

MWSH WEST SALEM LLC

Salem, Oregon

A Land Use Application for:

Adjustment Class-2 Application

702.020(e)(4) Façade and Building Design

Applicant:

MWSH West Salem LLC

Project:

West Salem Townhomes

Submitted:

March 30, 2023

Prepared by:

MWSH West Salem LLC

Applicant & Property Owner

MWSH West Salem LLC

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Tax Lot Information:

Tax Map: 073W16C0-00107

Lot Area:

4.86 acres

Current Zoning District:

RM-II (Multiple Family Residential)

**Current Comprehensive Plan
Designation**

MFR (Multi Family Residential)

Project Description

MWSH West Salem LLC owns approximately 4.86 acres - 1900 Block of Linwood Street NW in Salem, Oregon (TL 073W16C 00107). This intended development will consist of 13, two story townhome buildings, consisting of 67, 3- and 4-bedroom residential units, parking, open space, and stormwater facilities.

The applicant is requesting an adjustment to Sec. 702.020(e)(4) Façade and building design:

Sec. 702.020(e)(4) Façade and building design:

“(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.”

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or**
- (ii) Equally or better met by the proposed development.**

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

The applicant desires to provide a unique housing option to the residents of West Salem by proposing a 67-unit for rent townhome development. It will provide a combination of 3- and 4-bedroom units that will allow families rental options beyond the typical apartment units that surround the site. Each unit will contain a garage and driveway, and only share common side walls. The site is designed to give the residents the feel of a single-family neighborhood instead of a typical apartment development. The applicant is requesting an adjustment to SRC Sec. 702.020(e)(4) requiring that a minimum 40% of the buildable with shall be occupied by buildings placed at the setback line.

Applicant Findings:

(A) & (B)

The purpose of this requirement provides for multi-family buildings to be located at the street setback line to enhance visual interest and activity along the street. Due to the location of the community office building, and its classification as an “accessory structure,” the applicant is unable to meet the 40% minimum threshold along the Orchard Heights frontage. Therefore, the applicant is requesting an adjustment to this standard for Buildings 2, 3 and 4.

In order to create a welcoming environment and providing for a more pedestrian friendly development, the manager’s office is placed in a prominent location adjacent to both Linwood St. and Orchard Heights Rd. This location will help encourage pedestrian traffic to stop in and inquire about the development.

While the manager’s office may not be a residential unit, it is consistent in architectural design with the rest of the development containing windows, and architectural features so that all buildings are visually appealing facing both the rights-of-way and the interior of the development.

The development will provide additional landscaped areas throughout the site along with pedestrian paths/sidewalks connecting all of the buildings, amenities and public facilities. All of which will create a pedestrian friendly development. This multifamily development will provide thoughtfully designed architecture providing an attractive and welcoming environment for residents and guests throughout the site, enhancing the livability and appearance of this residential area. The reduction of buildings along the setback line will have no effect on the proposed use or surrounding uses.

(C) There are several adjustments being requested for this proposal. These adjustments are still consistent with the overall purpose of the zone by still providing streetscapes that are attractive and pleasing to the eye.

Conclusion:

The applicant requests that you consider the location of the community office building, an “accessory structure.” This factor prohibits the applicant from meeting the 40% minimum frontage requirement to meet the visual interest and activity standard. The applicant is proposing well designed, attractive multi-family buildings, as well as landscape features to provide a visually engaging and welcoming perspective from Orchard Heights. The current design will meet the intent of the standard in an equal or better manner while accommodating the design demands of this site. Therefore, the applicant requests approval of this adjustment.