

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, OCTOBER 25, 2021

6:30 PM

VI. Public Hearing:

A. Resolution No. 393-B. Villebois Village Center Mixed Use Development: Pacific Community Design – Representative for Costa Pacific Communities – Applicant and RCS Villebois Development LLC – Owner. The applicant is requesting approval of SAP Central Amendment, Preliminary Development Plan (1) and Plan Modifications (2), Final Development Plans (3), and Type C Tree Plans (3) for a mixed-use development located in the Villebois Village Center. The subject sites are located on Tax Lots 2100 and 2800 of Section 15AC and Tax Lot 8600 of Section 15DB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Cindy Luxhoj

Case Files:

DB21-0010	SAP Central Amendment (PDP 12 C Lot 76, Bldgs A, B)
DB21-0011	Preliminary Development Plan (PDP 12 C Lot 76, Bldg A, B)
DB21-0012	Final Development Plan (PDP 12 C Lot 76, Bldgs A, B)
DB21-0013	Type C Tree Removal Plan (PDP 12 C Lot 76, Bldgs A, B)
DB21-0014	Preliminary Development Plan (PDP 2 C Lot 73, Bldg C)
DB21-0015	Final Development Plan (PDP 2 C Lot 73, Bldg C)
DB21-0016	Type C Tree Removal Plan (PDP 2 C Lot 73, Bldg C)
DB21-0022	Preliminary Development Plan (PDP 1 C Lot 12, Parking)
DB21-0023	Final Development Plan (PDP 1 C Lot 12, Parking)
DB21-0024	Type C Tree Removal Plan (PDP 1 C Lot 12, Parking)

This item was continued to this date and time certain at the September 27, 2021 DRB Panel B meeting.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 393-B**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A SAP CENTRAL AMENDMENT, PRELIMINARY DEVELOPMENT PLAN (1) AND PLAN MODIFICATIONS (2), FINAL DEVELOPMENT PLANS (3), AND TYPE C TREE PLANS (3) FOR A MIXED USE DEVELOPMENT LOCATED IN THE VILLEBOIS VILLAGE CENTER. THE SUBJECT SITES ARE LOCATED ON TAX LOTS 2100 AND 2800 OF SECTION 15AC AND TAX LOT 8600 OF SECTION 15DB, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR COSTA PACIFIC COMMUNITIES – APPLICANT AND RCS DEVELOPMENT LLC – OWNER.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated October 18, 2021, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at scheduled meetings conducted on September 27, 2021 and October 25, 2021, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated October 18, 2021, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to effective date, as applicable, of related Zoning Order DB21-0008 approved by City Council for Tax Lot 2800 and adjoining right-of-way, for: DB21-0010 through DB21-0016, DB21-0022 through DB21-0024 Specific Area Plan Amendment, Preliminary Development Plan, Preliminary Development Plan Modifications, Final Development Plans, and Type C Tree Plans for mixed-use apartment buildings, a parking area, and associated improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 25th day of October, 2021 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Samy Nada, Chair, Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report Wilsonville Planning Division

Villebois Village Center Mixed Use
SAP Central PDPs 12C Lot 76, 2C Lot 73, and 1C Lot 12

Development Review Board Panel 'B'
Quasi-Judicial Public Hearing
*Revised to Remove Zone Map Amendment Request Recommended to City Council
for Approval on September 27, 2021*

Hearing Dates: September 27, 2021 and October 25, 2021
Date of Report: October 18, 2021

Application Nos.: **SAP Central PDP 12C Lot 76, Buildings A and B:**
DB21-0010 Specific Area Plan (SAP) Central Amendment
DB21-0011 Preliminary Development Plan (PDP)
DB21-0012 Final Development Plan (FDP)
DB21-0013 Type C Tree Plan

SAP Central PDP 2C Lot 73, Building C:
DB21-0014 PDP Modification
DB21-0015 FDP
DB21-0016 Type C Tree Plan

SAP Central PDP 1C Lot 12, Parking:
DB21-0022 PDP Modification
DB21-0023 FDP
DB21-0024 Type C Tree Plan

Request/Summary: The requests before the Development Review Board include SAP Central Amendment (DB21-0010), PDP (DB21-0011) and PDP Modifications (DB21-0014 and DB21-0022), FDPs (DB21-0012, DB21-0015, and DB21-0022) and Type C Tree Removal (DB21-0013, DB21-0016, DB21-0024) for the Villebois Village Center Mixed Use project including three apartment buildings, additional parking, and associated improvements.

Location: Villebois Village Center. The property described as Tax Lots 2100 and 2800, Section 15AC, and Tax Lot 8600, Section 15DB, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

Owner: RCS Villebois Development LLC (Contact: Rudy Kadlub)

Applicant: Costa Pacific Communities (Contact: Rudy Kadlub)

Applicant’s Rep.: Pacific Community Design, Inc. (Contact: Stacy Connery AICP)

Comprehensive Plan Designation: Residential-Village

Zone Map Classification: PDP 12C Lot 76: Current: Public Facility (PF)
Proposed: Village (V)
PDPs 2C Lot 73 and 1C Lot 12: Village (V)

Staff Reviewers: Cindy Luxhoj AICP, Associate Planner
Daniel Pauly AICP, Planning Manager
Matt Palmer, PE, Associate Engineer
Kerry Rappold, Natural Resource Program Manager

Staff Recommendation:

- **Approve with conditions, contingent on City Council final approval of related Zone Map Amendment (DB21-0008)**, the SAP Central PDP 12C Lot 76 (DB21-0011), FDP (DB21-0012), and Type C Tree Plan (DB21-0013);
- **Approve with conditions** the requested SAP Central Amendment (DB21-0010), SAP Central PDP 2C Lot 73 and PDP 1C Lot 12 Modification (DB21-0014, DB21-0022), FDPs (DB21-0015, DB21-0023), and Type C Tree Plans (DB21-0016, DB21-0024).

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.033	Authority of City Council
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.113	Residential Development in Any Zone
Section 4.125	V-Village Zone
Section 4.139.00 thru 4.139.11	Significant Resource Overlay Zone
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering

Section 4.177	Street Improvement Standards
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20 as applicable	Tree Preservation and Protection
<u>Other City Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Villebois Village Master Plan	
SAP Central Approval Documents	
Previous Land Use Approvals	
<u>Regional and State Planning Documents:</u>	
Statewide Planning Goals	

Vicinity Map:



Background:

The Villebois Village Master Plan, adopted in 2003 and last updated in 2013, implemented the Villebois Village Concept Plan for the 480-acre area comprising the Villebois community in west Wilsonville. The Master Plan served as the basis for the Village zone development standards and provided a detailed analysis of the framework systems identified in the Concept Plan, including the land use program, parks and open space system, utilities framework, and circulation system.

The Villebois Village Master Plan envisions a vibrant mixed-use Village Center at heart of the Villebois community comprised of residential, office, retail and/or related employment uses. The Village Center is designed to include higher-density residential housing, mixed-use housing, opportunities for office/commercial/light industrial/civic uses, easy-access multi-modal transportation opportunities, and parks and greenway features. Intended as a central hub of activities, services, and transportation serving the larger Villebois community, the Village Center provides multi-modal transportation opportunities that facilitate pedestrian, bicycle, transit and automobile access, connecting residents to shopping, services, recreation and homes.

The Specific Area Plan (SAP) Central, consisting of 55.2 acres within the central portion of Villebois, was adopted in 2006. It includes 42.0 acres within and 13.2 acres outside the Village Center boundary. SAP Central includes the following components and guiding documents:

- Narrative and Supporting Reports
- Drawings
- Village Center Architectural Standards (VCAS)
- Signage and Wayfinding Master Plan
- Community Elements Book
- Rainwater Management Plan

The current application affects 2.02 acres of the 42 acres within the Village Center boundary surrounding the central Piazza on the north, east and west sides. The 2.02 acres includes 1.19 acres in PDP 12C Lot 76 (Tax Lot 2800), 0.5 acre in PDP 2C Lot 73 (Tax Lot 2100), and 0.33 acres in PDP 1C Lot 12 (Tax Lot 8600). As envisioned in the Villebois Village Master Plan and SAP Central, the current application proposes a mixed-use development, Villebois Village Center Apartments, consisting of three buildings and a surface parking area surrounding the central Piazza on three sides. As shown in the Vicinity Map on the previous page, the fourth side of the Piazza is already occupied by the Domaine at Villebois, a mixed-use apartment development, completed in 2008. Buildings A and B of the current application are proposed to be located on PDP 12C Lot 76, north and east of the Piazza, with Building C located on PDP 2C Lot 73, west of the Piazza. The parking area is proposed on PDP 1C Lot 12, southwest of the Piazza, to serve the residents, visitors, and employees of the development.

The proposed mixed-use development requires approval of several applications as shown in the table below.

Component of Proposed Development	SAP Central Amendment	Preliminary Development Plan or Modification	Final Development Plan	Type C Tree Removal Plan
Buildings A and B (PDP 12C Lot 76)	Amendment to Plaza Address	PDP	FDP	Type C
Building C (PDP 2C Lot 73)	Amendment to Plaza Address	PDP Modification	FDP	Type C
Surface Parking Area (PDP 1C Lot 12)	---	PDP Modification	FDP	Type C

Summary:

SAP Central Amendment (DB21-0010)

Note: The requested SAP Central Amendment applies only to PDP 12C Lot 76 and PDP 2C Lot 73, the sites of Buildings A, B, and C, and not to PDP 1C Lot 12, the site of the surface parking area.

The applicant is requesting a SAP Amendment to refine the Village Center Architectural Standards (VCAS) to implement the proposed development. The amendment would change/add provisions for the Plaza Address within the Village Center Boundary. The proposed revisions modify the exterior building materials standards related to façade materials and percentage calculations. This provides design flexibility to accentuate the ground floor of each building while including complementary finish materials and color palettes, resulting in architectural consistency along the central Piazza.

Proposed Site Plans and Illustrations



SAP Central PDPs and Modifications (DB21-0011, DB21-0014, DB21-0022)

The proposed mixed-use development consists of three buildings, designed to provide 143 residential market-rate apartments and 2,460 square feet of ground-level commercial retail space, and an additional surface parking area. Buildings A and B, located on PDP 12C Lot 76, provide 94 multi-family residential units (69 one-bedroom units, 14 two-bedroom units, and 11 3-bedroom units) and 1,331 square feet of retail space. Building C, located on PDP 2C Lot 73, includes 49 multi-family residential units (16 studio residential units, 26 one-bedroom units, 7 two-bedroom units), and 1,129 square feet of retail. In addition, Buildings A, B, and C, include 11 ground floor residential units facing the Piazza designed to accommodate future conversion to 7,527 square feet of retail space, should the property owner decide in the future, based on market demand, to replace the residential housing with additional retail. The surface parking area is

proposed on PDP 1C Lot 12 to serve the residences, employees, and visitors of the development. A total of 167 vehicle parking spaces are required, with 183 off- and on-street spaces provided.

Since SAP Central was approved in 2006, separate PDPs, as well as some modifications of original approvals, have been approved within SAP Central. The current application proposes modifications to previously approved PDP 2C Lot 73 and PDP 1C Lot 12 as follows:

- PDP 2C Lot 73 modification proposes to increase the number of mixed-use condos from the conceptual range of 24 to 30 units to provide 49 apartment units in Building C.
- PDP 1C Lot 12 modification proposes to eliminate the conceptual range of 8 to 12 mixed-use condo units previously envisioned and provide a surface parking area to serve the residents, employees, and visitors of the mixed-use development.

The following table reflects the final and current approved unit counts in all other PDP approvals and modifications in SAP Central. The original SAP Central approved 1,010 units with a potential 10% increase or decrease over time. With approval of the proposed PDP 2C Lot 73 and PDP 1C Lot 12 modifications, the density in SAP Central will be 986 units, resulting in a less than 10% change to the unit counts in SAP Central, which continues to meet the density requirement across Villebois. In addition, the proposal results in a total of 2,568 residential units within Villebois, meeting the refinement criteria.

Housing Type	Original Unit Count in SAP Central	Current Unit Count in SAP Central	Proposed Unit Count in SAP Central	% Change – Original to Proposed	% Change – Current to Proposed
Medium/Standard/Large/Estate	0	0	0	0%	0%
Small Detached/Small Cottage/Row House/Neighborhood Apartment	1,010	933	986	-2.4%	5.9%
Total	1,010	933	986	-2.4%	5.9%

SAP Central FDPs (DB21-0012, DB21-0015, DB21-23)

Submitted FDPs provide details of architecture, landscaping, lighting, signage, and residential amenities consistent with the requirements of the SAP Central Community Elements Book and VCAS.

Type C Tree Plans (DB21-0013, DB21-0016, DB21-0024)

There is a combined total of 12 on-site trees on PDP 12C Lot 76 (4 on-site), PDP 2C Lot 73 (6 on-site) and PDP 1C Lot 12 (2 on-site) that will be affected by the proposed development. In addition, trees in areas adjacent to the lots, as well as street trees, could be affected by construction. All 12 on-site trees are proposed for removal due to tree conditions and unavoidable construction impacts. All trees adjacent to the sites and street trees will be retained and protected during construction.

Traffic Impacts:

Traffic impacts for this projects have long been included in the planning and construction of transportation infrastructure to serve Villebois.

In May 2019, the City's traffic consultants analyzed the residential trip generation for three buildings (totaling 145 apartments units) proposed on PDP 12C Lot 76 and PDP 2 C Lot 73 as compared to residential trip generation estimates for all of SAP Central (2013 Traffic Impact Study (TIS)). The residential trip generation for the entire SAP Central, with the three proposed apartment buildings, was found to result in a lower trip generation than previous residential trip generation estimates for SAP Central. Therefore, it was found that no significant traffic impact was anticipated due to the proposed Buildings A, B, and C.

In June 2021, the analysis was revised to reflect modified site plans for Buildings A, B, and C, showing 11 ground-floor residential units that could be converted to approximately 7,300 square feet of retail space in the future, depending on market demand. This analysis concluded that the proposed modifications to the buildings would result in a net increase of 22 (10 in, 12 out) p.m. peak hour trips after conversion of residential to retail. However, it was found that the change would not cause the residential trip counts to exceed the trip counts previously analyzed and the total residential trips for SAP Central would be 578, which is less than the 594 trips analyzed in the 2013 TIS.

Also in June 2021, the City's traffic consultants revised the residential trip generation analysis for PDP 1C Lot 12. In 2018, this site was approved for 3 rowhouses with one of the units containing 711 square feet of commercial/office space on the ground floor. However, the current application proposes a 24-space surface parking area to provide supplemental parking for residents, employees and customers of the mixed use development. The revised analysis estimates that the parking area will generate 17 (10 in, 7 out) p.m. peak hour trips in and out of the parking spaces in the lot. However, because parking does not, of itself, generate trips, all of the trips are assumed to be existing trips.

Public Comments and Responses:

The City received a number of public comments on the proposal, copies of which are included as D Exhibits. Concerns raised include parking, traffic, safety, intensification of use and added residential units, converting landscaped area at SW Villebois Drive and SW Barber Street to parking, and removal of a previously preserved scarlet oak tree (Tree #333). Concerns are addressed under "Discussion Topics" below and otherwise in this report. Efforts will continue to answer the questions and concerns during the public hearing.

Discussion Points:

Community Outreach Efforts

As described by the applicant in their submitted materials, this application reflects efforts made by them to address community concerns regarding parking and retail/ commercial space provided. Public outreach efforts made by the applicant include meetings with neighboring homeowner associations and City Councilors as noted below:

- June 2020 meeting with Ben West, City of Wilsonville City Councilor
- July 14, 2020 meeting with Camden Square Homeowners Association
- July 15, 2020 meeting with Royal Crescent Homeowners Association
- July 17, 2020 meeting with Joann Linville, City of Wilsonville City Councilor
- July 20, 2020 meeting with Brookside Terrace Homeowners Association
- August 2020 meeting with Julie Fitzgerald, City of Wilsonville Mayor
- August 2020 telephone call with Kristin Akervall, City of Wilsonville Council President
- July 2020 telephone call with Charlotte Lehan, City of Wilsonville Councilor
- Attend Quarterly 2019-2020 Villebois Village Center Homeowners Association Technical Advisory Meeting

The applicant is addressing concerns regarding parking by proposing a surface parking area on PDP 1C Lot 12 to serve the residents, employees, and visitors of the Villebois Village mixed-use development on PDP 12C Lot 76 and PDP 2C Lot 73. The opportunity to provide this additional parking area became possible when the developer of a three-unit residential development on the Lot 12 failed to proceed with purchase of the property.

The applicant is addressing concerns regarding the limited retail/ commercial area proposed in the mixed-use development with buildings designed to include 11 ground floor residential units facing the Piazza that have the ability to convert to 7,527 square feet of retail. Later sections of this Staff Report and elevations, floorplans, and details provided in application materials detail how the proposed mixed-use buildings are designed to evolve with community needs and market demand.

Amount and Type of Ground Floor Uses Around the Piazza

The area around the Piazza at Villebois is the very core of Villebois calling for the tallest buildings and most intense uses. The description of the Village Center in the Villebois Village Master Plan (Master Plan) describes the higher-density development around the Piazza as multi-family and mixed-use development such as ground level retail or office and “flex-space” uses with office or multi-family residential units above. The “flex-space” is defined in the Master Plan glossary as “ground floor units of a multi-family or mixed-use building that can be converted to office/retail or residential uses.” Other language in the Master Plan describing this core area includes Policy 5 under Village Center which says “the core area of the Village Center shall provide for mixed-use residential, retail, and employment areas that may include office uses and live/work housing

opportunities.” This Master Plan language defines that the buildings around the Piazza should have ground-floor commercial type space, but in the list of what the space may entail includes retail, office, flex-space, and live/work. In addition, the Master Plan prescribes a building around the Piazza provide a mailroom for the Village Center. The Master Plan does not prescribe the mix of these different ground-floor uses. However, a basic notion of mixed-use development is that the ground-floor is non-residential or live/work uses.

In the proposal before the DRB, the applicant proposes the following uses on the ground floor of the buildings:

- Common area amenity for apartment residents
- Live/work units facing the Piazza
- Leasing office
- 2,460 square feet retail space
- Mail center with over 900 mailboxes
- “Flex-space” residential units for potential retail conversion

Most of these uses qualify under the non-residential or live/work spaces identified in the Master Plan to occupy the ground floor of mixed-use buildings. However, City staff does not support the “ground-floor units designed to accommodate future conversion for retail” as “flex-space” in Buildings B and C. The units do not have exterior entrances, limiting flexibility to transform the spaces. Any tenant improvements to convert to retail would be substantial. No evidence exists that it is foreseeable for the market demand for retail to be so much more than for residential to complete future tenant improvements to convert the spaces to retail or office. The combination of financial burden of any future conversion combined with lack of anticipated market demand creates substantial hurdles that do not allow these units to be reasonably considered “flex-space.” A condition of approval requires these spaces need be converted to live/work units with exterior entrances and storefront treatments including entry canopies so that the ground floor is office, retail, or live/work.

Flexibility of Ground Floor Uses

While the applicant has proposed, or is required to provide, a specific mix of ground-floor uses, this approval acknowledges final mix and location of ground floor tenant spaces is likely to change as conversations continue with potential tenants and other factors help determine final mix and location. However, the mail room must be built as well as no less than 2,460 square feet of retail space. All buildings must maintain the ground floor facing the Piazza as retail, office, live/work, or flex-space built for a variety of uses without significant modification.

Background of Oak Tree on Lot 12

Tree 333, a scarlet oak, on Lot 12, has long been designated for retention as an “Important” tree; however, it is not part of the City’s Heritage Tree program. Previous unbuilt approvals for the site preserved the subject tree. However, the tree sustained substantial damage during the

February 2021 ice storm. According to the arborist report the storm damage led to loss of two very large scaffold branches and broken leaders along with smaller branches. The property owner discussed requesting removal separately, but elected to include the removal request in the subject application. The City acknowledges recent damage to the previously “Important” tree has impacted its long-term viability and supports the applicant’s request to remove the tree regardless of what development occurs on the site.

History of Uses/Land Use Approval for Lot 12

SAP Central was approved in 2006 and the subject site was zoned Village (V) at that time. This original approval called for 8-12 mixed-use condos on the subject site taking access from shared alleyways. Notably, the property was never planned for park or open space. The current improved landscape on the site stems from the sites past use as a temporary sales office and information center for the Village Center. Often these types of sales offices are heavily landscaped, even if just temporarily, to create a marketing friendly aesthetic. The modular building used as the sales office/information center has been removed for some time, but the improved landscaping has remained. Based on public comment it is apparent the length of time the “temporary” landscaping has been in place has created a perception that the landscaping is the long-term approved use for the property.

In 2018 development plans come forward and were approved for the site. However, the developer chose not to construct the approved units and the proposed PDP 1C Lot 12 modification refines the subject area beyond what was described in SAP Central. The 2018 approval was for a three-unit residential development, including one mixed-use unit and associate improvements. See DRB Resolution No. 357 (Casefile DB18-0040, DB18-0041, and DB18-0042). This application proposes further modification, eliminating all residential and mixed-use building on Lot 12 in favor of providing additional parking to serve nearby development. The result is fewer units (less density) and more parking than originally envisioned for this immediate area. All changes to the number of units are within the refinement thresholds identified in the V zoning text.

Access to Proposed Parking on Lot 12 Via Existing Alleys

The proposed parking lot on PDP 1C Lot 12 will not take access directly from SW Villebois Drive or SW Barber Street, but rather through an existing alley. The existing alley is partially on the subject Lot 12 and partially on Tracts G and H of the plat of ‘Villebois Village Center’ recorded in 2007. Per Note 4 of the plat, Lot 12 has an access easement over Tract G and H. The three-unit development approved by the City in 2018 included access via the same alley and parking added within the alley on the portion on the PDP 1C Lot 12. This application proposes the same access and the same addition of parking in the Lot 12 portion of the alley as previously approved.

Parking

Villebois has specific parking standards listed in the V zone for the proposed uses. The applicant has worked with the City to follow the standards. The City has carefully reviewed the parking proposal and, as explained in detail in the findings, found minimum parking standards are met or exceeded. With mixed-use development such as that proposed the parking demand is more intense than many typical developments in Wilsonville. This location has long been planned for mixed-use development with parking standards established with this plan in mind. With clear standards in place the DRB cannot require parking beyond that required by the standards and must find a development meeting the parking standards in compliance. The parking proposal/compliance is summarized as follows, additional details are in Finding C27:

Vehicle Parking Requirements per Section 4.125 Table V-2	167 spaces
Vehicle Parking Off-set Allowed	18 spaces
Total Vehicle Parking Spaces Required	149 spaces
Off-Street Vehicle Parking Provided	138 spaces
Adjacent On-Street Parking Counted Per Code	45 spaces
Total spaces provided to meet Code requirement	183 spaces

Conclusion and Conditions of Approval

Staff reviewed the applicant’s analysis of compliance with the applicable criteria. The Staff Report adopts the applicant’s responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed applications (DB21-0010 through DB21-0016, and DB21-0022 through DB21-0024) with the following conditions:

Planning Division Conditions:

Request A: DB21-0010 SAP Central Amendment

No conditions for this request.

Request B: DB21-0011, DB21-0014, DB21-0022 SAP Central PDPs and Modifications

PDB 1.	Approval of DB21-0011, PDP 12C Lot 76, is contingent on final City Council approval of a related Zone Map Amendment request (DB21-0008).
PDB 2.	Ground floor units in Buildings B and C labeled as “designed to accommodate future conversion for retail” shall be converted to live/work units or retail or office facing the Piazza. Ground floor units or tenant spaces shall have exterior entries facing the Piazza and entry canopies meeting the VCAS standards.
PDB 3.	In addition to the changes to the mix of ground-floor uses in Condition of Approval PDC 3, the applicant may refine the location and mix of ground-floor uses as long as: the ground floor of each building is retail, office, live/work, or flex-space with exterior entrances and canopies; the mail room is provided, the square footage of proposed retail is not reduced, and the mix does not increase the amount of parking required.

Request C: DB21-0012, DB21-0015, DB21-0023 FDPs

PDC 1.	Approval of DB21-0012, FDP 12C Lot 76, is contingent on final City Council approval of a related Zone Map Amendment request (DB21-0008).
PDC 2.	All plant materials shall be installed consistent with current industry standards.
PDC 3.	All construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor alterations may be approved by the Planning Division through the Class I Administrative Review process.
PDC 4.	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board.
PDC 5.	No street trees shall be planted where their growth would interfere with preserved trees. Street trees shall be appropriately placed between curb cuts.

