio