



Brandon Fahlman <bfahlman@gmail.com>

Cannery Triangle - 1795 Fairgrounds NE

3 messages

Paul Tigan <paultigan@gmail.com>

Tue, Apr 21, 2020 at 7:49 PM

To: Brandon Fahlman <brandon@kithkinre.com>

Cc: Sam Skillern <sam@salem1f.org>, cjboat835@yahoo.com, Eric Bradfield <ebradfield@gmail.com>, Christopher Bechtel <bechtelcr@gmail.com>

Brandon -

On behalf of the Grant Neighborhood Association, thank you for the engagement about your proposed project at 1795 Fairgrounds Rd. Grant NA prides itself on constructive dialog with project proponents like yourself and hope that will continue as you bring your project to fruition.

We have shared the designs you provided with the voting members of the board and we are passing along some consolidated comments. Based on our interaction with the city about a week ago, it sounds like your application is still pending. We have not been given direction from the city on how to meet during the governor's stay at home order. We hope that we are able to meet with you as a group after your application is finalized as is standard practice.

First, the property that you have acquired has been a semi-regular topic of conversation at the neighborhood association, likely due to its undeveloped character and prominence on Fairgrounds Road. Ideas have come and gone (usually geared towards greenspace utilization), but just a note for your sake about the visual prominence of the property.

Grant NA recognizes that there is not a design overlay on Fairgrounds Road and that the diagonal character of the street does not lend itself to consistent development. However, one of the chartered goals of our neighborhood association is to "Maintain the Historical Character of Our Neighborhood." For this street, we look to the type of mid-century storefront character that probably begins with the Columbus Hall building on Shipping (constructed 1950) and the more typical single story hardware storefront across the street (constructed 1956). We would not expect or suggest replicas of those styles, but note them for reference. When property is re-developed in a manner out of character with the neighborhood (see external siding at 1695 Fairgrounds for example), there's no guarantee that the property ever loses its "sore thumb" appeal.

The city has been doing some work, slowly, to improve the walkability/crossability of the street, including a project this summer to improve the crossing at Norway and Fairgrounds Road. We look forward to the development of the 1795 property bringing all sidewalk facilities up to the city's current design standard. This is true of the visual appeal of the street and we will welcome the landscaping design such as street trees. We do note that your design contains no parking accommodations for the residents of the property and would like to hear more about the rationale behind that decision and if there will be any other mitigations for that additional parking pressure in the neighborhood.

Thanks again for the early engagement for your project. We will close out by reiterating that we are excited about your investment in our neighborhood and hope that our input can help you develop a project that is both successful for you and also works well with the context of our neighborhood. We look forward to seeing more detailed plans as part of the city's design review process and providing more feedback when appropriate.

For the Neighborhood Association,
Paul Tigan
Land Use Chair

Brandon Fahlman <brandon@kithkinre.com>

Tue, Apr 21, 2020 at 10:10 PM

To: Paul Tigan <paultigan@gmail.com>

Cc: Sam Skillern <sam@salem1f.org>, Jeanne Corbey <cjboat835@yahoo.com>, Eric Bradfield <ebradfield@gmail.com>, Christopher Bechtel <bechtelcr@gmail.com>

Paul,

Thanks for the email.

I will admit that the section of Fairgrounds Rd within the Grant Neighborhood is a difficult stretch of properties from which to take design cues. There are multiple buildings from different eras and there doesn't seem to be even two commercial buildings which match each other in design or decade.

1795 Fairgrounds is also a fairly unique property to develop based on the size, shape, and required building setbacks for the property. A triangular building was the most practical shape to utilize the highest and best use for the land. I thought the flat roof would be appropriate for the neighborhood. I also prefer windows which are typically taller than they are wide. This is a window shape more commonly found in older homes and older commercial buildings. I originally designed the windows on the "Fairgrounds Rd Elevation" on the plans because I thought it would be fun and interesting, but I will likely be changing the windows to match the look of the windows on the "Winter St Elevation" as the fun and interesting look hasn't grown on me.

I love the character of stone and brick buildings - which were common in the 1920's - an era that is reflected in many of the homes in the neighborhood surrounding the subject property. Our City of Salem has been growing rapidly over the last 8 years. The cost of construction has risen considerably. I originally looked into having a brick mason build the exterior of the proposed building entirely out of brick. The "ballpark" quote I received was approximately \$25 per SqFt. That's approximately \$135,000 just to complete the brick on the exterior of the proposed building. I grew up in Salem. I am 34 years old. I do not have an extra \$135,000 to put into this project for the exterior to be made out of brick.

I can understand the initial opposition to steel siding. It's become a signature trend in modern commercial buildings and is non-conforming to your Neighborhood goal to "Maintain the Historical Character of Our Neighborhood." However, I do think that it is a beautiful material and I think that the proposed building would be a positive addition to the neighborhood. I am hopeful that the blending of historic design cues and modern building materials might be a compromise the Grant Association would support.

With regard to the parking situation - Salem adopted code changes to multifamily projects at the end of March 2020. It was adopted that any multifamily development of 3 or more units, if located within 1/4 mile of Cherriots Core Network, need not provide on-site parking. I understand that this would normally present a problem for the Neighborhood as parking issues are one of the most, if not the most, common disputes among neighbors.

1795 Fairgrounds currently is adjacent to approximately 370 lineal feet of available street parking. When using Salem's sizing standards for parallel parking this equates to roughly 17 available parking spaces surrounding this one vacant triangular property. I have taken almost 2 dozen photos of the property since the beginning of February. I have taken photos on weekdays and weekends and week nights and on weekend nights. Not once has a vehicle been parked on any of the three available street frontages other than my own vehicle. It is my belief that six new units will likely have little to no impact to the neighbors.

Thanks!
Brandon Fahlman

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Brandon Fahlman

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Paul Tigan <paultigan@gmail.com>

Mon, Apr 27, 2020 at 8:30 AM

To: Brandon Fahlman <brandon@kithkinre.com>

Cc: Sam Skillern <sam@salem1f.org>, Jeanne Corbey <cjboat835@yahoo.com>, Eric Bradfield <erabradfield@gmail.com>, Christopher Bechtel <bechtelcr@gmail.com>

Brandon -

Thanks for your thoughtful response to our questions. We appreciate being able to share our concerns and have a dialogue. We are not sure, as a neighborhood association, what our meeting schedule is looking like with restrictions on gatherings. We will be back in touch if we figure out how to make a meeting work in the near future and there is interest in having this project on the agenda. If not May, then likely June.

Thanks again,
Paul

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