Request D: DB21-0013, DB21-0016, DB21-0024 Type C Tree Plans

PDD 1.	Approval of DB21-0013, Type C Tree Plan for PDP 12C Lot 76, is contingent on final City Council approval of a related Zone Map Amendment request (DB21-0008).
PDD 2.	Trees planted as replacement of removed trees shall be state Department of Agriculture Nursery Grade No. 1. or better, shall meet the requirements of the American Association of Nursery Men (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade, shall be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee’s successors-in-interest for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during that time shall be replaced.
PDD 3.	Solvents, building material, construction equipment, soil, or irrigated landscaping shall not be placed within the drip line of any preserved tree, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.
PDD 4.	Before and during development, land clearing, filling or any land alteration the applicant shall erect and maintain suitable tree protective barriers which shall include the following: <ul style="list-style-type: none"> • 6’ high fence set at tree drip lines. • Fence materials shall consist of 2 inch mesh chain links secured to a minimum of 1 ½ inch diameter steel or aluminum line posts. • Posts shall be set to a depth of no less than 2 feet in native soil. • Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. • Tree protection fences shall be maintained in a full upright position.
PDD 5.	Prior to issuance of any public works permits or building permits the applicant shall obtain a Type C Tree Removal Permit from the City.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

All Requests

PF 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PF 2.	Any modifications to public streets shall conform to the Street Sections shown in Figure 9A of the Villebois Village Master Plan.
PF 3.	The existing curb on the SW Campanile Lane frontage at Building A shall be modified to allow a new curb ramp parallel to the existing curb ramp on the north side of the street. As shown on the Residential-Village Center street section on Figure 9A, provide a planting strip or stormwater swale with a minimum width of 4.5 feet and a sidewalk with a minimum width of 5.5 feet. Match position of existing sidewalks at transitions.
PF 4.	The existing curb on the SW Barber Street frontage at Buildings B and C shall remain in its existing position. As shown on the Minor Collector street section on Figure 9A, provide a planting strip or stormwater swale with a minimum width of 7.5 feet and a sidewalk with a minimum width of 5 feet. Match position of existing sidewalks at transitions.
PF 5.	The existing curb on the SW Valencia Lane frontage at Building B shall remain in its existing position. As shown on the Residential-Village Center street section on Figure 9A, provide a planting strip or stormwater swale with a minimum width of 4.5 feet and a sidewalk with a minimum width of 5.5 feet. Match position of existing sidewalks at transitions.
PF 6.	The existing curb on the SW Toulouse Street frontage at Building C shall remain in its existing position. As shown on the Residential-Village Center street section on Figure 9A, provide a planting strip or stormwater swale with a minimum width of 4.5 feet and a sidewalk with a minimum width of 5.5 feet. Match position of existing sidewalks at transitions.
PF 7.	The pervious paver sidewalks shown on the SW Campanile Lane frontage of Buildings A and B, the Royal Scot Lane frontage of Building A, and the SW Villebois Drive North frontage of Building A shall be completed as shown on the preliminary plans. Pervious paving areas shall be constructed with a similar look and structural section as was used for adjacent areas.
PF 8.	SW Villebois Drive and SW Villebois Drive North are fully developed adjacent to the site and no additional right-of-way or street improvements are required of the applicant.
PF 9.	The existing curb on the SW Barber Street frontage at Building C has existing curb cuts. If no stormwater swale is to be constructed on this frontage, curb cuts shall be removed.
PF 10.	Sections of existing curbs and gutters that are in broken or in otherwise visibly damaged condition on frontages to be improved by the project shall be replaced.

PF 11.	Where pavement cuts are required to install new utility connections, pavement restoration shall be standard T-cut as shown in City Detail No. S-2145.
PF 12.	All water meter vaults shall be located outside of drivable areas.
PF 13.	If the existing fire hydrant at the NW corner of the SW Barber St and SW Villebois Drive North intersection, adjacent to Building C, is to be relocated as shown, a new tap on the existing water main and new shut-off valve shall be provided. The proposed addition of an elbow to the existing fire hydrant service line is not acceptable.
PF 14.	The water connection west of SW Palermo Street connects to the existing water main on the private alley and a private easement will be required for the portion of the service within the street on private property.
PF 15.	Existing stormwater swales on frontages to be improved by the project shall be brought into compliance with the requirements of the City's Public Work Standards, including removal of weeds and replanting if needed.

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case Files DB21-0010 through DB21-0016, and DB21-0022 through DB21-0024. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1.** Staff report and findings (this document)
- A2.** Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- B1.** Land Use Application Forms
- B2-I.** Applicant's Materials – *Available Under Separate Cover*
 - Table of Contents
 - Section IA: Introductory Narrative
 - Section IB: Forms (*see Exhibit B1*)
 - Section IC: Ownership Documentation
 - Section ID: TVF&R Permit
 - Section IE: Republic Service Compliance Letters
 - Section IF: Traffic Impact Analysis – Updated 06.23.2021
 - Section IG: Mailing List

- Section IIA: Zone Change – Supporting Compliance Report
- B2-II&III.** Section IIB: Zone Change - Map
- Section IIC: Zone Change – Legal Description and Sketch
- Section IIIA: SAP Amendment – Supporting Compliance Report
- Section IIIB: SAP Amendment – Village Center Architectural Standards (VCAS)
- B2-IV.** Section IVA: PDP 2C Lot 73 (Building C) – Supporting Compliance Report
- Section IVB: PDP 2C Lot 73 (Building C) – Reduced Drawings (*see Exhibit B3-2C*)
- Section IVC: PDP 2C Lot 73 (Building C) – Utility and Drainage Report
- Section IVD: PDP 12C Lot 76 (Buildings A and B) – Supporting Compliance Report
- Section IVE: PDP 12C Lot 76 (Buildings A and B) – Reduced Drawings (*see Exhibit B3-12C*)
- Section IVF: PDP 12C Lot 76 (Buildings A and B) – Utility and Drainage Report
- Section IVG: PDP 1C Lot 12 (Parking) – Supporting Compliance Report
- Section IVH: PDP 1C Lot 12 (Parking) – Reduced Drawings (*see Exhibit B3-1C*)
- Section IVI: PDP 1C Lot 12 (Parking) – Utility and Drainage Report
- Section IVJ: PDPs – SAP Unit Counts
- Section IVK: PDPs – Traffic Analysis – Updated 06.23.2021
- Section IVL: PDPs – Tree Report
- Section IVM: PDPs – Conceptual Elevations
- B2-V.** Section VA: FDP 2C Lot 73 (Building C) – Supporting Compliance Report
- Section VB: FDP 2C Lot 73 (Building C) – Reduced Drawing (*see Exhibit B3-2C*)s
- Section VC: FDP 2C Lot 73 (Building C) – Elevations, Floor Plans and Details (*see Exhibit B3-2C*)
- Section VD: FDP 12C Lot 76 (Buildings A and B) – Supporting Compliance Report
- Section VE: FDP 12C Lot 76 (Buildings A and B) – Reduced Drawings (*see Exhibit B3-12C*)
- Section VF: FDP 12C Lot 76 (Buildings A and B) –Elevations, Floor Plans and Details (*see Exhibit B3-12C*)
- Section VG: FDP 1C Lot 12 (Parking): - Supporting Compliance Report
- Section VH: FDP 1C Lot 12 (Parking): -Reduced Drawings (*see Exhibit B3-1C*)
- Section VI: FDPs – Lighting Cut Sheets
- B2-VI.** Section VIA: Tree Removal Plans 2C Lot 73 (Building C) – Supporting Compliance Report
- Section VIB: Tree Removal Plans 2C Lot 73 (Building C) – Tree Report
- Section VIC: Tree Removal Plans 2C Lot 73 (Building C) – Tree Preservation Plan
- Section VID: Tree Removal Plans 12C Lot 76 (Buildings A and B) – Supporting Compliance Report
- Section VIE: Tree Removal Plans 12C Lot 76 (Buildings A and B) – Tree Report
- Section VIF: Tree Removal Plans 12C Lot 76 (Buildings A and B) – Tree Preservation Plan
- Section VIG: Tree Removal Plans 1C Lot 12 (Parking) – Supporting Compliance Report

Section VIH: Tree Removal Plans 1C Lot 12 (Parking) – Tree Report
Section VII: Tree Removal Plans 1C Lot 12 (Parking) – Tree Preservation Plan
Applicant’s Plans, 2C Lot 73 (Building C) *Under separate cover*

B3-I.

Section IVB: PDP

1. Cover Sheet
2. Existing Conditions and Demolition Plan
3. Site/Land Use Plan
4. Preliminary Grading Plan and Erosion Control Plan
5. Preliminary Composite Utility Plan
6. Preliminary Circulation Plan
7. Preliminary Parking Plan
8. Preliminary Tree Preservation Plan
- L1. Street Tree Planting Layout Plan

Section VB: FDP

1. Cover Sheet
2. Unit Site Plan
3. Preliminary Parking Plan
- L1. Street Tree Planting Layout Plan
- L2. Planting Details & Notes
- L3. Details

Section VC: Elevations, Floor Plans and Details

- A.002. Cover Sheet – Bldg C
- A.122. Materials Board – Bldg C
- A.152. Exterior Vertical Assemblies – Bldg C
- A.202. Architectural Site Plan – Bldg C
- A.231. Building C Level 1 Plan
- A.232. Building C Level 2-4 Plan
- A.235. Building C Roof Plan
- A.236. Building C Unit Plans
- A.331. Building C Elevations – East and South
- A.332. Building C Elevations – West and North
- A.411. Signage Plan – Bldg C
- A.412. Signage Plan – Bldg C
- A.413. Signage Plan – Bldg C
- A.414. Signage Plan – Bldg C
- A502. Site Lighting Plan – Bldg C

B3-II.

Applicant’s Plans, 12C Lot 76 (Buildings A and B) *Under separate cover*

Section IVE: PDP

1. Cover Sheet
2. Existing Conditions and Demolition Plan
3. Site/Land Use Plan
4. Preliminary Grading Plan and Erosion Control Plan

- 5. Preliminary Composite Utility Plan
- 6. Preliminary Circulation Plan
- 7. Preliminary Parking Plan
- 8. Preliminary Tree Preservation Plan
- L1. Street Tree Planting Layout Plan

Section VE: FDP

- 1. Cover Sheet
- 2. Unit Site Plan
- 3. Preliminary Parking Plan
- L1. Street Tree Layout Planting Plan
- L2. Planting Legend Details & Notes
- L3. Details
- L4. Details
- L5. Details

Section VF: Elevations, Floor Plans and Details

- A.001. Cover Sheet – Bldg A & B
- A.121. Materials Board – Bldg A & B
- A.151. Exterior Vertical Assemblies – Bldg A & B
- A.201. Architectural Site Plan – Bldg A & B
- A.211. Building A Level 1 Plan
- A.212. Building A Level 2-4 Plan
- A.215. Building A Roof Plan
- A.221. Building B Level 1 Plan
- A.222. Building B Level 2-3 Plan
- A.224. Building B Level 4 Plan
- A.225. Building B Roof Plan
- A.226. Building A & B Unit Plans
- A.227. Building A & B Unit Plans
- A.311. Building A Elevations – West and North
- A.312. Building A Elevations – East and South
- A.321. Building B Elevations – West and South
- A.322. Building B Elevations – East and North
- A.401. Signage Plan – Bldg A & B
- A.402. Signage Plan – Bldg A & B
- A.403. Signage Plan – Bldg A & B
- A.404. Signage Plan – Bldg A & B
- A501. Site Lighting Plan – Bldg A & B

B3-III. Applicant’s Plans, 1C Lot 12 (Parking) *Under separate cover*

Section IVH: PDP

- 1. Cover Sheet
- 2. Existing Conditions and Demolition Plan
- 3. Site and Land Use Plan

- 4. Preliminary Grading Plan and Erosion Control Plan
- 5. Preliminary Composite Utility Plan
- 6. Preliminary Circulation Plan
- 7. Preliminary Parking Plan
- 8. Preliminary Tree Preservation Plan
- L1. Planting Plan

Section VH: FDP

- 1. Cover Sheet
- 2. Site Plan
- 3. Preliminary Parking Plan
- L1. Planting Plan

- B4.** Applicant’s Materials Samples *Available for inspection on request*
- B5.** Applicant’s Completeness Response Memo, dated May 17, 2021

Development Review Team Correspondence

- C1.** Public Works & Other Engineering Requirements

Other Correspondence

- D1.** D. Wortman Comment, Dated September 5, 2021
- D2.** M. Sandlin Email to R. Wurpes, Dated September 11, 2021
- D3.** P. McKay Comment, Dated September 12, 2021
- D4.** K.Hayes Comment, Dated September 13, 2021
- D5.** J.Cooper Comment, Dated September 14, 2021
- D6.** K.Eagle Comment, Dated September 15, 2021
- D7.** G. and M. Downen Comment, Dated September 16, 2021
- D8.** M.Sandlin Comment, Dated September 17, 2021
- D9.** L.Sabatini Comment, Dated September 17, 2021

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The City received applications for PDP 12C Lot 76 and PDP 2C Lot 73, Buildings A, B, and C, on February 4, 2021, with payment received on March 1, 2021; and for PDP 1C Lot 12, Parking, on March 8, 2021, with payment received on March 29, 2021. On March 31, 2021, the applications were determined to be incomplete. On May 18, 2021, the City received revised application materials, with additional information submitted on May 26, 2021, for review. Planning staff deemed the application complete on June 25, 2021. The City must render a final decision for the request, including any appeals, by October 23, 2021.

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	V	Residential
East:	V	Residential
South:	V	Residential; Mixed Use on southeast side of Piazza
West:	V	Residential

3. Previous City Planning Approvals include:

Legislative:

- 02PC06 - Villebois Village Concept Plan
- 02PC07A - Villebois Comprehensive Plan Text
- 02PC07C - Villebois Comprehensive Plan Map
- 02PC07B - Villebois Village Master Plan
- 02PC08 - Village Zone Text
- 04PC02 – Adopted Villebois Village Master Plan
- LP05-0006 – Revised Villebois Village Master Plan
- LP05-0007 and 7A – Revised Villebois Development Code (Village Center Architectural Standards)
- LP05-0010 – Revised Villebois Development Code (Recreational Area in Multi-family and Mixed-Use Development)
- LP05-0012 – Revised Villebois Village Master Plan
- LP06-0002 – Revised Villebois Development Code (PDP Criteria)
- LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

- AR07-0015 – SAP Central, Partition Plat
- AR07-0080 – SAP Central, PDP 1 Lot Line Adjustment
- AR08-0002 – SAP Central, PDP 1 The Alexan Landscape Plan Modification
- AR08-0037 – SAP Central, Rain Garden Apartments Minor Modifications
- AR08-0051 – SAP Central, Modular Sales Office Exterior Screening Modification
- AR09-0039 – SAP Central Replat of Lots 56-70

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

Who May Initiate Application Section 4.009

The application has been submitted on behalf of the property owner, RCS Villebois Development LLC, and is signed by an authorized representative, Rudy Kadlub.

Pre-Application Conference Subsection 4.010 (.02)

A Pre-Application Conference was held in accordance with this subsection.

Lien Payment before Application Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements contained in this Subsection.

Zoning-Generally Section 4.110

This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request A: DB21-0010 SAP Central Amendment

Note: The requested SAP Central Amendment applies only to PDP 12C Lot 76 and PDP 2C Lot 73, the sites of Buildings A, B, and C, and not to PDP 1C Lot 12, the site of the surface parking area

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Wilsonville Comprehensive Plan and Statewide Planning Goals

A1. The proposed changes to the Villebois Village Center Architectural Standards (VCAS) do not alter the SAP's established compliance with the Wilsonville Comprehensive Plan or Statewide Planning Goals.

Villebois Village Master Plan

A2. The SAP Amendment is being requested for the specific purpose of refining the VCAS in order to implement the Villebois Village Master Plan. The SAP Amendment addresses the Plaza Address Standards of the VCAS by allowing more freedom for material usage in order to better meet the Master Plan's vision of a Village Center. As described in the applicant's materials, the proposed mixed-use buildings are designed in a way that provides variety in design elements while creating a sense of shared character.

Village Zone Generally

Permitted Uses in Village Zone
Subsection 4.125 (.02)

A3. The proposed SAP Amendment does not affect the uses proposed in the concurrent PDPs and FDPs, which include mixed-use development permitted in the Village (V) zone.

Other Village Zone Standards

Village Zone Design Principles
Subsection 4.125 (.13)

A4. SAP Central included a unique toolkit that regulates proposed development. This toolkit includes the Village Center Architectural Standards (VCAS). The concurrently proposed development complies with the standards of the Village (V) zone. The current application requests a modification of the Plaza Address, an element of the VCAS, in order to adjust the minimum percentage requirements of materials used on a project's exterior and to allow for the use of stucco board for facades facing The Piazza to create more diversity in building design.

Design Standards: Generally
Subsection 4.125 (.14) A. 1.

- A5. The general provisions of the Subsection do not relate to the proposed SAP Amendment and VCAS modifications. Therefore, approval of the proposed SAP Amendment is consistent with these general provisions.

Building and Site Design Requirements-Proportions and Massing
Subsection 4.125 (.14) A. 2. a.

- A6. The proposed revisions to the VCAS Plaza Address Section 4.2(2) and Section 4.2(4) do not remove or revise the materials list; rather, the revisions modify the façade materials and percentage calculations.

As described in the applicant’s materials, the proposed modification allows 30% of each building to be finished with one or more of the following materials: brick stone or cast stone, stucco or plaster, including stucco boards composed of fiber cement reveal panels, poured-in concrete, or pre-cast concrete veneer, and/or metal panel systems. This is an alteration of the current standards which require 75% of the building to be covered by the above-mentioned materials and do not list stucco board, specifically.

As proposed in the current application, the primary façade facing the central Piazza of Buildings A, B, and C each have at least 30% coverage of brick veneer and painted “stucco board”. These materials accentuate the ground floor to define the building’s base, as well as delineate between common area spaces and private housing. Painted fiber cement lap siding is the primary finish material for the private housing at the remainder of the building. These materials are used on all three proposed buildings, to provide consistency along the central Piazza.

The proposed exterior building materials are per the VCAS standards under Section 4.2; the percentage amount has been reduced, and the application of the percentage calculation is focused on the primary facades facing the central plaza. By focusing the brick veneer at the ground floor facing the Piazza, the focus of the buildings is placed at the streetscape level, at the public and common area spaces of each building. At the south side of the Piazza, the Domaine at Villebois apartments also consolidates the brick veneer to the ground level, so the proposed building facades provide a consistent theme with finish materials at the ground level on all sides of the central plaza.

Above the brick base of each building there is a combination of fiber cement lap siding and “stucco board” (Hardi panels). Each material provides a different texture to the building façade, along with the light and dark paint colors, which further break down the massing above.

As shown in the illustrations below, the result is four unique façade designs wrapping the central plaza, with complementary finish materials and complementary color palettes. The brick veneer, storefront windows, and steel canopies all reinforce the ground level streetscape, to make the Piazza a vibrant, pedestrian-friendly experience.



Building and Site Design Requirements-Materials, Colors, Architectural Details
Subsection 4.125 (.14) A. 2. b. through e.

A7. As mentioned above, this request is to update the VCAS in order to allow for more diverse building materials and to reduce the requirement for minimum percentages of finishes on proposed buildings in the Plaza Address. The proposed SAP Amendment to modify the VCAS will have no effect on guidelines for protective overhangs, recesses at windows/doors, raised stoops, terraces/porches, gutters, scuppers, or downspouts, and is, therefore, consistent with the requirements.

Building and Site Design Requirements-Significant Trees, Site Landscaping
Subsection 4.125 (.14) A. 2. f. and g.

A8. The proposed modification will have no effect on existing significant trees or site landscaping.

Building and Site Design Requirements-Building Elevations of Block Complexes and Detached Buildings on Adjacent Lots, Porches, Garages

Subsection 4.125 (.14) A. 2. h. through k.

A9. This request is to update the VCAS in order to allow for more diverse building materials and to reduce the requirement for minimum percentages of finishes on proposed buildings in the Plaza Address. Allowing the SAP Amendment will provide opportunity for a variety in building design consistent with this standard. The proposed modification will have no effect on detached housing, porches, or garage functionality and is, therefore, consistent with the standards.

Building and Site Design Requirements-Lighting and Site Furnishings

Subsection 4.125 (.14) A. 3.

A10. The proposed modification will have no effect on site lighting.

Building and Site Design Requirements-Building Systems Requirements

Subsection 4.125 (.14) A. 4.

A11. Both stucco and fiber-cement siding/shingles are shown as permitted materials in the Village (V) zone, Table 3 (V-3); however, this is not currently reflected in the VCAS. The SAP Amendment proposes to correct this omission. In addition, the request to reduce the requirement for minimum percentages of finishes on proposed buildings in the Plaza Address allows for design creativity.

Village Zone Design Standards-Buildings, Streets and Open Spaces

Subsection 4.125 (.15) A. 1.

A12. The proposed modification will have no effect on the street configuration or open spaces. The request is to alter the VCAS in order to allow for building exteriors that will enhance the Village Center's character.

Village Center Design Standards-Off-street Parking, Pedestrian Connections

Subsection 4.125 (.16) A. 1. through 4.

A13. The SAP Amendment will have no effect on off-street parking location and design, site layout, or pedestrian connections.

Village Center Design Standards-Building Façade Vertical Elements, Canopies and Awnings

Subsection 4.125 (.16) A. 5. and 6.

A14. The proposed VCAS refinements allows for more building materials to be used on the exterior of proposed buildings, breaking them into multiple vertical elements, consistent with the standard. The SAP Amendment does not propose changes to the requirement for canopies and awnings as specified in the VCAS.

Village Center Design Standards-Opportunities for Public Art
Subsection 4.125 (.16) A. 7.

A15. The SAP Amendment will have no effect on opportunities for public art in the Village Center.

Plaza Design Standards-Paving Materials, Significant Trees, Street Furnishings, Exterior Lighting
Subsection 4.125 (.17) A. 2. and 3. a.

A16. The proposed modification will have no effect on site paving materials, existing significant trees, street furniture, bollards or similar elements, or exterior lighting

Plaza Design Standards-Vertical Tower Element Facing Village Center Plaza
Subsection 4.125 (.17) 3. b.

A17. Building B is designed to include a tower element at its southwest corner, at the intersection of SW Barber Street and SW Campanile Lane. As described in the applicant's materials, for those driving northbound on SW Barber Street, the tower element makes Building B the focal point of the central plaza. The amenity terrace on the top floor serves as a contemporary tower, providing views of the Piazza below and Mount Hood in the distance. The banding of Building B's upper three floor levels further accentuates the building's vertical design.

Villebois Specific Area Plan Approval

SAP Submittal Requirements: Village Center Architectural Standards
Subsection 4.125 (.18) D. 7. f.

A18. The VCAS were included in the SAP Central approval in 2006 as amended in 2009. The current request is to modify the VCAS Plaza Address, specifically Sections 4.2(2) and 4.2(4), within the Village Center Boundary to modify the exterior building materials standards related to façade materials and percentage calculations. Specifically, the proposed SAP Amendment includes requests in relation to the standards for building materials to modify the minimum percentage standard for building façade materials in the Plaza Address to comply with the Village (V) zone. This provides design flexibility to accentuate the ground floor of each building while including complementary finish materials and color palettes, resulting in architectural consistency along the central Piazza. No modifications are proposed to the standards addressing building massing and proportions, roof forms, or building components such as doors, canopies and awnings, windows, porches, and balconies.

SAP Submittal Requirements: SAP Narrative Statement
Subsection 4.125 (.18) D. 8.

A19. The applicant submitted the required narrative.

SAP Elements Consistent with Villebois Village Master Plan
Subsection 4.125 (.18) E. 1. b. i.

A20. Finding B2 above demonstrates compliance of proposed SAP Amendment with the Villebois Village Master Plan.

DRB Modification of SAP to Ensure Compliance with Master Plan, Etc.
Subsection 4.125 (.18) E. 1. b. iii.

A21. Staff does not recommend any modifications pursuant to this subsection. The applicant acknowledges that the DRB may require modifications or conditions that it deems necessary to ensure conformance with the Villebois Village Master Plan and other standards of the Wilsonville Planning and Land Development Ordinance.

**Request B: DB21-0011, DB21-0014, DB21-0022
SAP Central PDPs and Modifications**

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Village Zone

Permitted Uses in Village Zone
Subsection 4.125 (.02)

- B1.** PDP 12C Lot 76, Buildings A and B: The PDP application for Lot 76 proposes to develop two (2) mixed-use buildings, on the north and east sides of the Piazza, in the Villebois Village Center. Building A includes a fitness center, a community room, and three (3) live/work spaces on the ground floor, and apartments on all floors. Building B includes retail space on the ground floor, an amenity space on the top floor, and apartments on all floors. All proposed uses within the subject PDP are permitted within the V zone.
- B2.** PDP 2C Lot 73, Building C: The PDP for Lot 73 proposes to develop one mixed-use building on the west side of the Piazza, in the Villebois Village Center. Building C includes commercial space and the community mail center on the ground floor with apartments on all floors. All proposed uses within the subject PDP are permitted pursuant to this Section.
- B3.** PDP 1C Lot 12, Parking: This PDP modification proposes to develop a surface parking lot on Lot 12 to serve the residents, employees, and visitors of the Villebois Village mixed use development located on PDP 12C Lot 76 and PDP 2C Lot 73, an accessory use permitted by Section 4.125 (.03) C. (see below).

Structured Parking, Garages, and Parking Areas
Subsection 4.125 (.03) C.

- B4.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: All buildings include rear-located surface parking areas required to address the project's vehicular parking requirements.
- B5.** PDP 1C Lot 12, Parking: As discussed above, the surface parking lot proposed on Lot 12 is designed to serve the residents, employees, and visitors of the Villebois Village mixed use development. This accessory use is permitted by this Section.

Block, Alley, Pedestrian, and Bicycle Standards
Subsection 4.125 (.05) A.

- B6.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The PDP drawings show blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the SAP.
- B7.** PDP 1C Lot 12, Parking: The PDP drawings show blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the SAP.

Vehicle Access Via Alley When Available
Subsection 4.125 (.05) B.

- B8.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed buildings have vehicular access from an existing public street to an associated parking area behind each building.
- B9.** PDP 1C Lot 12, Parking: The proposed parking area has vehicular access from SW Toulouse Street or SW Ravenna Loop via existing alleys. The existing alley is partially on the subject Lot 12 and partially on Tracts G and H of the Plat of 'Villebois Village Center' recorded in 2007. Per note 4 of the plat, Lot 12 has an access easement over Tract G and H.

Fences Compliant With Master Fencing Program
Subsection 4.125 (.05) D.

- B10.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The SAP Central Master Fencing Program does not indicate any required community fencing within the subject PDPs. The VCAS indicate that fencing is optional in the Plaza Address and when provided should be consistent with the architecture. No fencing is proposed for Buildings A, B or C.
- B11.** PDP 1C Lot 12, Parking: As discussed above, the VCAS indicate that fencing is optional in the Plaza Address, and where provided should be consistent with the architecture. The applicant is proposing a 6-foot high vine support fence, consisting of welded wire mesh fencing with cedar posts, around the entirety of the site except at breaks for pedestrian and vehicle access points, as illustrated on the plans in Exhibit B3-III.

Recreational Area Required in Multi-Family Residential and Mixed Use Developments
Subsection 4.125 (.05) E.

