



## LAND USE REVIEW

9905 AND 925 COTTAGE ST NE SALEM, OR 97301  
BUILDING RENOVATION

COVER

# G100

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<b>SITE ADDRESS</b> 905 AND 925 COTTAGE ST NE SALEM, OR 97301	<b>OWNER</b> DevNW 212 MAIN ST, SPRINGFIELD, OR 97477 (541) 345-7106 POC: EMILY REIMAN
<b>MAP + PARCEL</b> MAP: 07/3W/23CB PARCEL: 14300 - AREA 6,450 SF PARCEL: 14301 - AREA 6,450 SF TOTAL SITE AREA: 12,900 SF	<b>ARCHITECT</b> GMA ARCHITECTS 860 W PARK ST #300, EUGENE, OR 97401 (541) 344-9157 POC: JOSEPH E. MOORE, AIA

PROPOSED USE INCLUDES MULTIPLE FAMILY RESIDENTIAL DWELLING UNITS IN EXISTING BUILDINGS

SUBJECT PROPERTIES TOTAL COMBINED AREA EQUALS 12,900 SF. NO PROPOSED CHANGES TO EXISTING BUILDING FOOTPRINTS OR HEIGHTS. SELECTIVE INTERIOR RENOVATION AND SITE ALTERATION.

EXISTING BUILDING "A" EQUALS APPROXIMATELY 6,269 SF FLOOR AREA AND IS CURRENTLY USED FOR RELIGIOUS ASSEMBLY. PROPOSED USE IN EXISTING BUILDING "A" INCLUDES APPROXIMATELY (14) DWELLING UNITS.

EXISTING BUILDING "B" EQUALS APPROXIMATELY 1,978 SF FLOOR AREA AND IS CURRENTLY IN RESIDENTIAL USE. PROPOSED USE IN BUILDING "B" INCLUDES APPROXIMATELY (5) DWELLING UNITS.

WORK INCLUDES (N) FOUNDATION, FRAMING, DOORS, WINDOWS, HARDWARE, PLUMBING, HVAC, ELECTRICAL, FINISHES, AND SITE IMPROVEMENTS TO RECONFIGURE PARKING AND LANDSCAPE AREAS, ACCESSIBILITY UPGRADES FOR VEHICLE AND PEDESTRIAN ACCESS, UPGRADES TO THE BUILDING EXTERIOR FOR ACCESS AND SAFETY, AND INTERIOR REMODEL. DESIGN FOR PROPOSED USE PRIORITIZES MAINTAINING THE HISTORIC CHARACTER OF THE EXISTING BUILDINGS.

NOTE: INFORMATION IS APPROXIMATE AND COMPILED FROM AERIAL VIEWS, TAX MAPS, AND MINIMAL SITE OBSERVATION  
- DIMENSIONS AND LOCATIONS OF EXISTING ITEMS ARE APPROXIMATE

**SITE ZONING DESIGNATION : PROPOSED CHANGE FROM (RS) SINGLE FAMILY RESIDENTIAL TO (RH) MULTIPLE FAMILY HIGH-RISE RESIDENTIAL**

TOTAL SITE AREA : 12,900 SF

GROSS FLOOR AREA BY USE :  
 PARCEL 14300 - PROPOSED MULTIPLE FAMILY RESIDENTIAL USE - 6,269 SF  
 PARCEL 14301 - PROPOSED MULTIPLE FAMILY RESIDENTIAL USE - 1,978 SF

BUILDING HEIGHT : PARCEL 14300 = 29'-6" FT, PARCEL 14301 = 24'-3" FT

ITEMIZED NUMBER OF PARKING STALL : TOTAL 8  
FULL SIZED : 5  
COMPACT : 3  
HANDICAPPED : 1

TOTAL LOT COVERAGE PROPOSED : TOTAL 9,446 SF  
PAVED : 5,567 SF  
BUILDING FOOTPRINT : 3,879 SF      NOTE: NO CHANGE TO EXISTING BUILDING FOOTPRINT

TRANSPORTATION IMPACT ANALYSIS  
NOT APPLICABLE

**TRIP GENERATION ESTIMATE**  
SEE ATTACHED "SALEM COTTAGE STREET TRANSPORTATION PLANNING RULE ANALYSIS" FOR FULL REPORT  
PROPOSED ZONING AND DEVELOPMENT TRIP ESTIMATE INDICATES A TRIP INCREASE LESS THAN 400



RM2/ MFR - MULTI FAMILY RESIDENTIAL  
RS/ SFR - SINGLE FAMILY RESIDENTIAL

G100	COVER SHEET	A330	PROPOSED GRADING PLAN
G200	ASSEMBLIES	A340	PROPOSED OPEN SPACE PLAN
A110	EXISTING CONDITIONS PLAN	A410	SCHEMATIC UNIT PLANS
A210	PROPOSED SITE PLAN	A510	LOT 14300 EXTERIOR ELEVATIONS
A310	PRELIMINARY UTILITY PLAN	A520	LOT 14300 EXTERIOR ELEVATIONS
A320	PROPOSED LANDSCAPE PLAN	A530	LOT 14301 EXTERIOR ELEVATIONS