

BRAND

Notice of Land Use Application Submittal

December 2, 2022

Northgate Neighborhood Association

Bayard Mentrum, Chair

beebalmbees@gmail.com

Phyllis Abbott-Cavota, Co-Chair

phyllisabbott128@gmail.com

Don Jensen, Land Use Chair

northgateneighborhoodsalem@gmail.com

RE: Class 1 Design Review, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, UGA, and Adjustments – 073W01A003301/073W01A003300, 3480 Blossom Drive NE Salem, OR 97305

Dear Northgate Neighborhood Association Chair, Co-Chair, and Land Use Chair,

We are reaching out to you regarding a project within your neighborhood association.

The property owners are seeking approval for a 90-unit apartment complex on 3.25-acre site. The proposed development includes ample landscaped areas, amenities like a dog park and dog wash, clubhouse, on site management, and open space.

The property is zoned RM2 (Multiple Family Residential 2), and the proposed development is permitted within this zone. Because the application is consolidated, it will be processed using Type II procedures. The neighborhood association and property owners and tenants within 250-feet of all portions of the property will receive notice of the application and have an opportunity to provide comments.

We hope that you find this letter and attached tentative plan informative. If you have any questions regarding this notice, please feel free to [contact the applicant's representative](#).

Thank you.

Applicant Information

Blossom Garden Apartments, LLC
360 Belmont ST NE
Salem, OR 97301

Applicant Representative Information

BRAND Land Use, LLC | Britany Randall
Britany@brandlanduse.com
503-680-0949

SITE GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CML.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SUMMARY TABLE

SCOPE: NEW MULTI-STRUCTURE APARTMENT COMPLEX WITH 9 APARTMENT BUILDINGS COMPRISED OF 90 UNITS.	
ZONE:	RM-II - MULTIPLE FAMILY RESIDENTIAL
ORIGINAL SITE AREA:	142,362.0 SF
REDEVELOPED SITE AREA (AFTER DEDICATION):	141,466.5 SF (3.25AC)
MAX DENSITY - PER SRC TABLE 514-3: ACTUAL DENSITY	28 UNITS PER ACRE = 91 UNITS MAX 90 UNITS
MAX COVERAGE - PER SRC TABLE 514-6:	84,878.0 SF (60%)
APARTMENTS & CLUBHOUSE: DECKS: TRASH ENCLOSURES: TOTAL BUILDING COVERAGE:	32,404.33 SF 1,687.50 SF 400.00 SF 34,491.83 SF (24.4%)
IMPERVIOUS SURFACE: SIDEWALKS: PARKING AREA: TOTAL COVERAGE:	12,979.63 SF (9.2%) 45,540.68 SF (32.2%) 92,807.70 SF (65.7%)
LANDSCAPE:	48,457.52 SF (34.3%)
MIN OPEN AREA - PER SRC TABLE 702-3 1,000SF(FIRST 20 UNITS) + 1,000SF (FOR 70 ADDITIONAL UNITS)	2,000 SF
ACTUAL OPEN AREA:	4,765 SF (NOT INCLUDING PRIVATE PATIOS/BALCONIES)

PARKING:
REQUIRED VEHICULAR PARKING SPACES - Per SRC TABLE 806-1
MULTIFAMILY -
1 space per unit

TOTAL REQUIRED = 90 spaces
TOTAL PROVIDED = 125 spaces

REQUIRED ACCESSIBLE PARKING SPACES - Per OSSC Table 1106.1
Minimum 5 accessible spaces (1 *Wheelchair User Only*)
PROVIDED ACCESSIBLE PARKING
5 spaces (1 *Wheelchair User Only*)

REQUIRED BICYCLE PARKING SPACES - Per SRC TABLE 806-9
0.1 SPACE PER UNIT = 9 SPACES

TOTAL REQUIRED = 9
TOTAL PROVIDED = 36 (in groups spread throughout development)

SITE PLAN LEGEND:

- BUILDINGS
- LANDSCAPE AREA
- CONCRETE PAVEMENT

SITE PLAN NOTES:

- PROPERTY LINE. (POST DEDICATION)
- SETBACK LINE.
- ROOF OVERHANG.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 1.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 2.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 3.
- TYPE 'A' UNIT LOCATED IN THIS BUILDING.
- CLUBHOUSE PER PLANS.
- RISER ROOM LOCATION FOR INDIVIDUAL BUILDING.
- ELECTRICAL SERVICE LOCATION FOR INDIVIDUAL BUILDING.
- 4" Ø PERFORATED FOOTING DRAIN SURROUNDED BY DRAIN ROCK AROUND ENTIRE PERIMETER OF BUILDING.
- PEDESTAL MOUNT MAILBOX CLUSTER. ENSURE 6'-0" CLEARANCE IN FRONT OF ALL BOXES.
- PLAY AREA BY OTHERS. PROVIDE MIN 42" HIGH FENCE ALONG PERIMETER FOR SECURITY.
- TRASH ENCLOSURE. SEE A1.05 FOR DETAILS.
- SHORT TERM BIKE STORAGE. SEE DETAIL 1/A1.04.
- TRANSFORMER LOCATION PER CML.
- SITE WALKWAY/STAIR PER CML.
- PROVIDE VAN ACCESSIBLE PARKING SIGN, TYP. SEE DETAILS 384/A1.04
- PROVIDE ACCESSIBLE PARKING SYMBOL, TYP. SEE DETAIL 5/A1.04

COUNTY ZONE: RM
CITY COMP PLAN: MF

COUNTY ZONE: CR
CITY COMP PLAN: COM

COUNTY ZONE: RM / CITY COMP PLAN: MF

COUNTY ZONE: RM / CITY COMP PLAN: MF

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