B12. PDP 12C Lot 76, Buildings A and B: The requirements for 195 square feet of recreation area per residential unit was addressed at the SAP level when SAP Central was approved. At the PDP level, Lot 76 provides 94 residential units, requiring 2,820 square feet of recreational area. Buildings A and B are designed to exceed this requirement with 4,483 square feet of recreational space as noted below:

- Building A
1,076 sq. ft. Community Room
972 sq. ft. Fitness Room
623 sq. ft. Lobby
- Building B
1,038 sq. ft. Amenity Room/ Deck
646 sq. ft. Lobby
128 sq. ft. Dog Washing Station

Additionally, the development's 465 square foot leasing office is located in Building B, and each building contains common bike storage and individual storage rental areas.

B13. PDP 2C Lot 73, Building C: At the PDP level, Lot 73 provides 49 residential units, requiring 1,470 square feet of recreational area. Building C is designed to provide 1,158 square feet of recreational space as noted below, 312 square feet less than the requirement:

- Building C
358 square foot Lobby
800 square foot Outdoor Recreation Area Behind Building

However, residents of Building C will have access to 4,483 square feet of recreational space in Buildings A and B, as described above. Therefore, the recreation area for the residents of Building C in PDP 2C Lot 73 exceeds the 30 square foot per residential unit requirement. In addition, the building contains a 2,568-square-foot community mail center, common bike storage, and individual storage rental areas.

B14. PDP 1C Lot 12, Parking: This PDP modification does not add residential units; therefore, the requirement does not apply.

Rated Fire Suppression System Required
Subsection 4.125 (.05) F.

B15. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: All buildings will include appropriate fire suppression systems. This will be verified with review of future building permit applications.

B16. PDP 1C Lot 12, Parking: No structures are proposed to be constructed; therefore, this standard does not apply.

Development Standards in the Village Zone

Table V-1

B17. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed development meets applicable requirements, as addressed below. The mixed-use buildings design incorporates unique, attractive architecture and flexible uses that will activate the plaza area and bring variety to the Villebois Village Center. Table V-1 does not indicate a minimum lot size, width or depth for Mixed Use Buildings in the Village Center. The proposed buildings comply with the minimum frontage width standard and the applicable setback and height requirements.

B18. PDP 1C Lot 12, Parking: No structures are proposed to be constructed. As stated in the applicant’s materials, the parking area is set back approximately 5 feet from the southwest site boundary adjacent to the Carvalho Condominiums (Tax Lot 90000); 12 feet from the southeast site boundary adjacent to rowhomes (Tax Lot 8700); 8 feet from the SW Villebois Drive public ROW; and 11 feet from the SW Barber Street public ROW.

Commercial Uses-Not To Include “Drive-through” Facilities

Subsection 4.125 (.06) A. 3.

B19. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed development does not include a request for a “drive-through” facility.

B20. PDP 1C Lot 12, Parking: The proposed development does not include a request for a “drive-through” facility.

Commercial Uses-Adjacent to a Street

Subsection 4.125 (.06) A. 4.

B21. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: All buildings have ground-floor commercial and/or communal uses that will abut a street and face towards the Piazza.

B22. PDP 1C Lot 12, Parking: This PDP modification does not propose development of a commercial use.

Business Conducted Wholly Within Completely Enclosed Building

Subsection 4.125 (.06) A. 5.

B23. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: All of the proposed commercial spaces are enclosed. The applicant is proposing live/work spaces in Building A that will share space with residences, however, these units are still fully enclosed.

B24. PDP 1C Lot 12, Parking: No businesses, service or processing will be conducted on site.

Off-Street Parking, Loading and Bicycle Parking-General Regulations
Subsection 4.125 (.07) A.

B25. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As stated in the applicant’s materials, the applicant acknowledges that the provision and maintenance of off-street parking is the continuing obligation of the property owner. There are no variances or refinements to the standards of this section proposed with this application.

B26. PDP 1C Lot 12, Parking: Maintenance of the parking area on Lot 12 and parking areas on Lots 73 and 76 will be managed by the Villebois Village mixed-use development.

Minimum and Maximum Off-Street Parking Requirements
Subsection 4.125 (.07) B. and Table V-2

B27. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Per the applicant’s materials, the proposed Villebois Village mixed-use development provides 183 vehicle parking spaces including 138 off-street and 45 on-street spaces, exceeding the 167-space parking requirement before allowed reductions for excess bicycle and motorcycle parking. The applicant provides the following discussion of compliance with parking requirements:

Buildings A and B include 94 apartments (69 one-bedroom units, 14 two-bedroom units, and 11 3-bedroom units) and 1,331 square feet of retail. Building C includes 49 multi-family residential units (16 studio units, 26 one-bedroom units, and 7 two-bedroom units), and 1,129 square feet of retail. According to Table V-2, the buildings are required to provide 167 off-street vehicle parking spaces as detailed below.

Off-Street Parking Requirements according to Section 4.125 Table V-2:

Multi-family Dwellings

16 Studio Units at 1.0 space/ unit	=	16 spaces
95 1-Bed Units at 1.0 space/ unit	=	95 spaces
21 2-Bed Units at 1.5 spaces/ unit	=	32 spaces
11 3-Bed Units at 1.75 spaces/ unit	=	19 spaces

Retail/ Commercial

2,460 sf. at 2.0 Spaces/ 1,000 sf	=	5 spaces
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Vehicle Parking Requirements per Section 4.125 Table V-2 = 167 spaces

Forty percent, or 67 spaces, of the required off-street parking spaces are permitted to be compact spaces according to Section 4.155. (2.) N. Section 4.125 (.07) B. 4. b. states “Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.” The applicant is providing 187 bicycle parking spaces in

excess of the requirement within Buildings A, B, and C on Lots 73 and 76 (see calculation in following section) to offset the number of compact vehicle parking spaces permitted up to 25%, or 17 spaces.

Section 4.155. (I.) 1. States “Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.” The applicant is providing 4 motorcycle parking spaces on the surface parking lot behind Building A to reduce the vehicle parking requirement by 1 space.

With the reduction of 17 spaces allowed for excess bicycle parking and 1-space reduction allowed for motorcycle parking, the proposed mixed-use development on Lots 73 and 76 is required to provide 149 off-street vehicle parking spaces:

Vehicle Parking Requirements per Section 4.125 Table V-2		167 spaces
Vehicle Parking Off-set Allowed		18 spaces
Total Vehicle Parking Spaces Required	=	149 spaces

The proposed parking area on Lot 12 and parking areas located behind Buildings A, B, and C on Lots 73 and 76 provide 138 off-street parking spaces as detailed in the following table:

Off-Street Vehicle Parking Provided:

Vehicle Parking Provided on Lot 12		
Standard Spaces	=	19 spaces
Compact Spaces	=	4 spaces
ADA Space	=	1 space
Parking Provided with Buildings A and B on Lot 76		
Standard Spaces	=	52 spaces
Compact Spaces	=	30 spaces
ADA Spaces	=	4 spaces
Parking Provided with Building C on Lot 73		
Standard Spaces	=	13 spaces
Compact Spaces	=	13 spaces
ADA Spaces	=	2 spaces
Off-Street Vehicle Parking Provided	=	138 spaces

In addition to the 138 off-street parking spaces, the development provides 45 on-street parking spaces located directly adjacent to the development to be counted toward meeting the minimum off-street parking as allowable per Section 4.125 (.07) B. 3. as detailed below:

On-Street Vehicle Parking Provided:

Vehicle Parking Provided with Lot 12		
SW Villebois Drive	=	4 spaces

Parking Provided with Buildings A and B on Lot 76		
SW Barber Street	=	4 spaces
SW Campanile Ln.	=	8 spaces
SW Valencia Lane	=	4 spaces
Royal Scott Lane	=	5 spaces
SW Villebois Drive North	=	5 spaces
Parking Provided with Building C on Lot 73		
SW Barber Street	=	5 spaces
SW Barber Street (15-min. parking for Mail Room)	=	3 spaces
SW Villebois Drive North	=	6 spaces
SW Toulouse Street	=	1 spaces
On-Street Vehicle Parking Provided	=	45 spaces

With 138 off-street parking spaces and 45 on-street parking spaces, the mixed-use development provides a total of 183 parking spaces to serve residents, employees, and visitors.

Off-Street ADA Vehicle Parking

The off-street parking areas that serve the mixed-use development meet the off-street ADA vehicle parking requirement of 4.155 (.03) C. as detailed in the following tables:

Off-Street ADA Vehicle Parking Requirement per 4.155(.03)C:

138 off-street spaces at 1 space/ 50 spaces	=	3 spaces
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Off-Street ADA Vehicle Parking Provided

ADA Parking Provided on Lot 12	=	1 space
ADA Parking Provided Behind Buildings A and B on Lot 76	=	4 spaces
ADA Parking Provided Behind Building C on Lot 73	=	2 spaces
Total ADA Vehicle Parking Provided	=	7 spaces

Vehicle Parking for Future Conversion to Retail: As noted on the elevation and floor plans submitted in the application, 11 ground floor residential units facing the Piazza in Villebois Village Center Apartments Buildings A, B, and C, are designed to convert to 7,527 square feet of retail space to meet future market conditions. Per the applicant’s materials, the 11 ground floor residential units require 13 parking spaces as detailed below:

Off-Street Parking Requirements according to Section 4.125 Table V-2:

Building A Ground Floor Residential		
3 Studio Units at 1.0 space/ unit	=	3 spaces
1 1-Bed Unit at 1.0 space/ unit	=	1 space
Building B Ground Floor Residential		
1 Studio Unit at 1.0 space/ unit	=	1 space
3 1-Bed Units at 1.0 space/ unit	=	3 spaces

1 2-Bed Unit at 1.5 spaces/ unit	=	2 spaces
Building C Ground Floor Residential		
1 Studio Unit at 1.0 space/ unit	=	1 space
1 2-Bed Unit at 1.5 spaces/ unit	=	2 spaces
Vehicle Parking Requirements	=	13 spaces

Alternatively, 7,527 square feet of retail space, which requires 2.0 spaces per 1,000 square feet, results in a total of 15 vehicle parking spaces, an additional 2 parking spaces when compared with the 13 spaces needed to serve the residential units. The 45 on-street parking spaces adjacent to the development will adequately serve a future conversion of residential units to commercial space.

B28. PDP 1C Lot 12, Parking: This PDP proposes development of a surface parking area on Lot 12 to serve the residents, employees, and visitors of the Villebois Village mixed-use development, located on PDP 12C Lot 76 and PDP 2C Lot 73. Off-street parking requirements for the entire mixed-use development and how the proposed parking area provides spaces to support other uses in the project are addressed above and elsewhere in the applicant’s materials.

Minimum Off-Street Loading Requirements
Subsection 4.125 (.07) C.

B29. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed PDP includes a development of mixed-use buildings with residential units above ground floor commercial space. The size of retail spaces proposed in Buildings A, B, and C, which is less than 5,000 square feet, does not require off-street loading area and none is proposed.

B30. PDP 1C Lot 12, Parking: The applicant does not propose any off-street loading space to be located in the parking area on Lot 12.

Minimum Bicycle Parking Requirements
Subsection 4.125 (.07) D.

B31. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant’s materials indicated the proposed mixed-use buildings are required to provide 47 short and long-term bicycle parking spaces and 234 spaces are provided, resulting in an excess of 187 bicycle parking spaces as detailed below:

Bicycle Parking Requirements according to Section 4.125 Table V-2:

Multi-family Dwellings

Short Term 143 units at 1.0 space/ 20 units	=	7 spaces
Long Term 143 units at 1.0 space per 4 units	=	36 spaces

Retail/ Commercial

Short Term:

2,460 sf. at 1.0 space/ 10,000 sf (Min. 2 spaces)	=	2 spaces
Long Term:		
2,460 sf. at 1.0 Spaces/ 40,000 sf (Min. 2 spaces)	=	2 spaces
Total Short Term Bicycle Parking Spaces Required	=	9 spaces
Total Long Term Bicycle Parking Spaced Required	=	38 spaces
Total Bicycle Parking Spaces Required	=	47 spaces

Bicycle Parking Provided:

Short Term

4 Exterior Bike Racks located throughout development	=	8 spaces
Bike Storage Room	=	1 space

Long Term

Building 'A' Bike Storage Room on 1 st Floor	=	49 spaces
Building 'B' Bike Storage Room on 1 st Floor	=	19 spaces
Building 'C' Bike Storage Room on 1 st Floor	=	14 spaces
1.0 Storage Space per Unit	=	143 spaces

Total Bicycle Parking Provided	=	234 spaces
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B32. PDP 1C Lot 12, Parking: No short- or long-term bicycle parking is required or proposed for the parking area on Lot 12.

Parks & Open Space

Subsection 4.125 (.08)

B33. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The Parks Master Plan for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. SAP Central includes parks and open space areas consistent and in excess of the Master Plan. The Villebois Village Master Plan does not show any required parks and open space within the site of Buildings A, B and C, and the applicant is not proposing any changes to this designation.

B34. PDP 1C Lot 12, Parking: The Villebois Village Master Plan does not show any required parks and open space within the site of the parking area on Lot 12, and the applicant is not proposing any changes to this designation.

Street Alignment and Access Improvements

Conformity with Master Plan, etc.

Subsection 4.125 (.09) A. 1. a.

B35. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The current street configuration has already been constructed and the applicant is not proposing any changes to the existing street alignments.

B36. PDP 1C Lot 12, Parking: As indicated above, the current street configuration has already been constructed and the applicant is not proposing any changes to the existing street alignments.

Conformity with Public Works Standards and Continuation of Streets

Subsection 4.125 (.09) A. 1. a. i.

B37. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: All street improvements within this PDP will comply with the applicable Public Works Standards. The street system within this PDP is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the Villebois Village Master Plan.

B38. PDP 1C Lot 12, Parking: Similar to above, all street improvements within this PDP will comply with the applicable Public Works Standards. The street system within this PDP is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the Villebois Village Master Plan.

Streets Developed According to Master Plan

Subsection 4.125 (.09) A. 1. a. ii.

B39. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: All streets within this PDP will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on the Circulation Plan included in this application and in accordance with the Villebois Village Master Plan. Streets abutting the Piazza will not have curbs, however, as SW Campanile Lane and SW Royal Scot Lane are both built flush to the sidewalk to provide for pedestrian-friendly streetscapes, a shared-street environment, and community opportunities.

B40. PDP 1C Lot 12, Parking: No new streets are proposed. Streets adjacent to Lot 12 are developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways in accordance with the Villebois Village Master Plan.

Intersections of Streets: Angles and Intersections

Subsection 4.125 (.09) A. 2. a. and b.

B41. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The plan sheets included in the application demonstrate that all streets intersect at angles consistent with the standards of this subsection.

B42. PDP 1C Lot 12, Parking: As discussed above, the plan sheets included in the application demonstrate that all streets intersect at angles consistent with the standards of this subsection.

Intersection of Streets: Offsets

Subsection 4.15 (.09) A. 2. c.

- B43.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The plan sheets included in the application demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.
- B44.** PDP 1C Lot 12, Parking: As discussed above, the plan sheets included in the application demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created

Curb Extensions as Shown in SAP and Maintain 20-Foot-Wide Clearance

Subsection 4.125 (.09) A. 2. d.

- B45.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Curb extensions are shown on the Circulation Plan included in the application. Curb extensions do not obstruct bicycle lanes on collector streets, and all street intersections have a minimum 20 foot wide clear distance between curb extensions on all local residential street intersections.
- B46.** PDP 1C Lot 12, Parking: As discussed above, curb extensions are shown on the Circulation Plan included in the application. Curb extensions do not obstruct bicycle lanes on collector streets, and all street intersections have a minimum 20 foot wide clear distance between curb extensions on all local residential street intersections.

Street Grades: 8% Max, Up to 12% for Short Distances approved by City Engineer

Subsection 4.125 (.09) A. 3.

- B47.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The Grading and Erosion Control Plans included in the application demonstrate that streets comply with this standard and no modification of street grades is proposed.
- B48.** PDP 1C Lot 12, Parking: As discussed above, the Grading and Erosion Control Plans included in the application demonstrate that streets comply with this standard and no modification of street grades is proposed.

Centerline Radius Street Curves

Subsection 4.125 (.09) A. 4.

- B49.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The surrounding street network is already constructed and complies with this standard. The applicant is not proposing any changes to the street system.
- B50.** PDP 1C Lot 12, Parking: As indicated above, the applicant is not proposing any changes to the street system.

Rights-of-way, Waiver of Remonstrance to Local Improvement District
Subsection 4.125 (.09) A. 5.

- B51.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Rights-of-way for adjacent streets have already been dedicated as shown on the plan sheets included in this application.
- B52.** PDP 1C Lot 12, Parking: Similar to above, rights-of-way for adjacent streets have already been dedicated as shown on the plan sheets included in this application. Per the applicant's materials, access easements will be granted as required

Access Drives Width, Carrying Load, and Other Standards
Subsection 4.125 (.09) A. 6.

- B53.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Access drives (parking lots) will be paved at least 16-feet in width as shown on the Circulation Plan. As stated in the applicant's materials, in accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.
- B54.** PDP 1C Lot 12, Parking: This PDP complies with the standards as outlined above for PDP 12C Lot 76 and PDP 2C Lot 73.

Clear Vision Areas and Vertical Clearance
Subsection 4.125 (.09) A. 7. and 8.

- B55.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant states that clear vision areas and vertical clearance will be provided and maintained in compliance with the Section 4.177.
- B56.** PDP 1C Lot 12, Parking: As discussed above, clear vision areas and vertical clearance will be provided and maintained in compliance with the Section 4.177.

Interim Improvement Standards
Subsection 4.125 (.09) A. 9.

- B57.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: No interim improvements are proposed.
- B58.** PDP 1C Lot 12, Parking: No interim improvements are proposed.

Sidewalk and Pathway Improvement Standards
Subsection 4.125 (.10)

- B59.** PDP 12C Lot 76, Buildings A and B. and PDP 2C Lot 73, Building C: The applicant states that all sidewalks and pathways within SAP Central will be constructed in accordance with

the standards of Section 4.154 and the Villebois Village Master Plan. Sidewalks and pathways are shown in the street cross-sections on the Circulation Plans included in the application.

B60. PDP 1C Lot 12, Parking: This PDP will comply with the standards as discussed above.

Landscaping, Screening and Buffering-Match Community Elements Book
Subsection 4.125 (.11)

B61. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The Street Tree Layout Planting Plan in the application materials shows proposed street trees. The trees are in conformance with the Community Elements Book.

B62. PDP 1C Lot 12, Parking: As discussed above, the Street Tree Layout Planting Plan in the application materials shows proposed street trees. The trees are in conformance with the Community Elements Book.

Signage and Wayfinding Plan Conformance
Subsection 4.125 (.12)

B63. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject properties. All building signs will be installed consistent with the Signage and Wayfinding Plan subject to approval through a Class I Sign Permit.

B64. PDP 1C Lot 12, Parking: Similar to above, the SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property and no signs are proposed with this application.

Design Principles Applying to the Village Zone
Subsection 4.125 (.13)

B65. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The Architectural Pattern Book and Community Elements Book ensure the design meets the fundamental design concepts and supports the objectives of the Villebois Village Master Plan. By complying with an Architectural Pattern Book and Community Elements Book, the design of the PDPs will satisfy these criteria. See also Final Development Plans, Request D.

B66. PDP 1C Lot 12, Parking: This PDP complies with the standards as outlined above for PDP 12C Lot 76 and PDP 2C Lot 73.

Design Standards: Minimum Building Frontage Width
Subsection 4.125 (.14) A. 1. d.

B67. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Buildings A and B are both located on Lot 76, which is divided into two by the SW Campanile Lane right-of-way.

Both buildings face public streets. The façade of Building A has a frontage of 99.9% along SW Royal Scot Lane and Building B has a frontage of 96.8% along SW Campanile Lane. Building C, on Lot 73, fronts on SW Barber Street and occupies 100% of the frontage. All building facades exceed the required minimum frontage standard for a mixed-use building (90%).

B68. PDP 1C Lot 12, Parking: No buildings are proposed; therefore, this standard does not apply.

Building and Site Design Requirements: Proportions, Massing, Architecture Consistent with Community Elements Book and VCAS

Subsection 4.125 (.14) A. 2. a. and b.

B69. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Compliance with the VCAS is demonstrated with the FDP in this application (see Request D). Compliance with the Community Elements Book is demonstrated later in this section of the Staff Report.

B70. PDP 1C Lot 12, Parking: No buildings are proposed; therefore, this standard does not apply.

Building and Site Design Requirements: Protective Overhangs and Exposed Gutters and Downspouts

Subsection 4.125 (.14) A. 2. c. through e.

B71. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As shown in the architectural drawings, Buildings A and B as proposed in the FDP for Lot 76, and Building C in the FDP for Lot 73, will include protective overhangs and recesses at windows and doors and exposed gutters and downspouts. Condition of Approval PDC 2 ensures all exterior entries for live/work and residential have protective overhangs.

B72. PDP 1C Lot 12, Parking: No buildings are proposed; therefore, this standard does not apply.

Building and Site Design Requirements: Protection of Significant Trees

Subsection 4.125 (.14) A. 2. f.

B73. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: There are no significant trees on the site and all on-site trees are proposed for removal. Protection of nearby trees that are located off-site is addressed in the Tree Removal Plans (see Request E).

B74. PDP 1C Lot 12, Parking: As shown on the Preliminary Tree Preservation Plan no significant trees are located on the subject site. It should be noted that the Arborist's Report discusses Tree 333 on the submitted Tree Preservation Plan, which was well protected during previous site development on the lot adjacent to Lot 12. This tree suffered severe storm damage during the 2021 President's Day weekend ice storm including the loss of two very large scaffold branches and numerous broken leaders and other smaller branches. It was classified as Important in the original Villebois tree inventory, but is now Moderate at best and with poor structure. Tree 333 is now planned for removal because it is located in the proposed parking lot and will be directly impacted by construction. (See Request E.)

Development Review Board Panel 'B' Staff Report, October 18, 2021

Exhibit A1

Costa Pacific Communities – Villebois Village Center Mixed Use & Parking

SAP Central PDPs 12C Lot 76, 2C Lot 73, and 1C Lot 12

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Building and Site Design Requirements: Landscape Plans
Subsection 4.125 (.14) A. 2. g.

- B75.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The Street Tree Layout and Planting Plans comply with Section 4.125 (.07) and (.11) as required by this standard.
- B76.** PDP 1C Lot 12, Parking: Similar to above, the Street Tree Layout and Planting Plans comply with Section 4.125 (.07) and (.11) as required by this standard.

Building and Site Design Requirements: Building Elevations Not to Repeat
Subsection 4.125 (.14) A. 2. h. and i.

- B77.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant states that a “block complex” is defined as “an assemblage of buildings bounded entirely by intersecting streets so as to form a single, comprehensive group.” Buildings A and B on Lot 76 and Building C on Lot 73 have similar architectural styles but each building incorporates different architectural details providing a variety in the Village Center. Architectural elevations, floor plans, and details are provided in the FDP section of the application and samples of proposed building materials are provided separately.
- B78.** PDP 1C Lot 12, Parking: No buildings are proposed; therefore, these standards do not apply.

Building and Site Design Requirements: Porches and Garages
Subsection 4.125 (.14) A. 2. j. and k.

- B79.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: No porches or garages are proposed with the development.
- B80.** PDP 1C Lot 12, Parking: No buildings, porches or garages are proposed; therefore, these standards do not apply.

Lighting and Site Furnishings Comply with Community Elements Book
Subsection 4.125 (.14) A. 3.

- B81.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Bike racks are provided as shown on the Street Tree Layout Planting Plans consistent with the Community Elements Book for SAP Central. The Street Tree Layout Planting Plans show proposed street trees and the Preliminary Composite Utility Plans show the existing street lighting for the PDPs. These plans illustrate that lighting and site furnishings will be provided in compliance with the Community Elements Book.
- B82.** PDP 1C Lot 12, Parking: This PDP complies with the standards of this section, as outlined above for PDP 12C Lot 76 and PDP 2C Lot 73.

Building Systems

Subsection 4.125 (.14) A. 4.

- B83.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Concurrent FDP applications for the proposed architecture, included in this application (see Request D), illustrate the development complies with Table V-4 materials, applications, and configurations.
- B84.** PDP 1C Lot 12, Parking: No buildings are proposed with this application; therefore, this standard does not apply.

Design Principles Applying to the Village Center

Subsection 4.125 (.15) A. 1.

- B85.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The central Piazza is the physical and symbolic heart of Villebois. As described by the applicant, the three proposed 4-story buildings wrap the plaza to create a sense of enclosure, acting as the “walls” around this public “room”. At the primary streets surrounding the plaza, the buildings’ accentuated corners identify one’s arrival into the Piazza. At Building B, the top-floor amenity deck provides a focal point along SW Barber Street, drawing visitors toward the plaza.

The ground level of each building encourages activity around the Piazza. Building A has large common area amenities for the three apartment buildings with large storefront windows. Three live/work units facing the plaza provide opportunities for small office or retail. At Building B, a corner retail space activates the streetscape along SW Barber Street and the Piazza, with the Leasing Center next door. Building C has a large Mail Center for the community (with over 900 mailboxes), and a small retail space fronting SW Barber Street. Above the ground-level activity, balconies face the plaza at Building A and Building C.

The applicant further states that, at the public and common area spaces, the buildings’ façade finishes are a combination of brick veneer and storefront doors and windows, with canopies demarcating entrances. The brick veneer accentuates the ground level, delineating to active streetscape from the residential housing above. The residential housing is primarily demarcated with lap siding or revealed Hardi panels (“stucco board”), with vinyl windows at the apartment units. Each building has a unique color palette, which complement one another for a cohesive project wrapping the central Piazza. Architectural elevations, floor plans, and details are provided in the FDP section of this application (see Request D).

- B86.** PDP 1C Lot 12, Parking: This PDP modification proposes development of a surface parking area on Lot 12 to serve the residence, employees, and visitors of the development located

on PDP 12C Lot 76 and PDP 2C Lot 73, relating directly to the Villebois Village mixed-use development located around the Piazza at the core of the Village Center.

Design Standards: Off-Street Parking Location

Subsections 4.125 (.16) A. 1.

