
Exhibit D: Neighborhood Contact Information

December 10, 2020



Cory Poole, Chair
Southeast Mill Creek Neighborhood Association (SEMCA)
robosushi@robosushi.com

Alan Rasmussen, Land Use Chair
Southeast Mill Creek Neighborhood Association (SEMCA)
arasmussen@modernbuildingsystems.com

RE: Neighborhood Contact for a Land Use Application Regarding Multi-family Residential Use at 1610 Lancaster Drive SE

Dear Mr. Poole and Mr. Rasmussen,

The purpose of this communication is to provide a brief summary of our project and other pertinent information that may be of interest to and your constituents. This letter also serves to provide our contact information so that you know where to turn with questions and/or comments regarding the project. AKS Engineering & Forestry, LLC is preparing a land use application on behalf of our client, Good Well Construction, Inc., concerning property within your neighborhood association boundary. The name, telephone number, and email address of the Applicant are as follows:

Good Well Construction, Inc.
503-375-6205
jordan.schweiger@gmail.com

The application involves a Site Plan Review, Multi-family Design Review, and a Driveway Approach Permit to accommodate 6 new homes (within one building) on property located at 1610 Lancaster Drive SE (Marion County Assessor's Map 08 2W 06AB, Tax Lot 9200) in Salem. The site is shown on the enclosed Vicinity Map and Conceptual Site Plan. Please note that the attached Conceptual Site Plan is based on preliminary plans. You will receive official notice from the City of Salem requesting comments on the application when it is deemed complete by the City.

Please contact me directly with any questions about the project.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC

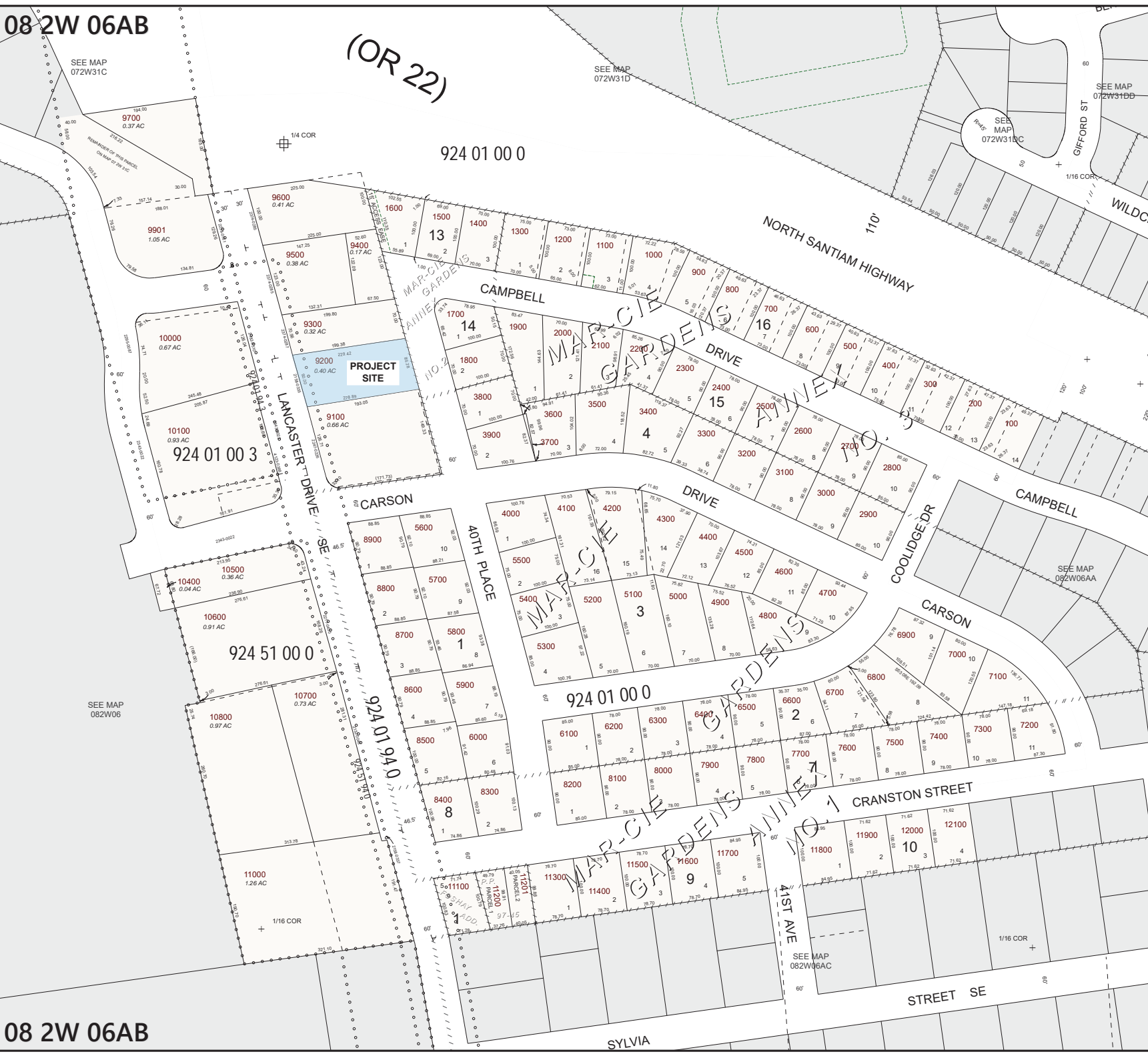
A handwritten signature in blue ink that reads 'Curt Fisher'.

