

Project Overview:

This tenant improvement project will remodel the interior of the unit 1820 Lancaster Drive NE. It will involve removal of existing interior, non-load bearing walls and placement of new interior, non-load bearing walls.

The remodel project will not affect plumbing, electrical service connections, the exterior of the building nor will it affect the adjacent parking lot.

1820 Lancaster Drive NE shares a 100 ft x 30 ft (3,000 sq. ft.) building with 1822 Lancaster Drive NE. The 1820 / 1822 building is a single story, frame on concrete slab structure.

It appears that the City of Salem will require that 5 bicycle parking spaces be provided as a condition of this remodel project. This calculation is based on the gross square footage of all uses within the 1812 / 1840 complex, 21,354 sq. ft. (Ch 806.055).

01/15/2024 revision:

These bicycle parking spaces will be placed in two locations:

- Parking for 4 bicycles will be sited in a converted parking stall located approximately 10 feet from the entrance to 1820 Lancaster Dr. NE.
- Parking for 2 bicycles will be sited on an unmarked asphalt apron approximately 20 feet from the entrance to 1824 Lancaster Dr. NE, a space leased by Lucky's Pub III.

The "inverted staple" style bike rack will be used.

No landscaping will be affected by the placement of the bicycle parking spaces.