- B87.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Both Buildings A and B have rear-located parking areas; therefore, parking is not proposed between the buildings and frontage streets. The “L-shaped” parking area of Building C abuts SW Barber Street on the northeast and SW Toulouse Street on the southwest. The building and parking areas are oriented on the site to meet the frontage requirements of Table V-1. While the parking area is located between SW Toulouse Street and Building C, the main entrance of the building is located on SW Barber Street. Orientation of the building promotes pedestrian access and connectivity to the Piazza, located directly across from the development, and neighboring amenities.
- B88.** PDP 1C Lot 12, Parking: This PDP proposes a parking area on Lot 12 in the Villebois Village Center which abuts to SW Barber Street on the northeast and SW Villebois Drive on the northwest, with vehicle access available from SW Toulouse Street on the southwest or SW Ravenna Loop to the southeast. No buildings are proposed on the site; therefore, the parking area is not located between a building and a street.

Design Standards: Pedestrian Connections

Subsections 4.125 (.16) A. 2. through 4.

- B89.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As described by the applicant, the parking lots for both Buildings A, B and C have access for pedestrians by way of the sidewalk and on-site pathways to the respective buildings as shown on the PDPs included with the application. The buildings are constructed within the grid system of Villebois Village Center, which provides short block lengths and easy navigation for pedestrians. The proposed buildings abut wide sidewalks, designed for pedestrian comfort. Rear entrances are provided to allow for access to the rear-located parking lots. Side entrances are provided on Building A on the southeastern end of the building and on the northwestern end of the building where the bike storage is located. At Building C, side entrances provide access to the public pedestrian accessway that abuts the property on the northwest and the linear green adjacent to the building on its southeast side. All buildings are relatively narrow; therefore, distance from any side of the buildings to either the front or rear doors is a manageable distance for a pedestrian.
- B90.** PDP 1C Lot 12, Parking: The parking area is designed with walkways that provide pedestrian connections from the vehicle parking area to the public sidewalk adjacent to SW Villebois Drive. The public sidewalk network connects the parking to PDP 12C Lot 76 and PDP 2C Lot 73 providing a pedestrian connection for the residence, employees, and visitors of Villebois Village mixed-use development, which the parking area is designed to serve.

Design Standards: Building Facades With Multiple Vertical Elements
Subsection 4.125 (.16) A. 5.

- B91.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As shown on the Architectural Elevation Plans in the application, Buildings A, B and C are designed with multiple vertical elements.
- B92.** PDP 1C Lot 12, Parking: No buildings are proposed; therefore, this standard does not apply.

Design Standards: Canopies and Awnings
Subsection 4.125 (.16) A. 6.

- B93.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant states that canopies and awnings will adhere to the VCAS; compliance is addressed in the FDP applications (see Request D).
- B94.** PDP 1C Lot 12, Parking: No buildings are proposed; therefore, this standard does not apply.

Design Standards: Opportunities for Public Art
Subsection 4.125 (.16) A. 7.

- B95.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: While public art is not proposed as part of the development project, opportunities for public art are available within the linear green and the Piazza adjacent to the buildings.
- B96.** PDP 1C Lot 12, Parking: As discussed above, opportunities for public art are available within the linear green and the Piazza across the street from the proposed parking area on Lot 12.

Design Standards Applying to Village Zone Plaza
Subsection 4.125 (.17) A. 1.

- B97.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The Village Center Plaza is measured as all the space enclosed by the surrounding buildings. The Piazza is located in the center of the proposed mixed-use development project and surrounded by Buildings A, B, and C, and the previously constructed The Domaine at Villebois.
- B98.** PDP 1C Lot 12, Parking:

Design Standards: Plaza Landscape and Paving
Subsection 4.125 (.17) A. 2.

- B99.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The existing Piazza includes textured paving differentiated from typical street pavement, and vehicular movement and on-street parking within the Village Center Plaza have similar paving

treatment and occur at the same elevation as the sidewalk and the Piazza. The proposed PDP plans are compliant with this standard and changes to the existing Plaza are not proposed with this application.

B100. PDP 1C Lot 12, Parking: No changes to the existing Plaza are not proposed with this application.

Design Standards: Significant Trees, Street Furniture, and Lighting
Subsection 4.125 (.17) A. 3. a.

B101. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: There are no significant trees on the site and all on-site trees are proposed for removal. Protection of nearby trees that are located off-site is addressed in the Tree Removal Plans (see Request E). Street furniture and lighting are addressed in the FDPs (see Request D).

B102. PDP 1C Lot 12, Parking: Similar to above, there are no significant trees on the site and all on-site trees are proposed for removal. Protection of nearby trees that are located off-site is addressed in the Tree Removal Plans (see Request E). Street furniture and lighting are addressed in the FDPs (see Request D).

Design Standards: Vertical Tower Element
Subsection 4.125 (.17) A. 3. b.

B103. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As described by the applicant, a contemporary tower element is proposed on the south corner of Building B. Driving northbound on SW Barber Street, Building B becomes the focal point of the central plaza. The amenity terrace on the top floor serves as a contemporary tower, providing views of the Piazza below and of Mount Hood in the distance. The banding of the building's upper three floor levels accentuates the building's vertical design. No tower elements are proposed for Buildings A and C. More detail can be found in the Architectural Plans provided in this application.

B104. PDP 1C Lot 12, Parking: No buildings are proposed; therefore, this standard does not apply.

Preliminary Development Plan Approval

Phased Project Approval
Subsection 4.125 (.18) B. 2.

B105. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant is requesting approval of the PDPs. Compliance with Sections 4.125 (.18) (G.) through (K.) is demonstrated in the following sections of this report. FDPs have been submitted concurrent with this PDP applications (see Request D).

B106. PDP 1C Lot 12, Parking: As discussed above, the applicant is requesting approval of this PDP. Compliance with Sections 4.125 (.18) (G.) through (K.) is demonstrated in the

following sections of this report. An FDP has been submitted concurrent with this PDP application (see Request D).

Submission Timing

Subsection 4.125 (.18) G. 1. a.

B107. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The PDPs address Phases 1 and 2 on the SAP Central Phasing Plan.

B108. PDP 1C Lot 12, Parking: The PDP addresses Phase 1 on the SAP Central Phasing Plan.

Owners' Consent

Subsection 4.125 (.18) G. 1. b.

B109. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Application has been made by Costa Pacific Communities/RCS Development, with the owner's authorization. Application forms are included in Exhibit B1.

B110. PDP 1C Lot 12, Parking: As discussed above, application has been made by Costa Pacific Communities/RCS Development, with the owner's authorization. Application forms are included in Exhibit B1.

Proper Form & Fees

Subsection 4.125 (.18) G. 1. c.

B111. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant used the prescribed form and paid the required application fees.

B112. PDP 1C Lot 12, Parking: The applicant used the prescribed form and paid the required application fees.

Professional Coordinator Required for Professional Design Team

Subsection 4.125 (.18) G. 1. d.

B113. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

B114. PDP 1C Lot 12, Parking: The professional design team is the same as for PDP 12C Lot 76 and PDP 2C Lot 73, as identified above.

Mixed Uses

Subsection 4.125 (.18) G. 1. e.

B115. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The PDP for Lot 76 proposes two mixed-use buildings containing retail space, common space, a fitness center, a community room, live/work spaces, neighborhood amenities, and 94 apartments. The

PDP for Lot 73 includes one mixed-use building with retail space, common space, community postal center, neighborhood amenities, and 49 apartments. The proposed land uses are shown on the Site/Land Use Plan included in the application.

B116. PDP 1C Lot 12, Parking: This PDP modification does not include mixed land uses; therefore, this requirement does not apply.

Land Division Concurrent with Preliminary Development Plan
Subsection 4.125 (.18) G. 1. f.

B117. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant is not proposing a change in the current lot configuration and the subject sites have already been platted with a previous subdivision (Villebois Village Center, No. 2). Therefore, a tentative plat is not being proposed with this application.

B118. PDP 1C Lot 12, Parking: The applicant is not proposing a change in the current lot configuration and the subject sites have already been platted with a previous subdivision (Villebois Village Center, No. 1). Therefore, a tentative plat is not being proposed with this application.

Zone Map Amendment Concurrent with Preliminary Development Plan
Subsection 4.125 (.18) G. 1. g.

B119. PDP 12C Lot 76, Buildings A and B: The subject property, PDP 12C Lot 76, was zoned Public Facility (PF) at time of application. A Zone Map Amendment request was submitted concurrently with this application to change the subject property from PF to the Village (V) zone designation. City Council approved the Zone Map Amendment through Zoning Order DB21-0008.

B120. PDP 2C Lot 73, Building C: The application for PDP 2C Lot 73 does not include a request for a Zone Map Amendment as the property is already zoned V.

B121. PDP 1C Lot 12, Parking: The application for PDP 1C Lot 12 does not include a request for a Zone Map Amendment as the property is already zoned V.

Information Required
Subsection 4.125 (.18) G. 2. a. through c.

B122. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The subject properties are legally defined as Lots 76 and 73 of Villebois Village Center, No. 2. A copy of the recorded plat prepared by a licensed surveyor is provided in the application materials.

B123. PDP 1C Lot 12, Parking: The subject property is legally defined as Lot 12 of Villebois Village Center, No. 1. A copy of the recorded plat prepared by a licensed surveyor is provided in the application materials.

Land Area Tabulation

Subsection 4.125 (.18) G. 2. d.

B124. PDP 12C Lot 76, Buildings A and B: Following is a tabulation of land area devoted to the various uses and a calculation of net residential density for Lot 76:

Gross Acreage	1.40 acres
Public ROW	0.22 acre
Buildings A and B	0.48 acre
Surface Parking Area	0.58 acre
Landscape	0.12 acre
Number of Apartment Units	94
Net Residential Density:	94 units / 1.18 acres = 79.7 units per net acre

B125. PDP 2C Lot 73, Building C: Following is a tabulation of land area devoted to the various uses and a calculation of net residential density for Lot 73:

Gross Acreage	0.50 acre
Public ROW	NA
Building C	0.25 acre
Surface Parking Area	0.18 acre
Landscape	0.06 acre
Patio	0.01 acre
Number of Apartment Units	94
Net Residential Density:	49 units / 0.50 acre = 98 units per net acre

B126. PDP 1C Lot 12, Parking: Following is a tabulation of land area devoted to the various uses for Lot 12:

Gross Acreage	0.33 acre
Surface Parking Area	0.21 acre
Landscape	0.12 acre

Streets, Alleys, and Trees

Subsection 4.125 (.18) G. 2. e.

B127. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Information on platted alleys and streets is provided or the information is readily available. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. The required trees are shown. See applicant’s submitted plan sets.

B128. PDP 1C Lot 12, Parking: As discussed above, information on platted alleys and streets is provided or the information is readily available. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. The required trees are shown. See applicant’s submitted plan sets.

Building Drawings and Elevations

Subsection 4.125 (.18) G. 2. f.

B129. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed PDPs include 3 buildings, which are mixed-use multifamily apartments with ground-floor commercial/retail space and common/amenity space. A concurrent application for the FDPs for architecture and proposed elevations, floorplans, and details are provided in the application (see Request D).

B130. PDP 1C Lot 12, Parking: No buildings are proposed with this application; therefore, this requirement does not apply.

Utility Plan

Subsection 4.125 (.18) G. 2. g.

B131. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Proposed storm drainage facilities, and water and sanitary lines are shown on the Composite Utility Plans in the application.

B132. PDP 1C Lot 12, Parking: Similar to above, proposed storm drainage facilities, and water and sanitary lines are shown on the Composite Utility Plans in the application.

Phasing Sequence

Subsection 4.125 (.18) G. 2. h.

B133. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant states that the PDP for Lot 76 is proposed to be executed in one phase with construction of Buildings A and B beginning approximately one month apart. The PDP for Lot 73 also is proposed to be executed in one phase.

B134. PDP 1C Lot 12, Parking: The PDP modification is proposed to be executed in one phase.

Security for Capital Improvements

Subsection 4.125 (.18) G. 2. i.

B135. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Per the applicant's submitted materials, they will provide a performance bond or other acceptable security for the capital improvements required by the project.

B136. PDP 1C Lot 12, Parking: As stated above, the applicant will provide a performance bond or other acceptable security for the capital improvements required by the project

Traffic Report

Subsection 4.125 (.18) G. 2. j. and H. 2.

B137. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Exhibit B2 includes the required trip generation memorandum from DKS Associates.

B138. PDP 1C Lot 12, Parking: Similar to above, Exhibit B2 includes the required trip generation memorandum from DKS Associates.

PDP Submittal Requirements

Matching SAP and General PDP Submission Requirements

Subsection 4.125 (.18) H. 1.

B139. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed PDPs generally conform to the approved SAP Central. The application includes all of the requested information including location of utilities, conceptual building and landscape plans, specified topographic information, plans showing all uses, and a grading and erosion control plan. No signs are proposed at this time, as the SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property and all building signs will be proposed to follow the Signage and Wayfinding Plan subject to Class I sign permits prior to installation.

B140. PDP 1C Lot 12, Parking: This PDP complies with all the applicable standards as outlined above for PDP 12C Lot 76 and PDP 2C Lot 73. No buildings are proposed; therefore, no conceptual elevations are required.

Level of Detail

Subsection 4.125 (.18) H. 3.

B141. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The submitted plans show the required level of detail similar to other PDPs approved throughout Villebois.

B142. PDP 1C Lot 12, Parking: Similar to above, the submitted plans show the required level of detail similar to other PDPs approved throughout Villebois.

Copies of Legal Documents

Subsection 4.125 (.18) H. 4.

B143. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As stated in the applicant's materials, copies of legal documents will be provided as appropriate and required by the Development Review Board.

B144. PDP 1C Lot 12, Parking: As discussed above, copies of legal documents will be provided as appropriate and required by the Development Review Board.

PDP Approval Procedures

Subsection 4.125 (.18) I.

B145. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The review of the request follows the defined procedure including public notice, a public hearing, and a determination by the Development Review Board.

B146. PDP 1C Lot 12, Parking: Review of this PDP follows the same defined procedure outlined above for PDP 12C Lot 76 and PDP 2C Lot 73.

PDP Refinements to Approved SAP: Streets, Parks and Open Space, and Utilities

Subsection 4.125 (.18) J. 1. a. i. through iii.

B147. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The PDPs do not propose any refinements to the street network or functional classification of streets, or nature or location of utilities or stormwater facilities. The Villebois Village Master Plan and SAP Central do not show any parks, linear greens, open space or pathways within the proposed PDP areas, and the applicant is not proposing a refinement to the amount of required green space in the PDPs.

B148. PDP 2C Lot 12, Parking: Similar to above, this PDP does not propose any refinements to the street network or functional classification of streets, or nature or location of utilities or stormwater facilities. The Villebois Village Master Plan and SAP Central do not show any parks, linear greens, open space or pathways within the proposed PDP area, and the applicant is not proposing a refinement to the amount of required green space in the PDP.

PDP Refinements to Approved SAP: Mix of Land Uses and Density

Subsection 4.125 (.18) J. 1. a. iv. and v.

B149. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed mixed-use development consists of three buildings, designed to provide 143 residential market-rate apartments and 2,460 square feet of ground-level commercial retail space, and an additional surface parking area. Buildings A and B, located on PDP 12C Lot 76, provide 94 multi-family residential units (69 one-bedroom units, 14 two-bedroom units, and 11 3-bedroom units) and 1,331 square feet of retail space. Building C, located on PDP 2C Lot 73, includes 49 multi-family residential units (16 studio residential units, 26 one-bedroom units, 7 two-bedroom units), and 1,129 square feet of retail. In addition, Buildings A, B, and C include 11 ground floor residential units facing the Piazza designed to accommodate future conversion to 7,527 square feet of retail space, should the property owner decide in the future, based on market demand, to replace the residential housing with additional retail. The surface parking area is proposed on PDP 1C Lot 12 to serve the residences, employees, and visitors of the development. A total of 167 vehicle parking spaces are required, with 183 off- and on-street spaces provided.

Since SAP Central was approved in 2006, separate PDPs, as well as some modifications of original approvals, have been approved within SAP Central. The current application proposes modifications to previously approved PDP 2C Lot 73 and PDP 1C Lot 12 as follows:

- PDP 2C Lot 73 modification proposes to increase the number of mixed-use condos from the conceptual range of 24 to 30 units to provide 49 apartment units in Building C.
- PDP 1C Lot 12 modification proposes to eliminate the conceptual range of 8 to 12 mixed-use condo units previously envisioned and provide a surface parking area to serve the residents, employees, and visitors of the mixed-use development.

The following table reflects the final and current approved unit counts in all other PDP approvals and modifications in SAP Central. The original SAP Central approved 1,010 units with a potential 10% increase or decrease over time. With approval of the proposed PDP 2C Lot 73 and PDP 1C Lot 12 modifications, the density in SAP Central will be 986 units, resulting in a less than 10% change to the unit counts in SAP Central, which continues to meet the density requirement across Villebois. In addition, the proposal results in a total of 2,568 residential units, which is above the density of 2,300 units required to be obtained across Villebois, meeting the refinement criteria.

Housing Type	Original Unit Count in SAP Central	Current Unit Count in SAP Central	Proposed Unit Count in SAP Central	% Change – Original to Proposed	% Change – Current to Proposed
Medium/Standard/Large/Estate	0	0	0	0%	0%
Small Detached/Small Cottage/Row House/Neighborhood Apartment	1,010	933	986	-2.4%	5.9%
Total	1,010	933	986	-2.4%	5.9%

B150. PDP 1C Lot 12, Parking: Proposed modification of Lot 12 is discussed above and additional details are included in this Finding. The conceptual range of density shown for the subject area in SAP Central was 8 to 12 Mixed Use Condos. Approval of a three-unit residential development, including one mixed-use unit and associate improvements was granted on August 27, 2018, by the DRB in Resolution No. 357 (Casefile DB18-0040, DB18-0041, and DB18-0042). After the developer of the proposed three-unit residential development did not proceed with purchase of the property, the applicant took the opportunity to acquire the property and proceed with the proposed modification. This would eliminate the mixed-use condos on Lot 12 to provide a surface parking area to serve the residents, employees, and visitors of the Villebois Village mixed-use development on PDP 12C Lot 76 and PDP 2C Lot 73.

PDP Refinements to Approved SAP: Significant But Necessary Changes
Subsection 4.125 (.18) J. 1. a. vi. and b. i. and ii.

B151. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The PDPs do not include changes that are significant under the definitions of this standard. As the above findings demonstrate, the proposed refinements of providing additional apartment units does not cause a quantifiable change greater or less than 10%. Additionally, the proposed refinements do not negatively affect an important, qualitative feature of Villebois as demonstrated in the following responses. The proposed refinements contribute to the range of housing options within the Village Center and Villebois.

B152. PDP 1C Lot 12, Parking: Similar to above, the PDP does not include changes that are significant under the definitions of this standard. As the above findings demonstrate, the proposed refinements of providing a parking lot instead of a 3 mixed-use condo development does not cause a quantifiable change greater or less than 10%. Nor do the proposed refinements negatively affect an important, qualitative feature of Villebois. The refinements contribute to supporting the Villebois Village mixed-use development located in the Village Center.

PDP Refinements to Approved SAP: Equal to or Better than SAP Conditions and Master Plan Goals, Policies and Implementation Measures
Subsection 4.125 (.18) J. 2. a.

B153. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: None of the conditions of approval for SAP Central are specific to the proposed refinements. As the proposed refinements will not compromise the project's ability to comply with SAP conditions of approval, they will equally meet the conditions of approval of SAP Central.

The proposed refinements will equally or better meet the following Goals, Policies and Implementation Measures of the Villebois Village Master Plan than the SAP Central plan.

Land Use, General Land Use Plan Goal – Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

The applicant states that the proposed PDP 12C Lot 76 and 2C Lot 73 plans better integrate land use, transportation and natural resource elements by activating a pedestrian friendly landscape that will provide nearby residents with destinations that are accessible by multiple modes of transportation, specifically modes of active transportation. The dense character of the project as a whole allows for a more compact, environmentally-friendly neighborhood design.

Land Use, General Land Use Plan Policy 1 – The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and

shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois Village Master Plan area.

As stated in the applicant's materials, the proposed PDP 12C Lot 76 and PDP 2C Lot 73 plans meet this Land Use Plan Policy by contributing to the range of living choices, providing mixed-use apartments within the Village Center. The SAP designated Lot 76 as Mixed Use units, and 94 mixed use apartments are proposed in two buildings, along with retail space, and community amenities. The SAP showed a conceptual range 24-30 Mixed Use units for Lot 73, and the proposal is for a mixed-use building with 49 multi-family residential units, retail/ commercial space, and a community mail center. The proposal of mixed-use apartments and retail space meets current market demand and city-wide goals while complying with the urban design goals and density targets in the Village Center. This project continues to comply with the minimum density of 2,300 units across Villebois.

Villebois Village Master Plan, Village Center Policy 1 – The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.

The proposed PDP 12C Lot 76 and PDP 2C Lot 73 plans meet this Land Use Plan Policy with the addition of proposed buildings that are oriented towards the Piazza and abutting the sidewalk. With the proposed plans, the central plaza area will be a vibrant locale filled with multi-family residential, retail spaces, and community amenities, allowing people to live close to these neighborhood destinations in the Piazza area.

Villebois Village Master Plan, Village Center Policy 2 – The Village Center shall encourage multi-modal transportation system opportunities with good access by vehicular, pedestrian, bicycle and transit traffic.

As described by the applicant, the proposed PDP 12C Lot 76 and PDP 2C Lot 73 plans encourage multi-modal transportation system opportunities by providing convenient vehicular access to parking lots, and by encouraging pedestrian-oriented street frontages. The local transit district, South Metro Area Regional Transit (SMART), also provides service to the Villebois Village Center.

Villebois Village Master Plan, Village Center Implementation Measure 2 – Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

- Consumer Goods: bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
- Food & Sundries: bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.

- General Office: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- Service Commercial: bank, day care center, photo processing, telecommunications, upholstery shop.
- Lifestyle & Recreation: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- Hospitality: hotel, bed and breakfast, conference center.
- Light Manufacturing/Research and Development.
- Civic/Institutional: meeting hall, library, museum, churches, farmer’s market, community center.
- Residential: condominiums, apartments, and townhouses

The proposed PDP 12C Lot 76 and PDP 2C Lot 73 plans are consistent with the Village Center Implementation Measure 2 by providing mixed-use apartment buildings in the Village Center. Building A will have 3 live/work units, which may be used as either residential space or as space for an appropriate use as listed above. Buildings B and C provide space for retail, which could be occupied by any of the above-listed uses depending on the tenant. As described above, all buildings contribute to the mix of residential options in the Village Center by providing additional housing options in Villebois.

Parks and Open Space/Off-Street Trails and Pathways Goal – The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site’s natural resources and connect Villebois to the larger regional park/open space system.

The Villebois Village Master Plan and SAP Central do not show any parks, linear greens, open space or pathways within the proposed PDP areas. The proposed buildings surround the Piazza, a plaza located at the center of the Villebois neighborhood, and nearby neighborhood parks are within walking distance.

Parks and Open Space/Off-Street Trails and Pathways Implementation Measure 3– Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.

The proposed PDP 12C Lot 76 and PDP 2C Lot 73 plans incorporate native vegetation, landforms and hydrology to the fullest extent possible, given the planned level of urban uses on this sites.

Parks and Open Space/Off-Street Trails and Pathways Implementation Measure 9– The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on

an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.

Proposed tree retention and removal is discussed in the Tree Report included in the application (see Request E).

B154. PDP 1C Lot 12, Parking: Similar to above, none of the conditions of approval for SAP Central are specific to the proposed refinements. As the proposed refinements will not compromise the project's ability to comply with SAP conditions of approval, they will equally meet the conditions of approval of SAP Central.

The proposed refinements will equally or better meet the following Goals, Policies and Implementation Measures of the Villebois Village Master Plan than the SAP Central plan.

Land Use, General Land Use Plan Goal – Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

The applicant states that the proposed PDP 1C Lot 12 plan provides a complete community by better integrating land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness. This application proposes development of a surface parking area on Lot 12 to serve the residents, employees, and visitors of the Villebois Village mixed-use development, located on PDP 12C Lot 76 and PDP 2C Lot 73. While the off-street parking area supports motor vehicles, the central location promotes pedestrian transportation throughout the Village Center. As described by the applicant, the parking area is designed with walkways that provide pedestrian connections from the vehicle parking to the public sidewalk adjacent to SW Villebois Drive and to the mixed-use development that the parking area supports. The landscaping plan is designed to visually screen the parking area from the surrounding properties using a 6-foot-high vine fencing and landscaping in an aesthetically pleasing manner. The fence consists of welded wire mesh fencing with cedar posts, around the entirety of the site except at breaks for pedestrian and vehicle access points, as illustrated on the plans in Exhibit B3-III.

Land Use, General Land Use Plan Policy 1 – The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois Village Master Plan area.

As stated in the applicant's materials, the proposed PDP 1C Lot 12 plans meet this Land Use Plan Policy by supporting a range of living choices. The conceptual ranges of density shown for the site in SAP Central was 8 to 12 Mixed Use Condos. This proposal replaces development of 3 mixed-use condos previously approved but not constructed with a parking area on Lot 12 to serve the residents, employees, and visitors of the Villebois Village

mixed-use development on PDP 12C Lot 76 and PDP 2C Lot 73. The proposal of mixed use with multi-family residential units and retail space meets the current market demand and city-wide goals while complying with the urban design goals and density targets in the Village Center. This project continues to comply with the minimum density of 2,300 units across Villebois.

Villebois Village Master Plan, Village Center Policy 1 – The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.

Villebois Village Master Plan, Village Center Policy 2 – The Village Center shall encourage multi-modal transportation system opportunities with good access by vehicular, pedestrian, bicycle and transit traffic.