Curt Fisher, Land Use Planner
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028 | fisherc@aks-eng.com

Enclosures:
Vicinity Map
Conceptual Site Plan

08 2W 06AB

08 2W 06AB



08 2W 06AB
SALEM



MARION COUNTY, OREGON
NW1/4 NE1/4 SEC6 T8S R2W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - 16, 15
 - ⊕ Section Corner
 - 21, 22

NUMBERS

Tax Code Number

000 00 00 0

Acres 0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS			
9000			
9800			
9900			
9902			
10200			
10300			
10401			
10501			
10900			

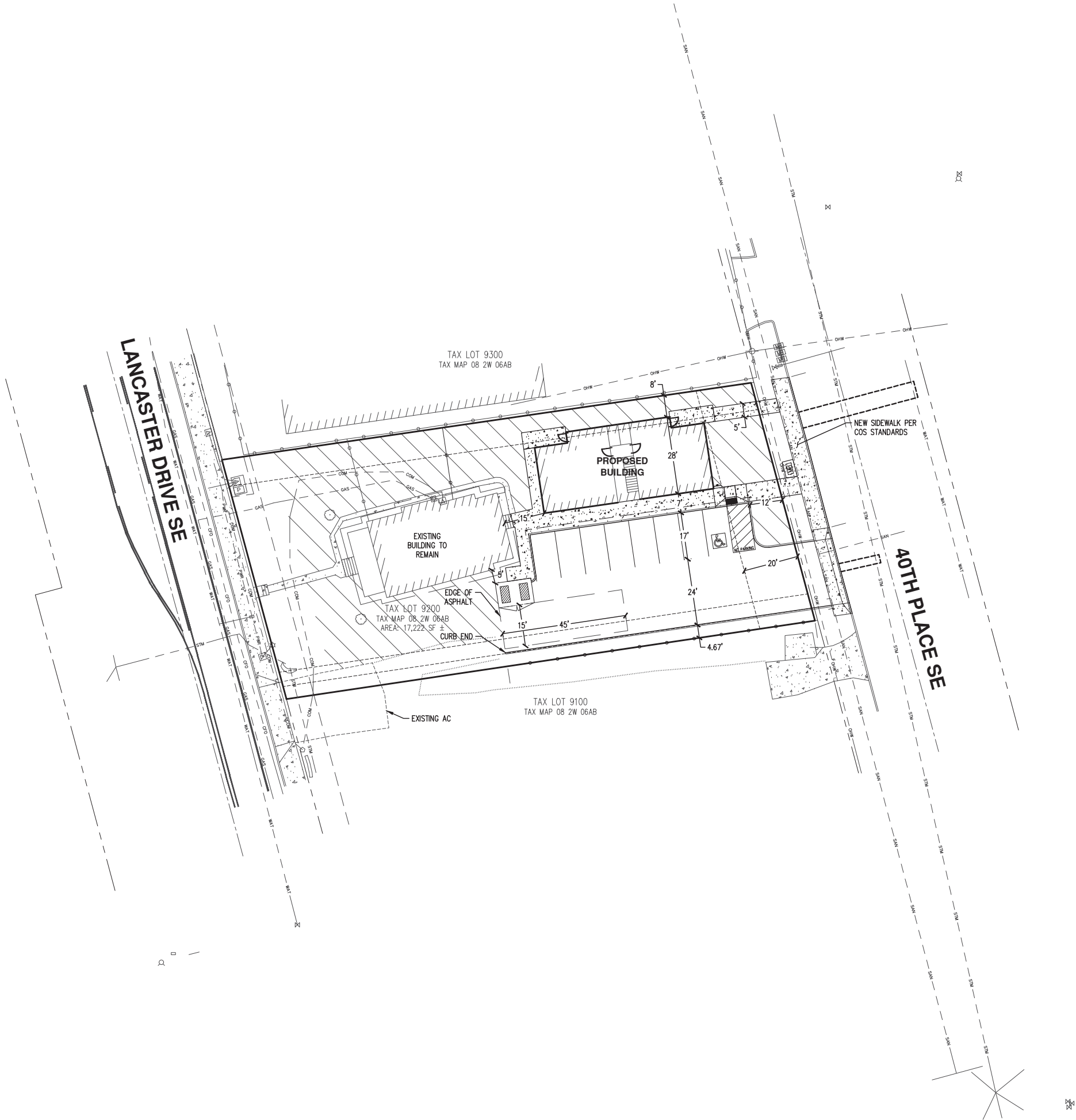
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 3/28/2019

