

It is my intent to construct a six-unit apartment complex on the site located at 1795 Fairgrounds Rd NE, Salem, OR 97301. Multifamily is a permitted use within the Commercial Office zone (CO). I believe that my site plan and design meet the current written Salem Revised Code standards applicable to the site with the exception of three Adjustments to the written standards.

The first Adjustment is specific to the building setback lines along Fairgrounds Rd NE and Winter St NE. The minimum setback lines which makeup the potential buildable footprint for the site total approximately at 246 lineal feet. I am requesting a setback reduction from 12' to 8' for a 14' portico along Fairgrounds Rd and a setback reduction from 12' to 8' for a 12' portico along Winter St NE. This specific request is an Adjustment to approximately 10.6% of the minimum setback lines. The remaining 220 lineal feet of the building shall meet current code. The purpose for this Adjustment is to create aesthetically pleasing and interesting building elevations along these streets while meeting the 4' differentiation in roof line elevation along a horizontal roof line of 75' or more (see SRC Sec. 702.015(e)(6)). These two porticos will provide shared access for six total units (three units per shared access) and will also address the code requirement found in SRC 702.015(e)(4). Because these two shared access porticos provide access to six units it is not necessary to provide a third shared access along Madison St NE despite the code indicating all building frontages within 25 feet of the property line are required (see SRC 702.015(e)(3)). The intent of SRC 702.015(e)(3) is to orient buildings or ground level units to the street. The two shared access porticos orient all six units (not just the ground level units) to the street and exceed the code standard of 4 units per access. I have included a preliminary site plan and street elevations to illustrate the request.

The second Adjustment is specific to the unit density allowed within the CO zone. CO zoning code indicates that the total lot area for a 6-unit multifamily building consisting of 1-bedroom units must be at least 9500 SqFt in size. At present, the site is approximately 7345 SqFt. The Public Works department has indicated a 6' section of Right of Way along Fairgrounds Rd NE must be dedicated to the City of Salem. This further reduces the size of the site to approximately 6194 SqFt. The current code misses an opportunity to provide lower cost housing to the City of Salem. The recent "Salem Housing Needs Analysis and Economic Opportunities Analysis" completed by ECONorthwest indicates that the City of Salem look for more ways to provide affordable multifamily housing by "encouraging redevelopment of underutilized lands". This site has remained vacant since 1962. ECONorthwest also wrote in their Analysis that Salem "has a significant affordability gap. This gap suggests that the region needs more lower cost housing, which in turn may be addressed through higher density and smaller housing types." I believe that 6 units for this site is the appropriate increase in density when considering the use of the available underutilized public street parking. I believe that a two story building (as opposed to three stories) mitigates the impact to the privacy the neighbors currently enjoy.

The unique size and shape of the parcel does not allow for efficient development of a Commercial use. It would be financially impractical to place a new commercial building of adequate size and meet the on-site parking requirements of the site without elevating the building above a parking area. The most recent multifamily code updates point to multifamily development as being the highest and best use for this site.

I do not plan to provide parking for this project. The recent update to the Multifamily Design Standards provides that any multifamily project located within 1/4 mile of Cherriot's Core Network need not provide parking. When considering this design standard I also considered the impact to the immediate neighborhood. On-street parking is the cause of many disputes among neighbors. The unique characteristics of this site allow for street parking on all three sides of the site for a total of over 370 lineal feet of street parking (17 total available 20' long spaces). I have taken over two dozen photos of the site, since February 2020, at different times on different days of the week including weekends and evenings. Not once has there been a vehicle parked along any of three available street frontages other than my own vehicle. I believe that the available street parking on this site will heavily mitigate any potential problems with the immediate neighbors.

The third Adjustment is specific to the access provided from the units to the common open space and for the access from the units to the garbage/recycling areas. Access to these areas will be provided via the new public pedestrian pathways to be installed by the developer. It is impractical to install parallel private pedestrian pathways to connect the open space, mail center, building entrances, and garbage/recycling areas. Lighting will be provided on the exterior of the building and will illuminate the common building entrances, the public pedestrian pathways which connect the common open space to the main building entrances and the public pedestrian pathways which connect the main building entrances to the garbage, recycling, and mail areas.

Approximately 50% of the site is to be landscaped open space with Type A landscaping. The landscaping plan will be submitted later, prior to the issuance of final permitting. A triangular common open space of approximately 530 square feet is provided at the Southern end of the development to satisfy the requirement found in SRC 702.015(a)(1)(A).

Garbage or recycling areas are separately provided for each tenant with lockable fenced concrete pads with direct pedestrian pathway access to Madison St NE. Initial conversations with Republic Services have been positive regarding the proposed setup. Each tenant will be able to order their own garbage or recycling service. The 6' high fences are outside of the required vision clearance triangles as detailed on the site plan.

There are two common main building entrances provided to a well-lit common hallway. Stair access is provided to the upper three units and the main floor units take access from the common hallway. All main level units will be built to be ADA adaptable. Building entrances, garbage areas, mail center and pad, and new pedestrian pathways are to be ADA compliant and will be illuminated.

Four bicycle spaces are provided on a 2' by 8' concrete pad at the Winter St main entrance to the proposed building.

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Page Title
Written Statement