The proposed PDP 1C Lot 12 modification supports the creation of a vibrant Village Center filled with multi-family residential, retail spaces, and community amenities by providing a surface parking area on Lot 12 to serve the residents, employees, and visitors of the Villebois Village mixed-use development. While the off-street parking area supports motor vehicles, the central location promotes pedestrian transportation throughout the Village Center. The parking lot is designed with walkways that provide pedestrian connections from the vehicle parking area to the public sidewalk adjacent to SW Villebois Drive. The landscaping plan is designed to visually screen the parking lot from the surrounding properties and public area that includes the Piazza located directly northeast of the site

Villebois Village Master Plan, Village Center Implementation Measure 2 – Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

- Consumer Goods: bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
- Food & Sundries: bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
- General Office: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- Service Commercial: bank, day care center, photo processing, telecommunications, upholstery shop.
- Lifestyle & Recreation: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- Hospitality: hotel, bed and breakfast, conference center.
- Light Manufacturing/Research and Development.

- Civic/Institutional: meeting hall, library, museum, churches, farmer’s market, community center.
- Residential: condominiums, apartments, and townhouses

The parking area on Lot 12 will serve the residents, employees, and visitors of the Villebois Village mixed-use development on Lot 76 of PDP 12C and Lot 73 of PDP 2C. The density of the residential units and the amount of commercial and retail space will enhance the area and create a vibrant Village Center.

Parks and Open Space/Off-Street Trails and Pathways Goal – The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site’s natural resources and connect Villebois to the larger regional park/open space system.

The Villebois Village Master Plan and SAP Central do not show any parks, linear greens, open space or pathways within the proposed PDP 1C Lot 12 area.

Parks and Open Space/Off-Street Trails and Pathways Implementation Measure 3– Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.

The proposed PDP 1C Lot 12 plans incorporate native vegetation, landforms and hydrology to the fullest extent possible, given the planned level of urban uses on this sites.

Parks and Open Space/Off-Street Trails and Pathways Implementation Measure 9– The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.

Proposed tree retention and removal for PDP 1C Lot 12 is discussed in the Tree Report included in the application (see Request E).

PDP Refinements to Approved SAP: Impacts on Environment or Natural or Scenic Resources

Subsection 4.125 (.18) J. 2. b.

B155. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As described above, the proposed refinements will better meet the goals, policies, and implementation measures of the Villebois Village Master Plan and the framework of SAP Central and do not impact environmental or natural or scenic resources within the PDP or the Village area.

B156. PDP 1C Lot 12, Parking: Similar to above, the proposed refinements will better meet the goals, policies, and implementation measures of the Villebois Village Master Plan and the framework of SAP Central and do not impact environmental or natural or scenic resources within the PDP or the Village area.

PDP Refinements to Approved SAP: Adjoining or Subsequent PDP or SAP Development

Subsection 4.125 (.18) J. 2. c.

B157. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed refinements in and of themselves have no effect on the development potential of adjoining or subsequent PDPs. Therefore, the refinements will not preclude adjoining or subsequent PDPs or SAPs from developing consistent with the approved SAP or Master Plan.

B158. PDP 1C Lot 12, Parking: As discussed above, the proposed refinements in and of themselves have no effect on the development potential of adjoining or subsequent PDPs. Therefore, the refinements will not preclude adjoining or subsequent PDPs or SAPs from developing consistent with the approved SAP or Master Plan.

PDP Refinements to Approved SAP: SAP Amendment Phasing

Subsection 4.125 (.18) J. 3. and 4.

B159. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: This application does not include an amendment of SAP Central to modify the SAP phasing plan.

B160. PDP 1C Lot 12, Parking: This application does not include an amendment of SAP Central to modify the SAP phasing plan.

PDP Approval Criteria

PDP Consistent with Standards of Section 4.125

Subsection 4.125 (.18) K. 1. a.

B161. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As shown elsewhere in this request, the proposed PDPs are consistent with the standards of Section 4.125.

B162. PDP 1C Lot 12, Parking: As shown elsewhere in this request, the proposed PDP is consistent with the standards of Section 4.125.

PDP Complies with the Planning and Land Development Ordinance

Subsection 4.125 (.18) K. 1. b.

B163. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The Findings provide an explanation of how the proposed development is consistent with the applicable standards of the Planning and Land Development Ordinance. A description of how the

proposed development complies with Section 4.140 (.09) J. 1. through 3. is included in the subsequent pages of this report.

B164. PDP 1C Lot 12, Parking: The proposed development of Lot 12 is consistent with the applicable standards as outlined above for PDP 12C Lot 76 and PDP 2C Lot 73.

PDP Consistent with Approved SAP
Subsection 4.125 (.18) K. 1. c.

B165. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant has requested a SAP Amendment to refine the VCAS for the Plaza Address (Request B) and has designed Buildings A, B and C consistent with the requested SAP Amendment. With approval of the SAP Amendment, PDP 12C Lot 76 and PDP 2C Lot 73 will be consistent with the amended VCAS, as demonstrated by the plan sheets located in the applicant's submittal, and as refined and described earlier in this report.

B166. PDP 1C Lot 12, Parking: The proposed PDP modification is consistent with SAP Central, as demonstrated by the plan sheets located include in the applicant's materials and as described elsewhere in this report.

PDP Consistent with Approved Pattern Book and VCAS
Subsection 4.125 (.18) K. 1. d.

B167. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As discussed above, with the approval of the requested SAP Amendment (Request B), PDP 12C Lot 76 and PDP 2C Lot 73 will be consistent with the amended VCAS, as demonstrated by the plan sheets located in the applicant's submittal, and as refined and described earlier in this report.

B168. PDP 1C Lot 12, Parking: No buildings are proposed with this application; therefore, this criteria is not applicable.

Reasonable Phasing Schedule
Subsection 4.125 (.18) K. 2.

B169. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: PDP 12C Lot 76 is proposed to be executed in one phase, with building construction starting approximately one month apart. PDP 2C Lot 73 is proposed to be executed in one phase.

B170. PDP 1C Lot 12, Parking: The PDP modification is proposed to be executed in one phase.

Parks Concurrency: Parks Completion Prior to Occupancy of 50% of Homes
Subsection 4.125 (.18) K. 3. and 4.

B171. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: There are no parks being proposed with these PDPs. All surrounding parks and open spaces have already been constructed with previous developments.

B172. PDP 1C Lot 12, Parking: As discussed above, SAP Central SAP does not indicate any public parks or open space located on PDP 1C Lot 12. The PDP modification does not propose construction of any public parks or open space

DRB Conditions

Subsection 4.125 (.18) K. 5.

B173. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Staff does not recommend any additional conditions of approval to ensure compliance.

B174. PDP 1C Lot 12, Parking: Similar to above, staff does not recommend any additional conditions of approval to ensure compliance.

Planned Development Regulations

Consistency with Comprehensive Plan and Other Plans, Ordinances

Subsection 4.140 (.09) J. 1.

B175. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant's findings demonstrate the location, design, size, and uses proposed with the PDPs are both separately and as a whole consistent with SAP Central, and thus the Villebois Village Master Plan, the City's Comprehensive Plan designation of Residential-Village for the area, and any other applicable ordinance of which staff is aware.

B176. PDP 1C Lot 12, Parking: As discussed above, the applicant's findings demonstrate the location, design, size, and uses proposed with the PDPs are both separately and as a whole consistent with SAP Central, and thus the Villebois Village Master Plan, the City's Comprehensive Plan designation of Residential-Village for the area, and any other applicable ordinance of which staff is aware.

Meeting Traffic Level of Service D

Subsection 4.140 (.09) J. 2.

B177. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The location, design, size and uses are such that traffic generated within the PDPs at the most heavily used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D. The proposed uses and the circulation system are consistent with the SAP Central application, which included an Internal Circulation Evaluation including an assessment of intersection performance by DKS Associates. A copy of the Traffic Impact Analysis is included in the application materials.

B178. PDP 1C Lot 12, Parking: The surface parking area proposed on Lot 12 does not, in and of itself, generate traffic; it is designed to provide parking to support the uses in PDP 12C Lot 76 and PDP 2C Lot 73. As discussed above, the proposed uses and the circulation system are consistent with the SAP Central application, which included an Internal Circulation

Evaluation including an assessment of intersection performance by DKS Associates. A copy of the Traffic Impact Analysis is included in the application materials.

Concurrency for Other Facilities and Services Including Utilities

Subsection 4.140 (.09) J. 3.

B179. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As shown in the Supporting Compliance Report, the Utility and Drainage Reports and the plan sheets, adequate or immediately planned facilities and services are sufficient to serve the planned development.

B180. PDP 1C Lot 12, Parking: As discussed above, and as shown in the Supporting Compliance Report, the Utility and Drainage Reports and the plan sheets, adequate or immediately planned facilities and services are sufficient to serve the planned development.

On-Site Pedestrian Access and Circulation

Continuous Pathway System

Subsection 4.154 (.01) B. 1.

B181. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Per the applicant's materials, pedestrian pathway systems (sidewalks) in PDP 12C Lot 76 and PDP 2C Lot 73 extend throughout the development site and connect to adjacent sidewalks. The PDPs propose wide sidewalks surrounding the Piazza, a central pedestrian attraction.

B182. PDP 1C Lot 12, Parking: As stated by the applicant, the PDP modification of Lot 12 will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

Pathways Safe, Direct, and Convenient

Subsection 4.154 (.02) B. 2. a. through c.

B183. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Villebois Village Center, including the proposed PDPs, is designed with a grid system, which allows for short blocks and easy navigation for pedestrians. As stated by the applicant, pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface. Pedestrian bulb-outs also exist at the intersections surrounding the sites. Pathways will be reasonably direct, will not involve a significant amount of unnecessary out-of-direction travel, and connect to the primary building entrances in compliance with the Americans with Disabilities Act (ADA) requirements.

B184. PDP 1C Lot 12, Parking: Pedestrian pathways provide direct pedestrian access from the parking lot to the public sidewalk adjacent to SW Villebois Drive as shown on the Preliminary Circulation Plan. As described by the applicant, the public sidewalk network provides a safe, direct, and convenient pedestrian connection from the parking lot to SW

Villebois Village mixed use development on PDP 12C Lot 76 and PDP 2C Lot 73. Pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface. The ADA accessible parking space in the parking area has direct connection to a pathway that connects to the public sidewalk adjacent to SW Villebois Drive as shown on the Preliminary Circulation Plan and Preliminary Parking Plan included in the application materials.

Vehicle/Pathway Separation

Subsection 4.154 (.02) B. 3.

B185. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As proposed, sidewalks adjacent to streets are separated from vehicle travel areas by curbs or bollards. Pedestrian crossings of streets or access aisles are facilitated with either curb extensions or painted crosswalks. The Piazza area, in conformance with the standards of the Plaza Address in the Community Elements Book, does not have vertical separation from SW Villebois Drive, SW Campanile Lane, or SW Royal Scot Lane.

B186. PDP 1C Lot 12, Parking: As proposed, existing public sidewalks adjacent to SW Barber Street and Villebois Drive streets are separated from vehicle travel areas with street trees and planter strips. Pathways are located to provide separate pedestrian access to the public sidewalk adjacent to SW Villebois Drive as shown on the Preliminary Circulation Plan.

Crosswalks Clearly Marked

Subsection 4.154 (.02) B. 4.

B187. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Per the applicant's materials, where pathways cross parking or driving areas, they will be clearly marked with contrasting paint.

B188. PDP 1C Lot 12, Parking: As discussed above, where pathways cross parking or driving areas, they will be clearly marked with contrasting paint

Pathway Width and Surface, and Signs

Subsection 4.154 (.02) B. 5. and 6.

B189. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As stated by the applicant, primary pathways will be constructed of concrete, not less than five (5) feet in width, and will be clearly marked with appropriate standard signs.

B190. PDP 1C Lot 12, Parking: Similar to PDP 12C Lot 76 and PDP 2C Lot 73, primary pathways will be constructed of concrete, not less than five (5) feet in width, and will be clearly marked with appropriate standard signs.

Protection of Natural Features & Other Resources

General Terrain Preparation

Subsection 4.171 (.02)

B191. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The plan sheets demonstrate that the subject PDPs are designed with maximum regard to natural terrain features and topography. The PDPs do not contain hillside areas or flood plains. The Grading and Erosion Control Plans show proposed grading within the subject areas and the Tree Preservation Plans show proposed tree preservation.

The applicant states that all subsequent grading, filling and excavating will be in accordance with the Uniform Building Code. Disturbance of soils and removal of trees and other native vegetation will be limited to the extent necessary to construct the proposed development. Construction will occur in a manner that avoids substantial probabilities of accelerated erosion; pollution, contamination or siltation of lakes, rivers, streams and wetlands; damage to vegetation; and injury to wildlife and fish habitats.

B192. PDP 1C Lot 12, Parking: As stated by the applicant, the plan sheets demonstrate that the subject PDPs are designed with maximum regard to natural terrain features and topography. The PDPs do not contain hillside areas or flood plains. Terrain preparation and construction practices for PDP 2C Lot 12 would be similar to those outlined above for PDP 12C Lot 76 and PDP 2C Lot 73.

Hillsides

Subsection 4.171 (.03)

B193. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The subject PDPs do not include any areas of slopes in excess of 25%.

B194. PDP 1C Lot 12, Parking: The subject PDP does not include any areas of slopes in excess of 25%.

Trees and Wooded Areas

Subsection 4.171 (.04)

B195. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The Tree Preservation Plan depicts existing trees within the subject area and identifies trees to be removed. See Request E for discussion of tree removal and mitigation.

B196. PDP 1C Lot 12, Parking: Similar to above, the Tree Preservation Plan depicts existing trees within the subject area and identifies trees to be removed. See Request E for discussion of tree removal and mitigation.

High Voltage Power Lines
Subsection 4.171 (.05)

B197. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The PDPs do not contain any high voltage powerline or petroleum pipeline easements or rights of way.

B198. PDP 1C Lot 12, Parking: The PDPs do not contain any high voltage powerline or petroleum pipeline easements or rights of way.

Safety Hazards and Hazard Areas
Subsection 4.171 (.06)

B199. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Development of the subject areas will occur in a manner that minimizes potential hazards to safety. No areas of land movement, slump, earth flow, or mud or debris flow, and no soil hazard areas have been identified within the subject areas.

B200. PDP 1C Lot 12, Parking: Similar to above, development of the subject area will occur in a manner that minimizes potential hazards to safety. No areas of land movement, slump, earth flow, or mud or debris flow, and no soil hazard areas have been identified within the subject areas.

Historic Protection
Subsection 4.171 (.09)

B201. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: A Historic/Cultural Resource Inventory was previously conducted for SAP Central. The inventory shows that the subject PDPs do not include any sites, objects, or areas having historic, cultural, or archaeological significance.

B202. PDP 1C Lot 12, Parking: As outlined above, a Historic/Cultural Resource Inventory was previously conducted for SAP Central. The inventory shows that the subject PDP does not include any sites, objects, or areas having historic, cultural, or archaeological significance

Landscaping, Screening, and Buffering
Section 4.176

B203. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Per the applicant's materials, landscaping will be provided in accordance with the standards in Section 4.176. The Street Tree/Lighting Plan depicts street trees along rights-of-way within the subject PDP areas. The plans have been developed in conformance with the Community Elements Book and the applicable standards of Section 4.176. Landscaping is further reviewed with the FDP (see Request D).

B204. PDP 1C Lot 12, Parking: Similar to above, landscaping, screening and buffering will be provided in accordance with the applicable standards. The Street Tree/Lighting Plan

depicts street trees along rights-of-way within the subject PDP area. The plans have been developed in conformance with the Community Elements Book and the applicable standards of Section 4.176. Landscaping is further reviewed with the FDP (see Request D).

Street Improvement Standards Section 4.177

- B205.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As stated by the applicant, adjacent street rights-of-way will be dedicated in conformance with required widths. The plan sheets demonstrate that all proposed access drives (parking areas) within the PDPs will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions. Clear vision areas and vertical clearance will be maintained in accordance with the standards of this Section.
- B206.** PDP 1C Lot 12, Parking: This PDP will comply with the standards as outlined above for PDP 12C Lot 76 and PDP 2C Lot 73.

Request C: DB21-0012, DB21-0015, DB21-0023 Final Development Plans

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Permitted Uses in Village Zone Subsection 4.125 (.02) and (.03) and Table V-1

- C1.** FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: All lots meet applicable requirements of this subsection and Table V-1. As described in the applicant's materials, all sites are proposed to be developed as mixed-use with commercial space, community amenities, and residential units. Mixed-use is required by the Villebois Village Master Plan as a centerpiece for the community. The design of buildings incorporates unique, attractive architecture and uses that will activate the Village Center, bringing variety to Central Villebois and optimizing pedestrian opportunities. Table V-1 does not indicate a minimum lot size, width or depth for mixed-use buildings in the Village Center. The proposed buildings comply with the minimum frontage width standard and the applicable setback and height requirements. (Also see additional discussion at Request C.)
- C2.** FDP 1C Lot 12: This FDP proposes development of a surface parking area on Lot 12 to serve the residents, employees, and visitors of the Villebois Village mixed use development located on PDP 12C Lot 76 and PDP 2C Lot 73. This is an accessory use permitted by Section 4.125 (.03) C. (See Request C for a discussion of access, dimensional standards, etc.)

Community Fencing
Subsection 4.125 (.05) D.

- C3. FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: No fences are required or proposed with development of these buildings.
- C4. FDP 1C Lot 12, Parking: As discussed with the PDP for Lot 12 (see Request C), as well as in later sections of this Staff Report, the SAP Central Plan and Villebois Village Master Plan do not indicate any required community fencing within the subject site. The VCAS indicate that fencing is optional in the Plaza Address, and where provided should be consistent with the architecture. The applicant is proposing 6-foot-high vine support fence, consisting of welded wire mesh fencing with cedar posts, around the entirety of the site except at breaks for pedestrian and vehicle access points as in the submitted plans. As described by the applicant, Star Jasmine, a blooming broad-leaf evergreen, is proposed to vegetate the fence and provide a visual barrier between the parking lot and surrounding properties. A sample image of the vegetated vine is provided below:



Off-Street Parking, Loading, and Bicycle Parking Requirements
Subsection 4.125 (.07) A. through D. and Table V-2

- C5. FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: A detailed discussion of compliance with off-street parking, loading, and bicycle parking requirements is provided under Request C of this Staff Report.
- C6. FDP 1C Lot 12, Parking: The proposed parking area on Lot 12 does not, in and of itself, create a demand for parking; rather it is designed to support the parking needs of customers, employees and residents of mixed-use in Buildings A, B, and C of the proposed

project. A detailed discussion of compliance with off-street parking, loading, and bicycle parking requirements for the development as a whole is provided under Request C of this Staff Report.

Parks and Open Space Subsection 4.125 (.08)

- C7. FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: As discussed under Request C of this Staff Report, the Parks Master Plan for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. SAP Central includes parks and open space areas consistent and in excess of the Master Plan. The Villebois Village Master Plan does not show any required parks and open space within the site of Buildings A, B and C, and the applicant is not proposing any changes to this designation.
- C8. FDP 1C Lot 12, Parking: The Villebois Village Master Plan does not show any required parks and open space within the site of the parking area on Lot 12, and the applicant is not proposing any changes to this designation.

Street Alignment and Access Improvement Standards Subsection 4.125 (.09) and 4.177 (.02)

- C9. FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: Compliance with street and access improvement standards is discussed in the PDP section of this report (see Request C). The applicant's submitted compliance reports for the PDPs demonstrates that streets and access improvement standards of Section 4.177 are met, and that proposed landscaping is sited to meet vision clearance standards.
- C10. FDP 1C Lot 12, Parking: As indicated above, compliance with street and access improvement standards is discussed in the PDP section of this report (see Request C). The applicant's submitted compliance reports for the PDP demonstrate that streets and access improvement standards of Section 4.177 are met, and that proposed landscaping is sited to meet vision clearance standards.

Sidewalk and Pathway Improvement Standards Subsections 4.125 (.10) and 4.154 (.02)

- C11. FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: Compliance with sidewalk and pathway improvement standards is discussed in the PDP section of this report (see Request C). All sidewalks and pathways within SAP Central will be constructed in accordance with the standards of Section 4.154 and the Villebois Village Master Plan. Sidewalks and pathways are shown in the street cross-sections on the Circulation Plan.
- C12. FDP 1C Lot 12, Parking: As indicated above, compliance with sidewalk and pathway improvement standards is discussed in the PDP section of this report (see Request C). All

sidewalks and pathways within SAP Central will be constructed in accordance with the standards of Section 4.154 and the Villebois Village Master Plan. Sidewalks and pathways are shown in the street cross-sections on the Circulation Plan.

Landscaping, Screening and Buffering Subsection 4.125 (.11)

- C13.** FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: The applicable provisions of Section 4.176 are addressed in the subsequent sections of this report. The PDP modification provides information regarding existing and proposed street trees. This FDP application reflects the provision of street trees consistent with that shown in the PDP application.
- C14.** FDP 1C Lot 12, Parking: As indicated above, the applicable provisions of Section 4.176 are addressed in the subsequent sections of this report. The PDP modification provides information regarding existing and proposed street trees. This FDP application reflects the provision of street trees consistent with that shown in the PDP application.

Master Signage and Wayfinding Plan Sections 4.125 (.12) and 4.156

- C15.** FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: The Master Signage and Wayfinding Plan does not indicate any identified within the subject properties and the applicant does not propose any. (See also discussion under Request C.)
- C16.** FDP 1C Lot 12, Parking: As stated above, the Master Signage and Wayfinding Plan does not indicate any identified within the subject property and the applicant does not propose any.

Design Standards Applying to the Village Zone Subsection 4.125 (.14)

- C17.** FDP 12C Lot 76, Buildings A and B, FDP 2C Lot 73, Building C: The materials proposed for the buildings, architecture, and streetscapes of the subject PDP are consistent with the approved Community Elements Book as shown in the FDP Approval Criteria section of this report.
- C18.** FDP 1C Lot 12: No buildings are proposed for Lot 12, therefore, standards for buildings and architecture do not apply. Streetscapes of the subject PDP are consistent with the approved Community Elements Book as shown in the FDP Approval Criteria section of this report.

Final Development Plan Approval

Approval Procedures

Subsection 4.125 (.18) L.

- C19.** FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C: The proposal is subject to the applicable procedures set out in this subsection for approval of a FDP. This application has been made by the owner and applicant of the affected property and has been filed on the prescribed form and accompanied by the prescribed fee. The professional coordinator and professional design team for the project are listed in the applicant's materials.
- C20.** FDP 1C Lot 12, Parking: As state above, the proposal is subject to and has complied with the applicable procedures set out in this subsection for approval of a FDP.

Final Development Plan Submittal Requirements

Subsection 4.125 (.18) M.

- C21.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant submitted the necessary materials review of the FDP.
- C22.** FDP 1C Lot 12, Parking: The applicant submitted the necessary materials review of the FDP.

Final Development Plans Subject to Site Design Review Criteria

Subsections 4.125 (.18) N. and P. 1.

- C23.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The proposal is subject to the provisions of Section 4.421, which are addressed in the following sections of this report.
- C24.** FDP 1C Lot 12, Parking: As stated above, the proposal is subject to the provisions of Section 4.421, which are addressed in the following sections of this report.

Refinements to Preliminary Development Plan as part of Final Development Plan

Subsection 4.125 (.18) O.

- C25.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The FDPs are submitted for review and approval concurrent with the PDPs. Thus, the FDPs are consistent with the PDPs and do not propose any refinements or amendments to the PDPs.
- C26.** FDP 1C Lot 12, Parking: The FDP is submitted for review and approval concurrent with the PDP. Thus, the FDP is consistent with the PDP and does not propose any refinements or amendments to the PDP.

- C27.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The FDPs address proposed architecture within PDP 12C and PDP 2C. The submitted elevations and floor plans demonstrate compliance with the VCAS and the Village Center Design as described under Request C of this report. The FDPs are within the Village Center. The FDPs are submitted for review and approval concurrent with the PDPs; therefore, there are no conditions of a previously approved PDP that apply to this request. Conformance of the proposed FDPs with the Community Elements Book for SAP Central is demonstrated in the following sections of this report.
- C28.** FDP 1C Lot 12, Parking: The FDP is submitted for review and approval concurrent with the PDP Modification for development of a parking lot in PDP 1C Lot 12. No buildings are proposed, and the preliminary plans provided in the applicant's submitted materials comply with the Community Elements Book.

Landscape Standards

Landscape Standards and Compliance with Code Subsection 4.176 (.02)

- C29.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant has not requested for any waivers or variances to landscape standards. Thus all landscaping and screening must comply with standards of this section.
- C30.** FDP 1C Lot 12, Parking: As discussed above, the applicant has not requested for any waivers or variances to landscape standards. Thus all landscaping and screening must comply with standards of this section.

Landscape at least 15% of Site Area and Landscape Locations Spread Through Site Subsection 4.176 (.03)

- C31.** In the Village Center the landscape percentage is not calculated on a site by site basis. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C have long been planned as some of the most intensely developed sites within the Village Center. The provision of parks and landscaping elsewhere in the Village Center average out to ensure overall the 15% minimum is met.
- C32.** While not required as discussed in Finding D31 above, FDP 1C Lot 12, Parking: Per the applicant's materials, the 0.33-acre site is designed to include 0.12-acres, or 36.4%, of landscaped area including trees, shrubs, and six (6) foot tall vine support fence around the entirety of the site except at breaks for pedestrian and vehicle access points as illustrated and detailed on the Street Tree Layout Planting Plan. Landscaping is provided in the

landscaped buffer and landscaped islands of the parking area. The landscape buffer provides a visual and physical buffer between the parking area and adjacent properties and uses. The proposed plant materials are drawn from the Villebois Plant List, which includes native species.

Buffering and Screening

Subsection 4.176 (.04)

- C33.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: Screening and buffering is shown on the submitted landscape plans. No conditions requiring buffering and screening are within the area covered by the subject FDP request. All exterior, roof and grounded mounted, mechanical and utility equipment will be screened from ground level off-site view from adjacent streets and properties. All buildings are proposed to have a parapet, which will hide all roof-mounted objects. No outdoor storage areas, industrial uses, or fences are proposed within the proposed development; therefore, no buffering or screening is required for these elements.
- C34.** FDP 1C Lot 12, Parking: Screening and buffering, as shown on the submitted landscape plans, meets the applicable standards as discussed elsewhere in this Staff Report.