SALEM
08 2W 06AB



SITE SUMMARY:

GROSS SITE AREA = 0.40± ACRES (17,222± SF)
ZONE = MULTIPLE FAMILY RESIDENTIAL-II
MINIMUM DENSITY = 12 UNITS/ACRE
MAXIMUM DENSITY = 28 UNITS/ ACRE
PROPOSED DENSITY = 17.5 UNITS/ACRE

BUILDING SUMMARY:

EXISTING BUILDING:
USE = SINGLE FAMILY RESIDENTIAL HOME
BUILDING COVERAGE AREA = 1,359± SF

PROPOSED BUILDING:
USE = MULTIPLE FAMILY RESIDENTIAL APARTMENT
BUILDING COVERAGE AREA = 4,428 (1,476 SF/FLOOR)

LOT COVERAGE SUMMARY:

BUILDING COVERAGE = 3,185± SF
PAVED AREAS (PARKING AND SIDEWALKS) = 5,600± SF
LANDSCAPED AREAS = 8,437± SF

OPEN SPACE SUMMARY:

OPEN SPACE REQUIRED = 3,445 SF (20% OF GROSS SITE AREA)



OPEN SPACE PROVIDED = 5,505± SF (31% OF GROSS SITE AREA)

PARKING SUMMARY:

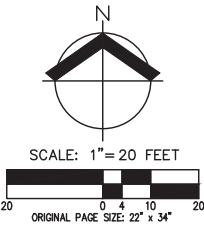
OFF-STREET PARKING REQUIRED:
1BR @ 1 SP/UNIT (7 UNITS) = 7 SPACES

TOTAL PARKING REQUIRED = 7 SPACES

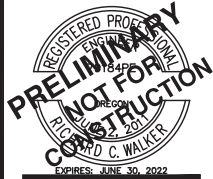
OFF-STREET PARKING PROVIDED = 8 SPACES (INCLUDES 1 ACCESSIBLE STALL)

BICYCLE PARKING REQUIRED = 4 SPACES

BICYCLE PARKING PROVIDED = 4 SPACES



**CONCEPTUAL SITE PLAN
1610 LANCASTER DR SE
SITE PLAN REVIEW
SALEM, OREGON**



JOB NUMBER:	8106
DATE:	11/17/2020
DESIGNED BY:	TDR
DRAWN BY:	KNU
CHECKED BY:	RCW

C100