Sight-Obscuring Fence or Planting

Subsection 4.176 (.05)

- C35.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: As stated in the applicant's materials, no sight-obscuring fence or planting is required in this FDP areas.
- C36.** FDP 1C Lot 12, Parking: A landscape buffer that includes a 6-foot-tall vine support fence around the entirety of the site except at breaks for pedestrian and vehicle access points provides a visual and physical buffer between the parking area and adjacent properties.

Plant Materials-Shrubs and Groundcover

Subsection 4.176 (.06) A.

- C37.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: As shown on the submitted plans all shrubs will be equal to or better than 2-gallon size with a 10- to 12-inch spread. All shrubs will be well branched and typical of their type as described in current AAN standards. All ground covers will be at least 4" pots and spaced appropriately. Appropriate plant materials will be installed beneath the canopies of trees and large shrubs, and areas that are not appropriate to plant beneath the canopies of existing trees will be mulched with bark. All plants will be installed as required.
- C38.** FDP 1C Lot 12, Parking: Similar to above, as shown on the submitted plans shrubs and groundcover will meet the requirements and will be installed as required by this section.

Plant Materials-Trees
Subsection 4.176 (.06) B.

- C39.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: As shown on the submitted plans, proposed tree species have been selected from the Villebois Plant List in the Community Elements Book. All proposed trees meet the minimum 2” caliper code requirement or the minimum height requirement for conifers as appropriate. All proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.
- C40.** FDP 1C Lot 12, Parking: As indicated above, proposed trees will meet the requirements and will be installed as required by this section.

Plant Materials-Larger/More Mature Plant Materials Required for Larger Buildings
Subsection 4.176 (.06) C.

- C41.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant acknowledges that the proposed buildings are larger than 24 feet in height and, therefore, the FDPs are subject to larger/more mature plant materials as required by the Development Review Board.
- C42.** FDP 1C Lot 12, Parking: The standards of this Subsection do not apply as no buildings are proposed on the site.

Plant Materials-Street Trees
Subsection 4.176 (.06) D.

- C43.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant’s submitted plans indicate the requirements established by this subsection as well as the Community Elements Book are generally met.
- C44.** FDP 1C Lot 12, Parking: As indicated above, the applicant’s submitted plans indicate the requirements established by this subsection as well as the Community Elements Book are generally met.

Types of Plant Species
Subsection 4.176 (.06) E.

- C45.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The allowed plant materials are governed by the Community Elements Book. All proposed plant materials will be consistent with the SAP Central Community Elements Book. Per the applicant, specific materials were selected to best meet the site characteristics of the subject properties, and no plant materials listed as “Prohibited Plant Species” on the Villebois Plant List are included in the proposed landscaping.

C46. FDP 1C Lot 12, Parking: As for Lots 76 and 73, the allowed plant materials for Lot 12 are governed by the Community Elements Book, and all proposed plant materials will be consistent with the SAP Central Community Elements Book.

Tree Credit

Subsection 4.176 (.06) F.

C47. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant is not requesting any of the preserved trees be counted as tree credits pursuant to this subsection.

C48. FDP 1C Lot 12, Parking: The applicant is not requesting any of the preserved trees be counted as tree credits pursuant to this subsection.

Exceeding Plant Material Standards and Compliance with Standards

Subsection 4.176 (.06) G. and H.

C49. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The selected landscape materials do not violate any height or vision clearance requirements. With respect to burden of proof, the applicant states that the submitted plans and materials demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the Community Elements Book.

C50. FDP 1C Lot 12, Parking: Similar to above, no height or vision clearance requirements are violated. The applicant states that the submitted plans and materials demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the Community Elements Book.

Installation and Maintenance of Landscaping

Subsection 4.176 (.07)

C51. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: Installation and maintenance standards are or will be met by Condition of Approval. The applicant states that plants will be installed and maintained properly. A permanent built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping and to assure that plants survive the establishment period, and additional details about the irrigation system will be provided with construction plans. The submitted planting plans demonstrate that all landscape areas will be protected from potential damage by conflicting uses or activities including vehicle parking and storage of materials.

C52. FDP 1C Lot 12, Parking: Installation and maintenance standards are or will be met by Condition of Approval. The applicant states that plants and an appropriate irrigation system will be installed and maintained properly.

Landscaping on Corner Lots
Subsection 4.176 (.08)

- C53. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: All landscaping at corners will meet the vision clearance standards of Section 4.177 (see discussion under Request C).
- C54. FDP 1C Lot 12, Parking: All landscaping at corners will meet the vision clearance standards of Section 4.177.

Landscape Plans
Subsection 4.176 (.09)

- C55. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant's plan set includes landscape plans with the required information.
- C56. FDP 1C Lot 12, Parking: As indicated above, the applicant's plan set includes landscape plans with the required information.

Completion of Landscaping
Subsection 4.176 (.10)

- C57. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: Per the applicant's materials, they do not anticipate deferring installation of plant materials. Should this be necessary, the applicant will apply for a temporary permit.
- C58. FDP 1C Lot 12, Parking: The applicant does not anticipate deferring installation of plant materials. Should this be necessary, the applicant will apply for a temporary permit.

Street Trees Not Typically Part of Site Landscaping
Subsection 4.176 (.11)

- C59. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant states that street trees are not counted toward the required standards of this Subsection.
- C60. FDP 1C Lot 12, Parking: Per the applicant's materials, street trees are not counted toward the required standards of this Subsection.

Mitigation and Restoration Plantings
Subsection 4.176 (.12)

- C61. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: A Type C Tree Plan is submitted separately, but concurrent with the FDP applications (see Request E). There are no trees to be retained as shown on the Tree Preservation Plan. Additionally, the applicant states that street trees planted throughout SAP Central have exceeded tree removal numbers.

C62. FDP 1C Lot 12, Parking: Similar to above for Lots 76 and 73, a Type C Tree Plan is submitted separately, but concurrent with the FDP application (see Request E). There are no trees to be retained as shown on the Tree Preservation Plan.

Mixed Solid Waste and Recycles Storage

DRB Review of Adequate Storage Area, Minimum Storage
Subsection 4.197 (.01) through (.06)

C63. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant states that the storage requirement for the mixed-use development is based on the number of residential uses and retail square footage. No interior or exterior storage areas are included in the calculation. The trash storage rooms in Buildings A, B, and C will serve both the residential and retail uses on the site. The required storage space has been calculated assuming storage height of four feet for solid waste/ recyclables. No vertical or stacked storage is proposed. As proposed, the buildings provide adequate storage space for mixed solid waste and source separated recyclables as noted on the compliance letters provided by Republic Services in the submitted materials.

C64. FDP 1C Lot 12, Parking: No buildings are proposed to be constructed on Lot 12; therefore, the standards of Section 4.179 are not applicable.

Review by Franchise Garbage Hauler
Subsection 4.179 (.07)

C65. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: As stated above, a compliance letter from Republic Services for the proposed development is provided in the submitted materials.

C66. FDP 1C Lot 12, Parking: No buildings are proposed to be constructed on Lot 12; therefore, the standards of Section 4.179 are not applicable.

Outdoor Lighting

Applicability of Outdoor Lighting Standards
Sections 4.199.20 and 4.199.60

C67. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: A new outdoor lighting system is being installed for the proposed development, the Outdoor Lighting standards thus apply.

C68. FDP 1C Lot 12, Parking: The subject property is located within Lighting Zone 2 (LZ 2). This FDP for Lot 12 does not propose any alterations to the existing lighting fixtures located adjacent to the site as shown on the submitted plans. No new lighting is proposed.

Outdoor Lighting Zones
Section 4.199.30

- C69.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The subject properties are located within LZ 2. As stated by the applicant, the outdoor lighting will comply with the LZ 2 requirements of the Light Zone Map, as well as comply with all applicable building codes. The submitted plans and materials provide site lighting information.
- C70.** FDP 1C Lot 12, Parking: The subject property is located within Lighting Zone 2 (LZ 2); however, no new lighting is proposed on Lot 12.

Optional Lighting Compliance Methods and System Standards
Subsection 4.199.40 (.01) A., B. and D.

- C71.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: Exterior architectural lighting proposed for the buildings is discussed below.

Building A: The submitted plans include proposed architectural lighting at exterior perimeter of Building A, which provides downlighting at soffits and canopies, as well as wall sconce lighting at walls adjacent to building entrances, and balconies at upper floor levels.

Building B: The submitted plans show proposed architectural lighting at exterior perimeter of Building B, which provides downlighting at soffits and canopies, as well as wall sconce lighting at walls adjacent to building entrances. The amenity terrace at Level 5 will also have soffit lighting.

Building C: The submitted plans show proposed architectural lighting at the exterior perimeter of Building C, which provides downlighting at soffits and canopies, as well as wall sconce lighting at walls adjacent to building entrances, and balconies at upper floor levels.

Light Fixtures: Lighting cutsheets for proposed architectural exterior lighting, include recessed LED downlight and LED wall sconces to conserve energy. All exterior LED fixtures have dimming abilities, to control brightness. Cutsheets are provided in the applicant's materials and energy conservation features are summarized below:

- The D-1 LED recessed downlight distributes lighting downward to prevent unnatural brightening of the night sky.
- The D-2 LED ribbon lighting will be used with acrylic panels at the Building B amenity terrace at Level 5. Geometric shapes within the terrace soffit will provide a visual focal point, while illuminating the exterior space.
- The S-1 LED wall sconce provides both uplighting and downlighting; the S-1 light fixture is proposed at two locations at Building B, to accentuate the stepped back massing of the primary façade facing the central plaza.

- The S-2 LED wall sconce and S-3 LED wall sconce both distribute the lighting downward to prevent unnatural brightening of the night sky.

C72. FDP 1C Lot 12, Parking: No new lighting is proposed on Lot 12, therefore the standards of this Subsection do not apply.

Underground Utilities Required

Subsection 4.118 (.02) and Sections 4.300 to 4.320

C73. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: All existing utilities serving the sites are undergrounded. Extension of existing utilities to service the buildings will be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon and City standards. The Preliminary Composite Utility Plans denote locations of existing and proposed utilities to serve the buildings located in easements that comply with City standards.

C74. FDP 1C Lot 12, Parking: As indicated above, all existing utilities serving the site are undergrounded. No refinements to existing utilities or storm water facilities are proposed with this application. The Preliminary Composite Utility Plan denotes locations of existing and proposed utilities located in easements that comply with City standards.

Site Design Review

Excessive Uniformity, Inappropriateness of Design, Etc.

Subsection 4.400 (.01)

C75. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C:

Excessive Uniformity: A variety of architectural features and amenities are provided in the proposed mixed use project consistent with the diversity of uses described in the Villebois Village Master Plan avoiding excessive uniformity in design.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The proposed buildings are designed in compliance with the standards for the rest of Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City..

Inappropriate or Poor Design of Signs: Signs are required to be consistent with the Master Sign and Wayfinding program which is a comprehensive signage package that ensures signs throughout Villebois are of a quality design and appropriate for the Villebois context. However, no signage is proposed as the SAP Central Master Sign and Wayfinding Plan does not indicate an identifier within the subject properties.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the project demonstrating appropriate attention being given to site development.

Lack of Proper Attention to Landscaping: Landscaping has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

C76. FDP 1C Lot 12, Parking:

Excessive Uniformity: As described by the applicant, the proposal is designed in compliance with the standards for the rest of Villebois, so the entire proposed development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City.

Inappropriate or Poor Design of the Exterior Appearance of Structures: There are no proposed buildings on Lot 12, therefore, this criterion does not apply.

Inappropriate or Poor Design of Signs: Signs are required to be consistent with the Master Sign and Wayfinding program which is a comprehensive signage package that ensures signs throughout Villebois are of a quality design and appropriate for the Villebois context. However, no signage is proposed as the SAP Central Master Sign and Wayfinding Plan does not indicate an identifier within the subject properties.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the project demonstrating appropriate attention being given to site development.

Lack of Proper Attention to Landscaping: Landscaping has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Purposes of Objectives of Site Design Review

Subsection 4.400 (.02)

C77. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: It is staff's professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. In addition, site features are consistent with the Community Element Book, which has previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review. Additional discussion is provided below:

- *Pursuant to Objective A (assure proper functioning of the site and high quality visual environment),* the buildings in the FDP areas have been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment.
- *Pursuant to Objective B (encourage originality, flexibility, and innovation),* the FDPs include landscaping and architecture as shown on the submitted plans, which will enhance the visual environment of the site. Pedestrian connections to sidewalks and adjacent residences will be provided to enhance the site's connectivity to surrounding uses.
- *Pursuant to Objective C (discourage inharmonious development),* the FDP areas will include architecture as shown on the submitted plans. Landscaping will consist of an

appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout the larger Villebois development. The proposed buildings will contribute to an interesting and aesthetically appealing development.

- Pursuant to Objective D (*conserve natural beauty and visual character*), as described by the applicant, the site will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.
- Pursuant to Objective E (*protect and enhance City's appeal*), as described by the applicant, the design of the proposed buildings along with the pedestrian connections to adjacent stores, residences, and streets, will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.
- Pursuant to Objective F (*stabilize property values/prevent blight*), the applicant's materials state that the proposed buildings will be part of the Village Center Home Owners Association, which will have its own property management company for the subject properties, assuring long-term maintenance of common and public areas.
- Pursuant to Objective G (*insure adequate public facilities*), the process used to plan for Villebois incorporates a tiered system that originates at the Villebois Village Master Plan. The Master Plan shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois.
- Pursuant to Objective H (*achieve pleasing environments and behavior*), as described in the applicant's materials, the Villebois Village Master Plan shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). The FDPs show a living environment in the Village Center that is enhanced by proximity to park and open space areas. Residents who will surround the parks and open spaces will provide on-going surveillance and control.
- Pursuant to Objective I (*foster civic pride and community spirit*), the design of the Villebois Village has been created to develop a community that is truly unique. The applicant states that the City and applicant are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and Portland region. This partnership has generated citizen participation in the project and the unique design fosters civic pride and community spirit amongst the residents of Villebois.
- Pursuant to Objective J (*sustain favorable environment for residents*), as described by the applicant, the design of the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. Connectivity refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. Diversity

includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for transportation. Sustainability involves the protection of natural resources and open space, energy conservation, and storm and rainwater management.

C78. FDP 1C Lot 12, Parking: It is staff's professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. In addition, site features are consistent with the Community Element Book, which has previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review. Additional discussion is provided below:

- *Pursuant to Objective A (assure proper functioning of the site and high quality visual environment),* the parking area in the FDP has been designed to visually screen it from the surrounding properties and public areas, including the Piazza located directly north of the site. As stated by the applicant, while the off-street parking area supports motor vehicles, the central location promotes pedestrian transportation throughout the Village Center, as intended and it is landscaped to maintain an aesthetically pleasing environment.
- *Pursuant to Objective B (encourage originality, flexibility, and innovation),* the FDP includes landscaping as shown on the submitted plans, which is designed to visually screen the parking lot from the surrounding properties and public areas and not detract from architecture of the rowhomes, condominiums, and mixed-use development located in the Village Center or the Piazza located across from the site.
- *Pursuant to Objective C (discourage inharmonious development),* landscaping within and around the parking area will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List. As described by the applicant, a 6-foot-tall vine support fence around the entirety of the site except at breaks for pedestrian and vehicle access points is designed to provide a visual barrier between the parking lot and surrounding properties to create a harmonious appearance and aesthetically pleasing environment throughout the Villebois Village Center.
- *Pursuant to Objective D (conserve natural beauty and visual character),* as described by the applicant, the site will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.
- *Pursuant to Objective E (protect and enhance City's appeal),* the applicant states that the design of the proposed parking area, which serves residents, employees, and visitors of the Villebois Village development on Lots 76 and 73, will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. This in turn will support and stimulate business and promote desirability of investment in business.
- *Pursuant to Objective F (stabilize property values/prevent blight),* the applicant's materials state that the property management company of the mixed-use development will assure

long-term maintenance of common and public areas of the development, including the parking area on Lot 12.

- Pursuant to Objective G (*insure adequate public facilities*), the process used to plan for Villebois incorporates a tiered system that originates at the Villebois Village Master Plan. The Master Plan shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois. While the parking area is not a public facility, it will reduce the parking demand for on-street public parking within the Villebois Village Center.
- Pursuant to Objective H (*achieve pleasing environments and behavior*), as described in the applicant's materials, the Villebois Village Master Plan shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). The mixed-use development the parking area supports allows for a denser and more compact, environmentally friendly design in the Village Center that is enhanced by proximity to park and open space areas. Pedestrians from the parking area to the mixed-use buildings will also provide on-going surveillance and control of the Village Center.
- Pursuant to Objective I (*foster civic pride and community spirit*), the design of the Villebois Village has been created to develop a community that is truly unique. The applicant states that the City and applicant are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and Portland region. This partnership has generated citizen participation in the project and the unique design fosters civic pride and community spirit amongst the residents of Villebois.
- Pursuant to Objective J (*sustain favorable environment for residents*), as described by the applicant and discussed above, the design of the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. The mixed-use development the parking area supports allows for a denser and more compact, environmentally friendly neighborhood design. While the off-street parking area supports motor vehicles, the central location promotes pedestrian transportation throughout the Village Center, helping sustain a favorable environment for residents.

Site Design Review-Jurisdiction and Power of the Board Section 4.420

C79. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: A Condition of Approval ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No grading or other permits will be granted prior to DRB approval. No variances are requested from site development requirements.

C80. FDP 1C Lot 12, Parking: As stated above, A Condition of Approval ensures construction, site development, and landscaping are carried out in substantial accord with the DRB approved plans, drawings, sketches, and other documents, and that no grading or other permits will be granted prior to DRB approval. No variances are requested from site development requirements.

Site Design Review-Design Standards

Subsection 4.421 (.01)

C81. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The scope of design standards refers to the buildings, landscaping, and other features of the proposed development as a frame of reference for the applicant and method of review for the DRB. Discussion of the individual standards is provided below:

- Pursuant to Standard A (*Preservation of Landscape*), as shown in the submitted plans, proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.
- Pursuant to Standard B (*Relation of Proposed Buildings to Environment*), the Villebois Village Master Plan takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. As stated by the applicant, the FDP area does not include any steep slopes, sensitive wildlife habitat areas, wetlands, SROZ areas, or flood plains. Building B is situated so that its sightlines provide a view of Mount Hood from its tower/top-floor amenity room, providing a scenic view for residents of Villebois.
- Pursuant to Standard C (*Drives, Parking, and Circulation*), per the applicant's narrative, parking lots are situated behind Buildings A, B, and C, away from public view; therefore, these parking lots do not take away from the overall aesthetic of the site. Driveways for the parking lots are well-lit and designed to be safe for vehicles and pedestrians. Pedestrians are separated from vehicular traffic through provided sidewalks, curb extensions, and/or crosswalks as illustrated on the Circulation Plan provided in submitted plans.
- Pursuant to Standard D (*Surface Water Drainage*), surface water drainage is addressed in the PDP application. The FDP is consistent with grading and drainage shown in the PDP. As described by the applicant, this system has been carefully designed so as not to adversely affect neighboring properties.
- Pursuant to Standard E (*Utility Service*), the PDP applications address utility installation, and the FDPs are consistent with the PDPs.
- Pursuant to Standard F (*Advertising Features*), no advertising features are proposed in the FDPs.
- Pursuant to Standard G (*Special Features*), the FDPs do not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this Staff Report.

C82. FDP 1C Lot 12, Parking: The scope of design standards refers to the buildings, landscaping, and other features of the proposed development as a frame of reference for the applicant and method of review for the DRB. Discussion of the individual standards is provided below:

- Pursuant to Standard A (*Preservation of Landscape*), as shown in the submitted plans, proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.
- Pursuant to Standard B (*Relation of Proposed Buildings to Environment*), as no buildings are proposed on Lot 12, this standard does not apply.
- Pursuant to Standard C (*Drives, Parking, and Circulation*), per the applicant's narrative, the parking area is designed with access and a travel lane that provide safe maneuverability for two-way traffic, and walkways outside the vehicle circulation areas that provide safe and convenient pedestrian connections from the parking area to the public sidewalk adjacent to SW Villebois Drive. The landscaping plan is designed to visually screen the parking lot from the surrounding properties and public areas that include the Piazza located directly north of the site. The Preliminary Circulation Plan, Preliminary Parking Plan and Street Tree Layout Planting Plan illustrate how the parking area provides safe and convenient vehicular and pedestrian circulation while not detracting from the design of the Village Center.
- Pursuant to Standard D (*Surface Water Drainage*), surface water drainage is addressed in the PDP application. The FDP is consistent with grading and drainage shown in the PDP. As described by the applicant, this system has been carefully designed so as not to adversely affect neighboring properties.
- Pursuant to Standard E (*Utility Service*), the PDP application addresses utility installation, and the FDP is consistent with the PDP.
- Pursuant to Standard F (*Advertising Features*), no advertising features are proposed in the FDP.
- Pursuant to Standard G (*Special Features*), the FDP does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this Staff Report.

Applicability of Design Standards to Various Site Features Subsection 4.421 (.02)

C83. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: No accessory buildings or structures are proposed.

C84. FDP 1C Lot 12, Parking: Similar to above, no accessory buildings or structures are proposed.

Objectives of Section 4.400 Serve as Additional Criteria and Standards
Subsection 4.421 (.03)

- C85.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: Compliance with the purpose of Section 4.400 has been addressed earlier in this Staff Report.
- C86.** FDP 1C Lot 12, Parking: As for Lots 73 and 76, compliance with the purpose of Section 4.400 for Lot 12 has been addressed earlier in this Staff Report.

Standards for Mixed Solid Waste and Recycling Areas

Mixed Solid Waste and Recycling Areas Colocation
Subsections 4.430 (.01) and (.02) A.

- C87.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The location, design, and access for the waste and recycling storage areas comply with the requirements of Section 4.179 as addressed in a preceding section of this Staff Report.
- C88.** FDP 1C Lot 12, Parking: No mixed solid waste or recycling areas are proposed to be located on the site; therefore, the location, design, and access standards of Section 4.430 are not applicable.

Exterior vs Interior Storage, Fire Code, Number of Locations
Subsections 4.430 (.02) B. through F.

- C89.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: Storage of recyclables and waste is proposed to be co-located in trash rooms located on the ground floor level inside of each building. As stated by the applicant, trash rooms located in each building comply with Uniform Building and Fire Code requirements. Storage containers, located in enclosed trash rooms, will meet Uniform Fire Code standards as required. No exterior storage areas are proposed.
- C90.** FDP 1C Lot 12, Parking: As discussed above, this standard is not applicable.

Collection Vehicle Access, Not Obstruct Traffic or Pedestrians
Subsection 4.430 (.02) G. and H. and 4.430 (.04)

- C91.** FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: As storage of recyclables and waste is proposed to be co-located in trash rooms located on the ground floor level inside of each building and not exterior to the buildings, no screening is required or proposed. As described by the applicant, trash rooms are directly accessible from the surface parking area located in the back of each building. Collection vehicles will not obstruct pedestrian or vehicle traffic movement on site or adjacent public streets. Building A's parking lot is designed in a circular fashion to allow collection vehicles to easily maneuver and allow continual forward movement from and back onto SW Campanile Lane. Building B's parking lot design has been modified to provide collection vehicle access

from both SW Valencia Lane and SW Barber Street. Building C is designed to provide driveway entrance clearance, "No Parking" signage, low profile landscape allowing for clear visibility at both sides of the entrance, a transition from trash room to the parking lot, a trash room door width of 7-feet and door securement allowing the service collector to safely service the site as noted on the service compliance letter provided in the applicant's materials. Trash rooms will be secured to limit access to residents, retail employees, and collection service personnel of each building.

C92. FDP 1C Lot 12, Parking: As discussed above, this standard is not applicable.

Dimensions Adequate to Accommodate Planned Containers

Subsection 4.430 (.03) A.

C93. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The trash rooms in each building have been designed to accommodate the required containers and provide access. Compliance Letters from the service provider, Republic Services, are provided in the applicant's materials.

C94. FDP 1C Lot 12, Parking: As discussed above, this standard is not applicable.

6-Foot Screen, 10-Foot Wide Gate

Subsection 4.430 (.03) C.

C95. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The standard does not apply as the trash rooms are proposed to be located inside each building.

C96. FDP 1C Lot 12, Parking: As discussed above, this standard is not applicable.

Site Design Review

Site Design Review-Procedures, Required Materials

Section 4.440

C97. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant submitted the applicable required materials.

C98. FDP 1C Lot 12, Parking: The applicant submitted the applicable required materials.

Time Limit on Approval

Section 4.442

C99. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: It is understood that the approval will expire after 2 years if a building permit has not been issued unless an extension has been granted by the DRB.

C100. FDP 1C Lot 12, Parking: As stated above, it is understood that the approval will expire after 2 years if a building permit has not been issued unless an extension has been granted by the DRB.

Landscape Installation or Bonding
Subsection 4.450 (.01)

C101. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

C102. FDP 1C Lot 12, Parking: The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

Approved Landscape Plan Binding
Subsection 4.450 (.02)

C103. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the DRB. A Condition of Approval provides ongoing assurance of this.

C104. FDP 1C Lot 12, Parking: A Condition of Approval provides ongoing assurance that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the DRB.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

C105. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping. A Condition of Approval will ensure landscaping is continually maintained and watered in accordance with this subsection.

C106. FDP 1C Lot 12, Parking: A Condition of Approval will ensure landscaping is continually maintained and watered in accordance with this subsection.

Addition and Modifications of Landscaping
Subsection 4.450 (.04)

C107. FDP 12C Lot 73, Buildings A and B, and FDP 2C Lot 73, Building C: The FDPs do not include any existing development; therefore, this criterion does not apply.

C108. FDP 1C Lot 12, Parking: This FDP does not propose to modify landscaping of existing development; therefore, this criterion does not apply.

Community Elements Book

C109. FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C:

Applicable Requirement	Requirement Met?	Notes
Street Lighting	☒	Lighting shown on the attached plans is consistent with Lighting Master Plan.
Curb Extensions	☒	Existing curb extensions are shown on the Circulation Plan.
Street Trees	☒	Location and species of existing and proposed street trees shown on the attached plans are consistent with the Master Plan.
Landscape Elements-Site Furnishings	☒	Benches and bike racks proposed are consistent with the Community Elements Book.
Tree Protection	☒	No on-site trees are to be preserved with this development. Adjacent street trees and trees in linear green will be preserved as shown on attached plans.
Plant List	☒	All plant materials listed on submitted plans are on the Villebois plant list. No prohibited plants are proposed.
Address Overlay Areas	☒	The subject FDP is located within the Plaza Address Overlay and meets the standards for site furnishings, plant material, and surfaces. There are no changes to these standards with this application.

C110. FDP 1C Lot 12, Parking:

Applicable Requirement	Requirement Met?	Notes
Street Lighting	☒	No new lighting or modifications to existing street lighting is proposed. Existing lighting shown on attached plans is consistent with Lighting Master Plan.
Curb Extensions	☒	No new streets or modifications to existing streets and rights-of-way are proposed. Existing curb extensions are shown on the Circulation Plan.
Street Trees	☒	No new street trees are proposed. Location and species of existing street trees shown on the attached plans are consistent with the Master Plan.

Landscape Elements-Site Furnishings	☒	No furnishings are proposed. Landscape is designed to provide a visual and physical buffer between surrounding properties and the parking area as shown on the submitted plans.
Tree Protection	☒	No trees within the development area are proposed to be preserved. Adjacent street trees will be preserved as shown on attached plans.
Plant List	☒	All plant materials listed on submitted plans are on the Villebois plant list. No prohibited plants are proposed.
Address Overlay Areas	☒	The subject FDP is located within the Plaza Address Overlay and meets the standards for site furnishings, plant material, and surfaces. There are no changes to these standards with this application.

Village Center Architectural Standards

C111. FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C:

Standard	Standard Met?	Notes
1.1 Building Types		
1) Buildings outside Address overlays meet development standards of V Zone per Building Type	<input checked="" type="checkbox"/>	Proposed mixed-use buildings are consistent with standards specified for Villebois Central
1.2 Building Height & Roof Form		
Required Standards		
1) Max. Building Height according to Table V-1	<input checked="" type="checkbox"/>	According to Table V-1 the maximum height for mixed-use buildings in Village Center is 60-feet. The proposed mixed-use buildings are less than 60-feet tall.
2) Addresses have other height limitations	<input checked="" type="checkbox"/>	According to Table V-1 the maximum height for mixed-use buildings in Village Center is 60-feet. The proposed mixed-use buildings are less than 60-feet tall, complying with this standard.
3) Building height measured as defined in 4.001.	<input checked="" type="checkbox"/>	The building heights have been measured as defined in 4.001
4) Rooftop equipment screened from current and future taller buildings	<input checked="" type="checkbox"/>	Rooftop equipment is screened by parapets and the height of the buildings.
5) Roof Gardens	<input type="checkbox"/>	No rooftop gardens proposed.
Optional Standards:		
6) Buildings encouraged to reach max. allowable height	<input checked="" type="checkbox"/>	All proposed buildings are 4 stories in height
7) Minimize shading of public and private outdoor areas during mid-day	<input checked="" type="checkbox"/>	Buildings A and B: There are no proposed outdoor areas on-site. Building C: The common area located in the rear of this building is located south of the building and the site is located west of the Piazza, minimizing shading of the public outdoor area during mid-day.
1.3 Horizontal Façade Articulation		
Required		
1) Horizontal Facades articulated into smaller units using two or more of the following: change of materials, change of color, façade planes that are vertical in proportion, bays and recesses, breaks in roof elevation.	<input checked="" type="checkbox"/>	Buildings A, B and C are designed with change of materials, colors and façade planes with projections and recesses as illustrated on the submitted plans.

2) Incorporate features such as offsets, projections, reveals, and similar elements to preclude large expanses of uninterrupted building surfaces.	☒	Buildings A and C: Balconies overlooking the plaza provide projections that add texture to the building’s façade. Building B and C: Recessed Hardi panels (“stucco boards”) in an accented color help break down the building’s massing. Buildings A, B and C: Design features, including offsets, projections, and other similar features, reduce the apparent mass of the buildings.
Optional		
3) Articulation should extend to the roof	☒	Buildings A and B: Breaks in roof elevation are incorporated into the design of the buildings. Roofs are articulated as illustrated in the submitted plans.
2.1 Vertical Façade Articulation for All Mixed Use Buildings		
Required		
Express a division between base and top	☒	Buildings A, B, and C are designed with a change of materials and colors to provide a vertical division between the base of the building and upper residential floors. Canopies and/or awnings are planned or required with Condition of Approval PDC 2 over retail spaces. At the public and common area spaces, the buildings’ façade finishes are a combination of brick veneer and storefront doors and storefront windows, with canopies demarcating entrances. The brick veneer accentuates the ground level, delineating to active streetscape from the residential housing above. The residential housing is primarily demarcated with lap siding or revealed Hardi panels (“stucco board”), with vinyl windows at the apt units. Building C: The building’s brick base along SW Barber St highlights the community postal center and retail/commercial spaces. A large canopy highlights the southern entrance to the postal center.
Use of Arcade to Accomplish 0.1	☒	All Buildings: At the public and common area spaces, the buildings’ façade finishes are a combination of brick veneer and storefront doors and storefront windows, with canopies demarcating entrances.

		Building C: The building's brick base along SW Barber St highlights the community postal center and retail/commercial spaces. A large canopy highlights the southern entrance to the postal center.
Optional		
Division between base and top occurs at floor level of programmatic division.	☒	At the public and common area spaces, the buildings' façade finishes are a combination of brick veneer and storefront doors and storefront windows, with canopies demarcating entrances. The brick veneer accentuates the ground level, delineating to active streetscape from the residential housing above.
Storefront design different from residential window detailing.	☒	At Level 1 of Buildings A and B and C, the ground floor is either proposed or conditioned with Condition of Approval PDC 2 to have storefront designs that have street level entrances and entry canopies.
Differentiation of a building's base at corners.	☒	Buildings A and B are designed with accentuated corners that identify one's arrival into the plaza. Building B: A corner retail space activates the streetscape along SW Barber Street and the plaza, with the Leasing Center next door. Building C: The book ends of this building have a sloped shed roof with oversized eaves, which takes queues from the neighboring buildings to the west of the central plaza. The building's brick base along SW Barber Street highlights the community postal center and retail/commercial spaces. A large canopy highlights the southern entrance to the postal center. The light-colored board-and-batten motif at the top floor of the building's book ends provide another focal point as drivers reach the plaza from either SW Barber Street or SW Villebois Drive.
Base design incorporates design features.	☒	Buildings A, B, and C: The ground level of all buildings includes apartment amenities and retail opportunities that encourage activity around the plaza. Building C: The building's brick base along SW Barber Street highlights the community postal center and retail/ commercial spaces. A large

		canopy highlights the southern entrance to the postal center
3.1 Exterior Building Materials & Color		
Required		
1) Visually heavier and more massive materials at base when multiple materials used.	<input checked="" type="checkbox"/>	The brick veneer accentuates the ground level, delineating to active streetscape from the residential housing above.
2) Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	Buildings A and C: A bright accent color utilized at the recessed Hardi panels (“stucco boards”) helps break down the building’s massing.
3) Bright colors not used for commercial purposes	<input checked="" type="checkbox"/>	Buildings A and C: The bright accent color is not used for commercial purposes.
4) Concrete block shall be split-faced, ground-faced, or scored when facing street or public way. Discouraged around the plaza.	<input checked="" type="checkbox"/>	No concrete block is proposed for any of the buildings.
5) Exteriors constructed of durable and maintainable materials with texture, pattern, or lend themselves to quality detailing.	<input checked="" type="checkbox"/>	Proposed materials are all durable and easy to maintain and allow for detailing.
Optional		
6) Exterior materials have an integral color, patterning, and/or texture	<input checked="" type="checkbox"/>	The buildings are designed complement one another for a cohesive project wrapping the plaza. Building C: This building, located across the street from the remainder of the buildings facing the central plaza, intentionally plays a subordinate role to its neighbors. The color palette ties into the palettes for Buildings A and B, to connect this building across SW Barber Street to the remainder of the buildings, which enclose the public “room” that is the central plaza. The book ends of Building C have a sloped shed roof with oversized eaves, which takes queues from the neighboring buildings to the west of the central plaza.
7) Sustainable building materials and practices are strongly encouraged	<input type="checkbox"/>	Not applicable. As this is only an encouraged standard the applicant elected not to address.
3.2 Architectural Character		
Required		
1) A definitive, consistent Architectural Character. All primary facades consistent with Architectural Character	<input checked="" type="checkbox"/>	The buildings are designed complement one another for a cohesive project wrapping the plaza. Building C: This building, located across the street from the remainder of the buildings

		facing the central plaza, intentionally plays a subordinate role to its neighbors. The color palette ties into the palettes for Buildings A and B, to connect this building across SW Barber Street to the remainder of the buildings, which enclose the public “room” that is the central plaza. The book ends of Building C have a sloped shed roof with oversized eaves, which takes queues from the neighboring buildings to the west of the central plaza.
2) No mixing of Architectural Styles	<input checked="" type="checkbox"/>	Buildings A, B, and C have a similar design. Above the brick base of each building, the buildings are a combination of fiber cement lap siding and “stucco board” (Hardi panels). Each material provides a different texture to the building façade, along with the light and dark paint colors which further break down the massing above. The result is unique façade designs wrapping the central plaza, with complementary finish materials and complementary color palettes. Building C: This building, located across the street from the remainder of the buildings facing the central plaza, intentionally plays a subordinate role to its neighbors. The color palette ties into the palettes for Buildings A and B, to connect this building across SW Barber Street to the remainder of the buildings, which enclose the public “room” that is the central plaza. The book ends of Building C have a sloped shed roof with oversized eaves, which takes queues from the neighboring buildings to the west of the central plaza.
3) Secondary facades incorporate primary façade features over 25% of wall length	<input checked="" type="checkbox"/>	Secondary facades are designed with a brick base of each building and combination of fiber cement lap siding and “stucco board” (Hardi panels).
4) All visible sides have a similar level of quality and visual interest	<input checked="" type="checkbox"/>	All elevations of Building A, B, and C are designed with a similar level of quality and visual interest as illustrated on the submitted plans.
5) Accessory buildings designed and integrated into primary building	<input type="checkbox"/>	Not applicable, as no accessory buildings are proposed
6) Applicants encouraged to consult an architect or architectural historian	<input checked="" type="checkbox"/>	Buildings A, B, and C have been designed by an Architect with C2K Architects.

regarding appropriate elements of architectural style		
7) If not in an address, elevations not repeated on adjacent blocks	<input checked="" type="checkbox"/>	The buildings surrounding the Piazza are each unique in their style and elevations.
3.3 Ground Level Building Components		
Required		
1) Building setbacks and frontage widths as required by Table V-1	<input checked="" type="checkbox"/>	The proposed buildings meet the required setbacks and widths for a mixed-use development as established by Table V-1.
2) Retail orientation towards street	<input checked="" type="checkbox"/>	The ground floor retail/common spaces are oriented to the Piazza and adjacent public streets. At Level 1 of Building A, B, and C the apartment units facing Villebois Village's central plaza are designed to be convertible to future retail, should the property owner decide at a future date to replace the residential housing with additional retail.
3) Differentiating entrances for mixed use buildings	<input checked="" type="checkbox"/>	Storefront doors and storefront windows, with canopies demarcating entrances differentiate entrances for mixed-used buildings or proposed or required by Condition of Approval PDC 2.
4) Entries have weatherproof roof covering appropriately sized but at least 4 feet deep and 4 feet wide	<input checked="" type="checkbox"/>	Weatherproof covering of entries is provided as shown on submitted Architectural Plans or are required by Condition of Approval PDC 2..
5) Any building lighting is indirect or shielded	<input checked="" type="checkbox"/>	All building lighting will be indirect or shielded. The outdoor lighting will comply with the LZ 2 requirements of the Light Zone Map, as well as comply with all applicable building codes. Buildings A and C: As shown in the submitted plans, proposed architectural lighting at the exterior perimeter of Building A provides downlighting at soffits and canopies, as well as wall scone lighting at walls adjacent to building entrances, and balconies at upper floor levels. Building B: Proposed architectural lighting at the exterior perimeter of Building B provides downlighting at soffits and canopies, as well as wall scone lighting at walls adjacent to building entrances. The amenity terrace at Level 5 will also have soffit lighting.
6) Parking structures screened using at least two of the following:	<input type="checkbox"/>	Not applicable, as no parking structure is proposed.

residential or commercial uses, decorative grill work, decorative artwork, vegetation		
7) Plaza address mixed-use buildings have canopy or awning	<input checked="" type="checkbox"/>	The brick veneer, storefront windows, and steel canopies all reinforce the ground level streetscape, to make the plaza a vibrant, pedestrian-friendly experience. Where not shown canopies are required by Condition of Approval PDC 2.
8) Reflective, heavily tinted, or other sight obscuring glass discouraged	<input checked="" type="checkbox"/>	Windows are not reflective, heavily tinted, or sight obscuring.
9) Landscaping or other screening provided when parking is between buildings and the street	<input checked="" type="checkbox"/>	Landscaping is provided as shown on the attached plans.
Optional		
10) Create indoor/outdoor relationships	<input checked="" type="checkbox"/>	Large windows, wide sidewalks, proximity to the Piazza, and small front setbacks help to create indoor/outdoor relationships
11) Canopies and awnings primary function is weather protection	<input checked="" type="checkbox"/>	Canopies provide weather protection and will function as intended.
4.1 Façade Components		
Required		
1) Windows and doors recessed 3 inches for shadowing or incorporate shutters (appear operable and sized for window), railing, and/or visible or substantial trim (contrasting material, color, or creates shadowing.)	<input checked="" type="checkbox"/>	Visible, substantial trim, in contrasting material and color, is provided at doors and windows recessed less than 3-inches.
2) Balconies extend no more than 36"	<input checked="" type="checkbox"/>	Balconies in Buildings A and C extend less than 36 inches.
3) Shutters sized to appear operable at window and door openings	<input type="checkbox"/>	No shutters are proposed for Buildings A, B, or C.
4) Except in the Plaza Address, balconies shall be at least 5 feet deep	<input type="checkbox"/>	Not applicable, as Buildings A, B, and C are located in the Plaza Address.
Optional		
4) (Note: Duplicate numbers in published VCAS) Individual windows square or vertical in proportion. An assembly of windows have horizontal proportion	<input checked="" type="checkbox"/>	Windows are square or vertical in proportion.
5) Materials changes occur at a horizontal line or at inside corner of two vertical planes.	<input checked="" type="checkbox"/>	Buildings A, B, and C are designed with materials changes occurring at horizontal lines or inside corners of two vertical plans.
6) Every residential unit have outdoor living space.	<input checked="" type="checkbox"/>	Units are attached. A number of residential units in Buildings A and C have balconies. Outdoor living space is provided by the Piazza

		located directly across from the development and nearby parks.
7) Expression of rainwater path	<input type="checkbox"/>	Not applicable. The applicant elected not to address this optional standard.
8) Building fronts uneven angles to accommodate shape of street	<input type="checkbox"/>	Building fronts are at even angles.
9) Wide opening windows	<input type="checkbox"/>	The mixed-use buildings are not designed with wide opening windows. This standard is optional and applicant elected not to meet.
10) Discourage use of high window sills	<input checked="" type="checkbox"/>	Buildings A, B, and C are not designed with high window sills.
11) Finishing touches and ornament	<input checked="" type="checkbox"/>	Ornamental finishes for retail is detailed in the submitted plans.
5.1 Fencing		
Required		
1) See all applicable sections of the Village Zone, including but not limited to Section 4.125(.14) Table V-4 Permitted Materials and Configurations and Section 4.125 (.05) D. Fences	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
2) The following fencing requirements apply to all fences and walls located between rights-of-way and building lines.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
3) See Address overlay sections for additional requirements.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
4) Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable is allowed.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
5) Fencing shall be consistent with the Architectural Character of adjacent buildings, See Architectural Character, this section.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
6) Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
7) Fencing located within the first 2'0" setback from right-of-ways shall be greater than 50% transparent.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
8) Fencing located within interior side yards or separating buildings on the same lot shall be offset 4'0" or greater	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.

behind the adjacent front building line.		
9) Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
10) Fencing may not change height at corners. They must level top surfaces and transition at posts to maintain height as required by changes in grade elevation.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.
11) Loading facilities, trash enclosures, and ground-level mechanical and utility equipment: These facilities shall be sited at the rear or side of buildings wherever practicable, and shall be screened where visible from the street. Screening shall match the adjacent development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses.	<input type="checkbox"/>	Not applicable, as no loading facilities, trash enclosures, or ground-level mechanical or utility equipment are located outside the buildings.
Optional		
12) Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.	<input type="checkbox"/>	Not applicable, as no fencing is proposed with Buildings A, B, or C.

C112. FDP 1C Lot 12, Parking:

Standard	Standard Met?	Notes
5.1 Fencing		
Required		
1) See all applicable sections of the Village Zone, including but not limited to Section 4.125(.14) Table V-4 Permitted Materials and Configurations and Section 4.125 (.05) D. Fences	<input checked="" type="checkbox"/>	The SAP Central Plan and Villebois Village Master Plan do not indicate any required community fencing within the subject site. The VCAS indicate that fencing is optional in the Plaza Address, and where provided should be consistent with the architecture
2) The following fencing requirements apply to all fences and walls located between rights-of-way and building lines.	<input checked="" type="checkbox"/>	Vine supporting fencing is proposed around the entirety of the surface parking area, except at breaks for pedestrian and vehicle access points. No fencing is proposed to be located between right-of-way and buildings.

3) See Address overlay sections for additional requirements.	<input checked="" type="checkbox"/>	The VCAS indicate that fencing is optional in the Plaza Address, and where provided should be consistent with the architecture.
4) Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable is allowed.	<input checked="" type="checkbox"/>	Vine supporting fencing is proposed around the entirety of the site, except at breaks for pedestrian and vehicle access points, to provide a visual buffer between the parking area and adjacent properties.
5) Fencing shall be consistent with the Architectural Character of adjacent buildings, See Architectural Character, this section.	<input checked="" type="checkbox"/>	The applicant is proposing 6-foot-high vine support fence, consisting of welded wire mesh fencing with cedar posts, around the entirety of the site except at breaks for pedestrian and vehicle access points. The fence is designed to provide vegetative screen between the parking area and surrounding properties consistent with the VCAS in the Plaza Address.
6) Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.	<input type="checkbox"/>	Not applicable, as the vine supporting fencing does not control access to a courtyard, outdoor lobby, or other public entries.
7) Fencing located within the first 2'0" setback from right-of-ways shall be greater than 50% transparent.	<input type="checkbox"/>	Not applicable, as the vine supporting fencing is not located within the first 2-foot setback from the adjacent rights-of-way.
8) Fencing located within interior side yards or separating buildings on the same lot shall be offset 4'0" or greater behind the adjacent front building line.	<input type="checkbox"/>	Not applicable, as the vine supporting fencing is not located within interior side yards or separating buildings on the same lot.
9) Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.	<input checked="" type="checkbox"/>	The applicant is proposing 6-foot-high vine support fence, consisting of welded wire mesh fencing with cedar posts. The posts do not extend more than 8-feet above the fencing.
10) Fencing may not change height at corners. They must level top surfaces and transition at posts to maintain height as required by changes in grade elevation.	<input checked="" type="checkbox"/>	The applicant is proposing 6-foot-high vine support fence, consisting of welded wire mesh fencing with cedar posts. The fencing does not change height at corners and maintains a height of 6-feet.
11) Loading facilities, trash enclosures, and ground-level mechanical and utility equipment: These facilities shall be sited at the rear or side of buildings wherever practicable, and shall be screened where visible from the street. Screening shall match the adjacent	<input type="checkbox"/>	Not applicable, as no loading facilities, trash enclosures, or ground level mechanical and utility equipment is proposed in the surface parking area.

development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses.		
Optional		
12) Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.	☒	The applicant is proposing 6-foot-high vine support fence, consisting of welded wire mesh fencing with cedar posts, around the entirety of the site except at breaks for pedestrian and vehicle access points. The fence is designed to provide vegetative screen between the parking lot and surrounding properties consistent with the VCAS in the Plaza Address.

C113. FDP 12C Lot 76, Buildings A and B, and FDP 2C Lot 73, Building C:

Standard	Standard Met?	Notes
1.1 Narrative		
1) The Plaza is the physical and symbolic heart of Villebois envisioned as a Public Room with building facades as its walls, streets as its doors, and paving and landscape as its floor. This address places special emphasis on roof heights and forms, corner and storefront treatments, expression of the rainwater path, and balconies and decks.	☒	The Villebois Village’s central plaza is the physical and symbolic heart of Villebois. The three proposed 4-story Buildings A, B, and C wrap the plaza to create a sense of enclosure, acting as the “walls” around this public “room”. At the primary streets surrounding the plaza, the buildings’ accentuated corners identify one’s arrival into the plaza. Building B: The top-floor Amenity Deck of this building provides a focal point along SW Barber Street, drawing visitors toward the plaza. Building C: Located across the street from the remainder of the buildings facing the central plaza, Building C intentionally plays a subordinate role to its neighbors. The book ends of this building have a sloped shed roof with oversized eaves, which takes queues from the neighboring buildings to the west of the central plaza. The building’s brick base along SW Barber Street highlights the community postal center and retail/commercial spaces. A large canopy highlights the southern entrance to the postal center. The light-colored board-and-batten motif at the top floor of the building’s book ends provide another focal

		point as drivers reach the plaza from either SW Barber Street or SW Villebois Drive. The color palette ties into the palettes for Buildings A and B, to connect this building across SW Barber Street to the remainder of the buildings, which enclose the public “room” that is the central plaza.
2.1 Building Types		
1) Building Type shall be Mixed-Use Buildings – Village Center, Multi-Family Dwellings – Village Center, or Row Houses – Village Center. Row Houses – Village Center shall meet the standards of the adjacent Address instead of the Plaza Address	☒	Buildings A, B, and C are mixed-use.
2.2 Building Height & Roof Form		
1) Strengthen the perception of the Plaza as a public room by establishing a consistency of façade heights and roof forms.	☒	The three proposed 4-story Buildings A, B, and C wrap the plaza to create a sense of enclosure, acting as the “walls” around this public “room”. At the primary streets surrounding the plaza, the buildings’ accentuated corners identify one’s arrival into the plaza. Located across the street from the remainder of the buildings facing the central plaza, Building C intentionally plays a subordinate role to its neighbors. The book ends of this building have a sloped shed roof with oversized eaves, which takes queues from the neighboring buildings to the west of the central plaza. The light-colored board-and-batten motif at the top floor of the building’s book ends provide another focal point as drivers reach the plaza from either SW Barber St or SW Villebois Drive. The color palette ties into the palettes for Buildings A and B, to connect this building across SW Barber Street to the remainder of the buildings, which enclose the public “room” that is the central plaza.
3.1 Horizontal Façade Articulation		
1) Reduce the apparent bulk of long buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade.	☒	Buildings A, B, and C are designed with bays and recesses and breaks in roof elevations to reduce the apparent mass of each building. Future tenant improvements of retail space will provide unique store front designs to further reduce the bulk of the building. See Condition of Approval PDC 2.

4.1 Corner Massing & Articulation		
1) Standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade	☒	<p>Accentuated corners are provided on Buildings A, B, and C to identify one's arrival into the plaza.</p> <p>Building C: A large canopy highlights the southern entrance to the postal center. The light-colored board-and-batten motif at the top floor of the building's book ends provide another focal point as drivers reach the plaza from either SW Barber Street or SW Villebois Drive.</p>
4.2 Exterior Building Materials		
1) Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.	☒	<p>Construction materials will ensure a standard of quality that will easily be maintained by the development's management company overtime. The brick veneer accentuates the ground level, delineating to active streetscape from the residential housing above. Included in this application is a request to amend the Specific Area Plan to refine VCAS 4.2. Exterior Building Materials (see Request B). The applicant's supporting compliance report details how the proposed development will meet the amended standards.</p>
4.3 Ground Level Building Components		
1) Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that ground floors reinforce the streetscape character.	☒	<p>At the public and common area spaces, the buildings' façade finishes are a combination of brick veneer and storefront doors and storefront windows, with canopies demarcating entrances. The brick veneer accentuates the ground level, delineating to active streetscape from the residential housing above. Future tenant improvements of retail space will provide unique store front designs including pedestrian scale blade signs.</p> <p>The ground level of the each building encourages activity around the plaza. Building A has large common area amenities for the three apartment buildings with large storefront windows. Three Live/Work units facing the plaza provide opportunities for small office or retail. At Building B, a corner retail space activates the streetscape along SW Barber Street and the plaza, with the Leasing Center</p>

		next door. At Building C, the building’s brick base along SW Barber Street highlights the community postal center and retail/commercial spaces. A large canopy highlights the southern entrance to the postal center.
4.4 Façade Components		
1) Maintain a lively and active street face. Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade	☒	Buildings A and B are designed to wrap two sides of the central plaza, with complementary finish materials and complementary color palettes. The color palette of Building C ties into the palettes for Buildings A and B, to connect this building across SW Barber Street to the remainder of the buildings, which enclose the public “room” that is the central plaza. The brick veneer, storefront windows, and steel canopies all reinforce the ground level streetscape, to make the plaza a vibrant, pedestrian-friendly experience. The ground level of each building includes public and common areas with community amenities and retail space that encourage activity around the plaza. Construction materials will ensure a standard of quality that will easily be maintained by the development’s management company overtime. Residential balconies will be recessed.

C114. FDP 1C Lot 12: The standards of Intent Applying to Buildings in the Plaza Address Overlay do not apply to Lot 12 as no buildings are proposed on the site.

**Request D: DB21-0013, DB21-0016, DB21-0024
Type C Tree Plans**

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Access to Site for Tree Related Observation
Subsection 4.600.50 (.03) A.

- D1.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The ability for the City to inspect tree conditions on the site is understood.
- D2.** PDP 1C Lot 12, Parking: Similar to above, the ability for the City to inspect tree conditions on the site is understood.

Type C Tree Removal Review Authority
Subsection 4.610.00 (.03) B.

- D3.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The requested tree removal is connected to site plan review by the DRB for the proposed development. The tree removal is thus being reviewed by the DRB.
- D4.** PDP 1C Lot 12, Parking: The requested tree removal is connected to site plan review by the DRB for the proposed development. The tree removal is thus being reviewed by the DRB.

Conditions to Minimize Damage to and Encroachment
Subsection 4.610.00 (.06) A.

- D5.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: No natural resources or wooded areas exist on the sites, therefore, no conditions to minimize damage are required.
- D6.** PDP 1C Lot 12, Parking: As stated above, no natural resources or wooded areas exist on the site, therefore, no conditions to minimize damage are required.

Conditions to Minimize Damage, Completion of Operation in Reasonable Time Frame
Subsection 4.610.00 (.06) B.

- D7.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: It is understood by the applicant that tree removal will be completed by the time construction of all buildings and other improvements in the PDPs are completed, which is a reasonable time frame for tree removal.
- D8.** PDP 1C Lot 12, Parking: Similar to above, it is understood by the applicant that tree removal will be completed by the time construction of other improvements in the PDP are completed, which is a reasonable time frame for tree removal.

Security for Tree Removal
Subsection 4.610.00 (.06) C.

- D9.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: A Condition of Approval requires the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Subsection.
- D10.** PDP 1C Lot 12, Parking: As discussed above, a Condition of Approval requires the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Subsection.

Standards for Preservation and Conservation and Development Alternatives
Subsection 4.610.10 (.01) B., C., and E.

- D11.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: There are a total of 10 on-site trees and 10 off-site trees on Lots 76 and 73, as follows. For PDP 12C Lot 76, Buildings A and B, there are 4 trees located within the development site, and 2 trees abutting the site as illustrated on the Tree Preservation Plan. The four trees located within the development site property are proposed to be removed, while two trees adjacent to the site and all street trees are proposed to remain. PDP 2C Lot 73 contains 6 trees and there are 8 trees located within the linear green adjacent to the site as illustrated on the Preliminary Tree Preservation Plan. The 6 trees located within the development site are proposed to be removed, while the 8 trees located within the adjacent linear green and all street trees are proposed to be preserved. There are no development alternatives for the sites of Buildings A, B, and C, as their removal is necessary to enable construction of the proposed mixed-use development consistent with the Villebois Village Master Pland and SAP Central.
- D12.** PDP 1C Lot 12, Parking: There are 2 trees on Lot 12 and street trees located adjacent to SW Barber Street as illustrated on the Tree Removal Plan. The two (2) trees located within the development site are proposed to be removed, while the street trees are proposed to be preserved. There is not development alternative for this site, as the parking area is needed to serve the residents, employees, and visitors of the Villebois Village mixed-use development in the core of the community, and the health and condition of the trees does not warrant their retention on the site.

Standards for Land Clearing
Subsection 4.610.10 (.01) D.

- D13.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant states, land clearing will be limited to areas necessary for the construction of the mixed-use building, parking area and on-site improvements. The Preliminary Grading and Erosion Control Plan depicts the extent of grading activities proposed on the site.

D14. PDP 1C Lot 12, Parking: Similar to above, the applicant states that land clearing will be limited to areas necessary for the construction of the parking area and on-site improvements. The Preliminary Grading and Erosion Control Plan depicts the extent of grading activities proposed on the site.

Standards for Residential Development
Subsection 4.610.10 (.01) E.

D15. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: As described by the applicant, the VCAS was developed for the general design of residential structures within SAP Central. As guided by the VCAS, the urban design of the mixed-use buildings is intended to provide residential, retail, and employment area and uses that activate the Village Center (see Conceptual Elevations provided in the applicant's materials). The design of buildings within this phase will be developed in accordance with the VCAS for SAP Central.

D16. PDP 1C Lot 12, Parking: This application does not propose residential development; therefore, this standard is not applicable.

Standards for Compliance with Statutes and Ordinances
Subsection 4.610.10 (.01) F.

D17. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Development in PDP 12C Lot 76 and PDP 2C Lot 73 will comply with all applicable statutes and ordinances.

D18. PDP 1C Lot 12, Parking: Development in PDP 1C Lot 12 will comply with all applicable statutes and ordinances.

Standards for Relocation and Replacement
Subsection 4.610.10 (.01) G.

D19. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions of Sections 4.620.00 and 4.620.10, as addressed below. As shown in the Tree Report, tree mitigation for PDP 12C Lot 76, Buildings A and B, proposes planting street trees adjacent to SW Valencia Lane and SW Campanile Lane, and within the landscaped space of the parking areas of the multi-use buildings. Mitigation for PDP 2C Lot 73, Building C, proposes planting of street trees adjacent to SW Barber Street, in the rear courtyard and within the landscaped space of the parking area. Tree mitigation for both Lots 76 and 73 exceeds the required amount of mitigation of 1 tree replanted per each tree removed.

D20. PDP 1C Lot 12, Parking: No relocation of trees is proposed. Mitigation proposes planting trees in the landscaped buffer and landscape island in the parking area exceeding the required amount of mitigation 1 tree replanted per each tree removed.

Limitation on Tree Removal

Subsection 4.610.10 (.01) H.

D21. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed tree removal is either necessary for construction or is due to the health and condition of the trees.

D22. PDP 1C Lot 12, Parking: Similar to above, proposed tree removal is either necessary for construction or is due to the health and condition of the trees.

Additional Standards for Type C Permits: Tree Survey and Maintenance and Protection Plan

Subsection 4.610.10 (.01) I. 1.-2., Section 4.610.40 (.02)

D23. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant's submitted materials include the required Tree Maintenance and Protection Plans.

D24. PDP 1C Lot 12, Parking: The applicant's submitted materials include the required Tree Maintenance and Protection Plans.

Additional Standards for Type C Permits: Tree and Utility Conflicts

Subsection 4.610.10 (.01) I. 3.

D25. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Per the applicant's materials, the Composite Utility Plans for the sites have been designed to minimize the impact upon the environment to the extent feasible given existing conditions. Any trees to be removed due to the placement of utilities will be replaced and/or mitigated in accordance with the provisions in this subchapter.

D26. PDP 1C Lot 12, Parking: Similar to above, the Composite Utility Plans for the sites have been designed to minimize the impact upon the environment to the extent feasible given existing conditions. Any trees to be removed due to the placement of utilities will be replaced and/or mitigated in accordance with the provisions in this subchapter.

Type C Tree Plan Reviewed with Stage II Final Plan

Subsection 4.610.40 (.01)

D27. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The proposed Type C Tree Plans are subject to review concurrently with the PDPs, which are the equivalent of a Stage II Final Plan in the V zone.

D28. PDP 1C Lot 12, Parking: The proposed Type C Tree Plan is subject to review concurrently with the PDP, which is the equivalent of a Stage II Final Plan in the V zone.

Tree Replacement Requirement
Subsection 4.620.00 (.01)

- D29.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Conditions of Approval ensure tree mitigation requirements are met by either replanting street trees and landscaping trees or paying into the tree fund an amount determined by the City based on the cost of replacement trees.
- D30.** PDP 1C Lot 12, Parking: Conditions of Approval ensure tree mitigation requirements are met by either replanting street trees and landscaping trees or paying into the tree fund an amount determined by the City based on the cost of replacement trees

Basis for Determining Replacement
Subsection 4.620.00 (.02)

- D31.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Conditions of Approval require tree mitigation on a basis of one tree mitigated for one tree removed. Each planted tree, including street trees and trees in parking areas, are required meet the minimum diameter requirement.
- D32.** PDP 1C Lot 12, Parking: As stated above, Conditions of Approval require tree mitigation on a basis of one tree mitigated for one tree removed. Each planted tree, including street trees and trees in parking areas, are required meet the minimum diameter requirement.

Replacement Tree Requirements
Subsection 4.620.00 (.03)-(.04)

- D33.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Replacement trees are required to be appropriate for the site by conforming to the Community Elements Book. A Condition of Approval ensures trees have the proper staking and care and will be of the required quality. The Condition of Approval further ensures the replacement of planted trees that die or become diseased.
- D34.** PDP 1C Lot 12, Parking: Replacement trees are required to be appropriate for the site by conforming to the Community Elements Book. A Condition of Approval ensures trees have the proper staking and care and will be of the required quality. The Condition of Approval further ensures the replacement of planted trees that die or become diseased.

Replacement Trees Locations
Subsection 4.620.00 (.05)

- D35.** PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: The applicant proposes planting trees on site and in the appropriate locations for the proposed development meeting spacing in the Community Elements Book and avoiding utility and other conflicts. Tree replacement areas are shown on the Street Tree Planting Layout Plans in the applicant's materials.

D36. PDP 1C Lot 12, Parking: Similar to above, trees will be planted in appropriate locations as shown on the Street Tree Planting Layout Plans in the application materials.

Tree Protection During Construction

Section 4.620.10

D37. PDP 12C Lot 76, Buildings A and B, and PDP 2C Lot 73, Building C: Conditions of Approval ensure protection of existing trees during construction consistent with the requirements of this section.

D38. PDP 1C Lot 12, Parking: As stated in the applicant's materials, off-site trees to be preserved will be protected to the greatest extent possible during construction. Conditions of Approval ensure protection of trees during development consistent with the requirements of this section.



Memorandum

From: Cindy Luxhoj AICP, Associate Planner
To: DRB Panel B
Date: October 18, 2021
RE: Updates to Village Center Mixed-Use Recommendation and Additional Public Comment Received

Alley Width

It has come to Staff's attention that a portion of the alley in the areas of the planned angled parking spaces is not built to full width. Staff suggests a Condition of Approval requiring widening of the alley to match the remainder of the alley. This may limit the ability to put in angled parking. Standard-sized parking spaces must be able to be installed while still maintaining the standard alley width. Suggested Condition of Approval language is:

DRB 1. The drive aisle on the southwest side of the alley between the existing trash enclosure and the curve of the alley shall be widened to match that on the other side of trash enclosure. No parking spaces shall be allowed to extend into the widened alley further than the parking spaces on the other side of the trash enclosure.

Use of Lot 12 Parking Spaces

The alley-based access to the parking on Lot 12 would not be evident from SW Barber Street and SW Villebois Drive. A driver unfamiliar with the area would need directional signs in order to find the access. In order to remove the need for directional signs and potentially limit the frequency of trips in the alley, a Condition of Approval is recommended that limits parking on Lot 12 to reserved parking for residents and/or employees. These drivers would likely know the access and not need directional signs. Suggested Condition of Approval language is:

DRB 2. All parking spaces on Lot 12 shall be reserved parking for residents and/or employees.

Additional Public Comment Received

Two public comments were received after the DRB hearing on September 27, 2021. One comment is in support and the other in opposition to the proposed project. The



comments are attached to this staff memorandum and included in the record as follows:

- D26. S. Montalvan Comment, Dated October 8, 2021
- D27. M. Sandlin Comment, Dated October 15, 2021

From: [Veliz, Kim](#)
To: [Councilor Charlotte Lehan](#); [Councilor Ben West](#); [Councilor Kristin Akervall](#); [Councilor Joann Linville](#); [Mayor Julie Fitzgerald](#)
Cc: [Planning](#); [Jacobson, Barbara](#); [Cosgrove, Bryan](#)
Subject: Public Comment - Santiago Montalvan
Date: Friday, October 8, 2021 11:13:21 AM

Hello Mayor and Council,
Please see the below public comment from Santiago Montalvan.
Thank you,
Kim

From: Santiago Montalvan <smontalvan1980@gmail.com>
Sent: Wednesday, October 6, 2021 8:01 AM
To: City Recorder <cityrecorder@ci.wilsonville.or.us>
Subject: Support for Villebois Center

[This email originated outside of the City of Wilsonville]

I live in Villebois and I support the Villebois Center project, we need the area around the piazza finished once in for all.

Thx!

S

Santiago Montalvan
503.341.7159
smontalvan1980@gmail.com





Neighbors of Proposed Parking Lot
c/o Michele Sandlin
29008 SW Villebois Dr. S
Wilsonville, OR 97070

October 15, 2021

Wilsonville City Planning Division
29799 SW Town Center Loop East
Wilsonville, OR 97070

Attn: Cindy Luxhoj AICP

RE: Planning application - DB21-0008 Zone Map Amendment, SAP Central PDP, 1C Lot 12, Parking Lot

In response to questions asked and issues raised at the Development Review Board Panel B meeting that took place on September 27, 2021, we submit the following rebuttal and renewed objections to the proposed parking lot to be sited on the corner of Villebois Drive and Barber Street. The petitioners listed below represent 100% of the residents and property owners whose homes are accessed directly by way of the alley proposed for ingress and egress to the parking lot. In addition, the list includes immediately adjacent neighbors.

In response to questions from Board members, the applicant gave the following answers which we believe were mistaken:

Were property owners notified of planning meetings?

The applicant stated they believed notice had been sent to residents in June or July of 2018. None of us ever received that or any other notice of a meeting. The only communication of which we are aware from the developer appears to be a Facebook page that is irregularly maintained and accessible only to the few who belong to Facebook.

Where are those in favor of additional parking?

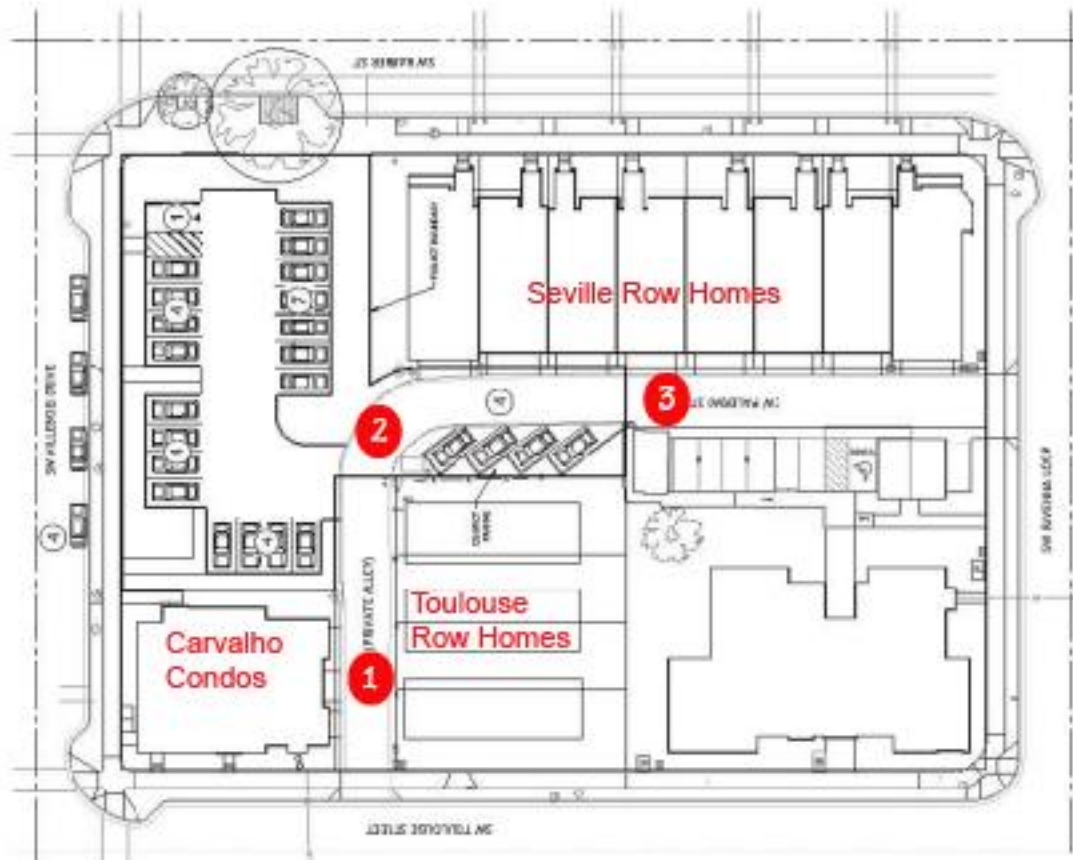
The applicant stated that he's received repeated demands for additional parking space. To our knowledge, the only residents of Village Center who have repeatedly expressed a need for additional parking are those who occupy Domaine at Villebois. The apartment complex was built with insufficient parking for residents allocating only one parking space per rental unit. Most of the renters there have more than one vehicle and are forced to find convenient street parking. When the Piazza was finished, Domaine residents immediately filled it with parked vehicles. They filled it to such an extent that the Villebois Village Center Master Association was forced to post "No Parking" on those lanes in the Piazza that were not public roadways. Nevertheless, people continue to park there in the total absence of enforcement.

The Villebois Village Center Master Association, one of the HOAs cited by the applicant as having been consulted about this proposal, is controlled by the applicant, Rudy Kadlub, who serves as President of the Board of Directors for the HOA. Executives of Holland Partner Group which manages the Domaine at Villebois also sit on that Board. Not one of the other HOAs named as having been consulted by the applicant is located within 250 feet of the proposed parking lot.



Has anyone measured the alley?

The applicant's representative stated the alley measures 18 feet in width. It does not. At no point does the alley measure 18 feet. The alley is widest at the curve and there it measures 16 feet curb to curb. Below are the exact measurements:



1. Behind Carvalho Condominiums and Toulouse Row Homes: alley measures **13 feet 1 inch** wide.
2. Alley corner: measures **16 feet** curb to curb.
3. Behind Seville Row Homes: alley measures **14 feet 7 inches**.

Might the parking there be restricted or permitted?

That may seem like a reasonable compromise but it's important to remind ourselves that parking restrictions, however popular, cannot be enforced. We know this from past experience with parking violations that occur daily on the streets surrounding the Piazza. The Wilsonville Police Department has declined to enforce neighborhood parking regulations and there is obviously no oversight, let alone enforcement, by the Villebois Village Center Master Association, the organization purportedly responsible for supervision of the Piazza.

The applicant stated the owners of the property would ultimately be responsible for maintenance and enforcement. Based on the past experience of property owners in the Village Center, that is a highly dubious promise.

Is this parking lot needed?

We believe this is the most important question: Is this parking lot truly needed? According to the Development Review Board staff as well as the applicant's representative, there is no practical need for this parking lot. The City's minimum parking requirements for the proposed multi-use buildings will have been more than adequately met by the plans for those buildings. Consequently, there is no need to impose this ill-conceived, poorly planned blemish on our neighborhood.

A parking lot surrounded by a six-foot fence is not only an eyesore, it is an open invitation for vandals, drug dealers and all kinds of nefarious activity. If built as planned, it will become a serious noise and security issue for all entire neighborhood.

Poorly Planned Access

If this parking lot were needed -- and it's not -- why on earth would anyone conceive access by way of the neighbors' private driveway? The proposed ingress and egress through an already crowded alley, while perhaps not the most offensive aspect of this plan, is certainly the most irresponsible.



Blind Approach

This photo shows the blind entry to the alley from Ravenna Loop. Street parking -- occupied day and night -- prevents any line of site from the street to the alley. Drivers are unable to see vehicles that may be in the alley or coming out of it.

Residents who share the alleyway are aware of its danger spots. Visitors are not.

Blind Egress

Drivers on Ravenna Loop approaching Barber Street have no line of site to oncoming traffic. West-bound traffic is sometimes visible but the only way to see east-bound traffic is to pull out onto Barber Street and hope that oncoming drivers will see your vehicle and slow to avoid a collision. It's a very dangerous intersection.

Why would anyone want to encourage more traffic there?



Congested alley

Creating more congestion in this already crowded alleyway is an ill-advised and reckless idea. These photos show a standard size SUV in private alley behind Carvalho Condominiums and Toulouse Row Homes. A standard SUV or truck is 6' to 6 ½ wide not counting rearview mirrors. There is NO room for 2 vehicles to pass each other in the alley unless one vehicle pulls up onto a curb or a neighbor's garage entryway. Service vehicles in the alley need its full width in order to maneuver equipment through. Moving vans can/have blocked the alley for hours at a time. Residents worry that further crowding of the alley will severely restrict access by emergency vehicles.



The photo below shows vehicle entering from Ravenna Loop into alley (recently named SW Palermo St). Most residents have limited turning space with which to enter their garages. For most it requires multiple maneuvers or a very wide turn.



The bus stop for the high school is in the middle of the intersection of Barber Street and Villebois Drive. On weekdays, a large group of kids wait in the green space, at the benches, then when bus arrives, they walk into the street to board. The bus drops them off there again every afternoon.



Besides children playing in the alley there is also a fairly heavy pedestrian traffic. We don't think the applicant realizes how many pedestrians use our alleyway on a regular basis. So many people from the apartment complex across from Toulouse Street come through the alley and cross the vacant lots on their way to the Piazza. This green space has become much like a college campus square. Seville Row Homes and Carvalho Condominium residents report collecting lots of garbage from pedestrians. If the parking lot gets built there, the burden of additional garbage collection will fall on the neighbors.

Multiuse

The applicant's representative stated the parking lot falls under the definition of "multiuse" in the current Master Plan. It does not unless it has another structure or a park attached to it, hence the definition of multiuse. Furthermore, the Master plan states what is allowable in the Village Center, a stand-alone parking lot is not listed.

Loss of property value to homeowners

What was overlooked at the September 27th DRB hearing was the potentially significant loss of value to our homes if this parking lot gets built. We recognize the city can approve the construction of this parking lot over our objections, but we, the homeowners, under Oregon's Land Use Law can sue the city and the applicant for the loss of value in our homes.

We the residents listed below understand the lots in question was never intended as a park or green space and we acknowledge the applicant's right to develop the property so that the Village Center can at last be completed. We have all waited a long time to see this development finished and finally living up to the picturesque vision described in the Master Plan. We put our faith in that plan and we want to see it come to fruition.

If construction of the residential buildings originally planned for this space is, for whatever reason, no longer feasible, perhaps the developer would consider donating the property to the Villebois Village Center Master Association so that it can be improved as a community park to be used and enjoyed safely by everyone who lives in the Village Center.

Respectfully submitted by the following residents:

Petitioners in Opposition to DB21-0008 Zone Map Amendment, SAP Central PDP, 1C Lot 12, Parking Lot

Carvalho Condominium Owners Association

1	Michele Sandlin	29008 SW Villebois Dr S	sandlin2120@comcast.net
2	Duncan Sandlin	29008 SW Villebois Dr S	Dsandlin15@hotmail.com
3	Marsha M Davis	29010 SW Villebois Dr S	doc@meanoldwomen.com
4	Rob Larsen	11515 SW Toulouse St	rob@janeink.com
5	Jane Larsen	11515 SW Toulouse St	rob@janeink.com

Seville Rowhomes Home Owners Association

6	Mike Ward	11374 SW Barber St	mvw.lovinglife@gmail.com
7	Jason Douthit	11386 SW Barber St	john.schecter@gmail.com
8	Evelyn Douthit	11386 SW Barber St	jasondouthit72@comcast.net
9	John Schecter	11392 SW Barber St	kaoundine@hotmail.com
10	Steve Hansen	11398 SW Barber St	stshhansen@gmail.com
11	Laurie Adams	11404 SW Barber St	haleysabatini@gmail.com
12	Steve Abrew	11410 SW Barber St	steve@bizhelpnw.com
13	Lauren Abrew	11410 SW Barber St	steve@bizhelpnw.com
14	Lynne Sabatini	11416 SW Barber St	bluebird6125@gmail.com
15	Haley Sabatini	11416 SW Barber St	mvw.lovinglife@gmail.com
16	Brian Dreisse	PO Box 2436	ladams@lancome-usa.com
17	Undine Kao	PO Box 2436	bdreisse@msn.com

18	Sharon Hansen	11398 SW Barber St	stshhansen@gmail.com
<u>Toulouse Single Family Homes</u>			
19	Ross Hayes	11503 SW Toulouse St	ross@precisionhomesbuilding.com
20	Katie M. Hayes	11503 SW Toulouse St	katiehayes@822@gmail.com
21	Linda Liebenow	11505 SW Toulouse St	lindaliebenow@comcast.net
22	Sheri Walton	11507 SW Toulouse St	Sheri.walton32@gmail.com
<u>Other Neighbors</u>			
23	John Fogerty	29002 SW Villebois Dr S	j.fogerty@hotmail.com
24	Candace Aaron	29026 SW Villebois Dr S	aaaronfamilyparents@gmail.com
25	Alan Friedman	SW Barber St	alan@thebuzz1043.com
26	Cristina Friedman	SW Barber St	cdeliz@gmail.com
27	Jerrie Anderson	11489 SW Toulouse St @202	jerrieranderson@yahoo.com
28	Charlene Powell	No address given	cpowell74@comcast.net
29	Tracy Gilday	1341 Stonehaven Dr	tracygilday@gmail.com
30	Joseph Tucker	11387 SW Barber St	ratebeerjoet@gmail.com
31	A. Joseph Schwab	28615 SW Paris Ave. Unit 106	shrinksjj@gmail.com
32	Cindy Kirsher	11715 SW Valencia Ln Unit 106	Cinexplicit@yahoo.com
33	Jeff Kirsher	11715 SW Valencia Lane #106	jeff.kirsher@gmail.com
34	Connie Titterington	29165 SW San Remo Ct	connietitterington@gmail.com
35	Don Titterington	29165 SW San Remo Ct	donti76@gmail.com
36	Douglas Sharp	290703 SW Monte Carlo Ave	jasondouthit72@comcast.net
37	Kari Eagle	11372 SW Mont Blanc St	dsharp55@frontier.com
38	Ron Hayes	11260 SW St. Moritz Loop #206	peggy@precisionhomesbuilding.com
39	Peggy Hayes	11260 SW St. Moritz Loop #206	ron@precisionhomesbuilding.com
40	Marie Ward	11374 SW Barber St	mvw.lovinglife@gmail.com